



Cardinal Buildings, LLC.  
**PLANNING GUIDE**

Call us today: 919-771-2833



*A shed or garage is an excellent way to add storage and work space to your home. This guide provides 8 steps for homeowners who are considering construction of a garage or shed.*

**Cardinal Building welcomes the opportunity to sit with you and offer their experience and expertise to help with your decision making.**

- Shed1: Determining the Purpose of Building
- Step 2: Choosing the Size and Style of Your Building
- Step 3: Where to Place Your Building
- Step 4: Permitting and HOAs
- Step 5: Choosing a Builder
- Step 6: Organizing your Space
- Step 7: Securing Your Building
- Step 8: Building Care & Maintenance

## Step 1: Determining the Purpose of Your Building

Determining an outdoor building's purpose is the first step.

Sheds are great for:

- Storing tools and gardening equipment
- Storing outdoor play equipment: bicycles, go-karts, kayaks, etc.
- Providing homeowners with extra workspace
- Securely storing potentially harmful lawn-care/auto-care chemicals

Garages can accommodate storage, provide protection for your vehicles, or provide additional work or living space.

If you are storing hand tools, you will likely need to install peg boards and cabinets. Hooks can be installed to hang gardening tools, freeing up space for lawn-care equipment. Wall hangers for kayaks, canoes, and bicycles can free up space for performing maintenance on those items. If you need storage and a workspace, you may want a larger shed that is tall enough to add a loft, or a detached garage/workshop.



The way you will use your building will help determine where you place it. If you will be using your shed as a workshop or for storage of frequently accessed items, you will need to place your shed in a conveniently accessible area of your yard. If a garage, access to home, driveways and gates becomes important.

## Step 2: Choose the Size and Style of Your Shed

**Size:** Once you have determined how you will use your building, the next step is deciding its size and style. Though a small shed will be less expensive than a larger building, you do not want a building that you will grow out of in a short time. Generally, you building must be at least 100 sq ft in order to have enough room to accommodate adequate storage and work space. **Cardinal Buildings offers many styles, and sizes, from 6 x 8 storage barn up to a larger detached garage with lofts and dormers.**

Size of Shed	Storage Items	Standing Room	Workspace
64 Sq. Ft. (8' x 8')	Bicycles, Push Mower, Garden Tools	Yes	No
80 Sq. Ft. (8' x 10')	Riding Mower, Cabinets, Garden Tools, Bikes	Yes	Some
100 Sq. Ft. (10' x 10')	Riding Mower, Push Mower, Garden Tools	Yes	Some
120 Sq. Ft. (10' x 12')	Riding/Push Mowers, Work Tables, Bikes, Tools	Yes	Yes
140 Sq. Ft. (10' x 14')	Mowers, Bikes, Tools, Work Tables, Wheelbarrow	Yes	Yes
144 Sq. Ft. (12' x 12')	Mowers, Dirt Bike, Bicycles, Work Tables, Cabinets	Yes	Yes
192 Sq. Ft. (12' x 16')	Mowers, Dirt Bikes, Cabinets, More Workspace	Yes	Yes
240 Sq. Ft. (12' x 20')	Mowers, Dirt Bikes, ATV, More Workspace	Yes	Yes
288 Sq. Ft. (12' x 24')	Mowers, ATV, Jon Boat, Workspace, Furniture	Yes	Yes

*Remember, buildings 200 sq ft or larger must be built on a permanent foundation.*

**Style:** From small cottage and utility buildings, to larger barns and workshops, to full 1-2 car garages, there are numerous style options for your shed. Larger pitch roofs and higher side walls provide more space for a loft, while using shingles instead of tin for your building's roofing will reduce noise and increase aesthetic appeal. It is important to utilize quality materials like vinyl or HardiePlank siding that matches your home and will have a long lifespan.

### Step 3: Where to Place Your Building

When choosing a building site for your building, consider the following:

**Convenience:** Some people want to hide their outside buildings as far from their homes as possible; however, if you use aesthetically appealing material and style options, your building will look great conveniently located close to your home.

**Elevation and Drainage:** Do not place your storage building or garage near a low-lying area that collects moisture. If your yard does slope, place your building as close to the highest point as possible, with the door facing the high side so it is easier to navigate.

**Setback and Easements:** Make sure you maintain proper distances from your property lines and government easements. Generally, structures must be placed at least 10 feet from the rear property line and 15 feet from the sides, but since requirements vary from one municipality to another, it is best to check before you build.

