



# EcoCottage Building Systems

An Eco-friendly building system for economical and speedy development



[www.ecosteel.com](http://www.ecosteel.com)



# SOLUTIONS FOR COASTAL AND CARRIBEAN DEVELOPMENT

EcoCottages are the perfect solution for coastal and Caribbean development where building strength and rapid construction are critical. In addition to our standard models, we offer custom solutions to meet the unique needs for your development.

## EcoCottage Highlights

- ▶ 10 + years experience with complex steel building systems
- ▶ Modular steel foundation system can eliminate concrete
- ▶ Hurricane rated I-Beam structure
- ▶ Reduce construction waste up to 90%
- ▶ 13 US shipping points cuts transportation costs
- ▶ High recycled content
- ▶ Extreme thermal efficiency

## As Seen On DIY Network's *Assembly Required*





## WHAT WE DO

Our Ecocottages feature the EcoSteel system, which is based on three primary components. These components are included with all of our building systems and provide a fully dried in shell that can be finished as you wish. In addition to these primary components, we provide an optional steel foundation system, and full customization.

### STEEL FRAME

All EcoSteel systems are pre-cut, pre-drilled and numbered for rapid on-site assembly. Our clear-span curtain wall structure eliminates the need for load-bearing interior walls, freeing up space and enabling creative, cutting-edge designs.

### INSULATED ROOF AND WALL PANELS

Our insulated steel-paneled structures are suitable for the most extreme climates. Our interlocking tongue-and-groove system strengthens energy efficiency and eliminates thermal gaps present in conventional construction.

### 3D MODELING AND DETAILING

All EcoSteel buildings are based on consistent 3D modeling for accuracy and quality control. Our extensive detailing process ensures precision manufacturing and easy installation.





# THE STRENGTH OF STEEL

EcoSteel buildings are engineered to handle extreme climates and natural disasters more effectively than other building systems.

Premium grade steel, factory painted finishes, and the elimination of wood products ensure that your investment will last. The EcoSteel Advantage is apparent when compared with traditional construction.

## STEEL FRAME BENEFITS

Highest strength to weight ratio

Will not crumble like concrete

Will not warp or crack

Will not burn like wood

Is not prone to mold and mildew

## PROVEN SUPERIORITY

The EcoCottage demonstrates its strength



## HURRICANE

EcoCottage frames are rated for 145 mph winds



## EARTHQUAKE

Our steel won't crumble like concrete



## FIRE

The EcoSteel Building System uses no wood





# STANDARD ECOCOTTAGE MODELS

There are 2 standard EcoCottage plans based on the EcoSteel system. The Cabana and Island Bungalow are single family dwellings that provide a complete living environment. Both models are ideal solutions for developments that want the privacy of separate buildings that are centrally located.

All EcoCottage models are based on the EcoSteel Building System and offer an optional foundation that requires *NO* concrete. These are ideal systems for remote locations with easy assembly and are designed to withstand the harshest elements. You will find additional details and floorplans of the standard models in the following pages.

## NANTUCKET

1260 square feet    3 bedrooms    2 bathrooms



## ISLAND BUNGALOW

792 square feet    2 bedrooms    1 bathroom





# ECOCOTTAGE SUPPORT MODELS

There are 2 standard EcoCottage Support Models that are designed to compliment the Nantucket and Island Bungalow models. The Craftsman Cottage and Cabana are nice additions for a variety of support building applications such as an office or guest room.

