

POD

WE BUILD IT, YOU LIVE IT

ORCA
INNOVATION-DESIGN-TECHNOLOGY



QUALITY SUSTAINABLE HEALTHY LIVING

At ORCA we make planning and construction of your build as seamless (and painless) as possible.

Inspired by the Canadian landscape and lifestyle, our modular PODs offer architectural design and sustainable living.

Created for landowners, operators and start ups, ORCA designs prefabricated PODs that are perfect for extra living accommodation, hotels & retreats, or holiday rentals.

We have a selection of designs with a variety of different customer needs and lifestyles in mind.

Whether your plans are adding a secondary dwelling to your existing property, a mountain or lake getaway, or starting up a holiday rental company, ORCA has some great modular POD designs to choose from.

ORCA
INNOVATION-DESIGN-TECHNOLOGY

What does ORCA stand for?



O

ORDER

ORCA’s emphasis on efficiency and consistent quality ensures predictability and peace of-mind for customers. Contractors can count on the accuracy of our product so that they can keep to their timelines.

R

RESPECT

At ORCA, every member of our staff is an integral part of our success and we foster a respectful culture of teamwork. Staff are thoroughly trained and supported to be able to work safely and efficiently. All of us at ORCA are equally accountable to our customers, whose involvement and questions are welcomed and encouraged. When working with ORCA, contractors can expect clear communication and professionalism.

C

CARE

We care about our customers and our contractor teammates. The precision of the ORCA system means that we can be flexible in customizing designs that mindfully account for a customer’s needs and vision. ORCA’s organization and Integrated Design Process means we plan proactively to make contractors’ jobs easier and to keep actual costs true to estimates.

A

ATTENTION

“The devil is in the details.” so the saying goes. Here at ORCA we take an integrated approach to each project and get feedback from everyone involved to ensure that work moves forward as smoothly as possible, without costly surprises or setbacks. Our deliberate, proactive, and ongoing attention to detail respects the needs of contractors and ensures a positive experience and end result for our customers.

Why ORCA PODs?

Quality

- Providing attainable, high quality, healthy homes.
- ORCA PODs have a lifespan of 100 years and are built to withstand earthquakes, high winds and extreme temperatures
- Healthy homes and better air quality with zero use of volatile organic compounds (VOC's)
- Galvanized LGS Frame resistant to rust, mold, rot and insect damage
- All of our PODs are **CSA A277** and **CSA Z240** compliant. This ensures the standard and quality of our PODs are designed and constructed to comply with codes and regulations in force at the installation location

Efficiency

- Lightweight system unlocking difficult ground conditions
- Accelerated delivery cutting lead-in and installation time
- Low waste factory controlled process reduces cost
- Locally delivered creating social value within the community

Sustainability

- Low environmental impact minimizing embodied and operational carbon
- High thermal performance and air tightness creating cost effective low energy homes
- For every ORCA POD 30 trees are saved using our Zero waste LGS superstructure
- LGS is 100% recyclable and can be z at the end of its life-cycle



What we offer



Simple
Installation

LGS KIT

- Pre-engineered and designed hassle free
- LGS panelized kit
- Includes all installation drawings
- No mechanical lifting required



Delivered
Weathertight

LOCK-UP

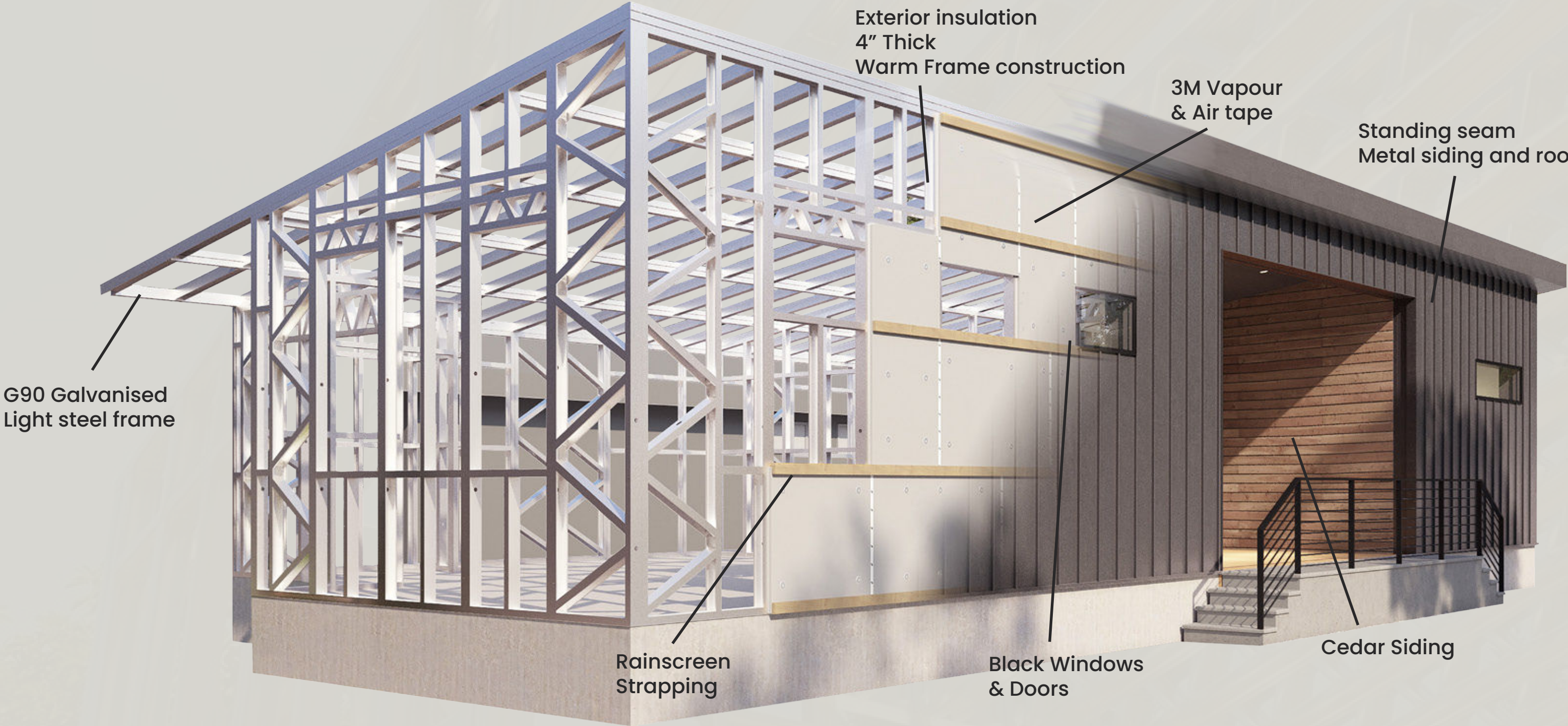
- LGS installed by ORCA
- External finishes by ORCA
- Windows & doors included
- Two external color schemes



