DEVELOPER & BUILDER PRIMER

Build faster. Reduce site complexity. Gain control earlier.

PrimeFab helps developers and builders replace fragmented, site-built envelope work with a factory-planned path to dry-in, reducing weather exposure, labour dependency, trade congestion, and schedule risk. One platform, two project-fit pathways.

PRIMEFAB PLATFORM TWO PROJECT-FIT PATHWAYS

PrimePanel

Wood-based structural panels

LOW- & MID-RISE

Scalable housing. Low- and mid-rise residential, six-storey, mass timber, multiplex, multifamily, townhomes, community & affordable housing.

PrimeWall

Unitized window-wall

MID- & HIGH-RISE

Non-combustible at height. Mid-rise, high-rise, retrofit, ICI & high-performance façades.

01 · SPEED

Days, not weeks

to a weather-tight envelope

02 · LABOUR

Less on-site labour

fewer trades stacked on site

03 · QUALITY

Factory-built

tight, repeatable tolerances

04 · PLATFORM

One platform

the full building envelope

05 · SCALE

100,000 ft²

Midland, ON facility

02 THE CONVENTIONAL PROCESS IS UNDER PRESSURE

The path from framing to weather-tight is where projects lose time, money, and certainty.

Conventional framing is exposed, sequential, and dependent on conditions no schedule can fully control: weather, labour availability, and trade coordination. Every week of exposure between forming and dry-in adds carrying cost, deficiency risk, and pressure on occupancy dates.

01 · WEATHER

Open framing sits in rain, snow, and humidity

Lumber warps and swells, drying time stretches, and quality control becomes a function of forecast.

02 · MATERIAL

Lumber and components stage on a crowded site

Skids land outdoors, get moved repeatedly, and accumulate damage long before they're installed.

03 · LABOUR

Schedule is hostage to framing crew availability

Skilled framers are stretched thin. A two-week labour gap becomes a two-week schedule slip.

04 · TRADES

Sequential trades create coordination risk

Framing, wrap, scaffold, windows, cladding. Each handoff is an opportunity for rework and delay.

05 · WASTE

Disposal bins, debris, and congestion slow the site

Cuts, offcuts, and damaged materials accumulate. Crews lose hours navigating clutter and clean-up.

06 · COST

Every week of exposure costs you twice

Carrying costs, insurance, financing, and delayed occupancy compound long before revenue starts.

> **Conventional construction isn't broken, it's just under pressure. Tighter labour, tighter schedules, and tighter capital all want the same thing: a faster, more predictable path to enclosure.**

PROJECT SPOTLIGHT

≈4,000 sq ft addition. Enclosed in one week.

In Hanover, PrimeFab delivered the panelized envelope for an addition to an existing building: 9 floor panels, 28 exterior wall panels with WRB and windows pre-installed, and 66 interior partition panels, all MEP-coordinated for a smoother, faster install.

≈4,000	103	1 week
SQ FT ADDITION	PANELS DELIVERED	DELIVERED

03 THE PRIMEFAB RESPONSE

Move the envelope into the factory. Move certainty back into the schedule.

PrimeFab consolidates framing, sheathing, air and weather barrier, and optional insulation, windows, and cladding into a single crane-ready unit, manufactured indoors and delivered to site sequenced to your erection plan. The result is fewer trades on site, fewer weather-dependent activities, and a predictable path from structure to enclosure.

01 **Key envelope work moves into a controlled factory**
Indoor fabrication on precision tables. No weather exposure, no warped lumber, no day-of-pour improvisation.

02 **Pre-planned, pre-assembled panels arrive site-ready**
Crane-ready units, pre-drilled connections, and labelled, sequenced delivery, engineered for repeatable install.

03 **Fewer site-dependent activities on the critical path**
Structure, sheathing, and WRB land as one assembly. Multiple framing and weatherization steps collapse into one lift.

