



# IRONSPACES

WHERE INDUSTRIAL MEETS ELEGANT





# ABOUT OUR IRONSPACES

At IronSpaces, we are convinced that the classic labour-intensive building method with high-priced lumber and poor insulation values isn't sustainable anymore. IronSpaces brings a totally different building experience.



By utilizing an interior modular steel beam system, highly insulated (R-47) panels, and exterior steel cladding, we provide a building envelope that can be built quick, very cost-effective, boasting very high insulation values, and an attractive Scandinavian contemporary design.





# ABOUT US

## **Who are we?**

The IronSpaces team has pooled our experiences ranging from engineering, customer experience, design, and yes, - building (more than 40 years at that) to come up with what feel is a better way to build your dream space.

## **What makes us different?**

Our Product – a complete exterior building envelope

Our Designs – our designs are eye-popping, elegant, steel-beamed spaces.

Our Network – we have an extensive network of developers to help you find the right, high-quality lot to accommodate your IronSpaces Build.

## **Where are we located?**

Nova Scotia is our home, with offices in Bridgewater and Halifax. Our IronSpaces are designed to bring the natural beauty of Nova Scotia's lakes and ocean fronts into your space.

# OUR PROCESS

**Inquiry and Exploration**

- Our Sales Team answers all your questions about the standard information
- Plan a visit to ongoing builds

**Planning & Design**

- Contract (5K CAD, refunded when signing a build contract)
- Design your walls, rooms and windows configuration
- Fixed Quote for Roof Tight Structure
- Budgets for Finishes

**Build Contract**

- Sign Contract
- Start Permitting Process
- Collect Bids and update budget for Finishes
- Provide Planning
- Customer starts site preparation
- We can help subcontract excavation, well and septic at a fee.

**Build Roof Tight Structure**

- Build Foundation
- Build Rooftight Structure
- Inspection and Delivery

**Project Management Finishes**

- Choose from bids for different subcontractors
- IronSpaces manages at 'Cost Plus 20%

# WHAT IS INCLUDED IN A ROOFTIGHT STRUCTURE?

## FOUNDATION

- Shallow ICF frost wall detail foundation
- Slab c/w: under slab insulation, rebar, welded wire mesh.
- Place concrete and power trowel finished,
- Min. 4" thick structural concrete floor.
- R13 rigid insulation under floor slab as per NBC
- Perimeter subgrade insulation

## LOFT FLOOR COMPONENTS (if applicable):

- 2" x 10" @ 16" o/c wood joists
- Structural Steel Beams 6 x 8 HSS steel beams, c/w flat black epoxy coating
- 3/4 T&G OSB glued, nailed and/or screwed.

## FRAMING:

- SIP structural insulated panels exterior wall system, 0.5' OSB interior, 7.25' foam core, 0.5" OSB exterior, insulation value tested at >R-52
- Structural Steel Frame 5.5' x 8.0', c/w flat black coating
- Single direction interior strapping 1x4 inch on Interior of panels

## EXTERIOR WALLS FINISHING AND ROOFING:

- Metal roofing and exterior siding / trim - Walls Metal 3Di Textured Black - 26Ga.
- Steel Soffits in color
- Ice/Water shield around perimeter and valleys.
- Tyvek air barrier
- Bi-directional strapping on Roof

## WINDOWS & DOORS:

- All windows to be Low E, Argon, insulated spacer.
- All windows and doors to meet national energy codes.
- All windows to be sized as per plan.
- Exterior insulated doors sized as per plan.
- Windows and exterior doors: Kohler Select white vinyl interior, black vinyl exterior, except where indicated otherwise. Sliding Doors will be from Standard Quebec, type "Renaissance 2023".



# OUR MODELS: IRONWOOD



**The modern version of your classic family cottage.**

The most classic and space-efficient design in the IronSpaces family. IronSpaces brings a totally different building experience: a building envelope with an interior modular steel beam system, highly insulated panels, exterior steel cladding, and a Scandinavian contemporary design.

The steel beams soar above you and a wall of windows invites the natural landscape to pour in. The Ironwood designs are 24 ft wide, and you can order them in either 38ft, 46ft or 54ft (or longer) lengths. You can use 8ft x24ft units as building blocks for any design, also L-shaped. The insulation performance of our insulated panels is  $>R-45$  which gives you a low carbon footprint.

Because of the high-spec construction, the interior walls are not load-bearing so you have a blank canvas to create any floorplan. In this brochure we will provide some examples and we'll help you brainstorm about your dream layout.



# IRONWOOD IMPRESSIONS





# OUR MODELS: TUCKAMORE



## **Our Flexible Mono-Slope Design**

The Tuckamore is an iconic East Coast tree whose shape is the inspiration of our mono-slope design, designed to fully enjoy the view from most rooms and withstanding the Nova Scotia elements. IronSpaces brings a totally different building experience: a building envelope with an interior modular steel beam system, highly insulated panels, exterior steel cladding, and a Scandinavian contemporary design.

The steel beams soar above you and a wall of windows invites the natural landscape to pour in. The Tuckamore designs consist of a central modular element of 24 ft wide and 24 ft deep, with two wings of 18 ft wide and 20 ft deep. However, many variations are possible, you can use 8ft x 20ft and 8ft x 24ft units as building blocks. The insulation performance of our insulated panels is >R-45 which gives you a low carbon footprint.



# TUCKAMORE IMPRESSIONS





# CALL US TO VISIT ONE OF OUR BUILDS!





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# **IRONWOOD**

**PRICING**

**EXAMPLE FLOORPLANS & ELEVATIONS**



# PRICING IRONWOOD 38

1484 SQFT

Prices Excl. 15% HST		
Roof tight Structure	\$ 299,000	Fixed Price (Standard Window Configuration)
Budget Standard Interior Finishes & Windows	\$ 209,896	Budget - Actuals billed at actual cost plus 20%
Well Budget	\$ 16,250	Budget - Actuals billed at actual cost plus 20%
Septic Budget	\$ 25,750	Budget - Actuals billed at actual cost plus 20%

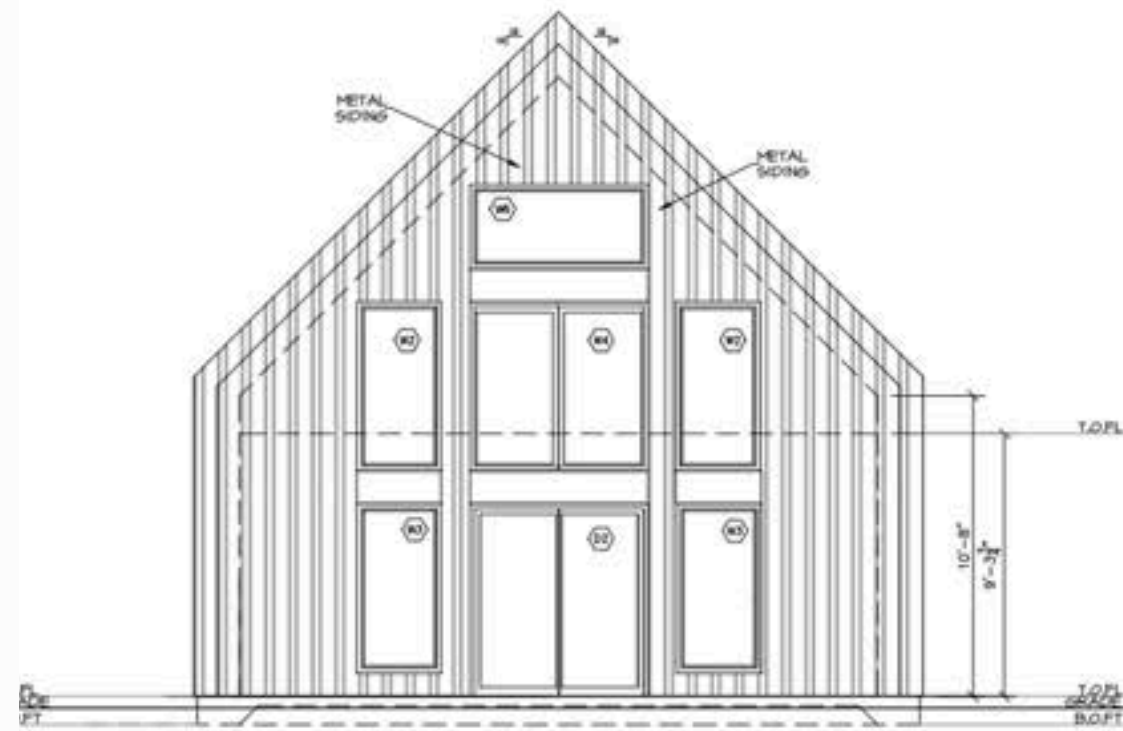








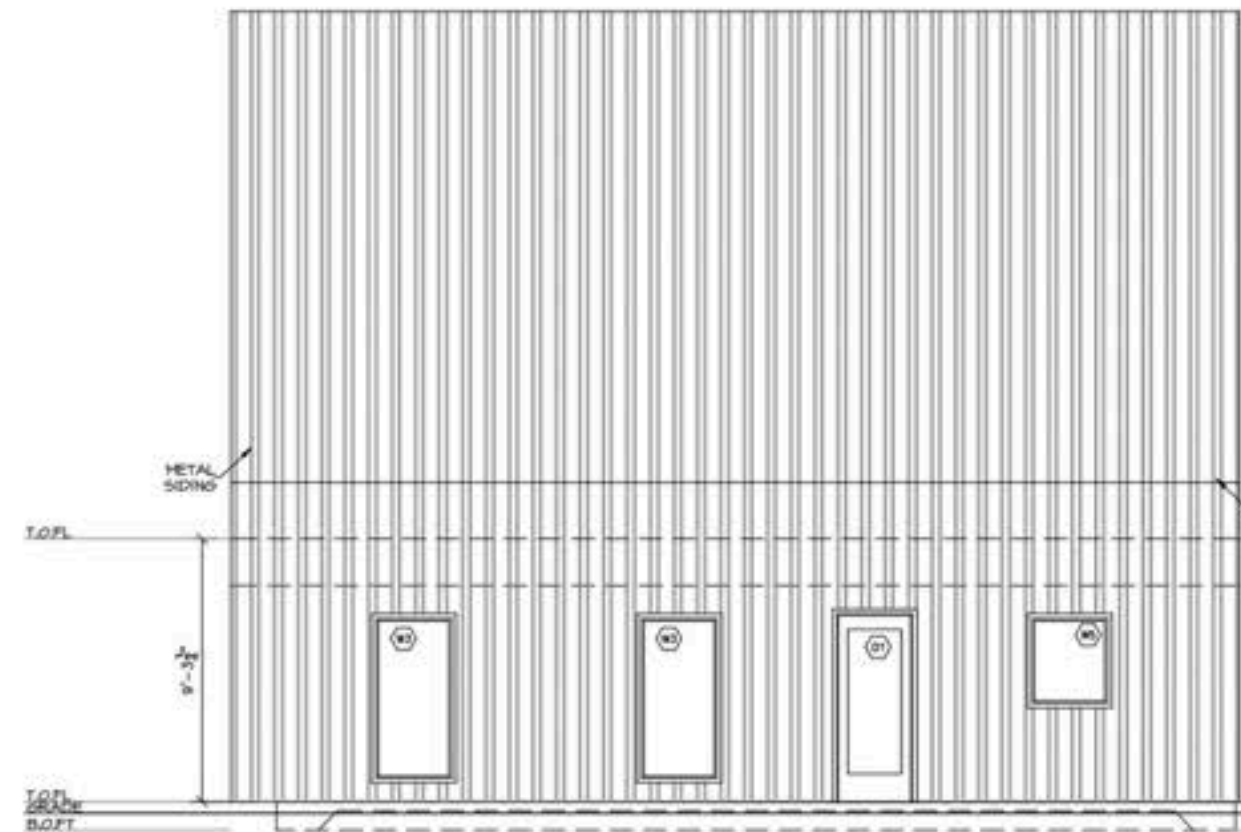
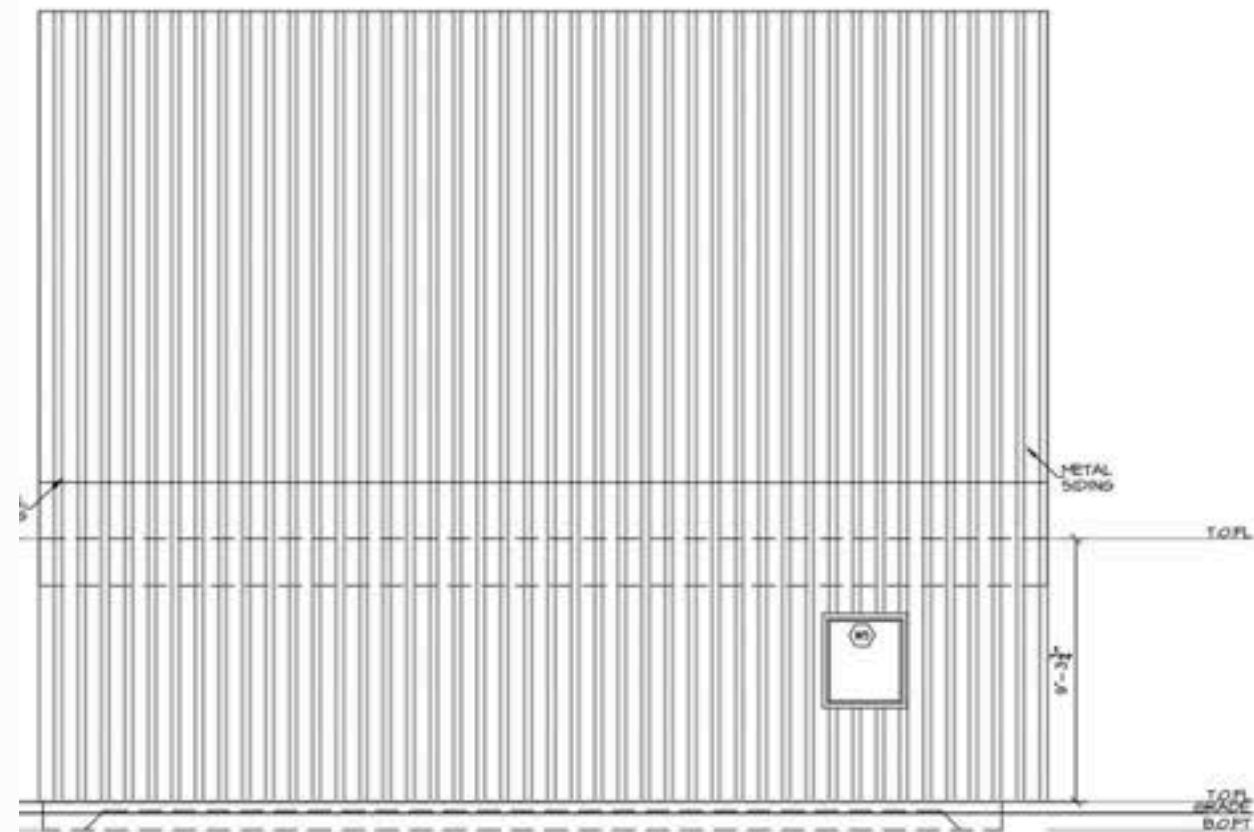
# EXAMPLE ELEVATIONS IRONWOOD 38 - VERSION A



