Adorned with a large 6’ deep front porch, modest loft, and 14’9” peak height; the Homesteader exhibits an abundance of storage space. The porch is large enough for a couple of rocking chairs or a hammock, perfect to unwind on.

**16X20 HOMESTEADER COMPLETE PRE-CUT KIT**

Base Area: 320 sq. ft.
Loft Area: 60 sq. ft.
Total Interior Area: 260 sq. ft.
Porch Area: 120 sq. ft.
Recommended Foundation: 10“-12” Crushed Gravel
Overall Dimensions: 14’9”H x 17’2”W x 20’8”D
Estimated Weight: 9800 lbs

**Floor System**
3 (qty) 6x6x20’ Hemlock Skids
2”x6” rough sawn Hemlock Joists 24” On Center
¾” CDX Plywood Floor Decking
1” rough sawn Hemlock Porch Decking
Floor Weight Rating: 25 lbs/sq. ft.

**Loft**
6x10
Ladder Access
2”x4” rough sawn Hemlock Joists 24” on center
Smooth Shiplap Pine Loft Decking
Weight Rating 10 lbs / sqft

**Walls**
4”x4” Hemlock Post and Beam Wall Framing
Wall Height: 96”
Siding: 1” rough sawn Pine Board & Batten

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard

1” rough sawn Pine Corner, Door & Window Trim & 2” rough sawn Pine Fascia & Shadow Trim

**Roof**
Gable Roof Style
Roof Pitch: 12/12   Porch: 3/12
2”x6” rough sawn Hemlock Rafters 24” On Center
1”x6” rough sawn Hemlock Exposed Collar Ties
1”x4” rough sawn Hemlock Strapping 20” On Center
Corrugated 29g Metal Roofing, Color: Evergreen

**Door & Windows:**
Door: 1 (qty) 3-0 JCS-built 2” Thick rough sawn Pine Single Door, no ramp
Windows: 2 (qty) 3’x2’ eight-lite Hinged Barn Sash Window, 1 (qty) 2’x2’ six-lite Hinged Barn Sash Window

**Assembly & Logistics Information**
Estimated Assembly Time: Two People: 40 hrs
Estimated Shipping Cube Sizes
Cube 1: 42”x44”x192” Cube 2: 42”x46”x192” Cube 3: 42”x20”x168”

©2020 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com

Configure Yours at WWW.JAMAICACOTTAGESHOP.COM