



# HERAUF

## MODULAR



## MODULAR SOLUTIONS COAST TO COAST

Commercial | Residential | Recreational  
Industrial | Agricultural

**SINGLE MODULAR – MULTIPLEX MODULAR – MULTI LEVEL MODULAR  
SELF CONTAINED OR NON-SELF CONTAINED**

CONNECT WITH US

✉ [sales@Heraufmodular.com](mailto:sales@Heraufmodular.com)

🌐 [Heraufmodular.com](http://Heraufmodular.com)

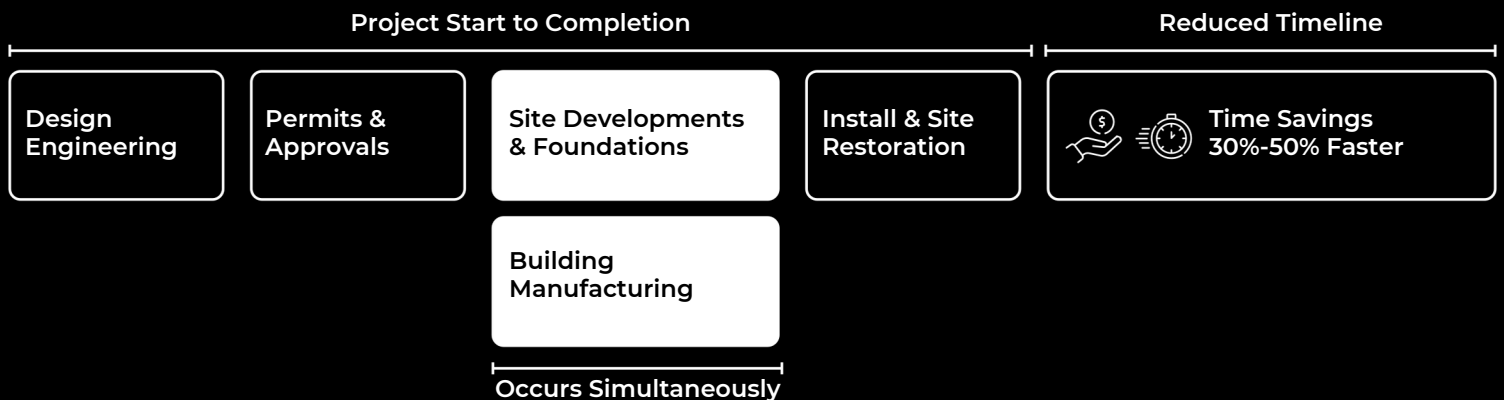


**Herauf** is committed to delivering exceptional customer service, professional workmanship, and competitive rates for every building we construct. This unwavering commitment has made us the modular building supplier of choice for clients throughout Canada. Whether you're looking for a relocatable building or a permanent structure, there is nothing we can't create and customize. A small guest house, shelter or studio, a full size home, a classroom, an office, or a multi-level complex, you are guaranteed a quality solution backed by years of expertise and innovation.

## How we save you time & money

Processes in the modular building schedule are done simultaneously, our on-site development team will build out the land and site while our manufacturing site completes the build of your unit, which significantly cuts down time to completion.

## Project Start to Completion



# 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)

## 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
- 5" Eavestrough
- Architectural Asphalt Shingles (metal standing seam roof optional)
- PVC Triple Pane (low E) c/w venting sliders & PVC jambs

## 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 Rear ejection toilet
- Shut off valves at all plumbing fixtures Dishwasher hookup (optional)
- Washer and Dryer Hookup (optional)

## Interior Decor

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

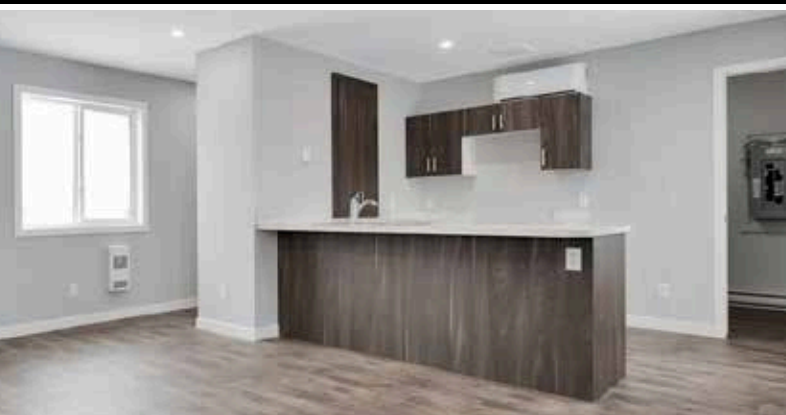
## Electrical

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

## Warranty & Certifications

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

# UPGRADES AVAILABLE

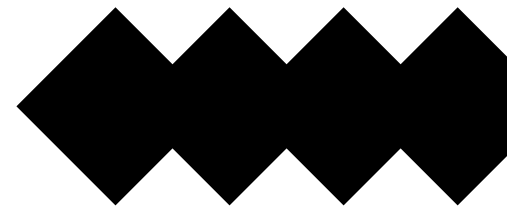


All homes are built to meet or exceed CSA A277 Building Codes as well as 2015 National Building Code, Section 9.36, Climate zones 8,7,6 & 6A. Option for "self-contained water & sewer".





# AVAILABLE UPGRADES



- Steel Skid Foundation System**
  - Engineered Steel I-beam skid frame c/w D Rings
- Self-Contained Herauf Tanking System Options**
  - 400 Gallon On-Board Sewer & Water System
  - 200 Gallon On-Board Sewer & Water System
- Heating & Cooling Package Options:**
  - Wood Stove Upgrade
  - Gas Furnace Upgrade
  - Forced Air - Air Conditioner
  - Ductless Air Conditioner
  - Electric Pump & Cooling System
- Roofing Package Options:**
  - Colour Options Available
  - Metal Upgrade
- Exterior Package Options**
  - Colour Options Available
  - Metal Upgrade
- Miscellaneous Options:**
  - Accessible Shower
  - Unit Length Deck Header
  - Variety of interior colour packages







Durable

Portable

Affordable

Customizable



Built to the Highest  
Building Standards



[Heraufmodular.com](https://Heraufmodular.com)



## Foundation Systems Options for a Herauf Modular Unit

When building a prefab modular home or building in Western Canada a major component of the building structure is your foundation. The foundation underpins the stability of the structure of your home and it's very important to choose a foundation that suits your needs.

The choice of your foundation depends on the type of soil at your site, function, environmental considerations and your budget. Climate is another factor to consider when choosing a foundation. Certain foundations do not perform well in areas with high water tables or cold temperatures.

Built Prefab modular homes can be placed on a variety of foundations.

### Herauf Engineered Steel Skid System

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 to relocation and no anchoring is required. Your Herauf unit can be placed on any level surface.

### Adjustable Jack Stands

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 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.

### 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.

### Crawl Space - 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 footings and then pouring the foundation walls 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,

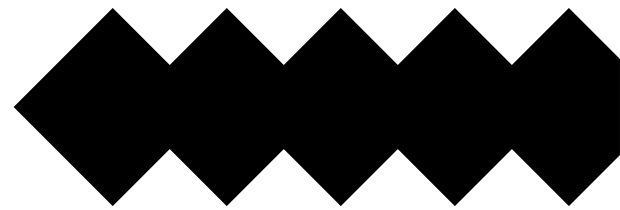








# DELIVERY



Once the construction of your Herauf Unit is complete in one of our manufacturing yards the final steps to preparations delivery begin, Our on-site team works with our clients to ensure the location is prepped, approved and ready for delivery.

The transportation and delivery process is executed with the utmost care to protect the modular unit from potential damage during transport and ensuring a seamless on-site delivery and installation ensuring customer satisfaction.

