

The Container Project

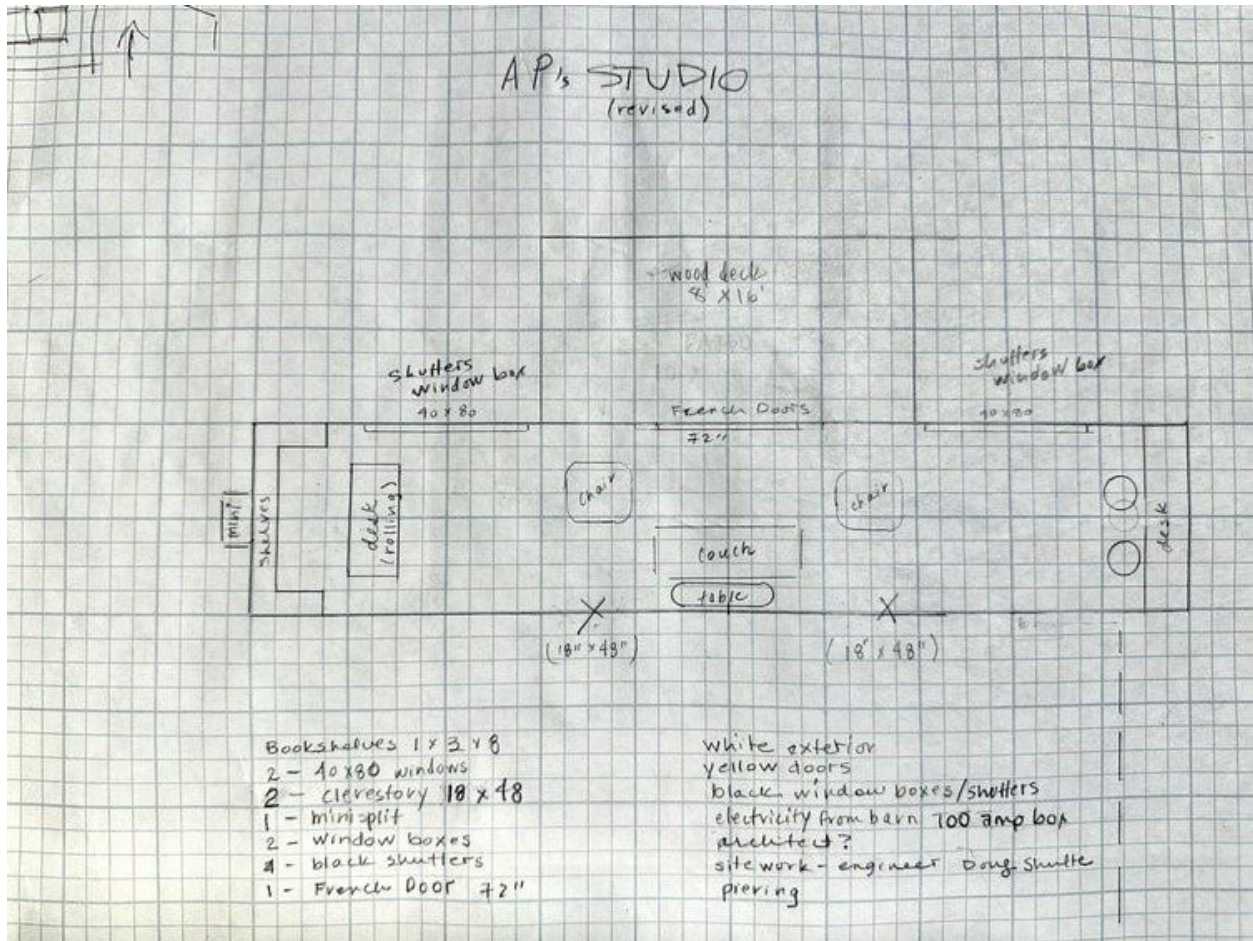


[MY DREAM: Design, Build, Develop, Sell!](#)

