

Laneway Housing



WESTCOAST
OUTBUILDINGS

STUDIO | CABIN | TINY HOUSE | LANEWAY

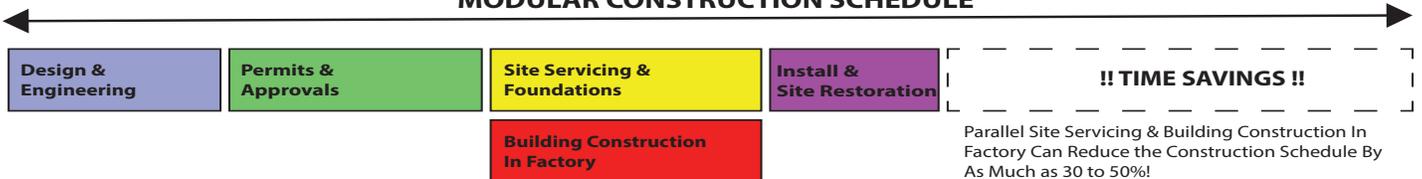
1-855-910-7433 ext.1
sales@outbuildings.ca

Modular Buildings vs. Site Built Buildings

- 1. Turnkey Construction:** Westcoast Outbuildings can provide turn-key project management services and handle all aspects of the construction process. We even handle your Building Permit application.
- 2. Cost Effective:** Modular construction saves time & money when compared to a site-built building. 90% of the construction activity is moved from your backyard to our Squamish Factory. Your project will see a reduction in on-site labour, material waste, site theft and weather-related delays. Site safety and work conditions are also improved.
- 3. Reduced Neighbourhood Disturbance:** According to the City of Vancouver one of the most common complaints they receive about Laneway Houses construction is the impact on the neighbourhood with garbage bins in the lane, unsightly work-sites, extended construction duration and sub-trades taking up all the available parking. Be a good neighbour... Go Modular.
- 4. Sustainable:** With our focus on sustainability, you can rest assured that we reduce construction waste by recycling materials, controlling inventory and protecting building materials from the weather. We use thoughtful design and overall quality management throughout the construction process to significantly reduce on-site activity and disturbance.
- 5. Durable:** Our homes are more durable and stronger than conventional construction because each building is made and engineered to independently withstand the rigors and loads imposed during transportation and craning if required.
- 6. CSA Certification:** Your Modular Laneway House will receive a CSA-A277 Factory Built Buildings Certification ensuring it meets or exceeds all local building codes.
- 7. Portable / Relocatable:** Today's livable house is tomorrows tear down. With Metro Vancouver's crazy real-estate market we can "future proof" your investment. Your Modular Laneway House can be picked up and moved or sold should economic conditions change.
- 8. Return on Investment:** While your Modular Laneway House is manufactured off-site at our factory, the site servicing and foundation works in your backyard can occur at the same time. This can reduce the build time by as much as 50% over a typical on-site build. Our factory environment virtually eliminates the risk of weather delays. Simply put, buildings are occupied sooner, creating a faster return on investment (ROI) when compared to on-site construction.

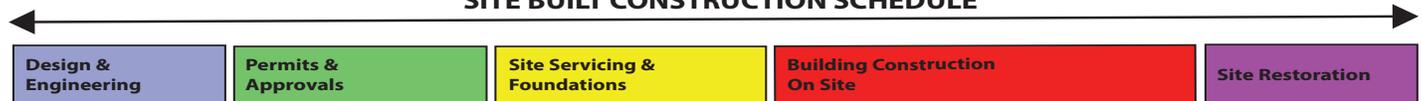


MODULAR CONSTRUCTION SCHEDULE



Parallel Site Servicing & Building Construction In Factory Can Reduce the Construction Schedule By As Much as 30 to 50%!

SITE BUILT CONSTRUCTION SCHEDULE



Our New Squamish Factory

Sometimes bigger is really better.

