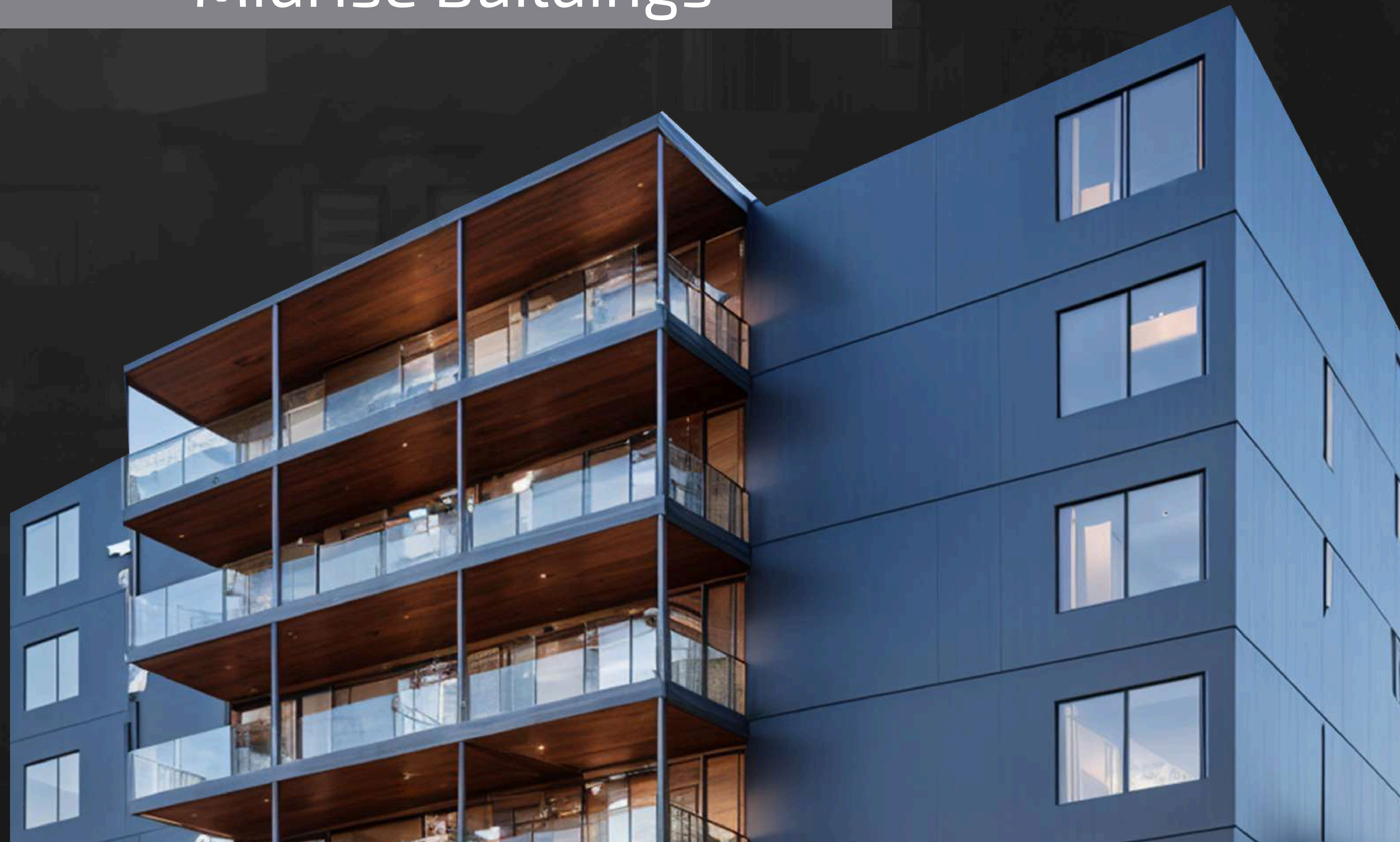


# FUTURITY

## Structures

Midrise Buildings



# MIDRISE BUILDINGS

4 LEVELS - 320 SQFT APT





# MIDRISE BUILDINGS

4 LEVELS - 320 SQFT APT



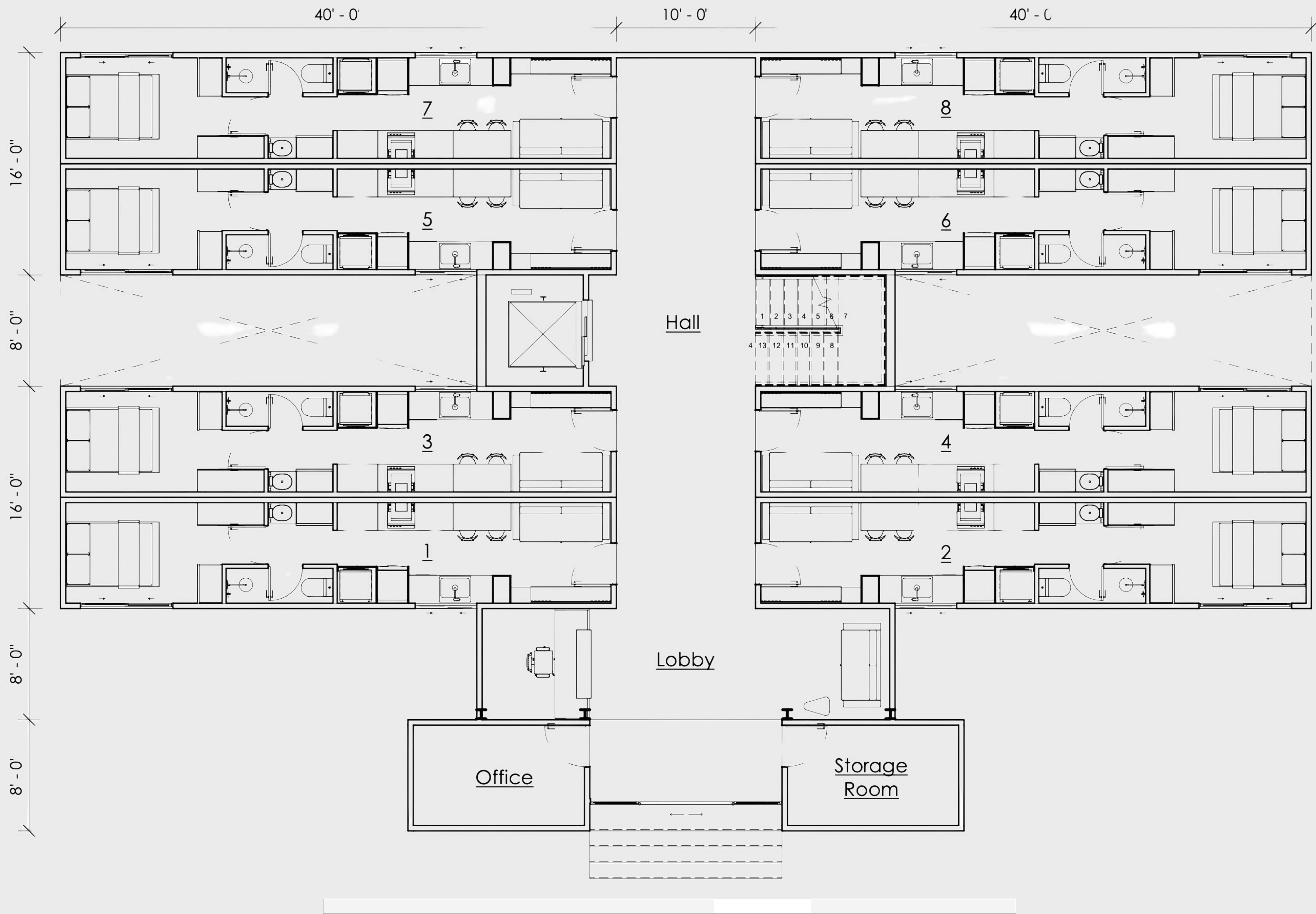


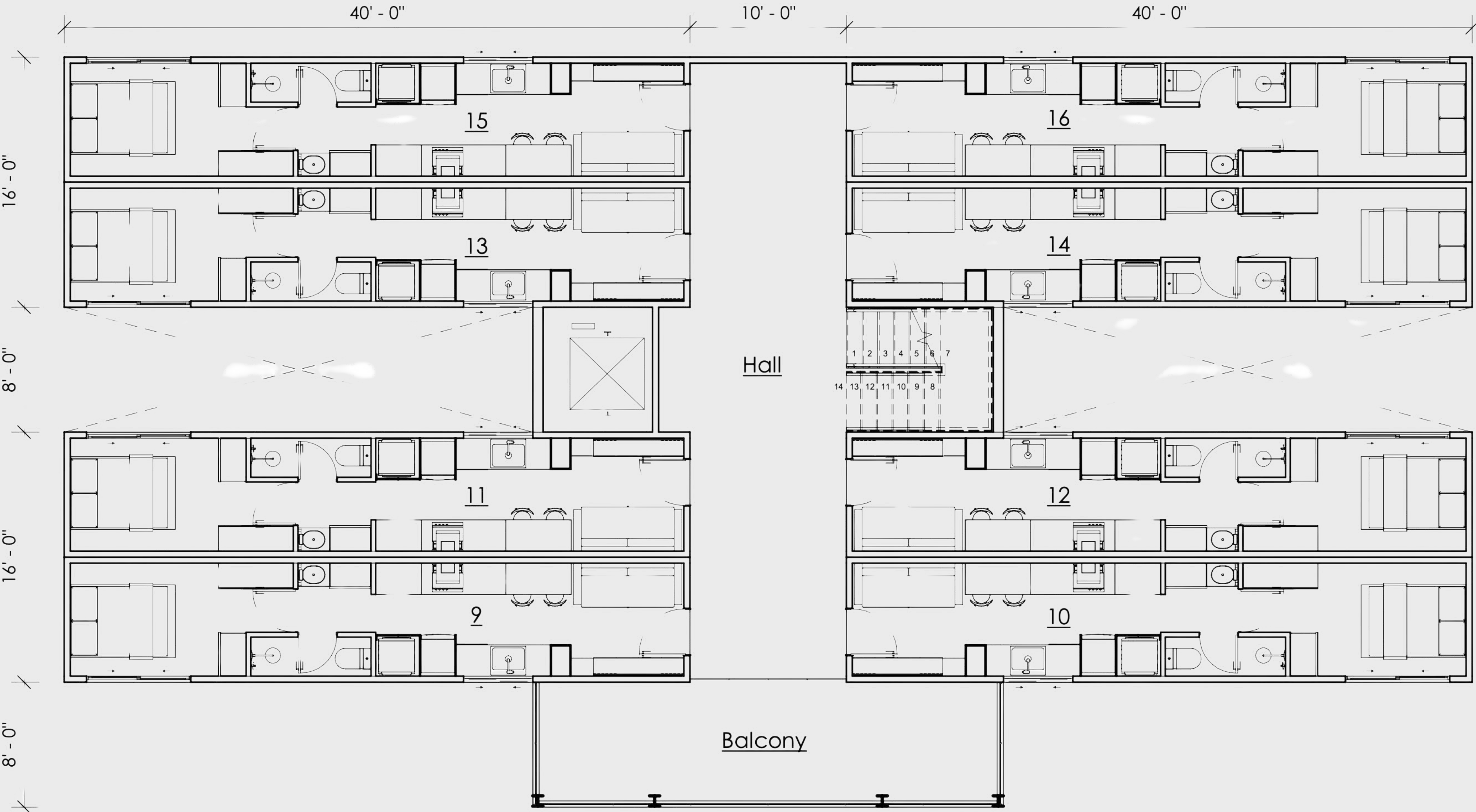