**Moisture and Airflow:** Maintaining adequate airflow is vital for preventing the accumulation of excess moisture. Build-up of moisture leads to wood rot and the development of harmful mold and mildew. In order to prevent excessive moisture in your building, follow these practices:

- Make sure the mudsill is at least 6 inches above the ground and that there is enough space under the building for air to circulate.
- Leave at least 2 to 3 feet of clearance from bushes, shrubs, trees, and fences around all sides of your shed, workshop, or garage.
- Avoid placing your building in shady areas that receive little sunlight.



**Cardinal Buildings offers TechShield Radiant Barrier, in order to keep your building 15-20 degrees cooler in the summer.**

**Door Size and Placement:** Make sure the door of your shed or garage is large enough to accommodate the items you will place in it. Additionally, consider placing doors on either end of your building in order to increase accessibility to items stored. For garages, determine if you need one large or two smaller garage doors, and if you need to have remote control of them.

**Cardinal Buildings does not use kits, so can put your door wherever you like. They can also install a second door, or rollup or residential remote garage door.**

**Foundation:** For buildings smaller than 200 square feet, an on-grade foundation consisting of solid concrete blocks or pressure-treated wood timbers, set directly on the ground, will be sufficient to support the building. Make sure the blocks are properly leveled, spaced closely together, and evenly in order to ensure it can support the shed's building and items stored. Garage foundations must be built to state building codes.

**Cardinal Buildings uses pressure treated floor joists, 12" on center, with 4" treated timbers set on solid concrete blocks for sheds, and concrete slab foundations with proper footings for garages.**

### Step 4: Permitting and HOA Requirements

**Permitting:** A building larger than 200 sq ft will require a permanent foundation that extends down to the frost line. Before

your shed is constructed, it is vital to investigate your municipality and HOA requirements and building codes. Though it may seem inconvenient, failure to meet building codes and obtain the appropriate permits can result in citations and even confiscation of your building.

Any construction project in the state of North Carolina, especially those that include electrical and plumbing work, will require a building permit. Additionally, local governments and homeowner associations will have their own regulations and requirements. Your shed will have to pass a minimum building inspection which will most likely include:

- Flooring material and ground clearance
- Color and style of exterior of building
- Collar and rafter ties
- Sturdy ramps or steps with safety rails



Some possible requirements are listed below:

- A fee
- Site plan with setbacks, zoning specifications and grading, drainage and access
- A set of building plans or specifications
- A description of the project, including its location
- The general contractor for the job and their license number
- Other items which may be required depending on the building :
- Floor plans for the structure
- Proof of insurance or bond
- Structural drawings, with dimensions and elevations
- Soil tests, structural engineer analysis, or environmental assessments
- Anticipated costs of the project and how it will be financed
- Electrical, Plumbing and HVAC plans where necessary
- Landscaping plan where required



**With Cardinal Buildings, it is your choice, depending on your circumstances, as to whether or not you choose to acquire a permit for your garage, shed or workshop. However, Cardinal Buildings will work with you to make sure you are aware of what must be done to have your building be compliant with NC building standards. They build numerous permitted buildings weekly, so are familiar with the permit personnel in the area and what requirements must be met. Cardinal Buildings believes that it is unfair to our customers not to make them aware of code requirements, and offer to meet them, since not doing so can mean replacement or expensive alterations down the road. All garages will be required to have proper permitting and Cardinal will handle the process for you. All the customer needs to do is provide a property drawing. If you want to do it yourself, they will guide you through the process.**

**HOAs and Your Shed:** Check with your Homeowner's Association prior to building a shed, garage or workshop on your property. Often the covenants list restrictions as to what can be placed on your lot. Many require prior approval. They may require that you match color and style, or even dictate the size, siding or foundation required. **Cardinal Buildings will provide you with an engineered drawing for your HOA, free of charge. Being custom-builders, they can meet any requirements placed upon the construction.**

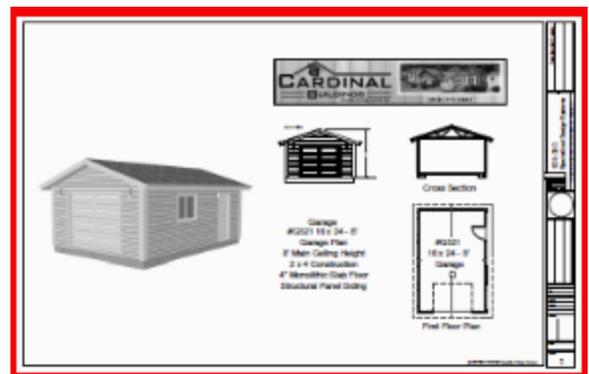


## Step 5: Choosing a Builder

Remember when comparing prices, to also compare quality. When choosing a builder, cheaper can often cost you more. Choose a builder with a proven reputation for quality workmanship and materials, one who will be around down the road if you need to move your building or for repair work if problems occur. Like many people, you may feel comfortable shopping around until you find a company you can trust, that offers the highest quality building for a fair price.

