

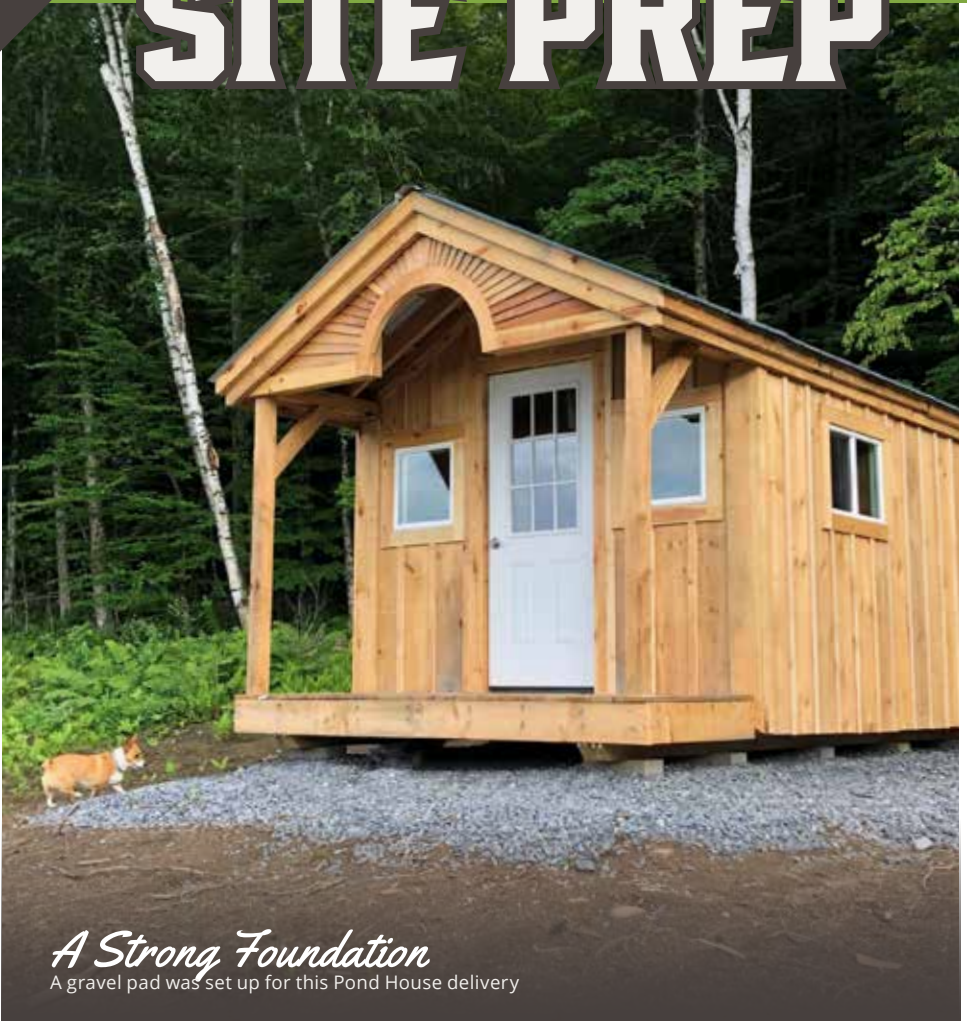
JAMAICACOTTAGESHOP.COM

Easy Financing • Free Shipping*

(802) 444-8199

Elegant Cottage Designs Since 1995

Secrets to **SITE PREP**



A Strong Foundation

A gravel pad was set up for this Pond House delivery



170 Winhall Station Road
South Londonderry, VT 05155

* Free Shipping to many parts of North America,
see website for details

JAMAICA COTTAGE SHOP.COM
802-444-8199





DO YOU NEED A PERMIT?


Each town is different. Most do not require a permit for a building less than 150 square feet. A set back of 25 feet from the property line is common.

Jamaica Cottage Shop leaves all local and state requirements for obtaining a permit to be the responsibility of the client. We suggest contacting your local town clerk to get started.

Ask the following questions:

- What are the required set backs?
- Is there a maximum size that is allowed to be built without a permit?
- How much will a permit cost?
- Will engineered stamped plans be required for my project?
- What foundation types are allowed on my property?

CHOOSING A SITE



Choose a site that is both level and accessible. Take into consideration water drainage from both the land and the building. Pitch the water away from the shed. Moisture will cause decay and rot, significantly reducing the life of the building.

Remove any shrubs, trees, saplings and other plants that are growing where your shed will be built before starting.

OTHER CONSIDERATIONS

WHO TO HIRE

For most people it is best to leave site preparation to professionals. Ask your landscaper or property maintenance team for recommendations on who to hire for the job.