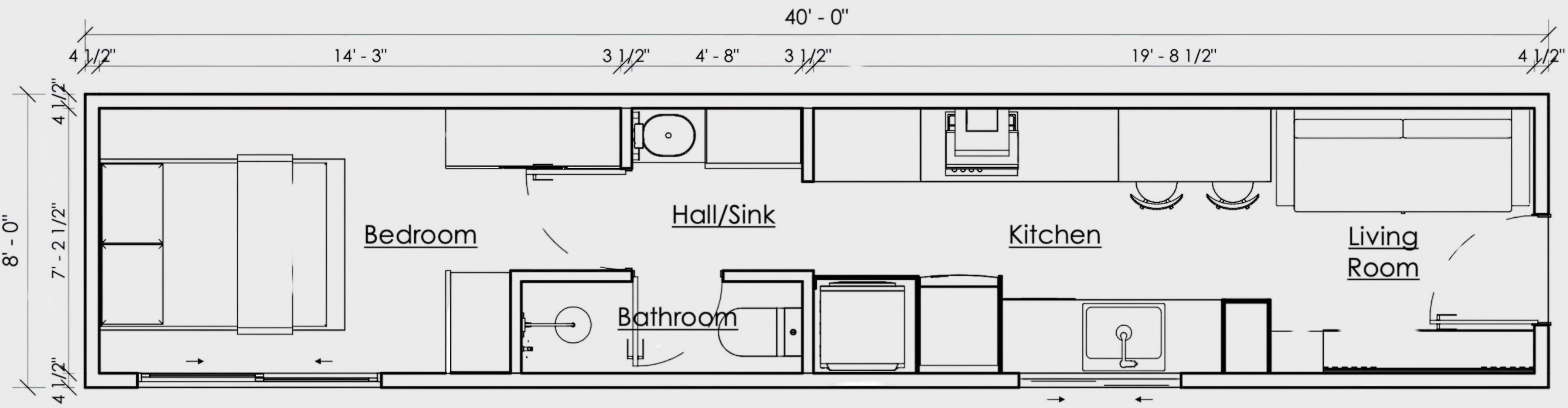












FUTURITY  
Structures

# MIDRISE BUILDINGS

6 LEVELS - 640 SQFT APT





FUTURITY  
Structures

# MIDRISE BUILDINGS

6 LEVELS - - 640 SQFT APT













# MIDRISE BUILDINGS





FUTURITY  
Structures

MIDRISE BUILDINGS