In December 2017 Westcoast Outbuildings moved into our new Squamish Factory.

Our new home is on the sprawling 70+ Acre former BC Rail Yards. Built in the early 1970's and known as the "Old Car Shop" our new Factory is over 89,138 Sq/Ft in size and is the largest building on the property today. This is where BC Rail would maintain all their rolling stock back in the day before the Government sold it off in 2003.

With the exception of the occasional cameo in Movies and TV Series, the Old Car Shop has essentially been vacant for the last 8 years.

The main production floor boasts a 75,000 sq/ft clear span space with two Overhead Cranes capable of lifting 20 Tons each. Complimented by 7 partial gantry cranes ranging from 3-5 ton lifting capacity.

Sure it's a little rough around the edges but nothing a little elbow grease and perseverance can't overcome!

Ultimately there are very few things we could not build in a factory of this size and you will be amazed at the new projects we have in production. Plus we are working hard to finalize an entirely new product line to be launched in 2018.

With our new enterprise production facility, 2018 will bring massive growth for Westcoast Outbuildings but don't be left out. Even with the increased building capacity, there is still a limit on the total number of projects we have the manpower to build.

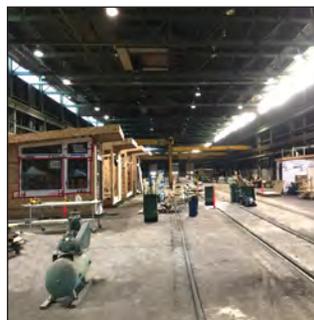
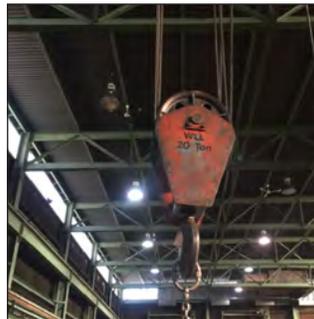
As of right now, there are only a couple production spots left for larger projects in the 2018 season.

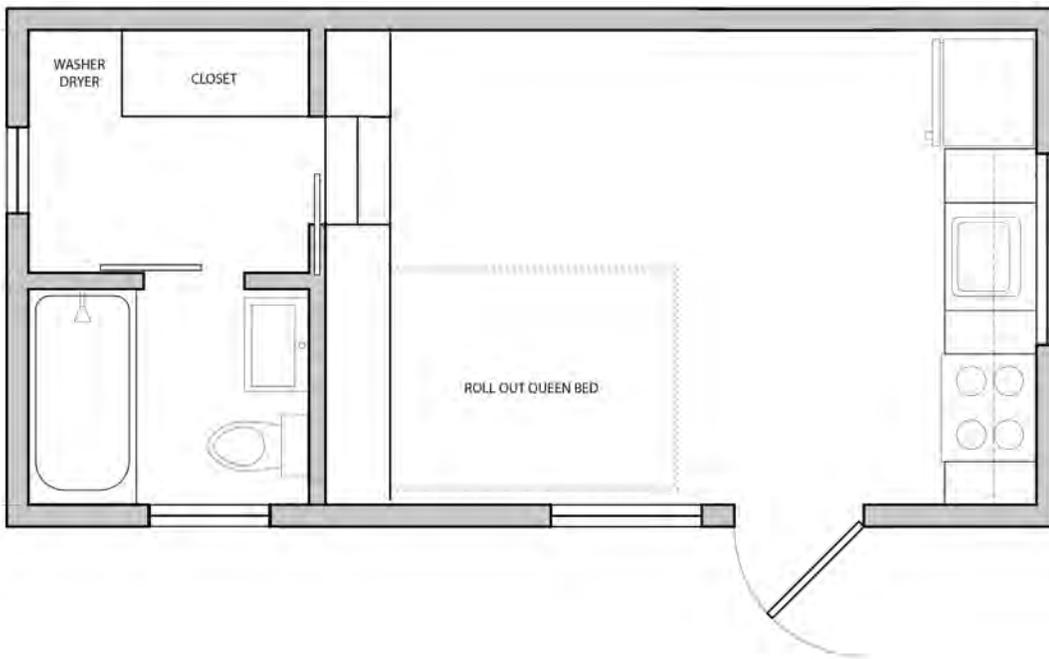
Bring us your ideas and let's make it happen!

