



Modular Commercial Units



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



Prefabricated Modular Units



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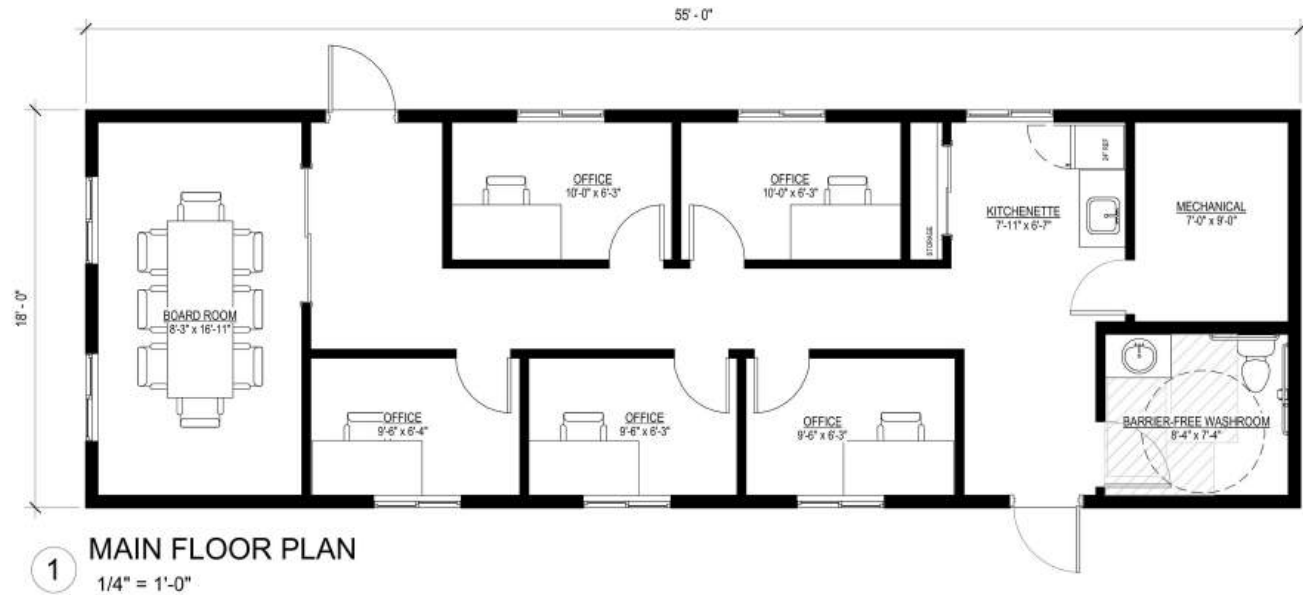
Professional

Innovative

Office

55' x 18'
990 sq. ft.

5 Offices
Boardroom
Kitchenette





Modular Beauty Salon



Quality

Reliable

Trustworthy

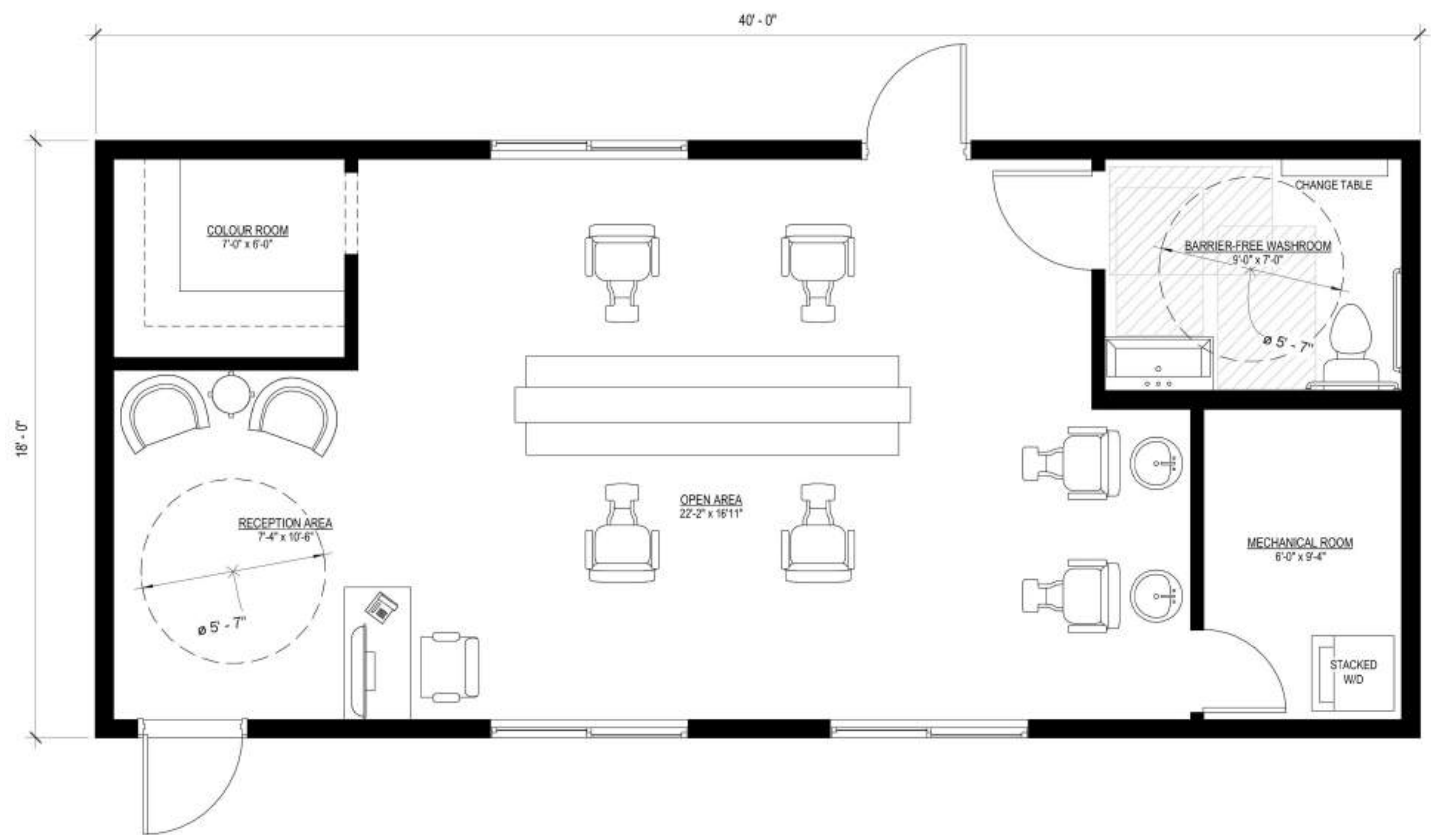
Professional

Innovative

Salon

40' x 18'
720 sq. ft.

