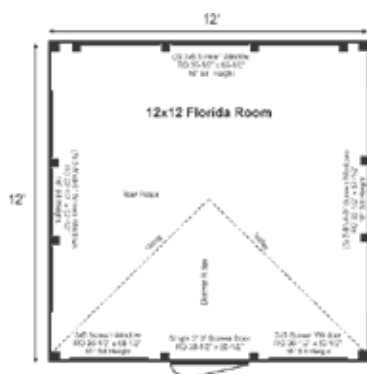


# COMPLETE Pre-Cut Kit



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.



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

# 12X12 FLORIDA ROOM

STORAGE  
SOLUTIONS



## 12X12 FLORIDA ROOM COMPLETE PRE-CUT KIT

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

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

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 26 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x48"x144"

Cube 2: 42"x36"x96"

FLRM.12X12.PCK

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