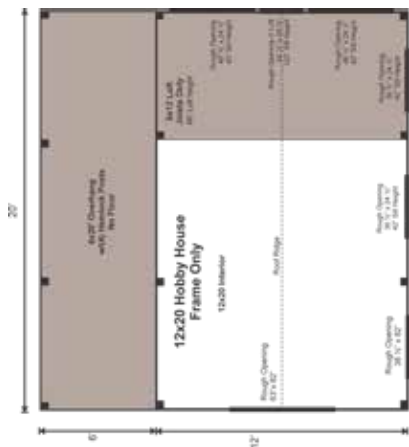


# FRAME ONLY

Pre-Cut Kit



The Hobby House is loaded with features that create a fantastic workshop, art studio, or store. The double barn doors with ramp make it easy to load items in and out, while the storage loft, built-in workbench and overhang prove to be very useful elements for storage.



## FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

## EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

### Additional Sizes:

10X16 | 10X20 | 12X16 | 12X20 | 12X24

### Additional Types:

FRAME ONLY KIT | COMPLETE KIT | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

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

# 12X20 HOBBY HOUSE

STORAGE SOLUTIONS



## 12X20 HOBBY HOUSE FRAME ONLY PRE-CUT KIT

Base Area: 240 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 312 sq. ft.

Overhang Area: 120 sq. ft.

Recommended Foundation:  
6-8" Crushed Gravel

Overall Dimensions:  
15'9"H x 18'W x 20'D

Estimated Weight: 5600 lbs

### Floor System

- 2 (qty) 6x6x20' Hemlock Skids
- 6x6 Treated Sill Plate (Overhang)
- 2"x6" rough sawn Hemlock Joists 24" On Center

### Loft

- 6x12
- Ladder Access
- 2"x4" rough sawn Hemlock Joists 24" on center

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 96"

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

Gable Roof Style

Roof Pitch: 12/12 Overhang: 3/12

2"x6" rough sawn Hemlock Rafters 24" On Center

1"x6" rough sawn Hemlock Exposed Collar Ties

### 6x20 Overhang

2x6 rough sawn Hemlock Rafters 24" On Center

### Rough Openings:

1 (qty) 38½ x 82" Rough Opening for Door, 1 (qty) 63"W x 82"H Rough Opening for Door

2 (qty) 3'x2' Rough Opening for Window, 1 (qty) 2'x2' Rough Opening for Window, 2 (qty) 4'x2' Rough Opening for Window

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 24 hrs

Estimated Shipping Cube Sizes  
Cube 1: 42"x56"x192"

HHBY.12X20.FPCK

STORAGE SOLUTIONS