- **Pre-Delivery & Site Preparation:**

Our team provides support to ensure the land & site is prepared with an approved foundation & hook-ups, ready for a Herauf Unit to be delivered.

- **Safety & Protection:** A safe & controlled process ensures the structural integrity during transport. On-Time Arrival: We prioritize the optimum delivery with our clients in mind.

- **On Site:** Efficiently completing any assembly or installation of the unit at your site.

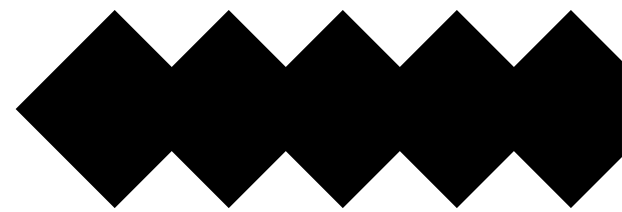
- **Final Inspection & Warranty:**

Thorough inspections are conducted to verify all components are properly installed meeting safety and regulatory requirements.

- **24/7 Customer Service:** Customer satisfaction is executed with communication from the start to finish of your personalized unit. Herauf customers become part of the Herauf family as we continue to monitor the unit and ensure your comfort.



# COMMERCIAL



- Retail Shops
- Cannabis Dispensary
- Hair Salon
- Offices for Construction Sites
- Electric Charging Station
- Post Office
- Laundromat
- Administration Office



Create Economic opportunities or expand on your current business, build resources in your community.

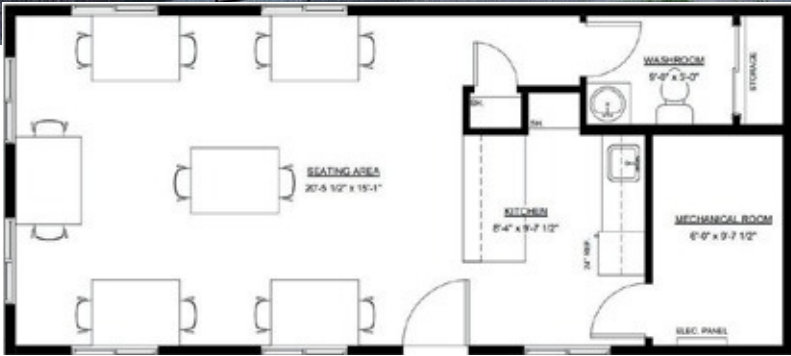
From consulting, design and engineering to construction, transportation and installation, we can handle every element of your project from start to finish.

This ensures a consistently high level of quality and attention to detail at every stage while eliminating the hassle of dealing with multiple providers.





COFFEE SHOP 16' x 36' - 651 sq ft

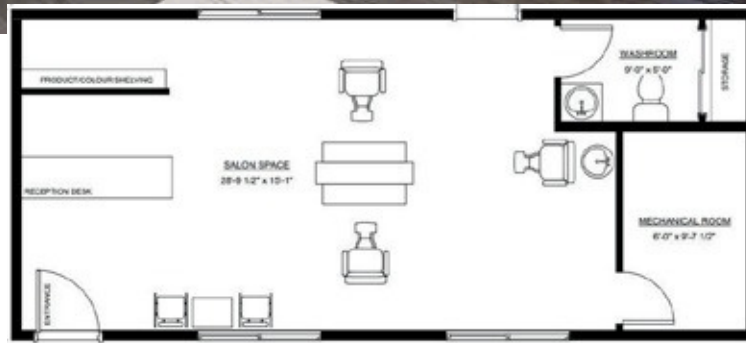
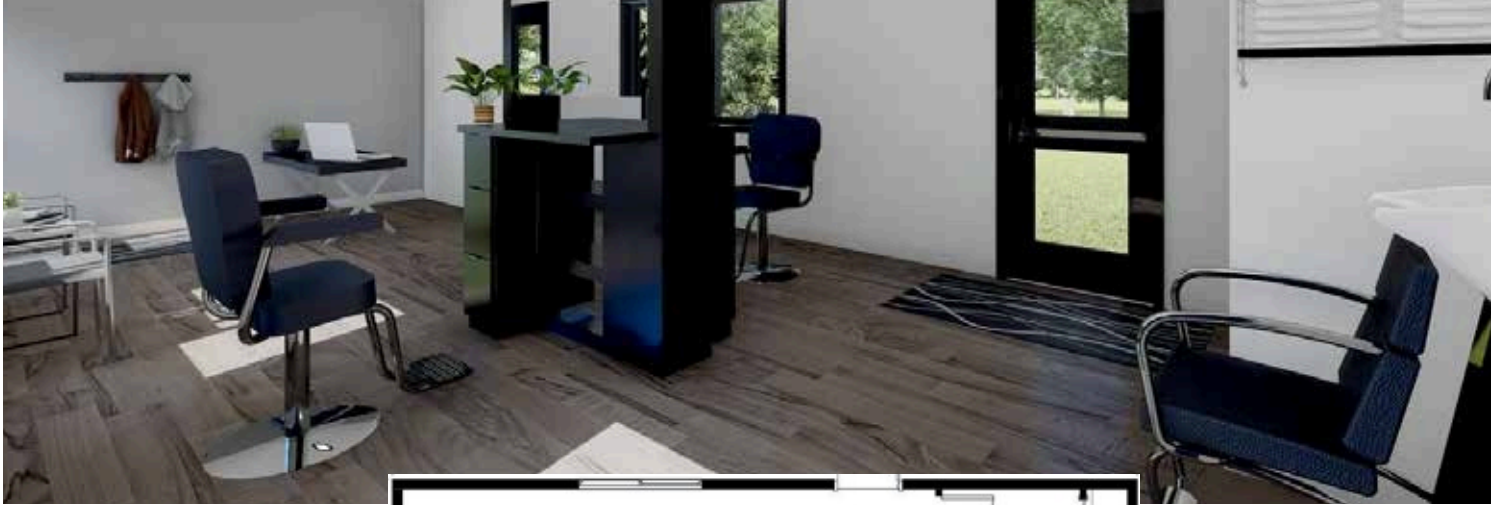


