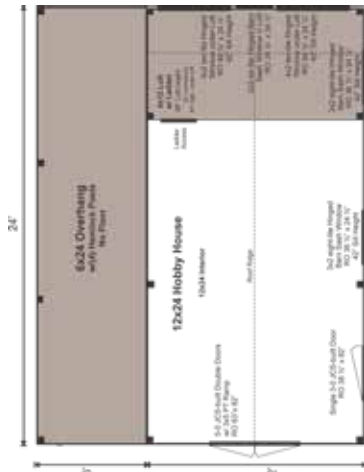


# COMPLETE Pre-Cut Kit



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.



## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## 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)

# 12X24 HOBBY HOUSE

STORAGE  
SOLUTIONS

STORAGE  
SOLUTIONS



## 12X24 HOBBY HOUSE COMPLETE PRE-CUT KIT

Base Area: 288 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 360 sq. ft.

Overhang Area: 144 sq. ft.

Recommended Foundation:  
10–12" Crushed Gravel

Overall Dimensions: 15'9"H x 19'2"W x 25'2"D

Estimated Weight: 10000 lbs

### Floor System

- 2 (qty) 6x6x24' Hemlock Skids
- 6x6 Treated Sill Plate (Overhang)
- 2"x6" rough sawn Hemlock Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- 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"
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim
- & 2" rough sawn Pine Fascia & Shadow Trim

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. 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
- 1"x4" rough sawn Hemlock Strapping 20" On Center
- Corrugated 29g Metal Roofing, Color: Evergreen

### 6x24 Overhang

- 2x6 rough sawn Hemlock Rafters 24" On Center

### Doors & Windows:

- Doors: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door, no ramp, 1 (qty) 5-0 JCS-built 2" Thick rough sawn Pine Double Doors w/ 3x5 Pressure Treated Ramp
- Windows: 2 (qty) 3'x2' eight-lite Hinged Barn Sash Window, 1 (qty) 2'x2' six-lite Hinged Barn Sash Window, 2 (qty) 4'x2' ten-lite Hinged Barn Sash Windows

### Additional Features

- 12'L rough sawn Pine Work Bench 34" Finish Height, 30" Finish Depth

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 40 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x48"x192" Cube 2: 42"x48"x192" Cube 3: 42"x48"x144"

HBBY.12X24.PCK