



**C-BOURNE**  
**S T R U C T U R E S**  
WESTERN CANADA LTD.

Distributors of ISOPOD industrial accommodations



[www.cbourne.ca](http://www.cbourne.ca)

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## The C-Bourne Structures Concept

To bring to market environmentally friendly all steel industrial strength products such as work camps and affordable housing to the Canadian market place.

Over 12,000 **ISOPOD Modular Building Units** have been sold world wide over the last eight years. ISOPOD products are suited for all climatic conditions and have been delivered to diverse geographic destinations including, Dubai, Venezuela, Chile, Russia, Alaska, Mexico, Australia, Sudan, Afghanistan, Japan and China.

**C- Bourne Structures Western Canada Ltd.** have the exclusive rights to distribute and market the ISOPOD Modular Building products here in Western Canada. Our product line consists of ISOPOD “Plug and Play”, ISOPOD ™, fuel and water supply units, ISOPOD and name brand generators.

C-Bourne Structures Western Canada Ltd. ISOPOD units are newly manufactured in China, based on ISO shipping container frames and are designed as accommodation units from their inception. They are purpose built and have not merely been modified from shipping containers into living quarters. Built to meet or exceed CSA, UL,CE and ISO standards.

### Why use Shipping Containers in Buildings?

During the early years of the Roman Empire, Vitruvius wrote a textbook on architecture that specified three features that buildings should have:

- **Firmitas** (firmness, strength, stability)
- **Utilitas** (utility, correctness to purpose)
- **Venustas** (beauty)

By nature shipping containers are very successful in meeting the first two criteria.

After all they are:

- made to be stackable
- made to last, withstanding multiple shipments across oceans and continents
- made to be practical as C-Bourne Structures designs and manufactures each custom module to your aesthetic, from inception

**Products are based upon tomorrow's innovative technology, not yesterday's!**

## 16 reasons why ISOPOD Modular products are ahead of the curve

1. Products are very cost effective to manufacture and operate
2. Are durable under the heavy strains of remote industrial application
3. All steel construction with no drywall
4. Interior of exterior walls are melamine or flat galvanized steel sheet metal coated with ceramic insulating paint which doesn't transmit outside temperatures
5. Can be shipped by truck, rail or sea with ease
6. Can be moved by forklift, hiab, or crane
7. Can be mounted easily onto any flat solid surface (asphalt, concrete etc.)
8. Can be mounted easily onto point and band foundations
9. Products are cost effective to ship and set up onsite
10. Products are reusable and therefore environmentally responsible
11. All product have extremely long Economic Life Expectancy (50 years+)
12. Easily stackable up to three high on site location
13. Hurricane proof to 175 miles per hour and up to 8 on the Richter Scale for earthquakes
14. Fire, mold and termite proof
15. ISOPOD "Plug and Play" set up time is 20- 30 minutes per unit, that's setting almost 1000 sqft per hour!
16. ISOPOD™ set up time is 12- 15 man hours per unit



## Green Initiative

All C-Bourne modular structures come standard with LED lighting and hot water on demand. Also standard is our superior innovative insulation and design for soundproof walls and economical heating and cooling.. For a small price all units have the option of incinerator toilets for even more environmental benefits. During manufacture, these units are built in controlled environments which necessarily limit and confine construction debris. Factory ready stackability mitigates weight concerns of Green Roof technology. Long Economic Life Expectancy allows profitable re-sale, re-fit and re-lease options. Our revolutionary wall treatments mean no drywall enabling a greener disposal at end of life cycle because most products will be recycled and used again.

## The Building Process

All units are made for accommodation purposes right from the start



Forming the panels



Fabricating the base frame



Putting the frame on the line



Attaching the side panels



Ready to prime and paint



3rd primer coat, ready for paint



One of five testing stations



## “Plug and Play” Modules

### Minimize set up time

These “Plug and Play” modules are ideal for any project that demands quick set up time such as work camps, stand alone units, office, dining and recreation complexes etc.

In residential applications this product is ideal for affordable detached homes and SRO (single room occupancy) complexes. There are many configurations that can be produced depending on client’s needs and local Canadian jurisdiction guidelines.