POST OFFICE 16' x 40' - 640 sq ft

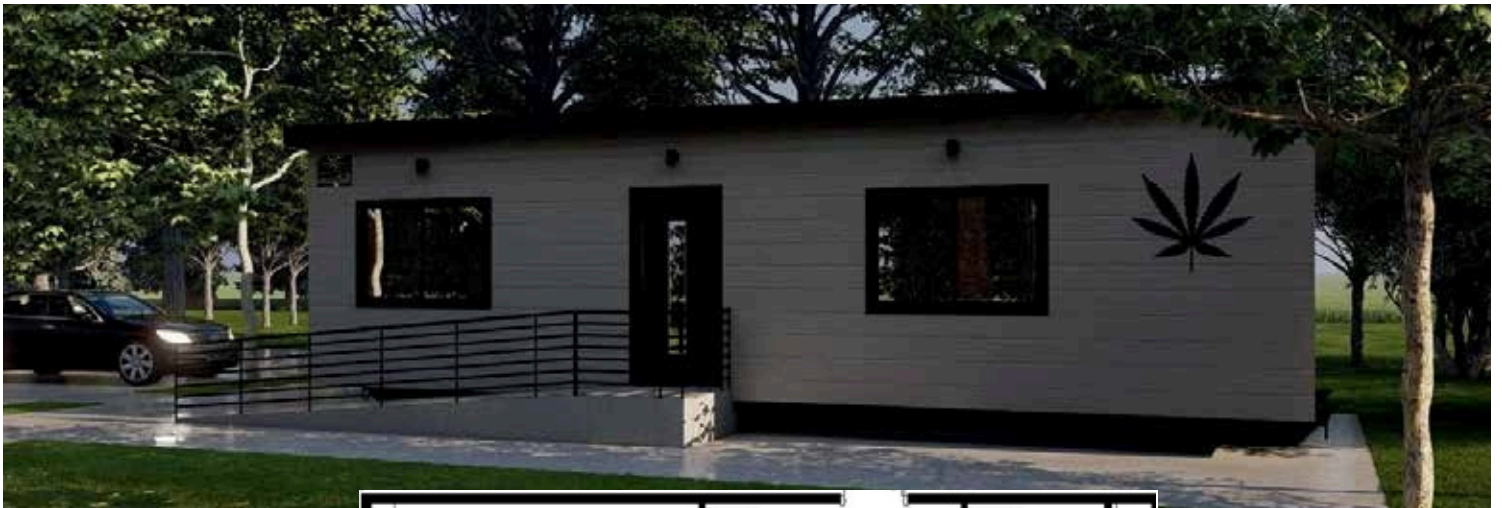




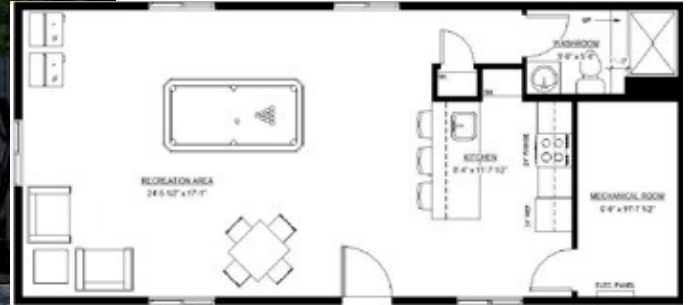
# HAIR SALON 16' x 36' - 576 sq ft



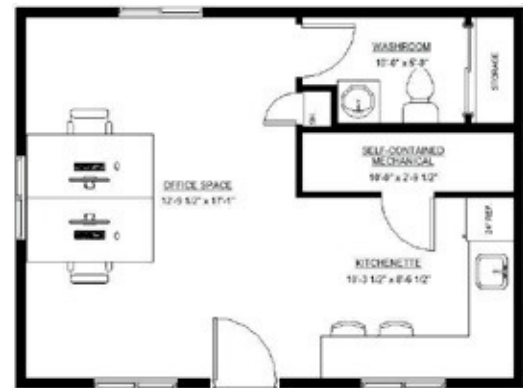
# RETAIL DISPENSARY 16' x 36' - 576 sq ft



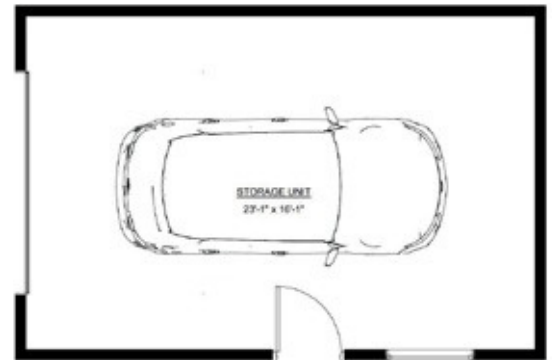
# RECREATION CENTRE 18' x 40' - 720 sq ft



# OFFICE 18' x 24' - 432 sq ft

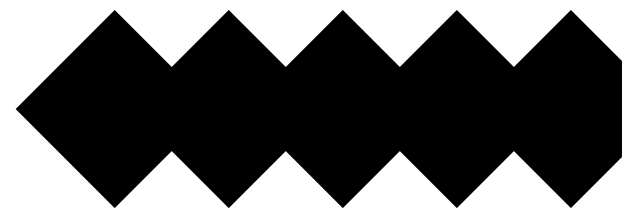


# GARAGE 16' x 24' - 384 sq ft





# COMMUNITIES



- Indigenous Communities
- Northern Communities
- Veteran Communities
- Off-Grid Communities



Our units solve the need for affordable housing with 4 season capabilities. Self contained or non self contained water & sewer, power inside and outside of the unit as well as full kitchen and bathrooms.

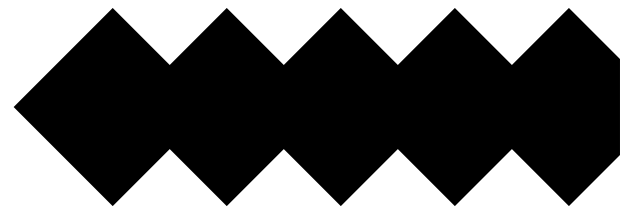
All units are built to last ensuring your investment holds up in our Canadian climate for years to come. We are proud to do business with many indigenous communities.

We ensure a turn-key experience with each and every unit we provide.





# LIFESTYLE



- Lake Lots/Cabins
- Farms/Acreages
- Recreational
- Shed & Storage

Herauf is committed to safety, quality, and sustainability, meticulously adhering to Canada's comprehensive building codes. Herauf builds each & every unit to the highest standards.

Our units have 4 season high efficiency with insulated roof, floor and walls. You will save on heating, cooling and power without sacrificing quality. This includes a

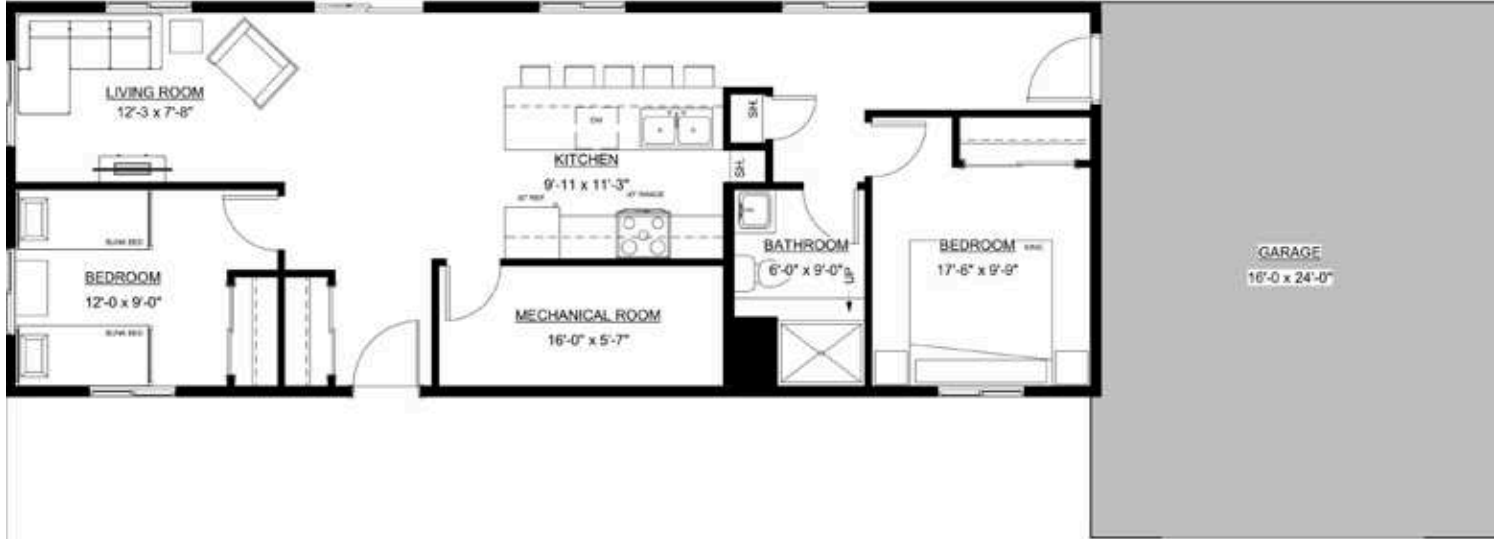
keen focus on structural integrity, life safety, energy efficiency, and accessibility, ensuring that our buildings are not only safe and reliable but also environmentally responsible.

