

COMPLETE Pre-Cut Kit



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

STORAGE
SOLUTIONS

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12X16 FLORIDA ROOM COMPLETE PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:
8-10" Crushed Gravel

Overall Dimensions: 10'6"H
x 17'2"W x 13'2"D

Estimated Weight: 6400 lbs

Floor System

2 (qty) 6x6x16' 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: 8'2"

Siding: 1" rough sawn
Pine Board & Batten

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

Roof

Gable Roof Style

Roof Pitch: 4/12 Dormer: 4/12

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, screen door and screen windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

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: 6 (qty) 36"x57" Screens,
6 (qty) 32"x57" Screens

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 28 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x52"x192"

Cube 2: 42"x36"x96"

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:

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.PCK

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