



MultiFamily & Infill Developments



Quality

Reliable

Trustworthy

Professional

Innovative



Thank you for considering HERAUF MODULAR for your residential project. We're pleased to share this information package, which includes an overview of Herauf Modular, sample layouts, and to help guide your next steps.

Whether you're planning a new home, multi-level build, infill project, lake home, or adding a backyard suite or recreational space, our modular solutions are designed to meet a wide range of residential needs. Each unit is built with durable materials and expert craftsmanship to ensure comfort, quality, and long-term performance.

Inside this package, you'll find our standard specs, warranty details, and preliminary design. Once you've had a chance to review, we're happy to answer any questions and work with you to tailor the unit to your vision.

From design to delivery, we're committed to supporting you every step of the way. Once your selections are finalized, we'll provide a detailed quote, timeline, and all the necessary info for delivery, installation, and post-delivery support.

Thank you again for considering HERAUF MODULAR. We look forward to bringing your project to life.

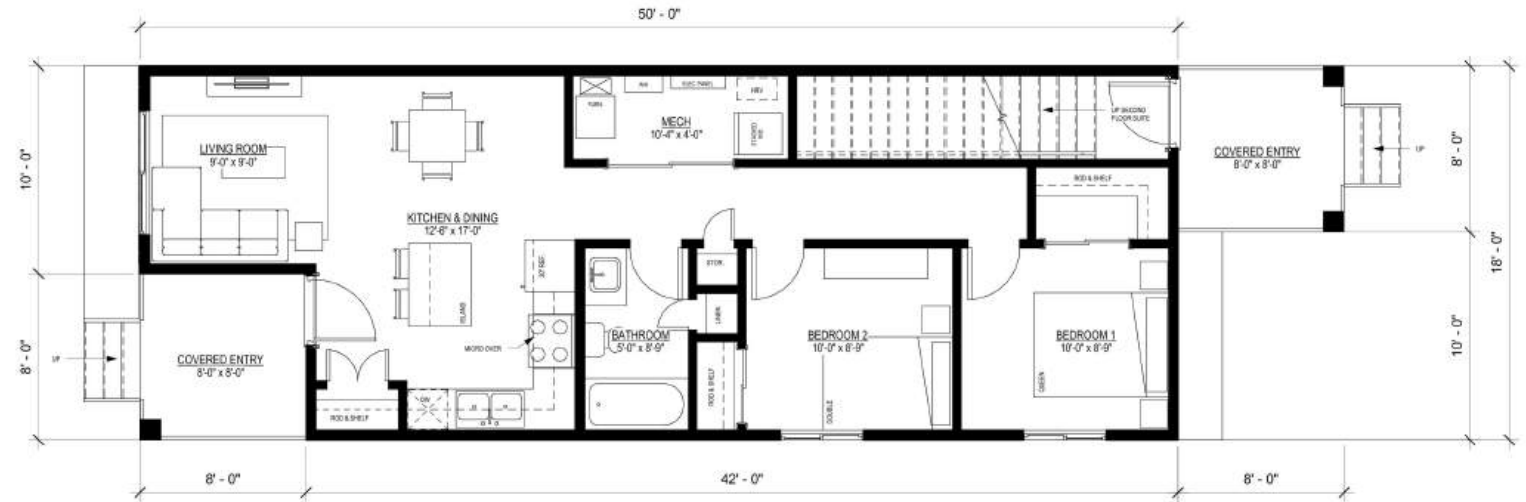
Warm regards,
The Herauf Modular Team



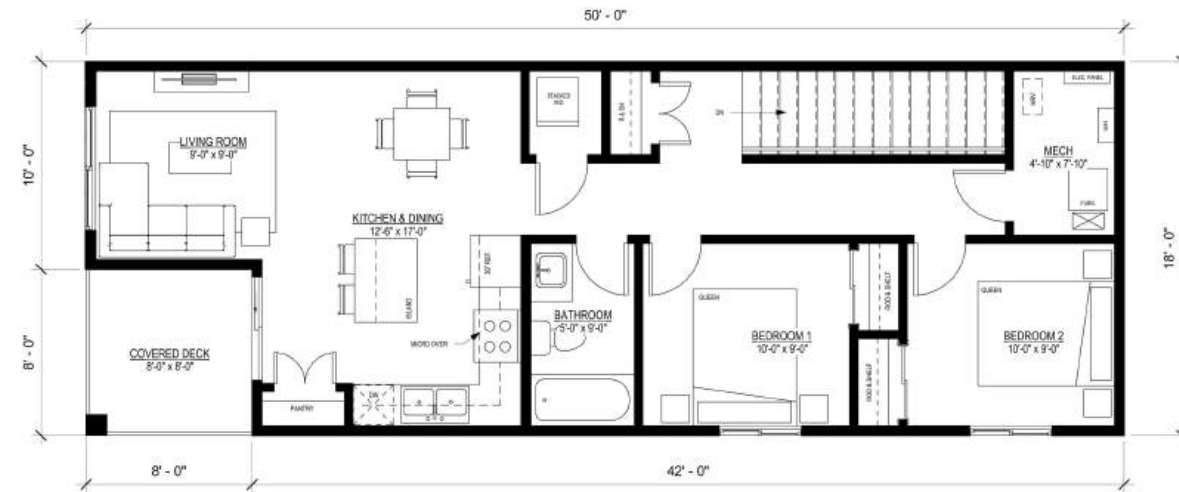
Duplex

50' x 18'

2 Bedroom
1 Bathroom
Walk-In-Closet
Open Concept
Separate Entrances



1 MAIN FLOOR SUITE
1/4" = 1'-0"



2 SECOND FLOOR SUITE
1/4" = 1'-0"

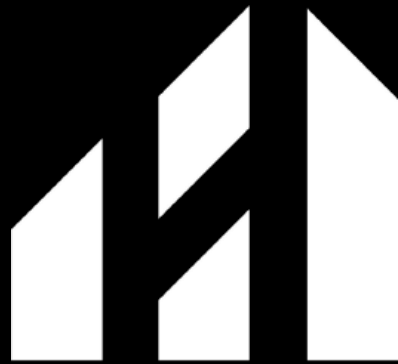


HERAUF
MODULAR

Triplex One

50' x 18'

2 Bedroom
1 Bathroom
Walk-In-Closet
Open Concept
Separate Entrances



HERAUF
MODULAR



1 BASEMENT SUITE
3/16" = 1'-0"



2 MAIN FLOOR SUITE
3/16" = 1'-0"



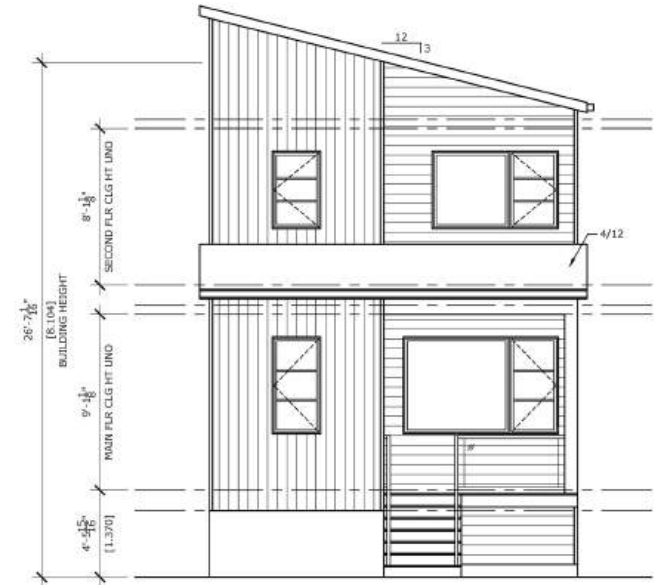
3 SECOND FLOOR SUITE
3/16" = 1'-0"