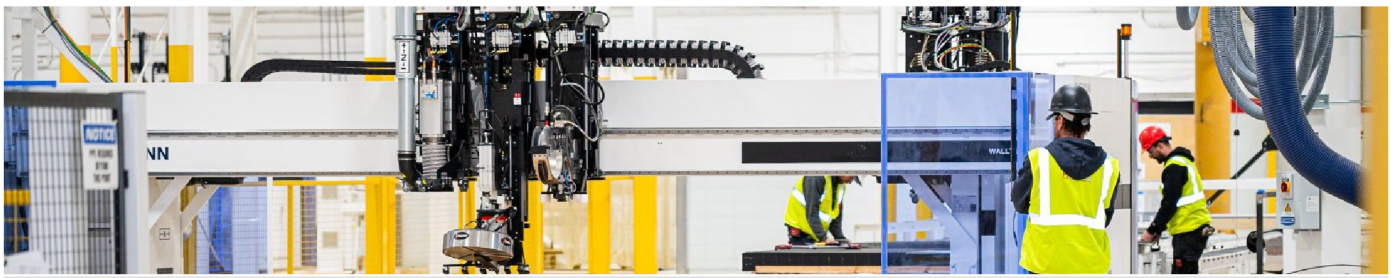
04 **Faster dry-in and weather-tight enclosure**
Floors close in days, not weeks, pulling interior trades forward and shortening the entire build cycle.

05 **Repeatable quality across panels and projects**
Factory tolerances, consistent airtightness detailing, and reduced thermal-bridging risk through LSL framing.

06 **Plan labour, sequencing, and delivery with confidence**
A fabrication slot and delivery date you can build a schedule around. Fewer surprises between drawings and dry-in.

> PrimeFab doesn't just supply panels. We help project teams simplify the path from structure to enclosure, protecting schedule, carrying cost, and occupancy dates.

CRITICAL PATH ACTIVITY	CONVENTIONAL SEQUENCE	PRIMEFAB SEQUENCE
Framing exposure	Lumber sits in rain, snow, humidity	FACTORY-BUILT **Built indoors, weather-protected from cut to delivery**
Weather-tight enclosure	Weeks of framing + wrap + window install	DAYS, NOT WEEKS **Structure, sheathing, WRB & optional windows arrive as one unit**
Trades on critical path	Framing, wrap, scaffold, windows, cladding, sequential	FEWER TRADES **Envelope scope consolidated; crane-assisted install in one sequence**
Schedule predictability	Variable; weather- and labour-dependent	PLANNED **Locked fabrication slot and sequenced delivery date**



04 WHICH SYSTEM FITS YOUR PROJECT?

One platform. Two project-fit pathways.

Built on Triumph's vertically integrated envelope expertise, PrimeFab gives project teams one platform with two purpose-built pathways: PrimePanel for scalable, wood-based housing, and PrimeWall for taller, non-combustible, high-performance envelopes. The right pathway is selected on building type, performance goals, and construction strategy, not pulled from a catalogue.

LOW-RISE · MID-RISE · MASS TIMBER · MULTIPLEX

PrimePanel / Wood-Based Structural Panels

Factory-built, precision-framed wood-based panel system: crane-ready, pre-drilled, pre-assembled. Built for scalable housing, mass timber, six-storey residential, multiplexes, multifamily, townhomes, community, affordable, and high-performance infill.

EFFECTIVE R	APPLICATION	ENCLOSURE
Up to R-32	**Up to 6 storeys**	**Days, not weeks**

BEST-FIT APPLICATIONS

- Low-rise & mid-rise residential, incl. six-storey
- Mid-rise with mass-timber structure
- Multiplexes, multifamily & townhome clusters
- Affordable, community & Indigenous housing
- Accelerated infill, educational & civic

BUILDER OUTCOMES

- Crane-ready, pre-drilled, pre-assembled
- Fewer trades on the critical path
- Cladding-ready; high-insulation / PH-aligned options
- Predictable fabrication and delivery

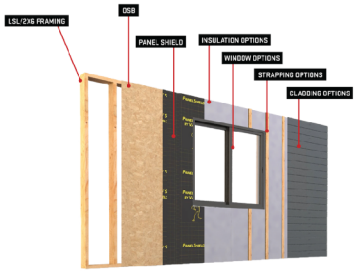


FIG. 01 · PRIMEPANEL REPRESENTATIVE ASSEMBLY — LSL/2×6 · SHEATHING · WRB · INSULATION · CLADDING

MID-RISE · HIGH-RISE · RETROFIT · ICI · FAÇADES

PrimeWall / Unitized Window-Wall

Non-combustible, prefabricated unitized wall system that integrates frame, insulation, glazing, and cladding for projects that need a high-performance wall system at height.

EFFECTIVE R	CLASS	WEIGHT
Up to R-46	**Non-combustible**	**~12 lbs/sq ft**

BEST-FIT APPLICATIONS

- Mid-rise and high-rise residential
- Mixed-use developments
- ICI and institutional projects
- Retrofit and over-cladding programs
- Mass-timber and high-performance façades

PROJECT OUTCOMES

- Integrated frame, insulation, glazing, cladding
- Faster, predictable enclosure at height
- Strong fit for low-TEDI / Passive House targets
- Reduces crane picks and trade overlap

FIG. 02 · PRIMEWALL UNITIZED ASSEMBLY — FRAMING · HOOK & RAIL · INSULATION · GLAZING · CLADDING

05 INSIDE PRIMEPANEL · MARKETS, ASSEMBLY & CLADDING

Built for scalable, high-performance housing.

