

LITE P O D

LP 400



Price: \$156,000

Bedrooms



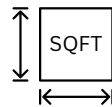
1

Bathrooms



1

Dimensions



392 sqft
32' x 14'

Roof

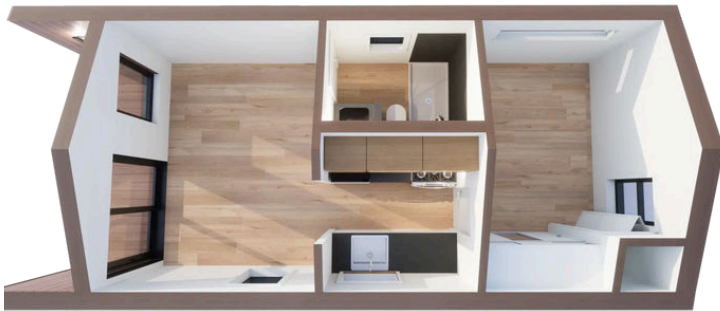


Single Pitch or
Gable roof

LITE POD

01 VALUE

Elevate your property value with ORCA ADUs, providing versatile multi-generational utility and a profitable rental income stream, maximizing your investment's potential.



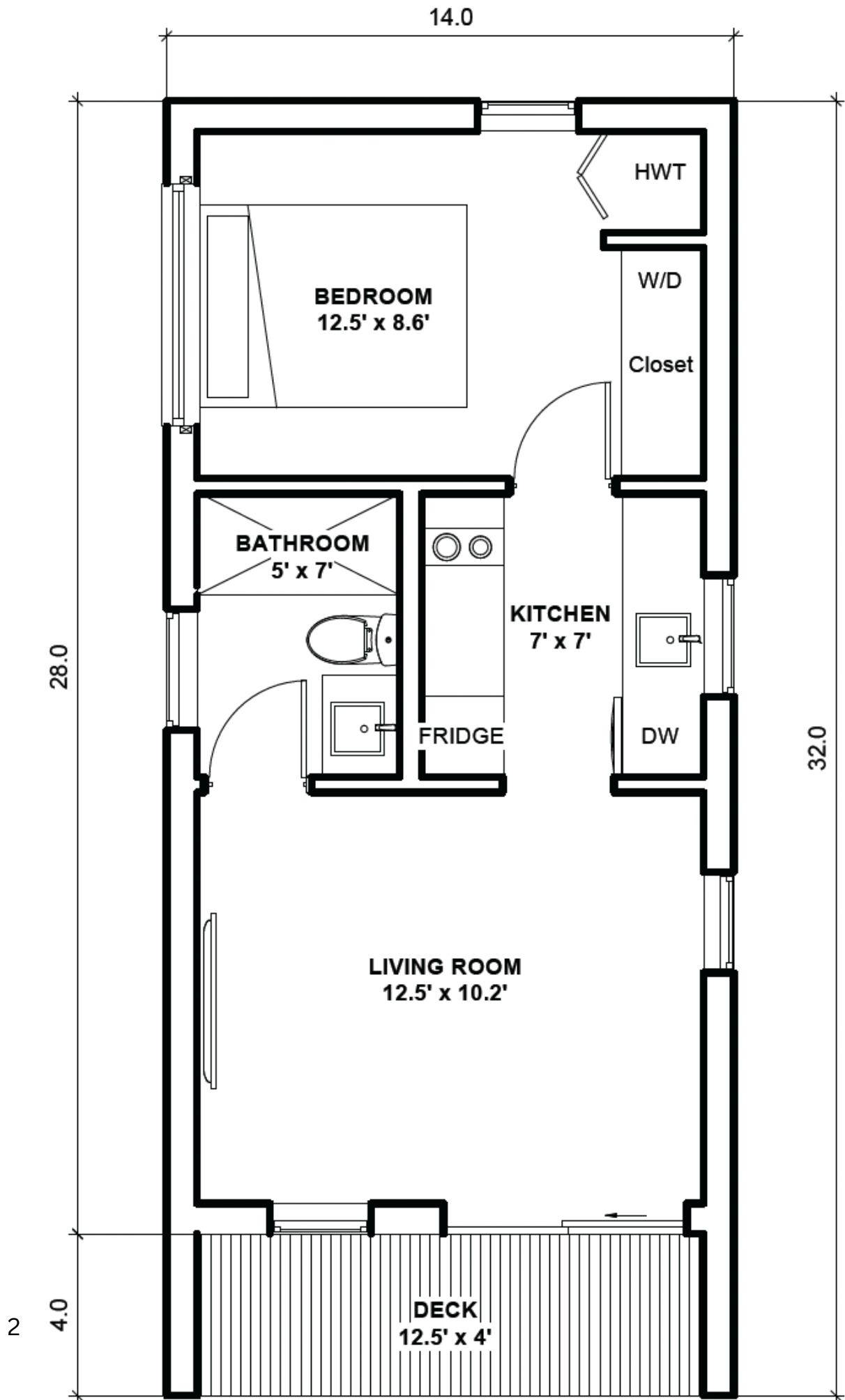
2 QUALITY

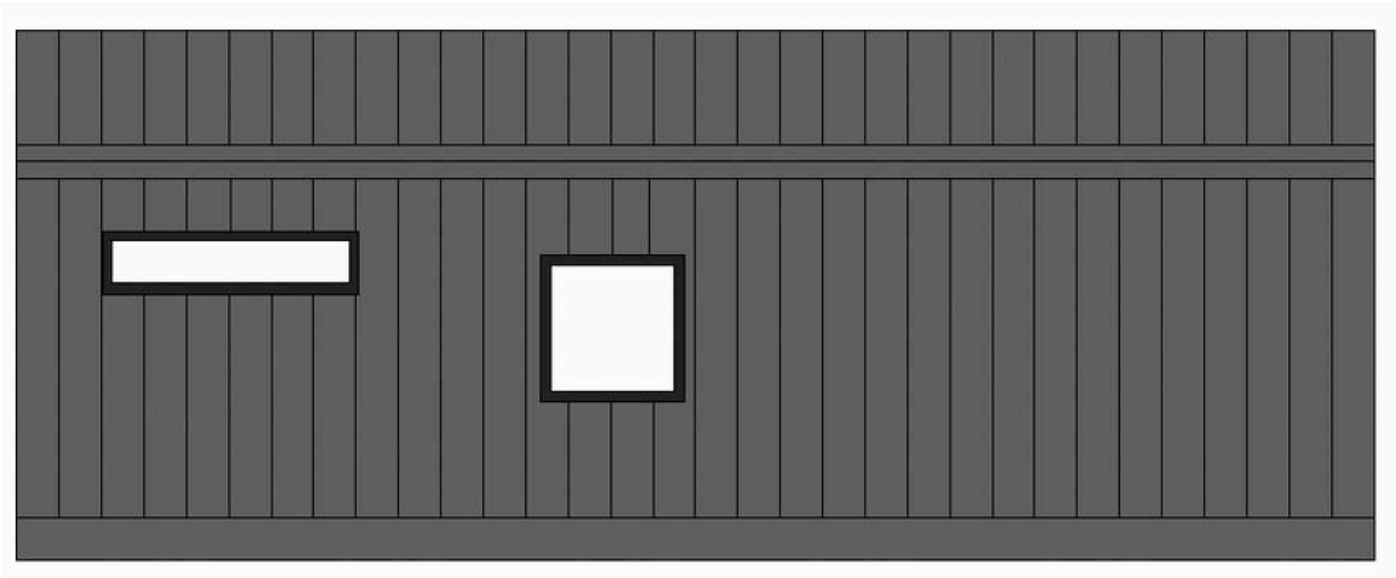
ORCA deliver unparalleled quality at an accessible price point, ensuring every homeowner can experience excellence without compromise.