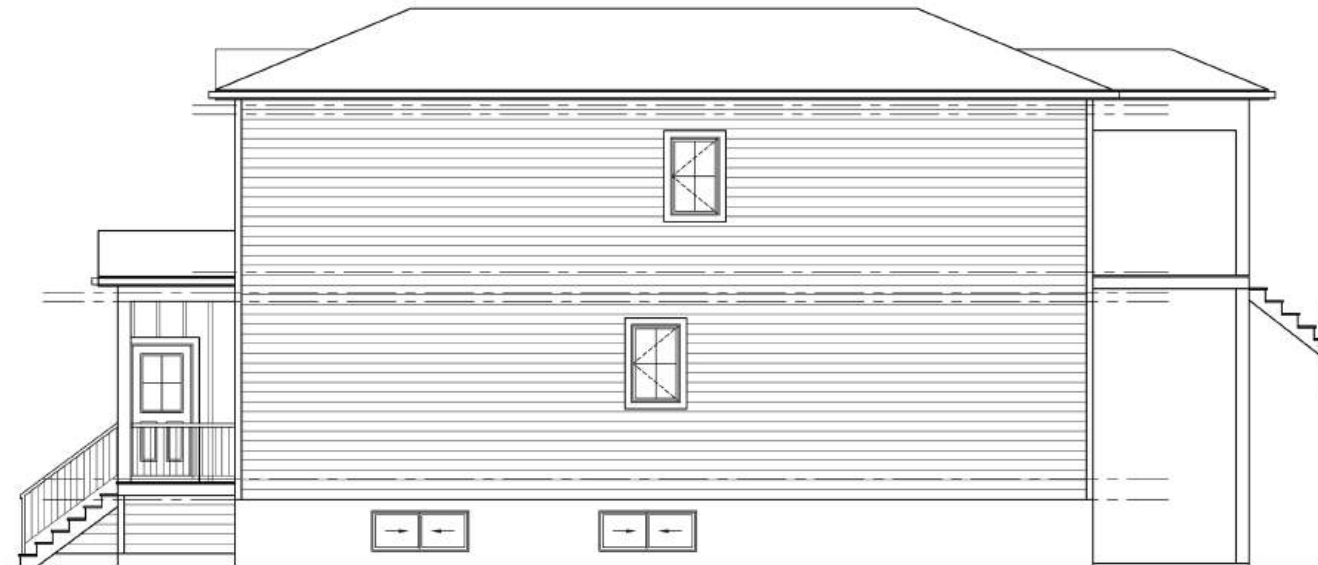
FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION: OPTION #2
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION: OPTION #3
SCALE: 1/4"=1'-0"



Urban Solutions



Quality

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Four-Plex

50' x 18'
900 Sqft. Per Suite

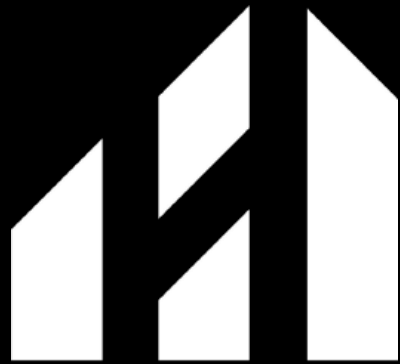
2 Bedroom
1 Bathroom
Walk-In-Closet
Open Concept
Separate Entrances



1 MAIN FLOOR SUITES 1 & 2
3/16" = 1'-0"



2ND FLOOR SUITES 3 & 4
3/16" = 1'-0"



HERAUF
MODULAR

5-Plex

18' x 40'
1440 Sqft. Per Suite
Main Floor

2 Storeys
3 Bedroom
3 Bathroom
Walk-In-Closet
Open Concept



1 MAIN FLOOR
3/16" = 1'-0"



HERAUF
MODULAR



5-Plex

18' x 40'

1440 Sqft. Per Suite

Second Floor

2 Storeys

3 Bedroom

3 Bathroom

Walk-In-Closet

Open Concept



② SECOND FLOOR
3/16" = 1'-0"



HERAUF
MODULAR



10-Plex

18' x 50'

