



Container Homes USA

PROJECT PLANNING GUIDE

Container Homes USA

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CHUSA PROJECT PLANNING GUIDE

WELCOME

Thank you for your interest in Container Homes USA, LLC (CHUSA). Our mission is to do one thing and one thing only, and to do it better than anyone else in the world: build the single most adaptable, durable, and sustainable structures on the planet.

CHUSA conceptualizes, designs, and constructs modular structures for commercial, industrial, recreational, and residential use. CHUSA's modular construction model is based on a more efficient manufacturing-style production eco-system by utilizing prefabricated components.

We do things differently. Our modular construction demonstrates a series of benefits over traditional construction including:

- *Accelerated building schedules*
- *Greater certainty on both build times and costs*
- *Improved quality*
- *Better energy performance.*

We identify, attract and recruit from amongst our own, some of the greatest talent on the planet. We assemble, onboard, and train this talent into an elite and high-performing team of excellence. It is our goal to be the Global Manufacturing Leader of the most adaptable, durable, sensible, and useful structures on earth today.

We accomplish this goal by way of three specific tactics:

- *Engineering Excellence*
- *Optimized Efficiencies*
- *Repurposed Materials*

Our recent purchase of our production headquarters enables CHUSA to maximize efficiencies and production schedules while ensuring quality and reliability.

We equip you with the design tools to empower you to design a truly alternative structure that reflects your unique signature and style, elevating you and everyone else who gets to share in bringing your vision into focus, so that we can all create what started as just a dream.

Whether you want us to do all of it, some of it, or you want to use our ready-to-use blueprints to do it yourself, we can help you make your dream a reality.

Sincerely,

Monique M. Childs

Monique M. Childs, MBN, RN
CEO | Managing Member



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INTRODUCTION

Modular construction is the most green, sustainable, energy efficient, adaptable, expandable, and repurpose-able home being created today.

- Derrick C.W. Childs

Container Homes USA is an innovative, cutting-edge company focused and dedicated to providing the very best in container structures.

We understand that the world has changed. Traditional structures no longer fit every need. Something needed to change. And that is where we come in.

We are, at our core, builders. Our team knows how to pick up a hammer, use industry-specific finishing techniques, blend design with structure, customize to your heart's desire. Blend space, storage, and functionality needs together to give you precisely what you want. And some things you didn't even know about.

WHY USE CONTAINERS?

We specialize in conceptualizing and building residential, recreational, and commercial structures. What would it be like if you could create the perfect structure for you—regardless of why you need it—that is environmentally friendly, infinitely customizable, and affordable?

Great concept, right? And guess what, you are in the right place to customize your vision.

Customization means that you can create the perfect recreational space for your property, including windows that capture the best view, a deck under the trees, a grill for your guests and more.

No matter what you imagine, we can provide it. Unlike traditional structures, using containers is environmentally friendly, but it is also a little like... well, Legos™. That means we can stack, build, rearrange and create the exact right space for you. For any reason.

Our team includes talented artisans who have been creating building structures for over 30 years. With a team of expert builders, architects, and creative imaginers, there is nothing that we cannot create for you. We blend fundamental building and structural principles with a roll-up your sleeve understanding of what it takes to get a construction permit, make sure your financing can go through, and that you have a structure that will meet your needs for years to come.

Most of all, we want to make sure that everyone can experience this innovative, new, and dare we say it, an exciting new approach to building EXACTLY what you want, wherever you want it.



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CHANNEL PARTNERS

We believe in using the best materials in the market when we create your unique structure. Our channel partners represent the best in the industry.





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PROJECT PROCESS

Everything we do is focused on capturing your unique vision and weaving it into your unique modular structure. Our Project Engagement Process equips us to bring your vision into a focused plan for you project.

PHASE ONE: DISCOVERY

During the Discovery Phase, we connect with you to get clear about your project vision.

First we work to understand your vision, establish your budget, discern your objectives, define your timeline, address any challenges or concerns as well as determine the feasibility of your project.

Then we'll assist you in acquiring all the required technical drawings that will permit you to move forward, based on your location, project, and preferences. Those drawings may include any or all the following:

- Elevations
- Floor Plans
- Foundation Plans
- Mechanical Plans
- Electrical Plans
- Plumbing Plans
- Structural Plans
- Roof Plans
- Renderings
- Site Plan

PHASE TWO: ENGAGEMENT

Phase Two involves *red lining* your plans. During this phase, we will make adjustments and modifications to your plan based upon your input. This is where we evaluate alternatives, select features, rearrange layouts, and solidify details from budgets, colors, and layouts to permits and timelines.

PHASE THREE: CONSTRUCTION

During the Third Phase, we engage in the building of or transporting of your project to you. At this phase, permits are pulled, surveys are conducted, and construction begins.