Ask yourself the following questions when considering each company:

- Has the company been doing business in this area long? (Cardinal Buildings has been operating in the same physical location for 7 years)
- What is the Better Business Bureau ranking of shed company? (Cardinal Buildings has an A rating)
- Have you been offered a free site visit to determine the size and best location for your garage, workshop or storage building? (Cardinal Builders will always meet with you day construction begins to answer any concerns you have about the location. Cardinal Buildings offers free site visits if there is an issue with your property or the building you choose. )
- Is the sales person knowledgeable and able to help you get the answers you need? Cardinal Buildings' owner and builders have been constructing homes, garages and utility buildings for over 15 years.
- Does the company have a physical location as well as a website? (Cardinal Buildings has a display lot and showroom so you can see the workmanship and materials before you purchase)
- Is set up and delivery of shed free of charge? (At Cardinal Buildings, price includes building on your lot, or delivery, set up & leveling on solid cement blocks)
- Will the building you select be built with top grade materials? (Cardinal Buildings uses LP Smartside panels, vinyl, hardiplank or LP Lapsiding, composite trim boards, and a fully treated floor system. They use galvanized ring shank nails to resist pullout or rust, continuous piano hinges so the doors hang properly, felt under 25-30 year shingles. They will match your existing siding and roofing.)
- Has the sales person talked with you about permit requirements? (Cardinal Buildings offers consultation on permitting, have information on the web site, and have a permitting service, where the permit work and purchase is covered.)
- Are there structural features included on this building that are missing (or not listed) with other buildings you are considering? (Cardinal Buildings offers as standard floor joists 12" oc, wall studs 16" oc, and upgrade to 2"x6" floor joists for buildings over twelve foot wide)
- Will every effort be made to satisfy home owners' association requirements? (Cardinal Buildings will discuss the requirements with you, meeting any requirements, and even provide free of charge an engineered drawing for your HOA)
- Can the shed or garage be built with an appearance that will go well with existing structures on your property? (Cardinal Buildings are all custom built, so can match style, roof line, color, exterior siding and shingles)
- Should you decide to move your shed to another location, can the move be performed by the shed builder? (Cardinal Buildings regularly moves sheds regularly, and has the proper equipment to do so safely. Discounts are given to customers)
- Are you committed to paying a fair price for a building that will be well-constructed with durability, service, and attractiveness and meet all industry standards. (You will not find a better constructed building for the price than from Cardinal Buildings.)



# What Makes a Great Building?

What makes a great building? Ultimately, the greatest building is the one that fulfills its purpose. A great building is large enough to accommodate your needs, placed conveniently in your yard, and constructed with high quality and low maintenance building materials. A great building is constructed by experienced builders.

A great garage or shed is a worry-free building. It is placed on a solid foundation, has high quality vinyl or HardiPlank siding, and a solid roof that does not leak. A great building does not collect moisture, so it is built with a water resist and floor, placed in an area of your property that sees plenty of sun, and is not prone to flooding.

A great shed or garage adds value to your home and property. It looks great, works well, and is something of which you can be exceptionally proud.

## Step 6: Organizing Your Garage or Shed Space

Have an idea of:

- What items you have to store
- What space is available
- How you want things organized
- What is used frequently or seldom

That last point might be the key. If the item is something you'll reach for often, put it in a place that's easy to get to. Right?

### Cleaning

You'll need to clean out your shed or garage, of course. That means taking everything out. Not only do you need to see what space is available, you'll also end up tossing out all sorts of items, which will make the whole process of organizing more effective. And, as they point out, this is your chance to sort your storage shed items into categories. That will make them easier to put back into the shed.