Partnering with us means investing in a future where excellence in construction and regulatory compliance go hand in hand.

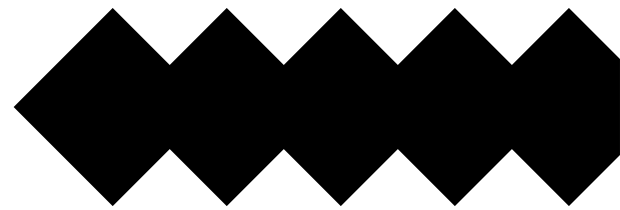




# RESORT - LAKE LOT - 18' x 50' - 900 sq ft



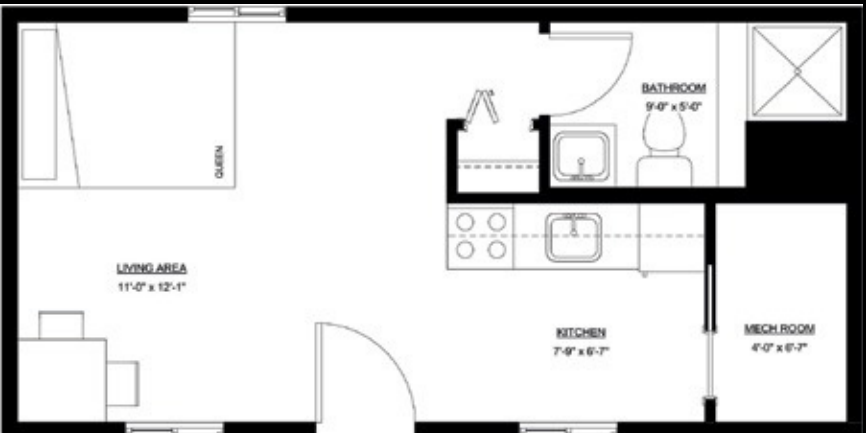
# RESIDENTIAL UNITS



## SMALL HOMES

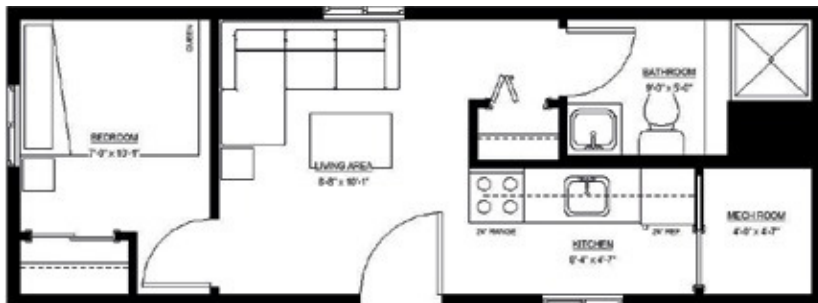


18'x24' - 432 sq ft



26'x13' - 338 sq ft — NON SELF-CONTAINED

Tiny homes are not only trendy but practical with 4 season capabilities, water, sewer and power. This unit may look small but we have added storage solutions and a spacious cooking area. This unit is also complete with space for a 24-inch stove and fridge.



30'x11' - 330 sq ft — NON SELF-CONTAINED





# ONE BEDROOM HOMES



14'x42' - 588 sq ft



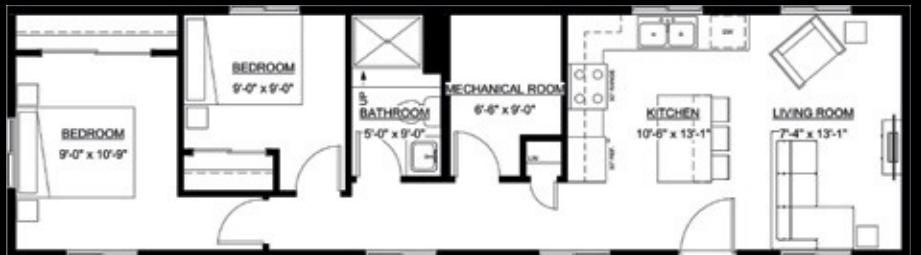
18'x40' - 720 sq ft



# TWO BEDROOM HOMES



16'x36' - 576 sq ft



14'x50' - 700 sq ft

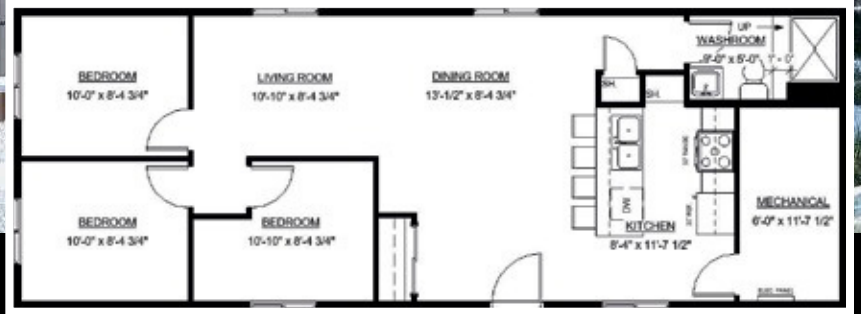




# THREE BEDROOM HOMES



18'x50' - 900 sq ft



14'x60' - 840 sq ft





# WASHROOM - SHOWER UNITS



## Washroom & Shower Units

AllHerauf washroom and shower units can include any combination of rooms with accessible upgrades and can include laundry facilities. Perfect for campgrounds, golf courses, parks and worksites.. Available for 4 season capabilities & handicap accessibility.

- 14' x 22' Washroom & Shower Unit
- 16' x 26' Beach Washrooms Unit
- 14' x 36' Campground Showers & Washrooms Unit
- 12' x 14' Lakelot Washroom Unit
- 14' x 14' Golf Course Washroom Unit
- 14' x 30' Cardlock Showers & Washrooms Unit