Please keep in mind that once you decide to “move forward,” that “moving forward” can mean whatever you’d like it to mean. We will “move forward” at the budget, pace, and with the solutions that works best for you.

Once engaged, you will experience the **Container Homes USA Promise:** continued support and scheduled reviews as part of our **Builder Engagement Experience** with you, to ensure that your experience with Container Homes USA evolves with you and exceeds your expectations.



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PROJECT CHECKLIST

Regardless of who builds your structure, when it's built, or where your project is located, every successful project will need to address these ten check points at some point:

1. Site Plan | Survey
2. Elevation Plans
3. Floor Plans
4. Mechanical Plans
5. Electrical Plans
6. Plumbing Plans
7. Structural Plans
8. Roof Plans
9. Foundation Plans
10. Permit Ready | Stamped Drawings

As a General Contractor for 28+ years and counting, you can feel confident that Container Homes USA will take care of everything from beginning to end to ensure your project exceeds your expectations.

And as a multi-award-winning builder in modular construction, you can rest assured that Container Homes USA's experience will be able to guide you and successfully navigate your project through all challenges that could possibly arise with expertise.



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PRICING

TECHNICAL PLANS

EXPLORER \$2500

- Elevation Plans
- Floor Plans

FREEDOM \$5800

up to 3 units; \$1800 each additional unit

- Elevation Plans
- Floor Plans
- Mechanical Plans
- Electrical Plans
- Plumbing Plans
- Structural Plans
- Roof Plans
- Permit-Ready Blueprints
- Require Architectural Stamp (additional cost)

PATRIOT \$10,500

up to 3 units; \$1800 each additional unit

- Elevation Plans
- Floor Plans
- Mechanical Plans
- Electrical Plans
- Plumbing Plans
- Structural Plans
- Roof Plans
- Permit-Ready Blueprints
- Approved/Stamped Drawings



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FOUNDATION PLANS

CONCRETE: SLAB.....	\$1,750
CONCRETE: CRAWL	\$2,650
BASEMENT: ENGINEERED.....	\$4,650
BASEMENT: POURED	\$4,650
GARAGE	\$5,650
PILLARS: SINGLE (<i>EACH</i>).....	\$1,300
PILLARS: DOUBLE (<i>EACH</i>).....	\$2,300

RENDERING PACKAGES

PORTRAIT	\$700
• One Exterior Rendering	
SIGNATURE.....	\$925
• One Exterior Rendering	
• One Interior Rendering	
ULTIMATE	\$1750
• Two Exterior Renderings	
• Two Interior Renderings	



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BUILD BUNDLES*

Many of our customers are interested in doing some or all of their construction. We have created three bundles to get you started. And regardless of whether you do some or all, we are always available to support the construction of your modular structure.

FABRICATION BUNDLE \$95 PER SQ FT

- Includes all door, wall, and window cuts in the container with a plasma cutter to the precise specifications as illustrated in the blueprints.

FRAMED BUNDLE\$125 PER SQ FT

- Includes all door, wall, and window cuts in the container with a plasma cutter to the precise specifications as illustrated in the blueprints.
- Interior framing
- Exposed electrical and plumbing

FINISHED BUNDLE.....\$155 PER SQ FT

- Includes all door, wall, and window cuts in the container with a plasma cutter to the precise specifications as illustrated in the blueprints.
- Interior framing
- Exposed electrical and plumbing
- Completely finished—move-in ready

* BUILD BUNDLE NOTES:

- Pricing per square foot is provided as general guidelines for planning purposes only. Please contact us for a firm quote.
- Bundle prices are for Ohio only. Bundle prices outside of Ohio may vary depending on the bundle and the location. Please contact us for a firm quote.
- Approximate a \$10/sq ft discount if you assume the installation responsibility.
- Approximate a \$10/sq ft additional cost if you hire us to assume the installation responsibility outside of Ohio.



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CLIENT INFORMATION

CLIENT ONE

Client One Name	
Organization Name	
Client Name(s)	
Client email(s)	
Client Phone(s)	
Current Street Address (1)	
Current Street Address (2)	
Current City	
Current State	
Current Zip	

CLIENT TWO

Client Two Name	
Organization Name	
Client Name(s)	
Client email(s)	
Client Phone(s)	
Current Street Address (1)	
Current Street Address (2)	
Current City	
Current State	
Current Zip	



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CLIENT EXPERIENCE

Have you ever built a new construction structure?

Have you ever built or renovated a container or custom structure?

Have you ever worked with an architect or an interior designer?



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PROJECT INFORMATION

We want you to be successful in planning our modular structure. We know it can be challenging to think about all the things that go into creating a finished project. These following project planning guide questions will help you to consider all aspects of your modular structure.