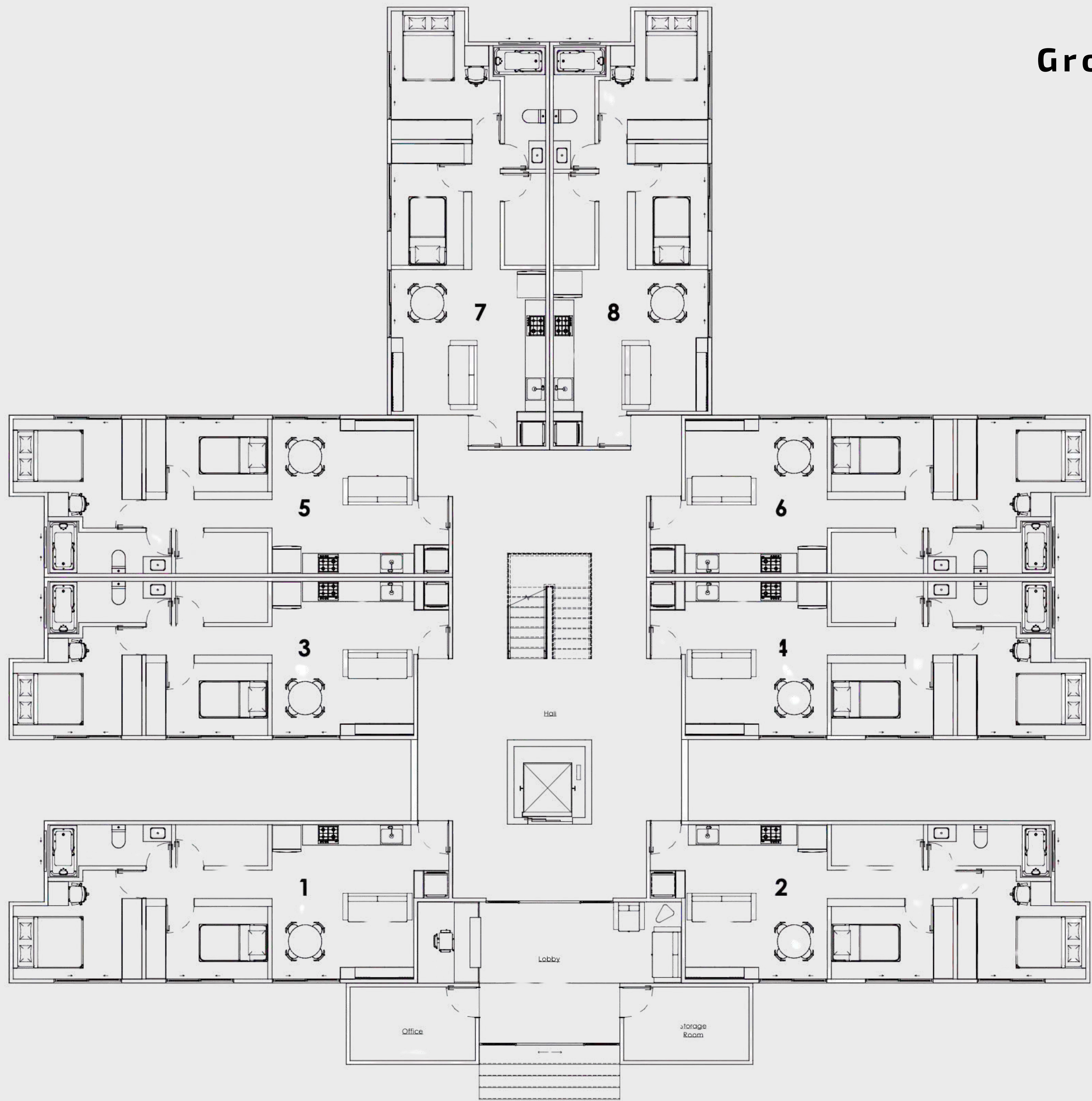




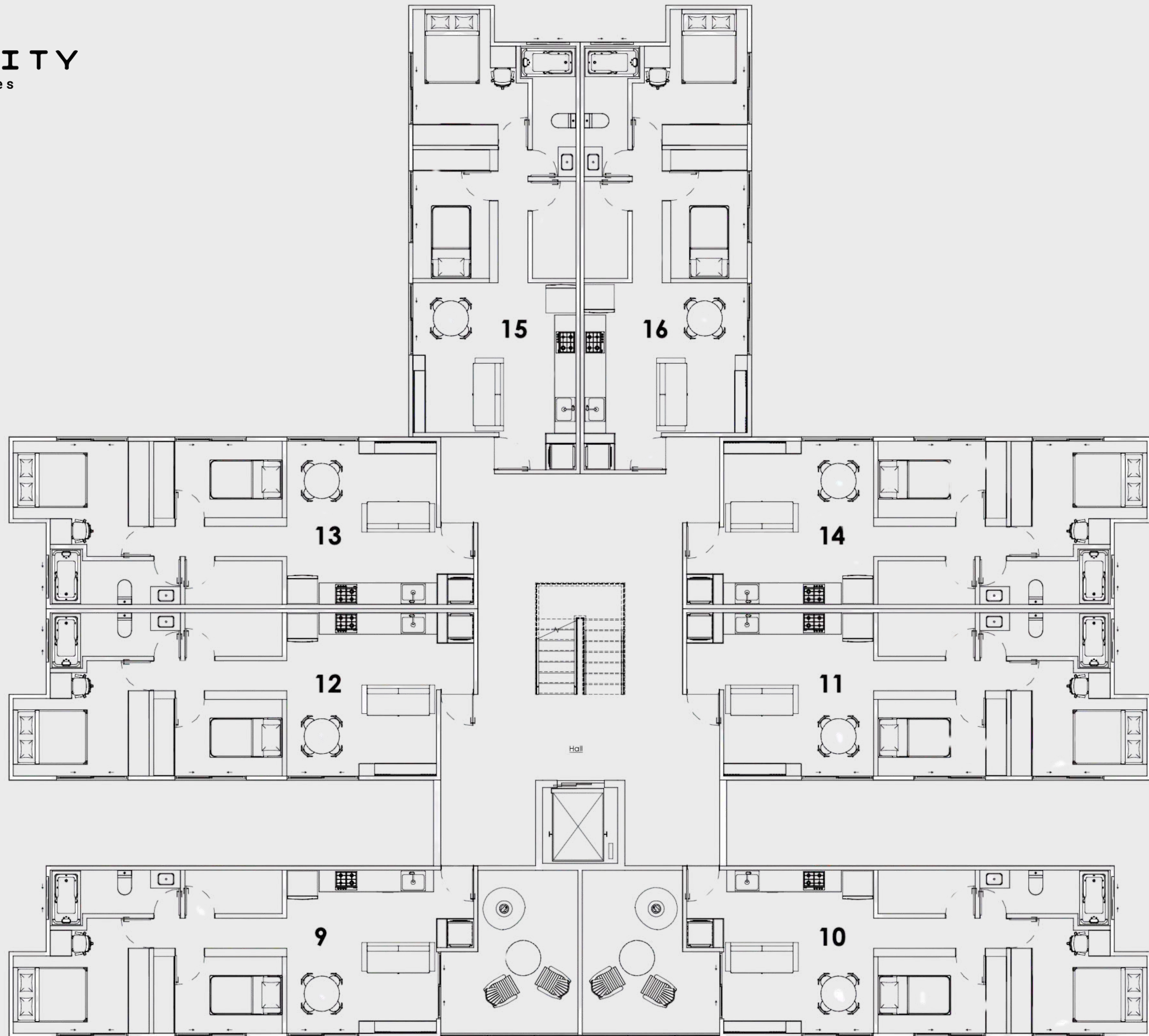




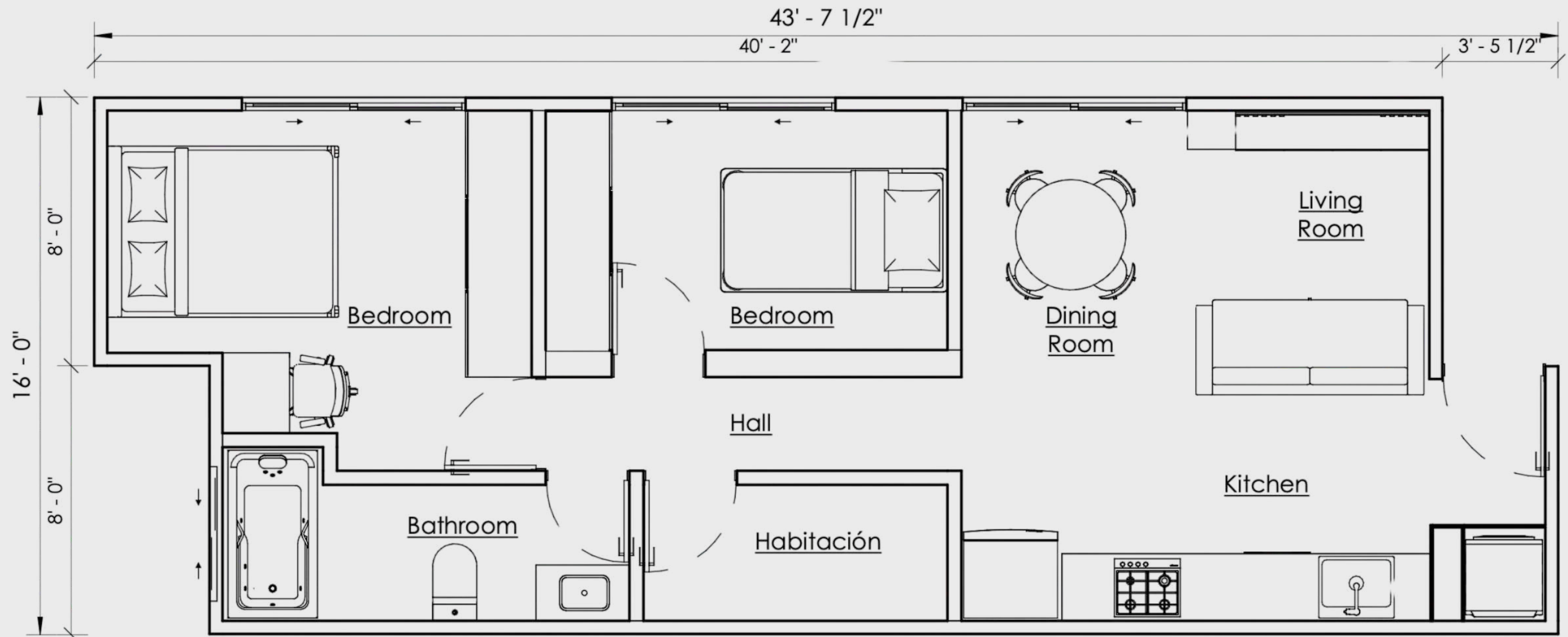


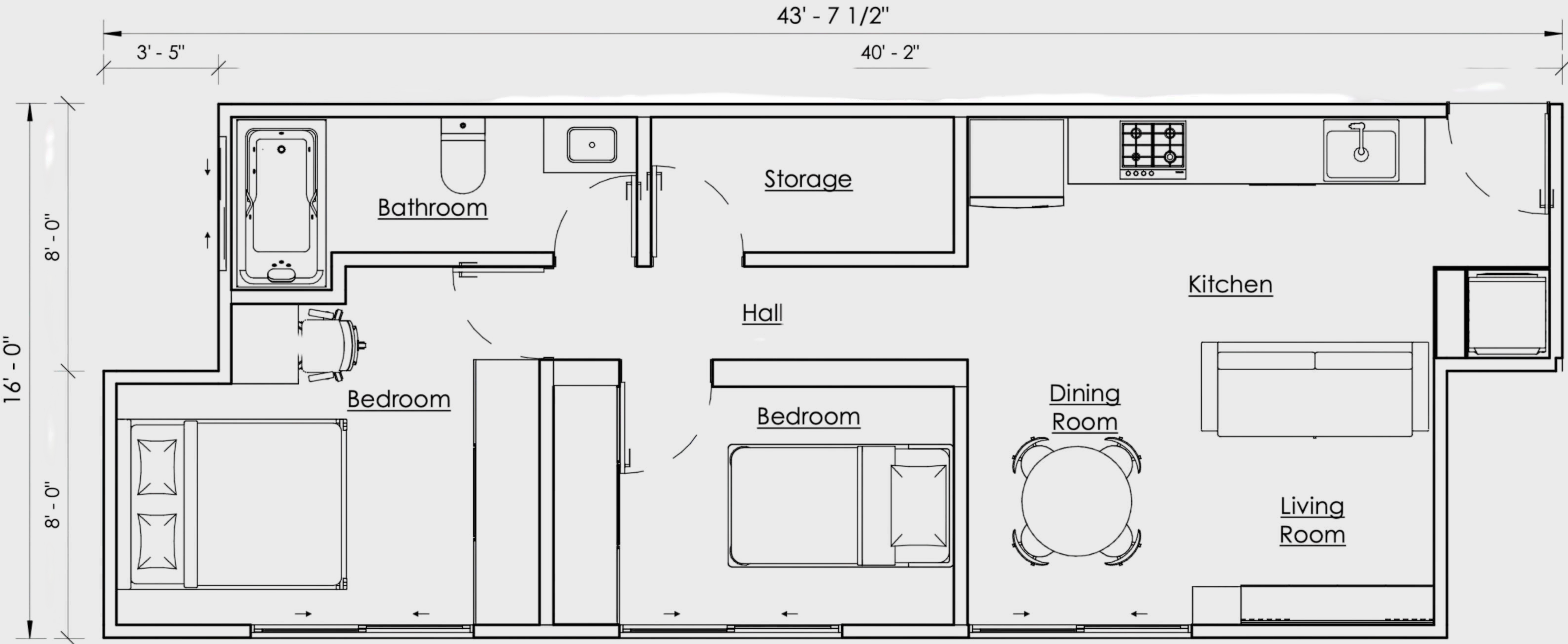




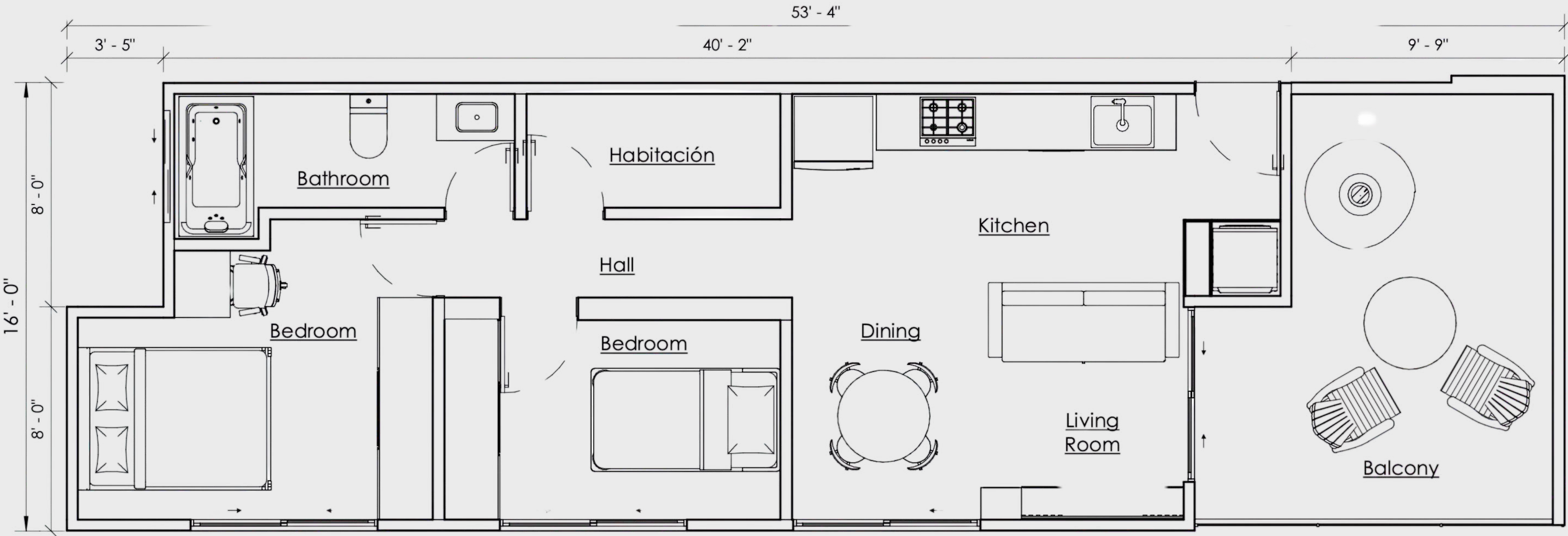












FUTURITY  
Structures

