

# Concept Design for Real Estate Development

Displayed on the following pages are examples of our past projects in Canada.

## Why Choose Us?

We offer fixed-price packages that are tailored to your project requirements.

Our Concept Designs package, which includes 3D rendering and pricing options, is a low-risk option for the initial phase of your project, allowing you to explore your site's potential.

We understand that clients primarily seek architect firms for concept design, and while they excel at their job, most architectural firms expect to see the project from start to finish at a high hourly rate. This rate is usually more applicable for the design development stage than the concept design phase of most projects.

We are particularly helpful to clients in the rezoning proposal stage and during their due diligence and feasibility study, as we can provide a cost estimate for your potential project. We make it our priority to maximize the potential of your space.

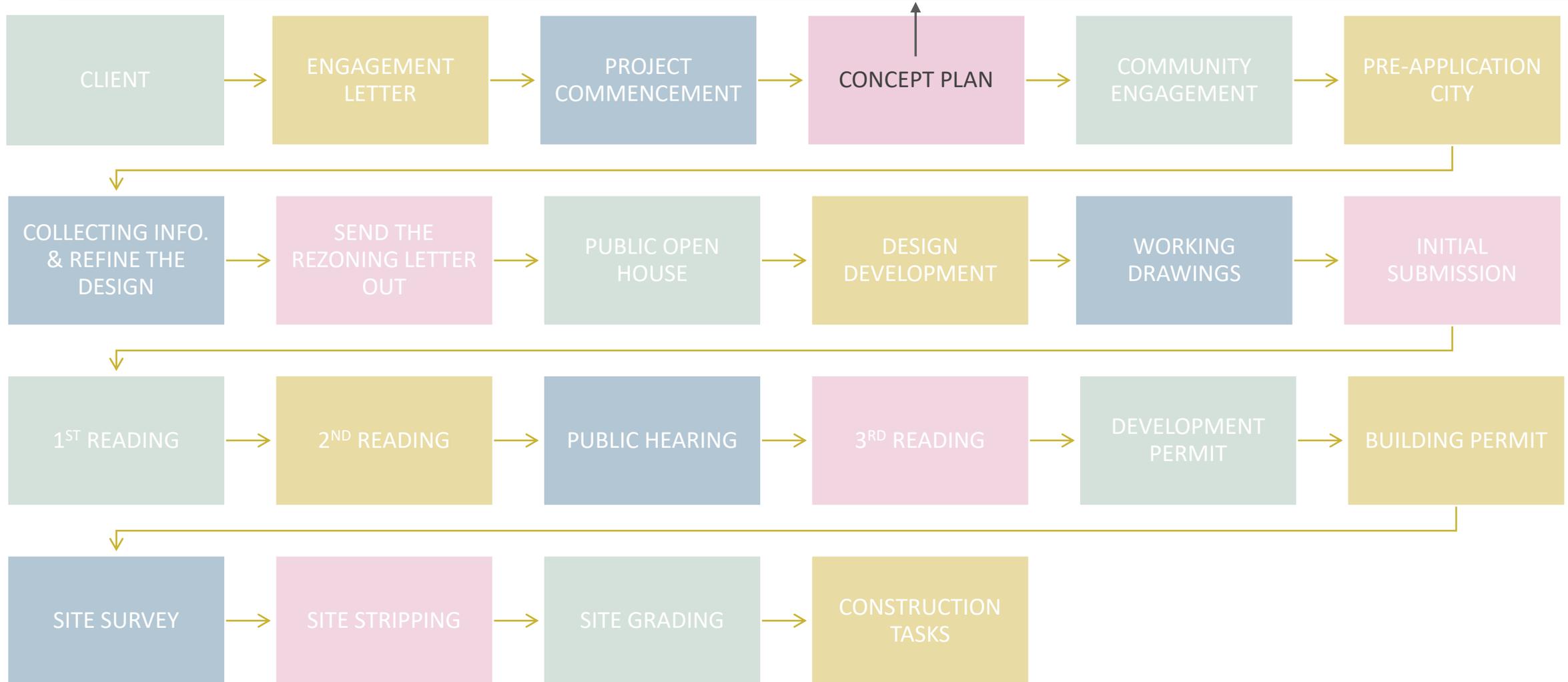
DH Visual Studio



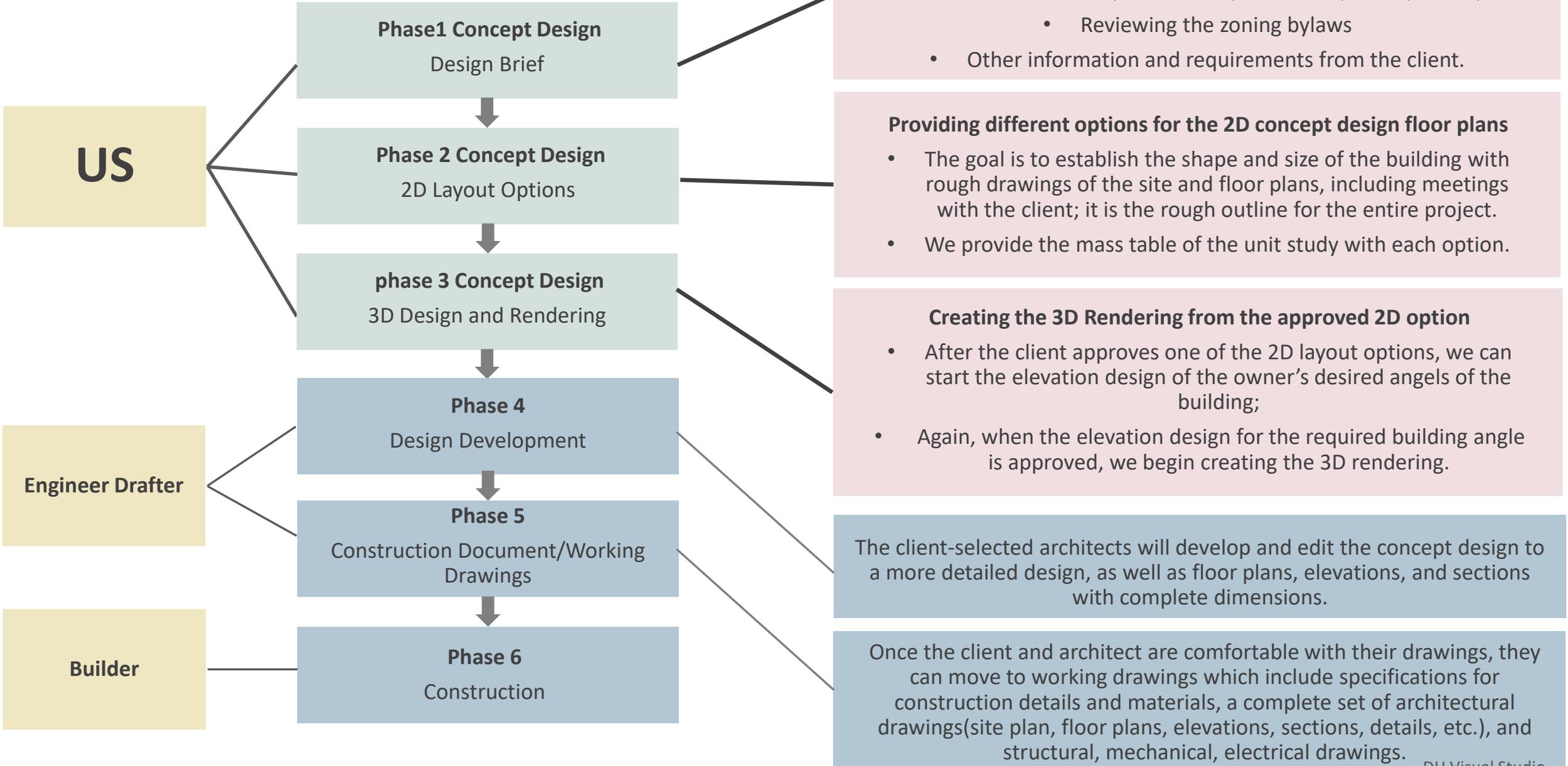
[www.dhvisualstudio.com](http://www.dhvisualstudio.com)  
[info@dhvisualstudio.com](mailto:info@dhvisualstudio.com)  
604 355 4990

# New Development Process

Based on our small knowledge of the land development process, we think that our concept design service with 3D rendering could be a helpful service for your new development in the initial stage of your project before your working drawing process starts.



# The Concept Design Process



# Esquimalt Project



Please be advised:

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# Concept Design Cost of Esquimalt Project

**Total Cost**– Total cost for all the Concept designs and exterior 3D rendering for option 4 is **2290 CAD**.

## Cost Breakdowns:

All Design Options – The cost of the design of all four options is **1320 CAD**, including the floorplans, interior layouts, and unit study tables.

Elevation Design- The 3D elevation Concept design for south and west elevations, including the material and finishes, is **350 CAD**.

Exterior 3D Rendering – One 3D rendering of the exterior **620 CAD**.

## Terms and Conditions

- Even though these are only concept designs and not working drawings, we still review local bylaws and ask the client how far they would like to go for their variants.
- The second exterior rendering would be **350 CAD** from the same side of the building and **260 CAD** for the other sides of the building.
- The process of the 3D rendering is included three revisions.
- The timeline for floor plan concept designs was 19 days.
- The timeline for 3D modeling and rendering was 14 days.



# Design Brief Esquimalt Project

## Concept Design for a Rezoning Application

The existing zone of this project is RM-4(Multiple Family Residential); the client was interested in rezoning to the CD zone(Comprehensive Development Zone).

The concept design for this property aims to develop a new zone of up to 4-5 stories and one underground parking that will be used for a rental property with maximizing the space and a small common area.

The design aspiration in this project is to have the maximum view at a lower cost, so do not have window walls but big enough windows for people to enjoy the view of the surrounding areas, including kitchens, bedrooms, and living rooms.

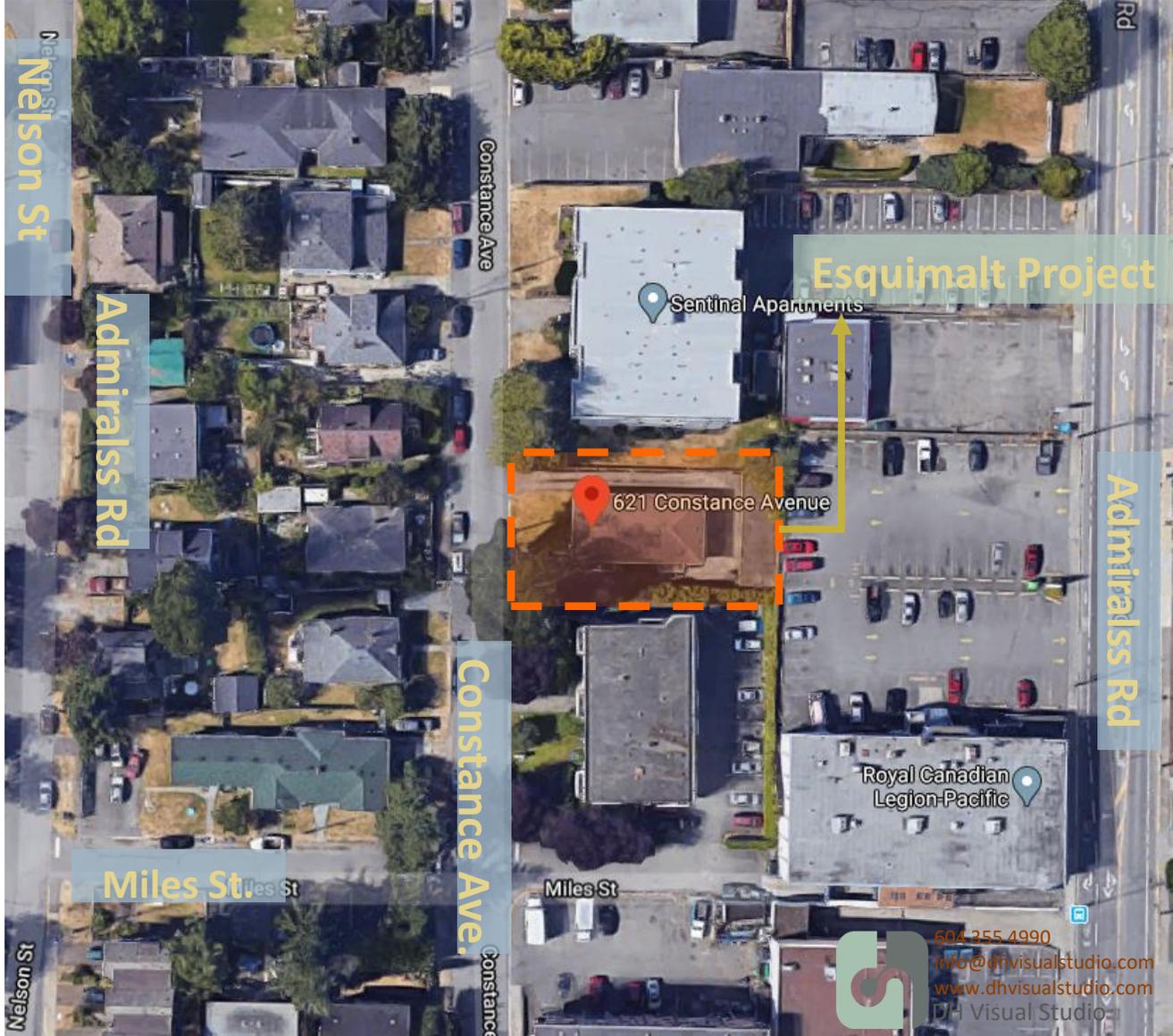
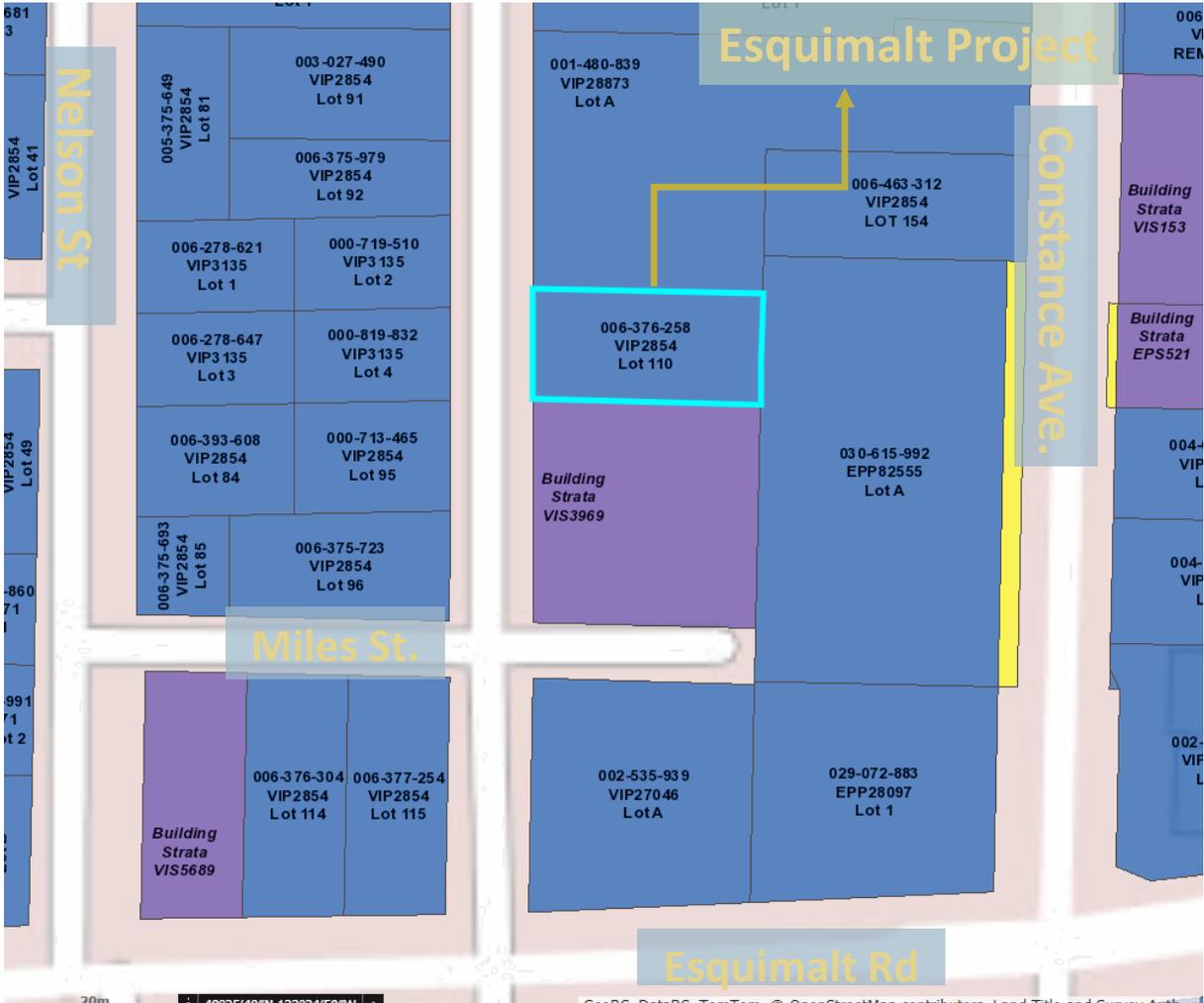
## Design Aspiration and Project INFO

- . Creative Exterior with bright concept colors and materials to have a tremendous impact on the neighborhood.
- . Underground parking with Mechanical room and waste storage.
- . Different design options.
- . Including two-bedroom and one-bedroom units.
- . They also would like to have balconies in most of the units.
- . Space oriented to maximize sun.
- . The space needs to be modern, cost-effective, and functional.
- .The design aspirations are to create comfortable family homes affordable.