### Includes:

- Commercial Metal Doors
- PVC Panel Walls

### Upgrades Available:

- Metal Roof & Exterior
- Rodent Protection





# COMMERCIAL WASHROOM & SHOWER UNITS



Secure

Eco-Friendly

Low Maintenance

Ideal for Gas Stations, Rest Stops, Parks, Resorts and more

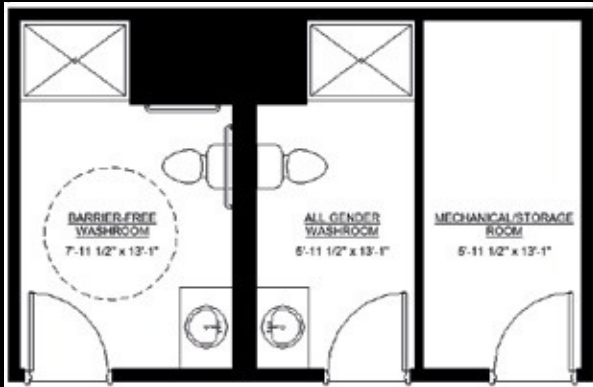


## FEATURES :

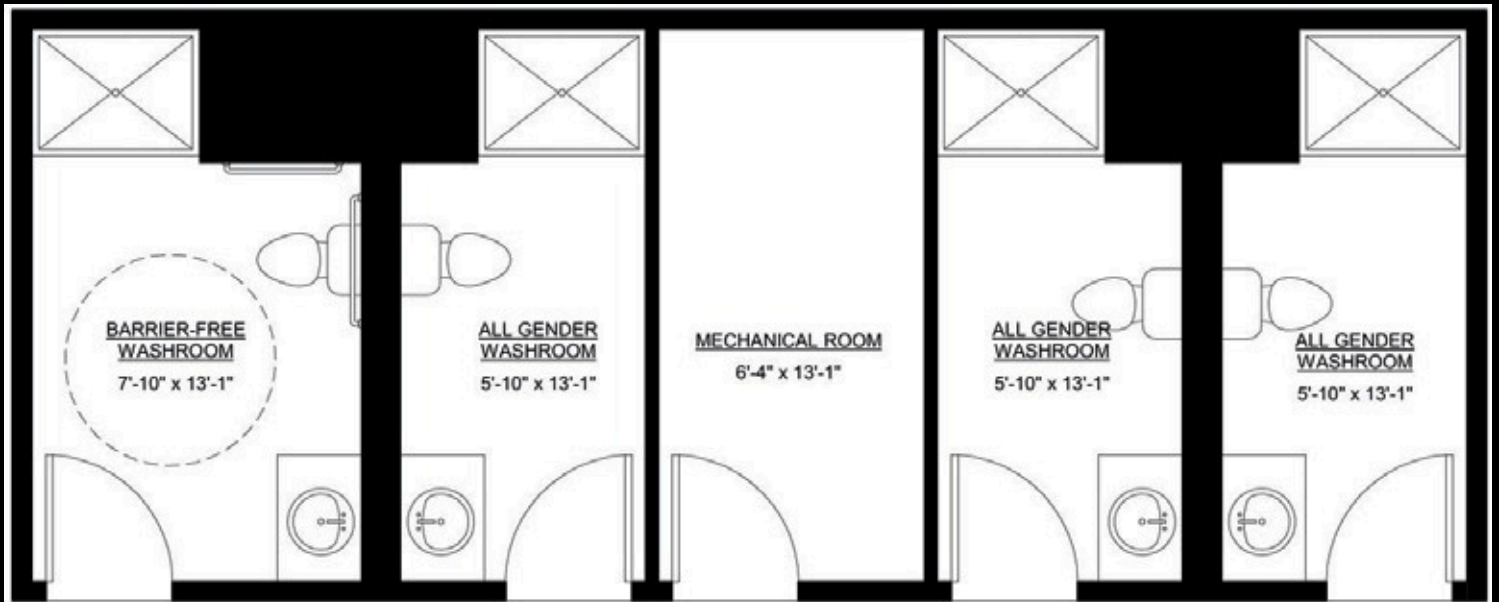
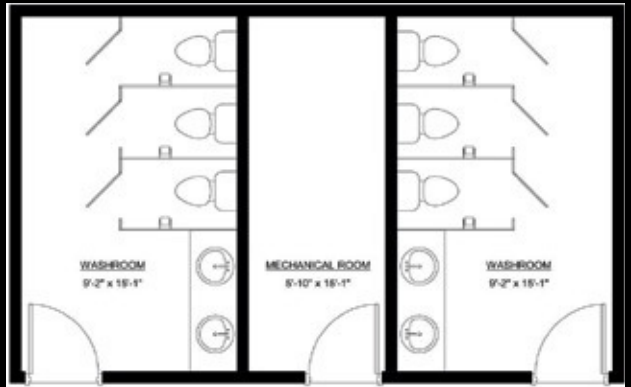
- Back up Emergency Lighting
- Timer flow control Faucets
- Low Flush Toilets
- Preset/ Adjustable Temperature control Mixing Valve
- Commercial grade high Traffic - Marmoleum flooring
- Accessible Plans
- CARDLOCK System rough-in option available



# WASHROOM - SHOWER UNITS



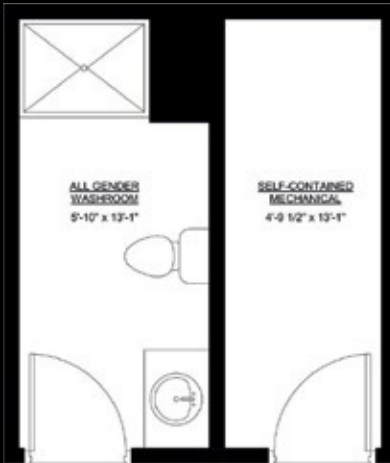
WASHROOM UNIT 12' X 14' - 168 sq ft



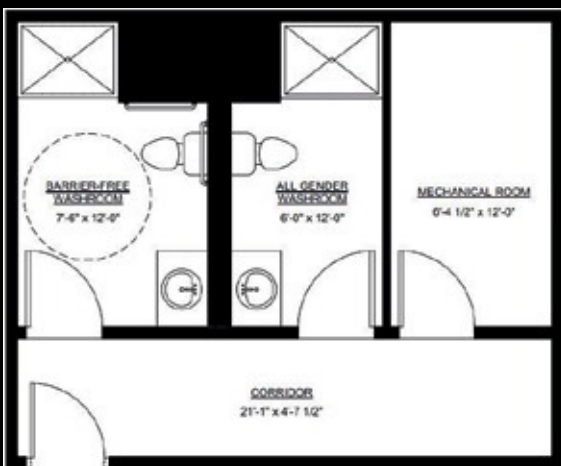
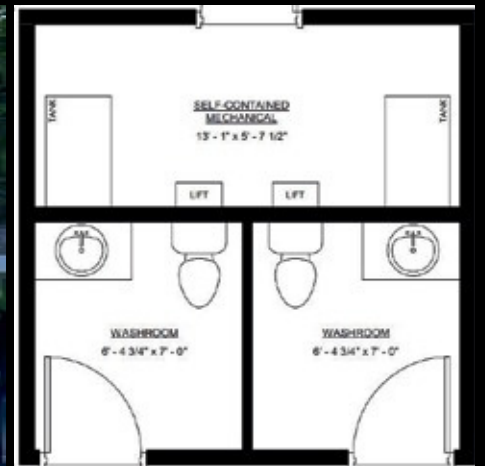
SHOWER AND WASHROOM UNIT 14' X 35' - 490 sq ft



