18X16 HOMESTEADER

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.

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: 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”x50”x192” Cube 2: 42”x50”x144” Cube 3: 42”x20”x168”

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