

POD

ORCA
INNOVATION · DESIGN · TECHNOLOGY

QUAIL



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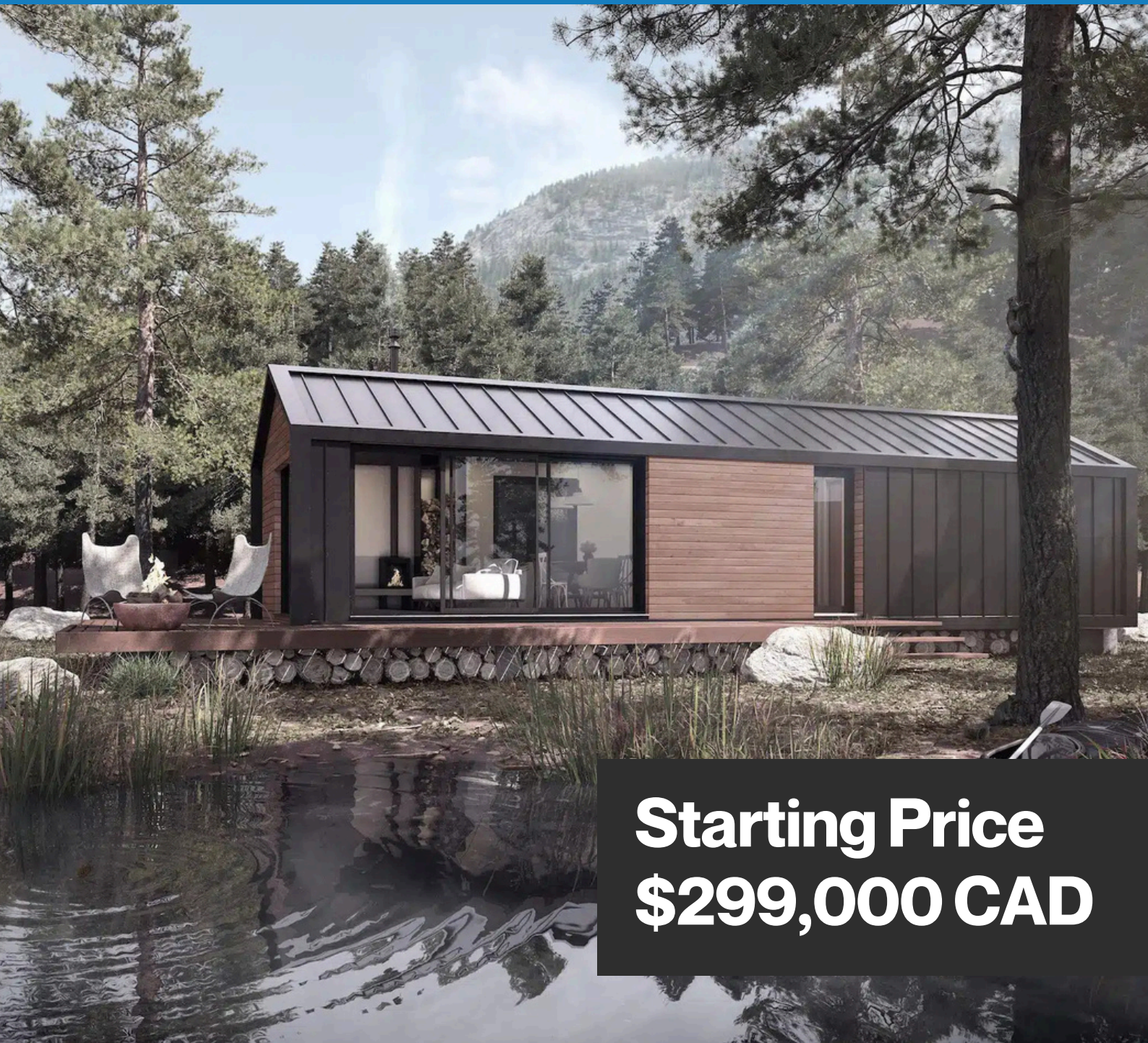
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702 sqft
50' x 14'

