

FRAME ONLY

Pre-Cut Kit

12X16 FLORIDA ROOM

STORAGE SOLUTIONS

STORAGE SOLUTIONS



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.



12X16 FLORIDA ROOM FRAME ONLY PRE-CUT KIT

Base Area: 192 sq. ft.
Total Interior Area: 192 sq. ft.
Recommended Foundation:
4-6" Crushed Gravel
Overall Dimensions:
10'6"H x 16'W x 12'D
Estimated Weight: 3900 lbs

Floor System

2 (qty) 6x6x16' Hemlock Skids
2"x6" rough sawn Hemlock
Joists 24" On Center

Walls

4"x4" Hemlock Post and
Beam Wall Framing
Wall Height: 82"

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: 4/12 Dormer: 4/12
Roof Features: Dormer
2"x6" rough sawn Hemlock
Rafters 24" On Center
1"x6" rough sawn Hemlock
Exposed Collar Ties
6" Overhang on all sides

Rough Openings:

1 (qty) 38 1/2"W x 82 1/2"H
Rough Opening for Door
6 (qty) 36"x57" Rough Opening
for Window, 6 (qty) 32"x57"
Rough Opening for Window

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 21 hrs
Estimated Shipping Cube Sizes
Cube 1: 42"x32"x192"

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:

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

FLRM.12X16.FPCK