FRONT ELEVATION



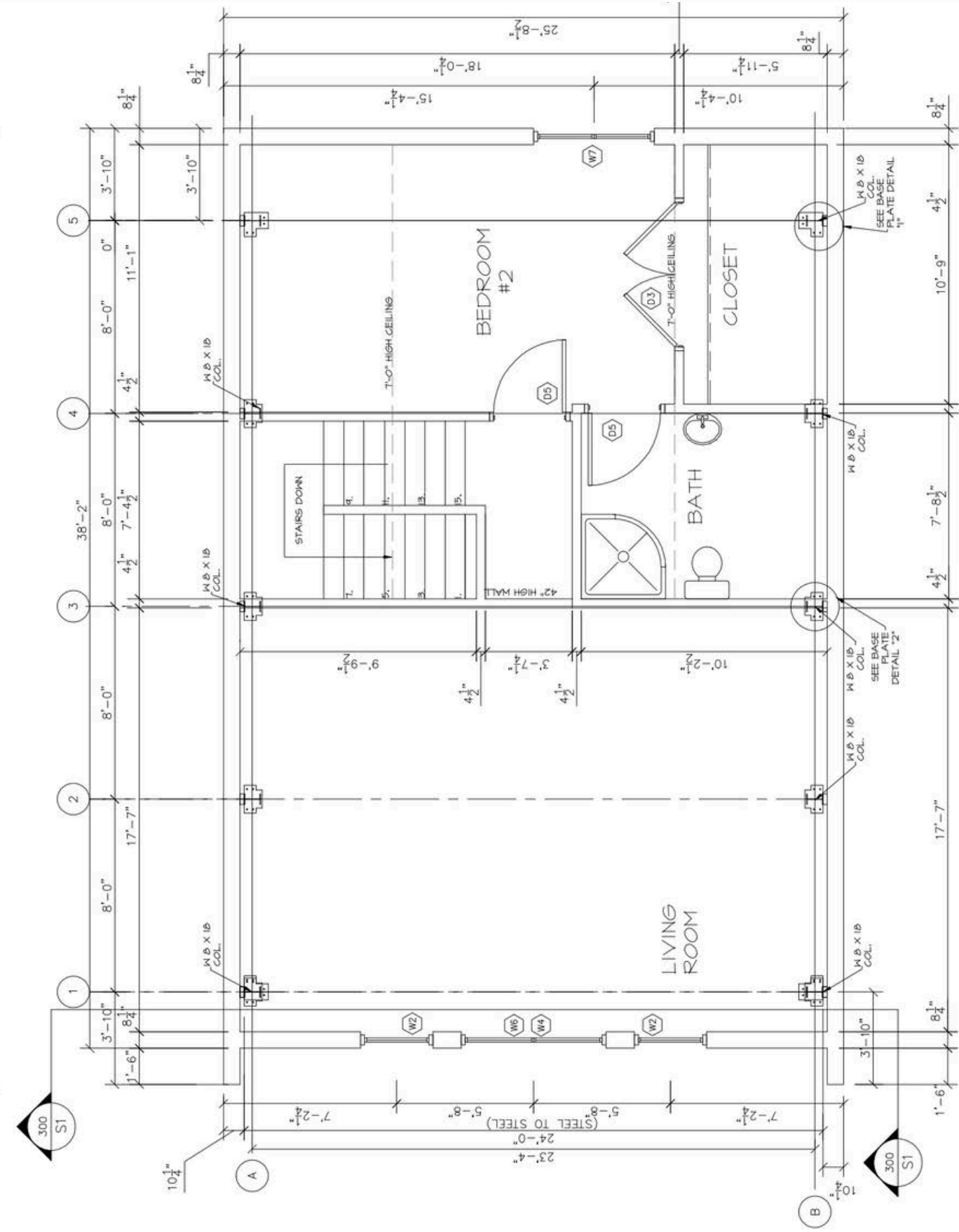
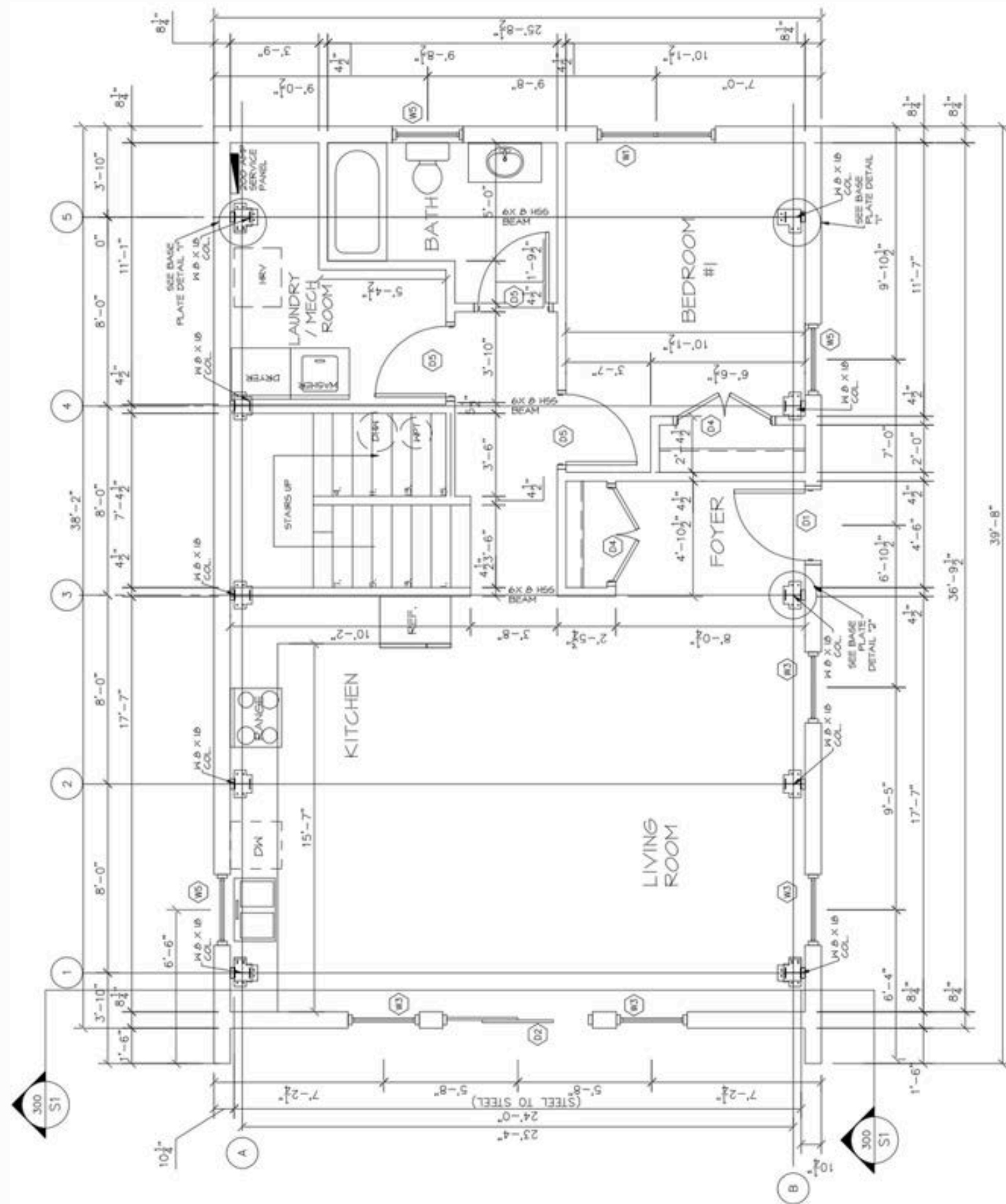
REAR ELEVATION





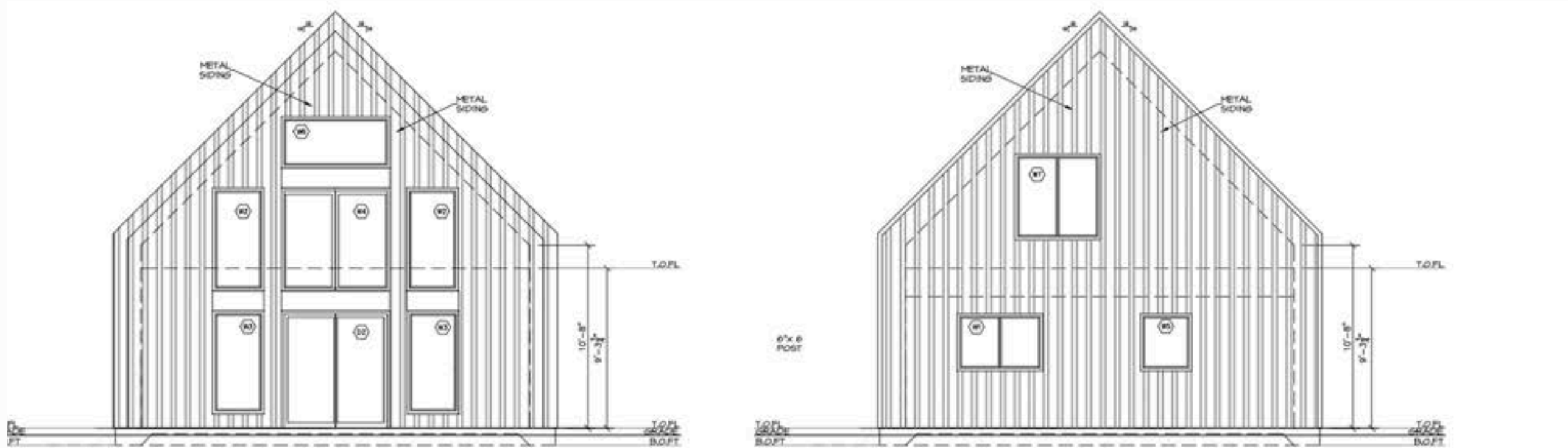
# EXAMPLE FLOORPLANS IRONWOOD 38 - VERSION B

