

POD

ORCA
INNOVATION-DESIGN-TECHNOLOGY

SKYLARK



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630 sqft
46' x 16'

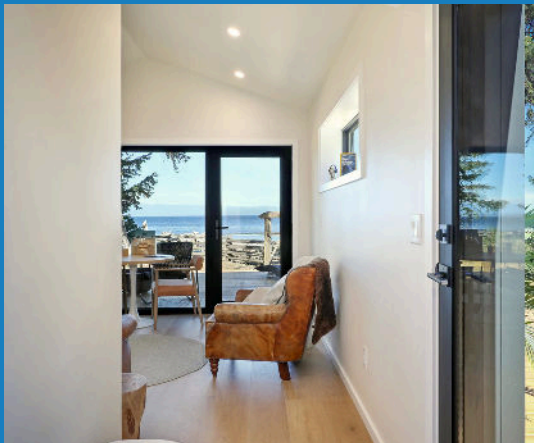
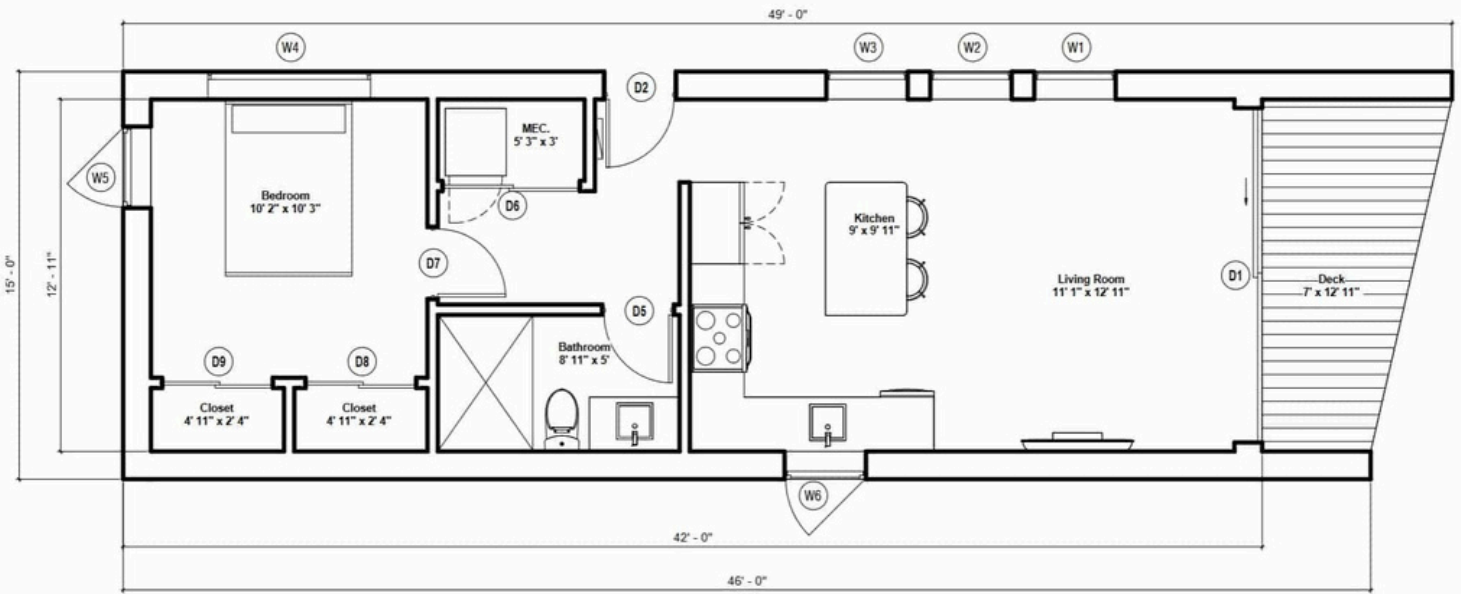


Single Pitch or
Gable roof



Starting Price
\$300,000 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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