Colour Room
Open Concept
4 Stations



1 MAIN FLOOR PLAN
3/8" = 1'-0"



Modular Coffee Shops



Quality

Reliable

Trustworthy

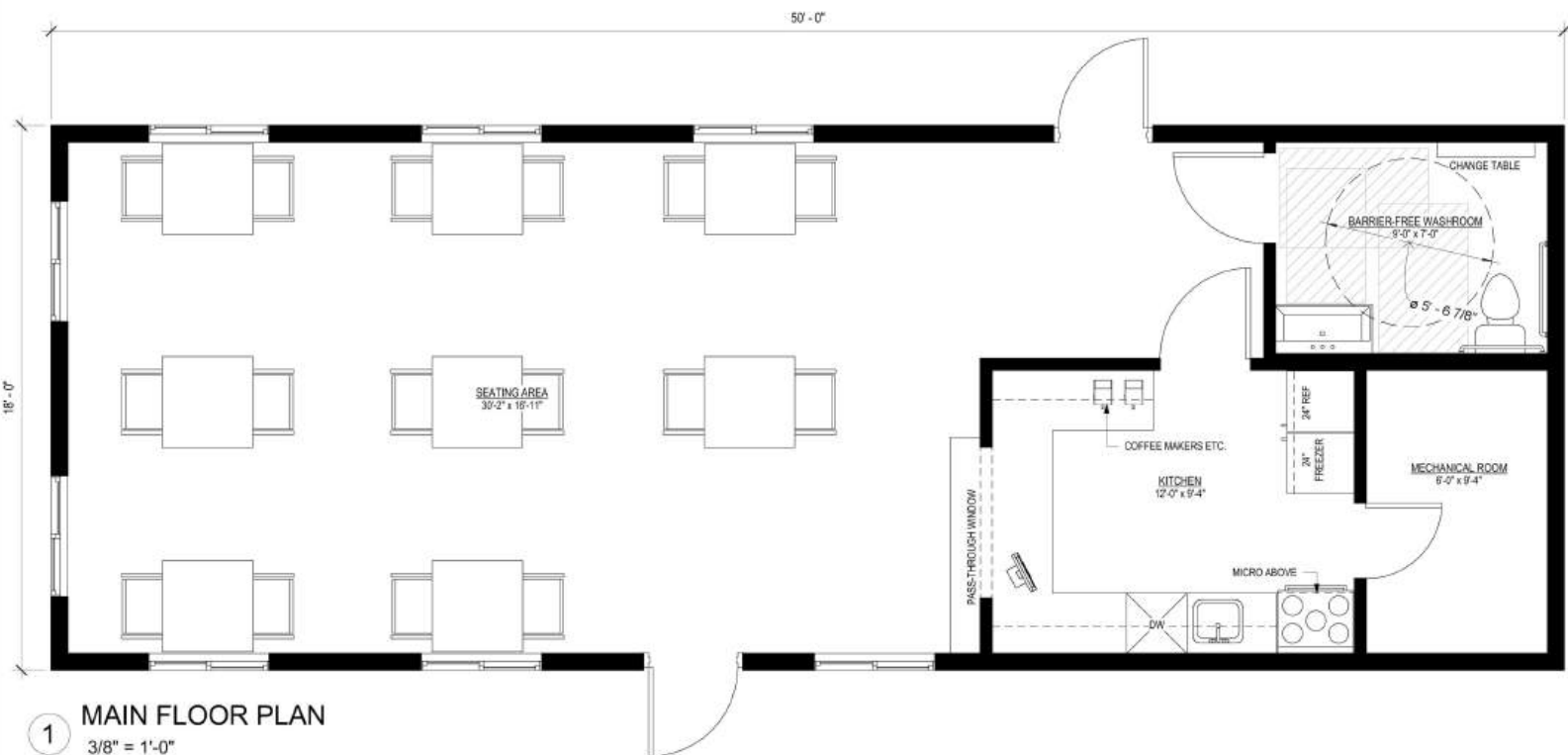
Professional

Innovative

Coffee Shop

50' x 18'
900 sq. ft.

Open Concept
Kitchen



1 MAIN FLOOR PLAN
3/8" = 1'-0"





Built to the Highest Energy Efficiency Standards

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Concession

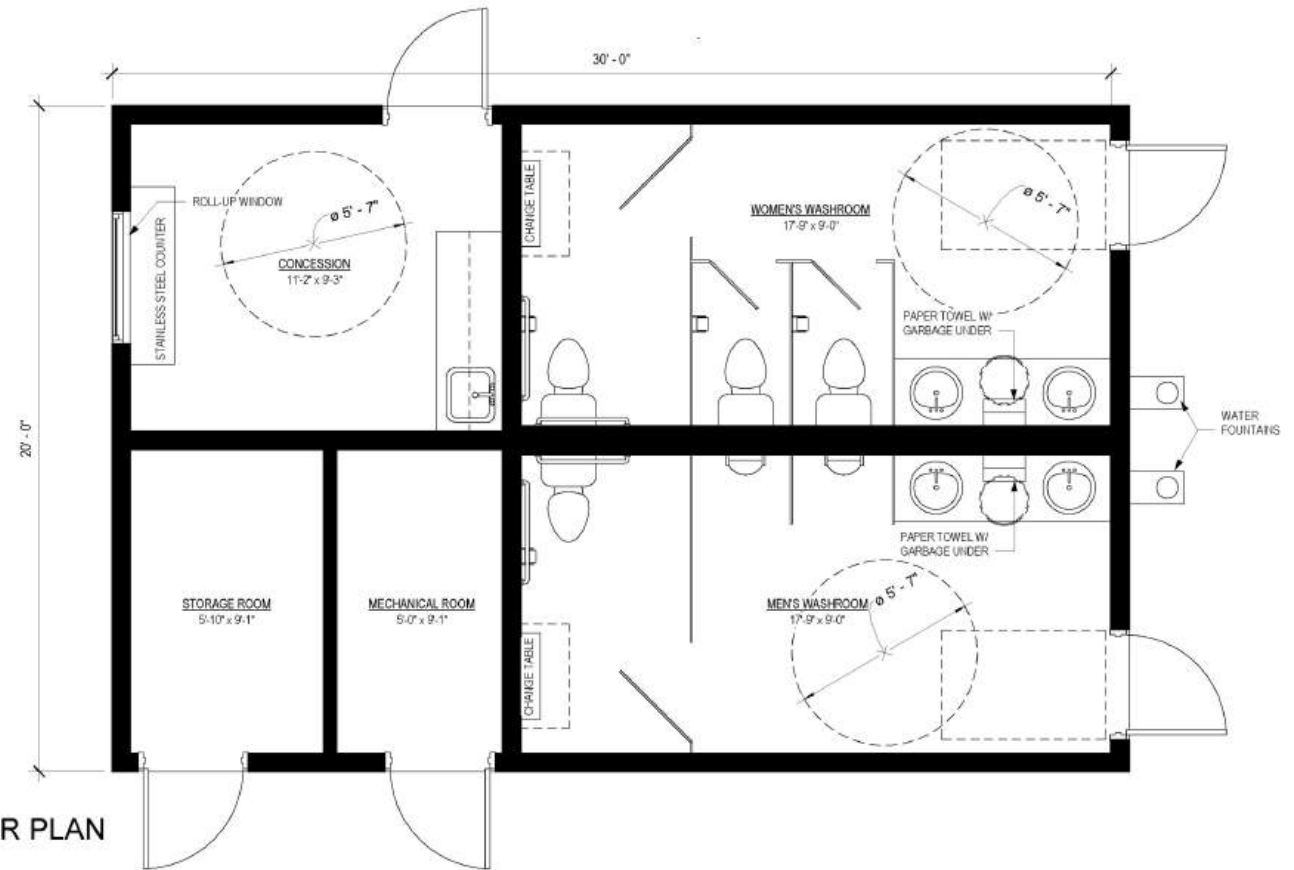
30' x 20'
600 sq. ft.