# Effected Street Address



## Rezoning to a CD Zone

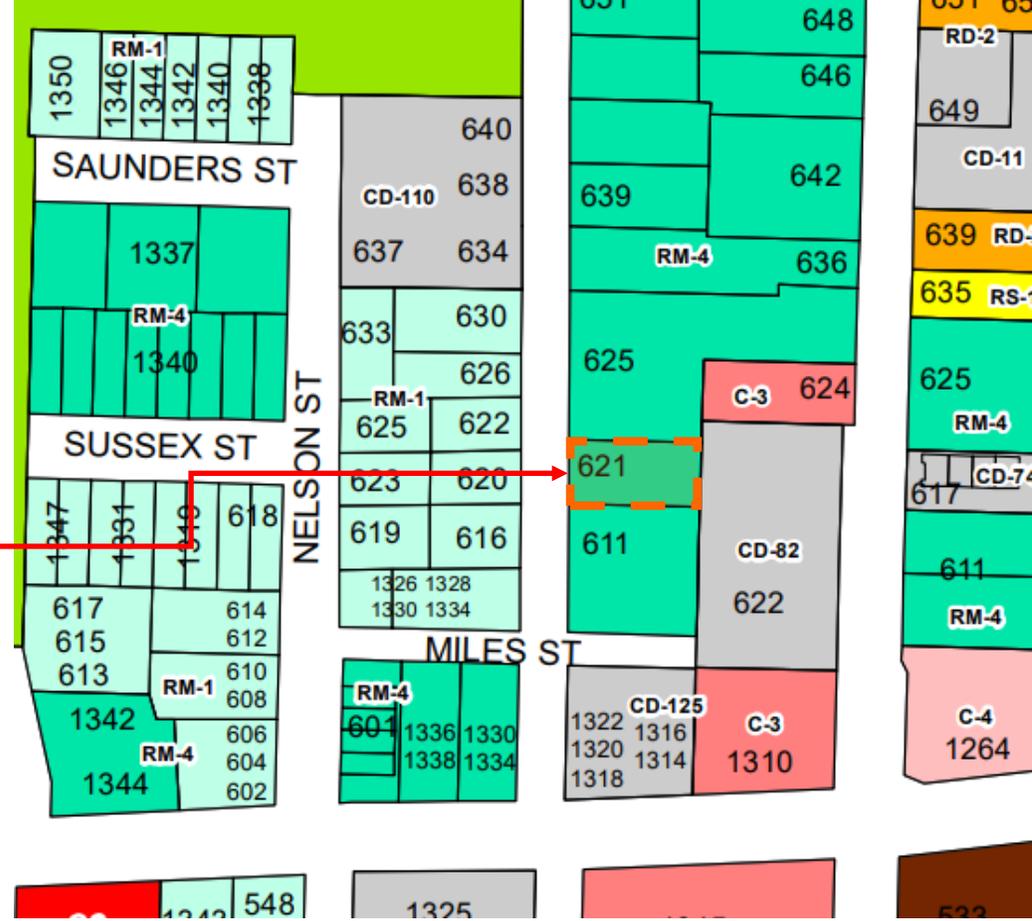


# Esquimalt Zoning Map

Current Zone: RM-4

Rezoning to Comprehensive Development Zone

**621 Constance Ave**



## Zoning Designation

	Null	No Assigned Zone		I-3	McLoughlin Point Special Use		RD-3	Two Family/ Single Family Residential
	C-1	Convenience Commercial		I-4	Utility		RM-1	Multiple Family Residential
	C-2	Neighbourhood Commercial		I-5	Sewage Handling Facility		RM-2	Multiple Family Residential
	C-3	Core Commercial		M-1	Marine [Land] Commercial		RM-3	Multiple Family Residential
	C-3A	Core Commercial Liquor		M-2	Marine Commercial		RM-4	Multiple Family Residential
	C-4	Service Station Commercial		M-3	Marine Residential		RM-4C	Multiple Family Residential - Congregate Care
	C-5A	Tourist Commercial		M-4	Marine Navigation		RM-4CP	Multiple Family Residential - Congregate Care
	C-5B	Tourist Commercial		M-5	Marine Small Dock		RS-1	Single Family Residential
	C-5C	Tourist Commercial		P-1	Public/ Institutional		RS-2	Single Family Panhandle Residential
	C-6	Licensed Liquor Establishment		P-2	Parks/ Open Spaces		RS-3	Single Family Waterfront Residential
	C-6A	Licensed Liquor Establishment - Professional Office		P-3	Golf Course		RS-4	Single Family Bed and Breakfast Residential
	C-7	West Bay Commercial		P-4	Institutional Day Use		RS-4A	Bed and Breakfast Residential
	C-7A	West Bay Commercial 2		P-5	Community Care Facility		RS-5	Single Family Large Lot Residential
	CD	Comprehensive Development Zones		RD-1	Two Family Residential		TC	Town Center
	I-1	Light Industrial		RD-2	Two Family Small Lot Residential			
	I-2	Heavy Industrial		RD-2X	Two Family Small Lot Residential Modified			

# Layout Options Esquimalt Project

## Proposed Ideas And Design Features

**Overview** - We have provided four different options

**Option 1** – This option is included four storeys, plus one underground parking. Total unit number of 12 two-bedroom apartments(788 SF, 773 SF, 770 SF), three on each floor with a total parcel coverage of 35.67 %, 13-meter height, the floor area ratio of 1.26, and a total number of 17 parking including four designated visitors.

**Option 2** - This option is included four storeys, plus one underground parking. Total unit number of 12 units, including eight two-bedroom apartments in two types (898 SF, 877 SF), and 4 one bedroom apartments (556 SF), one on each floor with a total parcel coverage of 35.67 %, 13-meter height, the floor area ratio of 1.26, and a total number of 17 parking including four designated visitors.

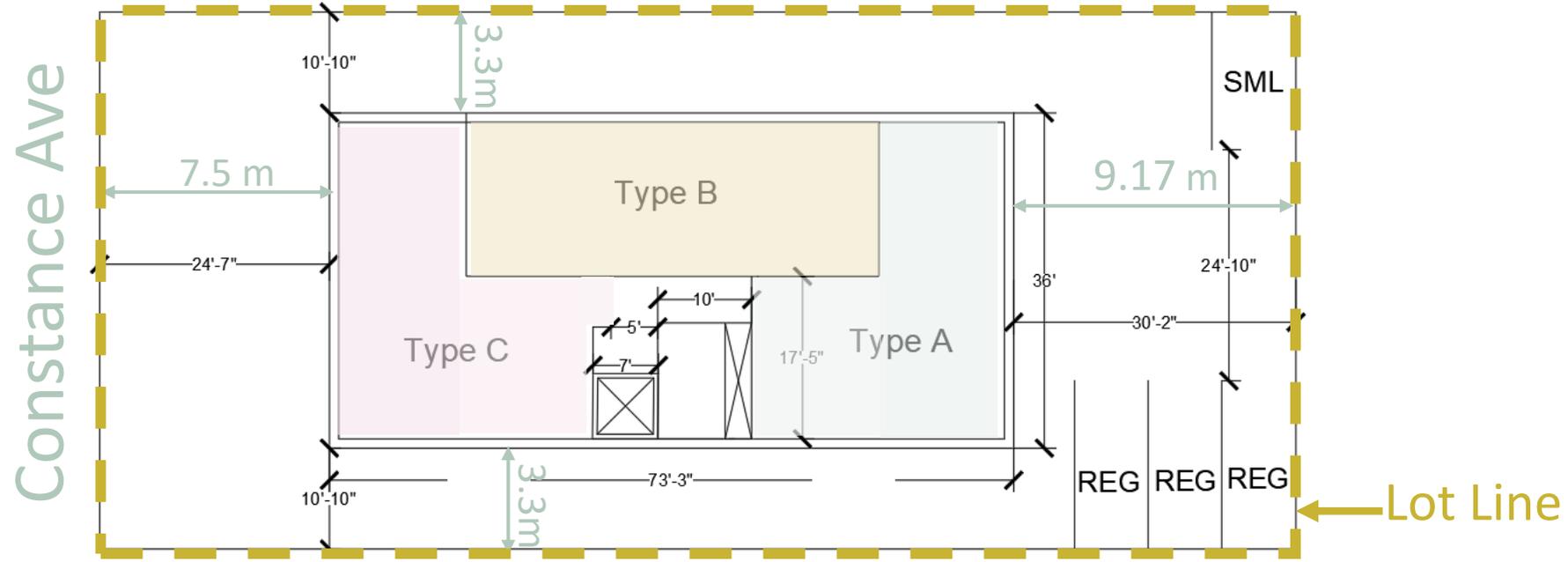
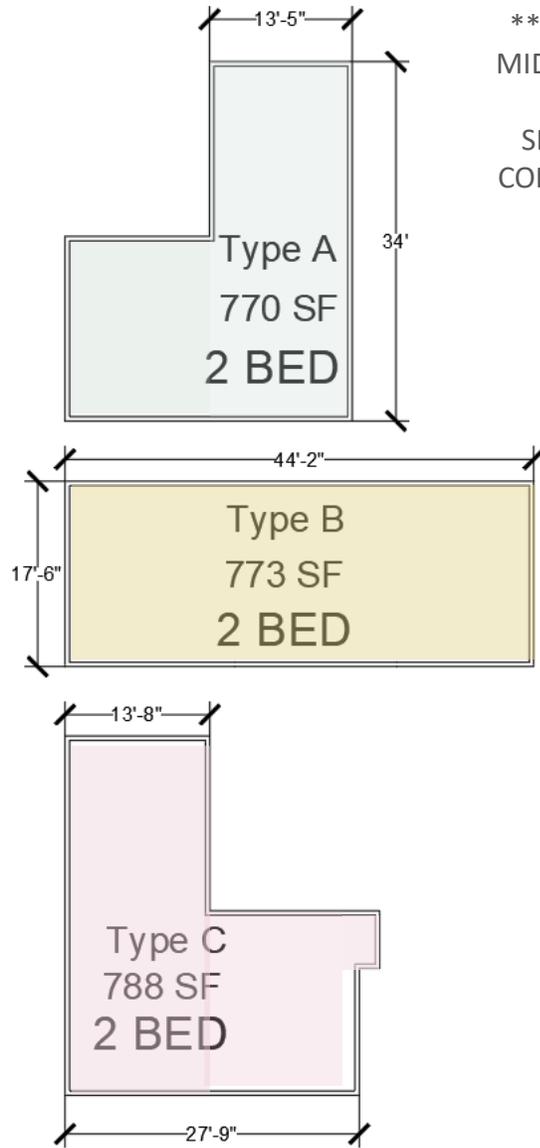
**Option 3** - This option is included four storeys, plus one underground parking. Total unit number of 12 two-bedroom apartments(788 SF, 728 SF, 692 SF), three on each floor, with a total parcel coverage of 35.67 %, 13-meter height, the floor area ratio of 1.19, and a total number of 16 parking including three designated visitors.

**Option 4** - This option is included five storeys, plus one underground parking. Total unit number of 20 units, including ten two-bedroom apartments in two types (751 SF) and ten one-bedroom apartments in two types (504 SF, 494SF), one on each floor with a total parcel coverage of 39.2 %, 16-meter height, the floor area ratio of 1.69, and a total number of 18 parking including four designated visitors.

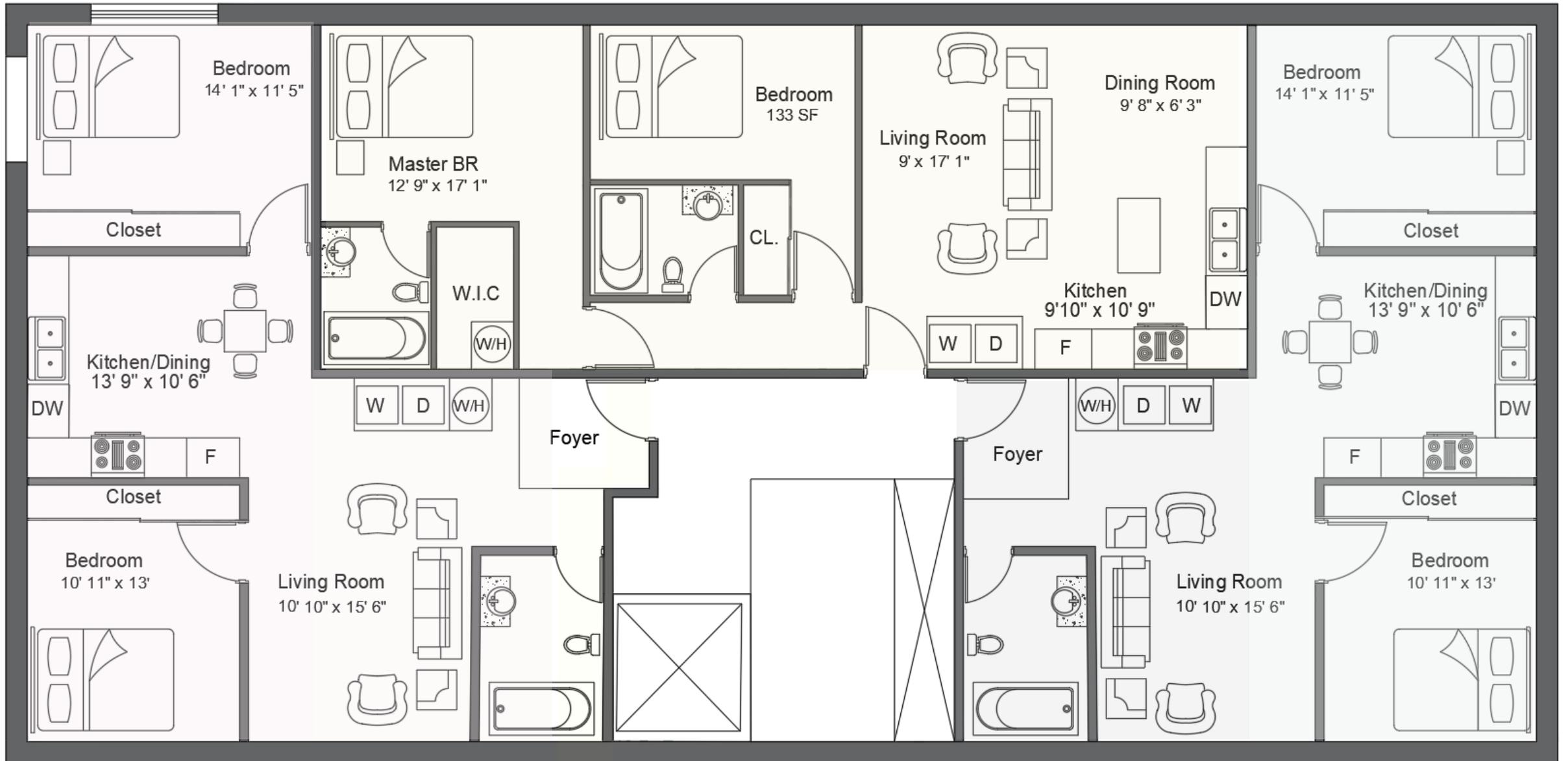
**Approved option:** The client approved **option 4**, and after we did this option with four storeys, they wanted to design this option for a five storeys building, then complete the design in 3D rendering.



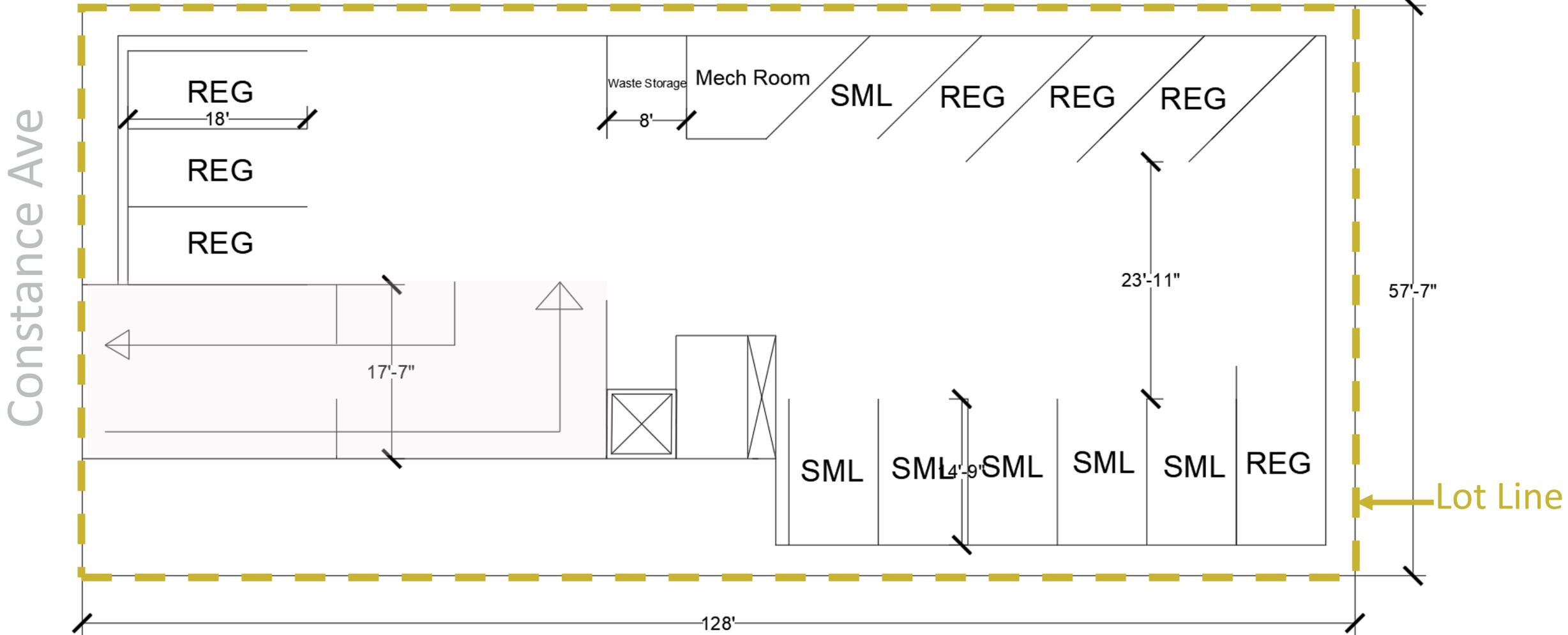
\*\*UNITS MEASURED FROM MID OF DEMISING & FACE OF EXTERIOR. EXCLUDING SERVICE SHAFT, STAIRS, & COMMON AREAS. ALL AREAS APPROXIMATE +/-



# Option 1



# Option 1



# Underground Parking

## Mass Table

# Unit Study

## “First Option”

For the purpose of rezoning the application for CD Zone

- According to Zoning Bylaws 1992, NO. 2050 of the township of Esquimalt:
- Floor Area: Excluding balconies, stairs, service shaft, & common areas.
- Lot Coverage: Including Balcony, stairs, common area, and service shaft.