Modules are 40’x 8 x 9’6” (320 sqft) weighing approximately 4,545 kg (10,000 lbs.) each comes standard with:

- built in fire rated walls & hallways
- two way windows which double as fire escape
- interior walls are finished with either melamine or steel coated enamel with extremely unique ceramic insulating paint
- units can be stacked at least four high for warehousing
- units are sound and fire proof
- PVC/Faux wood flooring throughout
- zero Clearance heating
- smoke detectors
- Design and construction enable compounding of modules presently to at least two floors in height for accommodations



Finished unit



Units ready for shipping





Bedroom



Locker/boot room



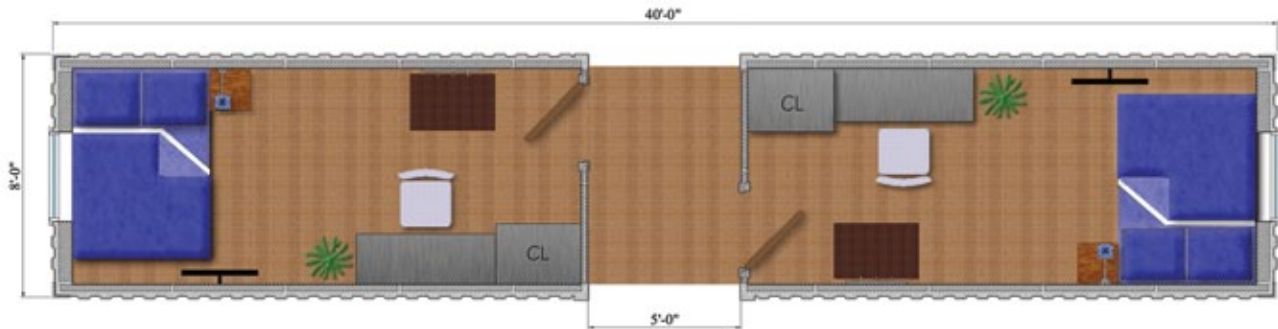
Units for Rio Tinto mine in Australia

## “Plug and Play” Floor Plans

There are many configurations that can be produced depending on client needs and local Canadian jurisdiction guidelines. Below are floor plans that come standard with built-in fire rated hallways.

### Dorm Floor Plans

#### Two Bedroom Floor Plan

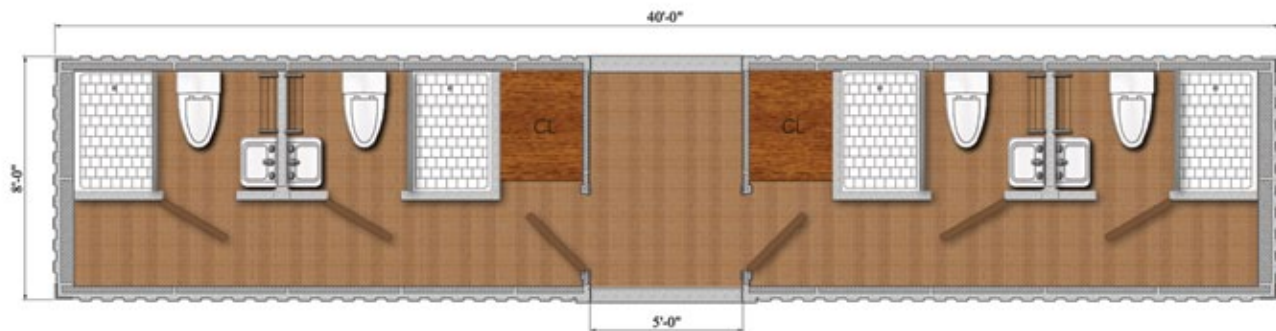


DOUBLE BED UNIT

Includes:

- ✓ Two 8'x17'6" Bedrooms which include:
  - fire rated entrance doors
  - LED lighting, one over head and one over the bed
  - telephone, cable and internet connections
  - 2 AC power receptacles
  - brushed stainless steel with PVC accent beds are bolted to the floor, complete with 2 wire drawers
  - brushed steel with PVC accent desks and wardrobes are also bolted to the floor
  - hooks for coveralls & matt for boots
  - wall mounted 15" Flat Panel TV with built in DVD player
  - \*\*Optional Flat Panel TV with Windows PC, wireless keyboard and mouse integrated for web browsing

