

# September eNewsletter

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

## The Container Project



MCKELLAR DEVELOPMENT LLC  
KANSAS CITY, MO

design+build container homes

## **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, window, utilities, bedroom(s), kitchen and bathroom...DONE! You can use multiple containers to make two-story homes and even duplexes.

Join me in this journey of building a container office-studio in my own backyard. Then we'll start building homes! Mark your calendars for our "Proof of Concept" OPEN HOUSE on Wednesday, October 18th. Please sign up for our quarterly eNewsletter for location details. And definitely share this newsletter with friends interested in housing solutions. Come see for yourself!

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## **INSTALLATION: Delivery and Crane**

Delivery day broke sunny and warm. The installation team scurried about readying the site and finalizing the four concrete receiving piers upon which the container would be lowered. This attachment between the container and the concrete piers render it a "permanent" structure in accordance with the 2018 Residential Building Code now in use in Platte County, Mo. Once we snaked the container on the goose-neck trailer down the driveway (drama!) the real fun began. The crane operator nestled his truck and leveling equipment in the gravel driveway next to our barn. Cables were attached to each corner of the container roof and hoisted up six stories... literally "flying" it over the barn. Touchdown truly was a tear jerker! Final attachment to the piers was completed the same day.





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**INTERIOR: Mini-split, LED lights, Beadboard, Shiplap, Shades**


Already installed were three clerestory windows along the back and facing the barn. This allows for excellent natural light. Two picture windows and a French door are on the front of the container and were fully installed by the builder in their off-site build lot. They also sprayed the insulating foam after having framed out the interior walls with traditional stick build 2 x 4s. Following delivery we added final detail on

window framing, door framing, and location of LED puck lights in the ceiling. A 12,000 BTU mini-split (air and heat single unit) was added on the South end and is managed by remote control. The exterior condenser was installed on a lifted platform high on the South wall and connected to the floating interior evaporator with drain, refrigerant and electric lines. Once these needed amenities were completed, we added beadboard to the ceiling and shiplap to the walls. Pulldown shades were installed on the picture windows as the afternoon sun can be brutal. The inside has a nice, clean look. Exactly what I was after!



**EXTERIOR: Paint, Barn Lights, Deck, and Final permit**

The best choice was to paint the exterior to match our home. We installed the exact same barn lights, and modeled the deck after the one already on the house. Once the hot sun is gone for the season, we will add reflective paint on the roof which will help keep the container at a much cooler temperature. Solar panels for the roof will be explored next. Finally, we chose NOT to paint the North end of the container so you can see its provenance. This will always remind us of its journey from China to our back yard. It still looks like a container, but it has the feel of a true studio getaway.



**Platte County Planning and Zoning**

Planning \* Zoning Enforcement \* Engineering \* Stormwater Management \* Building Inspections \* GIS

**Building Permit Affidavit**

**PLATTE COUNTY BUILDING INSPECTIONS**  
415 Third Street Rm. 016, Platte City, MO 64079 · Phone: (816) 858-3380

<input checked="" type="checkbox"/> <b>APPROVAL NOTICE</b>	
<input type="checkbox"/> <b><u>CORRECTION NOTICE - CALL FOR REINSPECTION</u></b>	
<input type="checkbox"/> FOOTING	<input type="checkbox"/> ROUGH IN
<input type="checkbox"/> PIERS	<input type="checkbox"/> GAS
<input type="checkbox"/> PREBACKFILL	<input checked="" type="checkbox"/> FINAL
<input type="checkbox"/> GROUND ROUGH	<input type="checkbox"/> OTHER _____