We have a list of recommended site preparation professionals as well as assemblers on our website here:

<https://jamaicacottageshop.com/recommended-assemblers/>



SITE VISITS

Local clients who would like to purchase a fully assembled building may pay a fee to have one of our drivers do a site visit. They can determine if a fully assembled unit can be delivered to the site, or will let you know if it makes more sense to purchase a kit. Photos of the site and path to the site may be emailed for us to consult first.

FA OR PCK?

One thing to consider when choosing a foundation is what type of project you are ordering. With a kit you prepare your site with any foundation type you choose, since you can build on top of that. If you are ordering a fully assembled project the foundation can not be higher than our truck bed (preferably less than 12" high). Gravel foundations are doable for kits and fully assembled projects.





PREPARING YOUR SITE


KEEP YOUR BUILD ON THE LEVEL

Site preparation varies from site to site. Make sure that your site is level and will drain properly. A building that is not level will cause the doors to function improperly and the ramp to not fit correctly.

If the slope is greater than 6 inches, it is suggested to have the site leveled in advance. To get the surface as level as possible, remove any sod, soft dirt or weeds. The area should be solid to minimize the chance of the building

sinking out of level.

We recommend using a transit when leveling your site. If one is not available you may also use a 8' level. The dug out area may then be completed with a 3 to 4 inch compacted gravel bed. Digging out and leveling the area in which to place the gravel will leave you with a bed that is level and flush with the landscape, as opposed to appearing as a mound above the landscape. When leveling your site, it is also important to take into consideration your shed entrance and ramp.



The site must be level for approximately 5' in front of your entrance door so that the ground your ramp sits on is level with the building. If this area is not level, your ramp may not fit properly or may be too steep for its intended use.

LAYING THE BED



If using a gravel bed, we recommend compacted gravel as opposed to loose. This is, again, to minimize the chance of the building shifting or sinking out of level.

The changes in the seasons can cause the earth to heave and give pushing the shed out of level. If this happens the building can be re-leveled by manipulating the site or using wood shims.

Poor drainage can be overcome by first laying a gravel bed regardless of the foundation options you choose. A 3 to 4 inch gravel bed is always encouraged.

Fly Your Flags!

You'll receive a set of red flags from us. Place them at the corners of your site to ensure that your building ends up in the perfect position.

It is best practice to install a gravel pad no matter what your foundation type is. This type of preparation encourages proper drainage.

Poor drainage will result in a reduced building life. Proper site preparation is encouraged; hiring a professional excavator before the building arrives will prevent the cottage from being "perched". An improperly prepared site will void our warranty.

Make sure that your site prep is extended one foot in all directions larger than the size of the building purchased, including any additional overhangs purchased and installed on site.



CHOOSING A FOUNDATION



CEMENT BLOCKS

- Durable and economical
- Light and simple to install
- Supports the most weight due to more intricate structure

We use 4x8x16" solid concrete blocks when delivering fully assembled buildings, and recommend these for kits as well.

Each building will require a certain number of blocks depending on how many points the building has. For fully assembled buildings we include the minimum required blocks.

If installing on a slope, or uneven ground, additional blocks may be needed. These can be purchased at a hardware store. We also supply them on delivery for \$10 for each additional block needed.



CONCRETE PIERS

- Lower chance of termite infestation
- Allows open access to electrical and plumbing systems
- Easier solution to a sloped or uneven lot

Cement piers that reach below the frost line are fine for the foundation of your new shed. This choice requires playing with concrete and having the ability to square the tubes. A deck that is not square will cause the entire structure to be untrue.

When placing an order ask for the dimensions for the concrete piers that will correctly fit your size building.



POURED CONCRETE SLAB

- Prevents rodents and other pests from nesting under the building
- Easier to waterproof
- Easier to access for those that have difficulty climbing steps
- Eliminates need for a wood floor

Make your slab the same size as your building. For example, if you are buying a 12x20 Sugar Shack, the slab should be 12' x 20' in size.

Dig out 12" then pour gravel and compact it to a 6" minimum depth before you lay your slab. The slab should be a minimum of 4" thick in the center, reinforced with wire mesh, and at least 6" thick on the edges where it will bear the weight.

Our buildings weigh an average of between 3,000 and 6,000 lbs. A 6x6 pressure treated sill plate can be used instead of a hemlock floor system.

Therefore, these buildings will not go anywhere unless you are in an area with extremely high winds. If you do find it necessary to fasten your building to your slab we suggest that you use metal strapping.

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When your slab is poured you can have flexible metal strapping installed to fasten the building to the concrete slab. If you have an existing concrete slab that you would like to attach your building to, we recommend attaching with a ramset, a high-powered nail gun.

MORE FOUNDATIONS



FULL FOUNDATION

- Ideal for cabins, cottages, or any building where a basement would be beneficial
- Can be used as dry storage, additional living space or as a work area

Pour foundation slab so it has 12" deep Rim Footer and 12" deep footers under the support posts.

Cast a pocket for beam to sit in. Allow extra depth to so the beam can sit on a piece of Pressure treated lumber to isolate it from the elements. Set the finish height to match the Sills.

