SPACE & STRUCTURE

DESIGN • FIT-OUT • CONSTRUCTION MANAGEMENT

COMPANY PROFILE / 2026

Inspired by Space. Grounded in Structure.

Design, fit-out and construction management.

JEDDAH / SAUDI ARABIA



SPACE & STRUCTURE

DESIGN • FIT-OUT • CONSTRUCTION MANAGEMENT

A design eye.
A construction mindset.

Space & Structure Co. Ltd. brings interior and exterior design, fit-out execution and construction management into one conversation.

Based in Jeddah, our team combines Saudi design work with Canadian experience in estimating, renovation, selective demolition and civil project scopes.



Selected projects include experience gained by team members during previous employment. Roles and image status are identified where needed.

Spaces with character.
Work with substance.

Space & Structure

06	Commercial	Workplace, reception and specialist retail
09	Leisure	Private fitness and supporting spaces
10	Residential	Contemporary, classical and private spaces
18	Exterior	Facades, arrival and outdoor living
24	Canada	Renovation, structural removal and civil works
39	Saudi concepts	Solar kiosks, parking canopies and private wellness

WHAT WE DO

From the first sketch to the final walkthrough.

Design

Space planning, material palettes, lighting intent, facade studies, bespoke features and visual development.

Fit-out & renovation

Execution of alterations, partitions, ceilings, flooring, finishes and joinery, with specialist services coordinated to suit the scope.

Construction management

Trade coordination, procurement follow-up, programme tracking, workmanship reviews and handover coordination.

Pre-construction

Quantity and scope review, budgets, tender preparation and the sequencing of enabling works.



The detail must survive the delivery.

SITE SUPERVISION

Selected team assignments included site supervision to review how the interior design was implemented.

FURNITURE & PURCHASING

Furniture selection and purchasing connect proportions, materials and colour with the furnished space.

A coherent room depends on the relationship between fixed finishes, furniture, light and the work on site.

Selected team design portfolio | Site supervision and purchasing roles varied by commission.

COMMERCIAL / WORKPLACE

A place to work.

A sense of identity.



AI-enhanced design visualization

RECEPTION & WORKPLACE STUDIES

Arrival, connection and a little privacy.





Slatted screens define a threshold while maintaining views. Timber, shelving and the reception desk establish a continuous material language.

Design visualizations | Selected team portfolio



SPECIALIST RETAIL

A reason to explore.

Beyond the display.

A pet-care retail study organized around a central aquarium feature, curved seating and glazed enclosures.

The layout turns a specialist retail environment into a distinctive place to visit, with clear sightlines across the interior.

DESIGN RESPONSE

Circulation, display and a memorable focal point are designed together.

Design visualization | Selected team portfolio

PRIVATE FITNESS

Room to move.
Space to reset.



Fitness equipment, mirrors and lighting are composed within a residential setting.



Stone tones and clean detailing continue into the supporting wet area.

RESIDENTIAL

For living.
For gathering.

For the everyday.



CONTEMPORARY FAMILY INTERIORS

Warmth, without excess.



Living and dining studies | Natural materials and layered lighting establish the interior language.



Stone.
Timber.
Softness.

A classical point of view.

Proportion first.

Balanced wall bays, repeated ceiling geometry and paired furniture establish a clear architectural rhythm.

A neutral palette gives the decorative details room to work without competing for attention.



Classical interior visualization | Selected team design portfolio

PRIVATE ROOMS

A more personal atmosphere.



Rest. Restore.



Feature walls, warm timber and curved framing give the bedroom its own character.

Stone, dark joinery and controlled lighting create a concentrated bathroom palette.

WOOD & STONE RESIDENCE

Material contrast.
A consistent interior language.





Design focus

Timber volumes and stone focal walls frame the social spaces.

The response

Repeated finishes and balanced furniture positions connect dining and living areas.

URBAN MODERN RESIDENCE

Define the zones. Keep the connection.



Open-plan interior visualization | Selected team design work

Open plan does not mean one undivided room.

The design uses a central vertical feature, changes in ceiling treatment and furniture groupings to distinguish sitting, dining and circulation areas.

A grey-and-taupe palette links the zones, while contrasting textures give each area its own character.

PRIVATE SUITE STUDY

A focal point, without visual clutter.

The bed wall combines stone, timber and integrated lighting to give the room a clear centre.

Furniture is kept visually low so that the taller wall composition remains dominant. Neutral upholstery softens the contrast between the hard finishes.

Design focus: furniture scale, material junctions and lighting placement.



