



## **PACKAGE C**

### **PERMIT-READY, CODE-COMPLIANT HOUSING DESIGN**

*Smart Density. Affordable Living. Legal Compliance.*

Vetruviex delivers cost-effective, permit-ready housing designs tailored for small to mid-sized developers building duplexes, four-plexes, townhomes, and infill projects. Our designs will maximize land use and minimize construction costs.

#### **Who is this package for?**

- Developers of residential projects
- General Contractors building houses seeking fast permit approvals and code compliance
- Municipalities or housing authorities undertaking affordable housing
- Non-profits developing community housing

#### **What is delivered to you?**

A complete design package tailored to your land and business goals:

1. Design Documents:
  - a) 2D Floor Plan for each unit type with dimensions, wall types, window and door sizes.
  - b) Building Elevations showing exterior finishes, grade level, and access points.
2. Cost-Effective Maximized Site Plan showing setbacks, parking, sidewalks, landscaping, and fire access based on zoning and density optimization analysis for your lot
3. 3D Rendering of your housing unit and lot.

#### **What optional services are available to you?**

The following professional services are not included in the package, but are available for an additional fee:

- **Licensed Architect review**, approval, and/or seal of all design documents.
- **Professional Engineer review**, approval, and/or seal of all design documents.
- **Cross Section of structure** which details foundation (footings, basement walls), floor assemblies (joists, beams), wall construction (studs, insulation, vapor barrier), roof structure (rafters, trusses), floor-to-ceiling heights, stair details (rise, run, headroom), material layers (drywall, sheathing, siding). The Cross Section can typically be completed with or by a construction contractor.



- **Structural Drawings** which detail foundation plan (type, size, dimensions), floor and roof framing plans, columns, bearing walls, and structural details. The Structural Drawings can typically be completed with your construction contractor or structural engineer, but Vetruviex can manage this process and engage with a construction contractor or structural engineer to prepare this document.

The following legal services are available for an additional fee from a qualified lawyer from Vetruviex's legal partner law firm, Procido LLP:

- **Review of design and site plan to confirm compliance** with all currently applicable federal, provincial, municipal, First Nation (if applicable) laws and regulations.
- **Legal counsel to you as borrower** if you are financing the building and/or site acquisition
- **Purchase of land** for building and site.
- **Undertaking all procurement of goods and services providers** to complete your design, such as a Request For Proposals (RFP) which results in award of a contract.
- **Negotiation, drafting, and execution of Construction Contract** for building your structure.

### **Why Vetruviex?**

Vetruviex brings deep project-development expertise to every engagement, transforming early concepts into clear, actionable visual plans. Our unique partnership with Procido LLP can give clients a competitive advantage by integrating design with real legal insight—ensuring every concept is practical, compliant, and ready for next-stage approvals. We deliver fast, precise, and professional design packages that help clients make decisions confidently and move their projects forward with less risk and more control of costs.

### **How much does it cost?**

Email us at [info@vetruviex.com](mailto:info@vetruviex.com), direct message us on [Facebook](#), [LinkedIn](#), or [Instagram](#) or call us at +1 306 380 7664 to request a free fee estimate.

### **Do I need to sign a contract?**

Yes. You will be required to sign a mandatory, standard-form Services Contract to engage Vetruviex to provide services to you which will govern our relationship and allocate risk. A copy of the Services Contract is available to you on request.