# FOURPLEX GIRO

2 LEVELS - 2,560 SQFT 4 APT









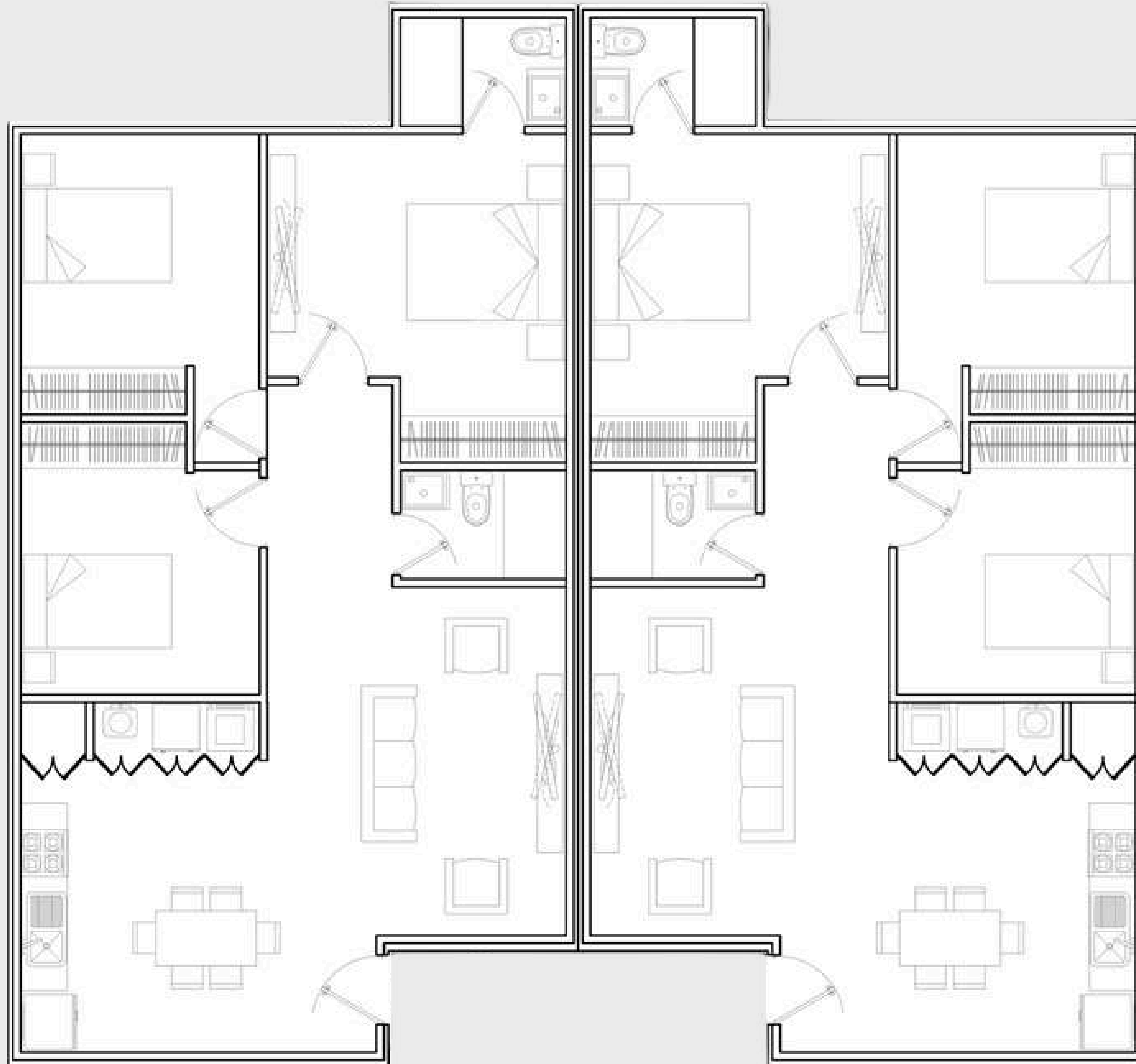




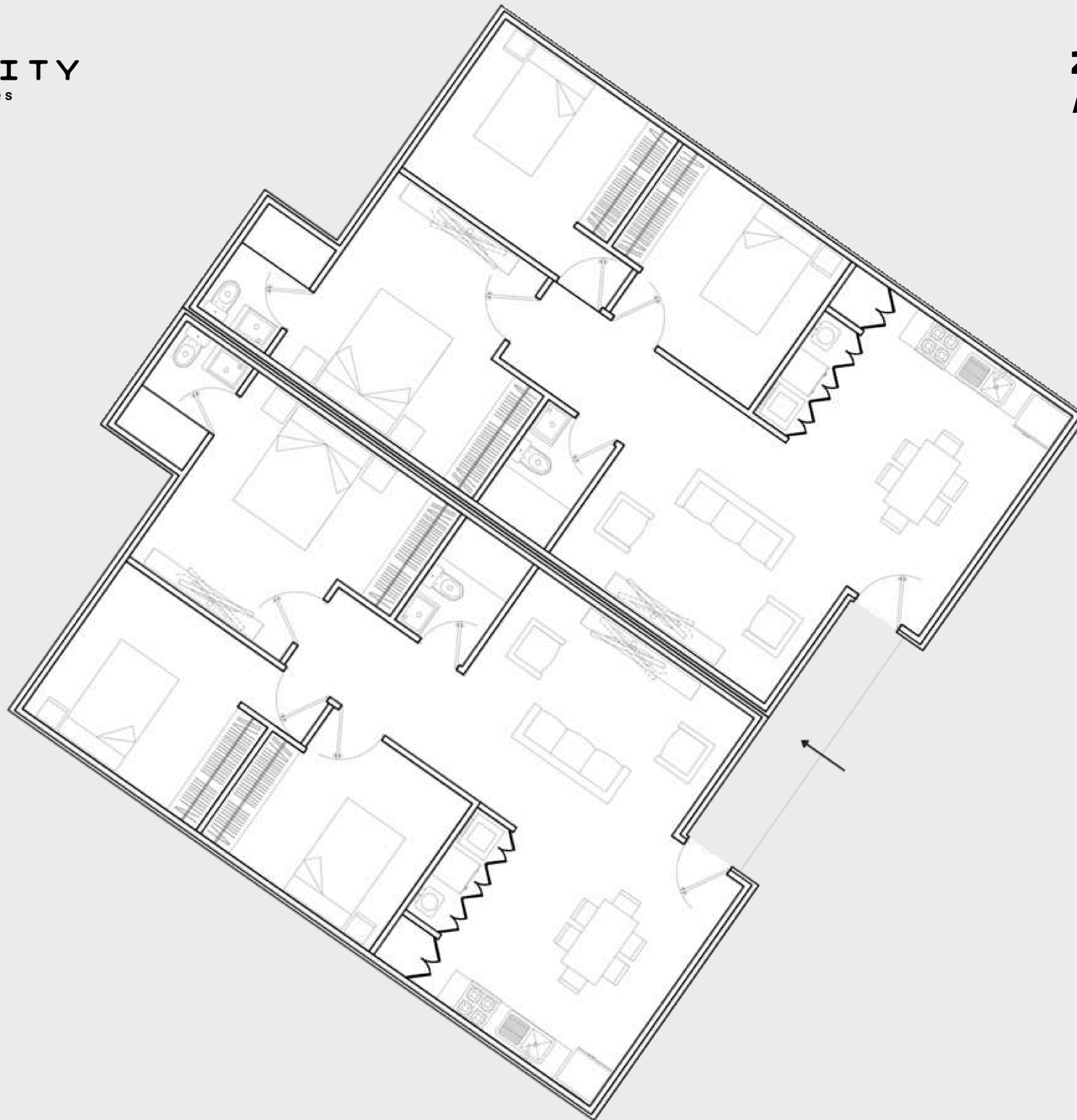






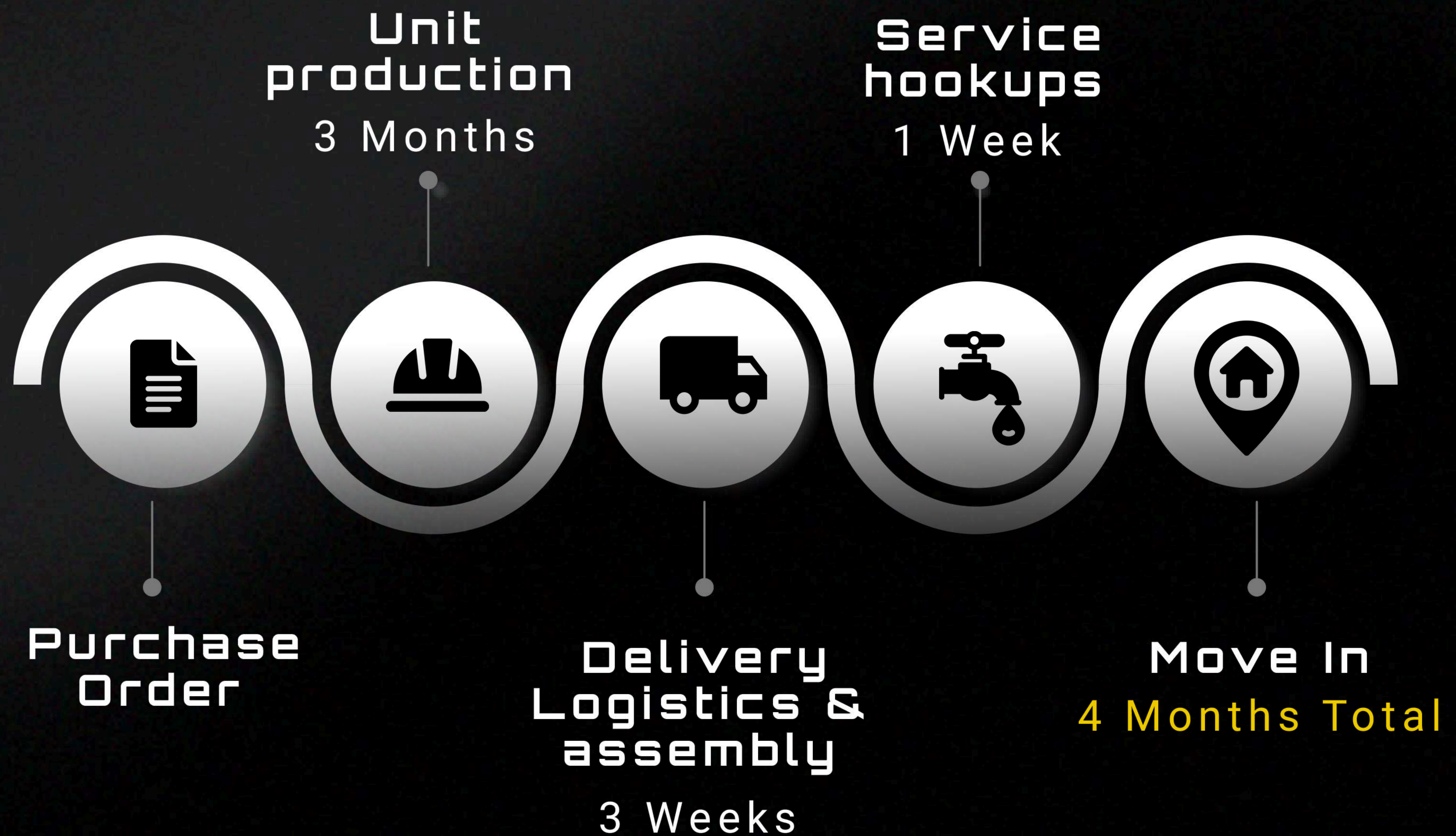








# Delivery and installation





# Provincial Regulations, Certifications, and Warranties

## Certifications

CSA A277, the CSA  
Z250

## Warranty

**In compliance with  
each province**

**For example, in**

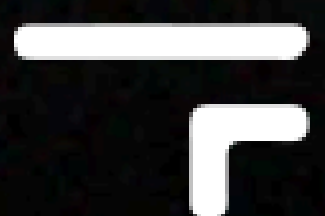
**Ontario:** modular  
homes are eligible  
for warranty  
coverage under the  
Tarion New  
HomeWarranty  
Program