Total Lot Area	7380 SF
Max Floor Area Ratio (FAR)	1.26
Max Parcel Coverage	36%
Max height	13 M

### Area Break-up for all floors

Floor	Floor Area (sq.ft.)	2 BED (770-788)SF	Common Area SF	Total Units
First Floor	2330.29	3	302.76	3
Second Floor	2330.29	3	302.76	3
Third Floor	2330.29	3	302.76	3
Fourth Floor	2330.29	3	302.76	3
<b>Total Built up</b>	<b>9321.16</b>	<b>12</b>	<b>1211.04</b>	<b>12</b>

Height	13 M
FAR	1.26
% of Parcel coverage	35.67% ~ 2633 SF

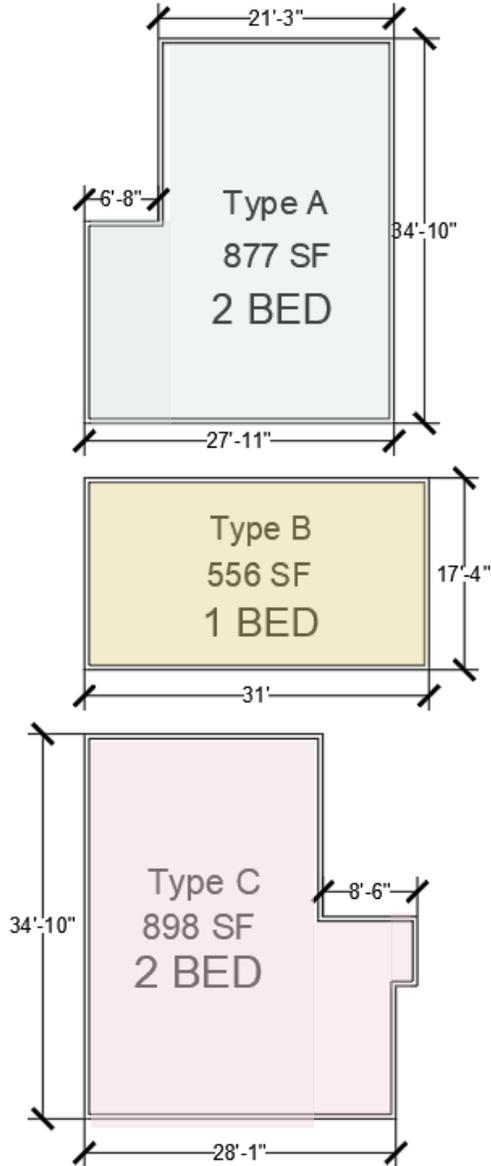
### Parking

Total Stall	17		
Normal	10		
Small	7		

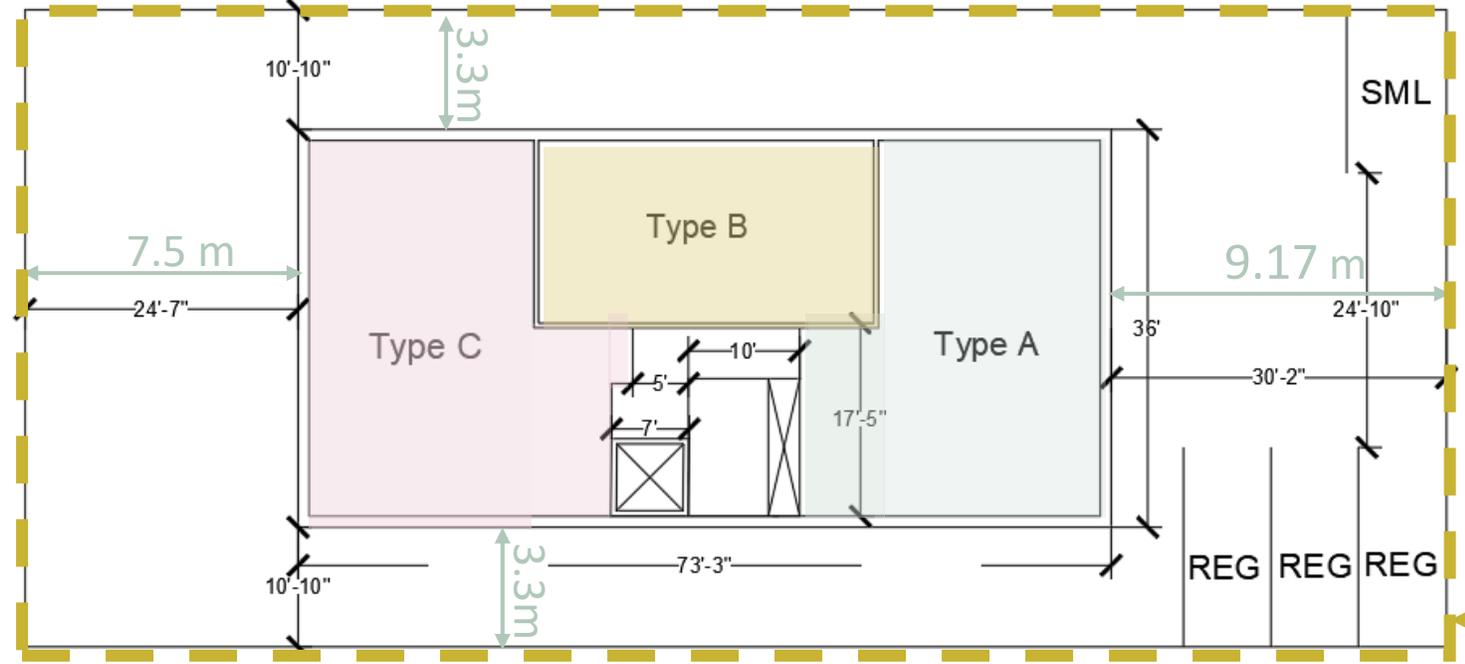
Parking Breakdown	Visitor		
	4		



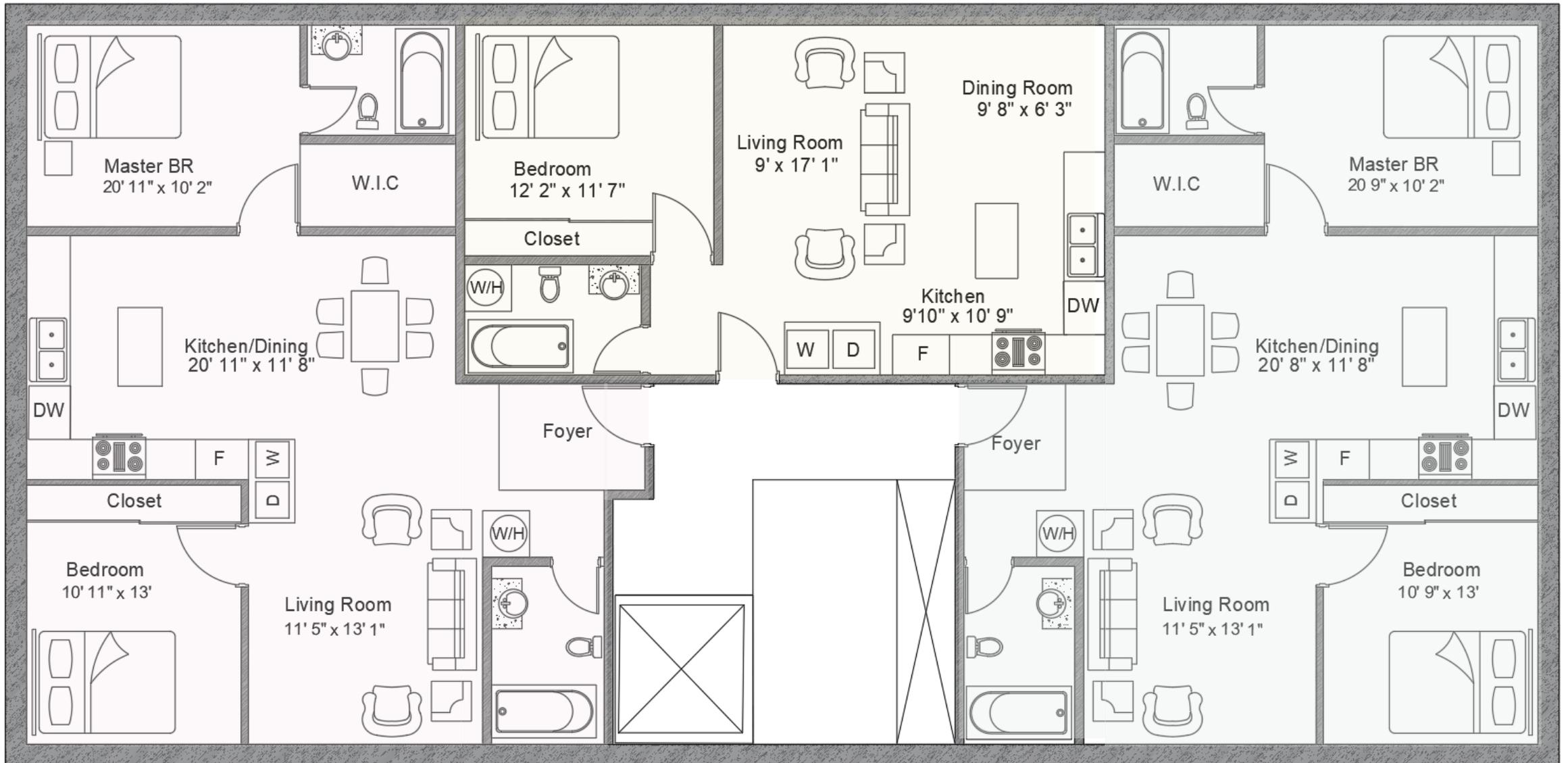
\*\*UNITS MEASURED FROM MID OF DEMISING & FACE OF EXTERIOR. EXCLUDING SERVICE SHAFT, STAIRS, & COMMON AREAS. ALL AREAS APPROXIMATE +/-



Constance Ave



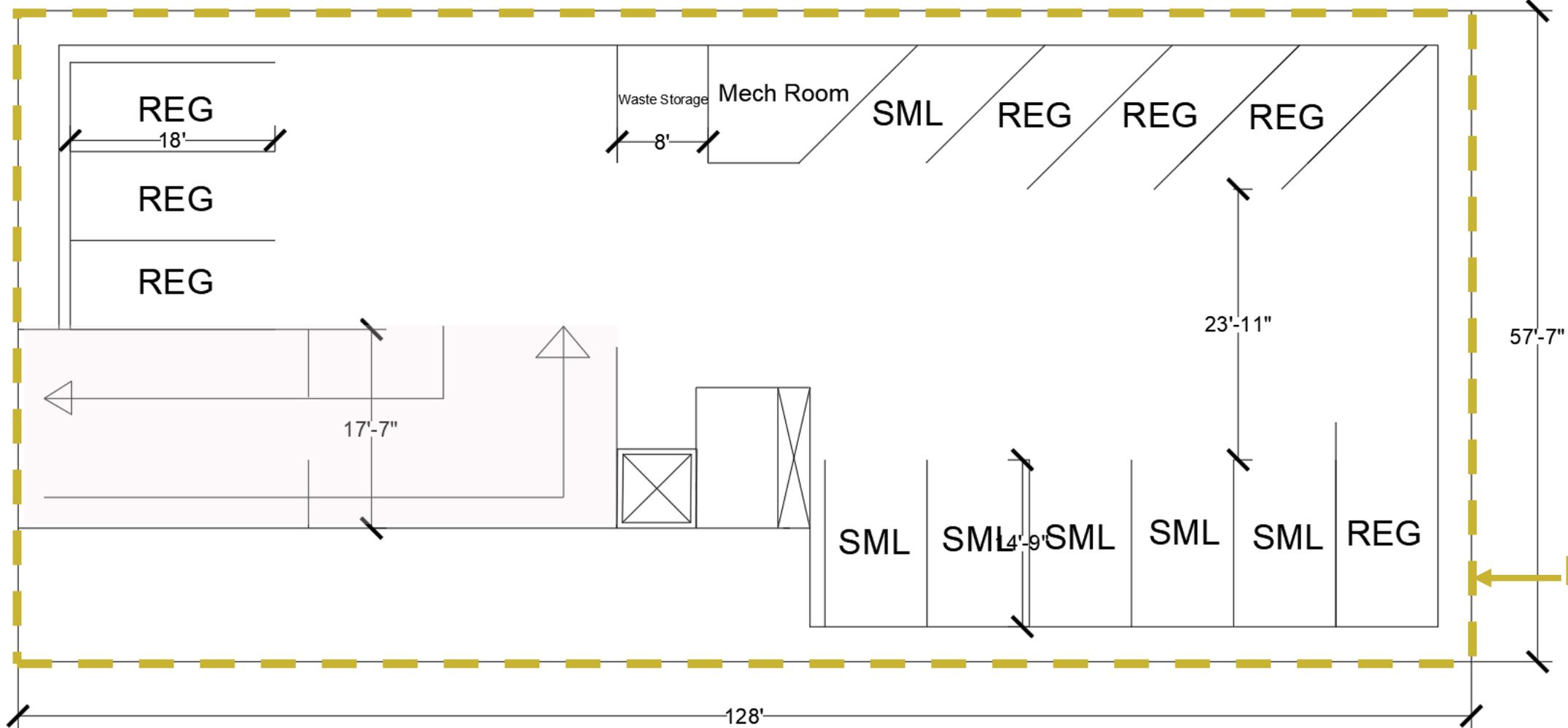
## Option 2



## Option 2



Constance Ave



# Underground Parking

## Mass Table

# Unit Study

## “Second Option”

For the purpose of rezoning the application for CD Zone

- According to Zoning Bylaws 1992, NO. 2050 of the township of Esquimalt:
- Floor Area: Excluding balconies, stairs, service shaft, & common areas.
- Lot Coverage: Including Balcony, stairs, common area, and service shaft.

Total Lot Area	7380 SF
Max Floor Area Ratio (FAR)	1.26
Max Parcel Coverage	36%
Max height	13 M

### Area Break-up for all floors

Floor	Floor Area (sq.ft.)	2 BED (770-788)SF	Common Area SF	Total Units
First Floor	2330.29	3	302.76	3
Second Floor	2330.29	3	302.76	3
Third Floor	2330.29	3	302.76	3
Fourth Floor	2330.29	3	302.76	3
<b>Total Built up</b>	<b>9321.16</b>	<b>12</b>	<b>1211.04</b>	<b>12</b>

Height	13 M
FAR	1.26
% of Parcel coverage	35.67% ~ 2633 SF

### Parking

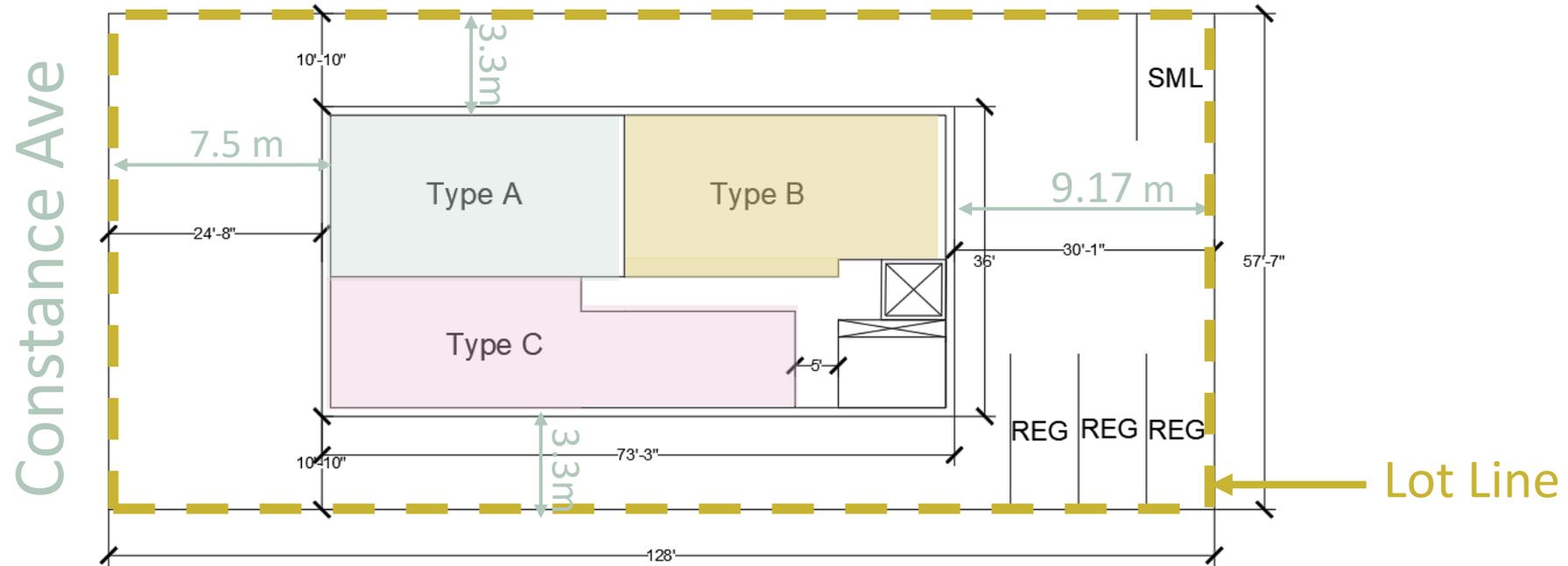
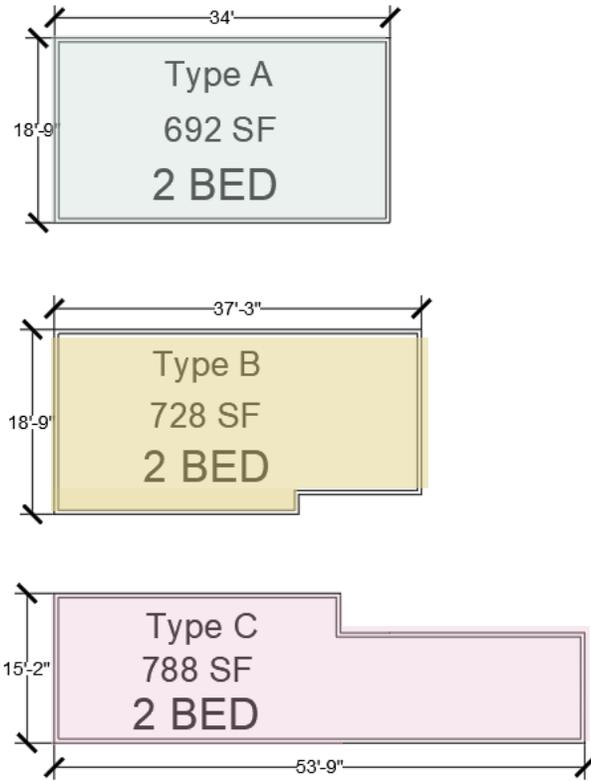
Total Stall	17		
Normal	10		
Small	7		