## 2 BEDROOMS / 2 BATHROOMS



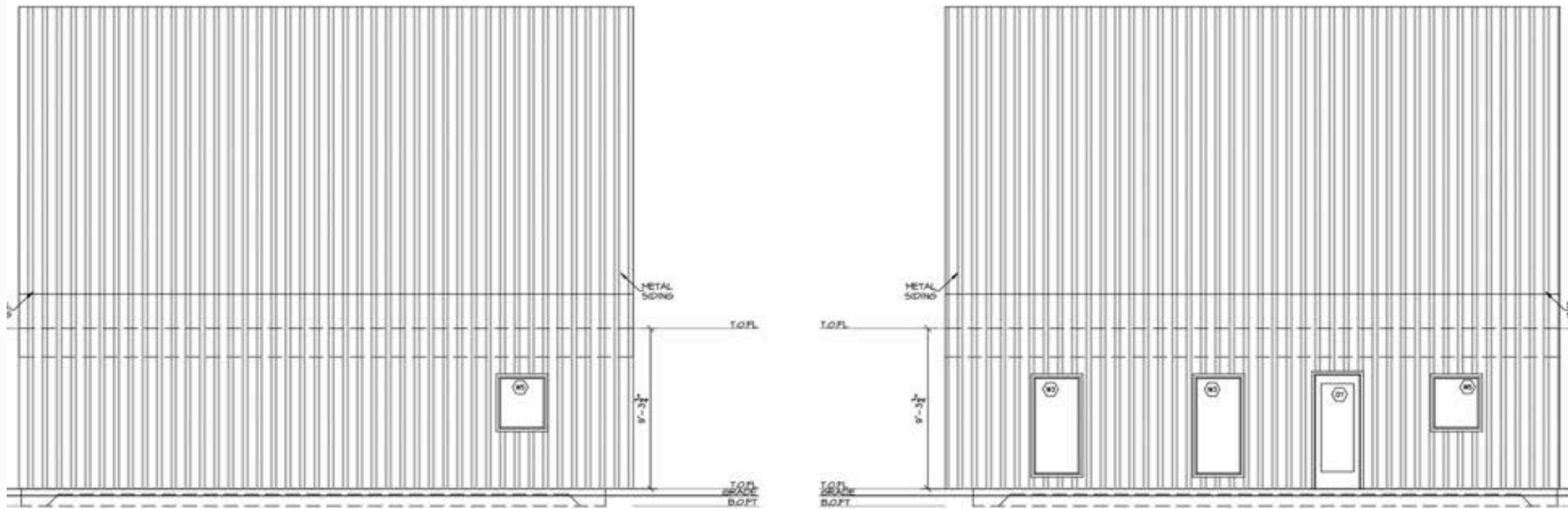


# EXAMPLE ELEVATIONS IRONWOOD 38 - VERSION B



FRONT ELEVATION

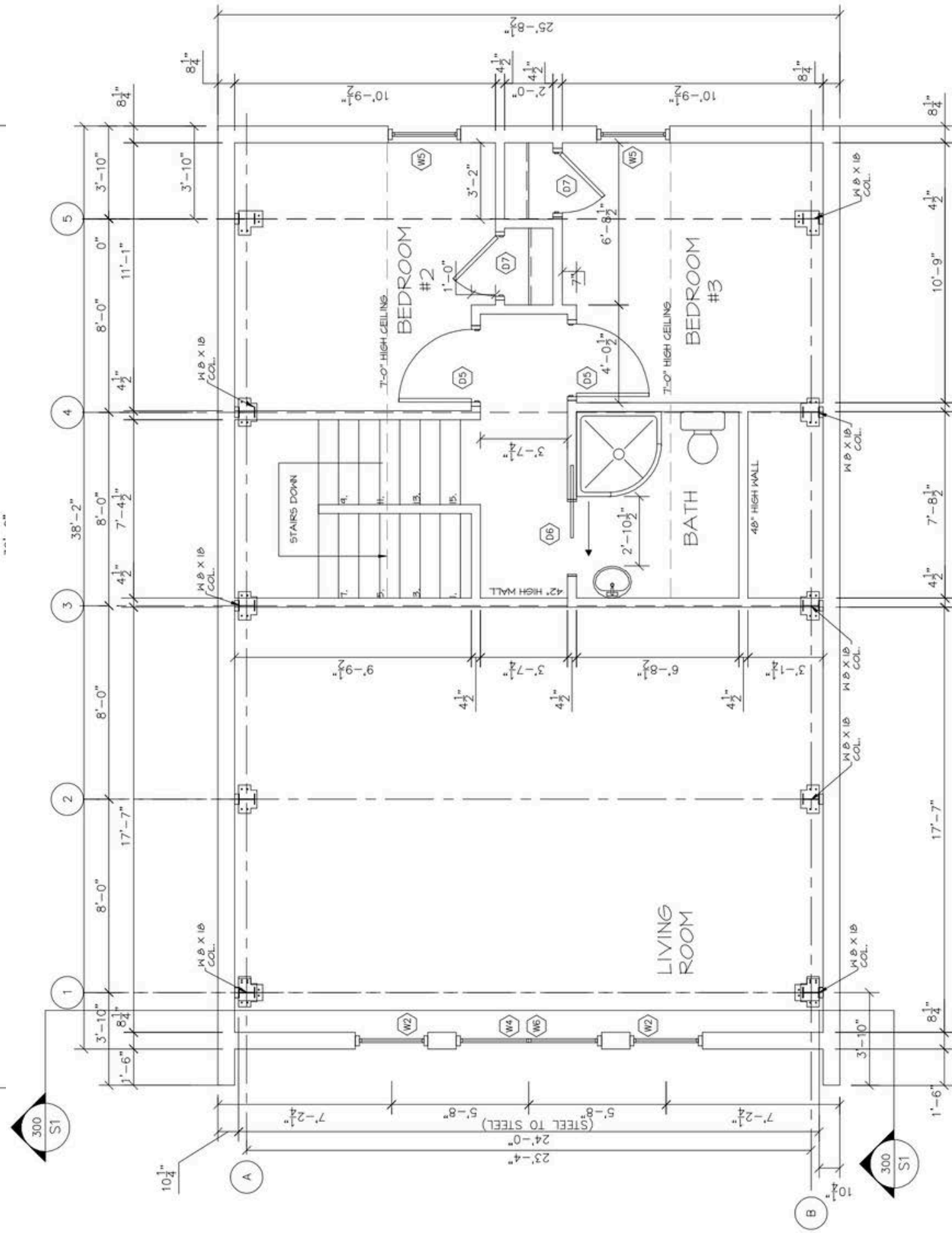
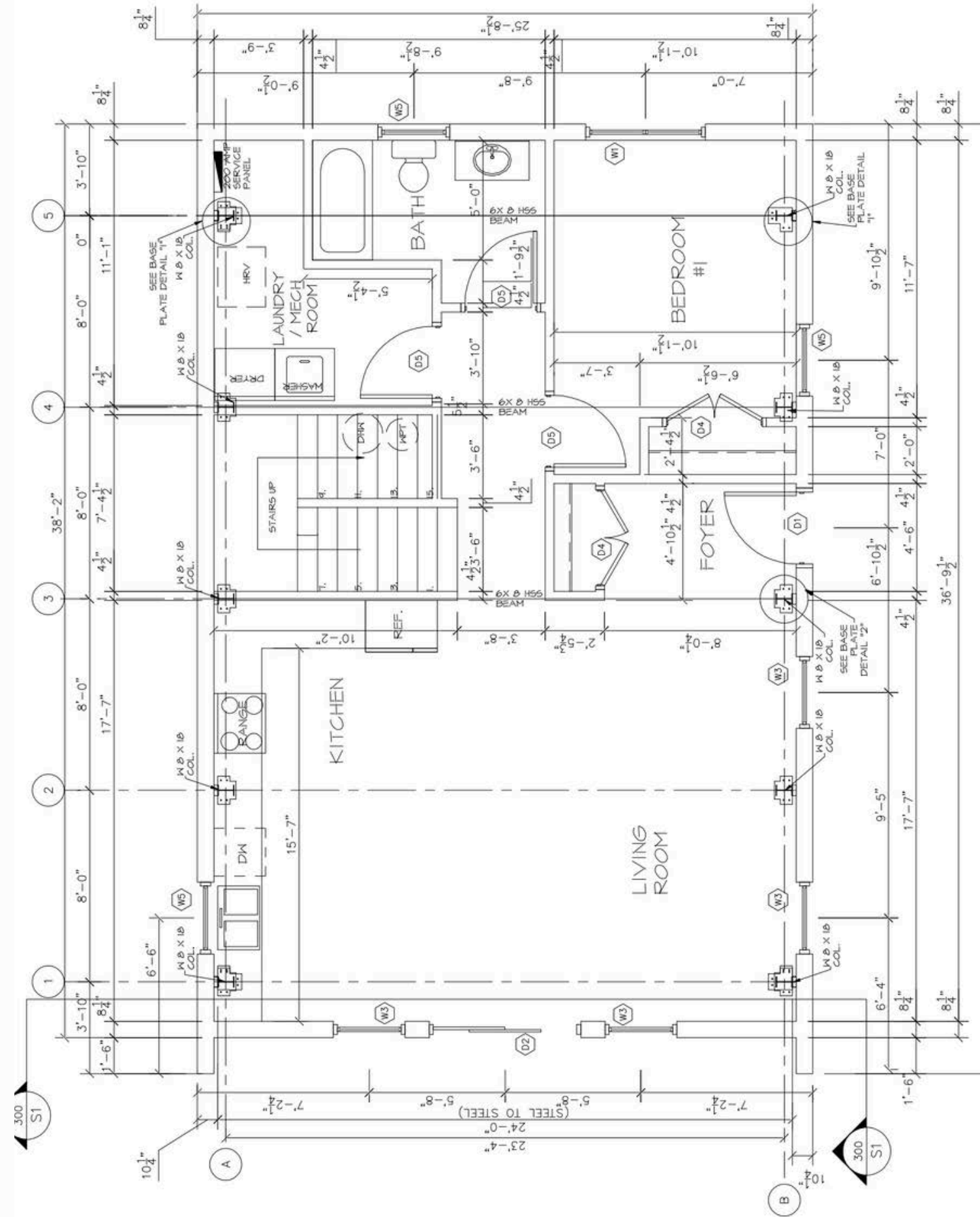
REAR ELEVATION





# EXAMPLE FLOORPLANS IRONWOOD 38 - VERSION C

## 3 BEDROOMS / 2 BATHROOMS





# EXAMPLE ELEVATIONS IRONWOOD 38 - VERSION C





# TUCKAMORE

PRICING

EXAMPLE FLOORPLANS & ELEVATIONS



# PRICING IRONWOOD 46

1903 SQFT

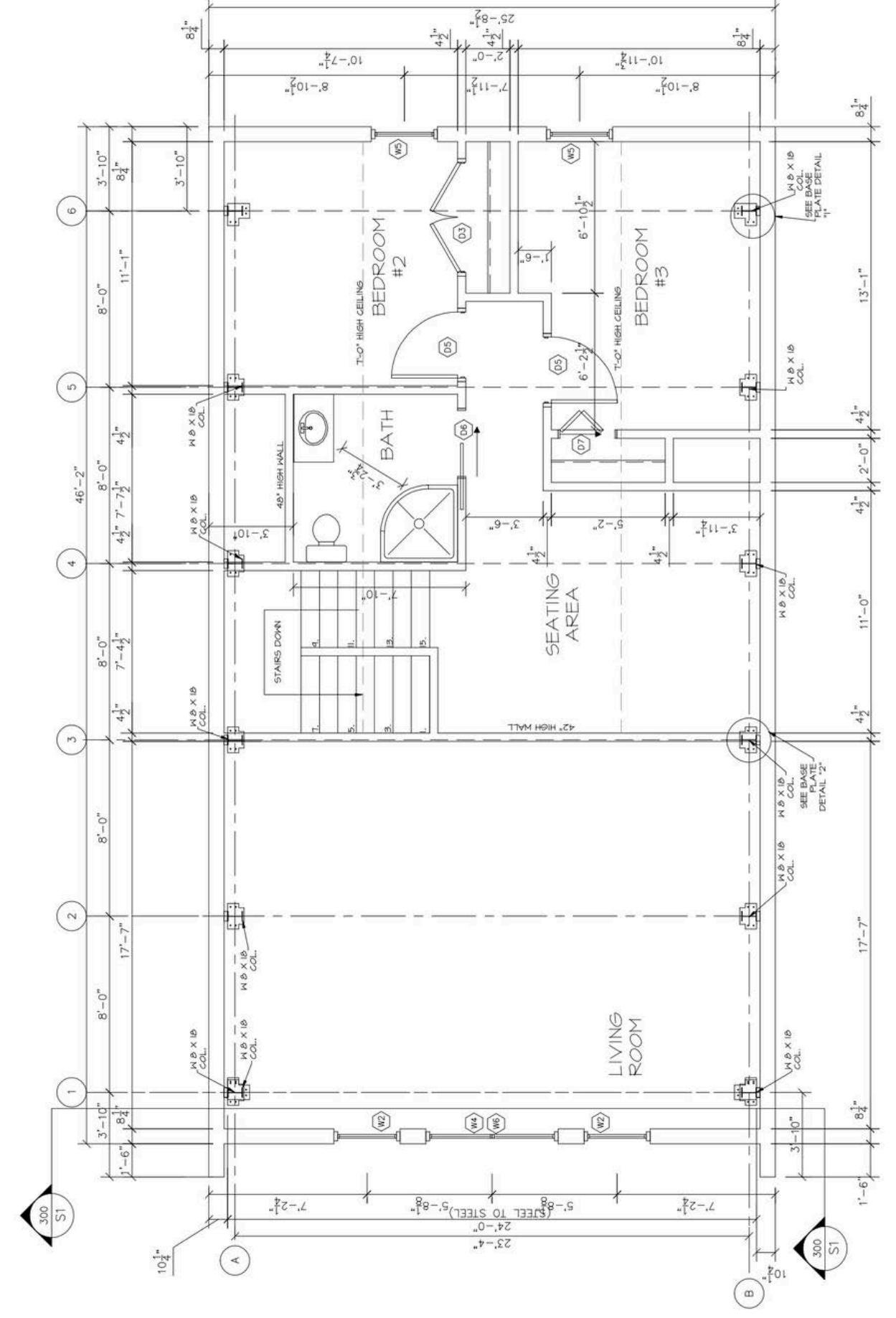
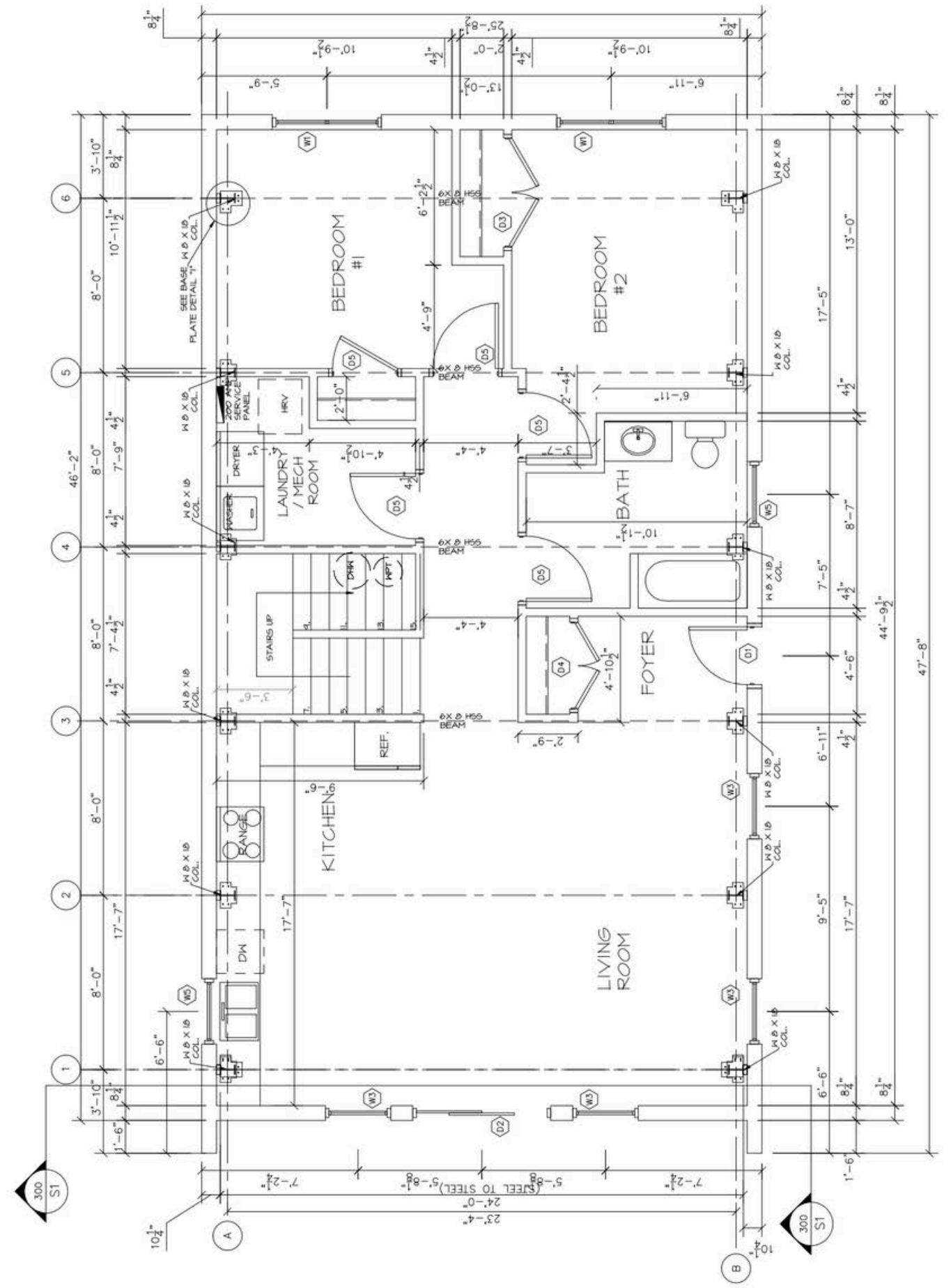
Prices Excl. 15% HST		
Roof tight Structure	\$ 349,000	Fixed Price (Standard Window Configuration)
Budget Standard Interior Finishes & Windows	\$ 231,485	Budget - Actuals billed at actual cost plus 20%
Well Budget	\$ 16,250	Budget - Actuals billed at actual cost plus 20%
Septic Budget	\$ 27750	Budget - Actuals billed at actual cost plus 20%





