

# TINY HOME SITE PREP

## Information Sheet

Reminder: Check local building codes for permit and setback requirements.

We cannot stress enough the importance of having a perfectly level and dry place on which to place your new tiny home. The lifespan of your structure is dependant on a good foundation

## SITE CHOICE .....

What to consider when choosing a location for your home.

1

### **Lay of the land.**

The ideal location for your new tiny home is a spot that is flat and level and is not wet or swampy. However, with a bit of work, these problem can be overcome.

2

### **Obstacles.**

Trees, rocks, fences, and boundary lines are the most common things that can get in the way of getting your tiny home to the location of your choice. Overhead power and phone wires will need to be assessed for proper clearance, which is roughly 14 feet.

3

### **Accessibility.**

Depending on the use of your building, you will likely want to access it year-round. When your home is delivered to your site, we will need to be able to get our equipment in and out of your property safely.

# FOUNDATION OPTIONS

What to consider when choosing and preparing a foundation for your home.

## GOOD

1

### Gravel base

Remove sod in the area that you will be covering with gravel. The reason for this is that when grass is covered it dies and will then turn into a wet, almost liquid goo that makes your gravel pad unstable.

## BETTER

2

### Crushed stone

Crushed stone is recommended for several reasons. It will not retain water on the surface of your pad, thereby helping keep the bottom of your home dry. Also it doesn't settle as much as gravel, which keeps your home level for longer, season after season. This particular aggregate works well for all sizes of structures, from your small garden shed to larger cabins.

## BEST

3

### Concrete

Concrete is excellent for any structure but will usually get used for garages and cabins. It is especially important for any structure that is built in two pieces.

4

### Wood Frame

For cabins that are going to be in areas that are sloping quite a lot there is the option of building a frame out of pressure treated lumber with posts that are buried below the frost line. This takes skill and experience and communication with the driver that will be making your delivery.

## MAKING A GRAVEL PAD

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When making the gravel pad yourself, remove at least the sod. Better yet, remove 6 inches of sod and topsoil, and then fill with the aggregate of your choice. Stone or gravel should be tamped with a compactor while filling in, not just after the pad is finished. The pad should be at least 1 foot larger on all 4 sides than your tiny home. For example, if you have a 12x20 home, your pad should be 14x22 once it is finished.