

POD

ORCA
INNOVATION-DESIGN-TECHNOLOGY

NIGHTINGALE



2



10R2



800 sqft
50' x 16'

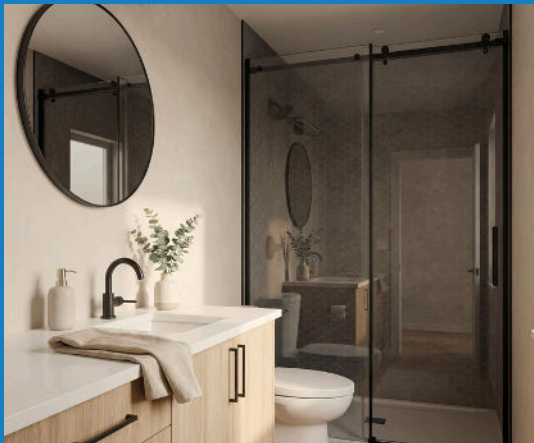
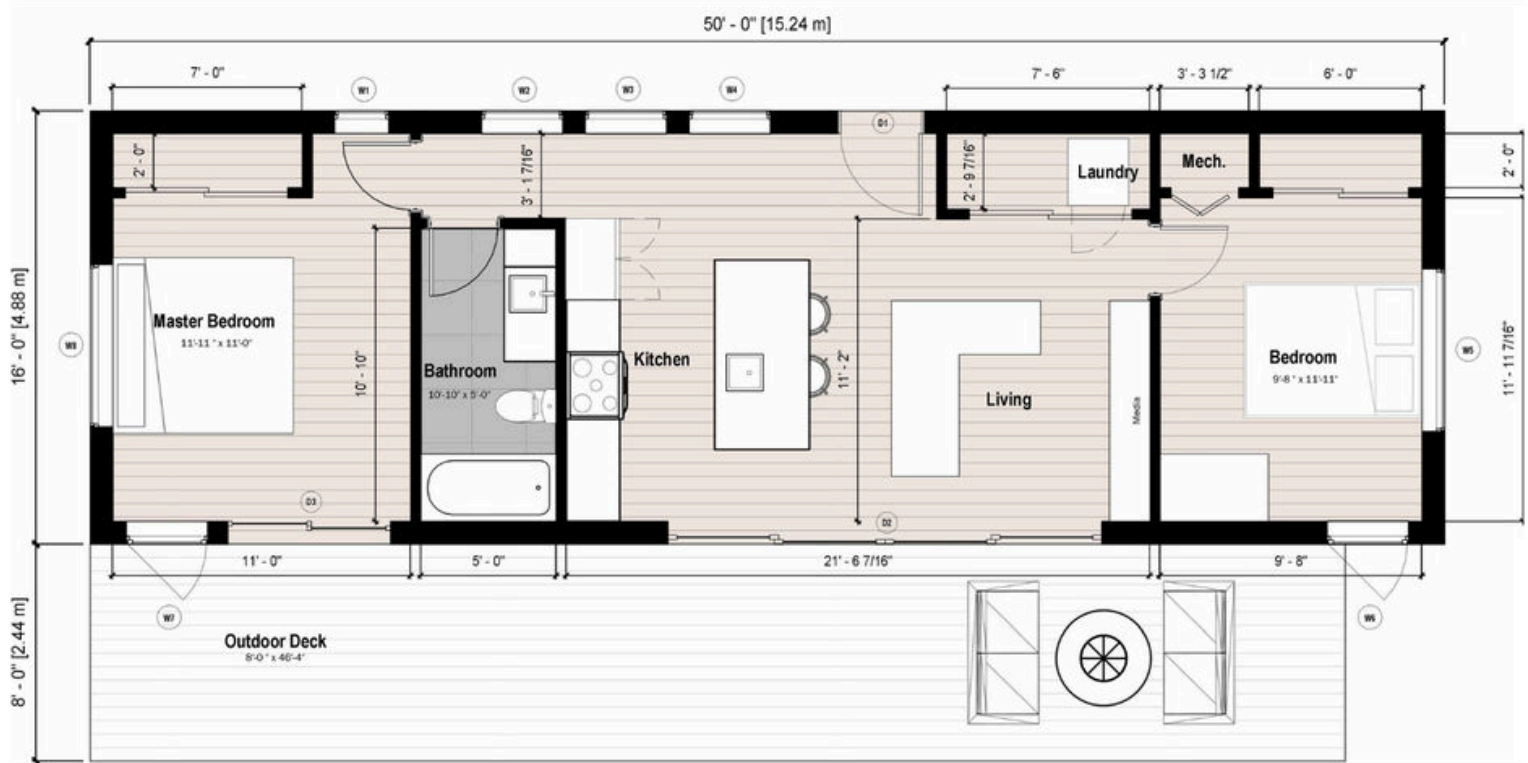