# WASHROOM - SHOWER UNITS



WASHROOM UNIT 12' X 14' - 168 sq ft



WASHROOM UNIT 18' X 22' - 396 sq ft

# OFFICE & WASHROOM UNIT 18'X42' - 756 SQFT

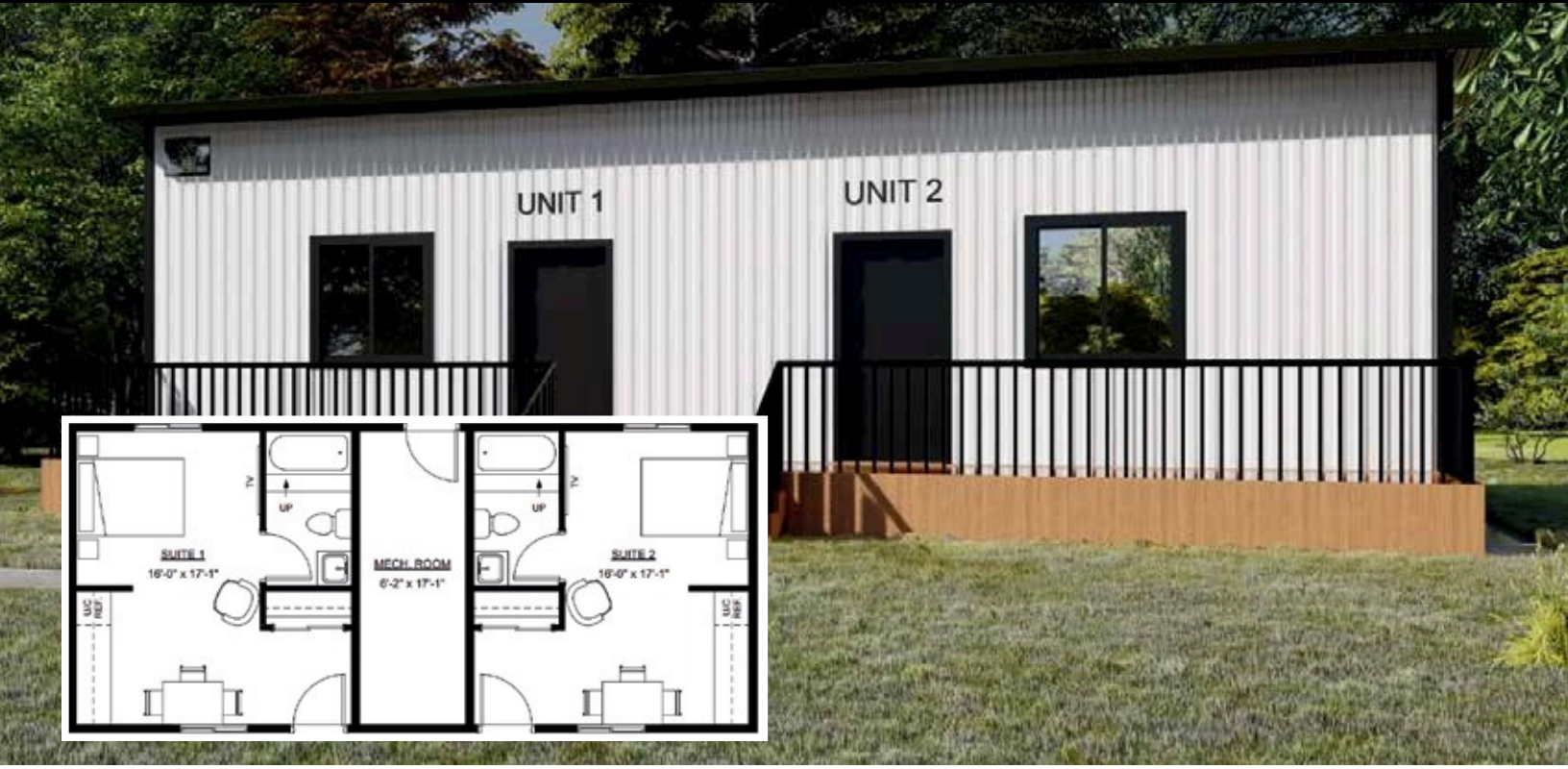


# OFFICE & LAUNDRY UNIT 18'X42' - 756 sq ft

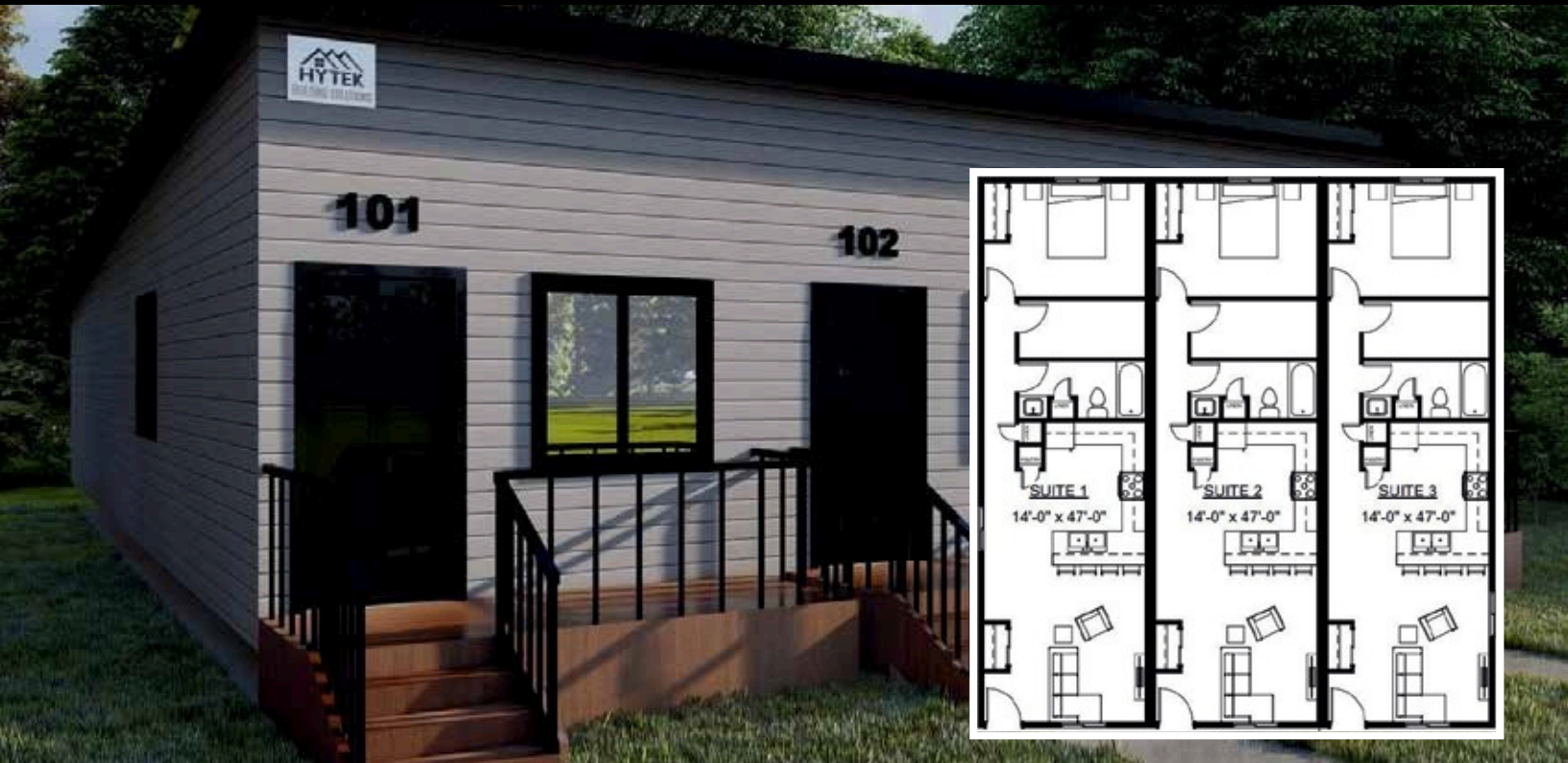