Sincerely,



Geoff Baker
Managing Partner
Westcoast Outbuildings Inc.





Pricing

From \$93,000

Designed for BC Building Code

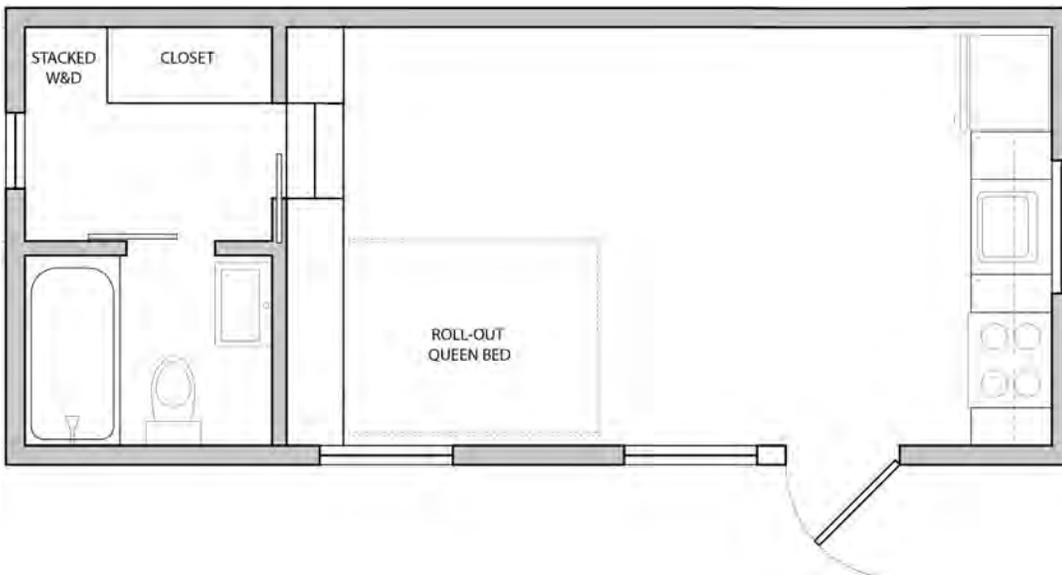
From \$102,300

Designed for City of Vancouver
Building Bylaw

Shown with optional cedar shingle
upgrade +\$4,000

Floor Plan

- 288 Sq/Ft
- Bachelor
- 1 Bath
- 1 Modules
- 12' W x 24' D
- Minimum 33' Lot Width