## CRAFTSMAN COTTAGE

198 square feet

Home Office

Guest Room



## CABANA

108 square feet

Office Studio

Storm Shelter



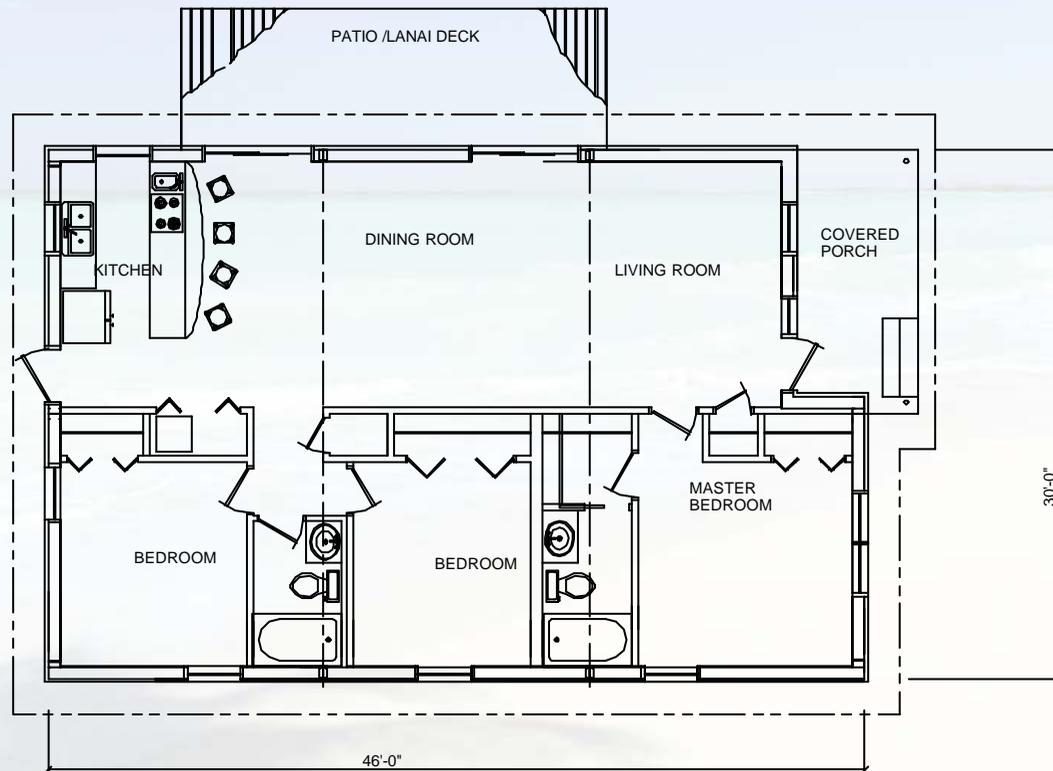


# NANTUCKET COTTAGE - Nearly 1,300 sq ft of Living Area

- ▶ Large, open kitchen with adjacent deck
- ▶ 3 Bedrooms, 2 bathrooms
- ▶ Vaulted ceilings throughout
- ▶ R-24 roof and walls
- ▶ Fully customizable design

The Nantucket Cottage is our largest and most popular model. It is a charming solution for any resort development or affordable housing initiative. The vaulted ceilings and open floorplan are ideal for vacationers with a family. You have extensive flexibility to organize the floorplans to fit your specific needs.

NANTUCKET FLOOR PLAN



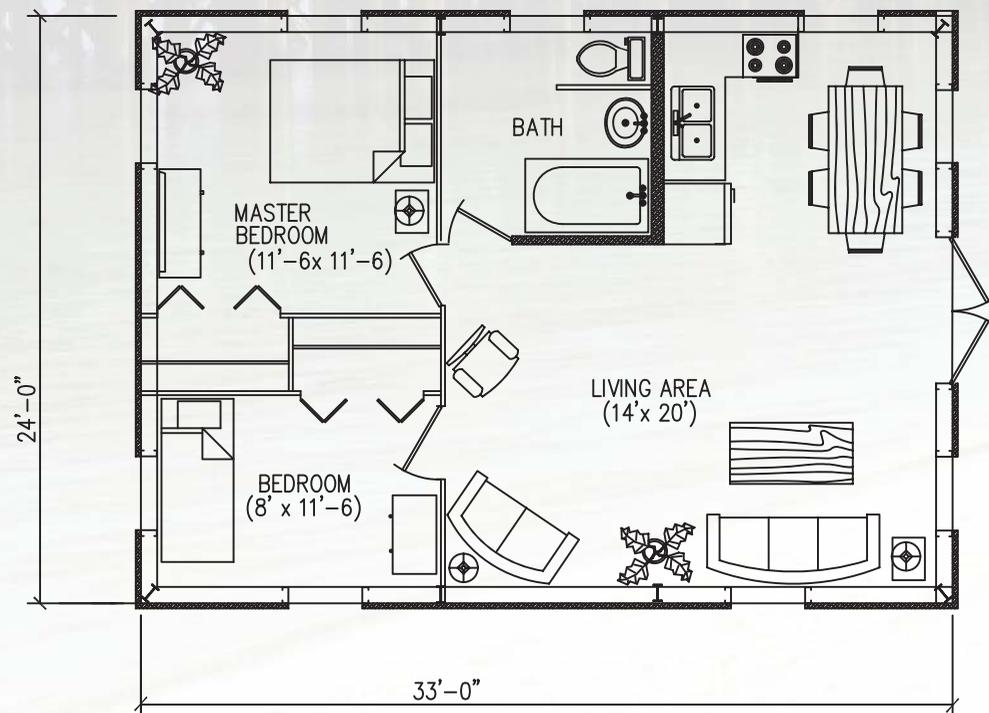


## ISLAND BUNGALOW - Nearly 800 sq ft of Living Area

- ④ 2 Bedroom, 1 Bathroom
- ④ Superior Wind Resistance
- ④ Compact and Economical
- ④ Assemble in as little as 10 days
- ④ Fully Customizable design