### Parking Breakdown

#### Visitor

	4		
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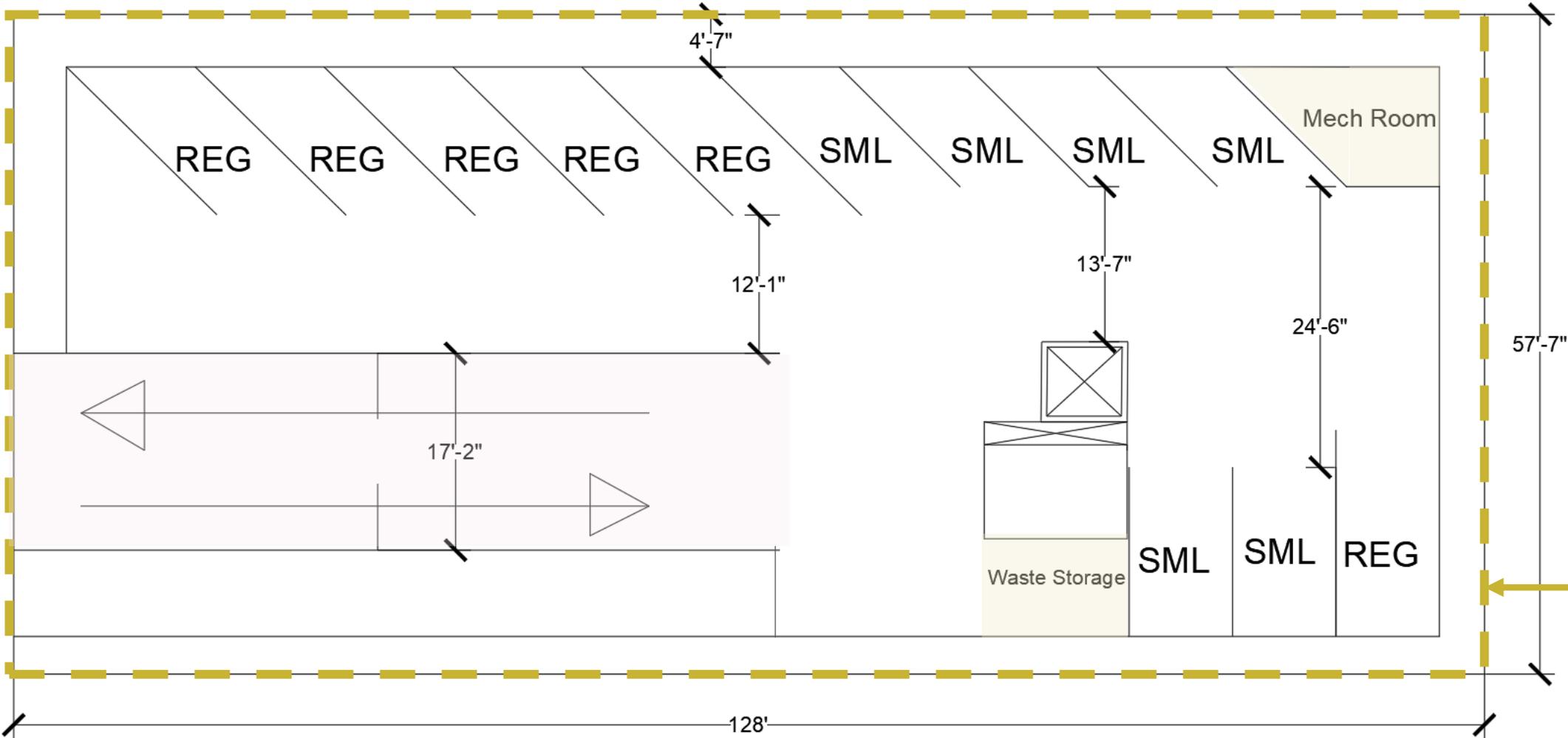
\*\*UNITS MEASURED FROM MID OF DEMISING & FACE OF EXTERIOR. EXCLUDING SERVICE SHAFT, STAIRS, & COMMON AREAS. ALL AREAS APPROXIMATE +/-



# Option 3



Constance Ave



# Underground Parking

# Unit Study

## “Third Option”

For the purpose of rezoning the application for CD Zone

- According to Zoning Bylaws 1992, NO. 2050 of the township of Esquimalt:
- Floor Area: Excluding balconies, stairs, service shaft, & common areas.
- Lot Coverage: Including Balcony, stairs, common area, and service shaft.

Total Lot Area	7380 SF
Max Floor Area Ratio (FAR)	1.19
Max Parcel Coverage	36%
Max height	13 M

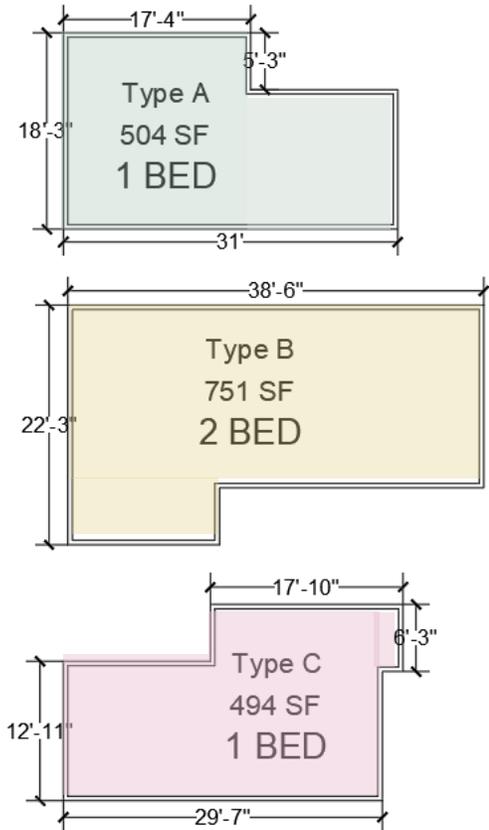
Area Break-up for all floors				
Floor	Floor Area (sq.ft.)	2 BED (770-788)SF	Common Area SF	Total Units
First Floor	2208	3	424.8	3
Second Floor	2208	3	424.8	3
Third Floor	2208	3	424.8	3
Fourth Floor	2208	3	424.8	3
<b>Total Built up</b>	<b>8832</b>	<b>12</b>	<b>1699.2</b>	<b>12</b>

Height	13 M
FAR	1.19
% of Parcel coverage	35.67% ~ 2633 SF

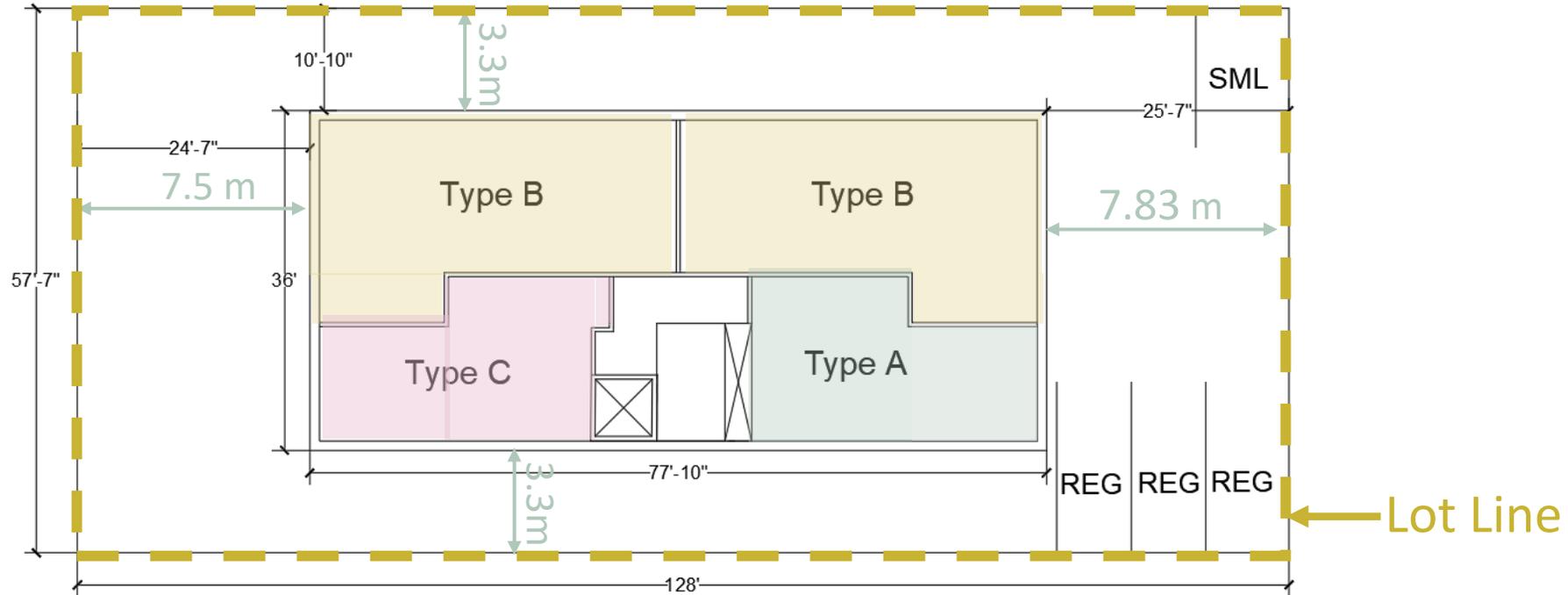
Parking				
Total Stall	16			
Normal	9			
Small	7			

Parking Breakdown	Visitor			
	3			

\*\*UNITS MEASURED FROM MID OF DEMISING & FACE OF EXTERIOR. EXCLUDING SERVICE SHAFT, STAIRS, & COMMON AREAS. ALL AREAS APPROXIMATE +/-

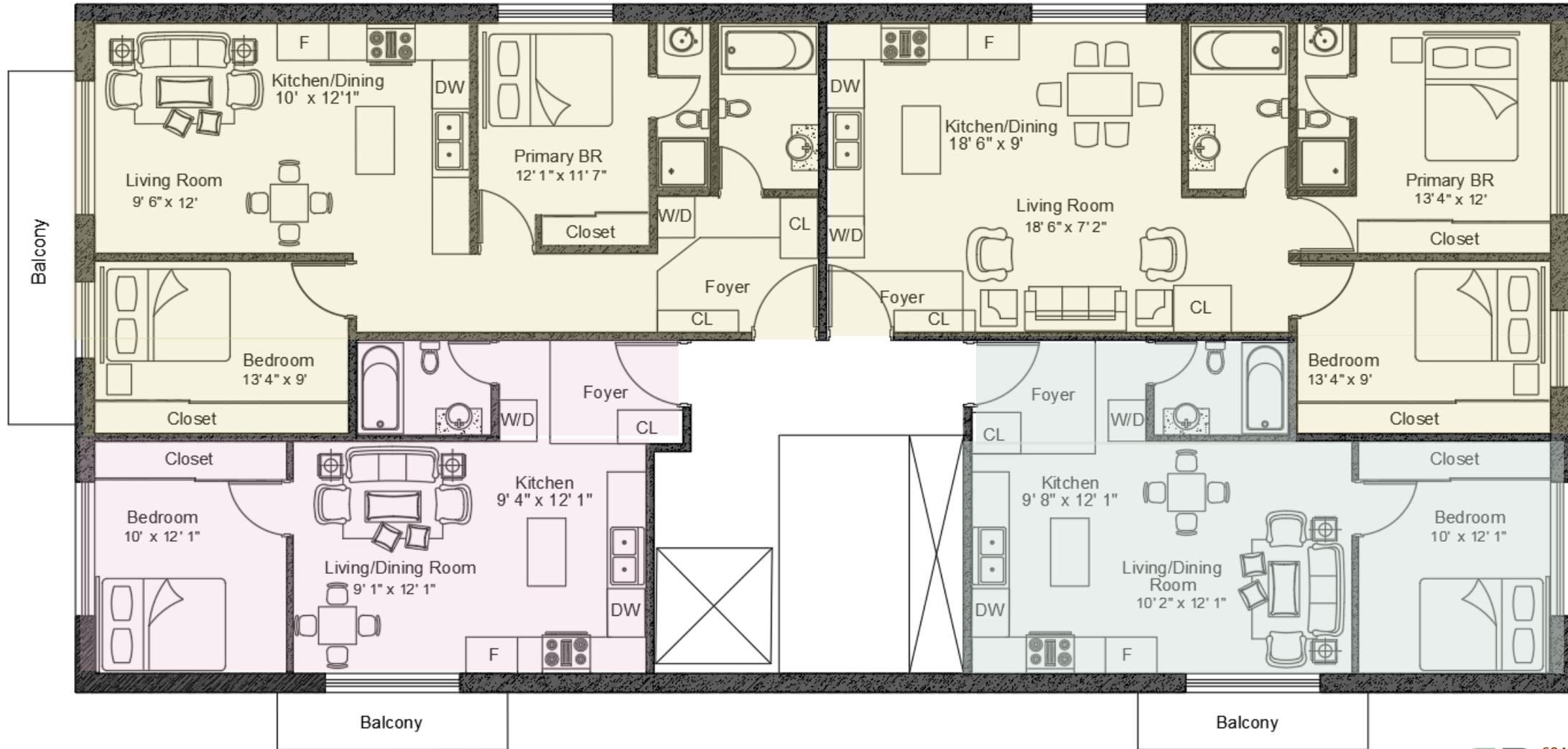


Constance Ave



# Option 4

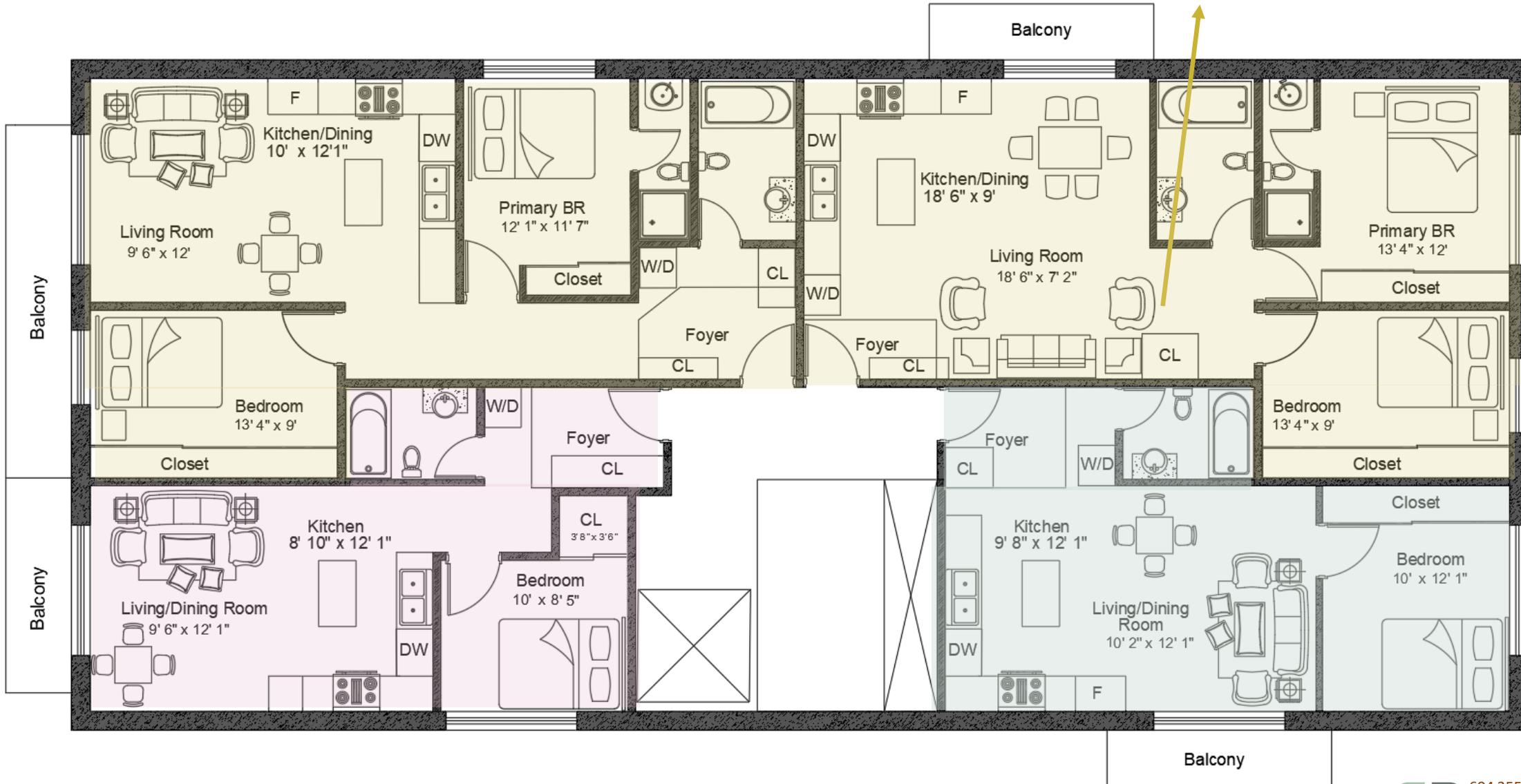
# Option 4



## First Floor

# Option 4

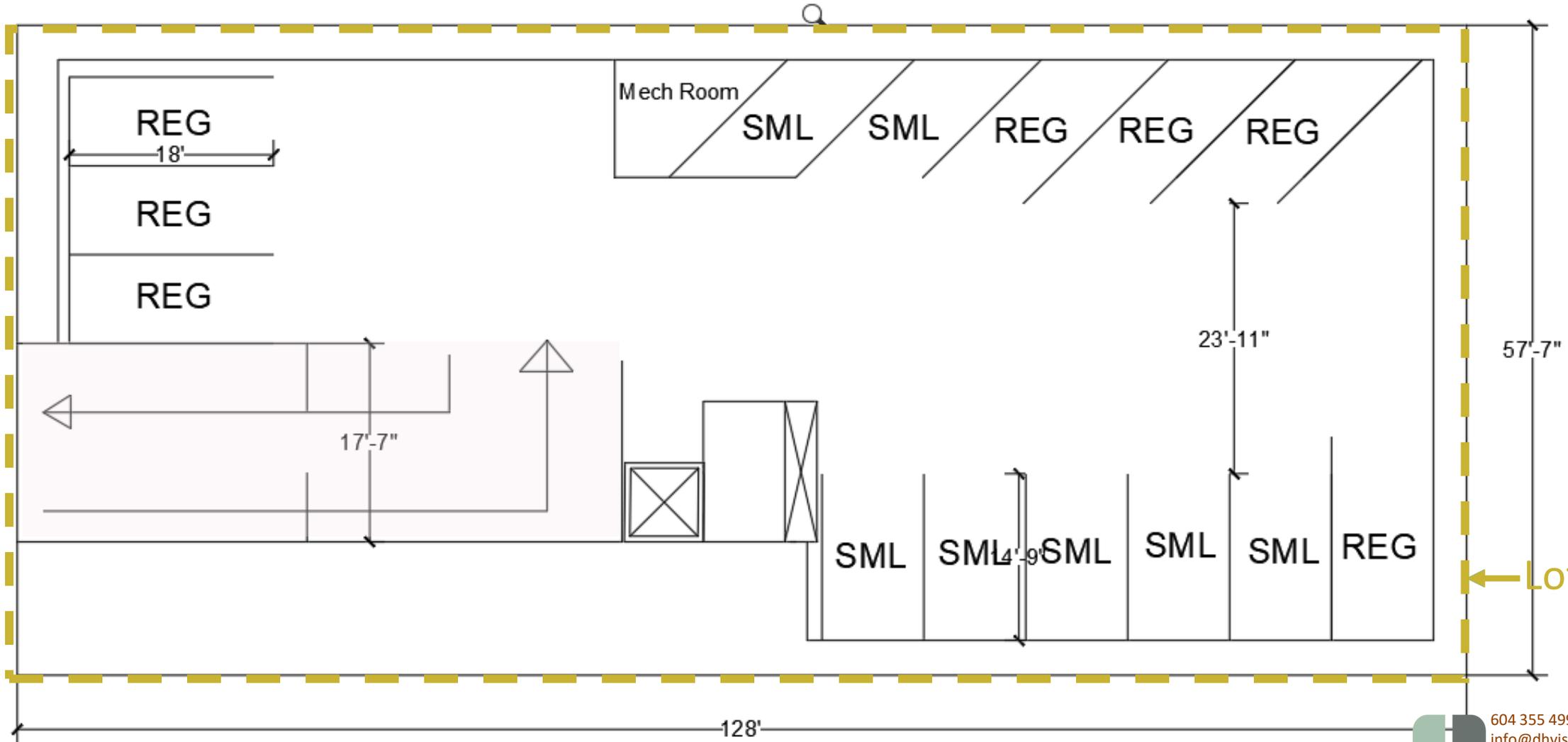
Living room Rendering from this angle



## Second - Fifth Floor



Constance Ave



# Underground Parking

# Unit Study

## “Fourth Option”

For the purpose of rezoning the application for CD Zone

- According to Zoning Bylaws 1992, NO. 2050 of the township of Esquimalt:

- Floor Area: Excluding balconies, stairs, service shaft, & common areas.