Private-suite design visualization | Selected team portfolio

PLANNING & ROOM RELATIONSHIPS

Before the finishes, the plan has to work.





Planning response

Use the layout to test movement and furniture relationships before developing the room details.

The furnished plans make room sizes, furniture clearances and connections between social and private spaces easier to review.

Spatial planning studies | Design presentation layouts, not construction drawings

EXTERIOR DESIGN

An identity from the street.



Depth. Contrast. Arrival.

Framed openings, contrasting materials and external lighting define the elevation and the entrance sequence.

Exterior visualization | Selected team design portfolio

Architecture meets the outdoor room.





Arched glazing, stepped massing and planting connect a formal facade with its courtyard and approach.

Classical residential exterior studies | Selected team portfolio

AI-enhanced design visualization

TOWNHOUSE ENSEMBLE

One street.
A coherent architectural rhythm.



Townhouse exterior visualization | Selected team design portfolio

Repeat the language.
Retain an identity.

The ensemble repeats framed openings, roof shade elements and a restrained material palette across adjoining residential volumes.

Entrances and changes in depth give individual units definition within the larger street elevation.

CONTEMPORARY VERTICAL VILLAS

Making height part of the composition.



Deep frames and vertical panels organize the building mass and give the elevations a strong upward emphasis.



The front and angled studies test how the same facade language reads from different street positions.

Exterior design studies | Selected team portfolio

EVENING COURTYARD RESIDENCE

Light gives the architecture a second reading.





Courtyard lighting highlights openings, planting and the transition between the house and outdoor seating.

Evening exterior and courtyard visualizations | Selected team design work

POOLSIDE CONTEMPORARY RESIDENCE

The courtyard becomes another living space.



Large glazed openings connect the main rooms to the pool court, with the building volumes framing the outdoor space.



Shade, seating and planting help define the edges of the courtyard.

Poolside residential exterior studies | Selected team portfolio

CANADIAN TEAM EXPERIENCE

Good work starts with the difficult questions.

How does the waste leave?
What must remain?
When can the truck arrive?
What changes between phases?

The following projects concern professional experience gained by team members during previous employment. They are not presented as full-project contracts delivered by Space & Structure.

CANADIAN EXPERIENCE / 2023-2025

An eye for design.
A feel for the numbers.

Canadian estimating experience brings a practical perspective to design: define the scope, understand the cost drivers and consider how the work will happen on site.

LISTED ESTIMATE VALUE

CAD 47.0m

Approx. SAR 126.0m

Budgets and tender estimates

MARKED AWARDED

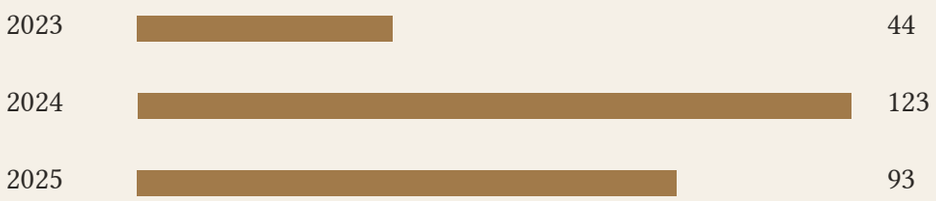
CAD 4.55m

Approx. SAR 12.2m

40 entries in the overall register

260 ESTIMATING RECORDS

Activity recorded by year



Experience that informs the brief.

Scope clarity, cost awareness and practical sequencing inform our approach to design and fit-out planning in Saudi Arabia.

Prior Canadian employment experience; not Space & Structure contracts or completed-project totals. Records include budget exercises and repeat entries. Award figures follow the overall register.

Source: project register, 2023-2025. Approximate conversion: CAD 1 = SAR 2.68 (rounded XE reference, 1 Nov 2026). Values rounded; conversion is for presentation only.

HOSPITALITY RENOVATION

Park Hyatt Vancouver



Project context design image from the supplied public-space schematic design presentation, December 2025. Team experience concerns renovation planning and logistics, not design authorship.

PARK HYATT VANCOUVER

The truck window set the rhythm.

Restricted hours, downtown traffic and a tight staging and bin area made waste movement and material handling part of the renovation sequence.

EARLIER IN THE SHIFT

Room work + waste preparation

AGREED ACCESS WINDOW

Truck loading + receiving

Work back from access

Organize room activities so the load is ready when the truck can attend.

Synchronize movements

Coordinate waste loading and incoming materials within the limited staging area.

Train the sequence

Make the planned method clear to the people performing the work.