# EXAMPLE FLOORPLANS IRONWOOD 46 - VERSION A

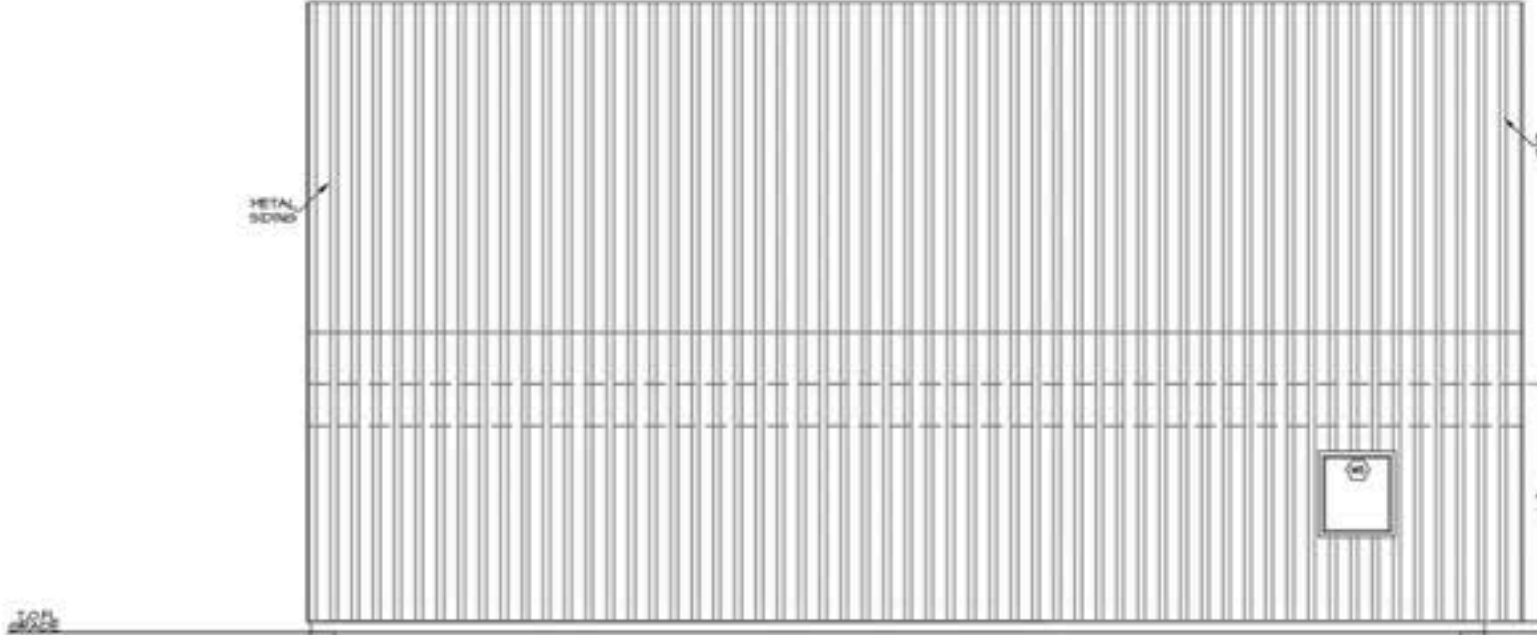
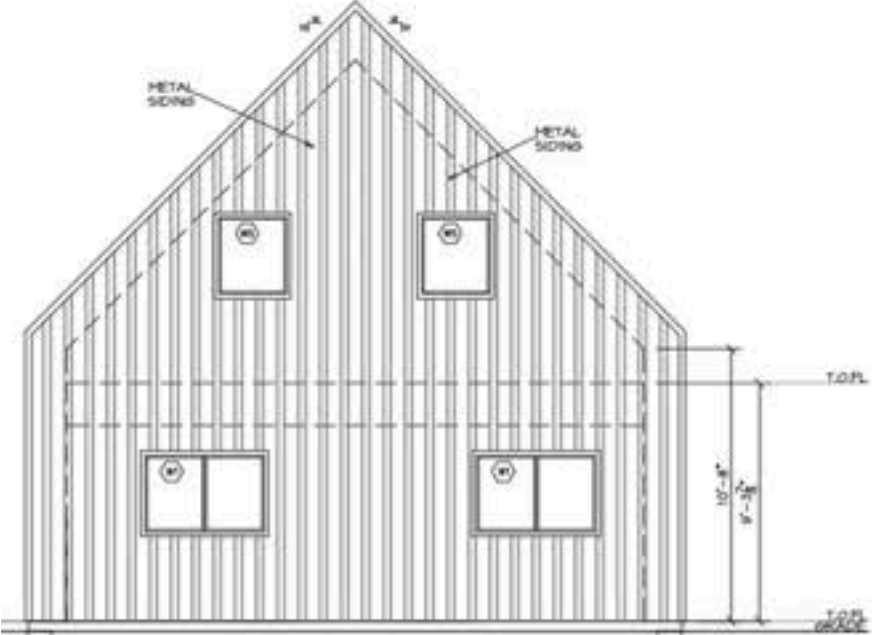
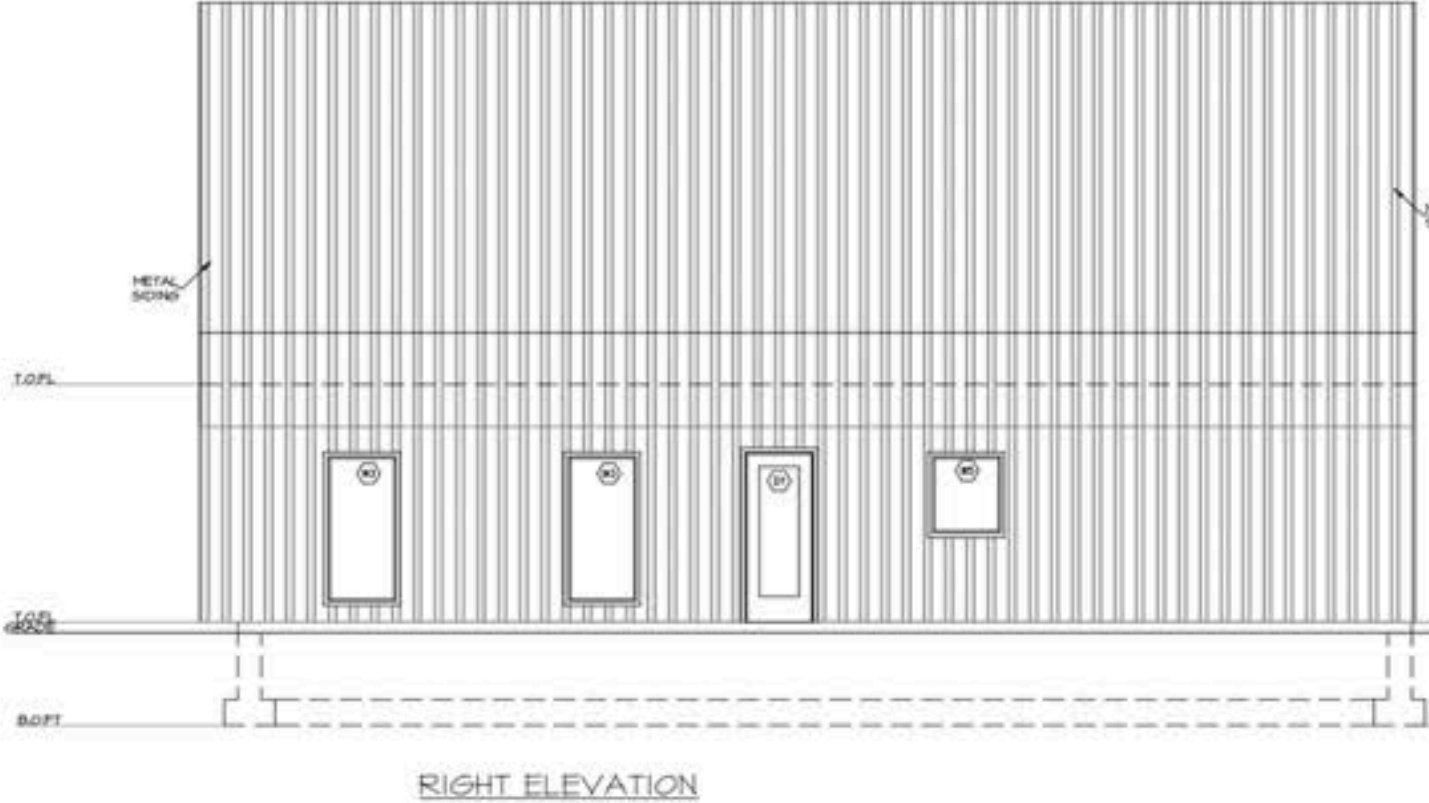
## 4 BEDROOMS / 2 BATHROOMS / LOFT