Hassle Free

TURN-KEY

- Full turnkey delivery by ORCA
- Two internal color schemes
- Prefab delivered to site
- Ready to move in fast



Who we work with

ORCA's modular product line serves a broad range of scenarios in Canada and North America, catering to end-users, developers, landowners, and self-builders alike.

Whether you're exploring eco-tourism, expanding living space, looking for a secondary dwelling, generating additional revenue, or pursuing a new development project, we have you covered. Our offerings range from fully finished PODs to LGS frame kits for those who prefer a more hands-on building experience.

We strive not only to create a premium product but also provide a unique and unforgettable customer experience that makes the process as easy on you (or your business) as possible with fast build and delivery times.



Developers

We have a range of POD types which can be built on site, we work with developers to deliver a unique product to suit your needs and help you deliver a project that contributes to our local communities. We are able to set up a pop up factory delivering A277 and Z240 offering either modular or mobile manufactured certification. By using a pop-up factory on site, this cuts out logistics offering savings and project certainty with a faster return on capital.

Retail

Designed with the end user in mind for additional living space, secondary dwellings or to generate additional revenue streams, our range of PODs are the perfect solution designed to be delivered to site fully finished. The complete package for a unique, high-quality POD that's as hassle-free as possible. Our pods are also available delivered as weather tight lock up with sleek metal siding, roof, windows and doors.

Self Builders

Our aim is to make construction simple so that anyone can take part. Our LGS flat pack kits are an attractive build option with simple to install instructions for self builders and DIY hobbyists. Using standard connections (supplied), the frames are easily fixed together, creating a rigid frame for your new space. We work with local builders merchants to supply everything from external cladding to internal fit out.

‘A combination of clear pricing, eco-friendly benefits and efficient build processes’

POD RANGE

COST

Make your money go further without sacrificing quality

TIME

Time is precious – spend it enjoying your new home, not building it

QUALITY

We ride the wave of innovation to bring you a superior product

SUSTAINABLE

Keeping nature and your wallet green

Hummingbird

Size: 108 sqft
Roof: Gable
Living: Studio

Jay

Size: 375 sqft
Roof: Gable or Pitched
Living: 1 Bed, 1 Bath

Sandpiper

Size: 418 sqft
Roof: Pitched
Living: 1 Bed, 1 Bath

Quail

Size: 702 sqft
Roof: Gable
Living: 2 Bed, 1 Bath

Wren

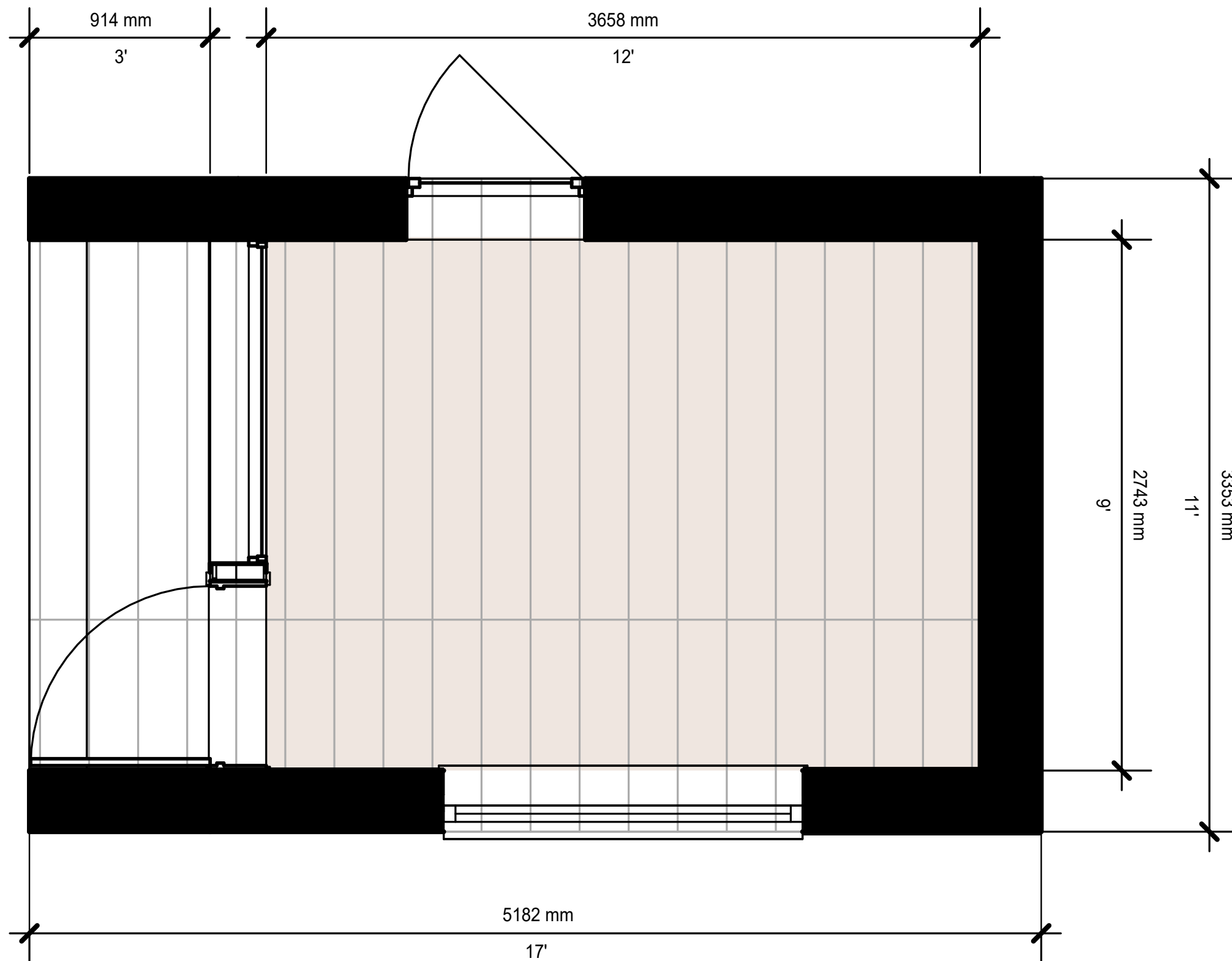
Size: 741 sqft
Roof: Pitched
Living: 1 Bed, 1 Bath