# MULTI RESIDENCE UNITS

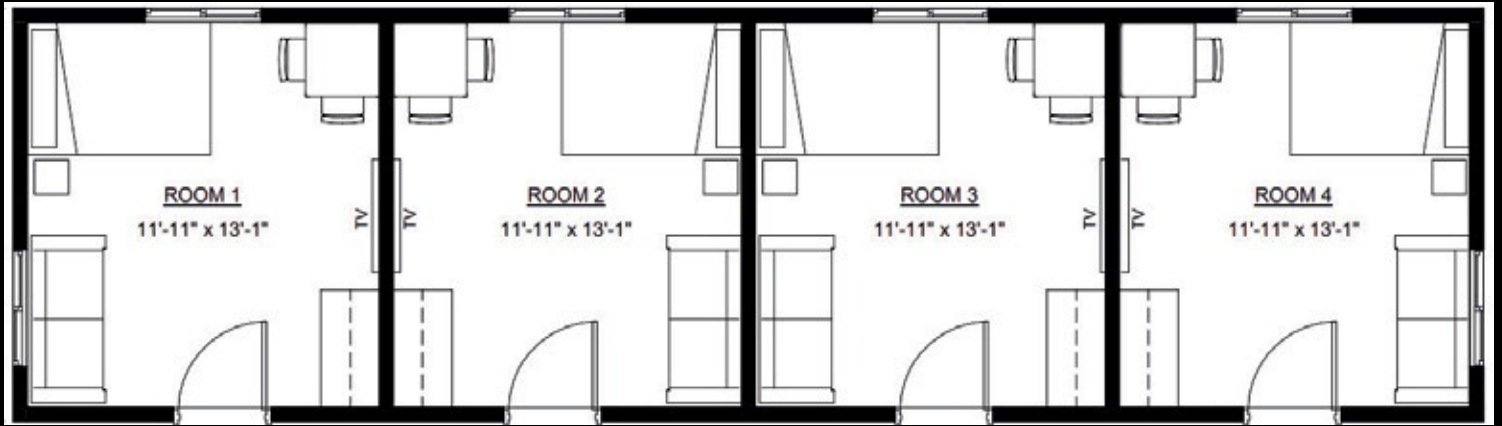
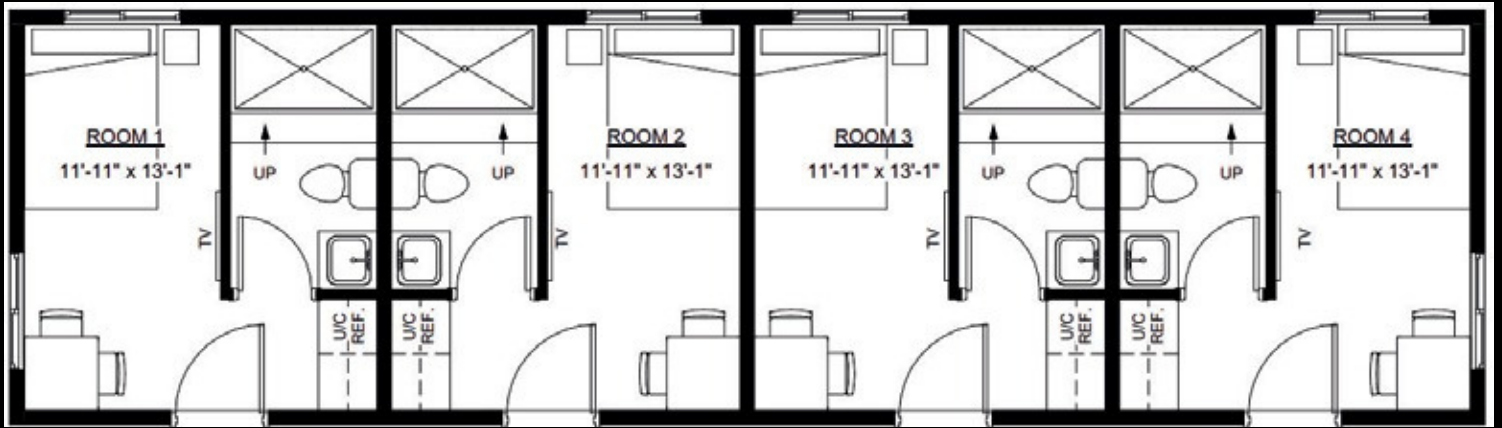


Triplex Unit 44'x48' - 2,112 sq ft



# MULTI RESIDENCE UNITS

## 4 Plex Motel Unit with Washrooms 14'x50' - 700 sq ft

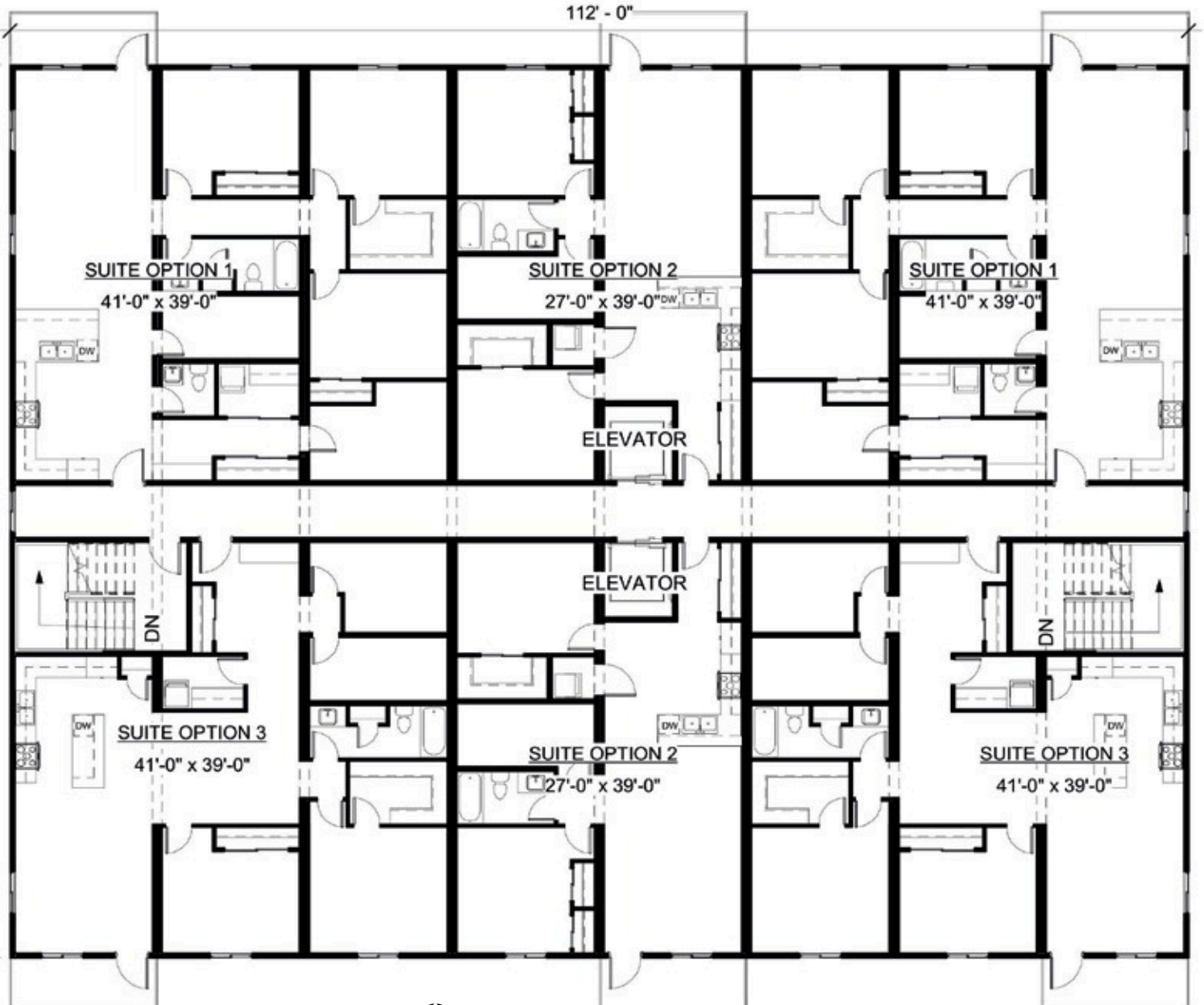
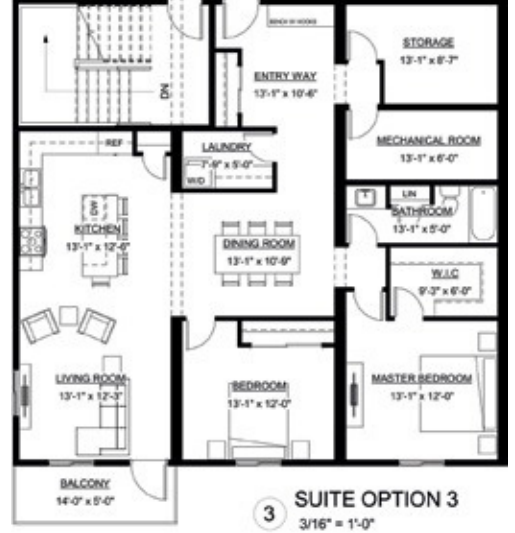