Pricing

From \$106,000

Designed for BC Building Code

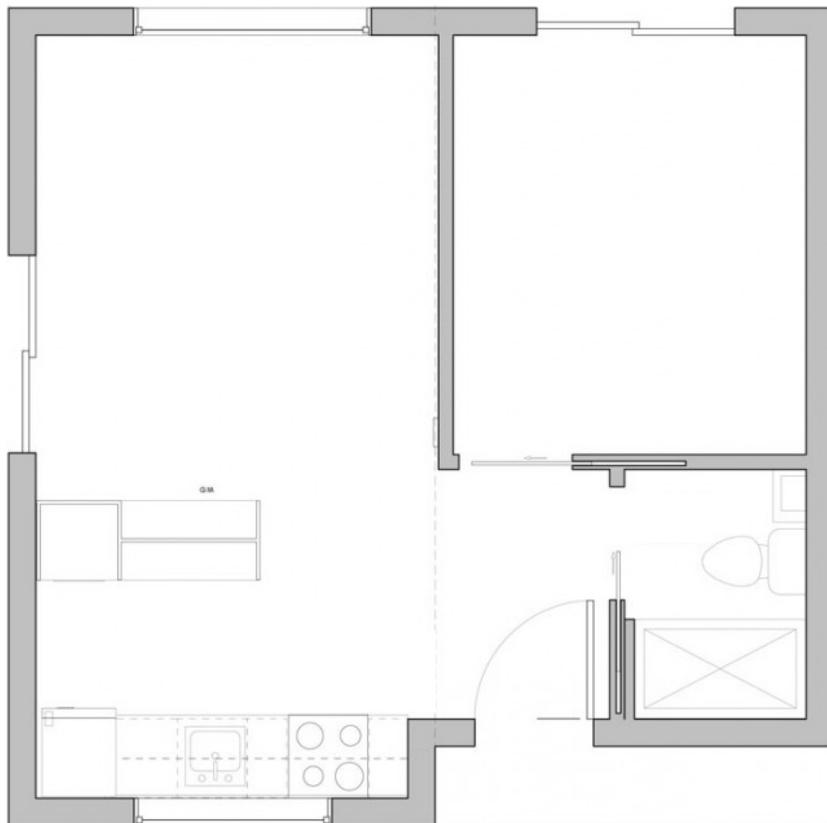
From \$116,600

Designed for City of Vancouver
Building Bylaw

Shown with optional cedar shingle
upgrade +\$4,500

Floor Plan

- 336 Sq/Ft
- Bachelor
- 1 Bath
- 1 Modules
- 12' W x 28' D
- Minimum 33' Lot Width



Pricing

From \$119,000

Designed for BC Building Code

From \$130,900

Designed for City of Vancouver
Building Bylaw

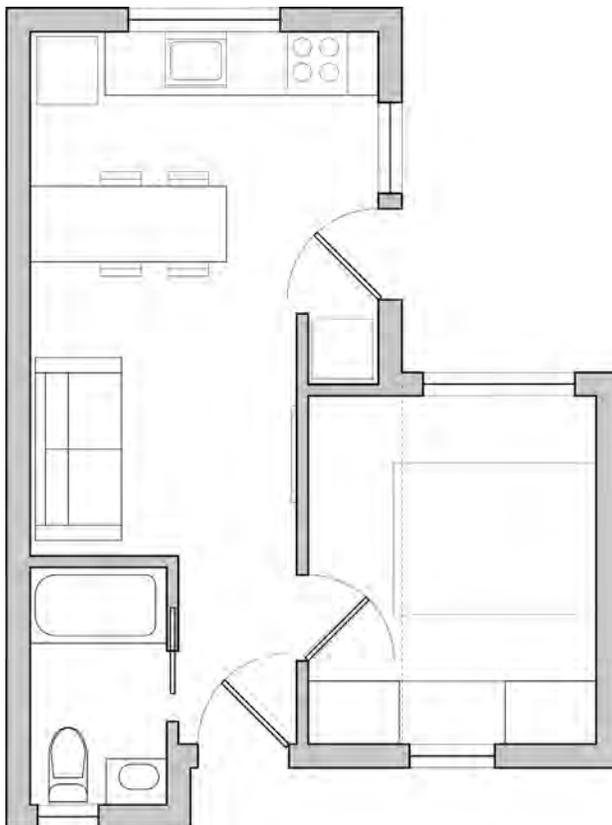
Shown with optional cedar shingle
upgrade +\$4,500

Floor Plan

- 408 Sq/Ft
- 1 Bdrm
- 1 Bath
- 2 Modules
- 20' W x 21' D
- Minimum 33' Lot Width