Main Floor Suites

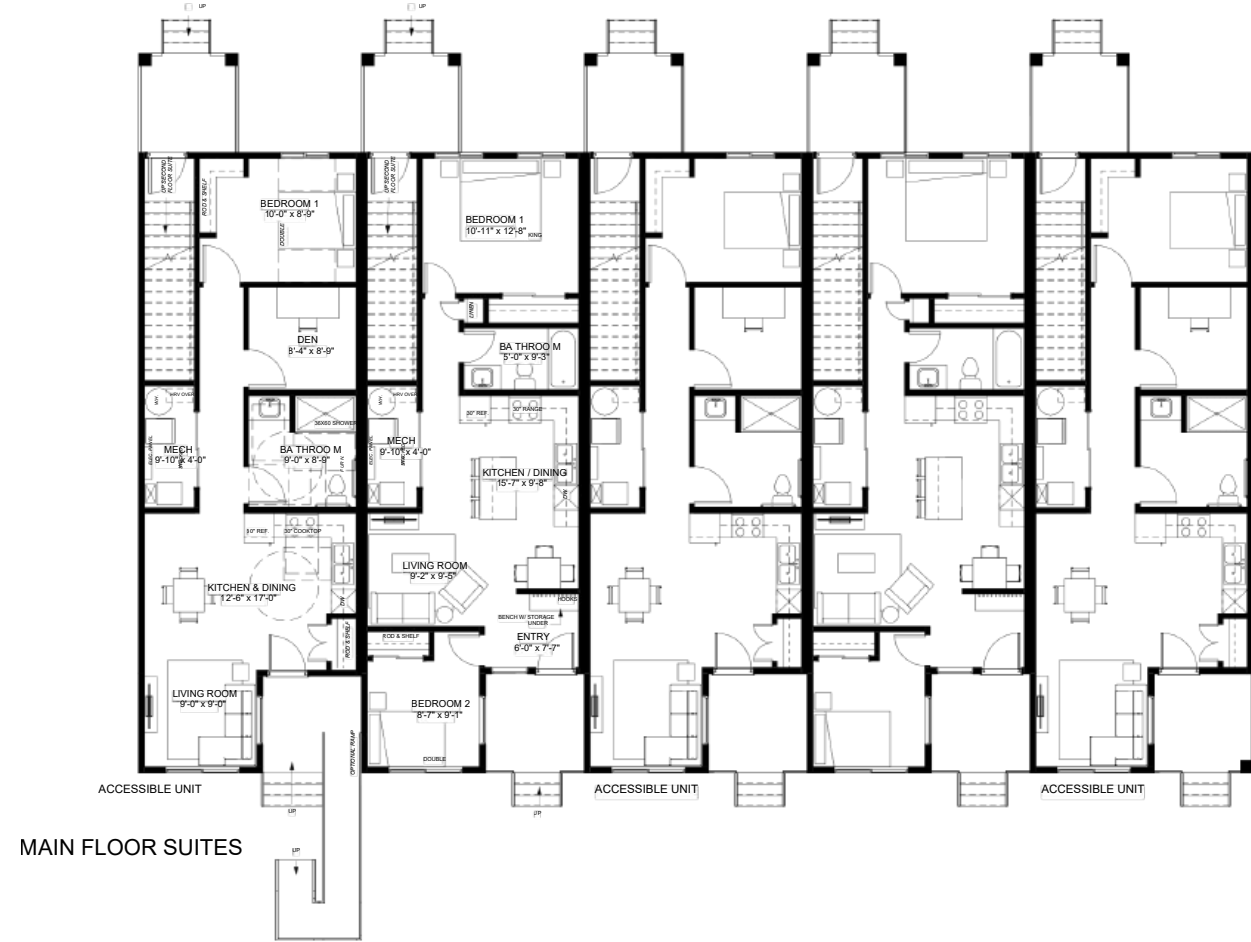
2 Bedroom

1 Bathroom

Accessible Options w/

Den & Bedroom

Open Concept



HERAUF
MODULAR



10-Plex

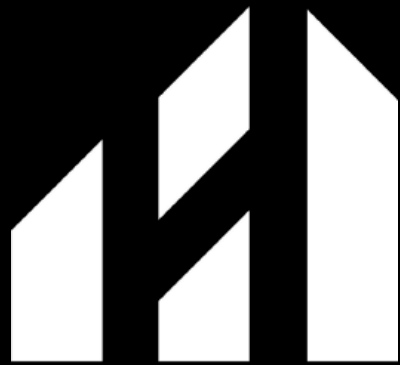
18' x 50'

Second Floor Suites

2 Bedroom
1 Bathroom
Open Concept



SECOND FLOOR SUITES



HERAUF
MODULAR

12-Plex

18' x 40'

Main Floor Suites

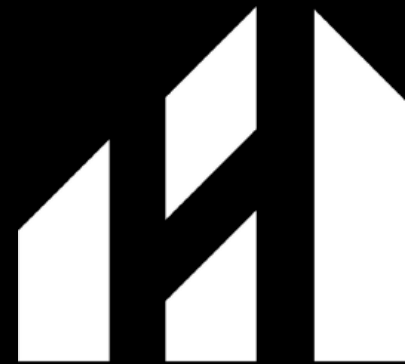
2 Bedroom

1 Bathroom

Accessible Options w/

Den & Bedroom

Open Concept



HERAUF
MODULAR



12-Plex

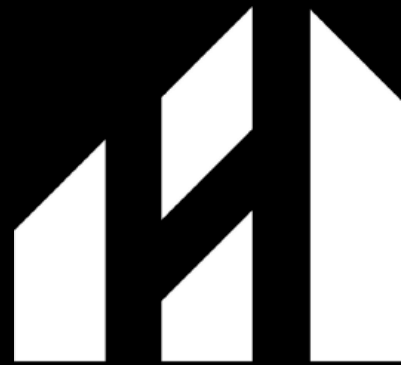
18' x 40'