Nightingale

Size: 800 sqft
Roof: Pitched
Living: 2 Bed, 1 Bath

Swallow

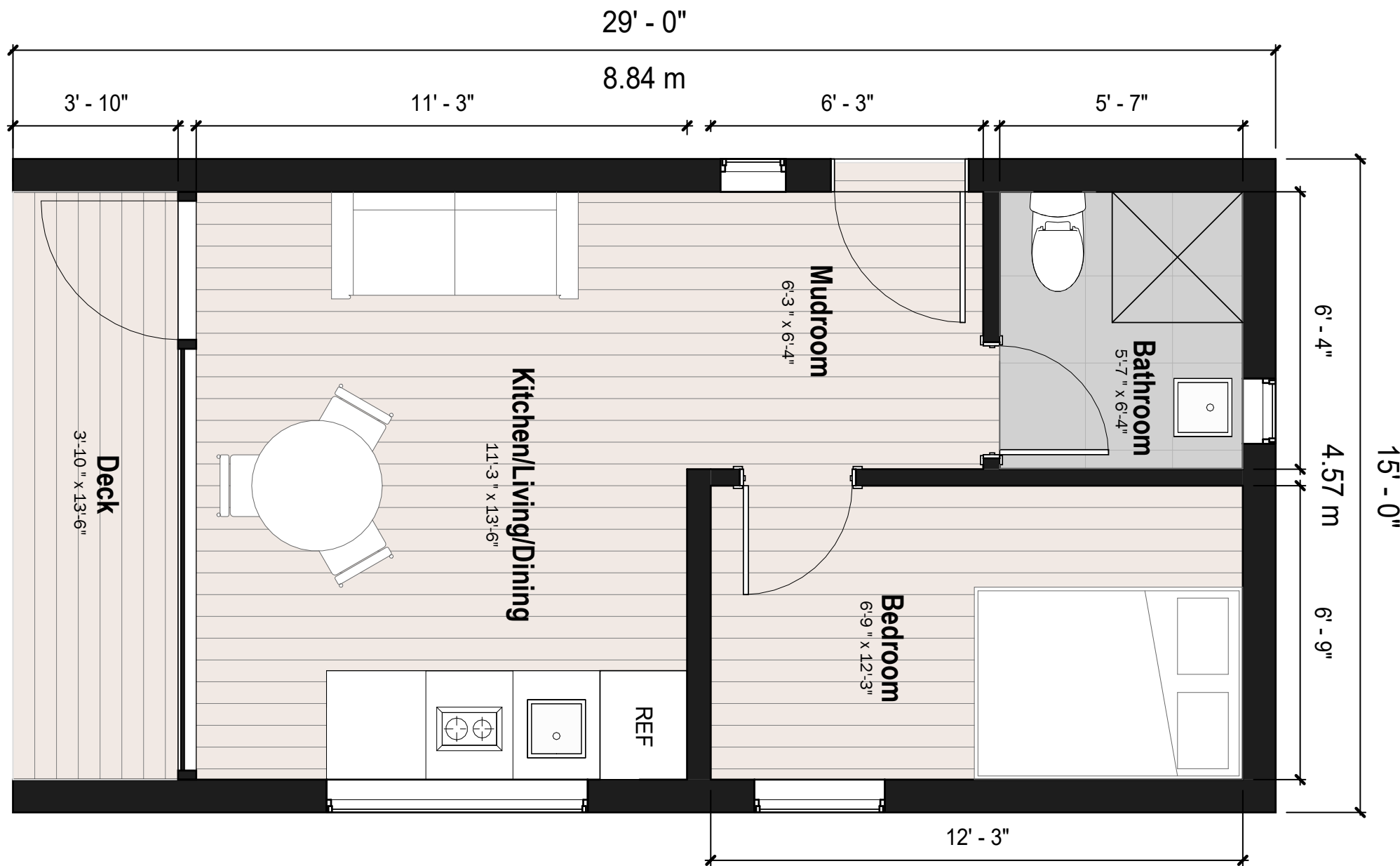
Size: 960 sqft
Roof: Pitched
Living: 2 Bed, 1 Bath