Based on the project experience described by Hafiz Al-Mansouri. Diagram expresses the coordination method; it is not a recorded daily programme.



PARK HYATT VANCOUVER

Test it. Teach it. Repeat it.

Repeated room work rewards a consistent method. The first rooms were used to test alternative sequences before the chosen approach was taught to the crew and applied across the remaining rooms.

The challenge

Keep pricing competitive while avoiding inconsistent labour performance across a large room scope.

The response

Use the early rooms to establish a practical work method, then train for consistency.

Previous team renovation experience | Hotel design image shown for project context.

PARK HYATT VANCOUVER / PUBLIC-SPACE CONTEXT

Many settings.
One coordinated renovation.





The public-space design package spans arrival, wellness and meeting areas. It illustrates the variety of finishes and settings within the wider hotel project.

Images from the supplied schematic design documentation. They describe the wider project context, not a claim that the team executed every illustrated area.

NANAIMO / BRITISH COLUMBIA

One project. Several mobilizations.

The size of the renovation and the number of zones meant that moving between phases had to be included in the plan.

01

Define the zone

Establish the phase boundary and the resources needed for that work.

02

Plan the move-in

Allow for setup, access and equipment movement before production starts.

03

Plan the move-out

Include clearance and transition to the next zone in the programme.

Previous team experience in renovation scope and phase planning. The approach above reflects the challenge and response described by Hafiz Al-Mansouri.

GRANVILLE BRIDGE ICNLR / PACKAGES A & B

Removal is a structural and logistical decision.



Project-condition image from the supplied reference. Traffic management was an interface provided by others under the quotation.

The challenge

Rehabilitation had to be planned around ongoing traffic and retained structures, while separating hazardous-material removal from the structural demolition scope.

The documented scope

Asbestos-containing asphalt, deck and girder removal, piers, retaining walls, footings and localized cutting and coring.

GRANVILLE BRIDGE / SCOPE-BASED CASE STUDY

Define the method. Define the handoffs.

Controlled removal

The quotation distinguished small-area cutting from larger-area excavator removal of asbestos-containing asphalt, with waste packaging and transport identified separately.

Structural sequence

The priced scope separated the loops, superstructure and pier work, including excavation to reach selected foundations and backfilling at those locations.

Material movement

An alternative allowed concrete to be loaded onto trucks provided by others. On-site crushing and stockpiling for reuse was separately identified as an option.

Responsibility boundaries

Traffic management, service isolation, protection and other interfaces were explicitly allocated, reducing ambiguity in the priced demolition package.

Drawn from Quote 8715, revision H, dated 23 March 2023. Describes the priced methods and options; it does not establish that every alternative was adopted.

NORTHERN JUNK / VICTORIA, BC

Remove selectively. Preserve deliberately.

The demolition scope had to work alongside progressive temporary bracing and the recovery of selected existing materials.

Stability

Coordinate demolition in tandem with the progressive installation of temporary building bracing.

Salvage

Separate brick removal and cataloguing from cleaning and reinstatement by the masonry trade.

Reuse

Identify Douglas Fir flooring for salvage, with board selection assigned to the flooring trade.

Previous team experience | Technical case study based on the project trade-scope document.

NORTHERN JUNK / FROM DRAWING NOTE TO TRADE SCOPE

A detail is only clear when someone owns it.

New openings, retained materials and structural elements crossed several trade boundaries. The scope document made those handoffs explicit.

ELEMENT	DEMOLITION INTERFACE	FOLLOWING RESPONSIBILITY
New openings	Header demolition	Lintel design and construction by the appointed parties
Brickwork	Removal and cataloguing	Cleaning, repair and reinstatement by masonry
Existing floor structure	Defined demolition scope	Excavation to bedrock allocated to the civil trade
Timber elements	Removal interface	Structural inspection by the engineer of record

Scope-based case study | Requirements summarized from the supplied trade-scope agreement.

PARK PLACE / ABURI & RESTAURANT RENOVATION

When the scope changes, make the response specific.

The change-order record identifies additional removal of asbestos-containing transite pipe and lead paint on a steel frame.

The issue in the record

A hazardous-material removal item had to be addressed as an additional scope within the renovation.

The scoped response

A dedicated change order described the removal, specialist labour, waste disposal and consumables.

The practical value

The change was made visible as a defined work item, rather than left as an unpriced assumption within the wider renovation.

Previous team experience | Proposed additional scope recorded in the change-order submission of 20 November 2025.

MINTARA / OIL TANK REMOVAL

A small package. Several dependencies.