The Island Bungalow is an ideal solution for a smaller dwelling on the shoreline for vacationers or affordable housing. It maintains a common architecture with our other models to easily allow the use of multiple models in your development. You also have the same flexibility to organize the floorplans to fit your specific needs.

ISLAND BUNGALOW FLOOR PLAN





# TYPICAL CONSTRUCTION PROCESS FOR AN ECOCOTTAGE

## DAYS 1-4

Once materials arrive, the frame is constructed quickly since the frame is pre-engineered for easy assembly. You have the option to use a standard concrete foundation or our custom steel foundation. The vertical columns are attached to the foundation. Floor joists and horizontal framing is completed. The roof frame is attached and the building is ready to begin the shell.

Materials Arrive



Concrete Foundation Option (A)



Steel Foundation Option (B)



Floor Joists & Framing



Frame Completed

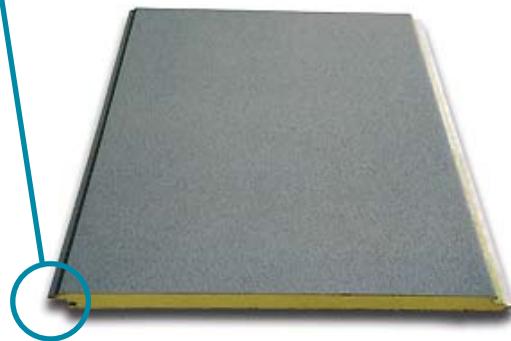
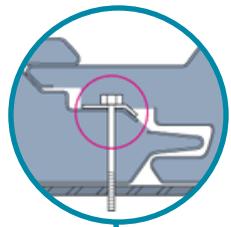




# TYPICAL CONSTRUCTION PROCESS CONTINUED

## DAYS 5-10

Once the frame is completed, the windows and doors are installed. Then the wall and roof panels are cut and installed. The pre-manufactured process and unique installation cuts time and labor by eliminating many finishing steps using traditional wall and roofing systems. Once the final trim is installed you are ready to begin your interior finishes.



Windows and Doors



Wall Panels



Roof Panels & Trim



Completed Shell



# INTERIOR FINISHING

EcoSteel makes it easier to get the shell constructed quickly so your subcontractors can begin finish work sooner. You also have the option to leave the interior walls uncovered since the insulated wall panels are painted on both sides.

## MAXIMUM DESIGN FLEXIBILITY

EcoSteel® works with you during the design and engineering phase to ensure the building provides maximum flexibility for your finish options.

## LIGHT GAUGE FRAMING

Once your shell is complete, you can install our provided light gauge framing according to your final floor plans.

## ELECTRICAL, PLUMBING, & HVAC

Your finish subcontractors can then install your electrical, plumbing, and HVAC systems.

## DRYWALL, PAINTING, FIXTURES & FLOORING

After your systems are installed, you can finish drywall, painting, install fixtures, and finish flooring.





# PANEL SPECIFICATIONS

EcoSteel provides a wide variety of colors and finish textures to give your buildings a custom finish. Our factory finished insulated panels eliminate the need for many finish contractors. The tongue and groove system shown on the right eliminates thermal gaps and hides fasteners. This keeps your building looking and feeling nice. Below are some of the standard finishes and a couple wall panel joint details. When you are ready to begin your project, we can provide additional details and options.