Hummingbird



108 square feet
Studio



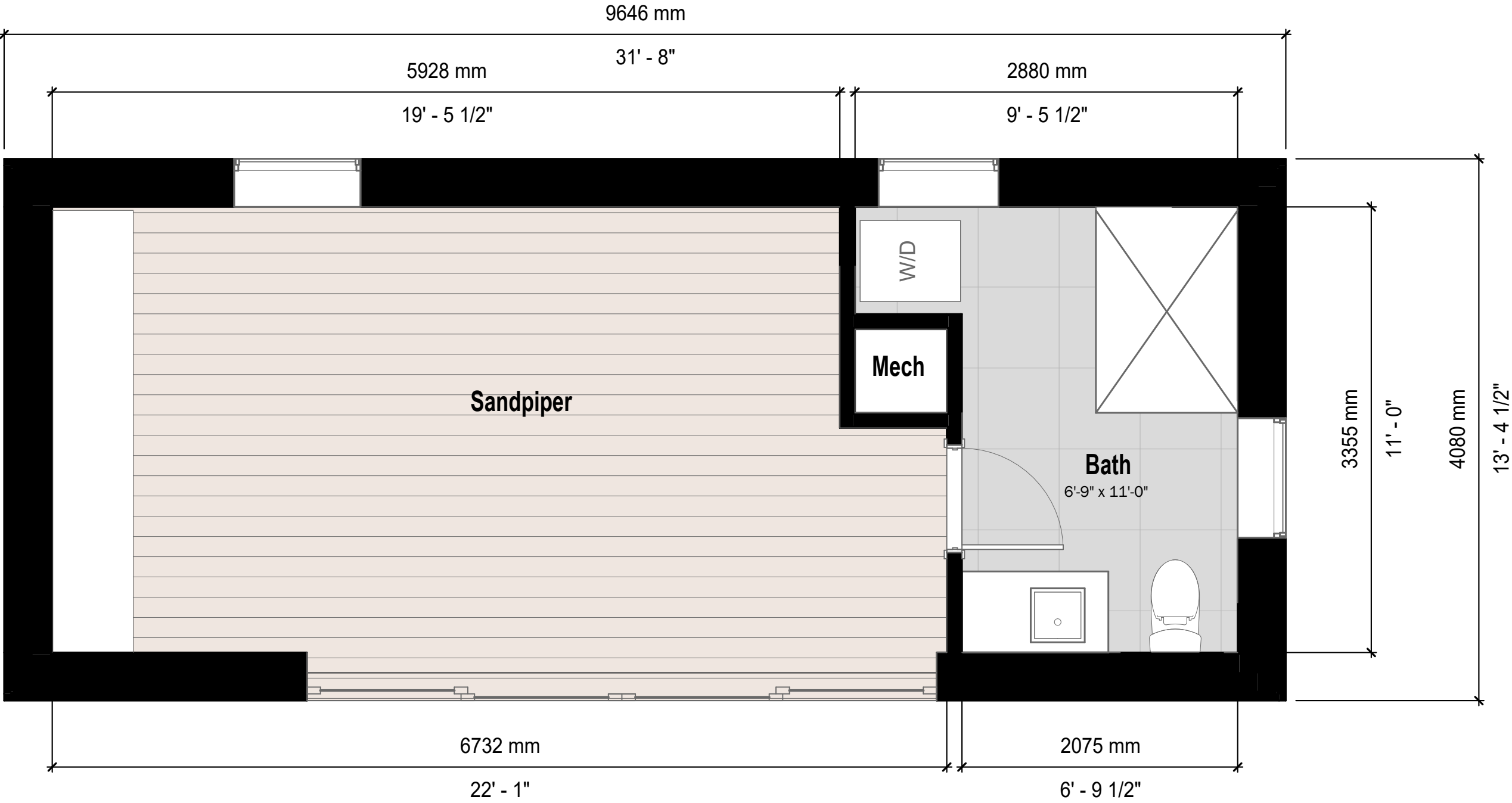
Jay



375 square feet
1 Bedroom 1 Bath

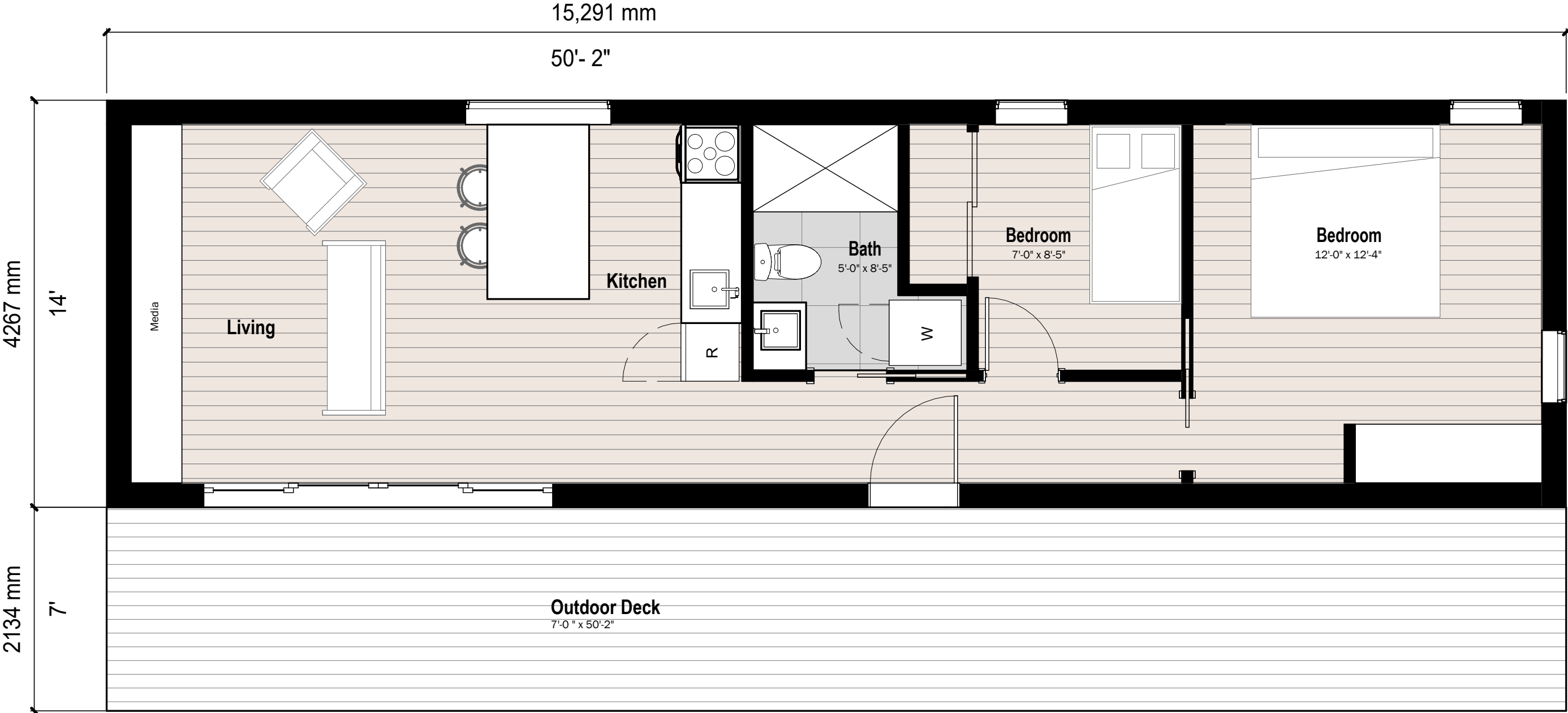
Sandpiper

418 square feet
1 Bedroom 1 Bath



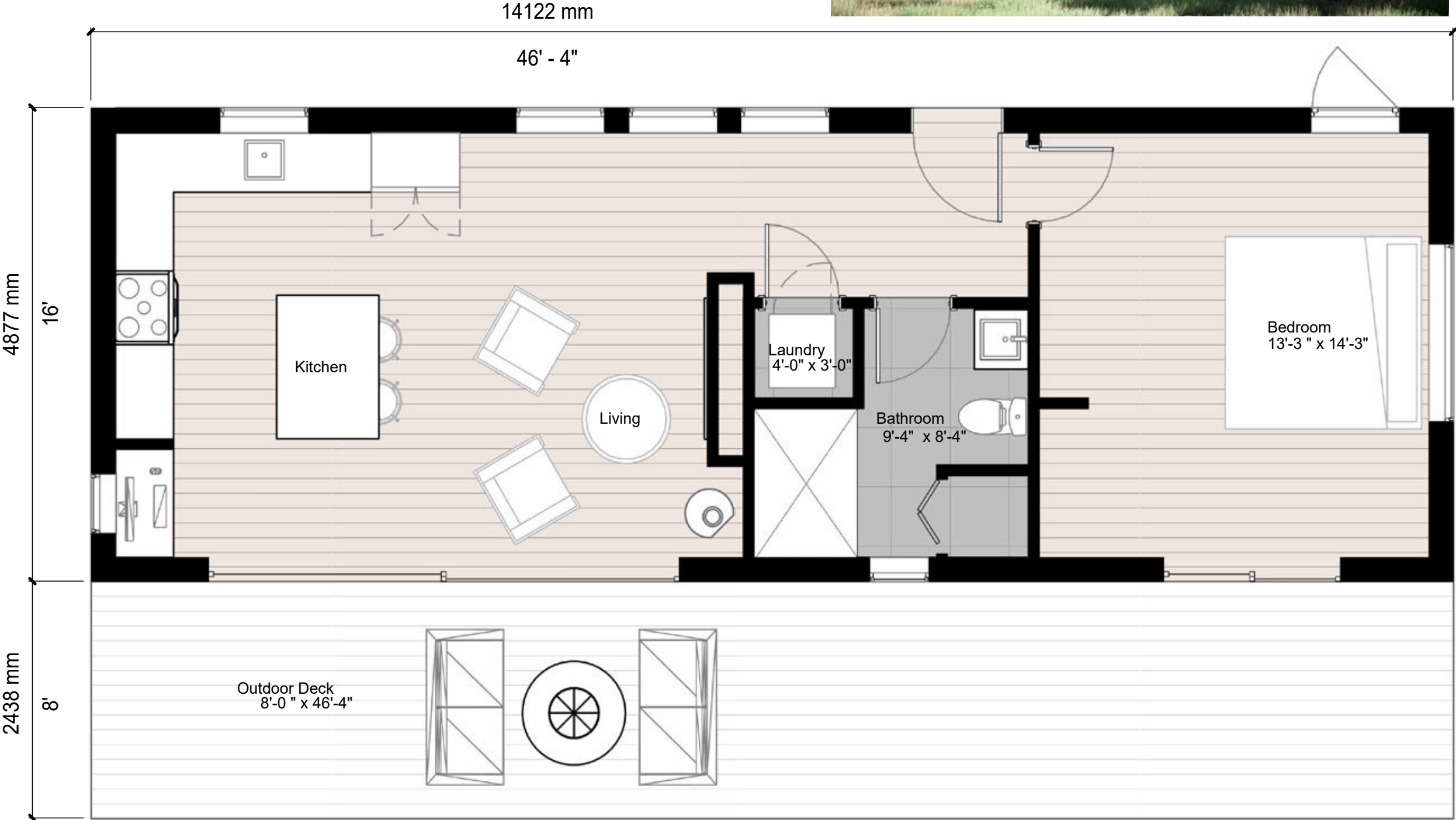
Quail

702 square feet
2 Bedroom 1 Bath



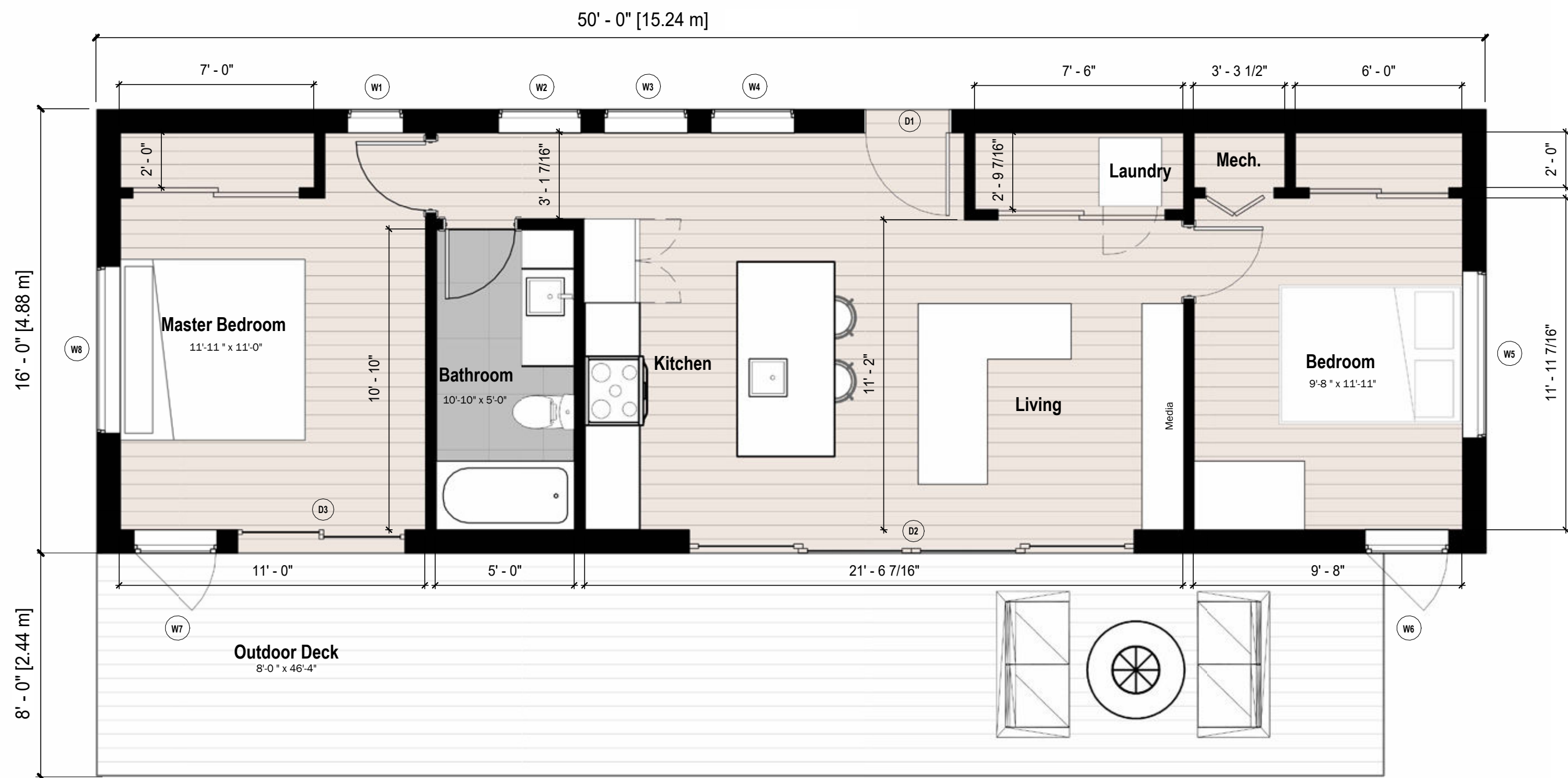
Wren

741 square feet
1 Bedroom 1 Bath



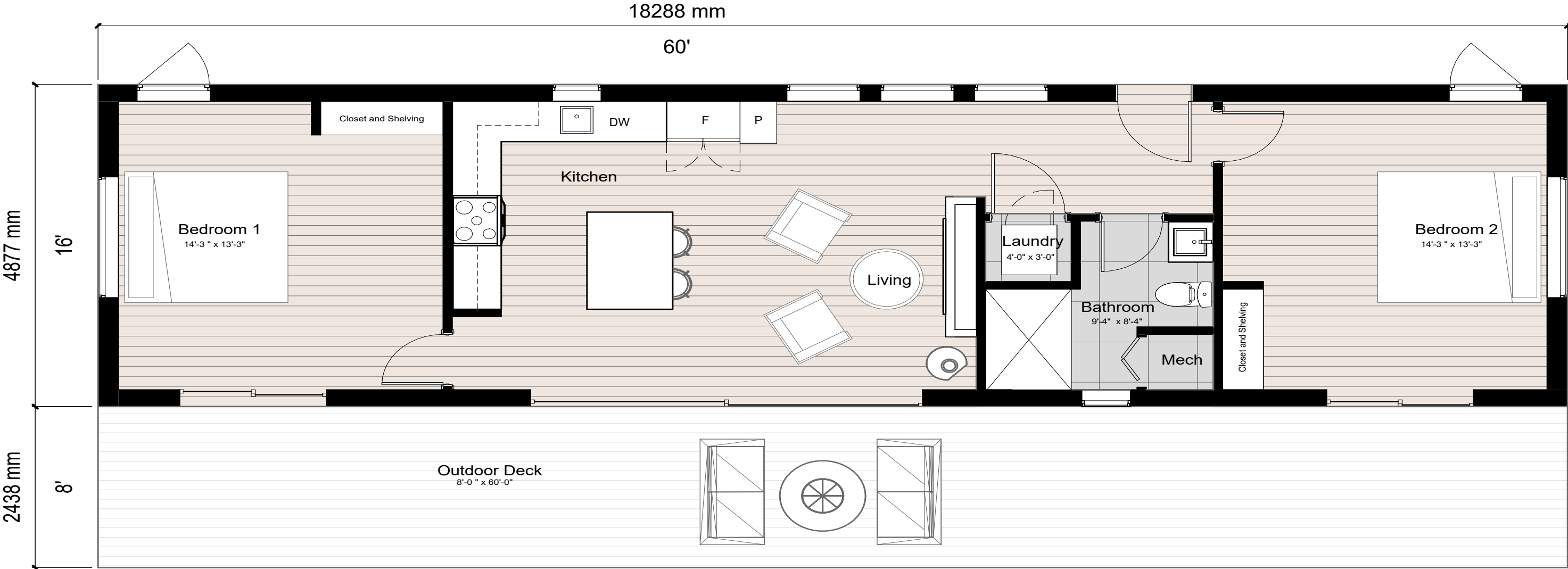
Nightingale

800 square feet
2 Bedroom 1 Bath



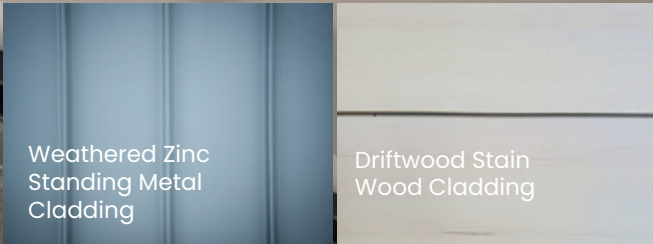
Swallow

960 square feet
2 Bedroom 1 Bath



Colour Palette

Daybreak



Weathered Zinc
Standing Metal
Cladding

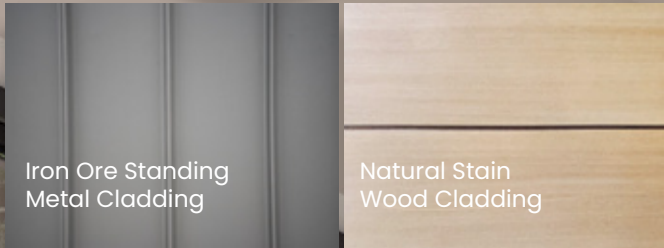
Driftwood Stain
Wood Cladding



A. Kitchen and bathroom cabinets