# MODULAR COMPLEX

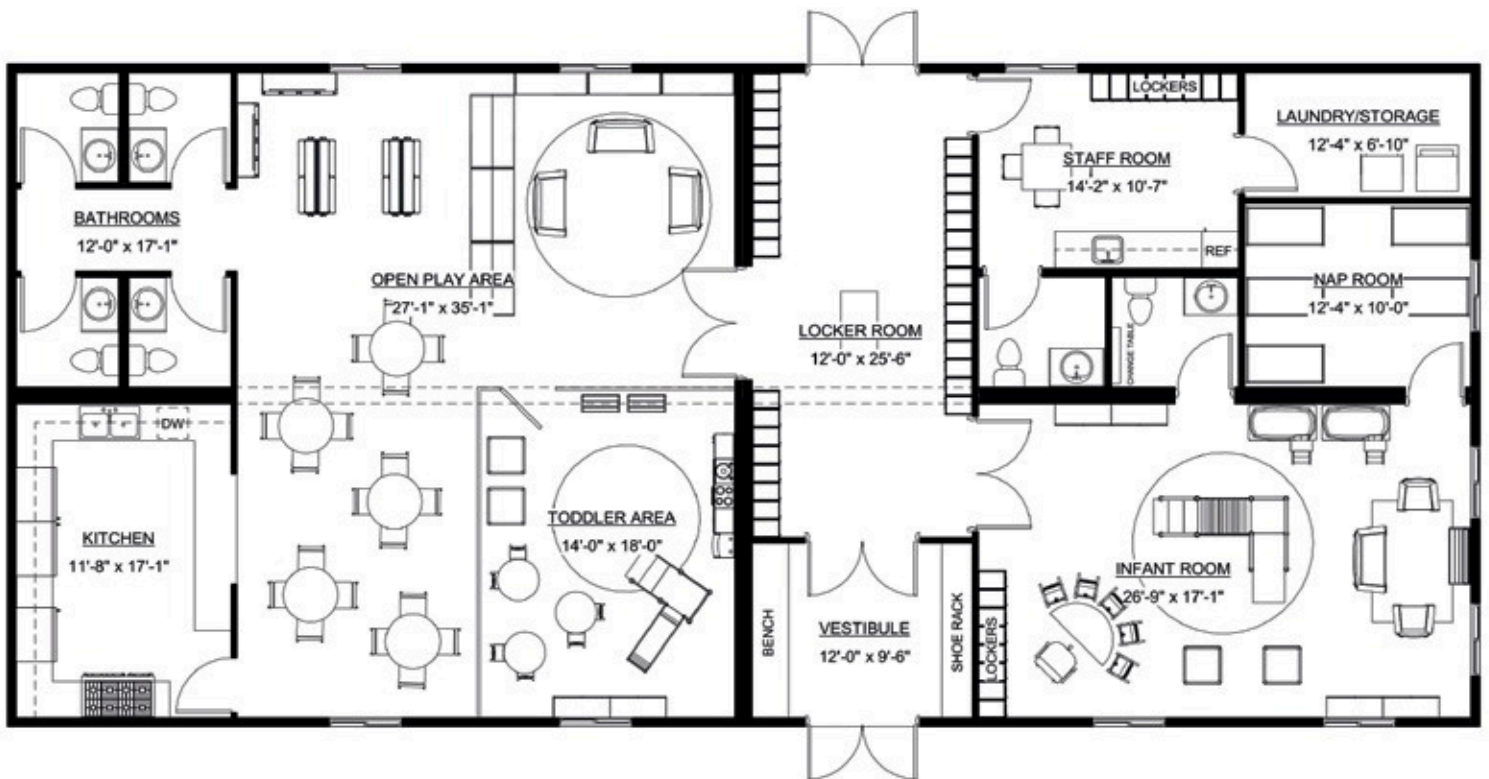


# MODULAR COMPLEX FLOOR PLANS





# DAYCARE CENTRE







# INDIGENOUS RELATIONS



## Herauf Modular Acquires An Indigenous Business Developer

Herauf Modular prides itself on their partnerships with Indigenous and Métis communities throughout Western Canada. We strongly believe in creating business relationships that benefit the community as a whole and we seek to offer solutions that best fits these requirements. At Herauf, we understand that each Indigenous community is unique and that their needs vary from each traditional territory. This is why Herauf has retained the services of an Indigenous Business Developer to create an approach which positions Herauf as an Indigenous ally for their housing solutions. Using UNDRIP and the TRC calls to action as a roadmap to reconciliation, Herauf Modular will continue to demonstrate their commitment to all treaty partners nationwide.

## Herauf Modular Builds Upon The Successes Of Our Treaty Relationships

With recent success of working with Indigenous communities, Herauf Modular recognizes the need for an Indigenous engagement strategy that recognizes and affirms our treaty relationship with our Indigenous partners. At Herauf, we pride ourselves on establishing not

only successful business relationships but also personal relationships that foster trust, honesty and transparency. We aim to work closely with each community we partner with to ensure that all values are heard, understood and incorporated into our projects.

## Herauf Modular Encourages Participation In The Trades

Herauf Modular believes in a diverse and inclusive labour force that encourages trade certifications and careers in the construction industry. With strategic educational partnerships and work experience programs, Herauf Modular is always open to possibilities that increases participation in the trades. We believe in empowering youth to make positive impacts in their communities by helping them gain new knowledge and increased confidence in an environment of their peers and community members. Tiny home building with Herauf will serve your community as a powerful educational tool. Participants are able to learn every aspect of the home building process in a short period of time and the benefits are immediately seen in the community. If you, your leadership team or community wishes to explore a potential partnership, please contact Herauf Modular today.



**HERAUF**  
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# BUILDING COMMUNITIES

## **Herauf Modular Is Your Communities Key To Addressing Overcrowding**

AtHerauf, we understand there is severe overcrowding in First Nations housing and it is prevalent in many Indigenous communities. This is due to family dynamics and community population to housing ratio and federal underfunding. We address overcrowding by providing tiny home, one and two-bedroom units that can accommodate your extra family members, children or grandchildren. AtHerauf, we understand that family and community are at the forefront of every household creating the foundation that builds a safe and spirited community.

## **Herauf Modular Offers Community Minded Solutions Towards Housing**

Affordability and utility-cost are two key aspects that ourHerauf team takes into consideration when offering tiny home solutions to our community partners. AtHerauf we are aware of the severe underfunding that Indigenous communities face when it comes to providing safe, healthy and affordable building solutions. This is whyHerauf has customized tiny home building plans, that are economically viable and community minded. Our units are perfect for

single parents, community elders and those with mobility issues. A grouping of our tiny home units will serve best as an elder communities or youth/family transition homes. With proper supports and social programming, we believe we can assist in helping your community towards healing and prosperity. A healthy life, starts with a healthy home.

## **Herauf Modular Is Committed To Increasing Living Standards For Your Community**

There is a huge demand for single, low occupancy units and Indigenous communities are now seeing the benefits of flexibility and affordability of tiny home living. Sustainable and healthy housing is whatHerauf Modular aims to provide to Indigenous communities and we are 100% committed to increasing living standards based on the needs of the community. There is also a demand for temporary and transitional housing. Due to the Covid-19 pandemic many family members and relatives are being displaced and isolated in non-traditional housing such as hotels. Our tiny home solutions can provide a safe, comfortable environment for your community members, near their families and friends.



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