## Building Code

**In compliance**

with each  
province

**For example, in  
Ontario: OBC**



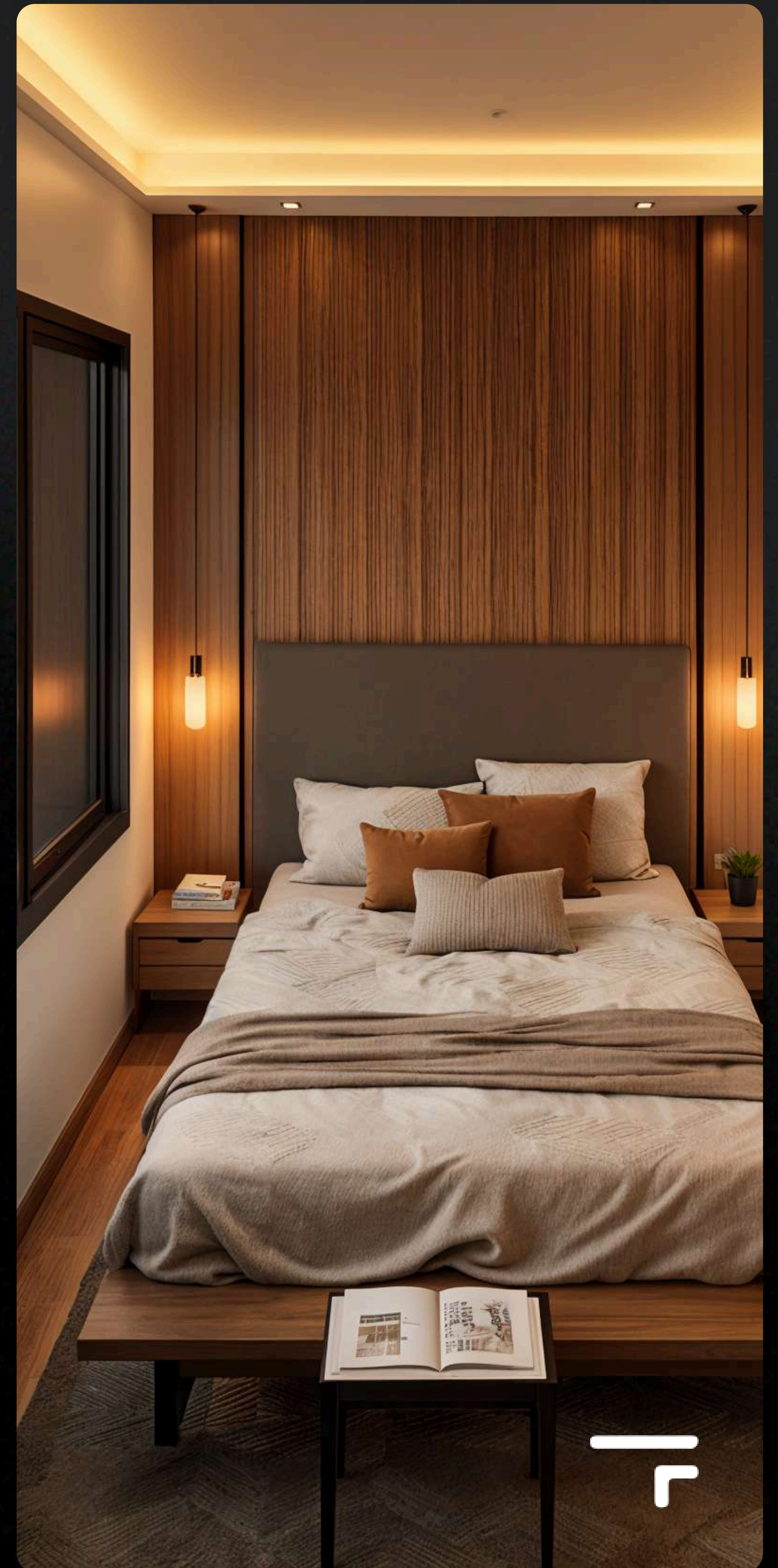


# Unit Specifications

## **Designed for Flexibility. Built Around You.**

Our modular units come with thoughtfully selected base interior and exterior specifications—ensuring quality, durability, and style from day one. But the real value lies in their versatility. Every element, from floor plans to finishes, is fully customizable to suit your unique needs and vision. Whether you're building a home, office, or commercial space, we tailor each unit to reflect your brand, lifestyle, and purpose.

**Let us bring your concept to life—modular, your way.**





# Futurity Structures

## base specifications

We have developed a base specification of interiors and exteriors that exceed the quality of most new constructions. Although our reference cost per sq ft considers these specifications, we can modify any specification according to your market.

### Electrical

- 200 Amp Panel
- Flush mount LED pot lights throughout with black trim.
  - Wall-mounted LED vanity lights in the bathrooms.
- Kitchen backsplash outlets and floor-level wall outlets in accordance with local code requirements.
  - Exterior flush mount pot lights in the cedar soffit.
  - Two exterior outlets for security cameras.
- Two ground-level exterior outlets at the front and rear of the building.
- Two exterior wall-mounted light fixtures at the entry door and the rear of the building.

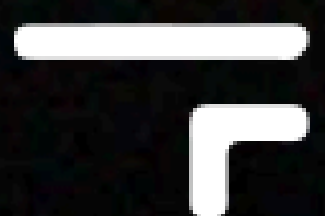
### Plumbing

- Rinnai (or an equivalent brand) propane fired hot water on-demand system.
- The kitchen features a stainless steel double bowl sink with a chrome faucet and sprayer hose.
- Square vessel sinks in bathrooms with chrome deck-mounted faucets.
- 60" acrylic tub surrounded by tile in the main bathroom.
- The ensuite includes a 42" acrylic shower base with a low flow chrome shower head, drains, and trim finished with tile.
- Toilets that meet EPA Water Sense standards.

### Roofing

We use metal roofs to insulate and protect the units from weather conditions.

You may prefer to install solar panels or a green roof; it's your choice.





## **HVAC**



- Highly efficient ductless heating and cooling system with Energy Star certification.

## **flooring**



Each unit comes standard with high-end, impact-resistant, and moisture-resistant spc vinyl plank flooring.

## **Standard appliances**



- Smart code entry lock
- Wireless security camera
  - Wireless switches
  - Wi-Fi adapter control
- Refrigerator and freezer
  - Hood fan
- Induction Cooktop
  - Dishwasher
  - Microwave
- Stacked washer and dryer

## **Other specifications:**



- We use high quality melamine for all our cabinets and drawers.
- The walls, floors, and rim joists feature R-32 closed cell spray foam insulation.
  - The roof is equipped with R-80 closed cell spray foam insulation.
- The walls and ceiling are finished with drywall and paint and/or wood products.
- The exterior walls can be finished with aluminum, wood, stucco, or aluminum.



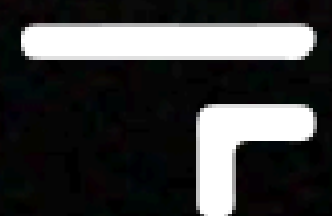
## You handle:

We are committed to manufacturing superior units in less time and at the most competitive prices in the market.