B. Accent kitchen cabinets
C. Kitchen and bathroom quartz countertop
D. Kitchen Tile Backsplash
E. Engineered hardwood flooring
F. Bathroom Tile

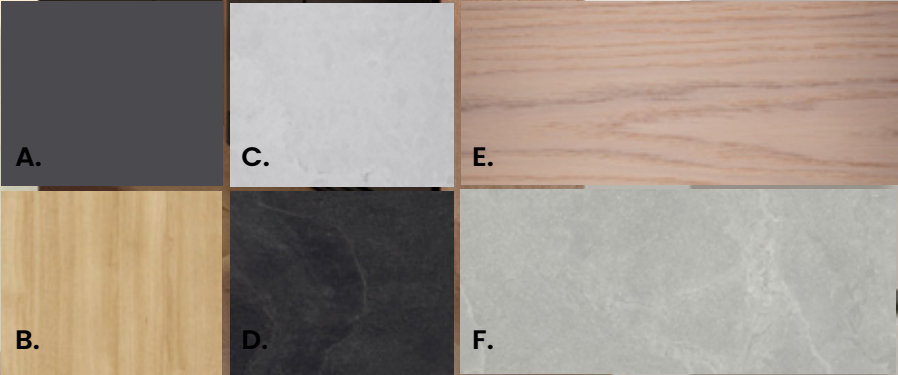
Colour Palette

Twilight



Iron Ore Standing Metal Cladding

Natural Stain Wood Cladding



A. Kitchen and bathroom cabinets
B. Accent kitchen cabinets
C. Kitchen and bathroom quartz countertop

D. Kitchen Tile Backsplash
E. Engineered hardwood flooring
F. Bathroom Tile



Features & Specifications

LIGHT GAUGE STEEL FRAME (G90 Galvanized steel/50 KSI)	LOCK-UP	TURN-KEY STANDARD	TURN-KEY UPGRADE
LGS floor trusses	●	●	●
LGS floor panels	●	●	●
LGS external walls 140mm stud profile	●	●	●
LGS internal non-loadbearing walls 140 mm & 90mm stud (Plan Depending)	●	●	●