- Lot Coverage: Including Balcony, stairs, common area, and service shaft.

### Mass Table

Total Lot Area	7380 SF
Max Floor Area Ratio (FAR)	1.69
Max Parcel Coverage	39%
Max height	16 M

#### Area Break-up for all floors

Floor	Floor Area (sq.ft.)	1 BED (494 & 504) SF	2 BED (751 SF)	Common Area SF	Total Units
First Floor	2497.83	2	2	302.76	4
Second Floor	2497.83	2	2	302.76	4
Third Floor	2497.83	2	2	302.76	4
Fourth Floor	2497.83	2	2	302.76	4
Fifth Floor	2497.83	2	2	302.76	4
<b>Total Built up</b>	<b>12489.15</b>	<b>10</b>	<b>10</b>	<b>1513.8</b>	<b>20</b>

Height	16 M
FAR	1.69
% of Parcel coverage	39.2%

#### Parking

Total Stall	18				
Normal	10				
Small	8				
Parking Breakdown	Visitor				
	4				

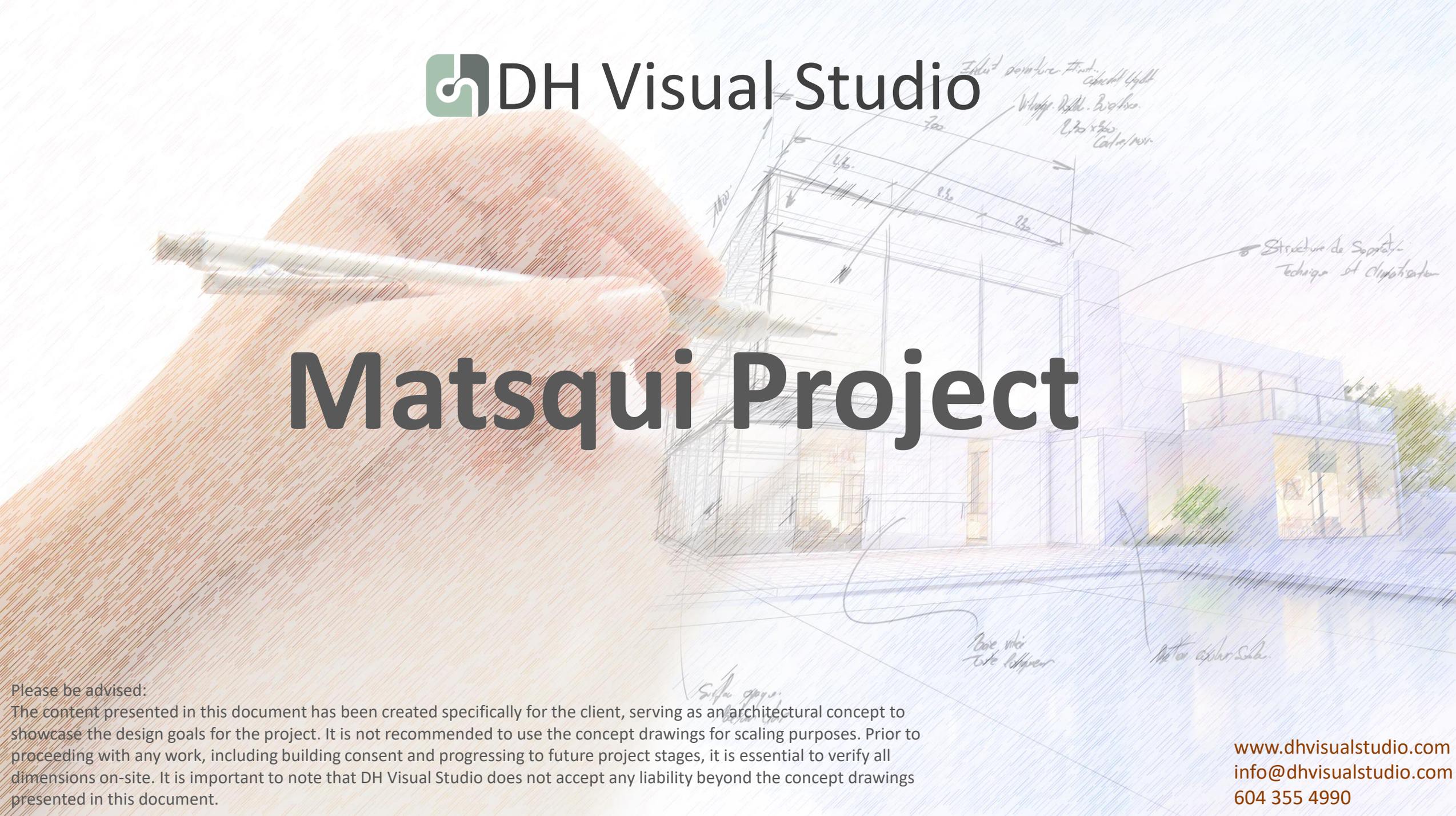
Stage3 3D Design

3D rendering of  
"option 4."



3D design and rendering of the living room “option 4 - type B”





Matsqui Project

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# Concept Design and 3D Renderings Cost of Matsqui Project

**Total Cost**– Total cost for all the Concept designs and **Ten** 3D renderings for option 1 is **1690 CAD**.

## Design Brief Matsqui Project

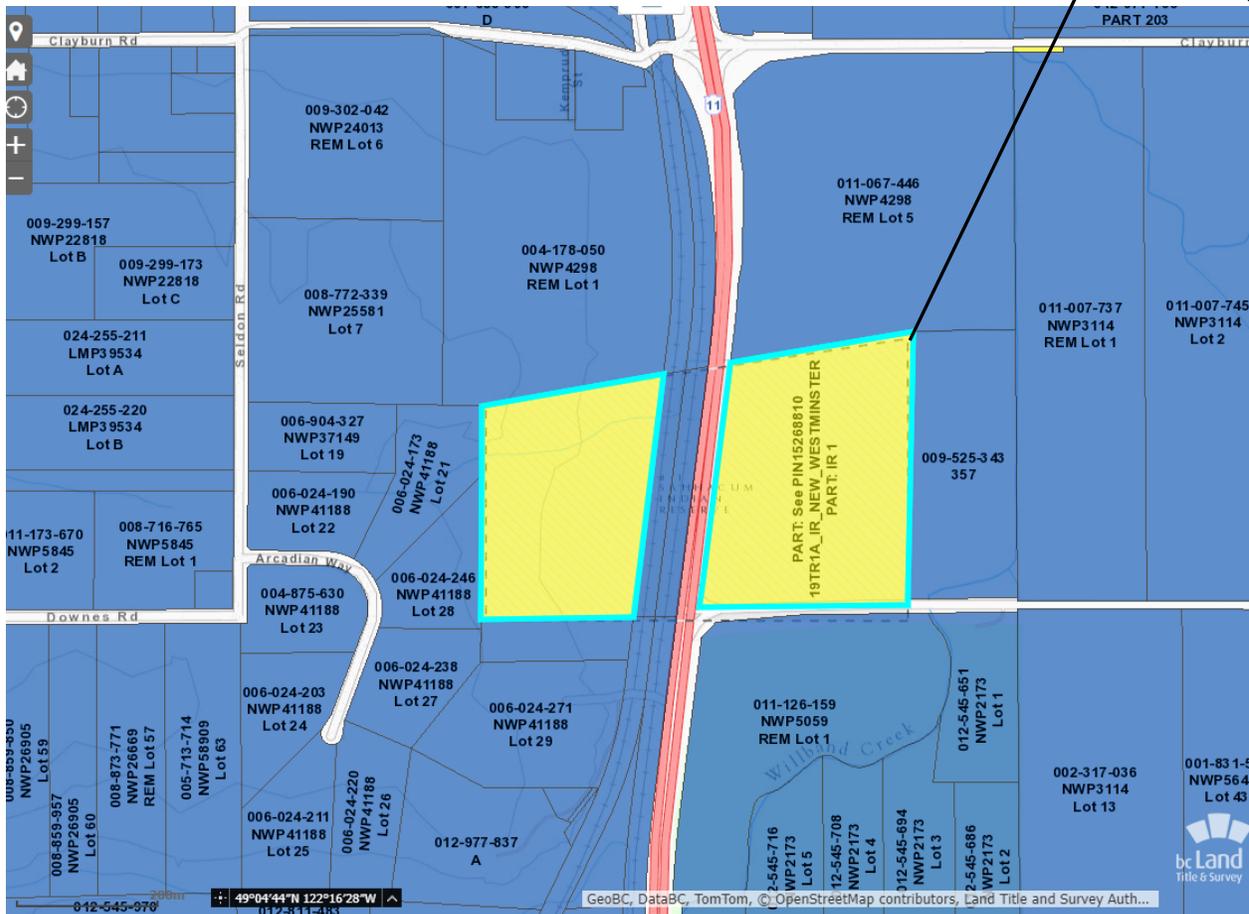
This project had a very short deadline because the client was in a hurry, so we started right after the client gave us all the information and explained what they like to have on their site.

### Design Aspiration and Project INFO

- Only one access in the south of the site to have cost-effective expenses for the site access.
- They needed simple 3D Rendering and a general idea for their project, not a very detailed design for each building
- The site is around 18 acres
- 7 to 8 acres for truck stops and gas station
- C-store and Tim Horton
- Three industrial buildings, each industrial building is almost 1.2- 1.6 acres
- One-acre allowances for septic areas or one common area and strata
- Ducking in the back of industrial buildings.
- Timeline is 14 days.

# Effected Street Address

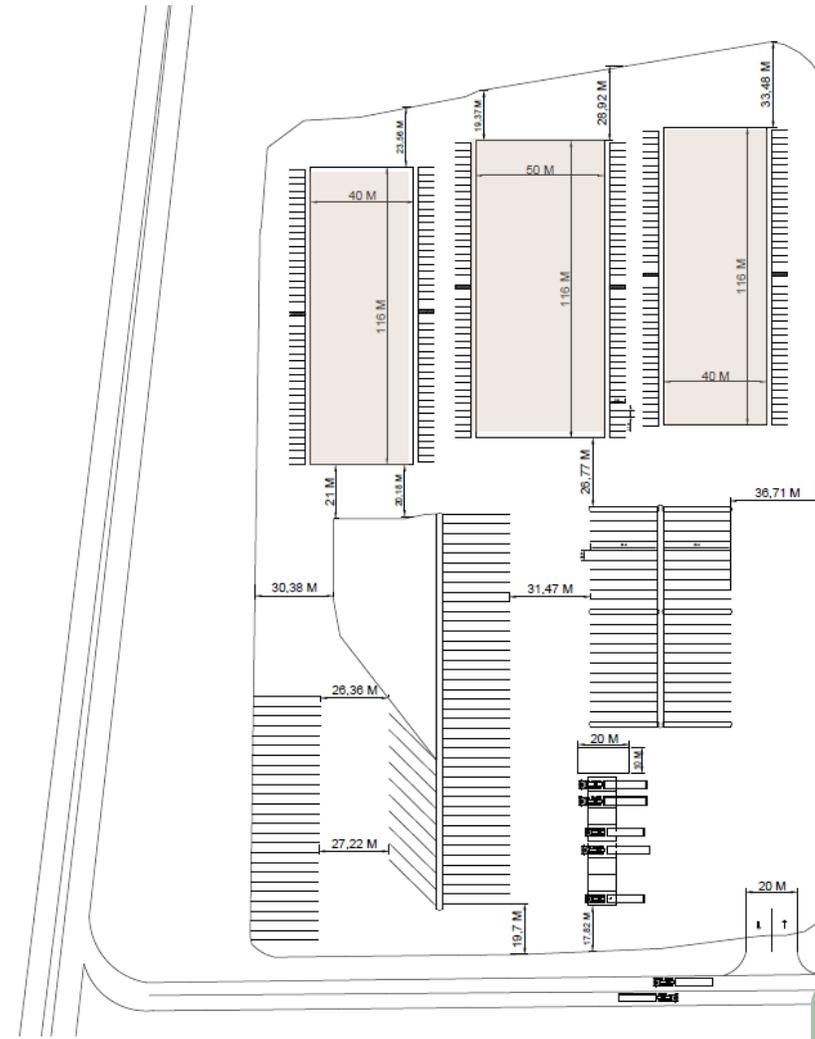
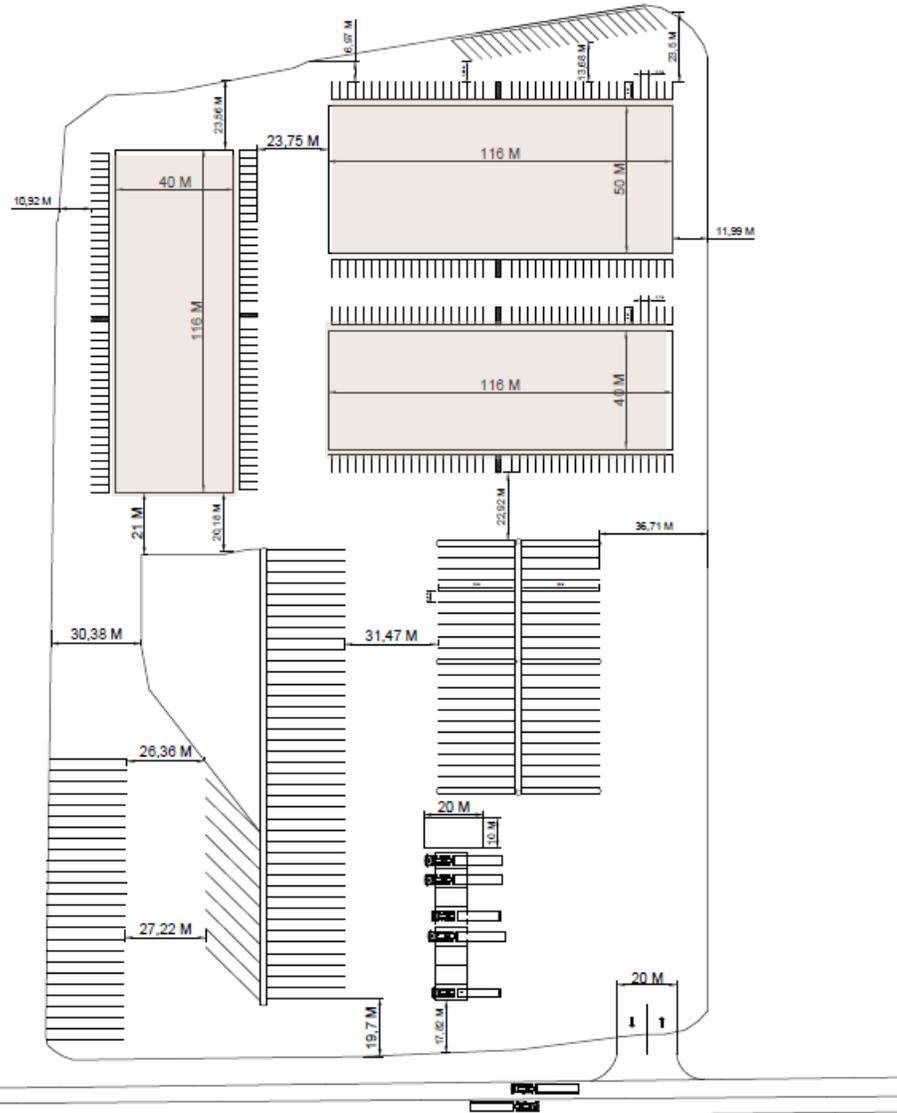
## Matsqui Project