Men's Washroom

1 Stall, 2 Urinals

Woman's Washroom

3 Stalls



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Concession

42' x 18'
756 sq. ft.

Men's Washroom

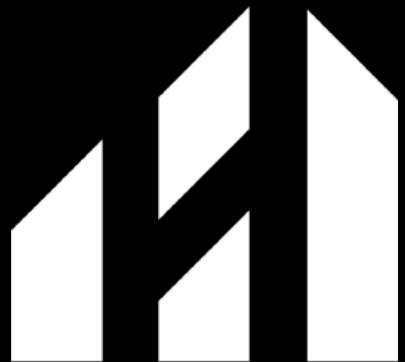
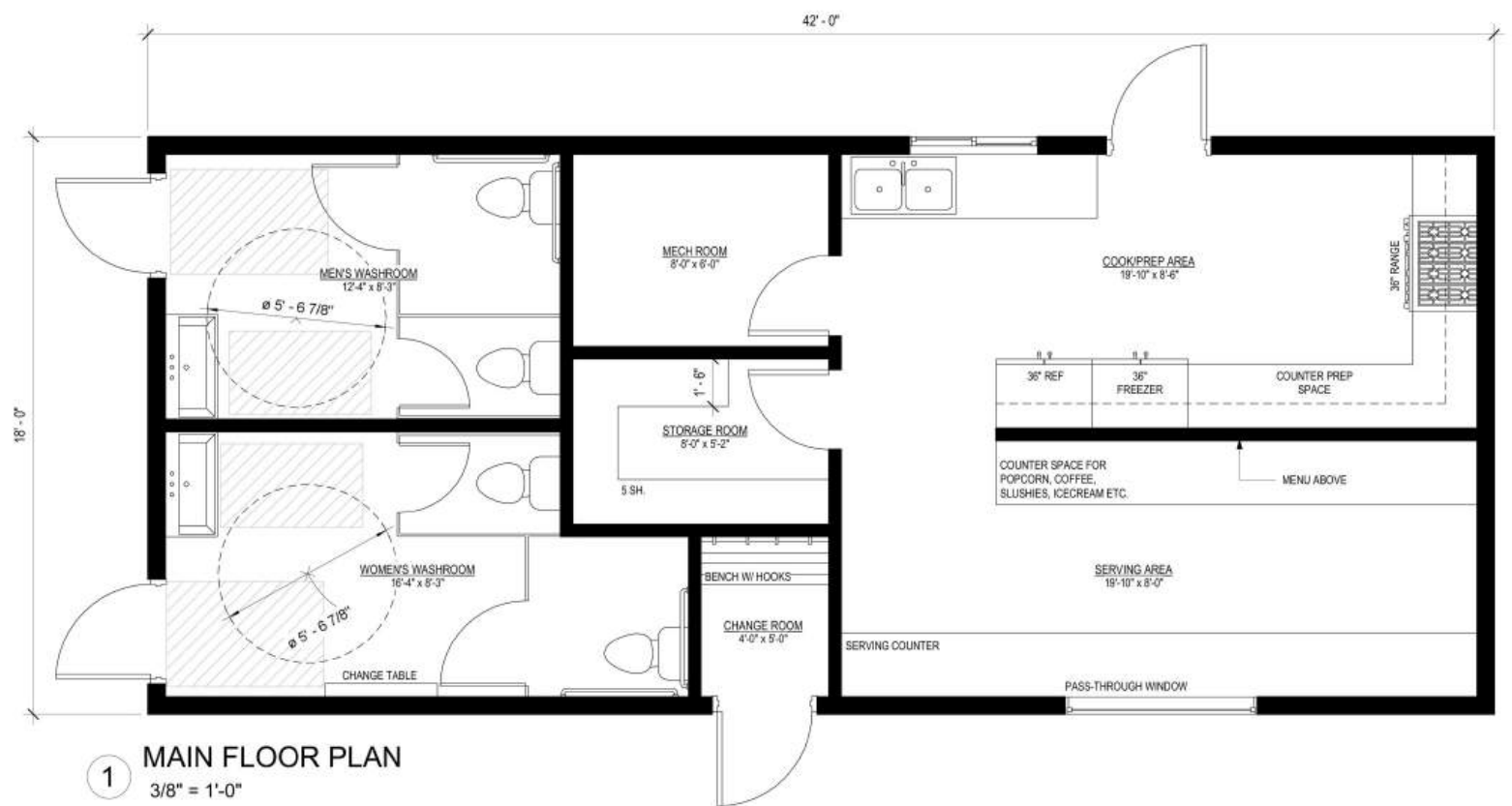
2 Stalls

Woman's Washroom

2 Stalls

Barrier Free

Change Room



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Modular Electric Vehicle Charging Stations