LGS roof panels back to back studs 140mm deep	●	●	●

INSULATION			
R34 sprayfoam insulated Floor	●	●	●
R48 Exterior Walls – 4" Polyisoco Board R26 + Fiberglass Batts R22 Total	●	●	●
R50 Roof – (Same as Wall Buildup)	●	●	●

FLOOR SYSTEM			
3/4" T&G Gold Edge OSB sub-floor	●	●	●

EXTERIOR WALLS			
24 Gauge Standing seam Metal 16" Wide (Twilight/Daybreak color options)	●	●	●
Cedar/Hemlock wood accents (2 stain options)	●	●	●

ROOF SYSTEM			
1/2" fir plywood sheathing	●	●	●
Peel n Stick Membrane	●	●	●
24 Gauge Standing seam Metal 16" Wide (Twilight/Daybreak color options)	●	●	●
Black Aluminum Canopy Single Door			●
Black Aluminum Canopy 16' Door			●

EXTERIOR DOORS & WINDOWS	LOCK-UP	TURN-KEY STANDARD	TURN-KEY UPGRADE
Vinyltek 36" exterior swing doors (3 glass infill options)	●	●	●
Innotech 16' Two Pane OXXO Lift and slide			●
Vinyltek oversize 16' 7800 series sliding door	●	●	●
Vinyltek slider windows with bug screen (black frame)	●	●	●
Door hardware (black or chrome finish)	●	●	●

UTILITIES			
200 amp electrical panel (100 amp if generator ready)		●	●
Hot water tank 40 gallon		●	●
Rheem on demand water heater (Gas Only)			●
Samsung Ductless mini-split system with heat pump		●	●
Additional mini head in bedroom			●
Jotul GF 160 DV Gas fireplace			●
Blaze King Boxer 24.1 wood stove			●
Gas connection for propane or natural gas (on demand, stove, fireplace, BBQ)			●
Central data point for internet, TV and phone		●	●
Solar power ready		●	●

