

4-SEASON 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, and a hammock. The four-season package includes insulated windows with screens for year-round use.

12X20 FLORIDA ROOM

LIVING SOLUTIONS

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12X20 FLORIDA ROOM 4-SEASON PRE-CUT KIT

Base Area: 240 sq. ft.
Total Interior Area: 240 sq. ft.
Recommended Foundation:
Compacted 12" Crushed Gravel
Overall Dimensions: 10'6"H
x 21'8"W x 13'8"D
Estimated Weight: 11600 lbs

Floor System

2 (qty) 6x6x20' Hemlock Skids
2"x6" Kiln Dried Spruce
Joists 24" On Center
2x6 Pine Tongue & Groove Decking
Floor Vapor Barrier
5½" Fiberglass Insulation (R21)
Under Deck Sheathing: ¾" Plywood
Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and
Beam Wall Framing
Wall Height: 82"
Wall Vapor Barrier
Foil Backed Rigid Foam Insulation (R13)
Shiplap Pine Interior Sheathing
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 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.

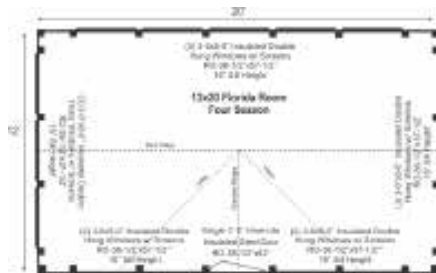
Roof Features: Dormer with
Decorative Cedar Sunburst Arch
2"x6" Kiln Dried Spruce
Rafters 24" On Center
1"x6" Kiln Dried Spruce
Exposed Collar Ties
1" rough sawn Solid Barn
Board Roof Sheathing
Roof Vapor Barrier
5½" Fiberglass Insulation (R21)
Shiplap Pine Interior Ceiling Sheathing
Corrugated 29g Metal Roofing,
Color: Evergreen
6" Overhang on all sides

Door & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel
Door with Keyless Lever Locking Hardware
Windows: 15 (qty) 36"x57" Insulated
Double Hung Window w/Screens

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 72 hrs
Estimated Shipping Cube Sizes
Cube 1: 42"x52"x192" Cube 2:
42"x36"x96" Cube 3: 42"x16"x192"
Cube 4: 42"x48"x192"



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:

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

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