Option 1



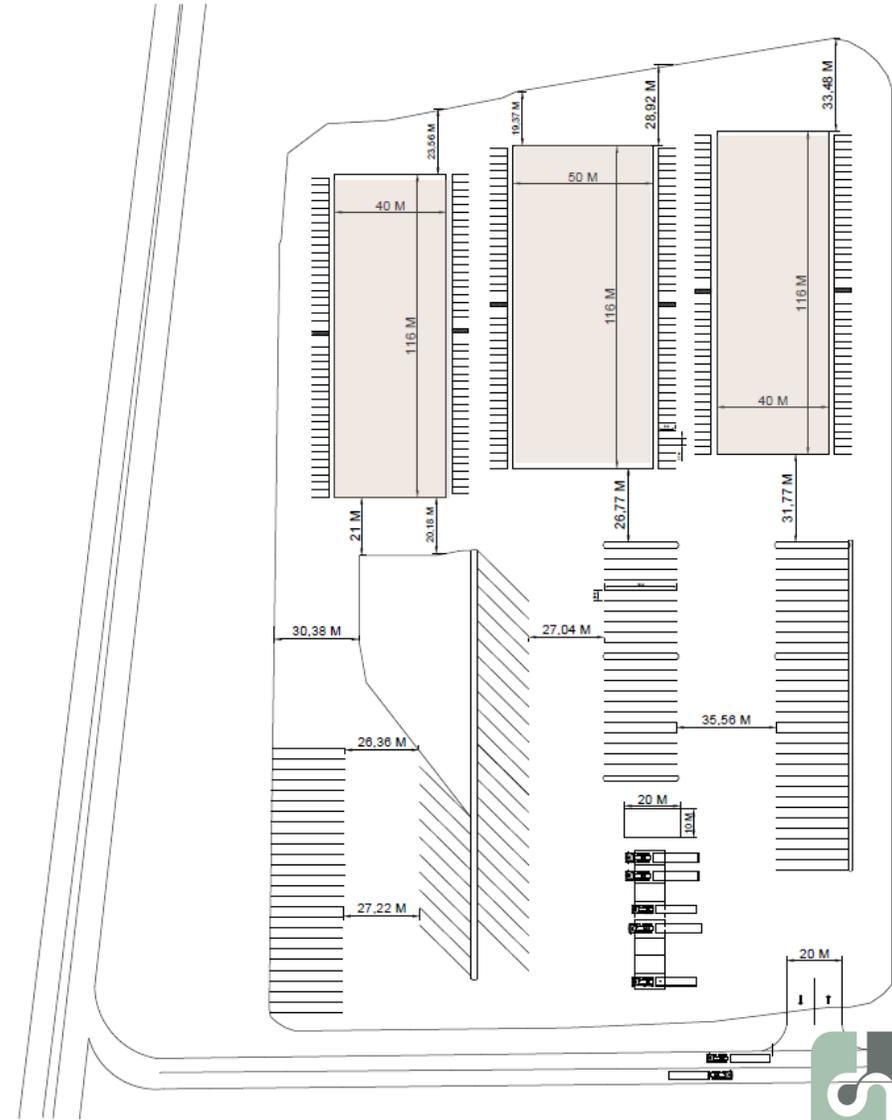
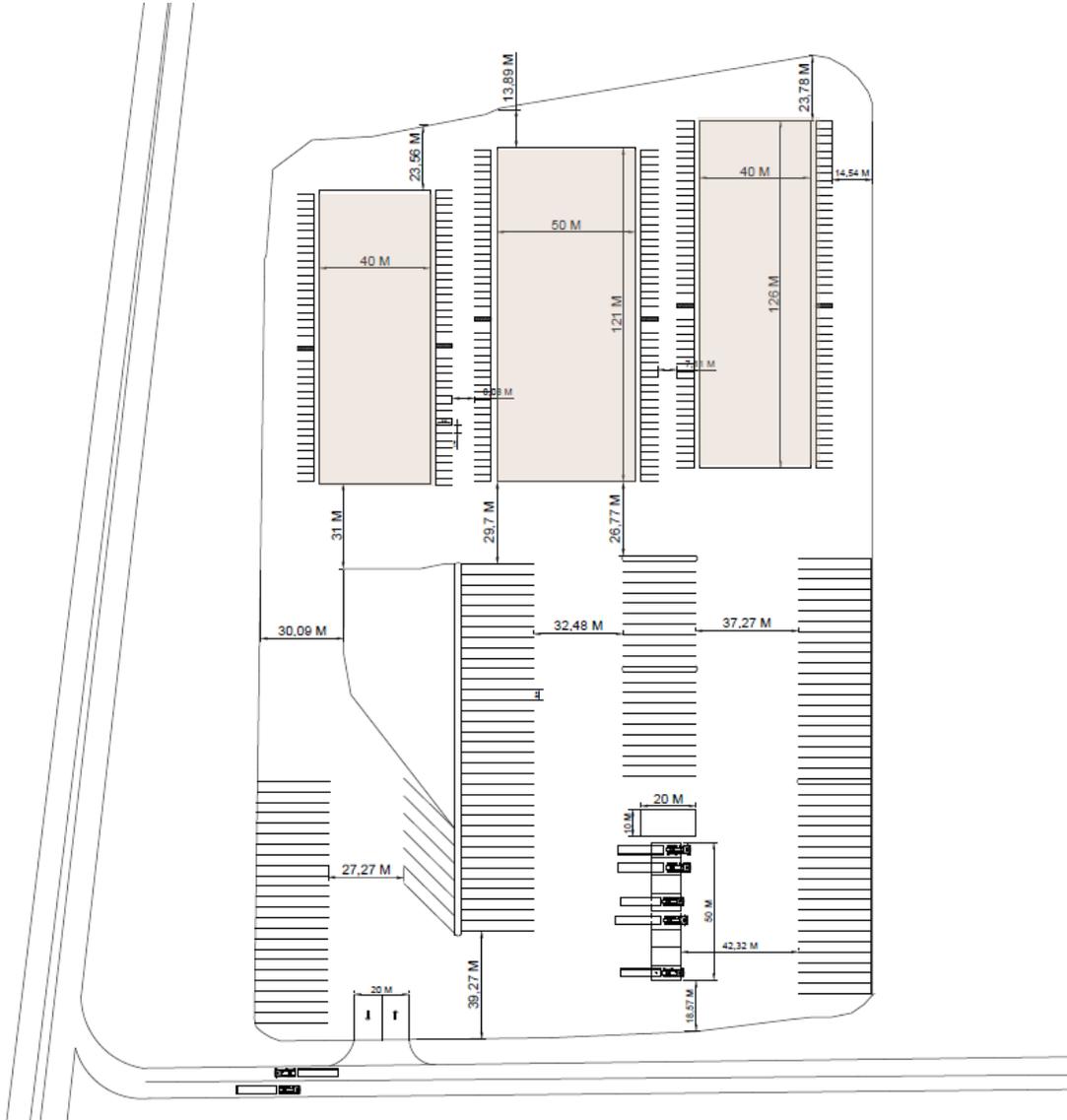
Option 2



Option 3

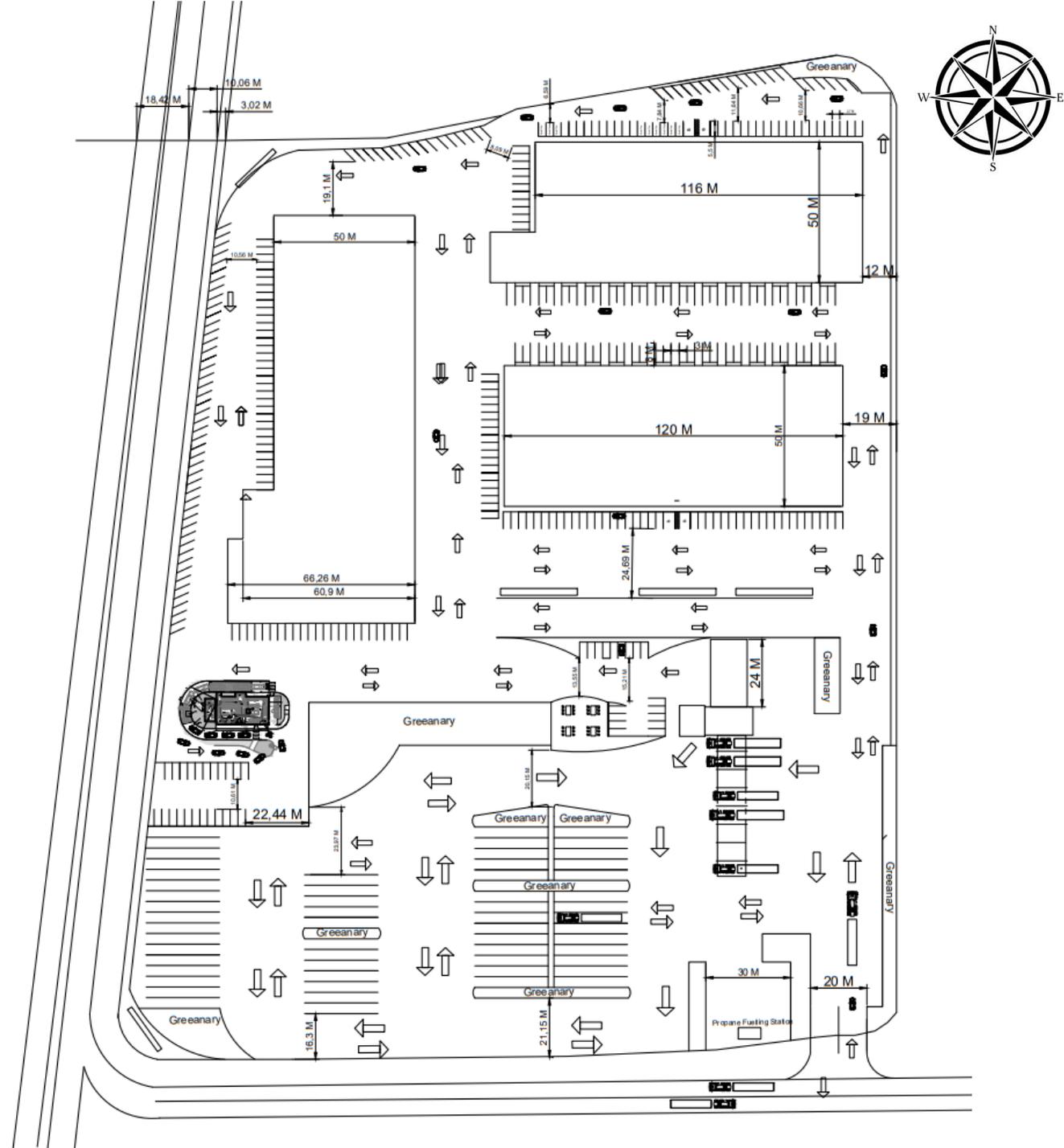


Option 4



# Matsqui Project Site Plan Concept Design

The client confirmed option 1, and during our meeting, they suggested some design changes and increased setback on the west side of the lot.





Industrial Buildings

Tim Horton

Fast Food or Coffee House

Petro-Canada

C-Store

Petro-Pass Truck Stop

Propane



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FLAMMABLE GAS



NO SMOKING











Edmonton Project

Please be advised:

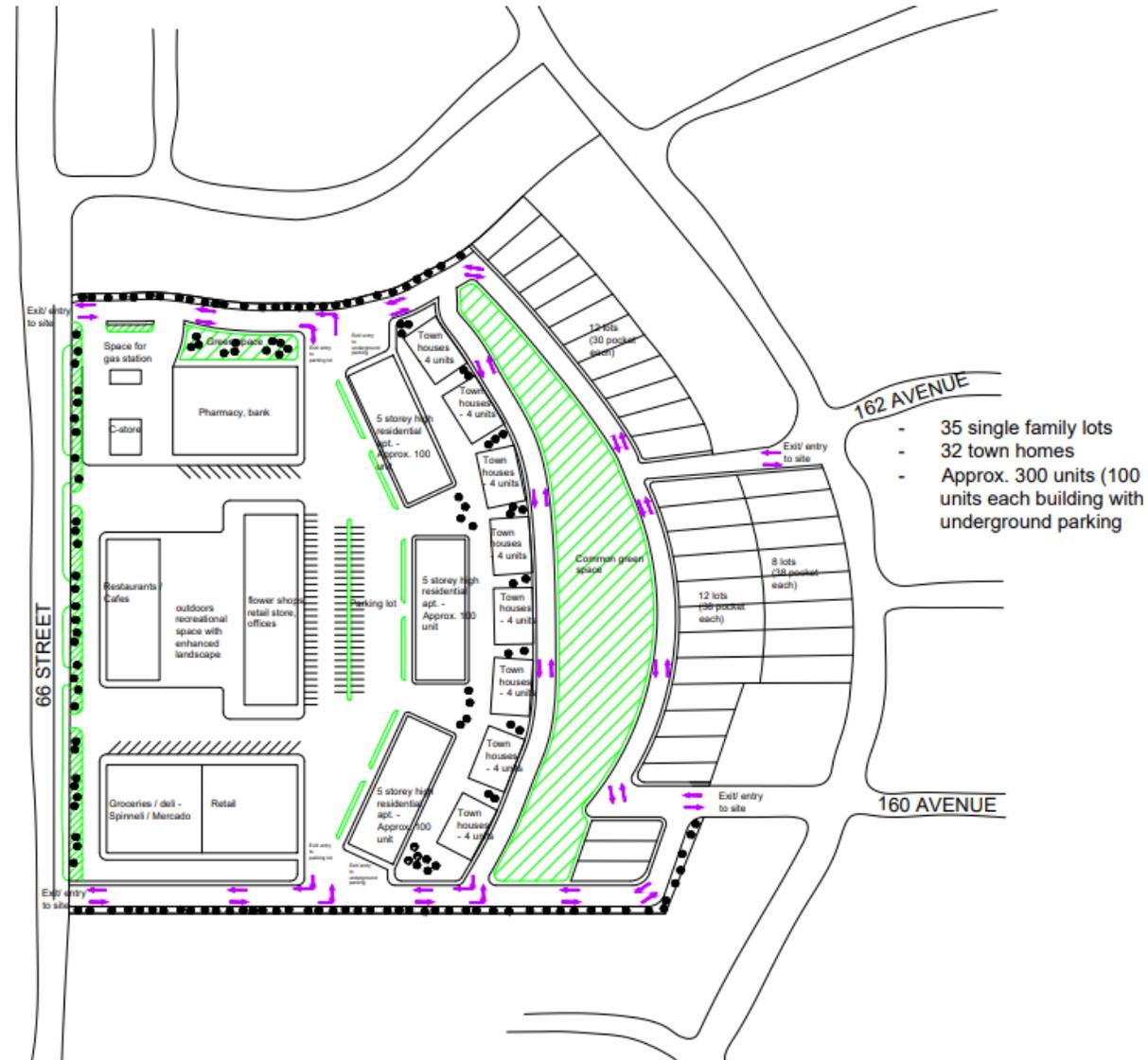
The content presented in this document has been created specifically for the client, serving as an architectural concept to showcase the design goals for the project. It is not recommended to use the concept drawings for scaling purposes. Prior to proceeding with any work, including building consent and progressing to future project stages, it is essential to verify all dimensions on-site. It is important to note that DH Visual Studio does not accept any liability beyond the concept drawings presented in this document.

**Total Cost**— Total cost for all the sketches, rendering, and landscape design is **1350 CAD.**

This Concept Design on this page was provided, and they need a rough sketch. We provided sketches, bird-eye view rendering, and landscape design which you can find on the following pages.

### Design Aspiration and Project INFO

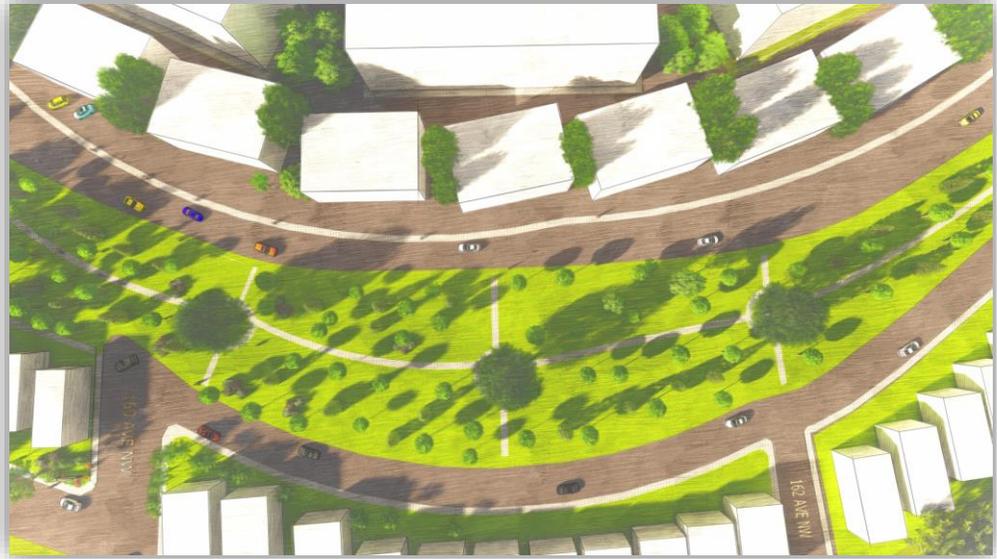
- Timeline is ten days.