Dogwood

M1.1



Pricing

From \$125,000

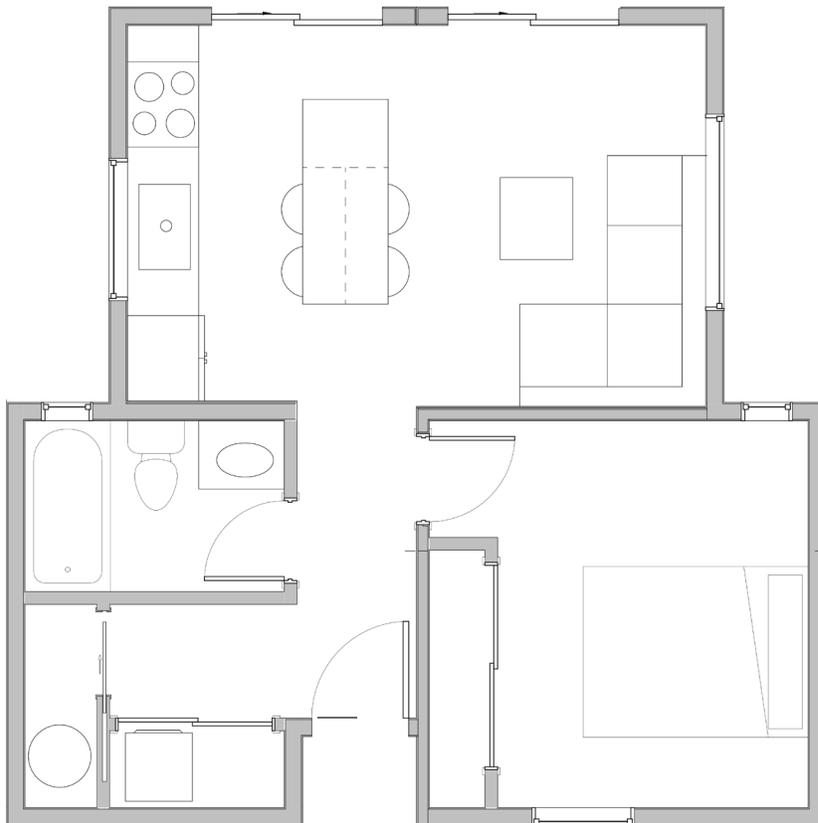
Designed for BC Building Code

From \$137,500

Designed for City of Vancouver
Building Bylaw

Floor Plan

- 430 Sq/Ft
- 1 Bdrm
- 1 Bath
- 2 Modules
- 20' W x 27' D
- Minimum 33' Lot Width