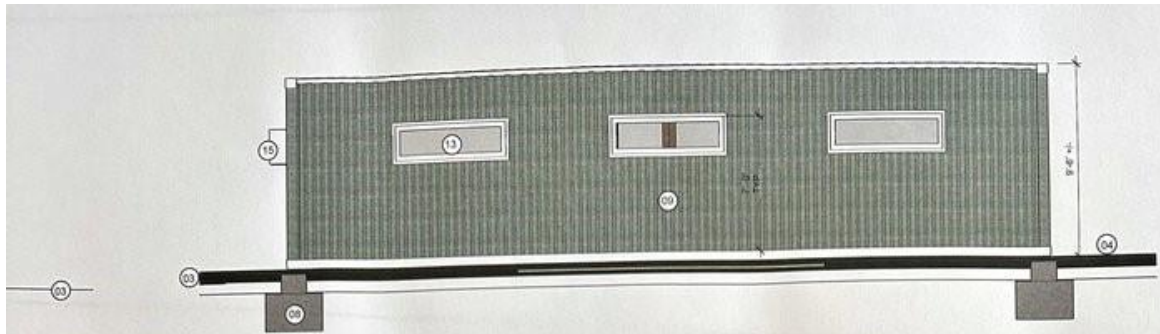
Home ownership is powerful. It boosts self-confidence, builds equity, and creates personal space. Because owning a home has meant so much to me, I have always dreamed of getting more (a lot more are needed) small homes on the market that are new, cozy, safe, and efficiently priced. Turns out, steel shipping containers are ready made. Just add doors, windows, utilities, bedroom, kitchen and bathroom...DONE! You can use multiple containers to make two-story homes and even duplexes. Join me in this electronically shared journey of building a container office in my own backyard. Then we'll start building homes! Mark your calendars for an Open House on June 21st. Please feel free to invite friends to join our journey.

THE PROCESS: Sketches, Architects, Engineers, Permits

First, I drew up my office/studio on a piece of graph paper. The dimensions of a standard container, like you see stacked on a ship, are 8' x 40' x 9.5'. They are long and narrow with a nice ceiling. One container creates 320 sq. ft. of living space.

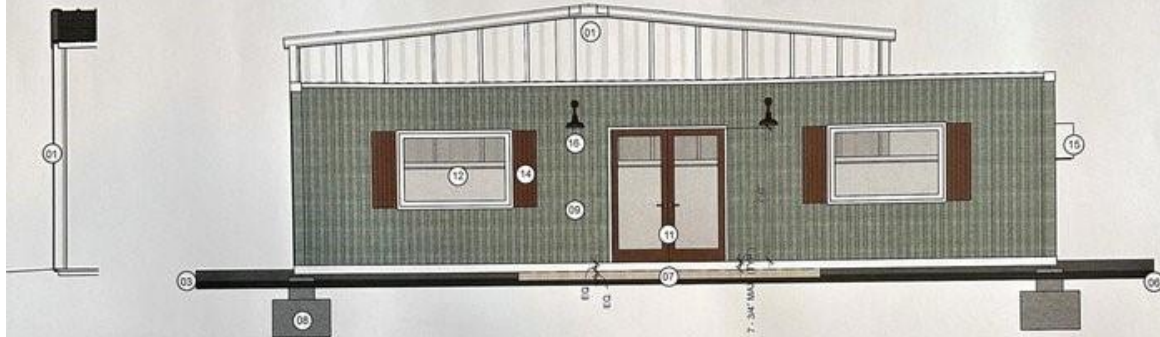


Then, I sat down with an architect who knows the residential building code and walked him through my sketch. We are placing the container behind our barn where I can look out onto the pond. Below are the architect's drawings:



02 EAST ELEVATION

1/4" = 1'-0" (PRINTED AT 24"X36")