# EXAMPLE FLOORPLANS IRONWOOD 46 - VERSION A

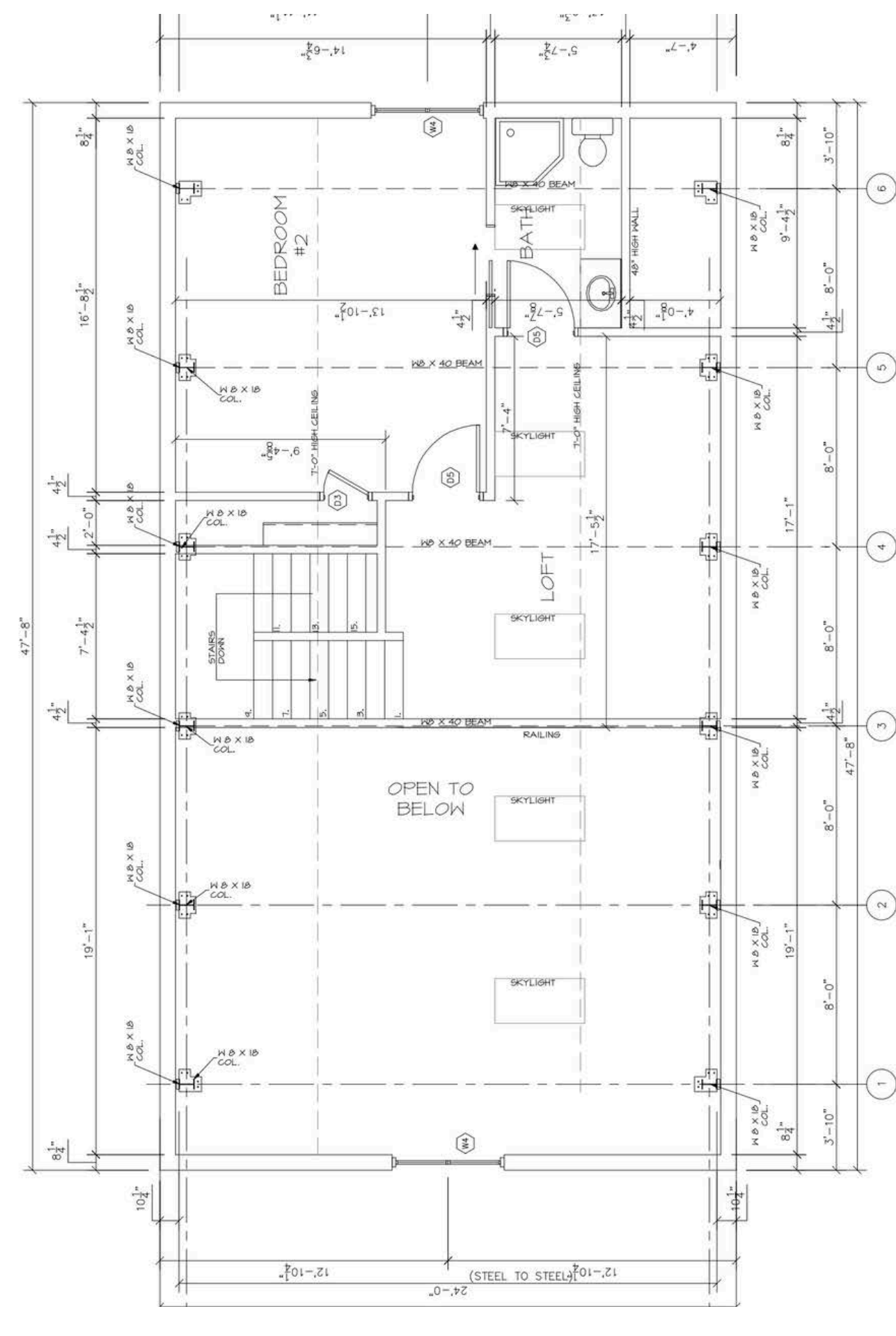
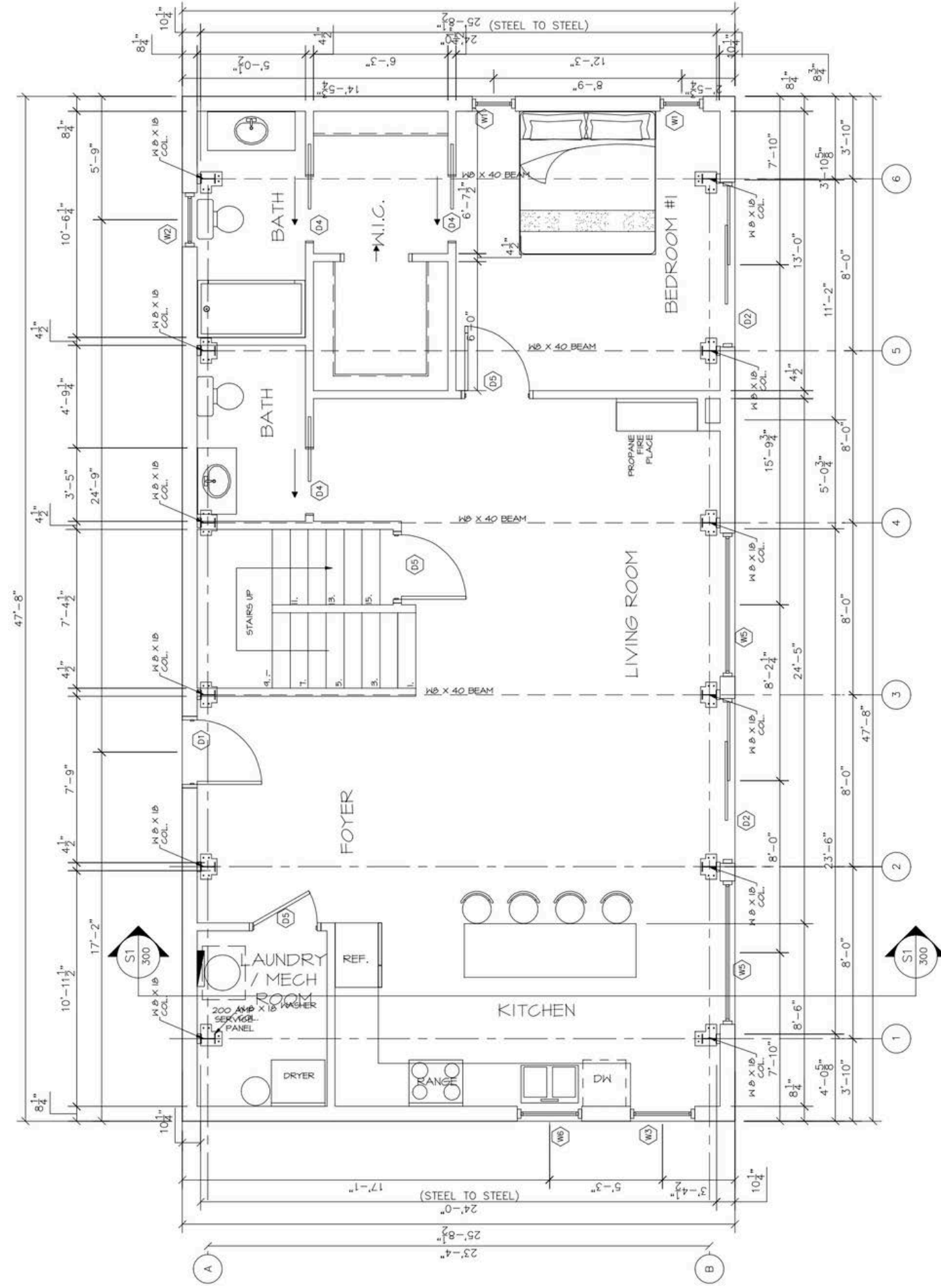
4 BEDROOMS / 2 BATHROOMS / LOFT





# EXAMPLE FLOORPLANS IRONWOOD 46 - VERSION B

## 4 BEDROOMS / 2 BATHROOMS / LOFT

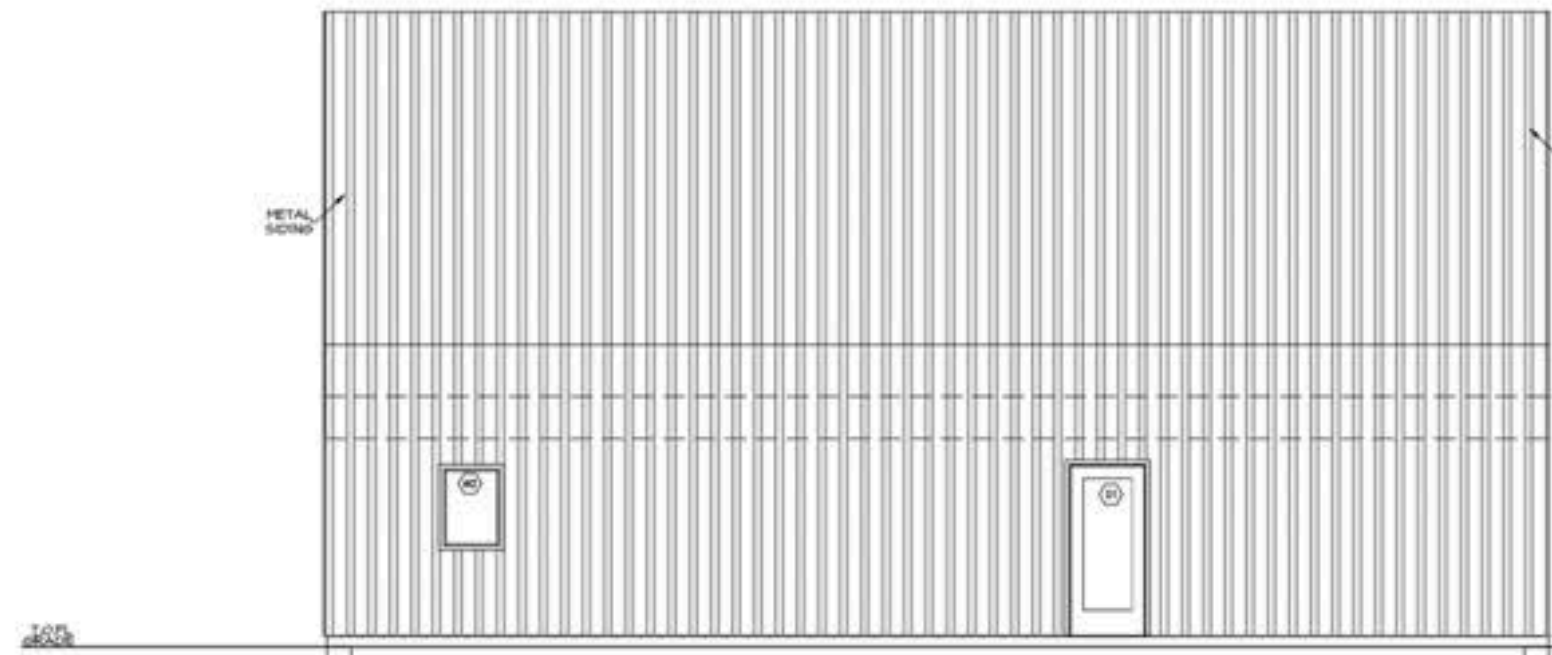
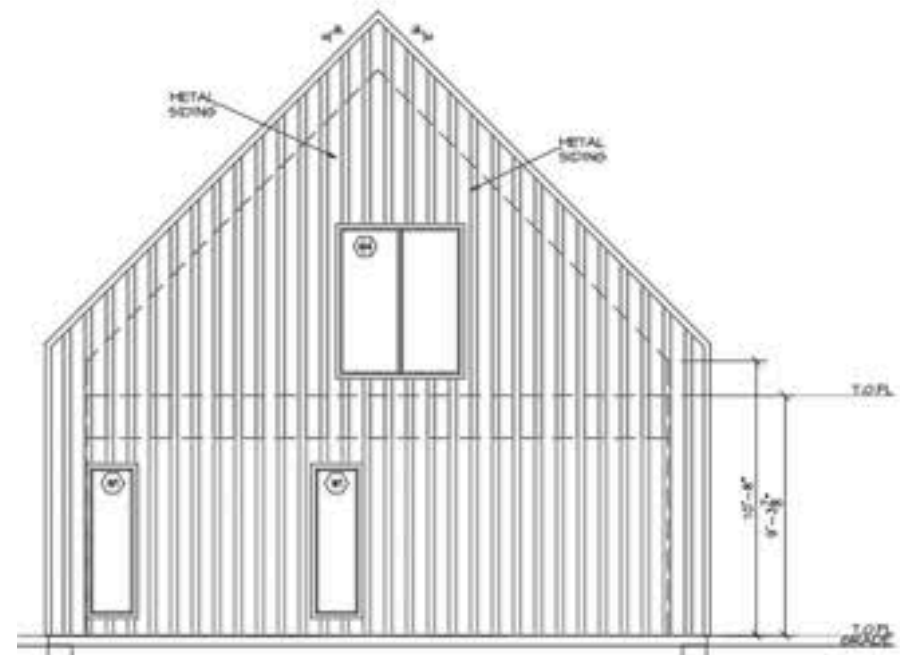
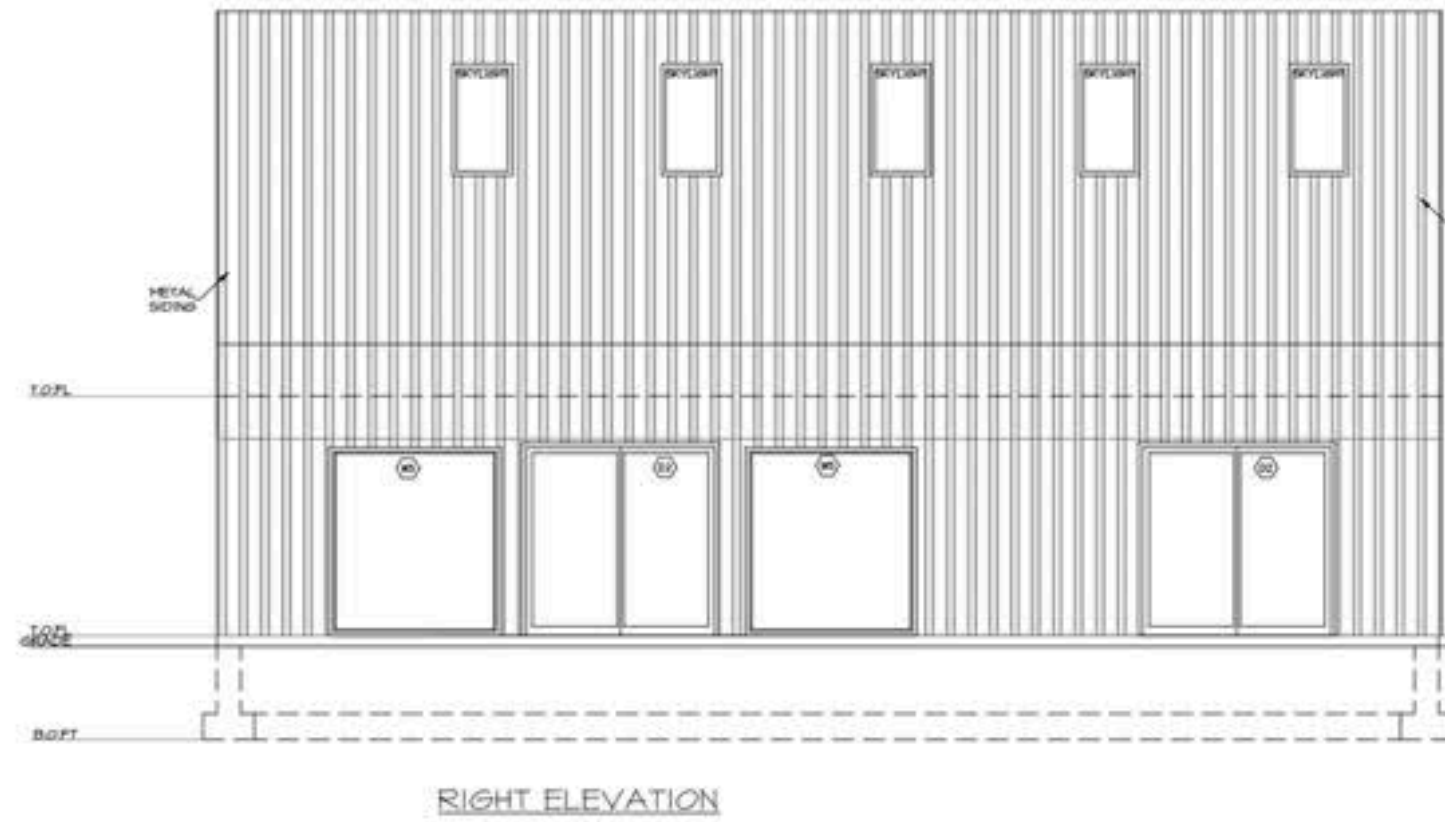
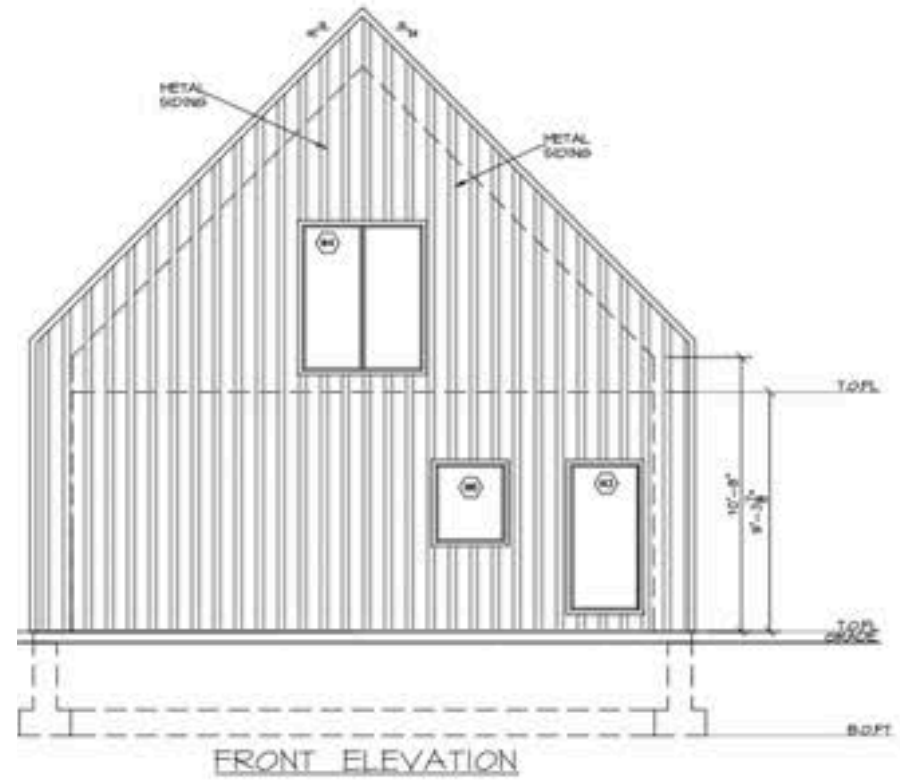


