

# 3-SEASON Pre-Cut Kit

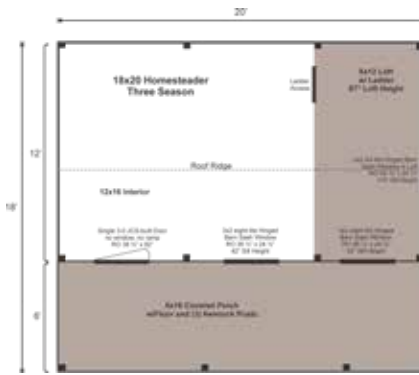
# 18X20 HOMESTEADER

LIVING  
SOLUTIONS

LIVING  
SOLUTIONS



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.



## 18X20 HOMESTEADER 3-SEASON PRE-CUT KIT

Base Area: 360 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 312 sq. ft.

Porch Area: 120 sq. ft.

Recommended Foundation:  
Compacted 12" Crushed Gravel

Overall Dimensions: 14'9"H x 19'2"W x 20'8"D

Estimated Weight: 11600 lbs

### Floor System

- 3 (qty) 6x6x20' 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"

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: 84 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x192" Cube 2: 42"x50"x144"

Cube 3: 42"x40"x144" Cube 4: 42"x48"x192"

HMSTL.18X20.3SPCK

## 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

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

©2020 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • [www.JamaicaCottageShop.com](http://www.JamaicaCottageShop.com)