112

30

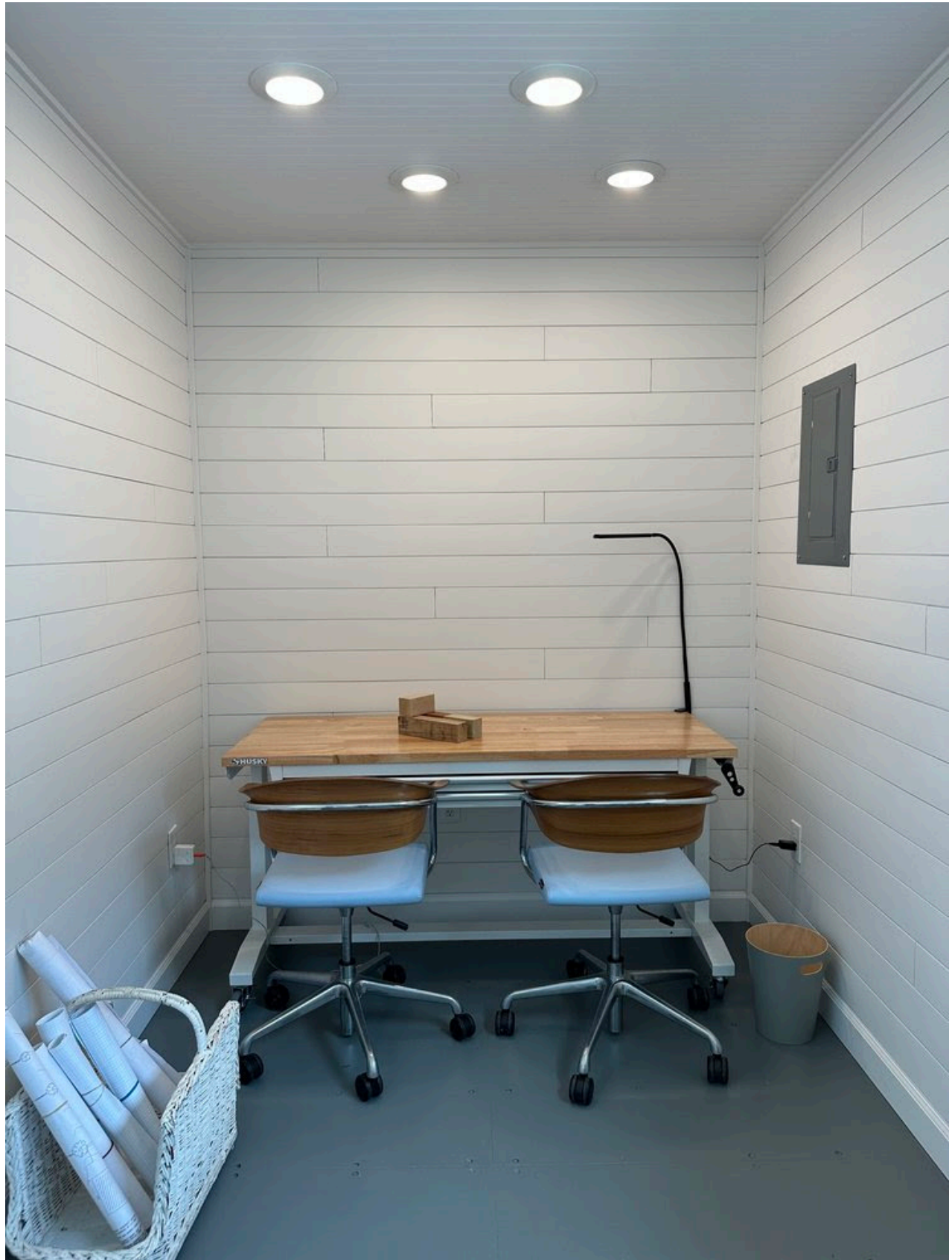


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### **DECOR: The Studio**

When I started planning there were well-loved items sitting under plastic sheeting in our barn; my paternal grandmother's crystal chandelier that she saved for me many years ago when my grandparents left their home for assisted living, and my mother's antique wicker couch and chairs that I remember cleaning with her each spring for a summer of reading on our screened-in porch. Heart strings!! Additional items include a drawing table where I have been designing all kinds of container home floor plans, and an area where I can sit, think, dream, and write among my books.







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**THE TAKEAWAY: Ummm, yeah, I love it.**

Because this was a “Proof of Concept” project, we located it in our rural Smithville backyard. That made it easy to stay in touch with the builder and his team members and more importantly it gave me the learning opportunity that I needed. On future builds, I am adequately prepared to serve as the liaison to the builder or perhaps even as Project Manager. The real trick will be to find affordable lots where electricity and water/sewer are already in place. These two components essentially drive the final price of the home. The trick is to land each project at the per square foot price we desire to make the home truly attainable.

Please let me know if you are aware of small lots with handy utilities in the greater Kansas City area. We are ready to get started!

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Sign up for the eNewsletter: [enewsletter@mckellardevelopment.com](mailto:enewsletter@mckellardevelopment.com)

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**KC Housing Marketing Article**

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

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