Second Floor Suites

2 Bedroom
1 Bathroom
Open Concept



SECOND FLOOR SUITES



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Modular Complex

116' x 85'

Cafeteria
Recreation Area
Senior Living
Youth Transition



MAIN FLOOR PLAN

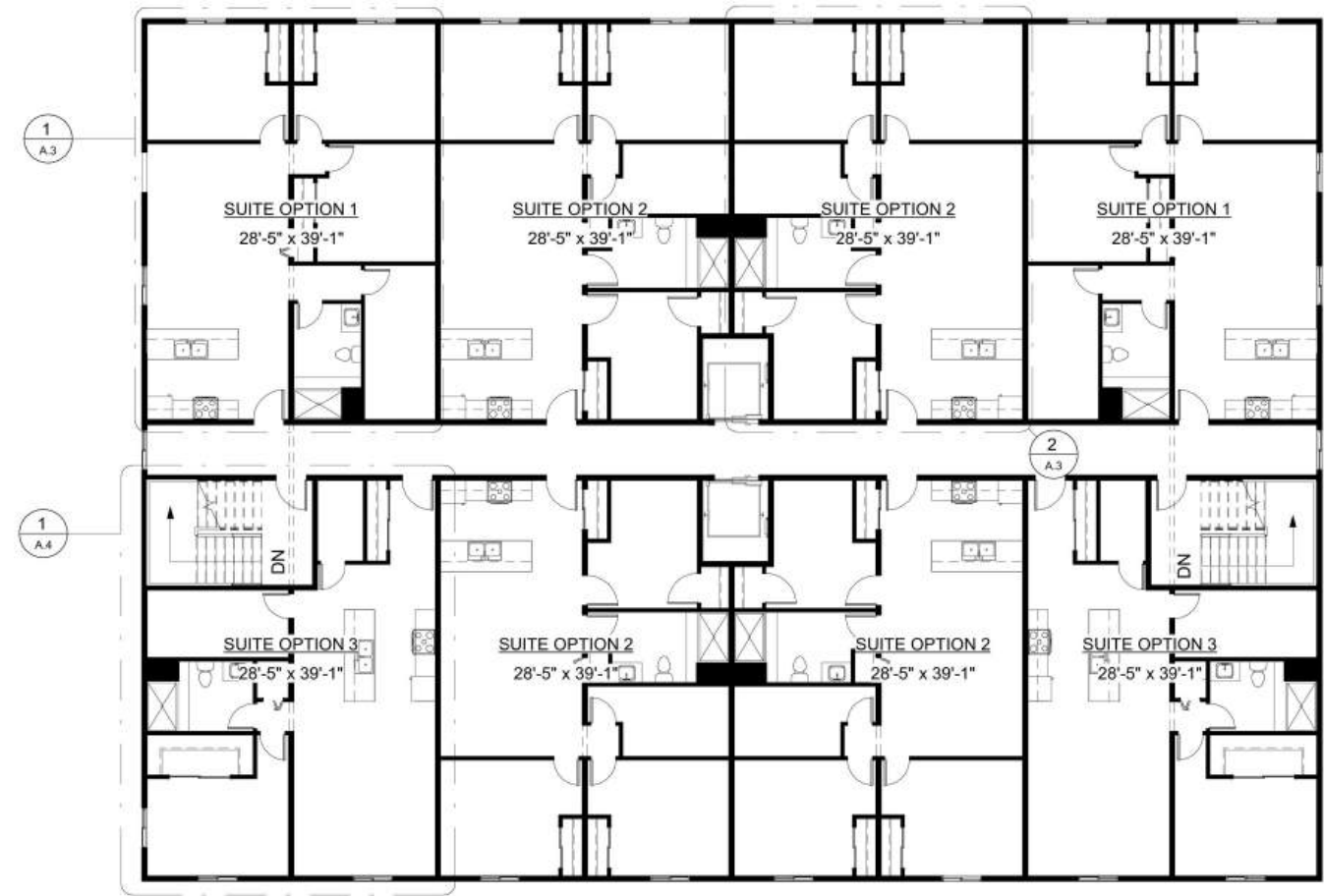


HERAUF
MODULAR