## Four Private Bathroom / Two Closet Floor Plan

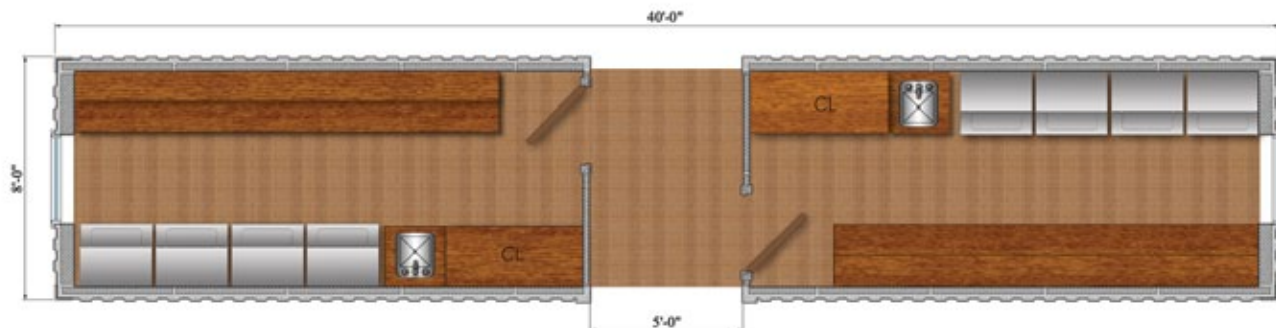


BATH UNIT

### Includes:

- four private bathrooms
- private shower, sink, mirror and incinerator toilet
- on demand hot water heating
- lockable doors
- two closets

## Two Laundry Room Floor Plan

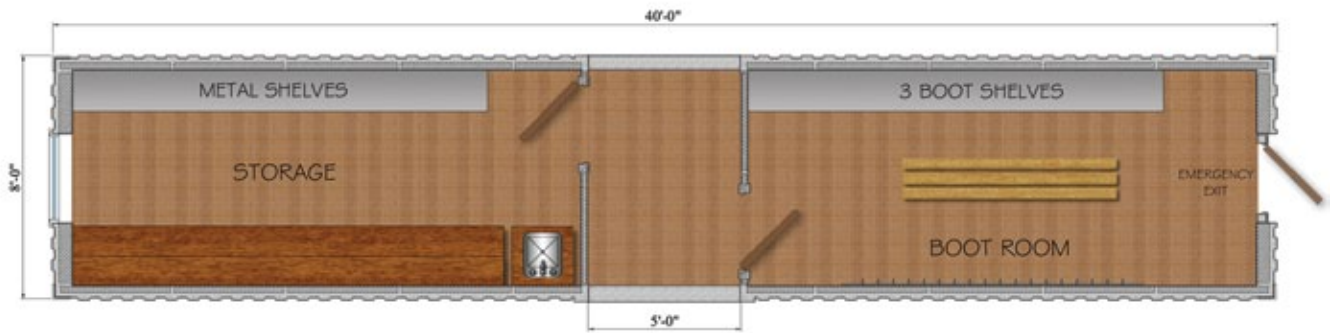


LAUNDRY UNIT

### Includes:

- two 8'x17'6" Laundry Rooms
- four stackable washers/dryers
- mop sink
- cupboards / counters
- broom closet

## Storage / Boot Room Floor Plan



STORAGE UNIT

Includes:

