**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 DIY building instructions.

**ADDITIONAL SIZES:**
16X16 | 16X20 | 18X16 | 18X20 | 18X24 |

**ADDITIONAL TYPES:**
FRAME ONLY KIT | COMPLETE KIT | 3-SEASON KIT | 4-SEASON KIT

**EACH KIT INCLUDES**
- Color Coded
- Part Numbered
- Step-by-Step Instructions & All Fastening Hardware Included

**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

**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”

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”

**More Information at**
WWW.JAMAICACOTTAGESHOP.COM

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