

Amish Made Cabins

SITE PREPARATION INFORMATION FOR CABINS



All cabins need a good pad to prevent leveling issues with your cabin that are not covered under your cabin warranty. Site leveling and preparation is the purchaser's responsibility. Please refer to your cabin contract for height and width requirements for clearance for your cabin. Cabins are extremely heavy and proper pad prep is essential.

CHECK LIST FOR CABIN SITE AND DELIVERY PREP:

- Good access for delivery
- Ground surface level
- Pad site prepared before cabin delivery
- Stable ground conditions
- Any obstructions such as fences, gates, low hanging branches removed before delivery
- Customer will need to have 811 clearance before anchoring.
- Verify what type of foundation/pad is required by state and local government.

Our method is to deliver the cabin directly off our trailer onto the gravel pad or concrete pad, or by crane set. For the off load method to work, the pad site 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 down on top of the concrete blocks. We require a minimum of 70 to 100ft. of clearance straight out from the end of the site so that our delivery rig can pull out from under the cabin, on longer cabins, more space will be needed. 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 cabin to be placed. We then tilt our trailer and pull away from the home. Pictures of your pad site need to be provided before delivery is scheduled.

FOUNDATION OPTIONS:

Before you get too far into the project you will want to make sure there aren't any codes or restrictions that limit what you can put on the build site. Please familiarize yourself with zoning laws and development restrictions that might put a crimp on your log cabin dreams. Check with your local municipality to see whether you will need permits. * Your county, municipality, and/or State determine what type of foundation is needed.

GRAVEL AND CONCRETE PAD:

•GRAVEL: (Pad option for all cabins up to 900 square feet. Not an option for Multi-Sections)
For a gravel pad site, you will need 4" of road base with 1' extra space on each side. For example, if your cabin is 14' x 18', you need a gravel pad that is 16' x 20'. Gravel needs to be compacted down before home is delivered. This means the pad needs to be compacted down to the point of feeling like concrete. We can not deliver if your pad is not properly compacted down. You will also have leveling issues with your cabin that are not covered under your cabin warranty.

•CONCRETE PAD: (Pad option for all cabins)

A concrete pad needs to be poured at 6" - with a footer that is 12" wide and 12" deep around the perimeter to stabilize the pad. Concrete slab needs to be reinforced for a house slab. See Skid Placement Diagram for your cabin width. If your pad is not reinforced or does not have a proper footer, you may run into issues with your slab not supporting your cabin over time, which is not covered under your cabin warranty.

•CRAWLSPACE OR BASEMENT

The crawlspace or basement needs to be no taller than 30" on one width-end for the delivery team to place the cabin onto the foundation. If the height exceeds 30", temporary fill may be needed for trailer placement.

The foundation must be constructed using cinder blocks, poured concrete, precast or insulated concrete. Foundation also needs double-treated sill plates on top of the wall. Upon delivery, the on-site crew or contractors will secure the cabin using strong ties.

Crawlspace



- Dry-Stack Options / Spot Piers
Cabins can also be placed on pad and pier systems but they **MUST** be level prior to delivery. Three footings running 10-12 inches longer than the length of the cabin are required for this type of set.

These types of foundations require anchor points different than the basement or crawlspace. Anchors into the footers or pad are generally acceptable as long as they are to the local codes and do not interfere with the delivery trailer's pathway onto the foundation.

- Dry-Stack Options / Spot Piers Cont.
These pictures illustrate dry-stacking piers every 8 feet on a full concrete pad, and then on in-ground concrete pads.



- Crane Set
In some situations a cabin delivery may require heavy equipment to set the cabin. Any equipment needed is the customer's responsibility. On double wide set ups, a second crew will be sent and the set up can take a week or longer to complete. Heavy equipment is not always necessary, mainly it will be needed in steep areas our trucks may not be able to access the property.



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