Quality

Reliable

Trustworthy

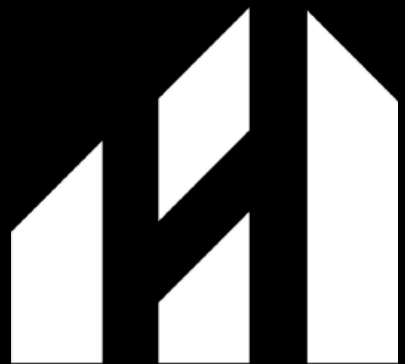
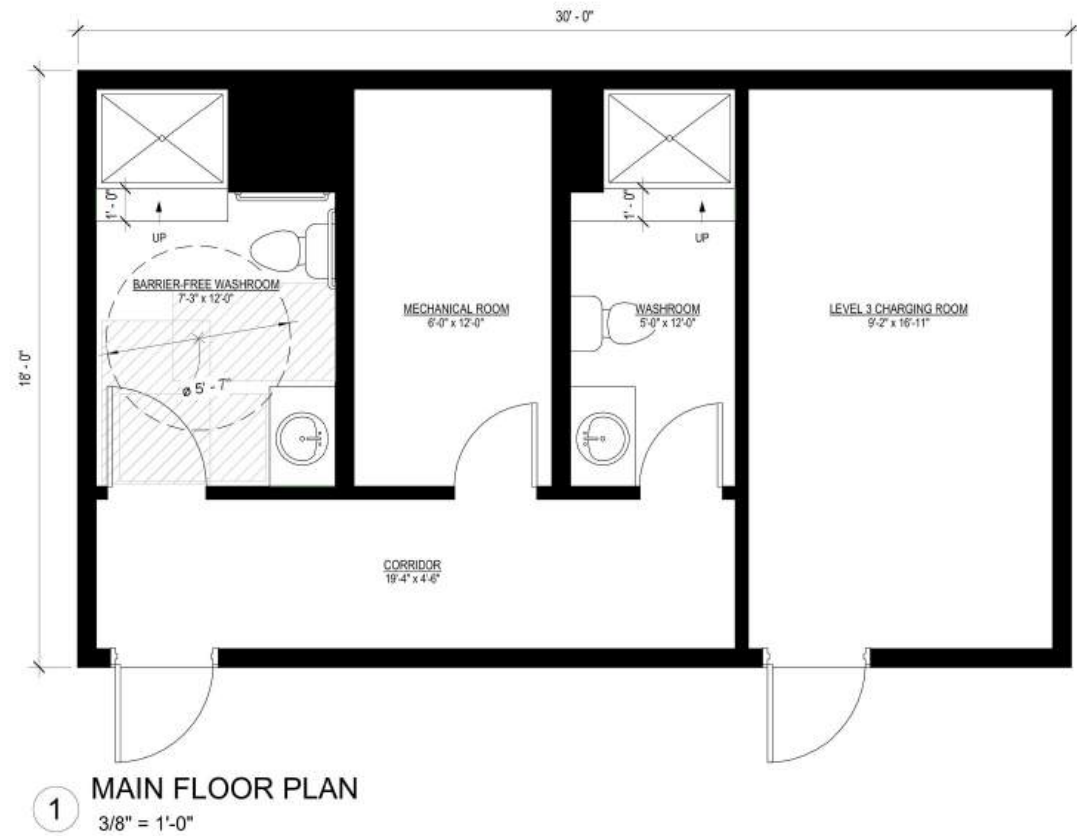
Professional

Innovative

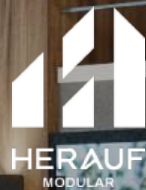
EV Charge Station

30' x 18'
540 sq. ft.

2 Washrooms/Shower
Barrier Free



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Modular Wellness Center

Quality

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Trustworthy

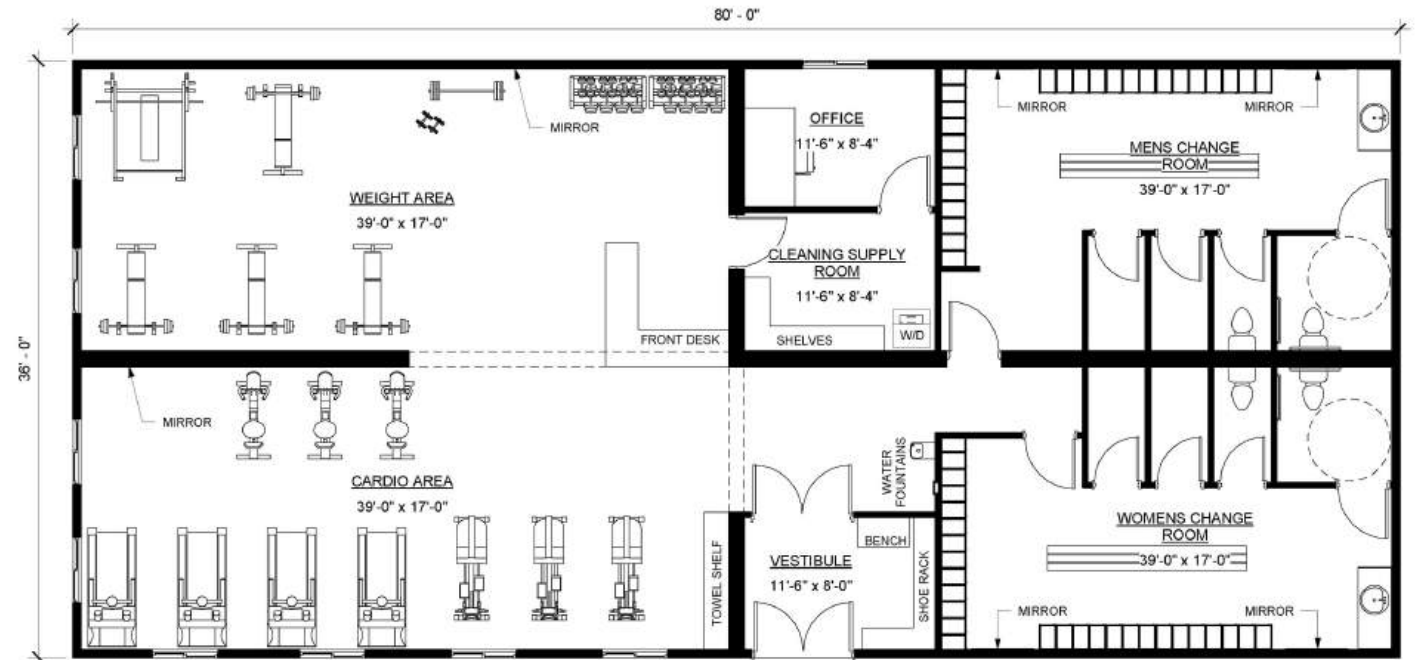
Professional

Innovative

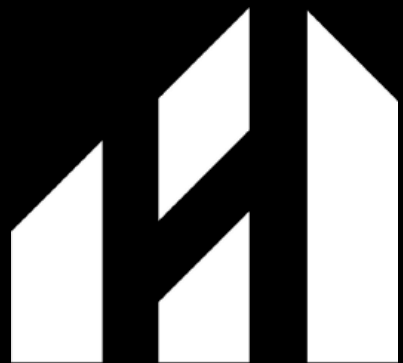
Wellness Center

80' x 36'
2880 sq. ft.