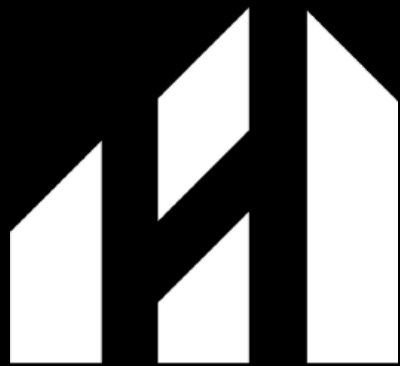
Modular Complex

116' x 85'

8 Suites



SECOND FLOOR PLAN

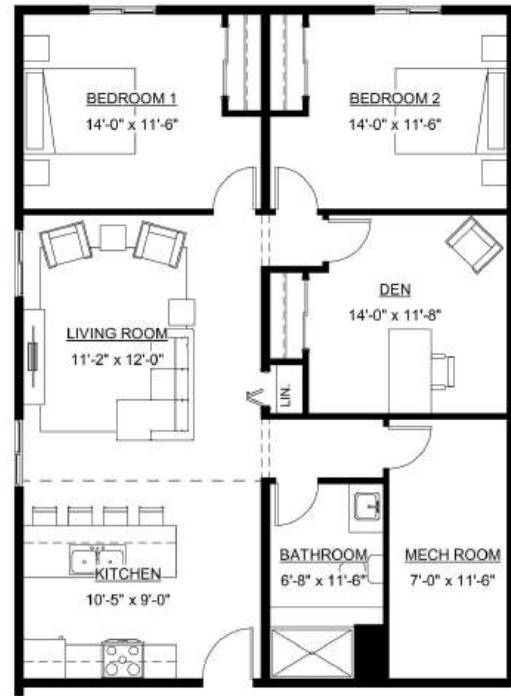


HERAUF
MODULAR

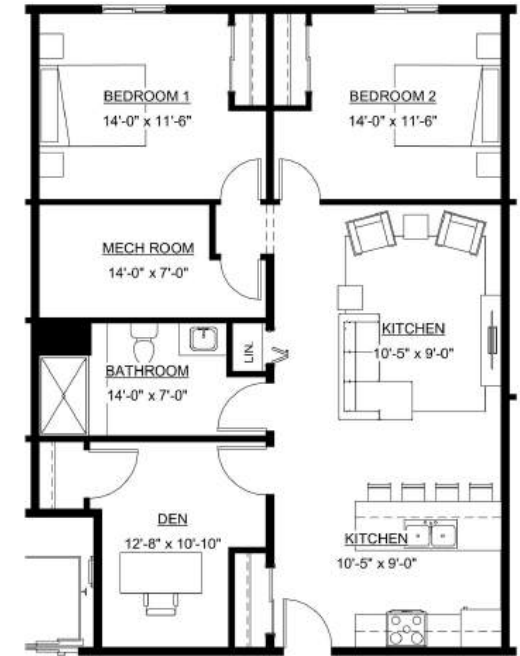
Modular Complex

30' x 40'

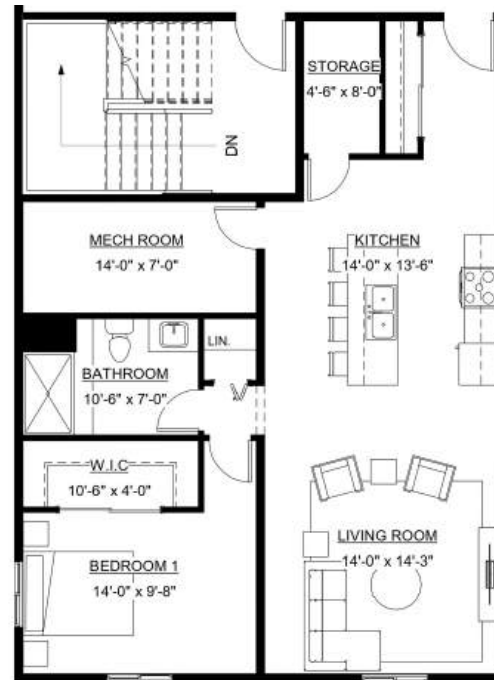
2 Bedroom & Den
1 Bedroom
1 Bathroom
Open Concept