03 SUSTAINABLE

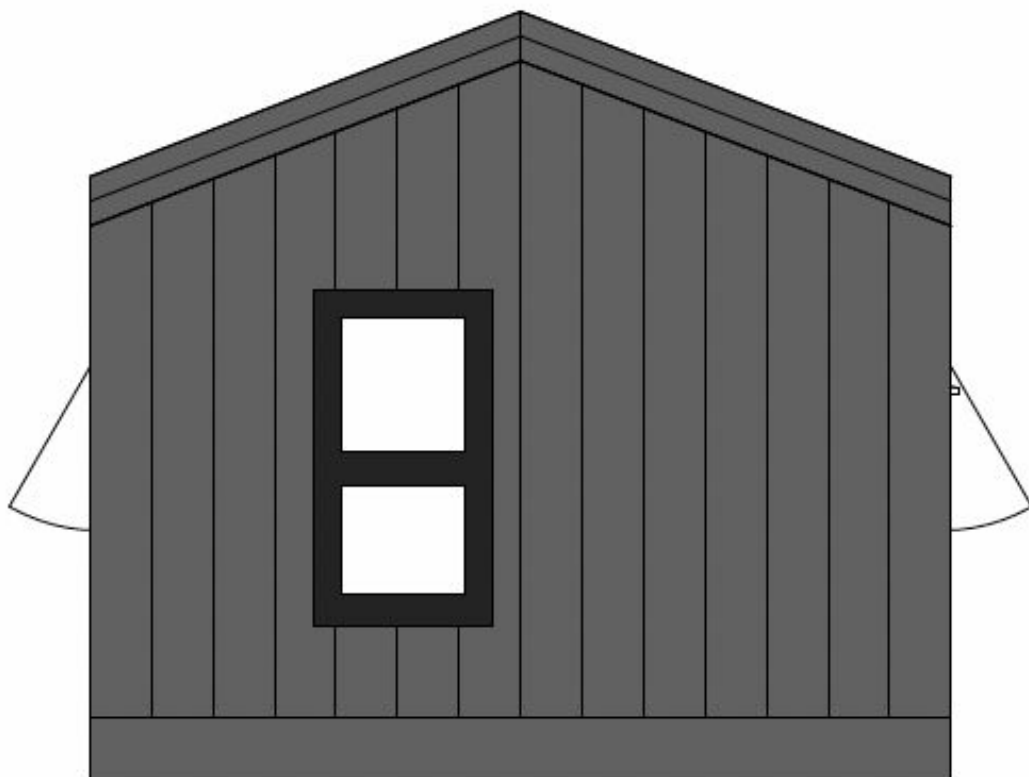
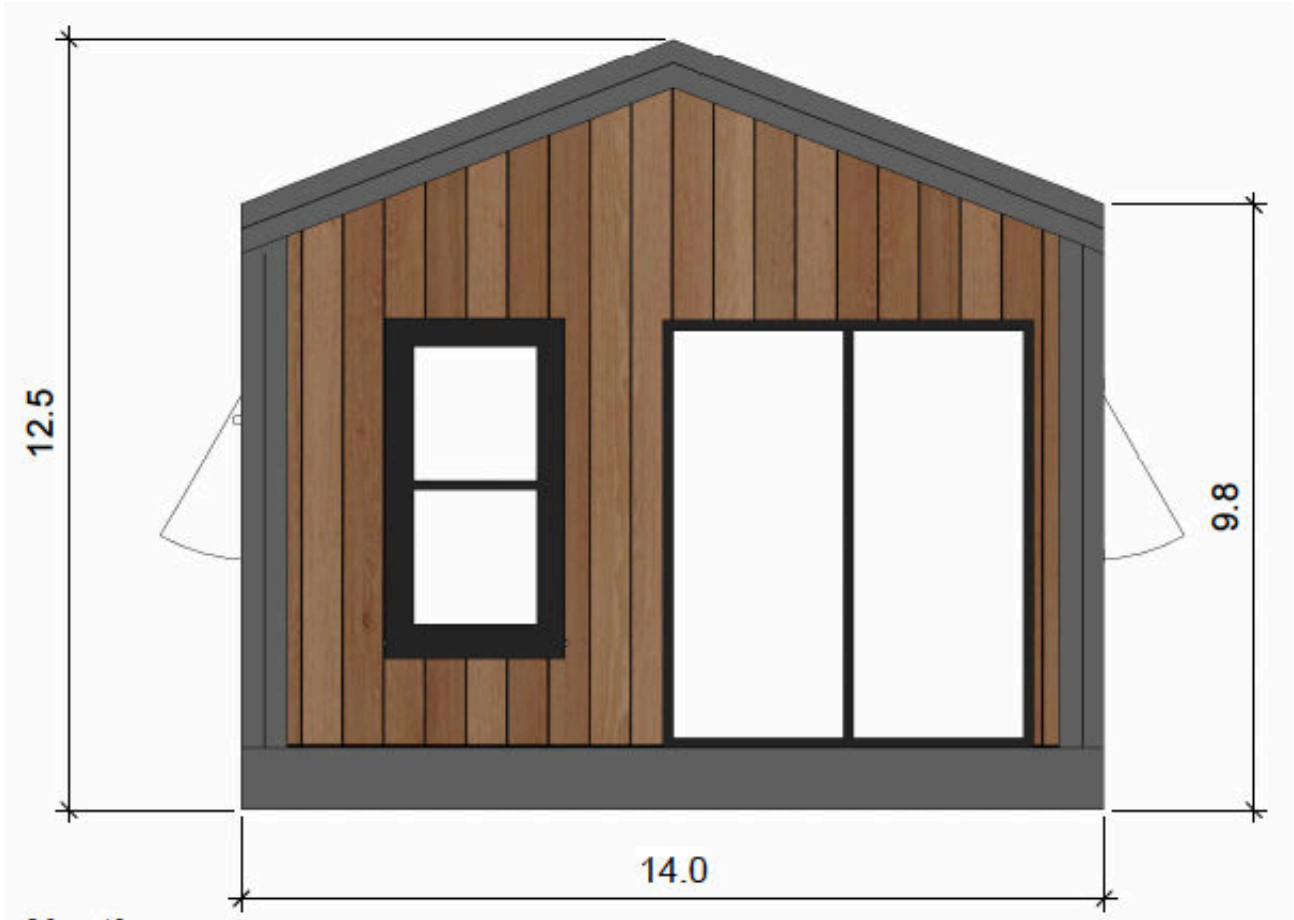
Embrace sustainability with ORCA ADUs, crafted to endure with ORCA's steel framing system offering superior resilience against fire, rot, and mold.





