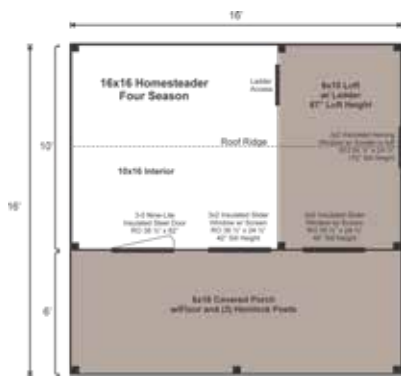


4-SEASON Pre-Cut Kit



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.



4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

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

16X16 HOMESTEADER

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16X16 HOMESTEADER 4-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:
Compacted 12" Crushed Gravel

Overall Dimensions: 14'9"H x 17'8"W x 16'11"D

Estimated Weight: 14800 lbs

Floor System

- 3 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" 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"
- Wall Vapor Barrier
- Foil Backed Rigid Foam Insulation (R13)

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Shiplap Pine Interior Sheathing

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" Kiln Dried Spruce Rafters 24" On Center

1"x6" Kiln Dried Spruce Exposed Collar Ties

1" rough sawn Solid Barn Board Roof Sheathing

Roof Vapor Barrier

5 1/2" Fiberglass Insulation (R21)

Shiplap Pine Interior Ceiling Sheathing

Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware

Windows: 2 (qty) 3'x2' Insulated Slider
Window: White Vinyl Interior/Exterior w/ Screen, 1 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

Assembly & Logistics Information

Estimated Assembly Time: Two People: 87 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x192" Cube 2: 42"x48"x120"

Cube 3: 42"x48"x192" Cube 4: 42"x48"x192"

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