

Site Prep Information for Cabins, Horse barns or large Sheds



Site leveling and preparation is the purchaser's responsibility . **It is very helpful if there is an accessible gravel driveway leading back to the building site, especially with cabins. If you've purchased a cabin and don't have a driveway, you NEED to have a 4 wheel drive tractor (at least 75 horse power) available to help get the cabin back to the site.**

Check list for cabins:

- **Foundation—footings**
- **Blocks for leveling**
- **Accessible driveway (if not, a 75 horse 4x4 tractor needed)**
- **All roads & driveways with plenty of clearance(2' more than building width)**
- **Note if your building is going to be raised up to access for plumbing you need concrete footings, a gravel pad is sufficient only if the building is resting down on the gravel!**

Our method is to deliver the cabins directly off our trailer onto the footings, gravel or concrete pad. For this option to work, the footings must be less than 6" above grade and not more than 8" below grade to allow our trailer to back in over them and offload. The truck and trailer will then carefully drive out from under the cabin, setting it gently down on top of the footings. We require 50' clearance straight out from the end of the site so that our delivery rig can pull out from under the cabin. We will need blocks at the site if you want us to raise the building up for accessing beneath the cabin. (24" max lift) When preparing your site know that we must back our trailer out over your site. It is best if the rear tires of the trailer can be within 6' of where you would like the back of the shed to be placed. We then tilt our trailer and pull away from the structure, dropping it at the exact location you specify.

If your site is not accessible for backing into the site, we have a Mule (see our website for demonstration of this little machine) which can move the buildings into tight corners where our truck and trailer are unable to maneuver into. It can get into tight places but is a very small horse power machine so can not climb big hills, go through mud, or pull a building over footings that are above grade.

CONCRETE FOOTINGS:

On our cabins we recommend Concrete footings as a foundation. This is usually a 16" - 18" wide trench dug 12" – 16" deep, the trench is then filled with concrete giving you a very solid footer. The footers need to run perpendicular to our 4x6 PT skids and are usually placed every 10' – 12' throughout the length of the pad. The footings don't need to be level, **they can go with the contour of the ground**. At any point they shouldn't be more than 6" above or 8" below grade. If you try to make the footings level it may cause some of the footings to be above or below grade. We can block and level up the cabin even if the footings slope with the contour of the land. For example A 46' cabin will take 6 footings 16' long placed at 10' intervals (except the one right behind the porch is closer) Your footers would be installed running the 16' width of the cabin so every skid runs over the top of every footer. This will keep your cabin from shifting with the frost heaves and can be fairly simple to install. For an example -if you buy a 14' wide building your footings should be 14' long. 12 – 16" deep, 18" wide. Also the tendency is to have them stretched a little too long so if your cabin is 46' long its fine to keep the footings in at 45' apart max (so the skids will rest nicely on all footings) **If we set the blocks right on the ground or gravel we aren't responsible for shifting, doors not latching properly etc with time.**

The driveway and road leading to the site must be cleared so that the trees / limbs are trimmed back 24" further then the width of the building you ordered. (for example if you order a 16' wide building please have an accessible driveway 18' wide and we need 14' vertical clearance as well for most buildings. If you have sharp corners we need the inside corner trimmed back an extra 24" to make the corner.

HORSE BARNs:

 Horse Barns and Combo / Utility barns may be set on almost any level surface. The best site is 3 inches of Stone Dust (a very fine, crushed stone). Leveled and compacted stone dust makes an excellent pad with good drainage. Chert or clay may also be a alternative for a pad although we will set them on any relatively level site we aren't responsible for any issues such as twisting or racking of the barn. We will make sure the doors latch properly but don't level up barns with blocks.

If you have a fence around the pasture please make sure the gate is 24" wider then the width of the building you ordered. Or have a few sections of fence loose and ready to take down once the barn arrives.



Customer Check List for Cabins

To get the cabin structure delivered and setup on your site, we need the following done beforehand:

We are not responsible if the building does not meet your local codes. If you are planning to get a permit for this cabin please check with your local Planning and Zoning department to make sure that the structure you are getting doesn't need any upgrades to meet your local building codes. Secondly it would be good to check with the electrical inspector because in order to get electric service connected you may need to meet certain criteria. We can provide diagrams of how the structure normally is built to take to codes to confirm with them that the floor joists, wall studs, or other materials do not need to be added or updated. We would be more than happy to upgrade the structure to meet your local codes. If you have questions about codes please speak with Dave the owner and he will be happy to assist you and answer your questions.

Make sure that the location the structure is going has an access that is at least 2' wider than the structure you are purchasing and has at least 14' of clearance overhead. If there are any branches hanging lower than 14' or that are intruding on the 2' wider width, be sure to trim them back. If there are any sharp corners we are going to have to turn into, we need the inside corner trimmed back an extra 24" in order to make the corner.

It is helpful to have an accessible gravel driveway leading back to the site.

Get footings, slab, or block work done for the foundation of the structure (see "two types of cabins" document to get an idea which might be best for you). If you are doing footings, they need to be less than 6" above grade and no more than 12" below grade so our trailer can back over them to offload. Ask us the dimensions that the footings need to be. Again if questions on which type of foundation is correct for you ask to speak to Dave and he will assist you with these questions.

For delivery we need 60' of clearance straight out from the end of the foundation site so that our delivery rig can pull out from under the cabin. Please keep this in mind when selecting a site to put your cabin. If you don't have 60' let us know and we can discuss some other options if you are unable to meet this criteria.

Have at least 50 8" blocks and 25 solid 4" blocks available for the delivery of your structure. These can be purchased from a Lowes or Home Depot. We will utilize them to raise your structure up 24" on the concrete footings.

If the structure is going to a spot that does not have a gravel driveway access, you have to have a 4-wheel drive (at least 75 horse power) tractor on hand.

If you were able to check all these boxes, this will help insure a smooth delivery for your structure