

## **PACKAGE H**

### **INDUSTRIAL FACILITY DESIGN**

*Built for Performance. Engineered for Safety.*

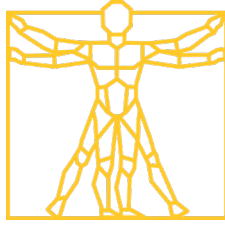
Vetruviex designs industrial buildings such as factories, processing plants, and logistics hubs with a focus on workflow efficiency, safety compliance, and future scalability. Our designs meet industrial codes and support high-performance operations.

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

- Manufacturers and processors
- Logistics and warehousing operators
- Mining and resource companies
- Municipal and regional economic development projects

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

1. Custom Industrial Facility Concept Design for factories, processing plants, manufacturing lines, warehousing/logistics facilities, or resource-sector operations—optimized for workflow efficiency, sustainability, safety, and future scalability. This may include:
  - a) 2D Industrial Layout Plan detailing equipment zones, production flow, material handling routes, functional spaces, circulation paths, loading areas, utilities placement, and access/egress points.
  - b) Exterior Elevations (generated from the 3D model) showing industrial cladding systems, façade treatments, grade levels, door and bay sizes, ventilation/roof equipment locations, and service interfaces.
  - c) 3D Rendering of the facility and site, illustrating massing, structure, circulation, and operational context for stakeholders, investors, and permitting authorities.
2. Industrial Site Plan including yard layout, truck and equipment circulation, loading zones, setbacks, service corridors, utility routing, drainage concepts, environmental buffers, sustainability features, and standard site-planning metrics (lot dimensions, distances to boundaries, access roads, parking/laydown areas).
3. Materials, Systems & Performance Features List specifying recommended industrial-grade materials, high-durability finishes, sustainable design elements, fire-resistant components, ventilation and safety considerations, and elements supporting code compliance and long-term operational performance.



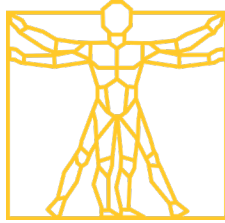
### **What optional services are available to you?**

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

- **Professional Engineer review**, approval, and/or seal including structural, mechanical, electrical, fire protection, or civil engineering as required.
- **Licensed Architect review**, approval, and/or seal of all design documents.
- **Cross Section** 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 is typically completed by the construction contractor, but Vetruiex can manage this process and engage with a construction contractor to prepare this document.
- **Structural Drawings** which detail foundation plan (type, size, dimensions), floor and roof framing plans, columns, bearing walls, and structural details. The Structural Drawings are completed by a licensed structural engineer, but Vetruiex can manage this process and engage with the structural engineer to prepare this document.

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

- **Review of design and site plans for compliance** with applicable federal, provincial, municipal, and First Nation laws, codes, and regulations.
- **Borrower-side legal counsel** if financing the facility or site acquisition.
- **Real estate transactions** for purchasing land for industrial development.
- **Procurement management**, including Requests for Proposals (RFPs) and contract award processes.
- **Negotiation, drafting, and execution of Construction Contracts** for industrial facility builds.
- **Negotiation, drafting, and execution of Services Contracts** for site preparation, landscaping, or specialized industrial installations.
- **Permit, licensing, and rezoning applications**, including regulatory submissions and compliance support.
- **Dispute resolution services**, including mediation, arbitration, or court proceedings if conflicts arise during development or construction.



### **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.