Cast J- bolts into the top of the foundation, to attach the sills to.

Use Sill sealer between the Foundation and the sill plates.



20x30 Vermont Cabin
with a full basement
foundation.



HELICAL PILES

- Giant metal screws that are installed in the ground
- These function similarly to concrete piers but are adjustable
- Great choice for areas that experience frost heaves
- Easily removable if building site needs to be relocated
- Minimal environmental impact



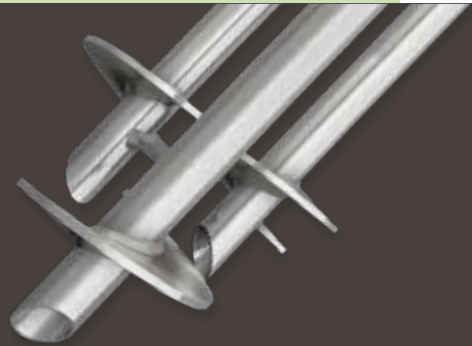
BLOCK WALL

- Achieve a taller wall height using a block wall for buildings that do not have a floor system
- Can be created using concrete, cement blocks, brick or stone
- Block walls work well with pre-cut kits since those can be built at any foundation height.
- For taller wall height get a building with a treated sill plate

Go to GoliathTech

For helical piles we recommend working with GoliathTech. For over 15 years they have been an industry leader of helical pile engineering and manufacturing.

To find a certified installer near you visit:
<http://www.goliathtechpiles.com>



THROW FOUNDATIONS

One of the advantages of a Tiny House on Wheels is that you do not necessarily need a foundation. However, finding a level spot to park will increase the longevity of your small, wheeled home. Not only that but your comfort level will increase.

Tie downs and scissor jacks are typically used, but if you can find a concrete slab to park on that's even better. Lifting the building up with jacks will save your tires from going flat.



For colder temperature climates you may want to consider adding an insulated skirting to your home to prevent any water pipes from freezing and bursting.



Finishing

Amaze your neighbors with a well groomed and elegant foundation. We love this stone wall that was built under this colorful Apple Blossom Cottage.

Skirting can also be created with lattice, brick, or pavers. Finally, add some flower beds or easy to maintain shrubbery.

PROPER CARE & MAINTENANCE

Protect your investment by preserving the building. Paint or stain to match your satisfaction. For a deep rich natural finish we recommend a clear coat preservative such as linseed oil that will enhance the rustic charm of the product. This will leave you with a fully protected building from moisture, decay and insect contamination. We suggest the cottage be left to cure for a season before treating and be maintained with a coat every five years. The materials we use are rot resistant, but wood is a natural substance that will fall prey to Mother Nature if not taken care of.

It is important to make sure that the trees, saplings and shrubbery do not overgrow your shed. You want your new cottage to maintain as much airflow as possible to allow it ample ability to dry out. If your building will be in a heavy snowfall area you should take into consideration the pine trees surrounding it. If your shed sits under pine trees, the sap from these trees will inhibit the roof from properly shedding the snow. This can cause serious damage to your shed if the snow gets too heavy and is not removed.



You should never stack firewood, or anything else that will prohibit airflow, up against your shed. Never leave your shed's doors open in the rain. Also, do not allow mulch, grass cuttings, or other debris to pile up in or around your building. Anything that holds moisture should be kept away from your cottage.

The cottage is strategically placed off the ground to prevent moisture build up and encourage air circulation. Many clients have opted to use lattice to shield the sight of the foundation supports, however we suggest a field stone foundation dry laid under the perimeter walls. This will enhance the aesthetics and give an impression of a much more substantial look. The false dry laid foundation will fit in with the decor and the authentication of the building materials. A true country charm is created.

TERMITE & PEST PROTECTION

TERMITE SHIELDS

Thwart those pesky termites with these convenient aluminum shields. Place them on top of your concrete blocks before building your floor system.

The shield is installed between the cement blocks and the skids and it should extend 2" out from the cement block on all sides and then descend on a 45 degree angle, extending another 2". This forms a metal barrier that will prevent termites from building their mud tunnels up the foundation.

No maintenance required as with other pest controls such as changing batteries and or fooling around with poisons.

In order to keep pests from making their homes in your new shed, Jamaica Cottage Shop suggests a solar powered pest repellent using ultra sonic sound.



Creepers, climbers, saplings, shrubbery and other vegetation should not be permitted to overgrow the building. Likewise pushing the cottage tight to a fence, building or tree will inhibit air circulation and or create a passage for insects.

To prevent pests from finding a way into the building we have a few suggestions. Instead of strapping under the metal roof request a solid sheathed roof, or change the roofing material from corrugated metal to asphalt shingles.



**Learn
More
Here!**



More information and pricing at <https://jamaicacottageshop.com/product-category/accessories>

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