

# FULLY ASSEMBLED



The best way to enjoy your backyard mosquito free is in our airy and screened in Florida Room. It's roomy enough for a table and chairs, a hot tub, or even a hammock. Use this Florida Room year-round by adding insulated windows with screens.



## FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

## EVERY KIT INCLUDES

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

### Additional Sizes:

8X10 | 10X10 | 10X14 | 12X12 | 12X16 | 12X20 |

### Additional Types:

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

Configure Yours at

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

# 12X12 FLORIDA ROOM

STORAGE SOLUTIONS



## 12X12 FLORIDA ROOM FULLY ASSEMBLED

Base Area: 144 sq. ft.

Total Interior Area: 144 sq. ft.

Recommended Foundation: 6-8" Crushed Gravel

Overall Dimensions: 10'6"H x 13'3"W x 13'2"D

Estimated Weight: 5200 lbs

### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 2"x6" rough sawn Hemlock Joists 24" On Center
- 2x6 Pine Tongue & Groove Decking
- Floor Weight Rating: 25 lbs/sq. ft.

### Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, screen door and window screens. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

- Gable Roof Style
- Roof Pitch: 4/12 Dormer: 4/12
- Roof Features: Dormer with Decorative Cedar Sunburst Arch
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 1"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Pine Solid Board Roof Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen
- 6" Overhang on all sides

### Door & Windows:

- Door: 1 (qty) 3-0 Heavy Duty Screen Door
- Windows: 5 (qty) 36"x57" Screens, 6 (qty) 32"x57" Screens

### Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.

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