## Payment terms

Purchase order.....	30%
30 days.....	30%
First delivery.....	30%
Assembly.....	10%





# ONSITE MODULAR ASSEMBLY PROCESS

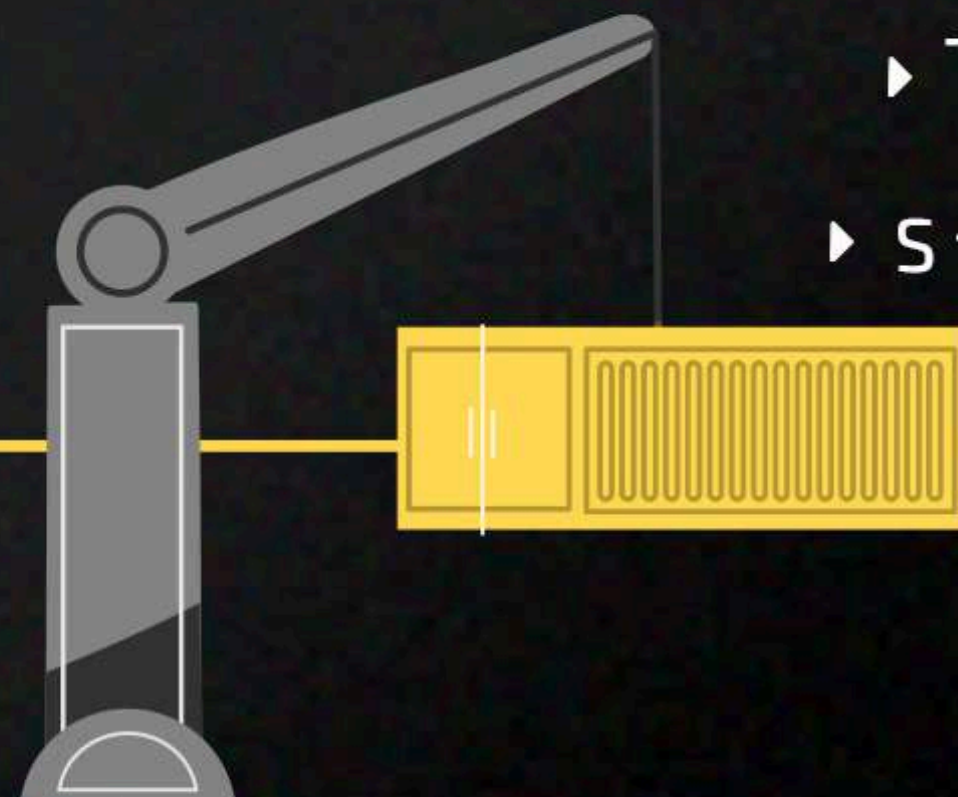
## 1. SITE PREPARATION

- ▶ Surveying, utilities, and foundation work.



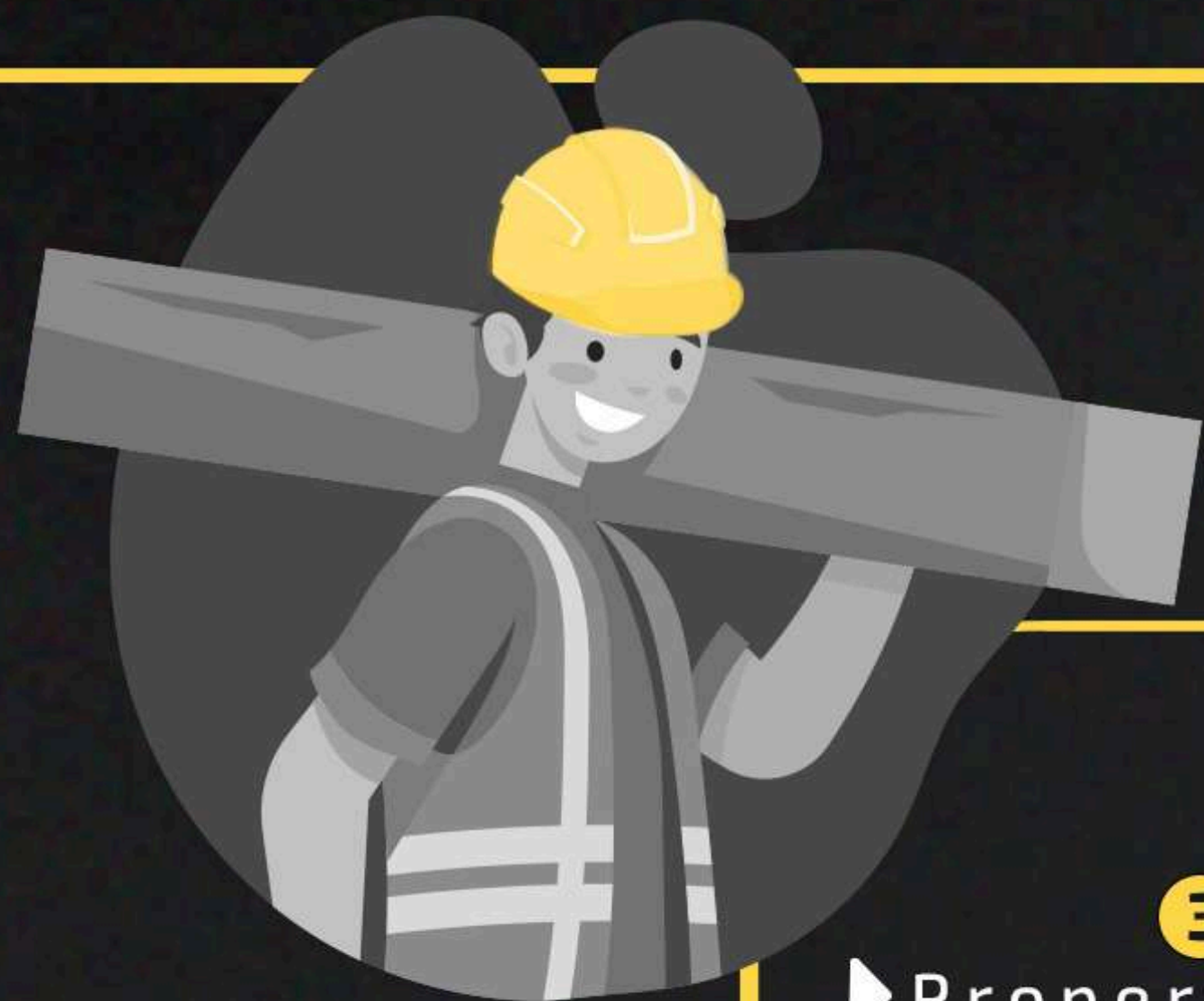
## 2. MODULE DELIVERY

- ▶ Transport with verified access routes.
- ▶ Stage and sequence modules for installation.



## 3. CRANE SETUP

- ▶ Proper positioning, certified rigging, and lift plan confirmation.



## 4. MODULAR SET (ASSEMBLY)

- ▶ Lift and align modules in sequence.
- ▶ Secure structural connections and seal joints (air, water, fire).

## 5. UTILITY HOOKUPS (MEP)

- ▶ Connect electrical, plumbing, and HVAC systems.
- ▶ Conduct pressure tests and system checks.