Pricing

From \$147,000

Designed for BC Building Code

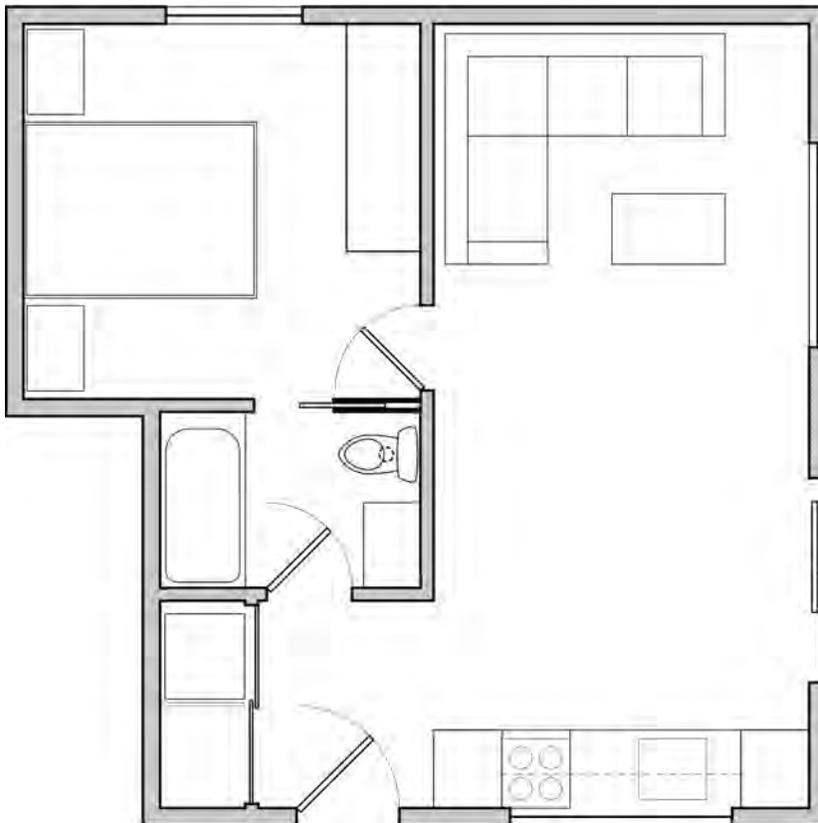
From \$161,700

Designed for City of Vancouver
Building Bylaw

Deck by others | Shown with optional
Open-Joint siding package.

Floor Plan

- 505 Sq/Ft
- 1 Bdrm
- 1 Bath
- 2 Modules
- 24' W x 24' D
- Minimum 37' Lot Width



Pricing

From \$154,000

Designed for BC Building Code

From \$169,400

Designed for City of Vancouver
Building Bylaw

Floor Plan

- 528 Sq/Ft
- 1 Bdrm
- 1 Bath
- 1 Modules
- 24' W x 24' D
- Minimum 37' Lot Width



