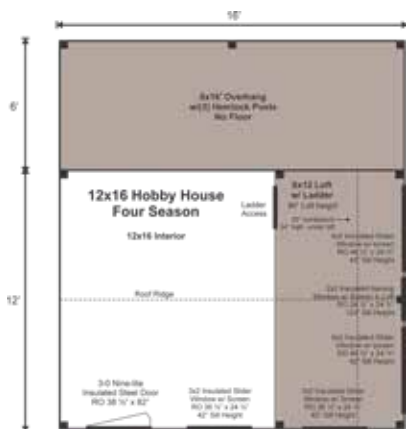


# 4-SEASON Pre-Cut Kit



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. A spacious storage loft, handy built-in workbench and overhang are all very useful components.



## 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:

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)

# 12X16 HOBBY HOUSE

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## 12X16 HOBBY HOUSE 4-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Loft Area: 72 sq. ft.

Total Interior Area: 264 sq. ft.

Overhang Area: 96 sq. ft.

Recommended Foundation: Compacted 12" Crushed Gravel

Overall Dimensions: 14'9"H x 19'8"W x 17'8"D

Estimated Weight: 13600 lbs

### Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 6x6 Treated Sill Plate (Overhang)
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor 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)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten

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.

1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

### Roof

- Gable Roof Style
- Roof Pitch: 12/12 Overhang: 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

### 6x16 Overhang

2x6 rough sawn Hemlock Rafters 24" On Center

### 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, 2 (qty) 4'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen

### Assembly & Logistics Information

- Estimated Assembly Time: Two People: 75 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x38"x192" Cube 2: 42"x38"x144" Cube 3: 42"x46"x144" Cube 4: 42"x48"x192" Cube 5: 42"x48"x192"

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