PrimePanel is a factory-built, precision-framed wood-based panel system designed for **low-rise and mid-rise residential** projects, including **mass-timber structures, six-storey housing, multiplexes, multifamily developments, townhomes, community, affordable & Indigenous housing,** and **accelerated infill**, with high-insulation and Passive House-aligned envelope strategies where required.

Representative PrimePanel Assembly Options

STANDARD COMPONENTS

LSL / 2×6 Framing Core
Top/bottom plates and end caps with 2×6 stud cavity

Sheathing
Structural sheathing for rigidity and load transfer

Air & Weather Barrier
Factory-applied WRB membrane; taped joints for airtightness continuity

CONFIGURATION OPTIONS

Insulation
Continuous exterior mineral wool or rigid foam

Strapping
Ventilated rainscreen strapping options

Window Integration
Pre-installed or rough-in; pre-flashed openings

Cladding
Terracotta, FC, Metal, Wood, and more

EXPANDED OPTIONS

Interior Partitions
Factory-built partition panels available

Subfloor Panels
Integration for floor assemblies

Triumph Products
Optional compatibility with Triumph roofing, glazing, and cladding

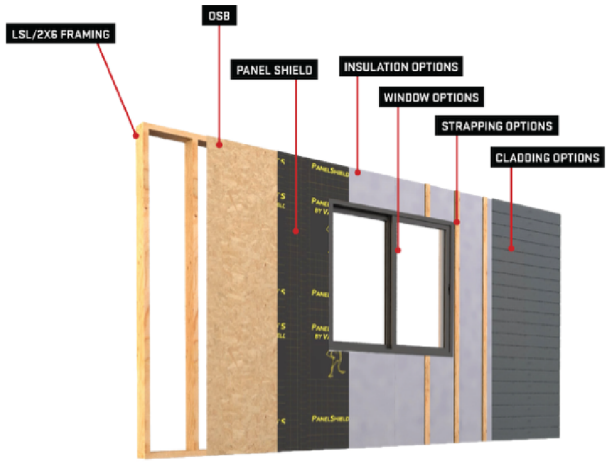
Assembly shown for representative purposes only. Sheathing, insulation, window integration, and cladding configurations vary by project requirements, design intent, engineering review, and fabrication scope.

ENVELOPE VALUE BEYOND FRAMING

Cladding-Ready by Design.

PrimePanel can be configured with project-specific cladding options, supported by Triumph's in-house cladding expertise. Depending on project scope, panels can be delivered as cladding-ready assemblies or coordinated with optional factory-applied cladding strategies; helping reduce site sequencing, trade overlap, and weather-dependent work.

TERRACOTTA | FC | METAL | WOOD | PROJECT-SPECIFIC | CLADDING-READY



06 THE DEVELOPER & BUILDER WORKFLOW

A planned path from drawings to dry-in, built around your schedule.

Every PrimeFab engagement starts with a Project-Fit Review and progresses through a defined, repeatable workflow. You get clarity on scope, budget, and delivery before you commit to a fabrication slot.

01
Project-Fit Review
Storey count, scale, location, and timeline screened against PrimePanel and PrimeWall fit.

02
Drawing & Scope Review
Architectural & structural review against panelization opportunity and envelope scope.

03
Envelope Strategy
Panel breakdown, sequencing, and integration with roofing, glazing, and cladding scope.

04
Budget & Schedule Alignment
Rough-order budget, fabrication slot, and delivery cadence locked against your erection plan.

05
Factory Fabrication
Panels built in Midland on precision tables: pre-drilled, labelled, and shrink-wrapped.

06
Delivery & Install Support
Sequenced delivery, crane-assisted install, and on-site coordination with your framing partner.

DRAWINGS IN — WEATHER-TIGHT OUT

SCHEDULE
Predictable fabrication & delivery dates
A planned, factory-driven cadence that protects the critical path and occupancy dates.

LABOUR
Fewer trades, less coordination drag
Envelope scope consolidated into one crane-assisted sequence, with less trade stacking and coordination risk.

QUALITY
Factory tolerances on every panel
Repeatable airtightness detailing and consistent thermal performance.