We are here to answer any of your questions. Give us a call at 1-216-372-8250 or drop an email to info@containerhomesusa.com.

GENERAL

Function: Commercial, Industrial, Recreational or Residential?

Purpose: Additional Dwelling Unit, Factory, Home, Kiosk, Office, etc.?

Inspiration: drawings, pictures, plans?

Vision?

Custom, Model, or Standard?

Bathrooms?

Bedrooms?



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Foundation?

Levels?

Units?

Square Foot?

What are your budget parameters?

What is your desired square footage?

What's driving your timeline?



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DESIGN CONSIDERATIONS

Function: Commercial, Industrial, Recreational or Residential?

Style: How would you like the home's interior to feel? (Industrial, Victorian, Farmhouse, Craftsman, Eclectic Modern, Contemporary etc.)

EXTERIOR

Basement, carport, or garage?

How many vehicles?

Would you need exterior storage?

Elevator for disability access?

What are your requests for outdoor living areas?

How would you like the home's exterior to feel?



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Desired Exterior Finishes: (Batten, Board, Container, Shake Siding, Tongue & Groove, etc.)

Style? (Colonial, Cottage, Craftsman, Modern, Rustic, Tudor, etc.)

Thoughts on decking materials and handrails?

Balconies, decks, porches, sidewalks?

Outdoor kitchen, power, theatre?

Outdoor lighting? Motion sensors?



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INTERIOR

What are your storage needs? Pantry, dual master closets, coat and linen closets, gym, office

Do you want an island in kitchen?

Do you need a mudroom? How big? Where?

Carbon monoxide unit on the wall near bedrooms. Include a 220V to garage (tools, future electric car etc.). Measure the location of anything under the slab, and various utilities out in the yard.

Master Bathroom layout, and if you have any amenities or special features?

Master Bathroom: Private toilet room?

Master Bathroom: Tub in addition to shower?

Master Bathroom: What type of shower? (Curb less, Custom Showers. Prefabricated Shower, Thermostatic Shower System, etc.)



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Do you have any preferred finish and specific plumbing fixtures requests in kitchen and bathrooms?

Do you need lights under the kitchen cabinets to light up your counters?

Pets: Do you have pets? If so, what kind and how many? Do you have an area for pet things?



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SITE INFORMATION

LOCATION

Site Street Address (1)	
Site Street Address (2)	
Site City	
Site State	
Site Zip	

SITING CONSIDERATIONS

Any special or specific covenant, easement, feature, flooding, set-back, subdivision or zoning requirements that will affect your project?

Do you have any grading specifications?

Do you have an idea where you want to place your home on the lot?



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TECHNICAL INFORMATION

MECHANICAL

Desired number and location of fireplaces (Electric, Gas or Wood burning)?

Flooring Preferences?

Kitchen: Notes about layout and important amenities?

Kitchen: List of appliances to be incorporated, desired finish. Custom shelves and a place to plug in appliances?

Do you prefer Gas or Electric Appliances?

Bathroom layout, and if you have any amenities and special features. Example: High toilet, put outlets in several closets, add outlet in master toilet closet for night light. Outlets inside vanity cabinets (upper and lower) in bathroom for dryer etc.?

Storage room Layout?



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Measure the location of anything under the slab, and various utilities out in the yard?

What are the best views to maximize path of the sun? From what spaces?

ELECTRICAL

Do you desired Prewire security system & cameras? Run wire and prepare roof for future solar. Separate 20z circuit with outlets at waist height in garage to plug in tools?

Separate 20z circuit for TV and A/V equipment?

Pre-wiring for music and speakers, inside and outside. iPad controllers in the walls to control whole house music systems?

Pre-wire for generator to essential areas?

Do you need lights under the kitchen cabinets to light up your counters?



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PLUMBING

Include a drain in the garage to get rid of excess water from vehicles after rain and snow?

Master Bathroom layout, and if you have any amenities and special features?

Master Bathroom: Private toilet room?

Master Bathroom: Tub in addition to shower? Y/N

Master Bathroom: What type of shower? (Curbless, Custom Showers, Prefabricated Shower, Thermostatic Shower System, etc.)?

Do you have any preferred finish and specific plumbing fixtures requests in kitchen and bathrooms?

Include a drain in the garage to get rid of excess water from vehicles after rain and snow?



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STRUCTURAL

The additional spaces that you have on wish list what do you prefer: (Office, Formal Dining, Exercise, Media, Secondary Living Space, Other...)

Desired Container Height: (8ft 6in or High Cube 9ft 6in)

Desired Container Length: (20ft or 40ft)

Desired numbers of Containers:

Adjacency of Spaces: (Any special considerations? For Example: Laundry Room next to Master Closet, etc.)

Desired Container Length: (20ft or 40ft)?

Desired numbers of Containers?



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