Men's Changeroom
Woman's Changeroom
Open Concept



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



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Pharmacy



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Modular Healthcare

Quality

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Trustworthy

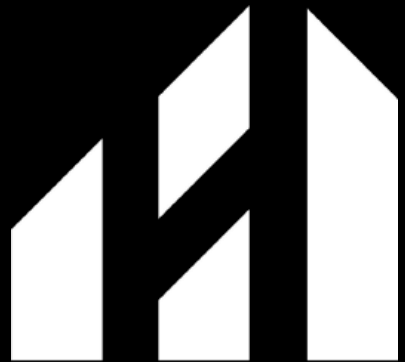
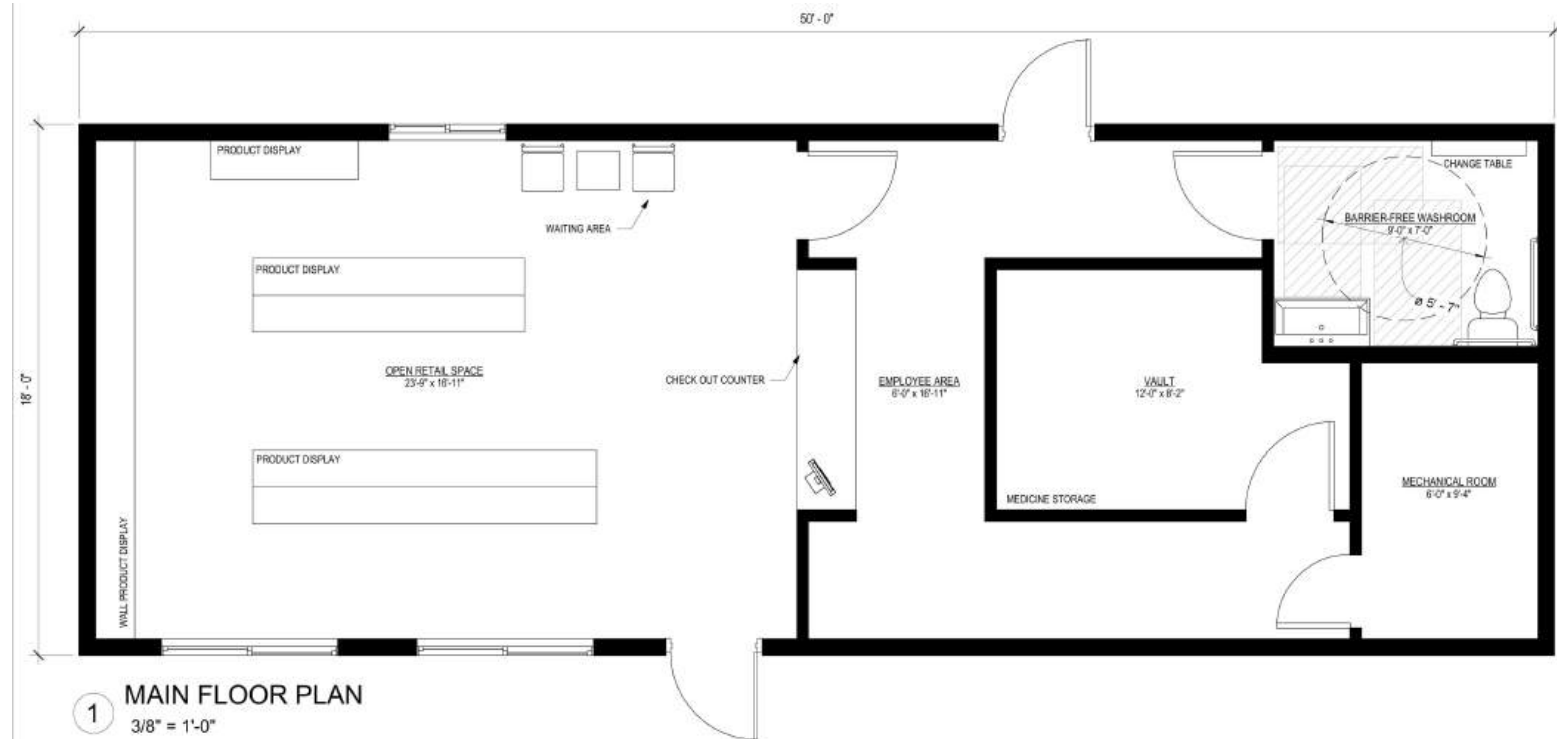
Professional

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Pharmacy

50' x 18'
900 sq. ft.

Open Concept
Vault

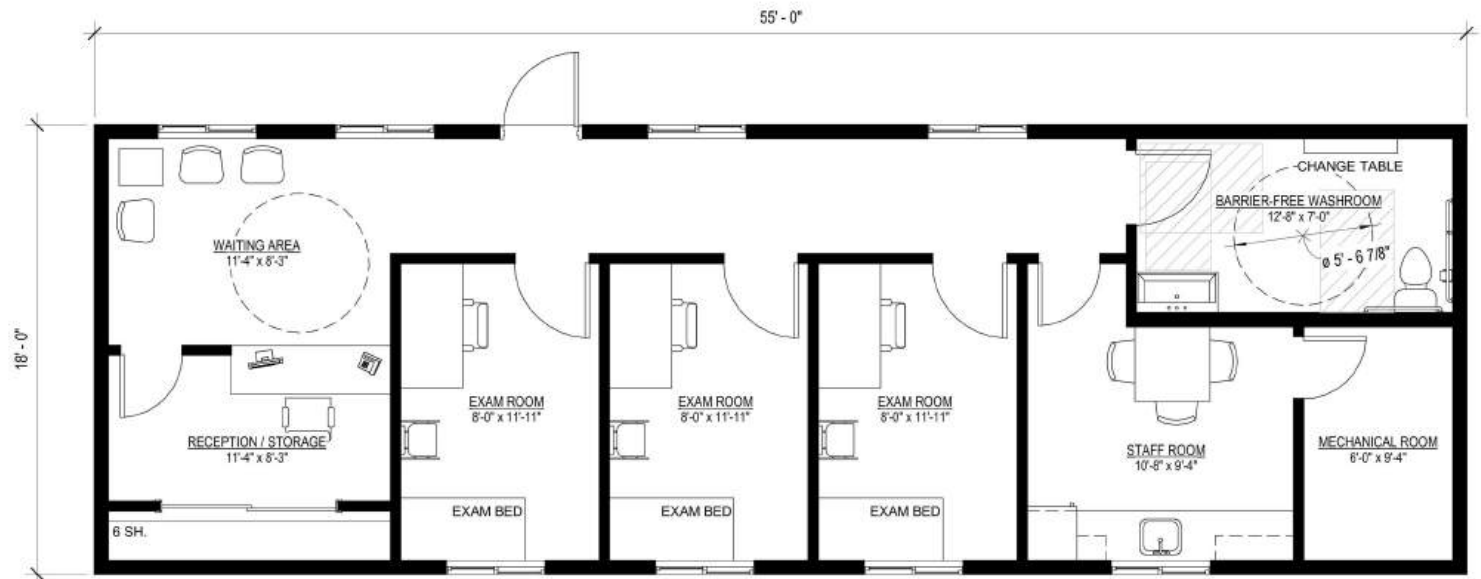


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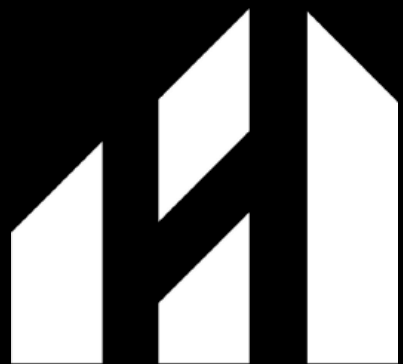
Medical Center

55' x 18'
990 sq. ft.