**NOTE: WINDOWS IN SIDEWALL**



# EXAMPLE FLOORPLANS IRONWOOD 46 - VERSION B

4 BEDROOMS / 2 BATHROOMS / LOFT



NOTE: WINDOWS IN SIDEWALL

# PRICING TUCKAMORE

1408 SQFT

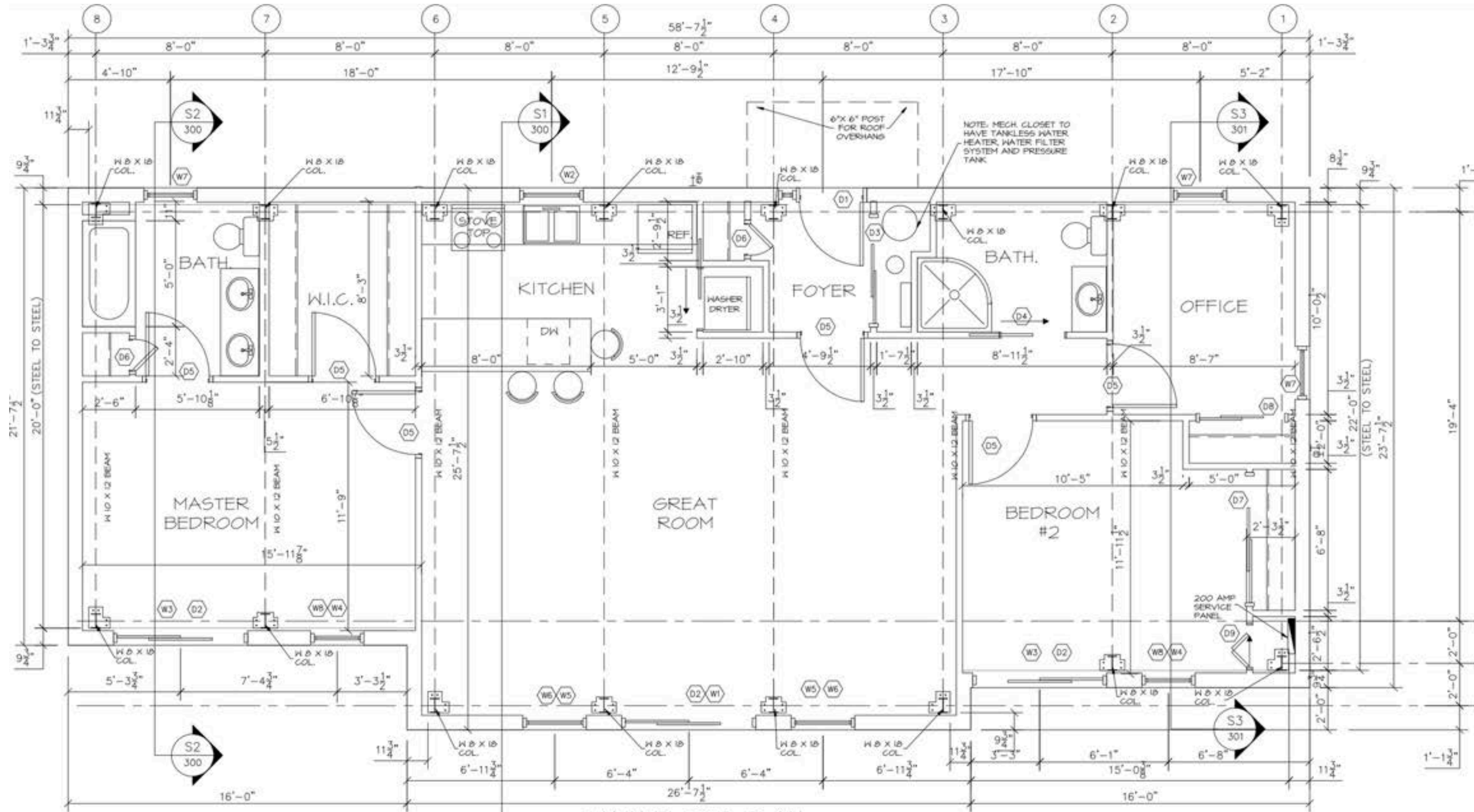
Prices Excl. 15% HST		
Roof tight Structure	329,000	Fixed Price (Standard Window Configuration)
Budget Standard Interior Finishes & Windows	\$ 211,485	Budget - Actuals billed at actual cost plus 20%
Well Budget	\$ 16,250	Budget - Actuals billed at actual cost plus 20%
Septic Budget	\$ 27750	Budget - Actuals billed at actual cost plus 20%



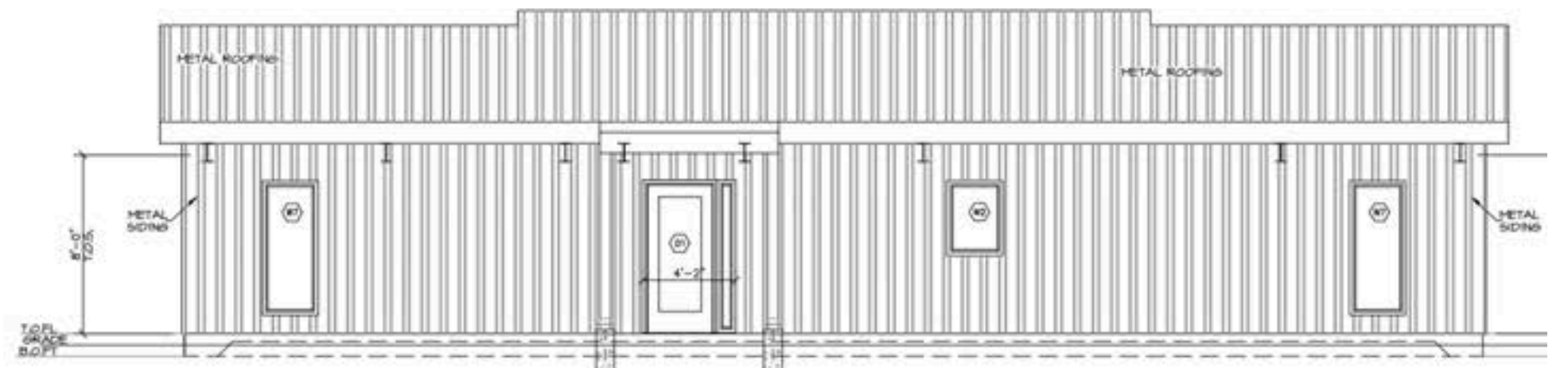
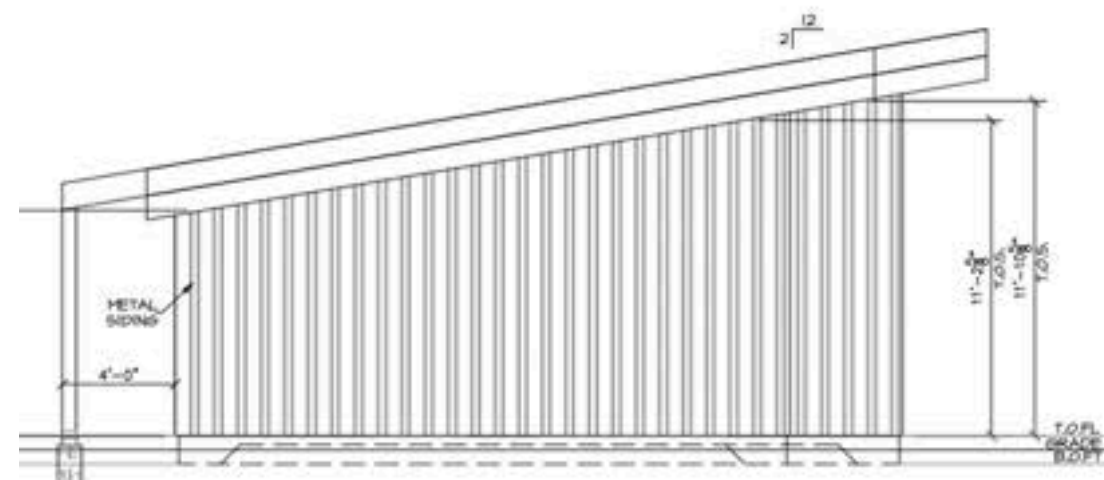
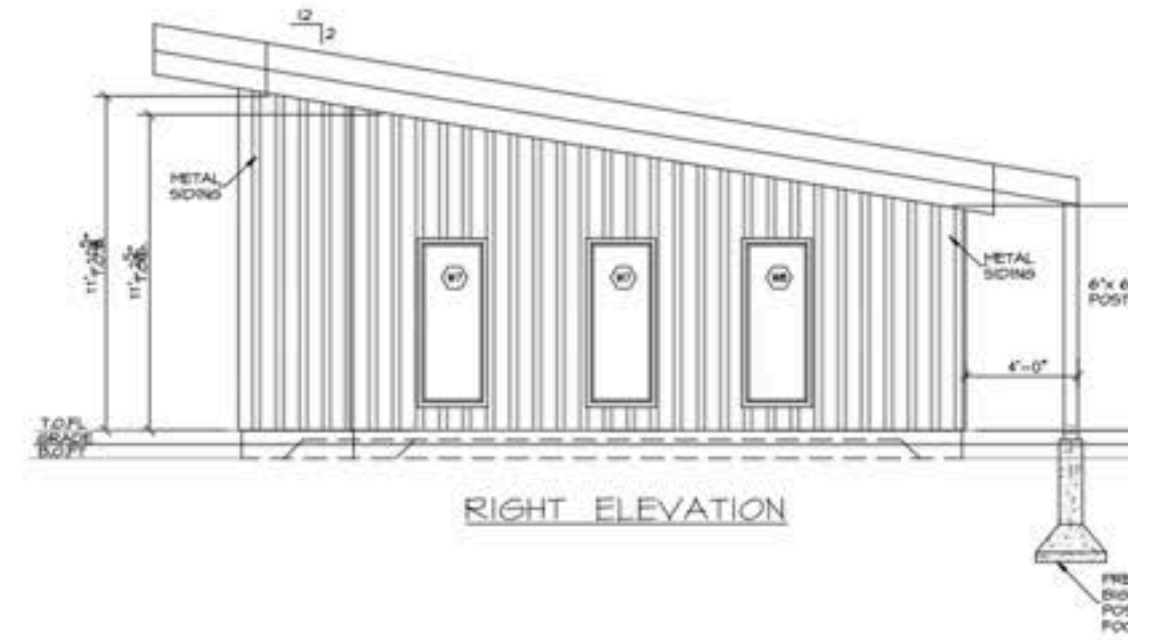
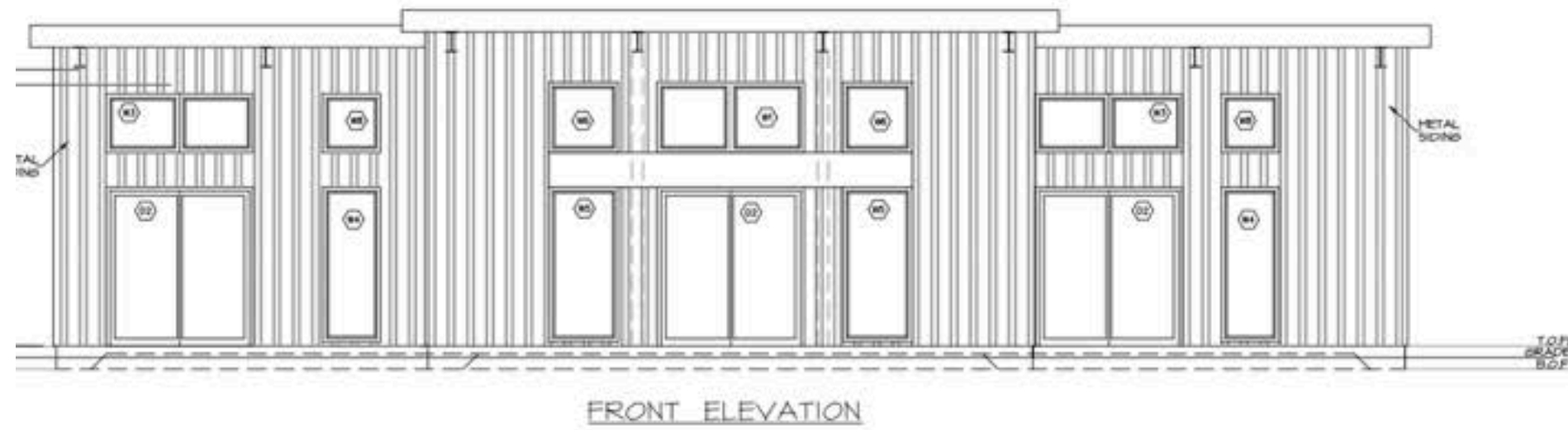