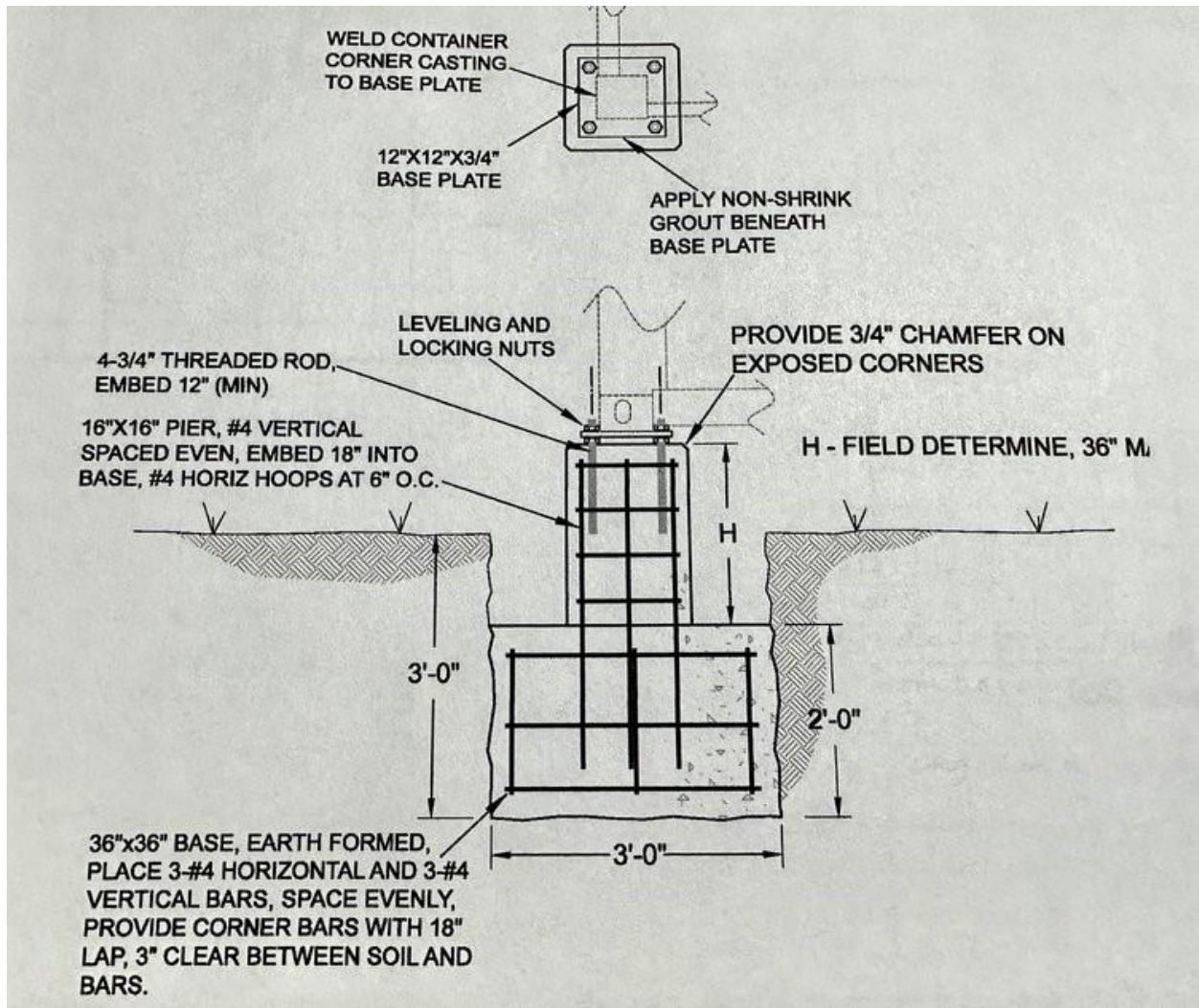
04 WEST ELEVATION

1/4" = 1'-0" (PRINTED AT 24"X36")




- 01 EXISTI
- 02 ELECT
EXISTI
NEWU
INCLUI
REQUI
- 03 APPRC
NEW C
BUILD
- 04 EXISTI
- 05 BASE
COURS
TOP O
- 06 DROU
- 07 FUTUI
- 08 (4) CC
EXIST
LBS/SI
FORM
(RE: S
- 09 REPU
STEEI
BEAR
REQU
1. MA
2. DA
3. SAI
4. IDE
5. MA
6. ALL
7. TR,
8. VAI
GENE
A. IF N
BY EX
B. TAC
AFTE
C. CL
SIZEI
PROF
D. IN
WIND
WEAT
E. PR
WILLI
DIREI
- 10 INTE
A. FF
(R-2C
B. IN
C. FF
MIN.
5/8" I
D. IN
INSU
E. INI
FURN
F. INS
*APP
INSU
AGEI
POLY
- 11 FREI
STIL
HAR
SWEI
DEAI
BY C
- 12 PICT
BRO
LOW
AND
(MEI
- 13 CLEI
ALUI
INSL
MAN
- 14 DEC
STAI
SER
- 15 MINI
CON
- 16 SCC
CON
SEC
LIGH
- 17 INTE
INST
INCI
CON

Next, I hired a site engineer to provide the detail needed to pour four concrete piers upon which each corner of the container will be seated and permanently attached. Below are the engineer's drawings:



A building permit is typically required before construction can begin. The above documents were submitted, along with a small fee, to obtain this handsome permit:

 **PLATTE COUNTY
BUILDING PERMIT**

NO: 22110040 Date: 11/30/2022

Location: 4940 West Gale Rd Smithville 64089

Building Type: Barn/Garage/Shed

Zoning: R-80 Building Size: 324

Front Setback: 50.00 Side Setback: 15.00

Corner Setback: 15.00 Rear Setback: 20.00

Approved By: GCantu

THE WORK: Build



Our builder, SBF Containers in Independence, MO, actually builds out the units on their site and will deliver the container to our back yard in rural Smithville. My design includes French doors and two picture windows. On the backside I chose three clerestory windows which are perfect for gathering sunshine.



This photo depicts the wooden frame interior being installed just like a traditional “stick built” home. Wiring and plumbing components are added at this time. An independent inspector checks to make sure everything is installed “to code” and then insulation is blown onto the walls and ceiling.

[NEXT UP: Interior & Installation](#)

Our next photos will show how the interior build-out is coming along and what it looks like with a fresh coat of paint on the exterior....

If you have a moment, take a look at the link below to better understand the need for housing in greater Kansas City.

Stay Tuned

[KC Housing Marketing Article](#)

McKellar Development LLC, Rural Smithville, Kansas City, MO - March 2023, USA