Pricing

From \$184,000

Designed for BC Building Code

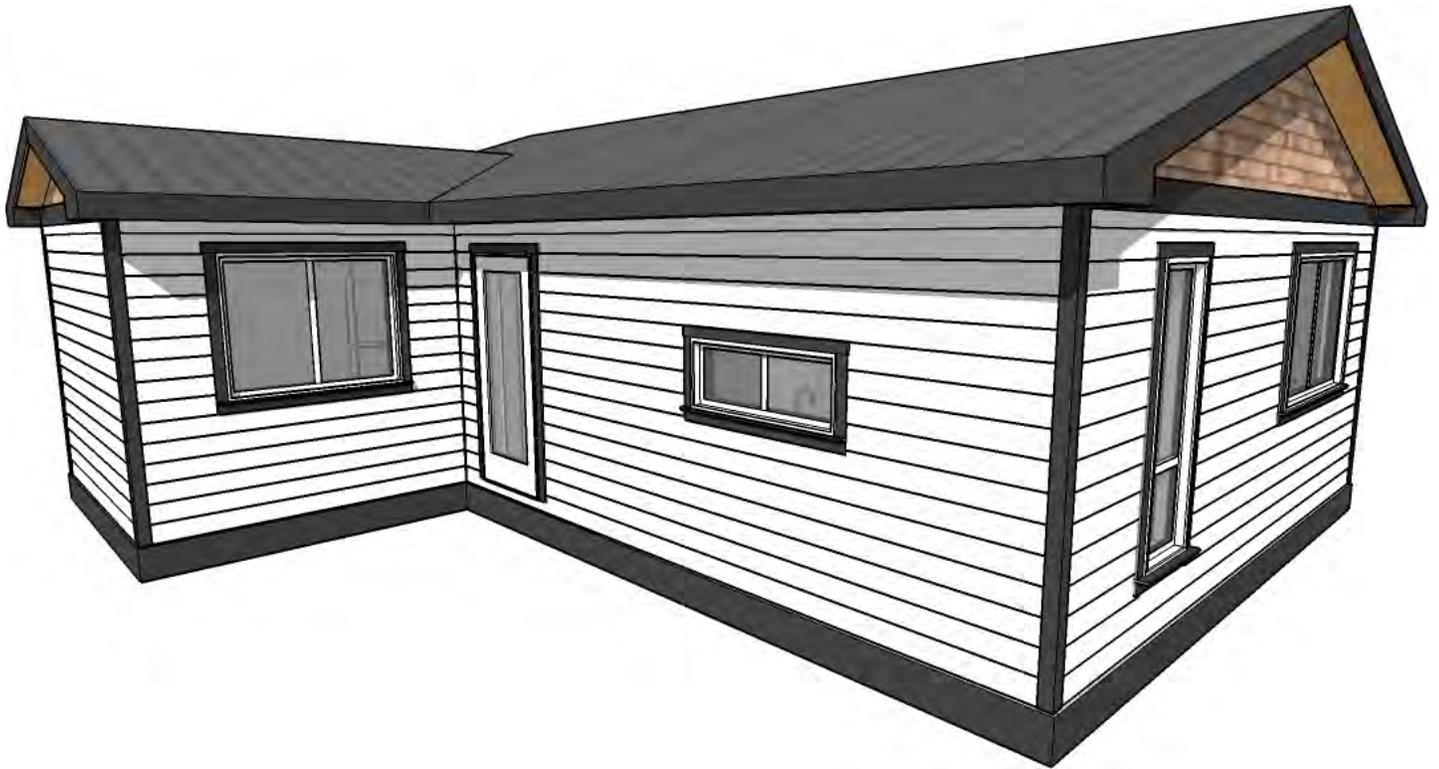
From \$202,400

Designed for City of Vancouver
Building Bylaw

Shown with Open Joint siding pack-
age +\$7,500 | Deck by others

Floor Plan

- 630 Sq/Ft
- 2 Bdrm
- 1 Bath
- 2 Modules
- 24' W x 28' D
- Minimum 37' Lot Width



Pricing

From \$189,000

Designed for BC Building Code

From \$207,900

Designed for City of Vancouver
Building Bylaw

Shown with optional cedar shingle
upgrade +\$4,500

Floor Plan

- 648 Sq/Ft
- 2 Bdrm
- 1 Bath
- 3 Modules
- 28' W x 28' D
- Minimum 33' Lot Width



WESTCOAST OUTBUILDINGS

STUDIO | CABIN | TINY HOUSE | LANEWAY

Standard Features

Exterior:

- Mix of siding types are available
- Wood soffit - Locally sourced renewable Pine
- Standing Seam metal roof / flashings.
- 1/12 pitch roof

Windows:

- Double Pane insulated low-e

Insulation:

- For BC: R22 Floor | R22 Walls | R30 Roof
- For City of Vancouver: Meets or exceed required rating

Mechanical:

- Bathroom & Kitchen fans.
- Baseboard electric heat registers
- Electric hot water tank

Electrical:

- White Decora switches
- LED recessed pot lights throughout interior

Interior:

- High durability vinyl plank flooring
- Painted drywall walls and ceiling
- Solid core interior doors
- Painted 3" flat stock baseboard trim

Cabinets & Counters:

- A variety of door front options
- Soft close hinges
- Stone/Composite countertop in kitchen and bathroom

Upgrade Features

- Appliance Package
- Gas Service
- In-Floor Radiant Heat

Logistics

Building Permits:

Westcoast Outbuildings can provide the documentation required for your building permit application.

Currently our factory is able to certify our buildings to the CSA-A277 Factory Built Building Standard for all Canadian Projects and certified by Intertek.



Site Servicing & Preparation:

Westcoast Outbuildings can coordinate site servicing and preparations for your projects in Western Canada.

What You'll Typically Need:

- 100 Amp Electrical Service
- 3" Min Sewer Connection
- 3/4" - 1.5" water Lane

Delivery:

Westcoast Outbuildings will coordinate the safe delivery of your building. Delivery fees apply.

Installation:

Work with one of our certified installation crews to plan, oversee and install your building. Fees apply. Decks are not included in base pricing.

Contact Us:

Factory Address:

39200 Government Rd.
Squamish, BC
V8B 0A0

(By Appointment Only Please)

Mailing Address:

PO Box 10020
RPO The Chieftain
Squamish, BC
V8B 0R1

1-855-910-7433 Ext 1

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