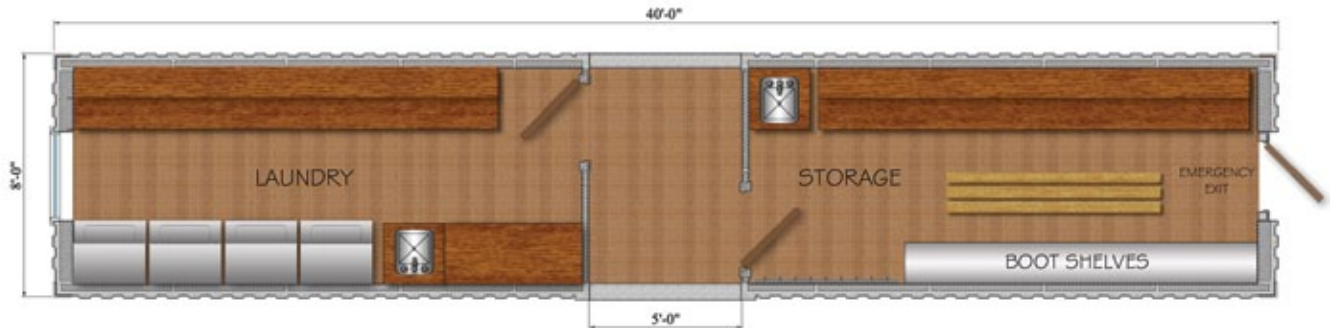
One 8'x17'6" Storage Room

- mop sink
- shelving
- cupboards

One 8'x17'6" Boot Room

- boot shelves
- bench
- coat hooks
- emergency entrance / exit

## Laundry / Boot Room / Storage Floor Plan

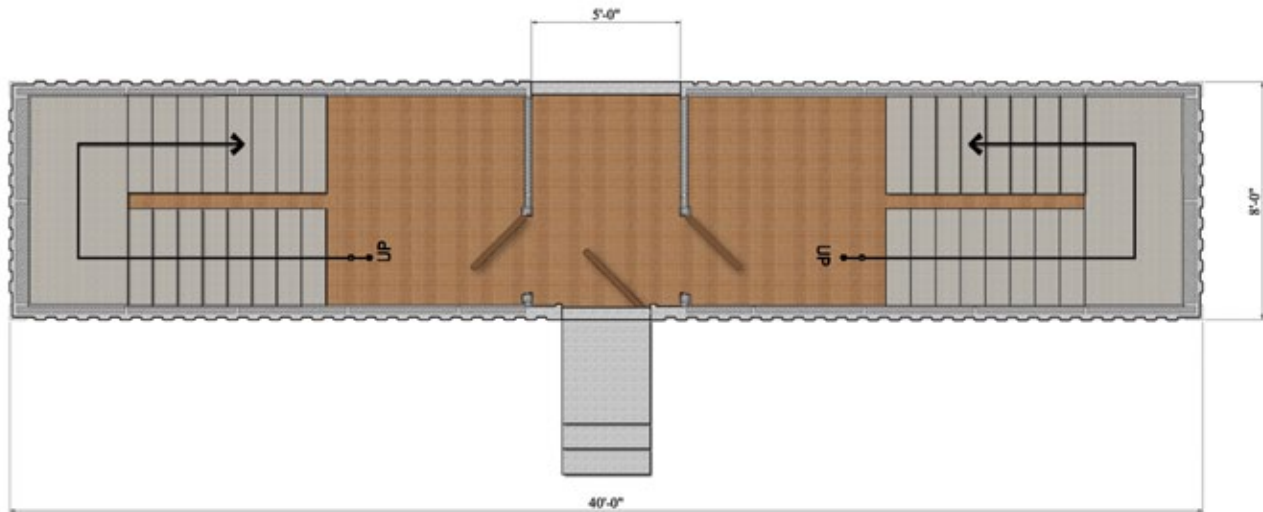


### LAUNDRY/STORAGE UNIT

Includes:

- ✓ One 8'x17'6" Laundry Room
  - four stackable washers/dryers
  - mop sink
  - cupboards/counters
  - broom closet
  
- ✓ One 8'x17'6" Boot Room / Storage
  - cupboards
  - mop sink
  - boot shelves
  - coat hooks
  - emergency entrance/exit

## Stairwell Floor Plan (used for stacked configurations)



STAIRS UNIT

Includes:

- two stairwells with landing half way
- module can either be enclosed or open

## Typical Dorm Configurations

We can mix and match modules to your liking. Below are a couple of examples.