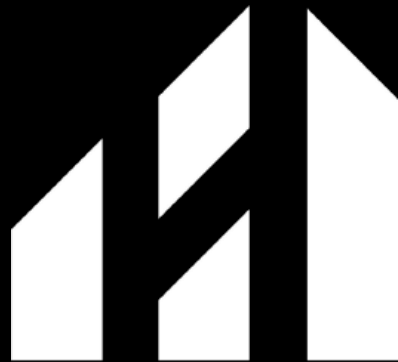
1 SUITE OPTION 1
3/16" = 1'-0"



2 SUITE OPTION 2
3/16" = 1'-0"



1 SUITE OPTION 3
3/16" = 1'-0"



HERAUF
MODULAR

HERAUF MODULAR SPECIFICATIONS

Superior Construction

- 1/2" plywood underbelly
- Underbelly metal floor cap
- Engineered roof trusses @ 24" OC · 2"x 4" Interior walls @ 24"OC
- 2"x 6" exterior walls @ 16" OC
- 2" x 10" floor Joists @16" OC
- 3/4" tongue & groove subfloor
- 7/16" wall & roof sheathing
- Insulation R - Value Floor R-32
- Insulation R - Value Walls R-24
- Insulation R - Value Roof R-60
- 6ml vapour barrier (CGSB)

Mechanical & Plumbing

- 30 or 40 Imperial gallon electric water heater (pending size of unit)
- Electric ductless A/C or natural gas forced air furnace (either one is optional)
- HRV (Heat Recovery Ventilator) & exhaust system
- Moen single-lever faucets c/w pressure-balanced shower valve
- 1-piece tub/shower c/w curved rod (optional) 1 piece 4' shower c/w glass sliding doors
- Low-flow toilet
- Dishwasher hookup
- Washer and Dryer Hookup

Maintenance Free Exteriors

- Vinyl Siding (metal siding optional)
- Tyvek House wrap
- Pre-finished 12" Eaves
- Pre-finished 6" fascia
- 36" steel insulated ext. door c/w PVC jamb - Standard White
- 5" Eavestrough
- Architectural Asphalt Shingles (metal standing seam roof optional)
- PVC Triple Pane (low E) c/w venting sliders & PVC jambs - Standard White

Electrical

- 100 Amp Electrical Panel (Standard) Electric fan forced wall heaters
- 2Exterior GFI receptacles
- 1.5" Conduit Raceway to electrical panel for future electrical service
- GFCI-protected receptacles in bathroom
- GFCI-protected receptacles in kitchen
- AFCI-protected receptacle
- 1 Heat trace receptacle
- Smoke/Carbon Monoxide alarms Interior
- LED pot lights
- Exterior LED lights

Interior Decor

- Custom Cabinets
- Superior Vinyl Plank Flooring
- Bathroom vanity & mirror
- Weiser brushed nickel door hardware
- Berkley Contemporary interior doors
- Interior & Exterior client selections

Warranty & Certifications

- 1 Year comprehensive
- 2 Year Mechanical
- 5 Year Envelope Seal





Foundations

When building a prefab modular home in Canada, the foundation is critical to the stability and longevity of the structure. The right foundation depends on site-specific factors like soil type, climate, function, and budget. Built Prefab modular homes are designed to be placed on a variety of foundation types, ensuring flexibility and durability to meet your needs. At Herauf Modular we offer engineered steel skids, adjustable jack stands, grade beams and Piles.

Herauf Engineered Steel Skid

Choosing the engineered steel skid foundation with your HERAUF unit is truly the 'all in one' option, allowing for minimal site prep, ideal for easy relocation and no anchoring is required. Your Herauf unit can be placed on any level surface. and can be relocated on any surface.

Adjustable Jack Stands - Wood Cribbing

Engineered free standing jack stands, fast install and easy adjustments, anchoring may apply. Adjustable Jack Stands adapt easily to local site conditions, Jack Stands are designed by our engineers to be installed under the main beams of the home sections. Jack Stands are set on square footers or pads on the ground to spread the load from a pier over a larger area, making a more stable base. The square pad footers may be concrete, either poured in place or precast, and preservative-treated wood. The spacing of the piers and the allowable bearing capacity of the soil determine the size of the footer or pad. The piers typically vary depending on home design, local soil characteristics, and roof snow load.

