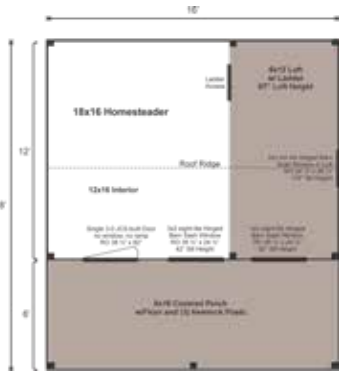


COMPLETE Pre-Cut Kit



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.



COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

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

18X16 HOMESTEADER

STORAGE
SOLUTIONS



18X16 HOMESTEADER COMPLETE 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:
10–12" Crushed Gravel

Overall Dimensions: 14'9"H x 19'2"W x 16'8"D

Estimated Weight: 9500 lbs

Floor System

- 3 (qty) 6x6x16' 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

- 6x12
- 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: 9'6"
- 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"x50"x192" Cube 2: 42"x50"x144" Cube 3: 42"x20"x168"

HMST.18X16.PCK