### One Level 50-Person Dorm

Consists of 29 modules with built in hallways

- 25 modules - **Two Bedroom**
- 2 modules - **Four Private Bathroom / Two Closet**
- 1 module - **Two Laundry Room**
- 1 module - **Storage / Boot Room**



## Two Level 48-Person Dorm

Consists of two levels of 16 modules with built in hallways = 32 Modules

Each level includes:

- 12 modules - Two Bedroom
- 1 module - Four Private Bathroom / Two Closet
- 1 module - Laundry / Boot Room / Storage
- 2 module - Stairwell

### Floor Plan

#### Level One

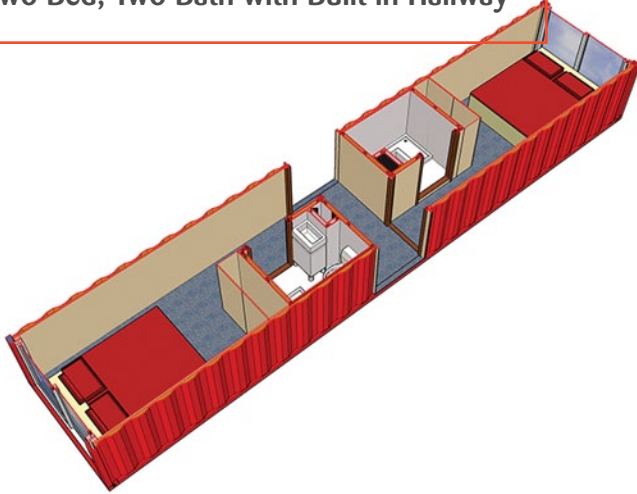


#### Level Two

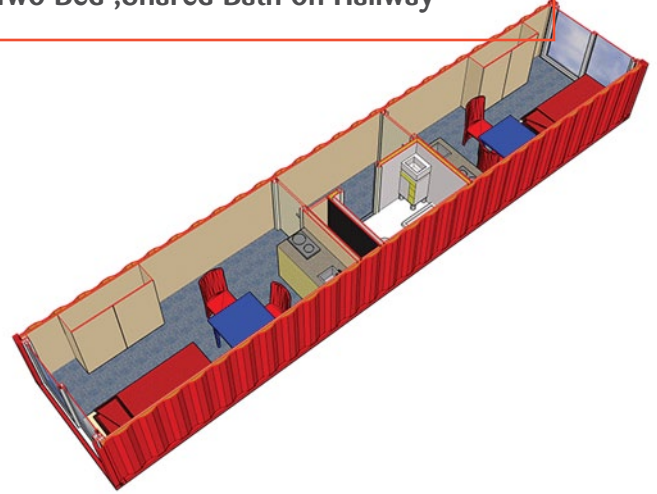


# Additional Floor Plan Options

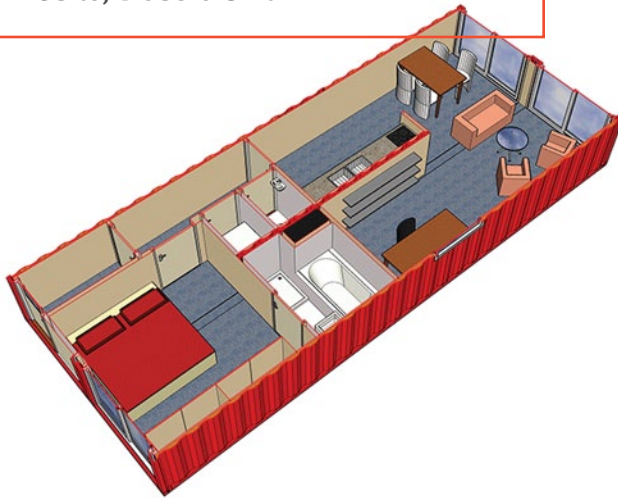
Two Bed, Two Bath with Built in Hallway



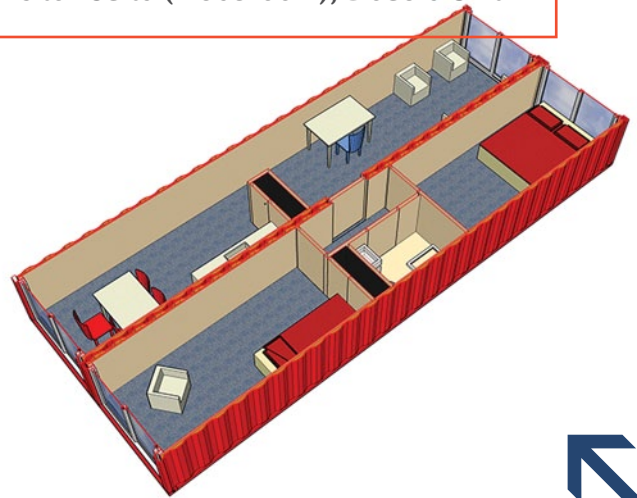
Two Bed ,Shared Bath on Hallway



VIP Suite, Double Unit



Visitor Suite (2 bedroom), Double Unit



# “Plug and Play” Offices / Bedrooms /Dining / Recreation Facilities

These come in the standard module 40'x 8 x 9'6” weighing approximately 4,545 kg (10,000 lbs.). There are many plans that can easily be built since we can supply the modules with a simple to complex interior. The floor plan below is set up for a three bedroom home but can easily be used as an office complex or without interior walls for various other uses.



kitchen



basic setup

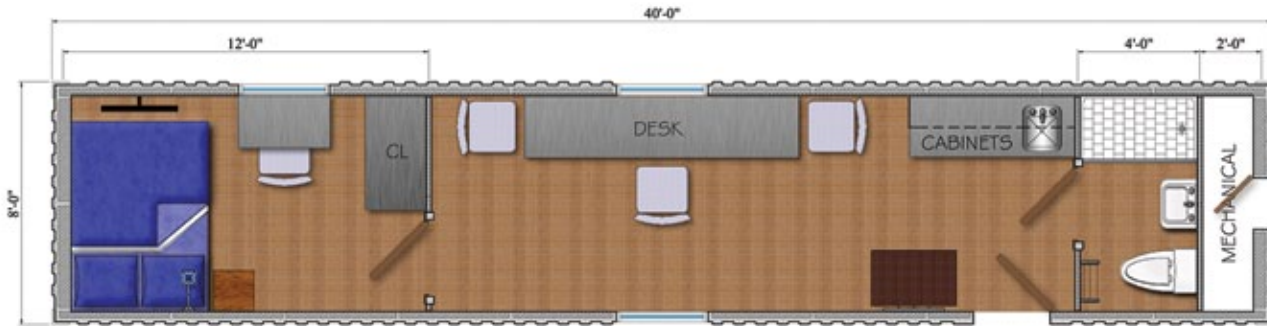


ready for shipping

# “Plug and Play” Stand Alone Module

## Combined Unit Floor Plan

Consists of bedroom, living/ office bathroom, kitchen, mechanical room



STAND ALONE UNIT