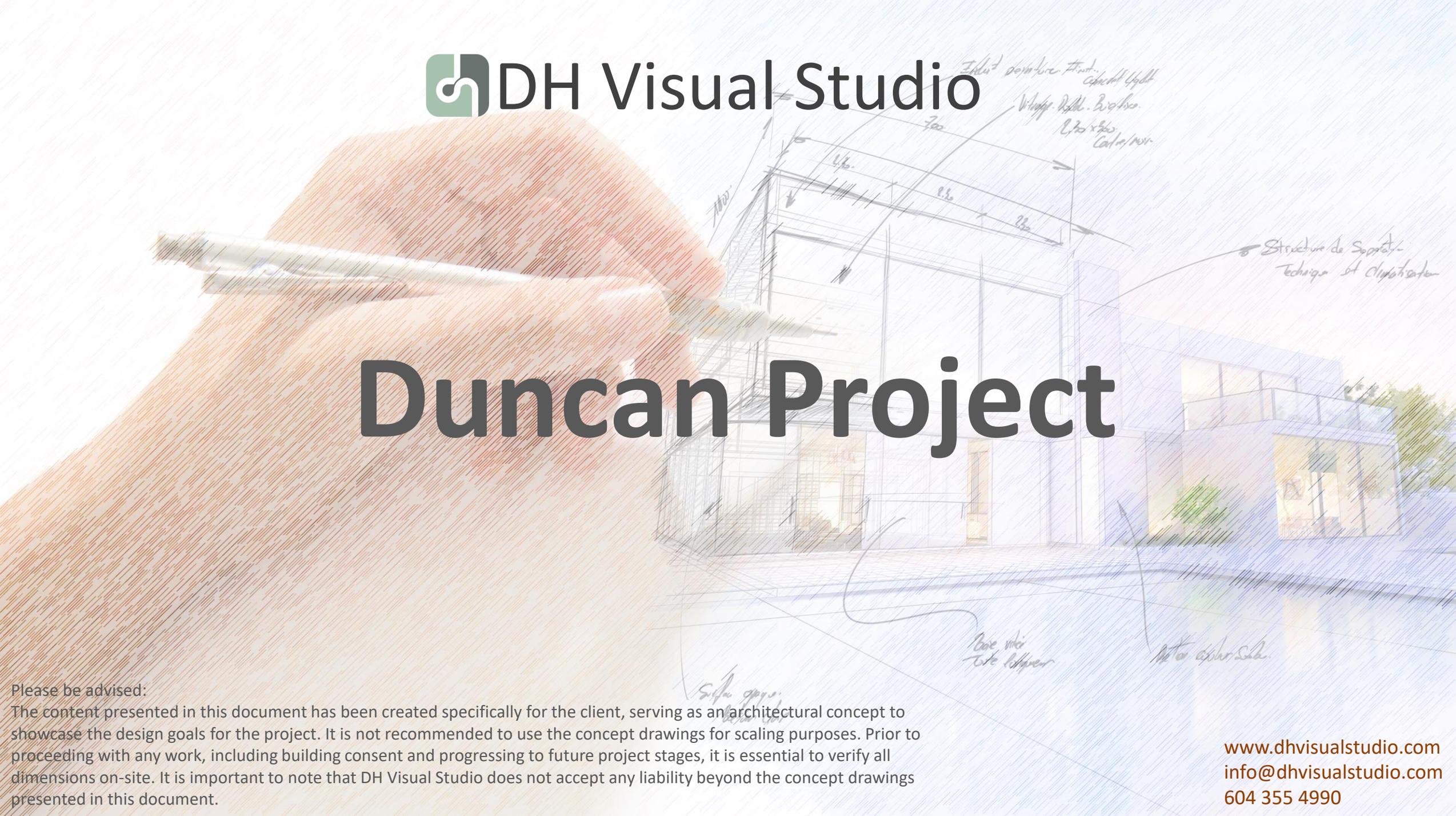
# Bird-eye view rendering

Proposed Site: 16011 66 Street  
Area: 75,477.317 m2 (812,450 ft2)









# Duncan Project

Please be advised:

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# Design Brief Duncan Project

## Concept Design

The project is located in the HDR zone (High-Density Residential) in the city of Duncan, BC. The client needed to have the concept design to request variances from the city without investing more money in an architectural company before having more complicated working drawings.

The client was in the process of a feasibility study of due diligence. And while they were doing market analysis, they wanted to have the design for their desired variance from the city, so they gathered all the documents in these studies to decide whether to go ahead with this project.

The design aspiration in this project is to have the maximum units and an almost big entrance lobby on the first floor.

They wanted a low-cost package concept design as they weren't sure about going ahead with the project. So we offered a concept package including one design option, floor plans for each floor and parking layout, and one 3D rendering exterior.

## Design Aspiration and Project INFO

- . Creative Exterior with bright concept colors and materials to have an incredible impact on the neighborhood.
- . Stilt parking with Mechanical room and waste storage.
- . Including two-bedroom and one-bedroom units.
- . Preferably have the two bedrooms on the corners.
- . Space oriented to maximize sun.

# Concept Design Cost of Duncan's Project

**Total Cost**– Total cost for the Concept designs and exterior 3D rendering is **1465 CAD**.

## Cost Breakdowns:

Concept Design– The cost of the concept design of this project is **890 CAD**, including the floorplans and unit study table.

Elevation Design- The 3D elevation Concept design for front elevation, including the material and finishes, is **185 CAD**.

Exterior 3D Rendering – One 3D rendering (medium-level quality) of the exterior **390 CAD**.

## Terms and Conditions

- Even though these are only concept designs and not working drawings, we still review local bylaws and ask the client how far they would like to go for their variants.
- The second exterior rendering would be **70 CAD** from the same side of the building and **199 CAD** for the other side.
- The rendering is of lower quality compared to the previous project in this pdf; thus, the price is lower for this project.
- The process of the 3D rendering is included three revisions.
- The timeline for this Concept design was 14 days.
- The timeline for 3D front elevation design 3D rendering was 7 days.



# HDR Zone

Duncan Project

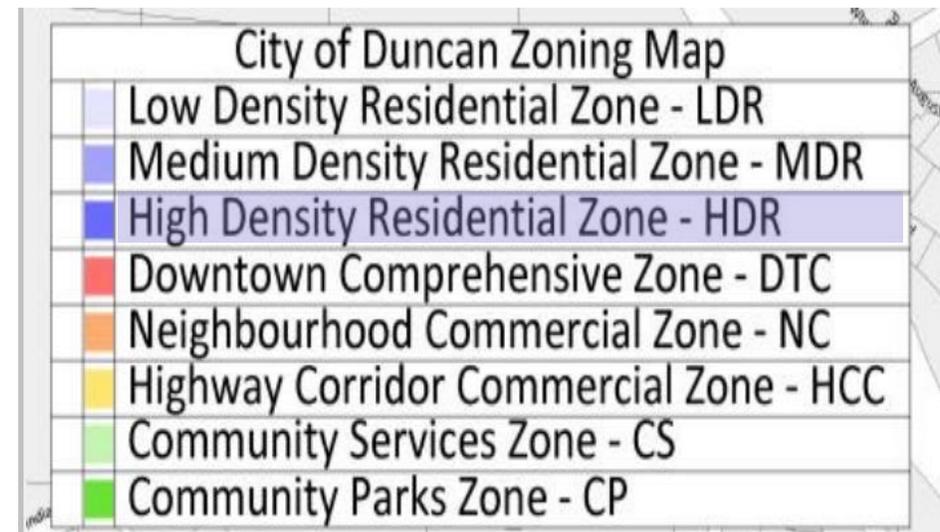


## High Density Residential Zone

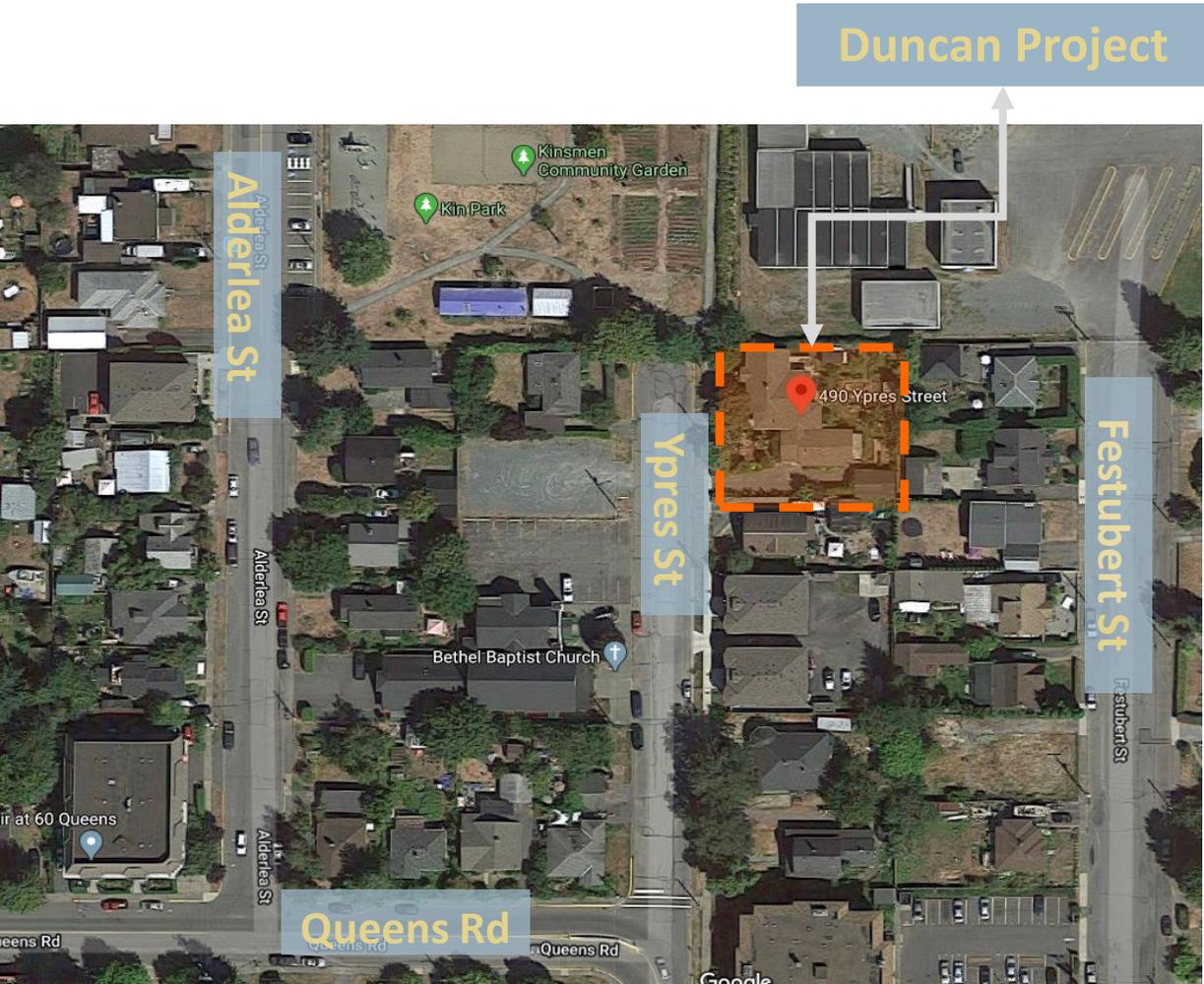
HDR

### 4.9 Intent

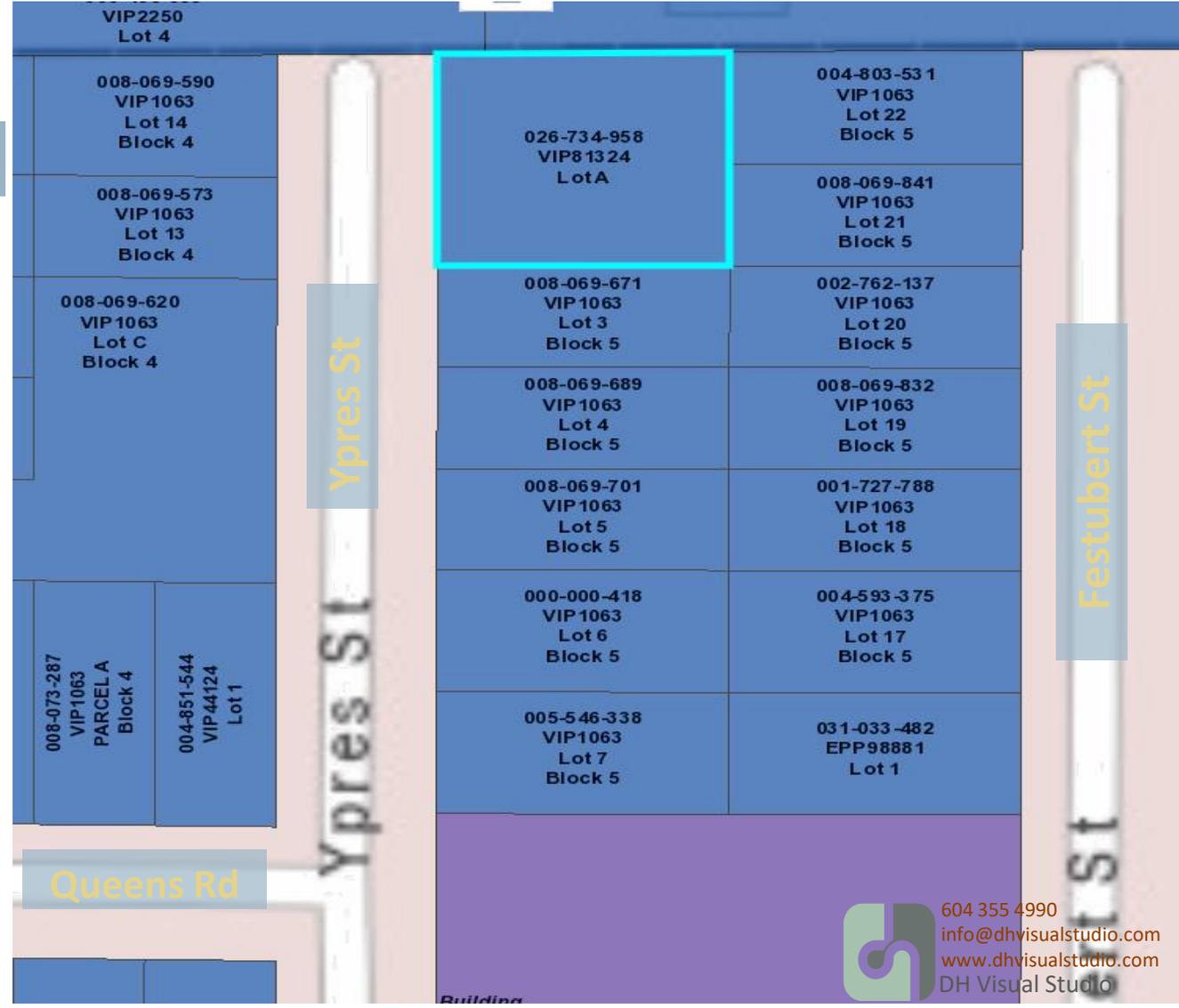
4.9.1 The intent of the High Density Residential (HDR) zone is to permit *multi-unit dwellings* that can accommodate a variety of *building forms* up to 5 storeys in height.



# Effected Street Address



**Duncan Project**





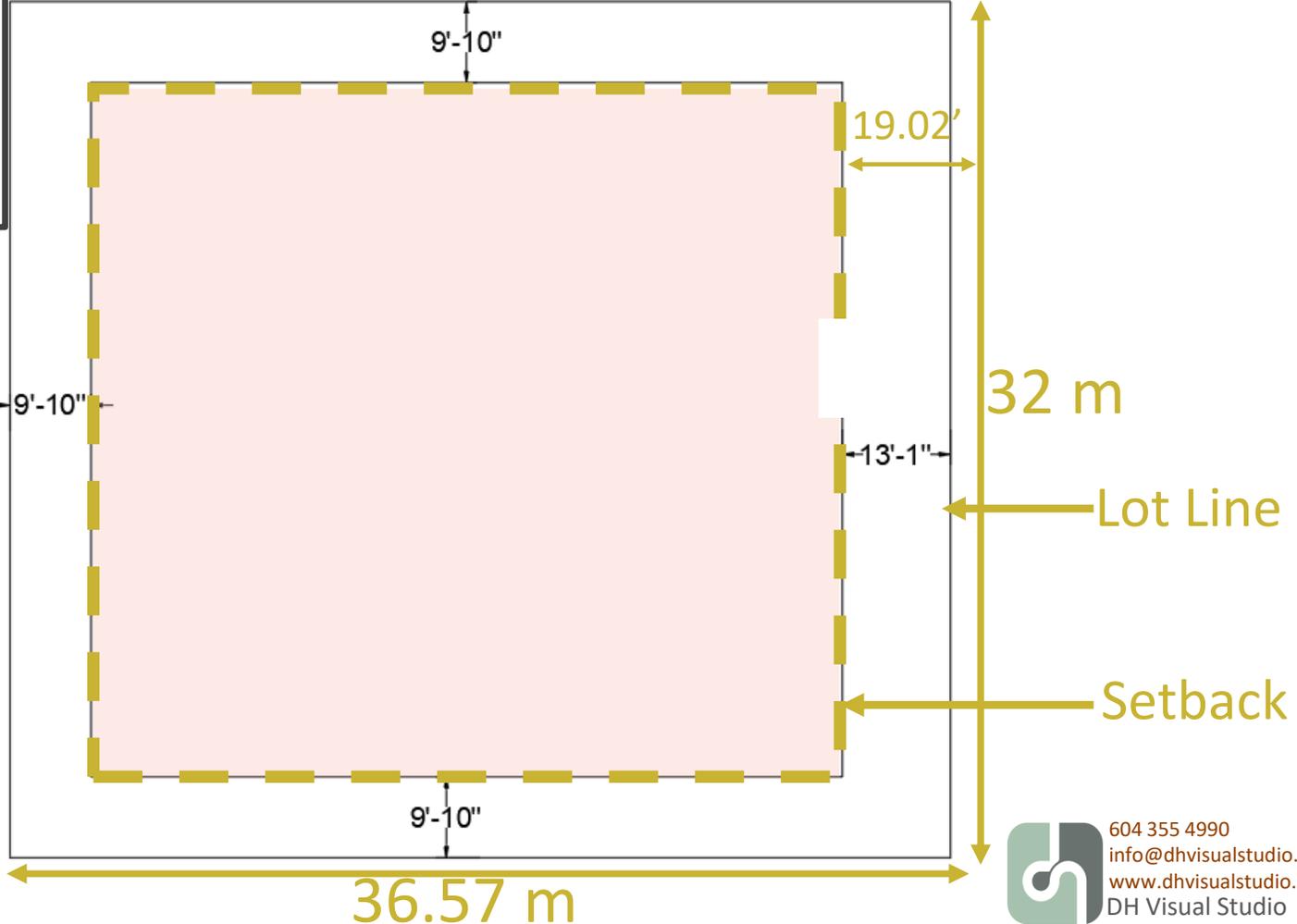
**Parcel Access** Where a *parcel* abuts a *lane* intended for *motor vehicle* access to a *parcel*, access must only be from the *lane*.

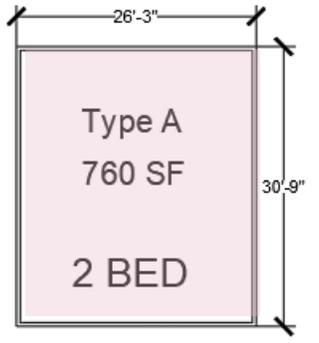
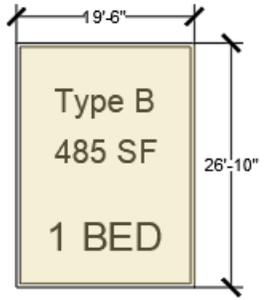
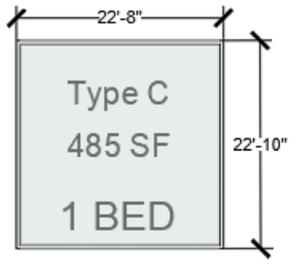
Principal Building		Regulations
Maximum Height		17 m (5 habitable storeys)
Minimum Height		3 habitable storeys
Minimum Parcel Line Setback	Front	3 m
	Rear	10 m where driveway access and parking is located behind the <i>principal building</i> . 4 m where 100% of parking is provided beneath a <i>principal building</i> .
	Side, Interior	1.5 m
	Side, Exterior	3 m
Maximum Parcel Line Setback	Front	6 m
	Side, Exterior	6 m
Minimum Garage Setback		6 m where the garage door is facing a <i>highway</i> .