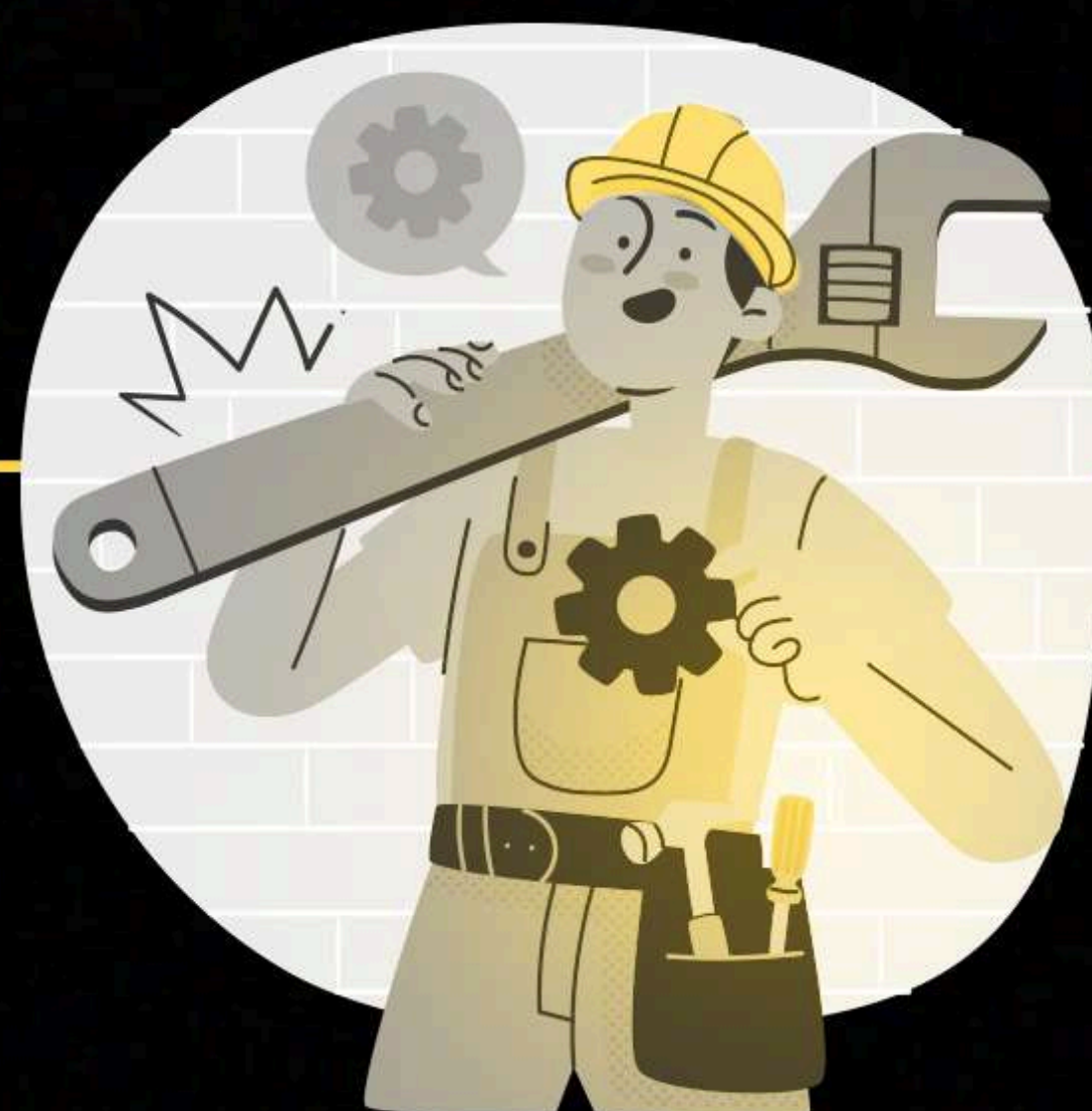


## 6. WEATHERPROOFING & ENCLOSURE

- ▶ Install siding and complete roofing connections.

## 7. INTERIOR FINISHES

- ▶ Proper positioning, certified rigging, and lift plan confirmation.

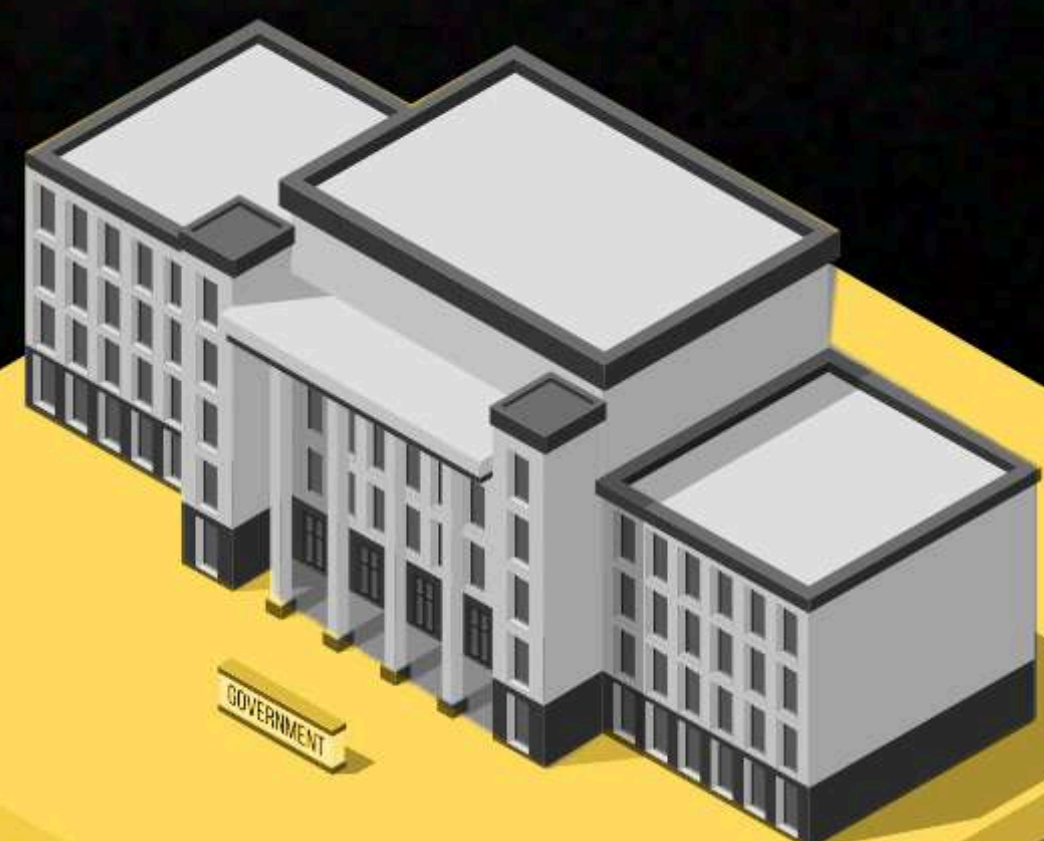


## 9. PUNCH LIST & TURNOVER

- ▶ Fix deficiencies.
- ▶ Deliver keys, manuals, and warranties.

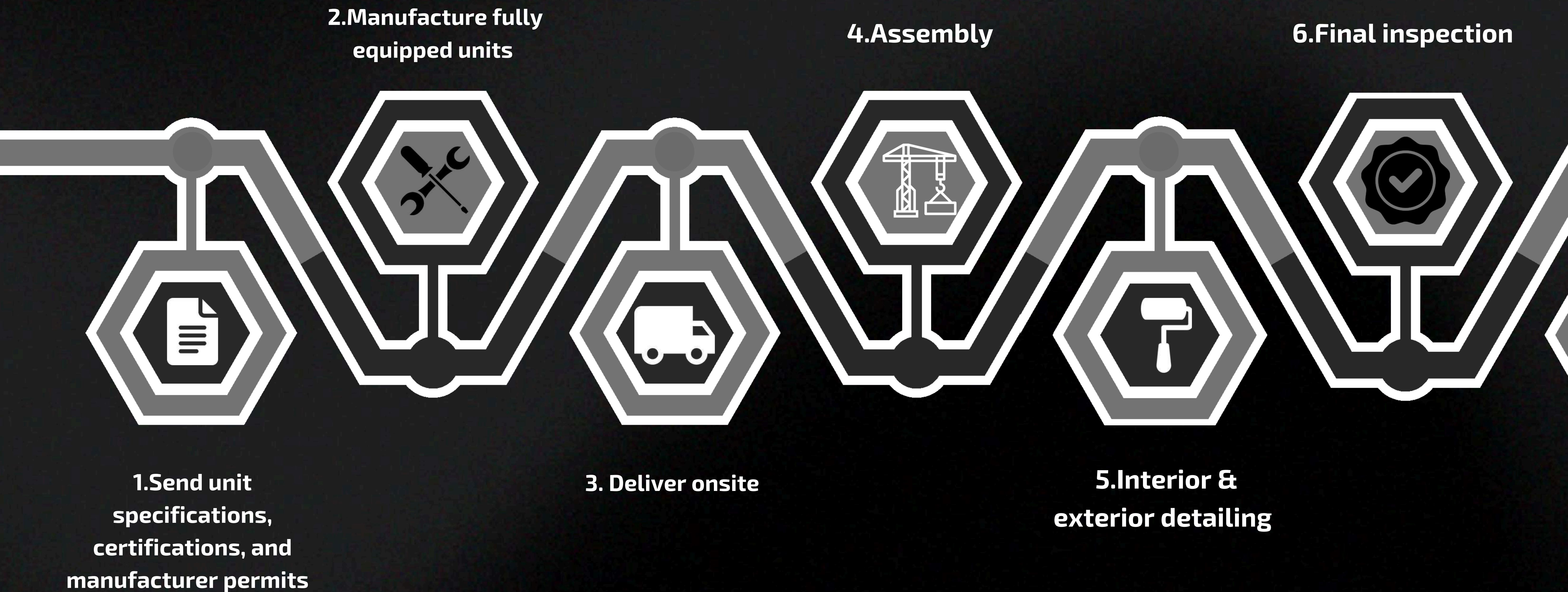
## 8. FINAL INSPECTIONS & COMMISSIONING

- ▶ Coordinate inspections, test building systems, and safety checks.

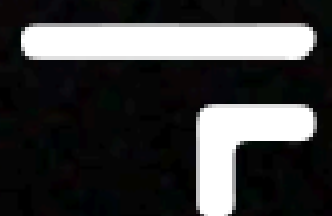




# It's as easy as:



Maximum total time for first delivery: 4 months







The images and information presented are for reference purposes only. Designs, dimensions, finishes, and specifications may vary according to the needs, requirements, and customizations requested by each client.



**FUTURITY**  
structures

**Better, faster and more affordable**



Contact

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[Philip@Sayumo.com](mailto:Philip@Sayumo.com)