The removal package combined the tank itself with flushing, disposal and coordination of soil sampling by others.

01 **Prepare** — Coordinate the tank-flushing activity within the removal package.

02 **Remove** — Provide for removal and disposal of the identified oil tank.

03 **Verify the interface** — Coordinate soil sampling, with testing explicitly allocated to others.

Previous team experience | Proposed scope summarized from the Mintara change-order submission of 24 November 2025.

1210 GLEN DRIVE / VANCOUVER

Understand what stays. Then plan what changes.

Existing-building drawings were reviewed to support pricing and planning of removal and alteration around storage, loading, office and structural areas.

Retain

Identify the existing elements within the reviewed scope and the boundaries of the removal work.

Access

Consider loading, equipment movement and the work methods suitable for the building.

Sequence

Connect enabling works with the construction and finishes that follow.

Previous team experience in estimating and removal planning.

ADDITIONAL CANADIAN TEAM EXPERIENCE

A broader construction perspective.

Civil & infrastructure

140th Street Bridge - Surrey

Granville Bridge South Approach Ramps

Grandview Viaduct Rehabilitation

BCIT SE08 Central Heating - Burnaby

Arbutus Ridge Rehabilitation - Cobble Hill

Renovation & interior enabling

Parkgate Library - North Vancouver

VPL Children's Library Renovation

Wellness House - Victoria

Clearbrook Town Centre TI - Abbotsford

SH571 Balcony Demo & Building Refit - Victoria

Selected estimating, pre-construction and coordination references from prior employment. Roles varied by assignment; these are not presented as a Space & Structure client list.

CONCEPTS FOR SAUDI ARABIA

International perspective. Saudi application.

Our Canadian construction experience brings a practical understanding of renovation, site constraints, sequencing and coordination. Combined with international design references and our team's Saudi design and supervision experience, it informs concepts developed for local clients.

The Saudi setting

Climate, privacy, customer expectations and day-to-day operation shape each proposal.

Developed locally

Saudi building and fire-safety requirements, municipal conditions and utility interfaces are addressed during design development with qualified local specialists.

Planned for delivery

Site access, procurement, maintenance and specialist installation are considered alongside the visual idea.

The following pages are development concepts, not completed projects or approved designs. Final scope and compliance are established through site-specific engineering and authority review.

SOLAR COFFEE KIOSK

Small footprint.
A stronger customer experience.



Coffee, shade and solar support.

A coffee kiosk concept combining a compact service space, a shaded customer frontage and rooftop solar integration.

The aim is a distinctive, practical setting for coffee operators, adapted to the site, local climate and service model.

AI-generated concept visualization | Solar capacity, utility connection and operator loads require project-specific design.

SOLAR CANOPIES / SHOPPING MALLS

Make the parking area work harder.



Shade above. Useful space below.

Large surface parking areas offer an opportunity to combine vehicle shade with photovoltaic generation, while retaining clear traffic aisles and pedestrian connections.

A repeatable canopy system can be developed around the mall's existing parking layout and the practical needs of visitors and maintenance teams.

AI-generated concept visualization | Layout, structure, drainage, electrical integration and approvals are site-specific.

SOLAR CANOPIES / HOSPITALS

A more considered arrival for patients and visitors.



AI-generated concept visualization | An illustrative setting, not a named hospital or an approved campus plan.

Comfort and access come first.

A hospital parking concept that introduces solar shade while keeping arrival, drop-off and pedestrian movement central to the layout.

Design development would coordinate accessible routes, emergency access, service movement and the hospital's operating requirements with the canopy and electrical design.



CONCEPT SHOWCASE

Solar Wellness Retreat.

A private wellness destination imagined for Saudi Arabia.

Screened courtyards, modular architecture and solar-integrated shading put privacy and climate at the centre of the experience.

A different guest experience.

Concept visualization, not a completed facility. Informed by the private thermal-wellness format of Circle Wellness, Granville Island, Vancouver; independently adapted with no affiliation. Development details are reserved for private discussion.

HOW WE WORK

Design the space.
Plan the delivery.

Brief	Confirm the priorities, budget, existing conditions and scope boundaries.
Develop	Resolve layouts, materials and specialist interfaces.
Prepare	Set procurement priorities, work sequencing and site arrangements.
Execute	Coordinate trades, monitor progress and review workmanship.
Handover	Inspect the work, track outstanding items and organize closeout information.

SPACE & STRUCTURE

DESIGN • FIT-OUT • CONSTRUCTION MANAGEMENT

Let's give your next space its own character.

Design, fit-out and construction management for residential and commercial projects.

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