

16x16 Homesteader

Call Toll-Free: (866) 297-3760

Another new Tiny House design from Jamaica Cottage Shop cozy enough to be used as a cottage, tiny house, guesthouse, kid's bunkhouse, or hunting cabin, or use it for that home work shop, artist studio, pond house or even country garden shed.

The cabin is built with a steep 12/12 pitch roof and with the full 8' walls and 60 square foot loft, that makes this design much more liveable than the square footage would indicate. Add our insulation package and wood stove roof flashing to make this cabin ready for 4-season use. It includes the 6x16 Covered Porch which makes it even more comfortable both inside and out. Don't want the porch? We have you covered - check out our new 10x16 Harvester Cabin.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability.

Included with Kit: * All Fastening Hardware
* Step-by-Step Plans

Specifications:

Square Footage: 256 sq ft; 160 sq/ft Interior; 96 sq/ft Porch

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

Foundation Recommendation: 6"-8" Crushed Gravel

Floor: Three 6x6x16' Hemlock Skids

2x6 Hemlock Floor Framing; 24" on center

3/4" CDX Plywood Interior Floor Decking

Base Floor Weight Rating: 25 lbs sq/ft

Walls: 4x4 Post & Beam Wall Framing

96" Wall Heights

Doors: (1) Single 3-0 JCS-built rough sawn Pine Door, no window, no ramp; right-hand in-swing

Windows: Two 3x2 eight-lite Hinged Barn Sash Windows

One 2x2 six-lite Hinged Barn Sash Window in Loft

Siding: 1" Pine Board and Batten

1" Rough Sawn Pine Trim includes Corner boards, Door & Window Trim

2" Rough Sawn Pine Trim includes Fascia & Shadow Trim

Roof: 2x6 Rough Sawn Hemlock Rafters; 24" on Center

1x4 rough sawn Strapping; 20" on Center on Rear

12/12 Gable Roof Pitch

1x6 Rough Sawn Hemlock Exposed Collar Ties

Metal Roofing: 29g Corrugated: Evergreen

Loft: 60 sq/ft Loft w/ Ladder

2x4 Rough Sawn Hemlock Joists; 24" on center

Smooth Pine Shiplap Loft Decking

Loft Weight Rating: 10 lbs sq/ft

Porch: 96 sq/ft Porch w/Floor & (3) 4x4 Hemlock Posts

2x6 Rough Sawn Hemlock Rafters; 24" on center

2x6 Rough Sawn Hemlock Joists; 24" on center

2" Rough Sawn Hemlock Board Decking

3/12 Shed Roof Pitch for Porch

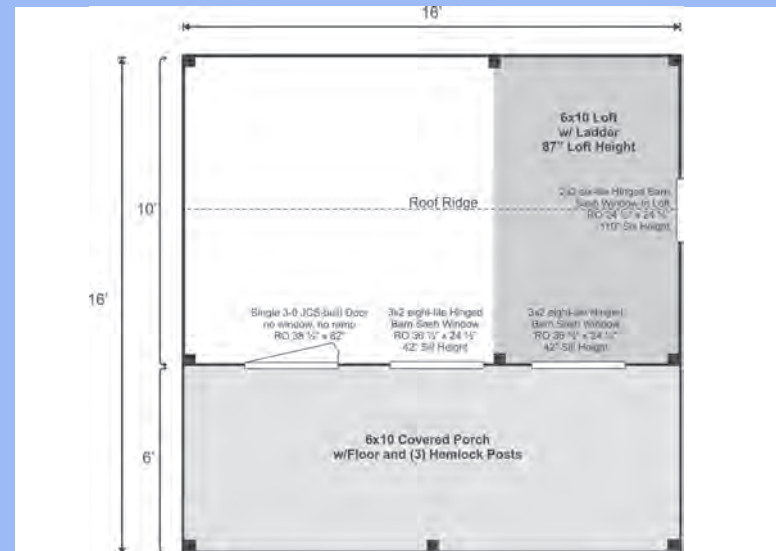
Kit Weight: approx 7000lbs

Shipping Cube Size: 42"x50"x192" 42"x48"x120"

Assembly Time: approx Two People, 40 hours



**Photo may not depict exact standard option. See floor plan below and specs to the left **



You may also like the 10x16 Hobby House workshop or the 10x16 Harvester cabin



Plans

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

Pre-Cut Kit

The rough sawn native VT lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows and doors are included as well as the step-by-step DIY plans. The kit is geared to a do-it-yourself homeowner with a basic knowledge of carpentry. Please note: this kit is currently in trial stages and discrepancies will exist. On-site cutting may be necessary. Please contact our office for tech support and to inform of any inconsistencies.

Additional Options

- 6" Woodstove Roof Flashing
- Roof Color Upgrade
- Architectural Asphalt Shingle Roofing
- Insulation Package

Insulation package: replaces standard barn sash windows/door with Insulated Vinyl Windows and Insulated 9-lite Steel Door, includes 1" rough sawn pine roof sheathing, fiberglass insulation and vapor barrier in floor / walls / roof, 3/8" plywood for flooring insulation support, and vertical shiplap pine interior wall/ceiling sheathing