LIGHTING			
Exterior contemporary wall lights (black)		●	●
Exterior Pot lights (In Canopy only)			●
Interior 4" LED pot lights (black or white)		●	●
Single pendant kitchen lights x3 (black or chrome)*		●	●
Single teardrop bathroom vanity light			●
Motion lights under bathroom vanity			●
Dimmable lighting switches (location dependant)		●	●

* Not all models



Features & Specifications

INTERIOR FINISHES	LOCK-UP	TURN-KEY STANDARD	TURN-KEY UPGRADE
Benjamin Moore white dove paint		●	●
Lyden oak grooved doors		●	●
Vega door handles (black or chrome)		●	●
Baseboard and Door Trim 3" Flat		●	●
Windows Drywall return		●	●
Window Sills - Hemlock		●	●
Vinyl plank oak 7.5" flooring		●	
Engineered hardwood 7.5" flooring (excl bathroom)			●

KITCHEN			
Super matte cabinets (Twilight/Daybreak color options)		●	●
5 piece soft close drawers		●	●
Full plywood box soft close drawers		●	●
4" edge pull handles (black or chrome)		●	●
Vicostone quartz chrome countertops (Twilight/Daybreak color options)		●	●
Waterfall Island *			●
Quartz Backsplash		●	
Tile backsplash			●
Blanco Silgranit undermount sink		●	●
Delta faucet with pull down sprayer		●	●
Double bin recycling and garbage *		●	●

BATHROOM	LOCK-UP	TURN-KEY STANDARD	TURN-KEY UPGRADE
Super matte cabinets (Twilight/Daybreak color options)		●	●
4" edge pull handles (black or chrome)		●	●
Vicostone quartz chrome countertops (Twilight/Daybreak color options)		●	●
Porcelain vessel sink		●	●
Vigo faucet (black or chrome)		●	●
Dreamline Enigma rectangle shower enclosure with fixed panel and base		●	●
Moen Genta LX shower head with matching valve trim (black or chrome)		●	●
24" x 48" Eureka porcelain tile Floor (Twilight/Daybreak)			●
Shower Surround Feature tile - Herringbone - Chevron - Rhom-bus		●	●
Soft close toilet lid		●	●
Tushy Toilet seat		●	●
AMBA small heated towel rack		●	●
Cozy in Paris w XL heated towel rack		●	●

APPLIANCES			
LG appliance package (fridge/freezer, dishwasher, stove with built-in microwave)			●
LG appliance package with gas stove			●
Flush Hood Range Fan		●	
LG washer and dryer set			●

APPLIANCES			
Smart home remote control lighting system		●	●
Ring video door bell		●	●
August wireless home lock		●	●

* Not all models



KEEPING NATURE AND YOUR WALLET GREEN

THOUGHTFUL DESIGN

Contemporary, functional and luxurious, our POD designs are purposefully created to integrate harmoniously with the environment. Our design DNA is ingrained in the Canadian landscape and lifestyle.

ENERGY EFFICIENT

Climate responsive and operationally efficient, ORCA PODs use locally sourced natural materials to provide a healthy indoor living environment, keeping you comfortable, and your surroundings happy.



BUILT TO LAST A LIFETIME

ORCA's PODs are built with our Light Gauge Steel (LGS) galvanized steel technology that will stand the test of time in extreme climates and prevent environmental wear and tear providing a low maintenance, healthy product for you and the planet.

SUSTAINABLE MANUFACTURING

Climate responsive and using locally sourced, 100% recyclable steel and sustainable building materials along with extremely low waste during the construction process, our eco-friendly approach to building design and construction addresses the needs of the present without compromising the future.

What's involved

Planning to completion – Its a simple process



PRELIMINARY
DISCUSSION

- We will review via phone or in person your preference & viability of selecting a Turnkey modular POD, Lock up option or supplying a kit
- Discuss project goals to determine the correct product fit
- Discuss: Budget, Timeline, Scope, Logistics



PICKING A
DESIGN

- Choose from a range of a design & floor plan options
- Select colour schemes for internal and external design options
- Discuss other options that we can include such as solar panels or powerwalls.
- Costing will be clear and concise so there are no surprises



CONTRACT
AND DEPOSIT

- ORCA will visit your site if required, or a video call will take place to discuss site conditions and preparation
- Confirm any changes and additions as well as deal with any concerns and confirm final decisions on design specs
- Once everyone is satisfied with the details you'll sign a contract and provide your deposit
- Now we're ready to move ahead to the most exciting part—Getting you in the production lineup!



PRODUCTION

- Manufacturing of the POD begins!
- Your POD will be built in factory in the Comox Valley, Insulation board, strapping, windows & doors, and siding installed Next, the interior finishes will be added based on the choices you have made.
- We will keep you updated with photos throughout the build process
- Prepare your site!



DELIVERY

- ORCA PODs are completely finished prior to delivery
- If you selected lock up stage, your POD will be delivered as such
- LGS kits are delivered as panelized frames ready for installation with installation manual
- They arrive ready to be placed on the foundation or steel pilings. Final hook-up for water and electrical is required and final siding is required to be installed if piling has been used to complete the home build.
- ORCA has a large list of contractors for the site preparations if customers require help!



MOVE IN!

- ORCA PODs are so easy to ship and install on-site that move in day will be shortly after delivery! Time to enjoy your new home!

10%
Deposit

40%
Sign Contract

40%
Start Production

10% Final
Payment

Timeline
Schedule a call!



Choose your POD – pay deposit

Start of production

16 to 22 weeks TURNKEY production to delivery
4 weeks LGS KIT production to delivery*

RELEASING
SHIPMENT

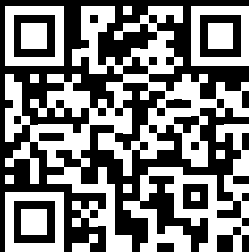
* Dependant on KIT plan.

POD

Designed and built by ORCA LGS

ORCA

INNOVATION-DESIGN-TECHNOLOGY



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