## STANDARD FINISHES

HAWAIIAN BLUE



CRIMSON RED



FERN GREEN



AZTEC GOLD



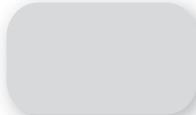
CHARCOAL GRAY



ASH GRAY



\*POLAR WHITE



RUSTIC RED



LIGHT STONE



BURNISHED SLATE



KOKO BROWN



COLONY GREEN



SADDLE TAN



DESERT SAND



GALLERY BLUE



## PREMIUM FINISHES

NATURAL STONE - QUARTZ AGGREGATE

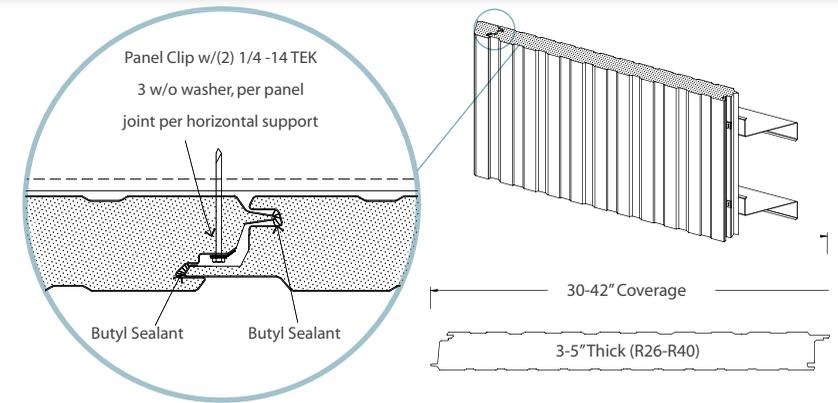


STUCCO FINISHES

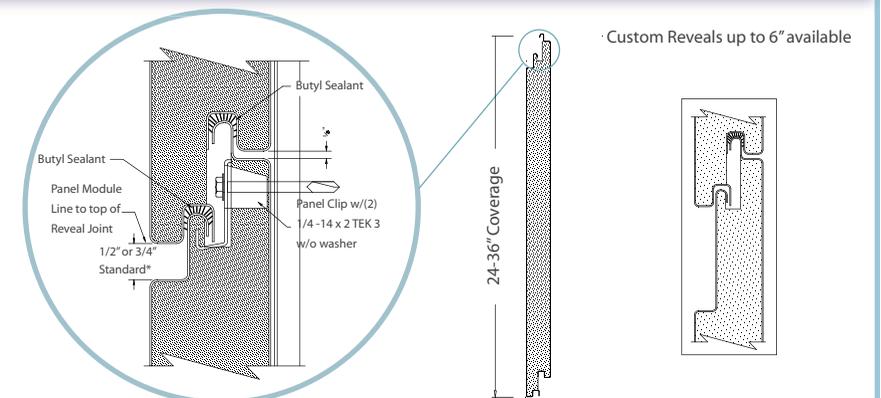


*This only represents some of the available colors and finish options.*

## VERTICAL WALL JOINT DETAIL



## HORIZONTAL WALL JOINT DETAIL





# WHAT IS BUILDING GREEN?

## ENERGY EFFICIENCY

With the new awareness of the impact of energy production in our environment, energy conservation has never been so important. EcoSteel's insulated exterior wall and roof panels feature proven thermal efficiency with up to R-48 ratings. The tongue and groove system also eliminates thermal gaps.

## RECYCLED MATERIALS

The steel industry as a whole (within the U.S.) recycles more than any other industry. Steel purchased today contains at least 76% recycled content. Steel is also a long lasting material that unlike wood and other organic materials, is not prone to mold, mildew, insects and rot.

## LEED AND ZERO-ENERGY

LEED is a program developed by the U.S. Green Building Council to measure sustainable building performance. Through ensuring ecologically responsible actions today, we can preserve a healthy world for future generations. Zero-Energy buildings produce as much energy as they consume or more.

## A GREAT PLACE TO START

The EcoSteel building system is the perfect start for LEED certified and Zero-Energy dwellings. Our clients have found our system to be highly compatible with some of the following green building systems:

- ▶ Rain Water Harvesting
- ▶ Solar Power and Water Heating
- ▶ Wind Power
- ▶ Geothermal Heat and Power
- ▶ Passive Solar Heating and Natural Ventilation
- ▶ Low Impact Electrical and Plumbing Fixtures





# FULL SCALE CUSTOM DESIGN

EcoSteel offers various building solutions to complete your development in addition to our EcoCottage product. Some of the other services we can provide include:

- ▶ **Commercial Buildings**
- ▶ **Clubhouse / Hotels**
- ▶ **Luxury Villas / Condos**
- ▶ **Cottages / Cabanas**
- ▶ **Workforce Housing / Dormitories**
- ▶ **Storage / Storm Shelters**

By using EcoSteel for your overall development plans, you will have a truly unique destination that is ecologically responsible. Our EcoCottage system is a great way to start. There is a minimum requirement of at least 7 EcoCottages. Please contact us today to get started and find out more about our custom solutions.

### **EcoSteel Building Systems**

3100 Pinebrook Rd., Park City, UT 84098

Phone: 302.644.0444      Toll Free - 800.916.2044