3 Exam Rooms
Staff Room



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

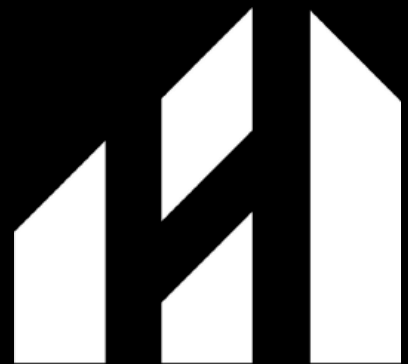
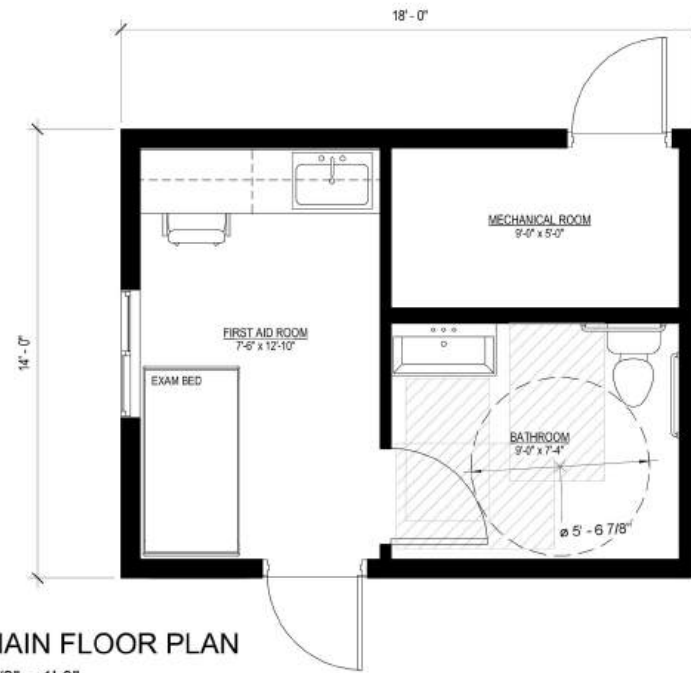


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Medical Center

18' x 14'
252 sq. ft.

1 Exam Room
Barrier Free

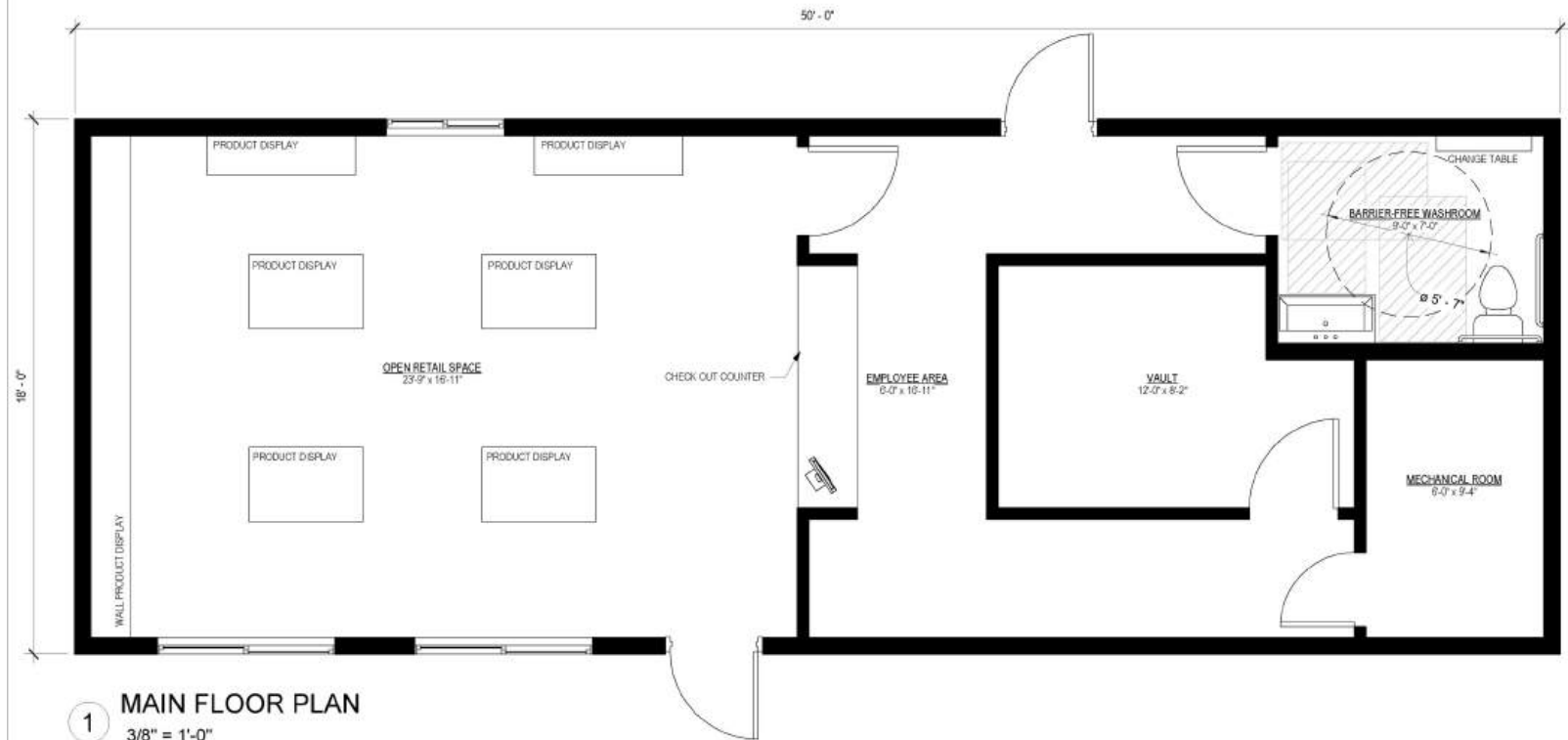


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Dispensary

50' x 18'
900 sq. ft.

