

POD

PRODUCT SPECIFICATIONS



**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 premium quality modular PODs offer architectural design and sustainable living.

Created for landowners, operators and start ups, ORCA designs prefabricated PODs that are perfect for primary residence 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 creating your dream home, adding a secondary dwelling to your property, a mountain or lake getaway, or starting up a holiday rental business, ORCA has some great modular POD designs to choose from.

BUILDING ENVELOPE

Light Steel Frame Structure

- (G90) Glvanized 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
- Ice and Watershield Roof Membrane
- *LitePOD Models Walls & Roof R32

Floor Insulation

- Screw pile foundation = R28 Fibreglass batts
- Concrete crawl space = Perimeter of the floor system R28 batts + Insulated crawl space
- Note foundation is not included in our base model pricing

Floor System

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



EXTERIOR FINISHES

24ga Metal Standing seam roof and siding

- Iron Ore or Charcoal

Siding accents

- Cedar 1 x 6 T&G with Sico Stain
- Upgrade option Lux West Coast Series faux wood

Exterior doors & windows

- Black frame external / white frame internal
- Upgrade for Black internal & external

Exterior wall lighting Sconce - up/down

Iron Ore & Natural Stain



Charcoal & Behr Stain



EXTERIOR LIGHTING



INTERIOR FINISHES

Interior Paint Finish

- Benjamin Moore White Dove OC-17

Interior Doors

- White
- Upgrade Lynden Oak Grove

Hardware package

- Stainless Steel or Matte black

Floor Finishes

- Vinyl oak wide plank click flooring (Aquafix Grand Cru Series 9")
- Upgrade Engineered Hardwood

3.5" LED pot lights

- White
- Dimmable in Bed/Living

Closets

- Standard bypass doors with hanging rod
- Upgrade to custom fitted closets



KITCHEN

- Cabinets (Matte Grey / Timeless Grey / White / Tafisa Wood accents)
- 5 piece Birch boxes with soft close doors
- Blanco Silgranit sink (Anthracite/Stainless Steel)
- Hardware (Black / Stainless Steel)
- Delta Faucet with pull-down spray
- 2 cm Quartz Counterops - (4 colour options)
- Kitchen Island (model dependent)
- Mini pendant lighting - (Stainless Steel / Matte black) models with island only
- Under Cabinet Lighting (Uppers)

Additional Upgrades

- 3cm Quartz countertops Olympus (White/Uliano Grey) Includes all countertops throughout
- Tile backsplash
- Custom LG/Frigidaire appliance package



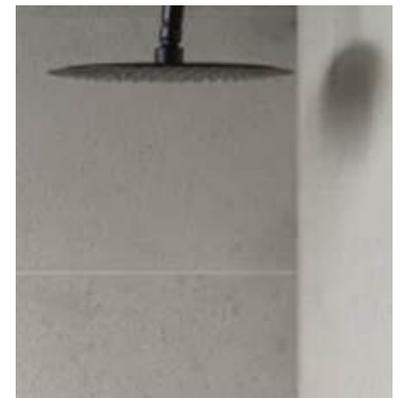
BATHROOM

- Cabinets (Matte Grey / Timeless Grey / White Tafisa Wood)
- 2cm Quartz Countertops - (4 colour options)
- Hytec 1 piece shower / 1 piece tub (model dependent) includes shower rod for curtain
- Single Faucet (Black / Stainless Steel)
- Single sink
- Delta Shower head with matching valve trim (Black / Stainless Steel)



Additional Upgrades

- Slim shower base with half glass*
- Deep soak tub*
- Shower / Tub Surround Feature Tile
- Rainfall shower
- Glass door for 1 piece standard shower
- Tile floor
- Underfloor heating (tile only)
- Heated Towel Rack
- Motion lights under bathroom vanity



*Requires feature tile surround.

Please note that tile is subject to availability and choices may change from order to delivery.

TILE UPGRADE OPTIONS

Kitchen backsplash

- We have a range of tile options, colours and sizes to select from.

Bathroom

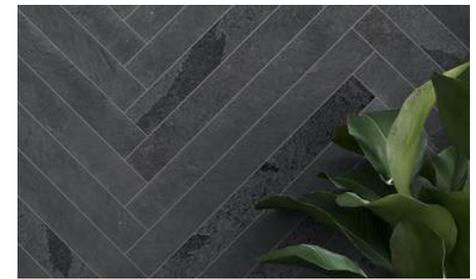
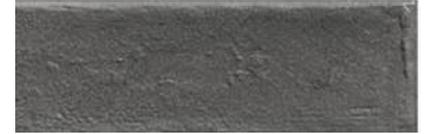
Feature tile shower or tub surround

- **Colorado** 12" x 24" or 24" x 48" (White / Light Grey / Dark Grey)
- **Herringbone** - 1741 Marca Corona 3" x 12"

Bathroom floor

- **Colorado** 12" x 24" or 24" x 48" (White / Light Grey / Dark Grey)

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UTILITIES

- 200/100 amp electrical panel
- Samsung Ductless mini-split system with heat pump
- Base Board Heaters
- John Wood Hot water tank 30/40/50 gallon *model dependent
- 30 gallon in Jay, LitePOD 400 & Whiskey Jack
- Central data point for internet, TV and phone
- ERV System



Additional Upgrades

- Additional mini head in bedrooms
- Jotul GF 160 DV Gas fireplace
- Gas connection for propane or natural gas (on demand, stove, fireplace & BBQ)
- Rheem on Hot Water on Demand (Gas Only)
- Solar ready utilities



APPLIANCES

Additional upgrade

- LG /Frigidaire Appliance Package
- Electric or Gas range (Gas must have gas connection upgrade)
- Over the range hood fan or over the range microwave
- Fridge / Freezer
- Dishwasher
- Stackable or all in one washer/dryer

Please note that over the range microwave or in island microwave may carry additional costs.

If you choose to supply your own appliances, we will provide confirmed appliance dimensions prior to production. Plumbing and electrical will be professionally roughed in to suit, and we will supply and install an over-the-range fan. Your appliances can then be installed following delivery.



Custom closet illustration

Colour Palette - DAYBREAK



Colour Palette - TWILIGHT



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