## “Plug and Play” Detached Housing

Due to the rugged industrial all-steel wall design the ISOPOD 40'x 8 x 9'6” modules (4,545 kg/10,000 lbs.) are a quick practical solution for residential home applications. They include:

- built-in fire rated walls
- two way windows
- interior walls are finished with either melamine or steel coated enamel with extremely unique ceramic insulating paint
- PVC/Faux wood flooring throughout
- Zero Clearance heating
- incinerator toilet
- on demand hot water heating
- kitchen comes equipped with cupboards/counters
- can incorporate a pitched or green roof
- easily transportable and quick setup

## Rancher

Below is our three bedroom one bathroom triple module home. All connectors are Canadian code compliant. The electrical can either be raceway or using conduit. Modules come complete with standard steel or wood furniture packages and built in cabinetry in the kitchen and bathroom



By adding siding and a pitched roof this home is ideal for residential neighborhoods



\*\*Stay tuned for a two storey design

# ISOPOD™ Flat Pack Modular Building System

These ISOPOD™ modules are ideal for any project that requires both industrial strength accommodations while demanding difficult or cost sensitive transport of product to site. Product is suitable for **work camps, stand alone units, office, dining and recreation complexes** etc.

In residential applications this product is ideal for **affordable detached homes** and **SRO (single room occupancy) complexes**. There are many configurations that can be produced depending on client's needs and local Canadian jurisdiction guidelines.