Open Concept
Vault



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Industrial

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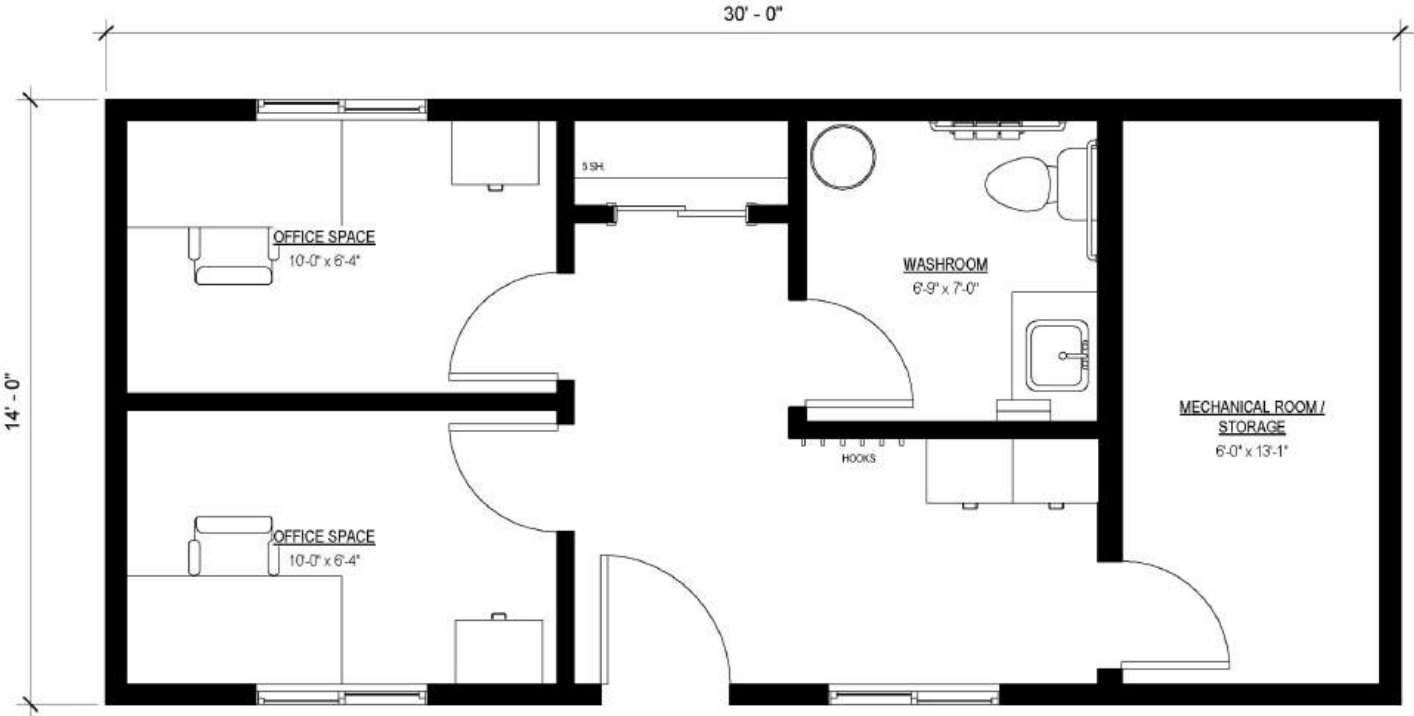
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Safety Office

30' x 14'
420 sq. ft.

2 Offices
Storage



1 MAIN FLOOR PLAN
3/8" = 1'-0"



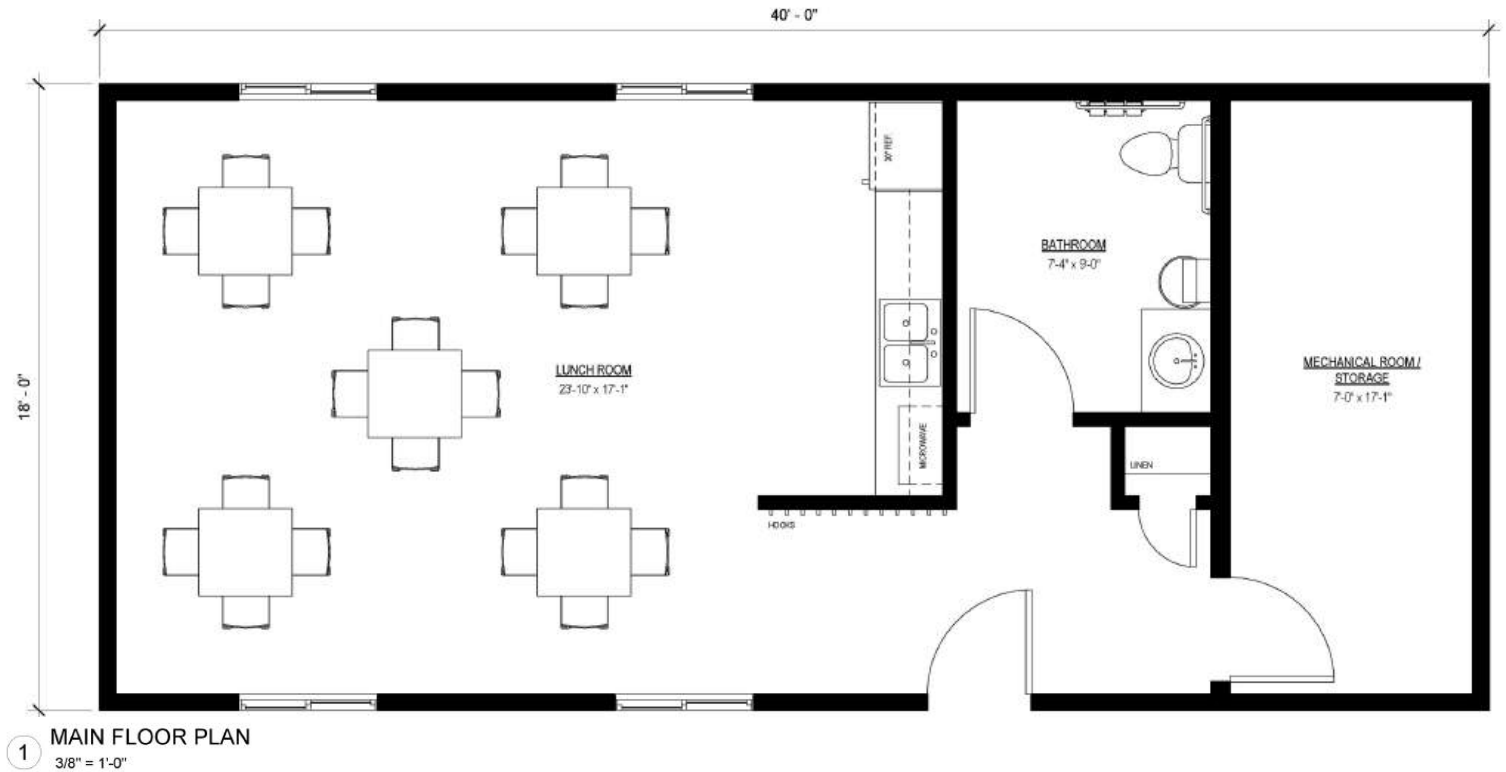
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Site Office

40' x 18'
720 sq. ft.