# EXAMPLE FLOORPLANS TUCKAMORE - VERSION A

2 BEDROOMS / 2 BATHROOMS / OFFICE



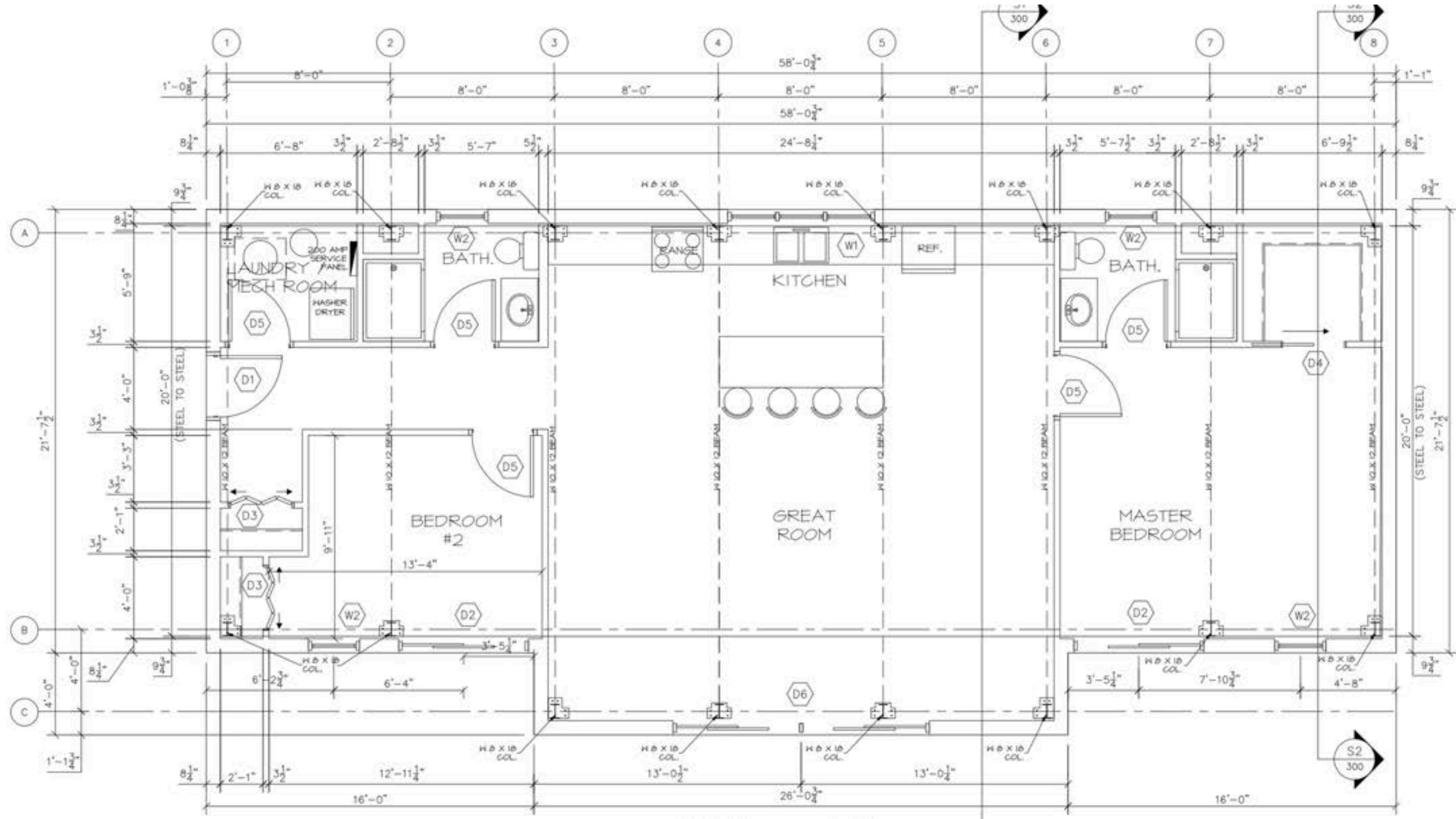
# EXAMPLE ELEVATIONS TUCKAMORE - VERSION A





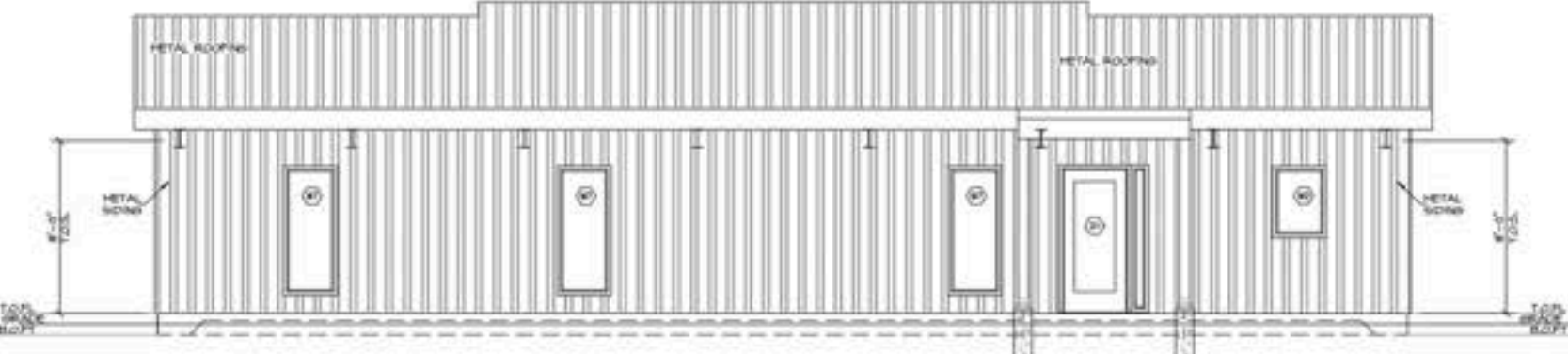
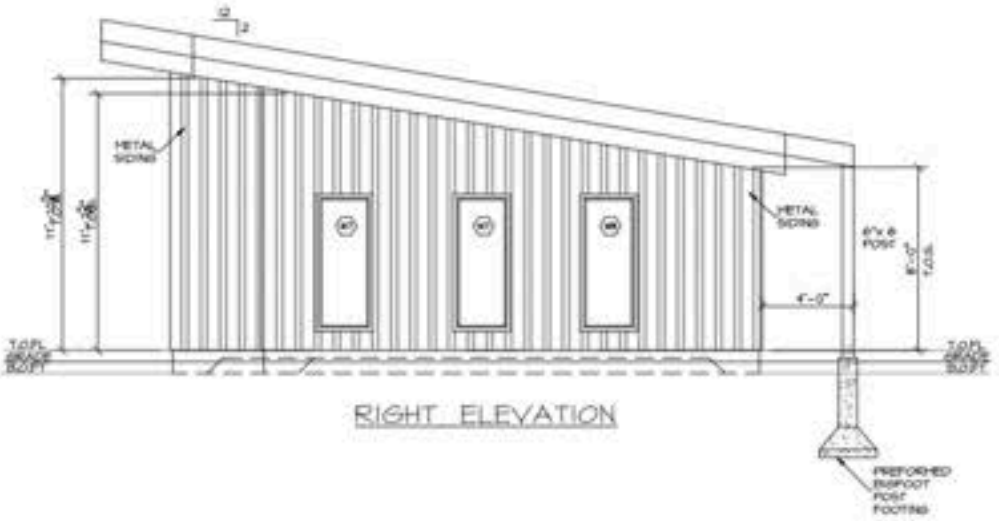
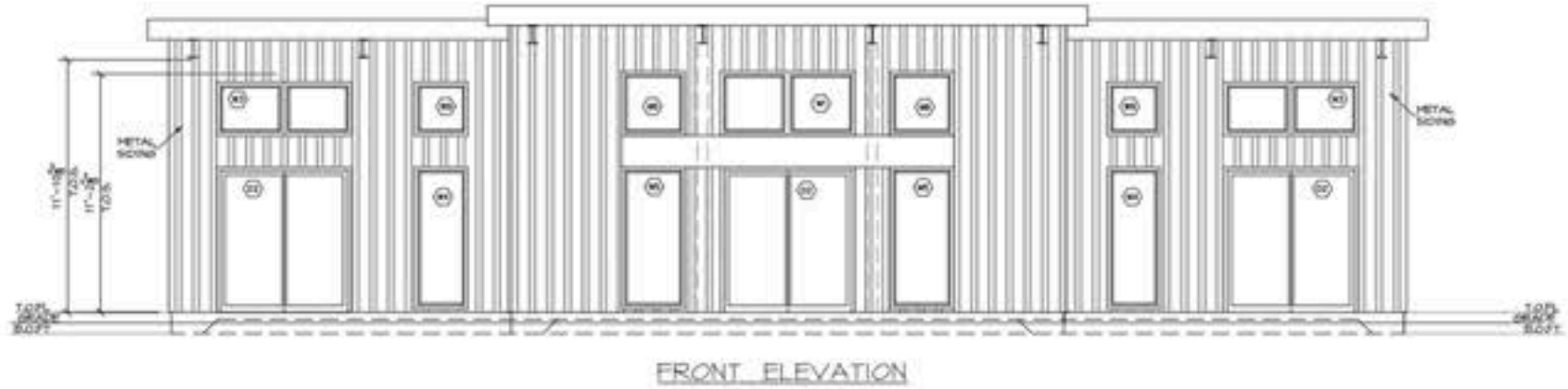
# EXAMPLE FLOORPLANS TUCKAMORE - VERSION B

