

# 3-SEASON Pre-Cut Kit



It's similar to the Vermont Cottage but with a smaller footprint and a larger porch. The Homesteader is an excellent tiny house with a loft and plenty of windows. The porch is large enough for a couple of rocking chairs or a hammock.

# 16X16 HOMESTEADER

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## 16X16 HOMESTEADER 3-SEASON PRE-CUT KIT

Base Area: 256 sq. ft.

Loft Area: 60 sq. ft.

Total Interior Area: 220 sq. ft.

Porch Area: 96 sq. ft.

Recommended Foundation:  
10-12" Crushed Gravel

Overall Dimensions: 14'9"H x 17'2"W x 16'8"D

Estimated Weight: 9700 lbs

### Floor System

- 3 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: ¾" Plywood
- 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"

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Wall Vapor Barrier

Siding: 1" rough sawn Pine Board & Batten

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" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- Corrugated 29g Metal Roofing, Color: Evergreen

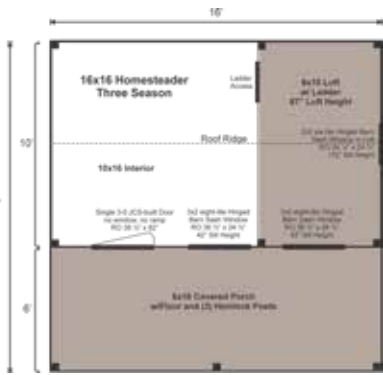
### Door & Windows:

- 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: 68 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x50"x192" Cube 2: 42"x48"x120" Cube 3: 42"x48"x192"

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### 3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

## 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

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