Kitchenette
Open Concept
Storage

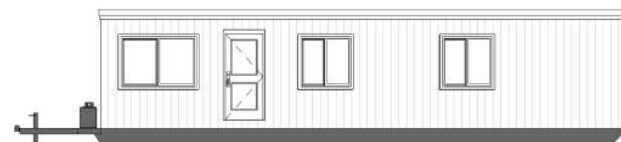
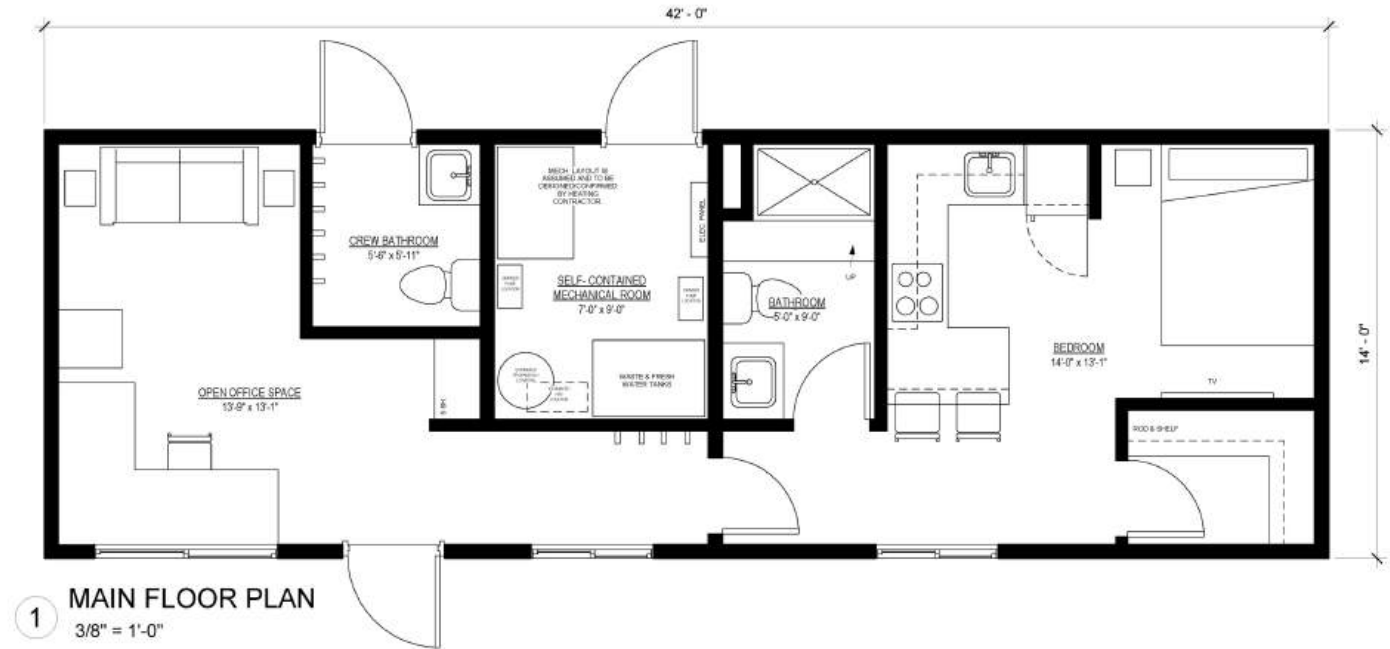


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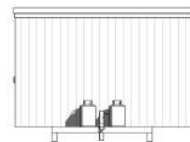
On-site Quarters

42' x 14'
588 sq. ft.

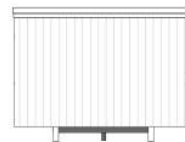
Bedroom w/ Kitchenette
Open Office Space
2 Washrooms



2 FRONT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"



5 REAR ELEVATION
3/16" = 1'-0"



THIS RENDERING IS FOR ILLUSTRATIVE
PURPOSES ONLY AND MAY NOT
ACCURATELY REPRESENT THE FINAL
DESIGN, MATERIALS, OR DIMENSIONS.



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Shipping Coast To Coast



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HERAUF MODULAR SPECIFICATIONS

Superior Construction

- 1/2" plywood - under floor structure
- Under floor structure metal cap
- Engineered 2 x 4 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
- Rafter hurricane ties
- 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, 40 or 60 imperial gal water heater (pending use requirements)
- Natural gas on demand water heater (optional)
- Motion sensor / light controlled exhaust fans
- HRV (Heat Recovery Ventilator) supply & exhaust system (optional)
- 1 piece 4' shower c/w glass sliding doors (shower units only)
- 4" or 8" center set vanity sink
- ADA compliant vanity faucets
- Low Flow Toilet
- Washroom Accessible grab bars (optional)
- 5lb ABC fire extinguisher
- Self containment System 400, 600 , 800 Gallon (optional)

Electrical

- 100 or 200 Amp Electrical Panel (Standard)
- Electric forced fan wall heaters, baseboard heaters & thermostats
- 2 Exterior GFI receptacles
- 1.5" Conduit Raceway to electrical panel for future electrical service
- GFI protected receptacles in washroom
- AFCI circuit breakers
- 1 heat trace receptacle
- Smoke/Carbon Monoxide alarms
- Interior LED pot lights
- Exterior LED lights
- Solar Rough-in (optional)
- Exit door and battery back up exit lights

Maintenance Free Exteriors

- Vinyl Siding (Metal siding optional)
- Tyvek House wrap
- Pre-finished 12" soffit
- Pre-finished 6" fascia
- 36"-18 gauge primed steel insulated ext. door, expandable jamb, aluminium sill & commercial grade weatherstripping.
- 5" Eavestrough & downspouts
- Architectural Asphalt Shingles (Metal standing seam roof optional)

Interior Decor

- Custom floating vanity cabinets, laminate countertop and Hardware
- Commercial LVP Flooring
- Accessible compliant vanity, mirror, towel bars & toilet paper holders
- 4" rubber base
- PVC wall & ceiling panels and trims (Washrooms)
- Commercial grade door hardware, locks & passage

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.

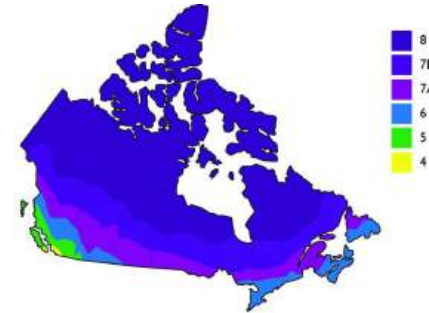
Helical Steel Piles - Concrete Piles

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.



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.

A handwritten signature in black ink, reading "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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Connect with us for more info :



info@Heraufmodular.com



Heraufmodular.com



Heraufenterprises.com