## 2 BEDROOMS / 2 BATHROOMS



# EXAMPLE ELEVATIONS TUCKAMORE - VERSION B

4 BEDROOMS / 2 BATHROOMS / LOFT

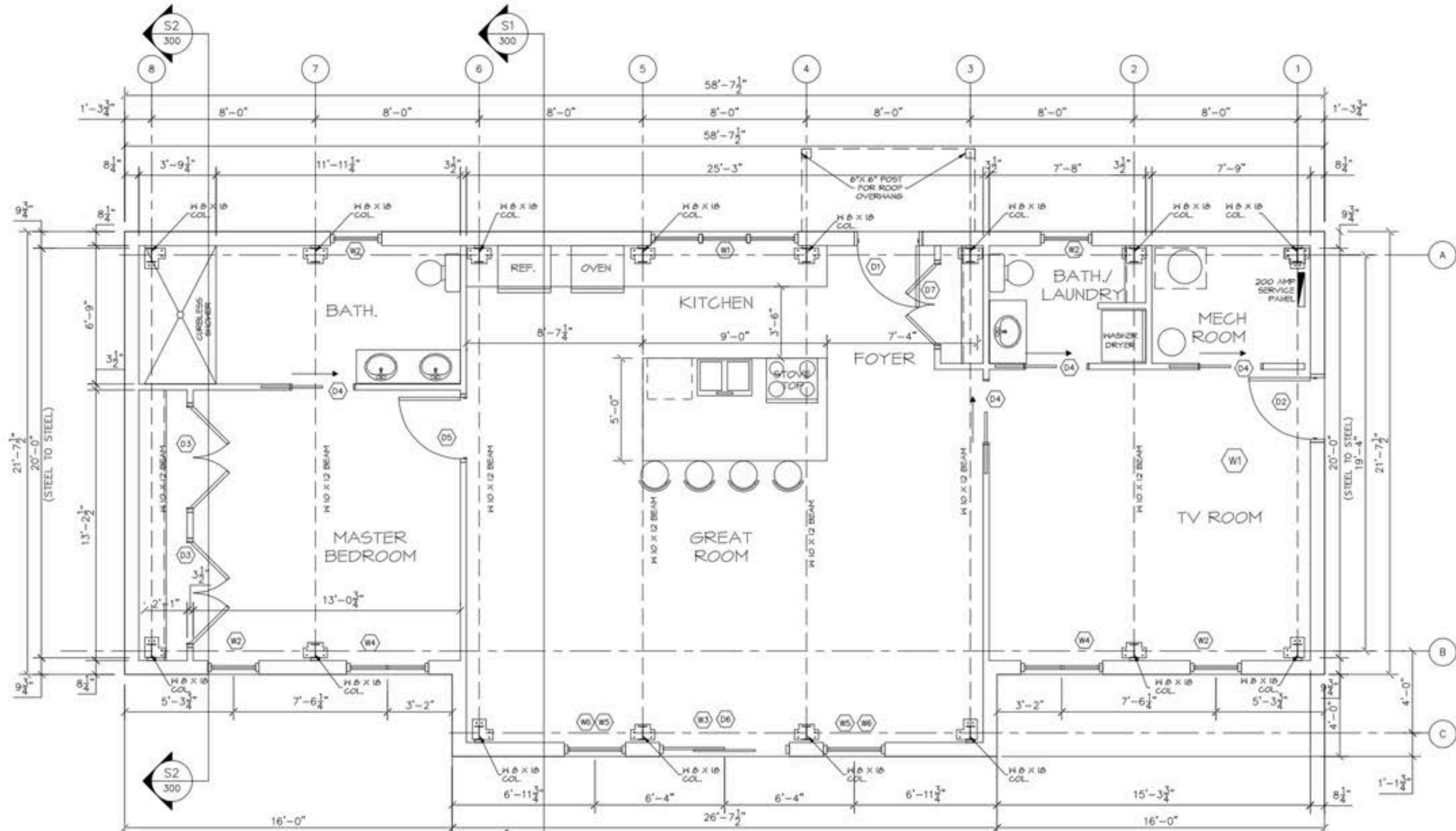


NOTE: 5 EXTRA WINDOWS IN SIDEWALL



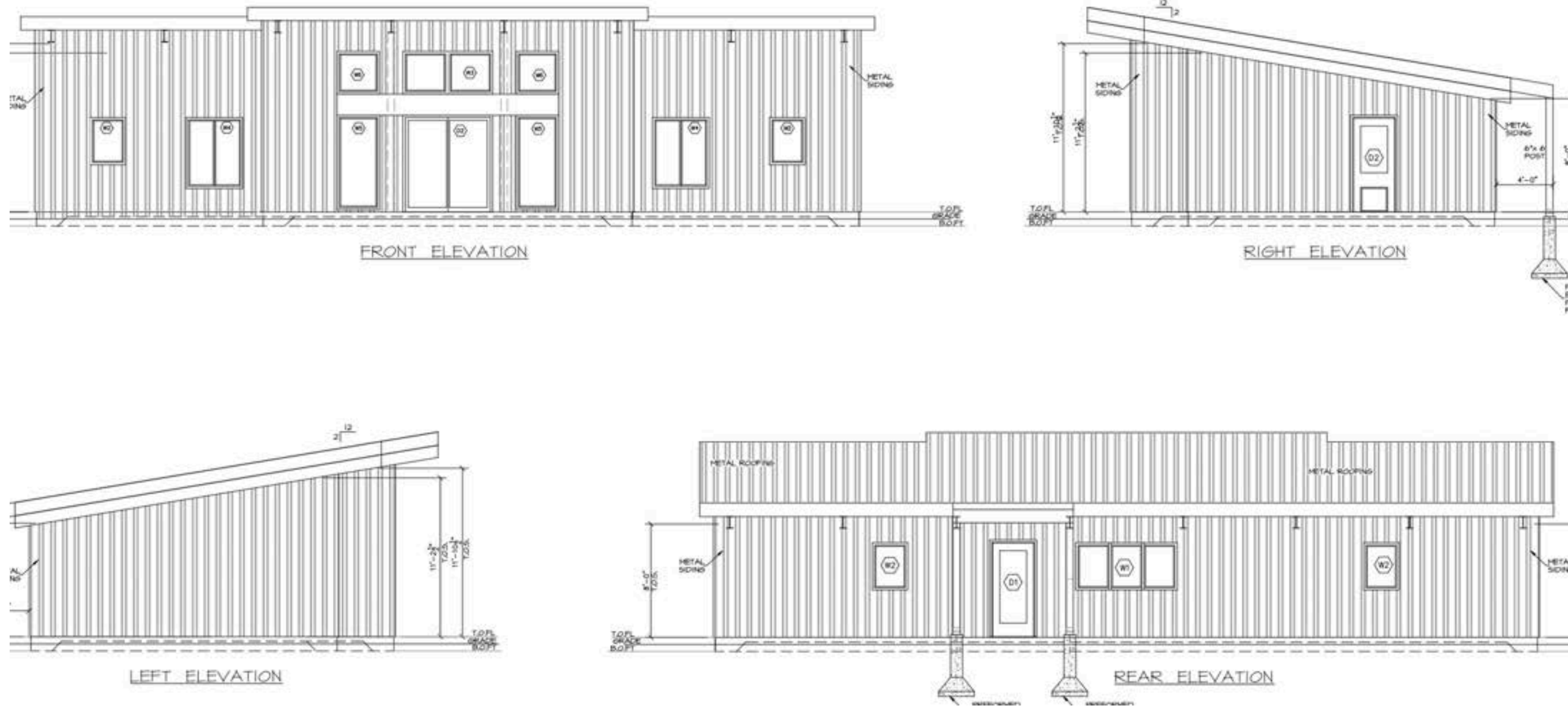
# EXAMPLE FLOORPLANS TUCKAMORE - VERSION C

## 2 BEDROOMS / 1.5 BATHROOMS



# EXAMPLE ELEVATIONS TUCKAMORE - VERSION C

4 BEDROOMS / 2 BATHROOMS / LOFT




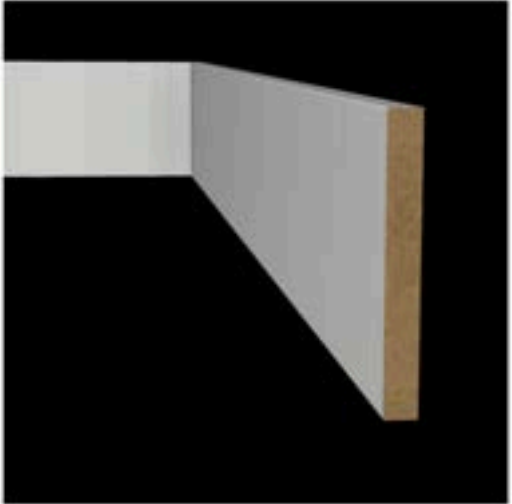




# **STANDARD FINISHES**

**THE BUDGETS IN THE PRICESHEET  
ARE BASED ON THE STANDARD FINISHES**

# TRIM DOORS/WALLS, PAINT

## Trim, Doors, Walls, Paint


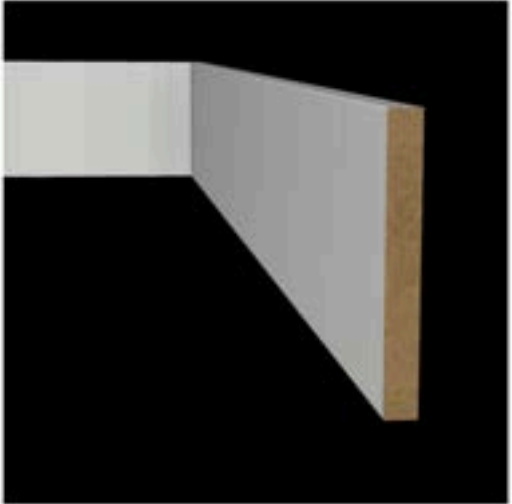
Trim		
Windows and Door Trim	Primed MDF 3/4" x 3-1/2"	
Baseboard Trim	Primed MDF 3/4" x 5-1/2"	



Door Interior	Masonite Lincoln Park 1 Panel in White	
Levers	Halifax Levers Matte Black	
Ceilings	Drywall, Flat White Paint	
Walls	Drywall, One Colour Eggshell	
Doors and trims	One Colour Satin	



# TRIM DOORS/WALLS, PAINT

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Doors and trims	One Colour Satin	

# FLOORING

Visit for Supplier for Selection:

Clark's Carpets

2285 Nova Scotia 325

Oak Hill, NS B4V 0E6

Contact: Jamie Clarke

Flooring (All Spaces)	Paris 5.5mm Vinyl Plank	
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# MASTER BATHROOM

Visit for Supplier for Selection:

<p>Shower Base, Walls &amp; Door</p>	<p>MAAX Utile 60-in x 32-in x 84-in 5-Piece Origin <u>Arctik</u>/Brushed Nickel Alcove Shower Kit with Left Drain.</p> <p>CAD 400 allowance for MOEN valve &amp; showerhead.</p>		<p>Toilet</p>	<p>Gerber Avalanche® CT 1.28 <u>gpf</u> 12" Rough-In One-Piece Elongated <u>ErgoHeight</u>® Toilet</p>	
<p>Vanity</p>	<p>Wa8120spwh 40" wall hung Vanity. Solid Wood Grade A Thin Porcelain Top 1 Hole 40"W x 18"D x 20.5"H Mirror: 40"W x 27.5"H Soft Close <u>Hdwe</u> on Drawers.</p> <p>CAD 200 allowance for MOEN faucet.</p>				

# ADDITIONAL BATHROOM

<p>Option 1: Shower Kit</p>	<p>MAAX Hana 38-in x 38-in x 78.75-in Brushed Nickel Neo-Angle Corner Shower Kit with Centre Drain - 3-Piece.</p> <p>CAD 350 allowance for MOEN valve &amp; showerhead.</p>		<p>Vanity</p>	<p>Wa8120spwh 40" wall hung Vanity.</p> <p>Vanity Material: Solid Wood Grade A Thin Porcelain Top 1 Hole 40"W x 18"D x 20.5"H</p> <p>Mirror: 40"W x 27.5"H</p> <p>Soft Close Hdwe on Drawers. CAD 200 allowance for MOEN faucet.</p>	
<p>Option 2: Soaker Tub</p>	<p>MAAX Essence 4-Piece Tub Shower Acrylic White 60 x 30 x 78-in with Right-Hand Drain.</p> <p>MAAX Duel 56-59-in x 55 1/2-in Chrome Hardware Clear Glass Sliding Bathtub Door.</p> <p>CAD 350 allowance for MOEN valve &amp; showerhead / <u>tubfiller</u>.</p>		<p>Toilet</p>	<p>Gerber Avalanche® CT 1.28 <u>gpf</u> 12" Rough-In One-Piece Elongated <u>ErgoHeight®</u> Toilet</p>	



# HALF BATH

Wash Basin	Sublime Compact Ceramic Wall Hung Sink in White. CAD 150 allowance for MOEN faucet.	
Toilet	Gerber Avalanche® CT 1.28 gpf 12" Rough-In One-Piece Elongated ErgoHeight® Toilet	

# STAIRS & HANDRAILS

Stairs	Pine paintable tread / paintable risers / painted handrail / black metal baluster	
Handrail Loft	Black Metal Glass Balustrade Posts, Slots & Base.	