### Organizing

Organizing your shed or garage:

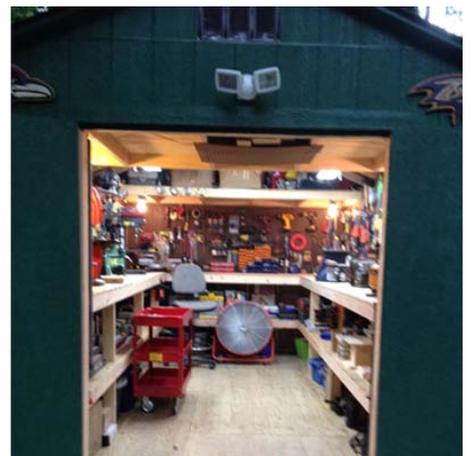
- Prevents repurchase of items and materials you already have
- Makes finding items that much quicker
- Means you're getting the maximum usage out of the available space

Make sure that the items you use most are within easy reach. Use hooks or pegboards, or drawers & cabinets so that everything has its proper place and keep clutter away so that you do not waste time moving items from place to place.

Keep extension cords and hoses neatly coiled and out of the way. Lining the back wall with pegboard made it easy for to hang smaller tools like trowels, hammers, and drills — all within reach. This also made the workbench in the rear of the building much more useful.

Use back of shelves and higher shelves and lofts for items which are not frequently used. You want to spend your time using your tools, not looking for them!

**Cardinal Buildings will build lofts, shelving, pegboards, hooks, etc, to make organizing your belongings easy. We will reinforce your floor to support heavy tools and cabinets.**



## Step 7: Securing Your Garage or Shed Space

Security is an important issue to consider. Sometimes home insurance will not cover equipment stored in a garden shed, as most locks are easily broken or removed by thieves. It is wise not to store good quality tools or expensive equipment in the shed if there is easy access to it. Consider the security of your neighborhood when deciding what to put into your outside building. If you live in a high crime area, you may want to have stronger locks, and either no windows, small windows, or windows placed where thieves cannot use for access to your belongings. You may also consider lighting the area of the yard where the shed is located. **Cardinal Buildings uses T-Lock & keys as standard for sheds, and also offer steel doors, or metal doors for more security. We also can install decorative windows above climb in height to give light while offering no access to thieves.**

## Step 8: Building Care

Buildings today are an extension of your home, and should be given the same level of care and upkeep. Modern materials will last indefinitely if treated properly. If the exterior is constructed with LP Smartside, it is treated with zinc borate and binders to resist termite and moisture damage, and comes factory primed. Hardi-plank construction is also ready to paint. It is highly recommended that you paint your shed as soon as it is completed. An acrylic Latex Exterior house paint is the best choice. As with any exterior painting, two coats are better than one. A better quality of paint will give better coverage and will last longer. Exterior Latex Semi-Gloss house paint will endure severe weather conditions better, and will repel dirt, and stains far better than a flat finish. ALWAYS PAINT THE TOP, BOTTOM, AND INSIDE OF DOORS to prevent warping, and give extra protection from damaging weather elements. All exterior trim will need to be primed before painting. Prior to any painting, please be sure to caulk with a paintable caulk. Butyl and silicone caulks repel paint and are NOT RECOMMENDED. Caulking should be done on all seams, including door trim, eaves, and corner trim. If you have a vinyl-sided building, make sure to routinely power-wash it to keep the colors clean and bright. Choose a building company who will be there for you if panels become damaged and can replace them with the same product.

Make sure that you maintain airflow around the building. Leaves, and other debris can accumulate around the building and block the air flow beneath the building. Trash surrounding the building also make it more vulnerable to fire, and unwanted varmints.

If damage occurs from storms, vandalism, or equipment, repair sooner, rather than later. Repair of an existing building is often more practical than having to purchase a newer one. If you do need to replace the shed, ask about trade-ins.

**Cardinal Buildings uses treated panels, and trim, factory-primed. Our 25-30 year shingles come standard with a felt underlay. Our sheds come with a warranty on workmanship and against settling issues, as well as a limited life-time service warranty.**

Hopefully, this guide has helped you to focus on what type of building is best for your needs. Once you are ready to purchase, we would appreciate your giving us the opportunity to earn your business. Let's build together!!



16 41 East US 70 Hwy 70, Garner, NC 27529

(919) 771-2833 [info@cardinalbuildingsllc.com](mailto:info@cardinalbuildingsllc.com)

[HTTP://WWW.CARDINALBUILDINGSLLC.COM](http://WWW.CARDINALBUILDINGSLLC.COM)