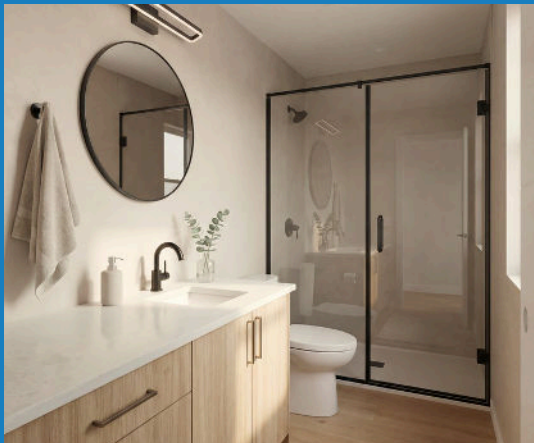
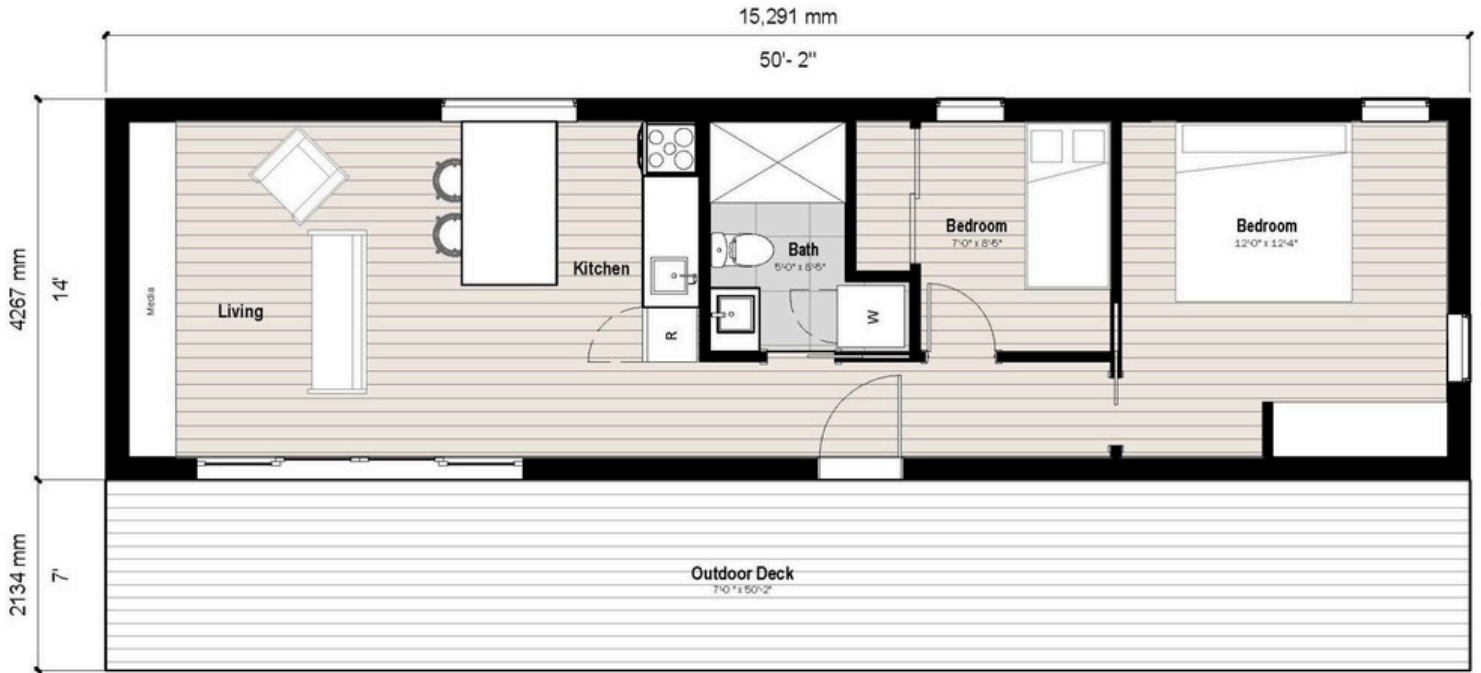


Single Pitch or
Gable roof



Starting Price
\$299,000 CAD

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Fire-resistant steel construction ←

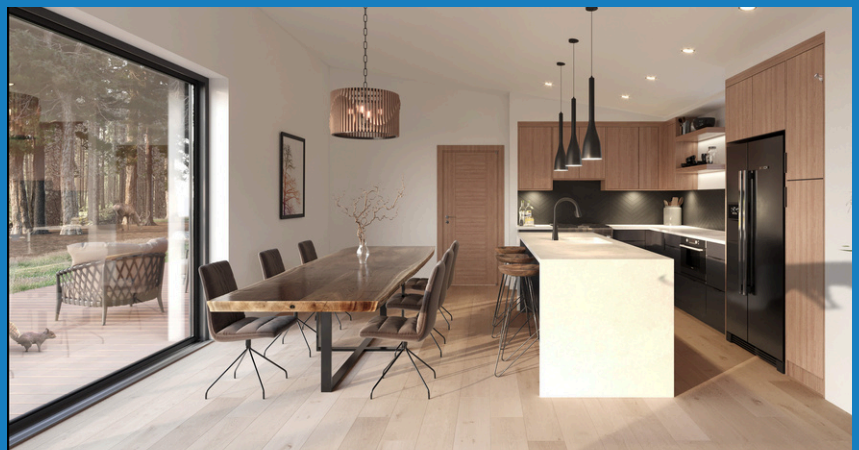
No mold, no termites ←

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

LIGHTING	STANDARD	UPGRADE
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		•

Built in BC, for BC



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