Front Setback	3	m
Rear Setback	5.8	m
Side Setbacks	3	m
Lot Area	1170.57	m <sup>2</sup>

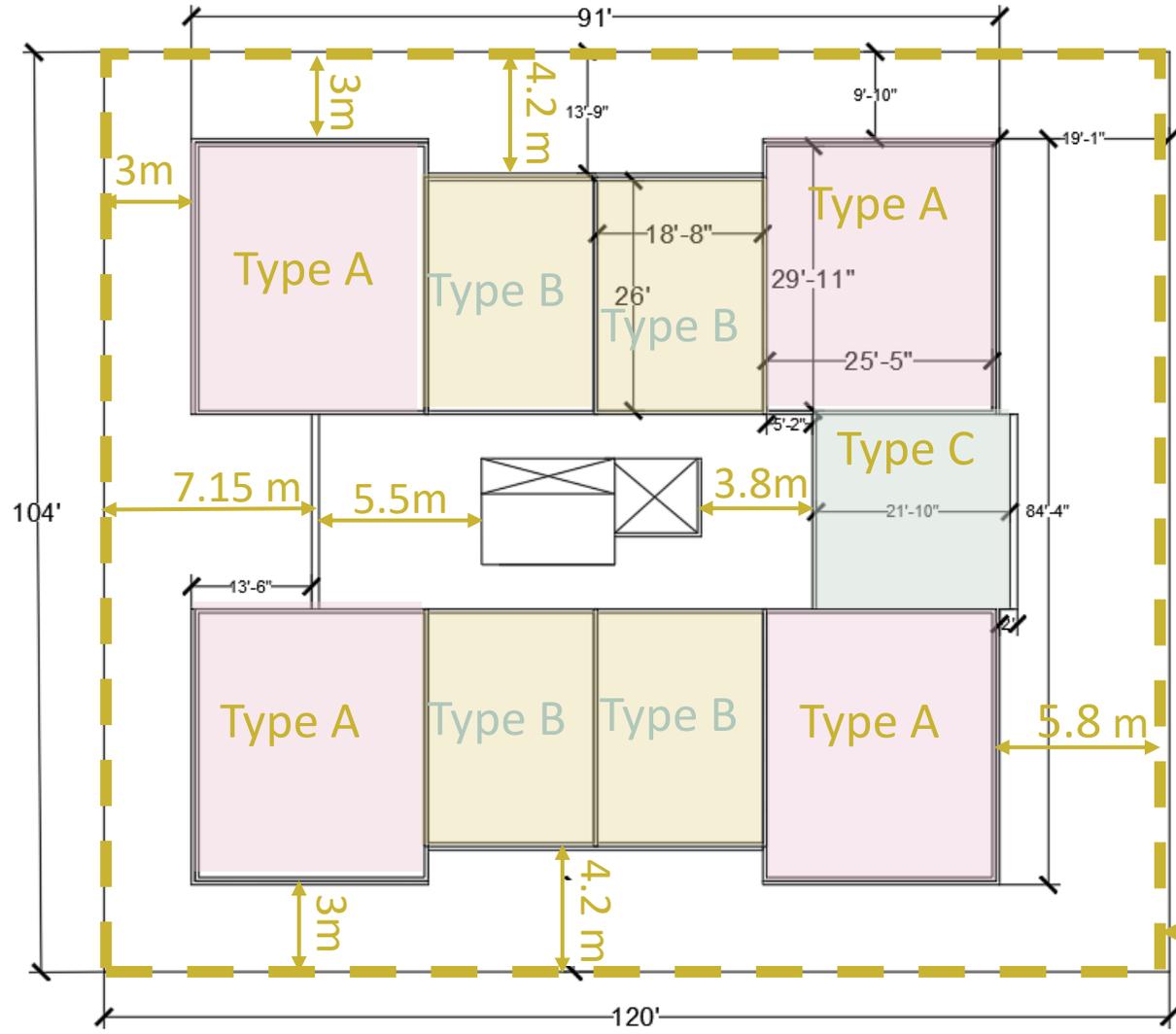
\* The client wanted to ask for a variance from the city for the rear setback.

Ypres St

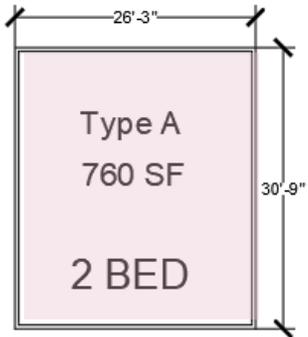
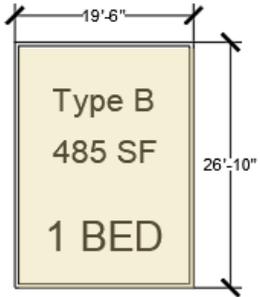
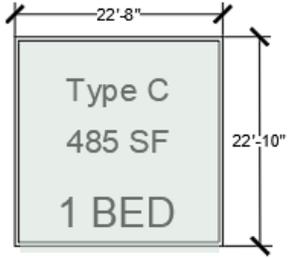




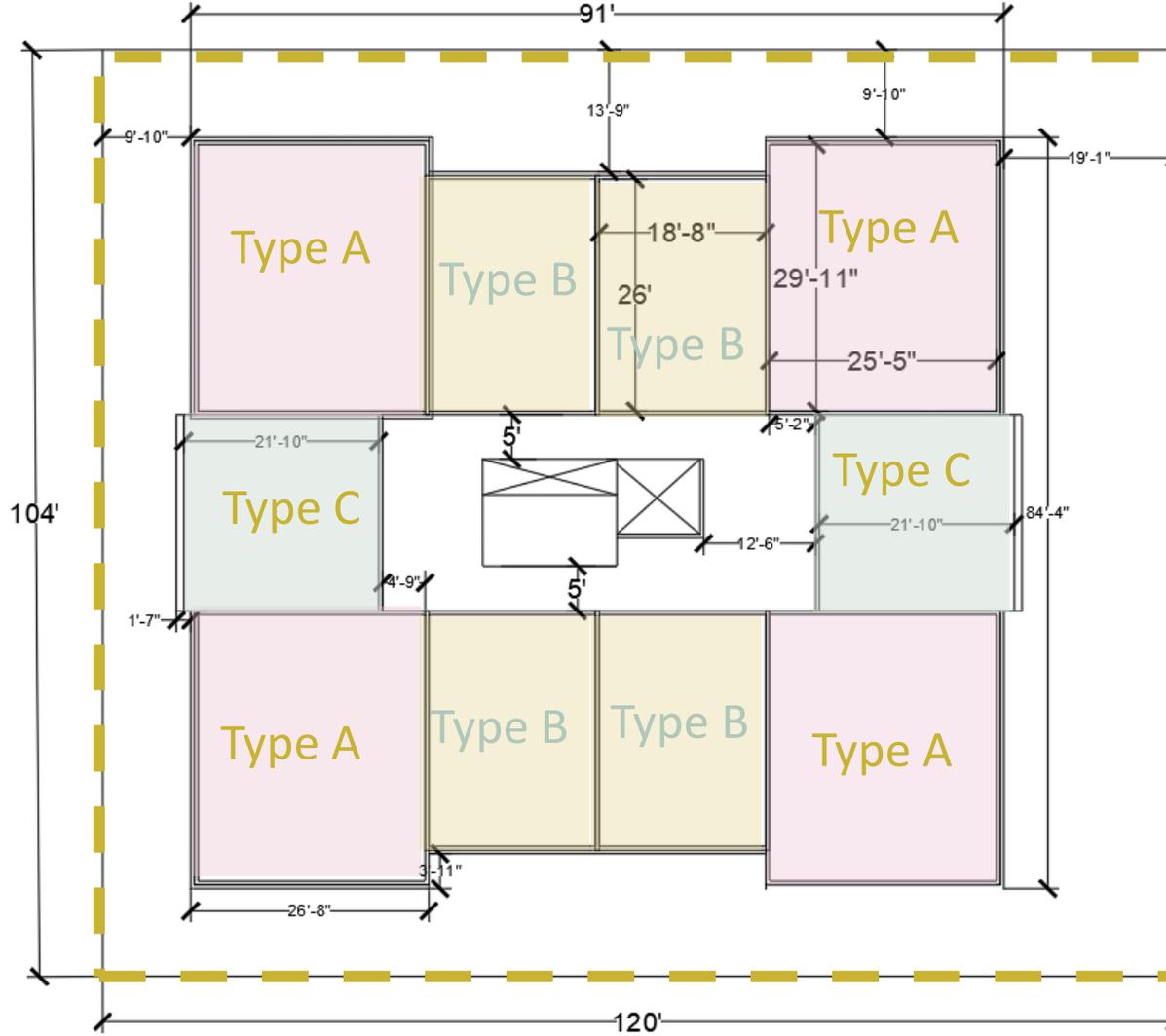
Ypres St



# Second Floor

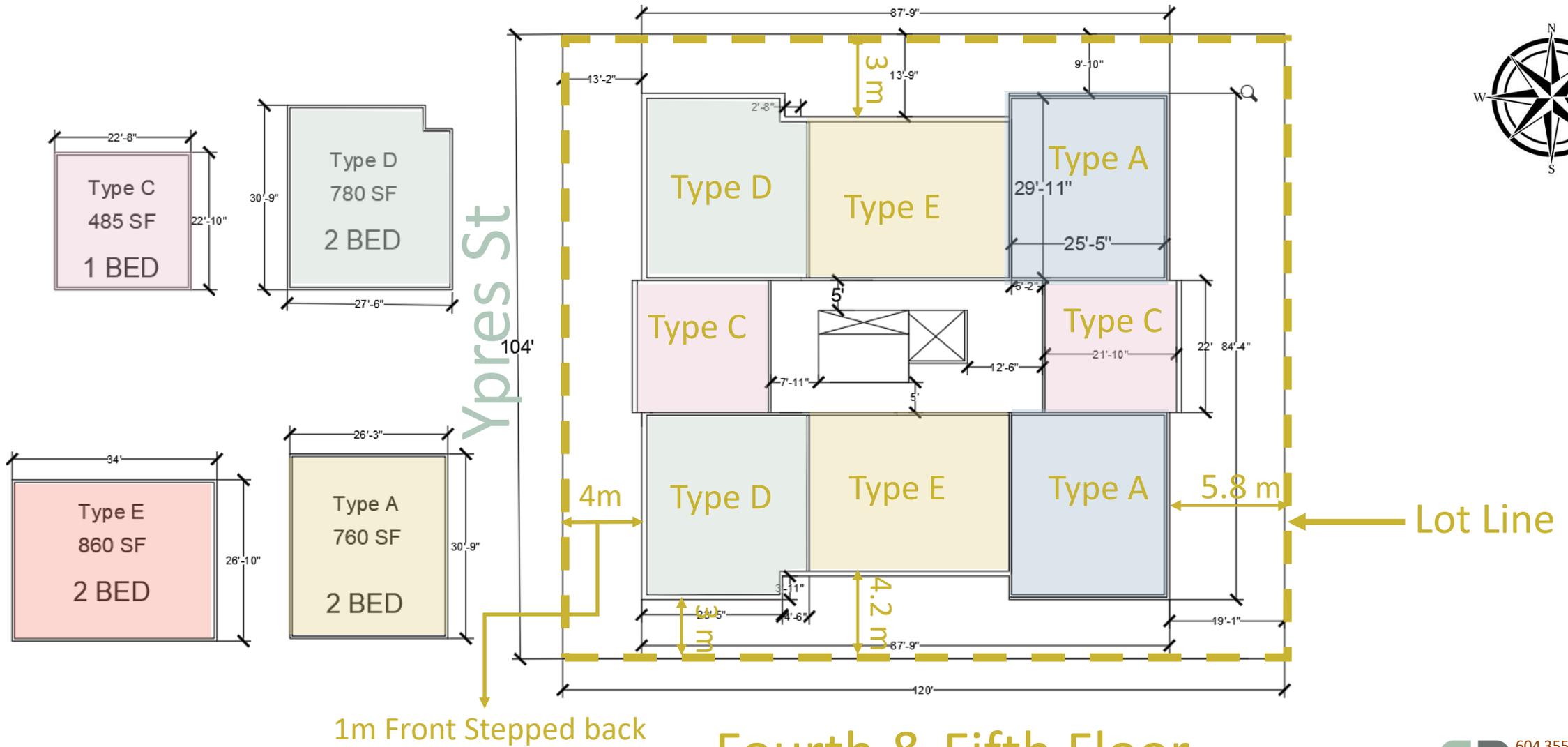


Ypres St



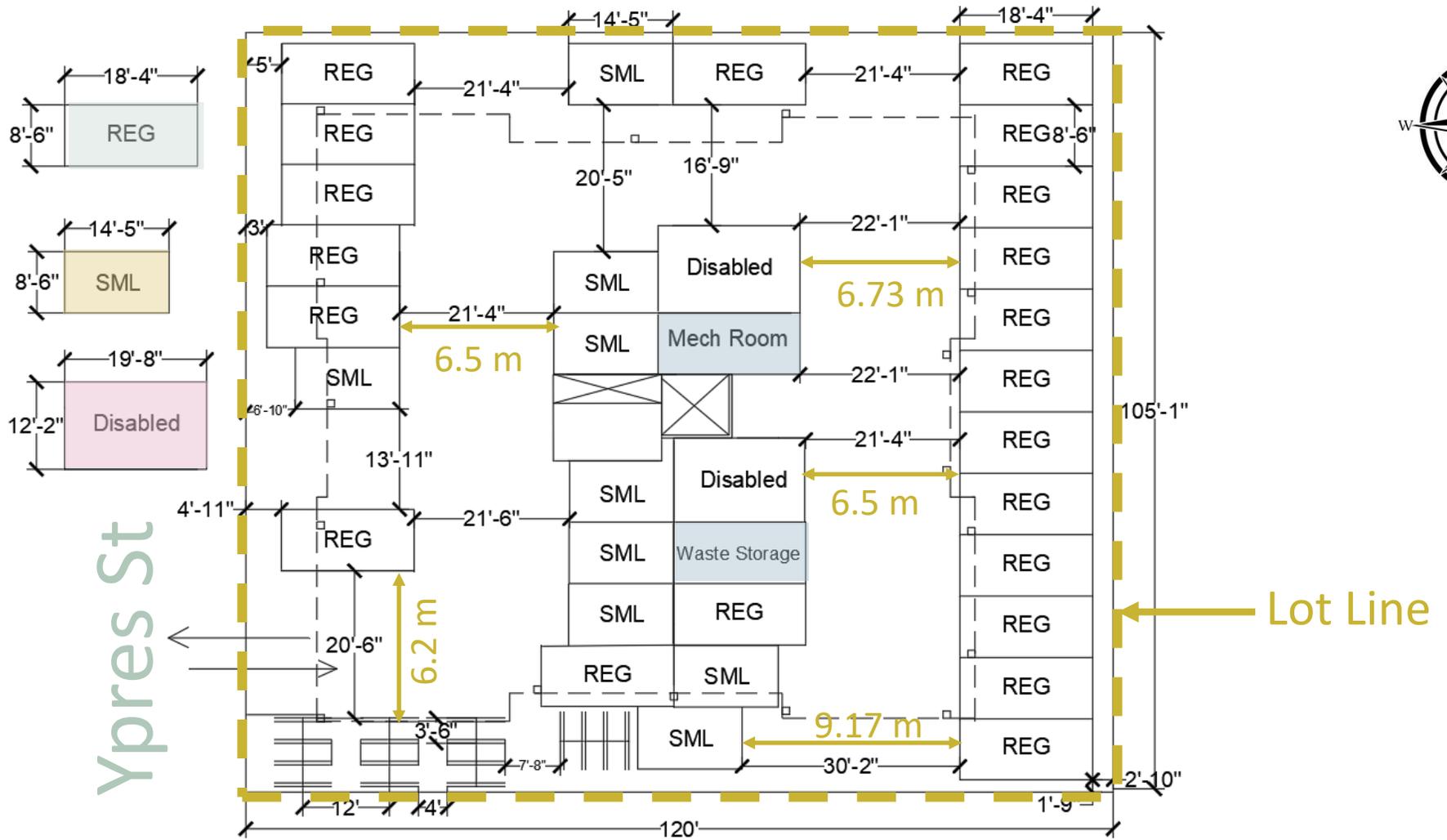
Lot Line

# Third Floor



1m Front Stepped back

# Fourth & Fifth Floor



# Stilt Parking

# Unit Study Duncan Project

HDR Zone

Zoning Bylaw No. 3166,  
2017 Duncan

Total Lot Area	12,600.00 sq. ft.
Max Floor Area Ratio (FAR)	2.7
Max Parcel Coverage	70%
Max height	17M

## Area Break-up for all floors

Floor	Floor Area (sq.ft.)	1 BED (485 )SF	2 BED (760-860)SF	Common Area SF	Total Units	Gross Floor Area SF
Second Floor	7131	5	4	1242	9	5889
Third Floor	7454	6	4	1067	10	6387
Fourth Floor	7186	2	6	995	8	6191
Fifth Floor	7186	2	6	995	8	6191
<b>Total Built up</b>	<b>28957</b>	<b>15</b>	<b>20</b>	<b>4299</b>	<b>35</b>	<b>24658</b>

Height	52' ~ 15.85 m
FAR	2.0
% of Parcel coverage	67% ~ 8354 SF

## Parking

Total Stall	32				
Normal	21				
Small	9				
Short Term Bicycle Parking	8				
Long Term Bicycle Parking	24				
Total Biking Parking	32				

Parking Breakdown		Disabled	Visitor	Electric Vehicle Charging Station	
		2	2	2	

A hand-drawn architectural sketch of a modern building with a hand holding a pencil. The sketch is rendered in a light blue and purple color palette. The building features a prominent glass facade and a flat roof. The drawing includes various annotations and dimensions in a cursive script. A hand holding a pencil is visible on the left side of the image, as if drawing the sketch. The overall style is artistic and conceptual.

# DH Visual Studio

# Thank you!

Please be advised:

The content presented in this document has been created specifically for the client, serving as an architectural concept to showcase the design goals for the project. It is not recommended to use the concept drawings for scaling purposes. Prior to proceeding with any work, including building consent and progressing to future project stages, it is essential to verify all dimensions on-site. It is important to note that DH Visual Studio does not accept any liability beyond the concept drawings presented in this document.

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