Single Pitch or
Gable roof



Starting Price
\$320,000 CAD

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Fire-resistant steel construction ←

No mold, no termites ←

BC Step Code 5 ←

Ultra-low heating cost ←

Installed in 1 Day. No mess ←

Only 10% down ←



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Features & Specifications

	STANDARD	UPGRADE
LIGHT GAUGE STEEL FRAME (G90 galvanized steel/50 KSI)		
Engineered Floor System	●	
LGS external walls 140mm stud profile	●	
LGS internal non-loadbearing walls 140 mm & 90mm stud (Plan Dependent)	●	
LGS roof panels back-to-back studs 140mm deep	●	
WALL & ROOF INSULATION		
R36 Walls - R16 4" EPS Rigid Board + Fibreglass Batts R20	●	
R37 Vaulted Roof with ice and watershield roof membrane	●	
FLOOR INSULATION		
R28 - Fibreglass batts	●	
FLOOR SYSTEM		
3/4" T&G Gold Edge OSB sub-floor	●	
EXTERIOR WALLS & SIDING ACCENTS		
24 Gauge Standing seam Metal (Iron Ore / Charcoal color options)	●	
Cedar 1 x 6 T&G with Sico Stain (Natural or Cedar)	●	
Lux West Coast Series Faux Wood (Hemlock or Heartwood)		●
ROOF SYSTEM		
1/2" fir plywood sheathing	●	
Peel n Stick Membrane	●	
24 Gauge Standing seam Metal (Iron Ore / Charcoal color options)	●	

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Features & Specifications

UTILITIES	STANDARD	UPGRADE
200 amp electrical panel (100 amp if generator ready)	●	
Hot water tank 30 - 50 gallon (model dependent)	●	
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		●
Gas connection for propane/natural gas (stove, fire, on demand & BBQ)		●
Central data point for internet, TV and phone	●	
ERV system	●	

INTERIOR FINISHES	STANDARD	UPGRADE
Benjamin Moore White Dove OC-17	●	
White interior doors / Black exterior	●	
Interior door handles (Matte black or Stainless steel)	●	
Vinyl Plank Aquafix Grand Cru Series 9"	●	
Engineered hardwood flooring (exc. bathroom)		●
Lynden Oak Grove Doors		●
Closet - bypass doors with hanging rod	●	
Custom fitted closet		●

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Features & Specifications

KITCHEN	STANDARD	UPGRADE
Cabinets (Super Matte or Timeless Grey / White / Tafisa Wood)	●	
Birch boxes with soft close doors	●	
Blanco Silgranit sink (Anthracite/Stainless Steel)	●	
2 cm Quartz Countertops (4 colour options)	●	
Delta Faucet with pull-down spray (Black / Stainless Steel)	●	
Hardware Handles (Black / Stainless Steel)	●	
Kitchen Island (model dependent)	●	
Tile backsplash		●
3cm Quartz countertops (Olympus White / Uliano Grey)		●

WINDOWS & DOORS		
Low-E Argon windows & doors (Black exterior / white interior)	●	
Low-E Argon windows & doors (Black exterior / black interior)		●

LIGHTING		
Exterior contemporary wall lights (black)	●	
Interior 3.5" LED pot lights (black or white)	●	
Pendant kitchen lights (model dependent)	●	
Motion lights under bathroom vanity		●
Dimmable lighting switches (location dependent)		●

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Features & Specifications

BATHROOM	STANDARD	UPGRADE
Cabinets (Super Matte or Timeless Grey / White / Tafisa Wood)	●	
Hytec 1 piece shower with curtain rod / 1 piece tub (model dependent)	●	
Slim shower base with half glass / 1 piece shower with glass door		●
Shower Surround Feature Tile or Fibro board		●
Delta Shower head with matching valve trim (Black / Stainless Steel)	●	
Rainfall Shower		●
24" x 48" Eureka Porcelain tile floor – Blanco / Grigio		●
Single Faucet (Black / Stainless Steel)	●	
Single sink	●	
Heated Towel Rack		●
APPLIANCE PACKAGE - UPGRADE		
Full suite of LG/Frigidaire appliances (Stove with hood fan, fridge/freezer, dishwasher, washer/drier, microwave)		●
Additional cost to install over the range microwave or in island		●