

# FRAME ONLY

Pre-Cut Kit

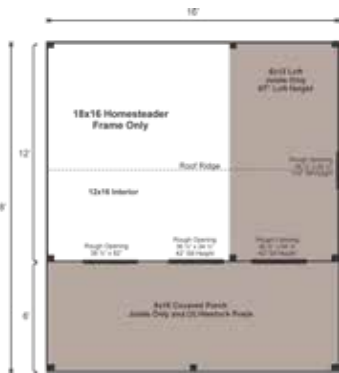
# 18X16 HOMESTEADER

STORAGE SOLUTIONS

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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.



## 18X16 HOMESTEADER FRAME ONLY PRE-CUT KIT

Base Area: 288 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 264 sq. ft.

Porch Area: 96 sq. ft.

Recommended Foundation:  
6-8" Crushed Gravel

Overall Dimensions:

14'9"H x 18'W x 16'D

Estimated Weight: 5700 lbs

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### 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

### Rough Openings:

1 (qty) 38½ x 82" Rough

Opening for Door

2 (qty) 3'x2' Rough Opening for

Window, 1 (qty) 2'x2' Rough

Opening for Window

### Assembly & Logistics Information

Estimated Assembly Time:

Two People: 27 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x42"x192"

### FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

### EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

### Additional Sizes:

16X16 | 16X20 | 18X16 | 18X20 | 18X24 |

### Additional Types:

FRAME ONLY KIT | COMPLETE KIT |  
3-SEASON KIT | 4-SEASON KIT

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

### Floor System

3 (qty) 6x6x16' Hemlock Skids

2"x6" rough sawn Hemlock

Joists 24" On Center

### Loft

6x12

Ladder Access

2"x4" rough sawn Hemlock

Joists 24" on center

### Walls

4"x4" Hemlock Post and

Beam Wall Framing

Wall Height: 96"

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