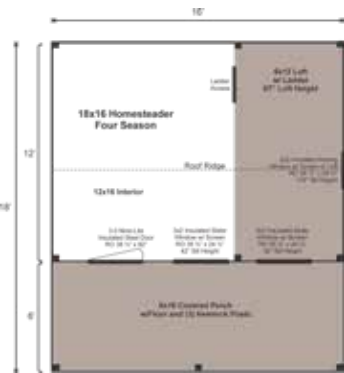


4-SEASON Pre-Cut Kit



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

18X16 HOMESTEADER

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18X16 HOMESTEADER 4-SEASON 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:

Compacted 12" Crushed Gravel

Overall Dimensions: 14'9"H x 19'8"W x 16'11"D

Estimated Weight: 15200 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

- 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"
- 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
- 5½" 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: 94 hrs

Estimated Shipping Cube Sizes

- Cube 1: 42"x50"x192" Cube 2:
- 42"x50"x144" Cube 3: 42"x20"x168" Cube
- 4: 42"x48"x192" Cube 5: 42"x48"x192"

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