Grade Beam - Crawl Space - Foundation - Slab on Grade - Full Basement

This option serves great utility providing you access to the underside of your home and offering insulation and protection from the elements. Much like a basement, a crawl space is created by excavating the appropriate area, pouring concrete piles or footings and then placing the grade beam foundation and floor. Once completed the home is craned onto the crawlspace and finished accordingly. Once completed all mechanical and electrical tie-ins are easily accessible under the building. A crawl space can be an economical solution to a basement and can even offer storage.

Helical Steel Piles - Concrete Piles

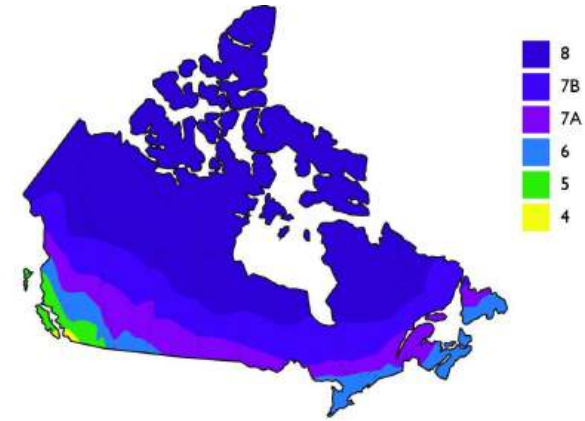
Piles are installed using a skid steer or similar machinery that simply turns the auger type pile into the ground until it reaches a tension specified by the engineer. Once all of the piles have been screwed in per plan, they are levelled off to laser precision. The screw pile method can be economical.

Our HERAUF product goes through Energy Efficiency modelling process focusing on our client's geographical region to best provide the highest level of energy efficiency, while creating comfortable living standards all year long. HERAUF products are designed and constructed to the highest level of "National Building Code", Sec on 9.36 (NBC) standard practice and delivered to meet up to Climate Zone 8. Fulfilling every region across Canada from Nova Scotia, Vancouver Island, Northwest Territories and Southern Prairies.

ROBINSON RESIDENTIAL

PERSONALIZING HOME DESIGN

Phone: (306) 352-6617
Toll Free: 1-877-352-6617



Herauf Modular employed Robinson Residential Design Inc. to run test models for residential building prototypes and confirm with certainty their energy compliance. Multiple rounds of testing were completed using ANSI/ASHRAE compliant software, Hot2000.

Robinson Residential Design, hereby confirms the current specifications Herauf Modular provided for building envelope, mechanical equipment, window & doors – for each offered residential type building, meet the requirements of the 2015 National Building Code of Canada, Division B, Sec on 9.36 energy modeling requirements of Zones 6, 7A, 7B & 8.

If you have further questions pertaining to the information supplied, or if you need further verification of this letter, please contact Robinson Residential Design using the contact information listed.

Sincerely, Faith Zwozdesky
Senior Architectural Technologist/ Energy Consultant
Robinson Residential Design Inc.

Faith Zwozdesky



Sustainable
Energy Solutions
Solar Power



Quality

Professional

Trustworthy

Reliable

Innovative



A Sustainable Solution for Today and Tomorrow

Reliable Renewable Energy

Harness solar power for consistent, low-cost energy. Smart technology manages your energy supply, ensuring reliability in all conditions.

Economic & Environmental Gains

Reduce operational costs with significant tax incentives and lower energy bills. Reinvest savings in your community and sustainability projects.

Resilient Operations

Our advanced solar solutions guarantee uninterrupted power, supporting critical systems even during outages. Maintain safety and productivity with ease.

Invest in Sustainability

Choose Herauf Modular's innovative solar solutions. Meet rigorous standards while securing energy independence and reducing environmental impact.

Tax Incentives

Businesses and residents investing in solar, battery energy storage, geothermal, and micro-grid technologies can benefit from the various tax incentive programs in Canada.



Ask us about our solar options for long-lasting community development. Together, we can build a greener tomorrow.



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info@Heraufmodular.com



Heraufmodular.com



Heraufenterprises.com