COST
Schedule certainty protects ROI
Earlier dry-in can reduce carrying-cost exposure and support a faster path to occupancy.

NEXT STEP · 01
Send drawings for a Project-Fit Review.
Architectural and structural drawings, project type, location, and target enclosure date.

NEXT STEP · 02
Request a Midland facility tour.
See PrimePanel and PrimeWall in production at our 100,000 ft² advanced manufacturing facility.

NEXT STEP · 03
Review the PrimePanel & PrimeWall data sheets.
Technical performance, assembly options, and specification reference, available at primefab.ca/prefabricated-products/resources.

07 CASE STUDY · PRIMEPANEL IN THE FIELD

2,100 sq ft delivered. Three days on site.

Muskoka Beach Road is a 2,100 sq ft residential build delivered to a rural lot in Ontario's cottage country. A full PrimePanel building envelope assembled on site in three days, more than two weeks faster than a conventional stick-frame schedule.

■ PRIMEPANEL ■ RESIDENTIAL ■ REMOTE SITE ■ R&D BUILD

DAY 01 CRANE-ASSISTED SET · PANELIZED ENVELOPE ARRIVING ON A RURAL LOT

LOCATION

Muskoka, Ontario

Rural cottage-country lot · remote-access logistics

SCOPE

2,100 sq ft

Complete structural envelope · walls, roof, subfloor, partitions

DURATION

3 days on site

Vs. ~3 weeks for an equivalent stick-frame schedule

SYSTEM

PrimePanel full envelope

Pre-installed windows, roof panels, subfloor, interior partitions

The build served a dual purpose: a fully functional residence, and a live R&D site for PrimeFab's systemized approach to panelized construction. The full envelope - exterior wall panels with pre-installed windows, interior partitions, subfloors, and prefabricated roof panels was manufactured off-site and crane-set in a clean, sequenced install.

The site stayed clean. Waste was minimal. Trade overlap was eliminated. And the team validated PrimeFab's ability to deliver a high-quality prefabricated envelope on schedule, even in less accessible environments.

The same system scales. The speed, full-envelope delivery, and factory quality proven here apply directly to multifamily, multiplex, six-storey, and community-housing programs, where repeatable panels compound the schedule advantage across every floor.

DAY 02 · ENVELOPE UP

DAY 03 · ROOF PANELS SET

R&D · 01

Load tolerances and structural performance verified across the full panelized assembly.

R&D · 02

Weather-resistant barrier (WRB) application methods tested for factory continuity and field-sealed joints.

R&D · 03

Panel storage and transportation logistics refined for remote-access delivery sequences.

08 PROOF & NEXT STEP

A complete envelope partner, backed by 38+ years of Triumph experience

PrimeFab is a division of Triumph Group of Companies. Our 100,000 ft² Midland, Ontario manufacturing facility is paired with in-house manufacturing and installation expertise across roofing, glazing, cladding, and envelope systems, so the envelope arrives as one coordinated scope, not a chain of subcontracts.

100,000 FT² · MIDLAND, ON ADVANCED MANUFACTURING FLOOR

FACILITY MIDLAND, ONTARIO

EXPERIENCE

38+ years

Triumph Group experience across roofing, cladding, glazing, and envelope construction.

MANUFACTURING

100K ft²

Advanced manufacturing facility in Midland, Ontario, purpose-built for prefab envelope systems.

PLATFORM

One scope

Roofing, glazing, cladding, and panelized envelope manufacturing, under one accountable partner.

MADE IN

Ontario

Ontario-built, Canadian-made: qualifying domestic content for federal and BPS procurement.

WHY DEVELOPERS & BUILDERS CHOOSE PRIMEFAB

- Faster enclosure and a faster path to occupancy
- Reduced site labour and trade coordination
- Cleaner, safer, less-congested jobsites
- More predictable schedules and tighter cost control
- One accountable partner for the building envelope

CAPABILITY STACK

- **PrimePanel:** wood-based structural panels for low- and mid-rise residential
- **PrimeWall:** unitized non-combustible wall system, mid- to high-rise
- **Glazing & Cladding:** integrated factory or site-applied options
- **Roofing:** Triumph's in-house manufacturing and installation
- **Engineering & Drafting:** envelope detailing handled in-house

Send us your drawings for a Project-Fit Review.

Tell us what you're building, we'll tell you which scope fits.

SCAN FOR PRIMEFAB.CA

SEND US, TO GET STARTED:

- Drawings (architectural & structural)
- Project type and location
- Timeline & target enclosure date

EMAIL info@triumphinc.ca

PHONE 416-534-8877