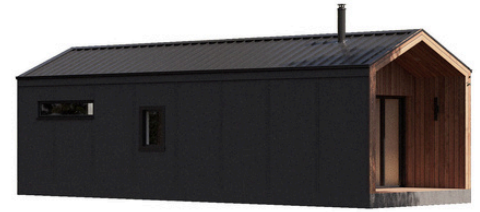


LITE
POD
ELEVATIONS



LITE P O D

LP 600



Price: \$237,000

Bedrooms



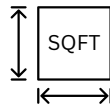
2

Bathrooms



1

Dimensions

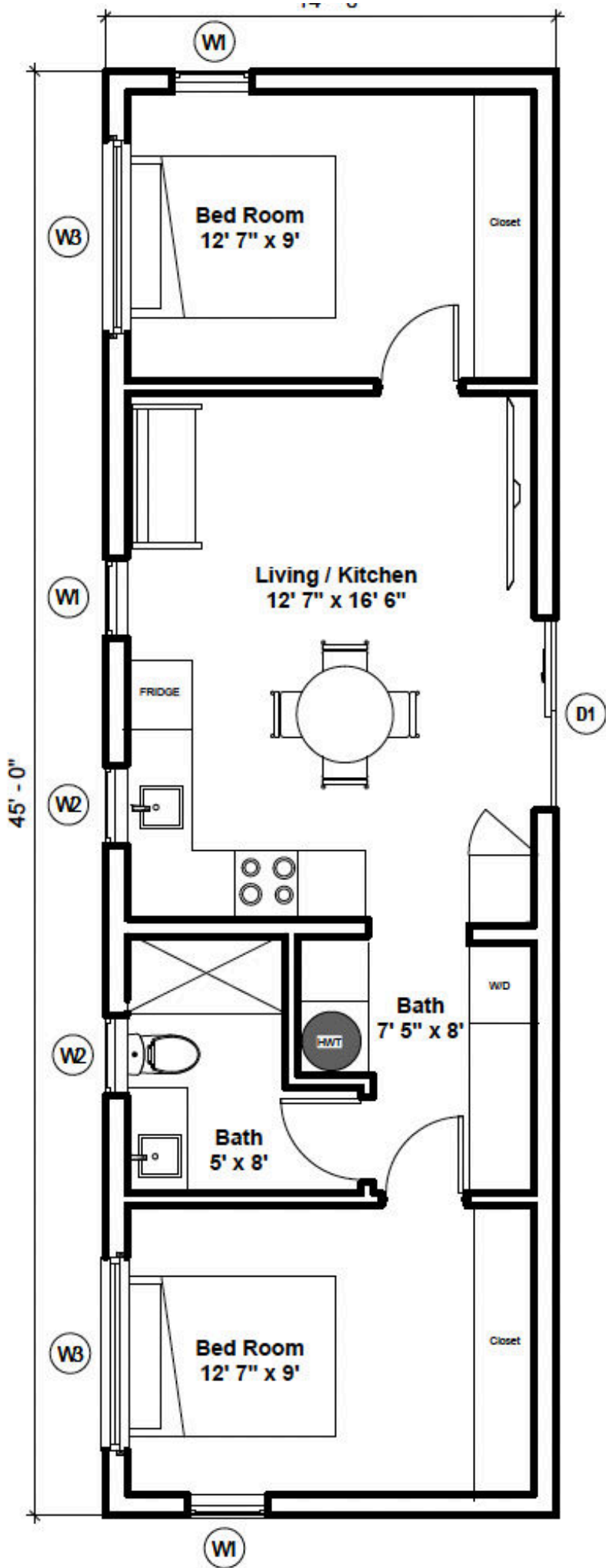


630 sqft
45' x 14'

Roof



Single Pitch or
Gable roof





Features & Specifications

LIGHT GAUGE STEEL FRAME (G90 Galvanized steel/50 KSI)

LGS Engineered floors

LGS External Walls 90mm to 140mm stud

LGS internal Non-loadbearing Walls 90mm stud

LGS Roof Panels 140mm back to back studs

WALL & ROOF INSULATION

R32 Walls - R12 3" EPS Rigid Board + Fiberglass Batts R20

R33 Roof - R12 3" EPS Rigid Board + Fiberglass Batts R20

FLOOR INSULATION

R31 – Fiberglass Batts (concrete foundation with crawl space)

R31 – Fiberglass Batts (screw pile or concrete piers)

FLOOR SYSTEM

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

SIDING

James Hardie smooth panel board (2 colour options – Black / Iron Grey)

Cedar wood accents (Behr Tan)

ROOFING

26-gauge Pro Lock metal roof (2 colour options – Iron Ore / Charcoal)

Primed spruce fascia (2 stain options - (Black / Iron Grey)

Cedar fascia (2 stain options – Black / Iron Grey) * upgrade option



Features & Specifications

UTILITIES

100 or 200 amp electrical panel

Electrical baseboard heaters

Hot water tank 30 gallon

On demand water heater gas only * upgrade option

Samsung Ductless mini-split system with heat pump

Additional mini head in bedroom * upgrade option

Gas connection for propane or natural gas * upgrade option

Central data point for internet, TV and phone

LIGHTING

Exterior contemporary wall lights (Black)

Interior 3.5" LED pot lights (Black or White)

INTERIOR FINISHES

Benjamin Moore white dove paint

White interior doors

Interior door handles (Black or Stainless Steel)

Baseboard and Door Trim 3" Flat

Vinyl plank oak 7.5" flooring (4 colour options)

LITE P O D

Features & Specifications

KITCHEN

Matte Cabinets (Grey / White / Wood)

Soft close doors

Blanco Silgranit sink (2 colour options)

Laminate counter tops (4 colour options)

Delta Faucet with pull down sprayer (Black / Stainless Steel / Chrome)

Kitchen Tile Backsplash (Choice of colours and style) *Upgrade option

BATHROOM

Matte Cabinets (Grey / White / Wood)

Hytex 1 piece shower (Standard)

Low profile Shower + Surround Feature Tile or Fibro board * Upgrade option

Delta shower head with matching valve trim (Black / Stainless Steel / Chrome)

Delta Single Faucet (Black / Stainless Steel / Chrome)

Single sink

APPLIANCES

Our appliance package options are available upon request for a custom quote

Items marked * are an upgrade option