Loading ship



Qcon Temp. Office Complex Jubal



Disaster Relief

ISOPOD™ Units are made with a module 20'x 8 x 9'6" (160 sqft.) weighing approximately 1905 kg (4200 lbs.) each comes standard with:

- manufactured in ISO container sizes- include ISO corners and forklift holes for lifting, making them suitable for international container transport.
- design and construction techniques enable compounding of containers in longitudinal and transverse directions without limits to 2 floors in height for accommodations or 3 floors for warehousing
- PVC two way double glazed windows which double as fire escape or optional slider
- interior walls are finished with either melamine or steel coated enamel with extremely unique ceramic insulating paint which does not translate outside temperatures
- units are sound and fire proof
- PVC/Faux wood flooring throughout
- stackable (up to 4 high, depending on jurisdiction)
- modular for different layouts, sizes and shapes
- easy assembly, using just bolts, nuts and connectors
- pre-wired with outlets, lighting TV, cable and internet connections. A/C optional
- can be supplied with external PVC or steel rolling shutters in AL guides
- ISOPOD™ set up time is 12- 15 man hours per unit (see website for assembly video)

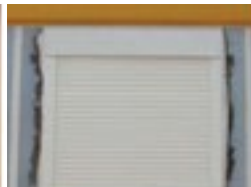
**Minimize transport expenses**



Wall Panel



Window



Roller Blind



Trucking Flat shipments to Dubai Work Camp



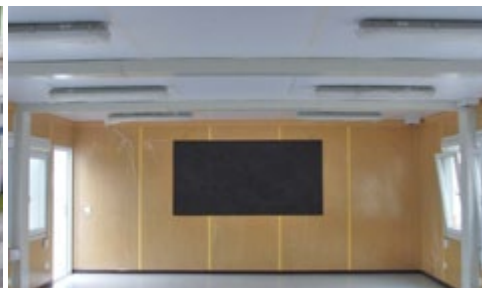
Afghanistan Sub Camp



Office Complex



Sino Steel mining offices Qingdao



Four Units for Boardroom



Remote Hotel Russia

# ISOPOD™ Detached Housing

Due to the rugged industrial all-steel wall design and practical shipping the ISOPOD modules are a quick practical solution for residential home applications.

## Rancher

Below is our four bedroom two bath utilizing twelve modules. All connections are Canadian code compliant. The electrical can either be raceway or using conduit. Modules can come complete with standard steel or wood furniture packages and built-in cabinetry in the kitchen and bathroom.

### ***ISOPOD HOUSING DESIGNS***



This pitched-roof home is in the Bahamas

**DO NOT COPY**

Most of the equipment we deploy is not industry-specific. That means we can easily customize solutions to fit.

## Engineering

All products are engineered to focus on what the client needs. These products are proven to live up to climatic conditions for all types of projects anywhere in the world. All C-Bourne Structures Western Canada Ltd. products can easily be set up, dismantled, moved, stored and reused many times.

## Warranty

All items listed on final quote shall be warranted by ISOPOD HK IBC to be free of any manufacturing defects for a period of one year from the date of purchase, except where otherwise warranted by other principal component manufacturers, ISOPOD C-Units shall be warranted against any structural defect (including paint & primer systems) for a period of 3 years.

## Other products

### Generators

We also have the rights to sell newly manufactured diesel generators (Cummins, Deutz, Cat Perkins etc.) and our own brand for substantially less than elsewhere. We also carry all types of housing as well.

Contact us with your requests.

### Power Housing



## Fuel Containers



## Financing

All products we distribute have leasing capabilities that can be structured to suite a wide range of needs.

### A Complete Solution

A typical lease covers as much as **110%** of any C-Bourne Structures equipment costs.

We also cover the delivery, installation, and possibly other soft costs including foundations and green roofs. We can finance either Canadian or United States companies as well as individuals.

You can expect approval within couple weeks. Our typical leases only require first and last payment in advance although there are other options including seasonal and delay payments etc.

At the end of the lease term you may buy out the lease, return the equipment (without further obligation), upgrade to new equipment, or the leasing company will sell the equipment for its end-of-term option.

Simply let us know your project needs and we will work to design a convenient payment structure.

## Contact Us

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