



12x12 Florida Room

Call Toll-FREE: (866) 297-3760

This quaint and cozy design is a gazebo alternative. The cottage is a screened in porch for your garden, an outside room for your house, a space to watch the sunset or just a place to sit by the pond. It is a natural way to battle biting insects. The Florida Room is a joy, complimenting any property as a combination guest house, meditation room, enclosed porch, nature observation area, yoga studio, and sometimes, a study. The spacious interior is large enough to comfortably sit a family of six.

The gable dormer over the door protects and establishes the entrance while the decorative sunburst attracts the eye. The beefy tongue and groove 2x6 flooring is durable enough to support a jacuzzi, hot tub or whirlpool spa.

Hand-made in Vermont, the package includes everything required to assemble including the fastening hardware, screens, hinges, metal roofing already cut to size and step-by-step plans. Rugged post and beam techniques passed down through the centuries are being applied to pre-cut and notch this screen room kit into a sturdy picturesque outbuilding reminiscent of old New England.

- Included in the kit:
- All Fastening Hardware
 - Step-by-Step Plans

Specifications:

Overall Dimensions: 13'2" wide x 13'2" deep x 10'6" high

Recommended Foundation: 3"-4" Crushed Gravel

Floor: Two 4x6x12' Hemlock Skids

2x6 Rough Sawn Hemlock Joists; 24" on center

2x6 Pine Tongue & Groove Flooring

Walls: 4x4 Post & Beam Wall Framing

71" Wall Height

Door: Single 3'-0" Factory Heavy Duty Screen Door

Screens: (5) 36"x57" & (6) 32"x57"

Roof: 2x6 Rough Sawn Hemlock Rafters; 24" on center

1" Rough Sawn Pine Solid Board Roof Sheathing

1" Rough Sawn Hemlock Collar Ties

6/12 Pitch Gable Roof

6/12 Pitch Dormer with Decorative Cedar Sunburst

Matching 6" Overhang on all sides

Corrugated Metal Roofing; 29 gauge: Evergreen

Siding: 1" Rough Sawn Pine Board & Battens

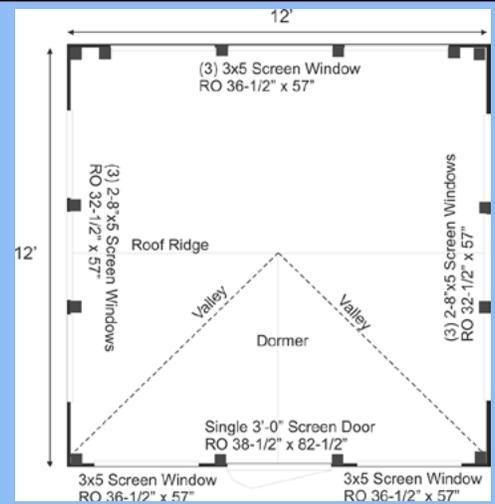
1" Rough Sawn Pine Trim: Corner, Door, & Window

2" Rough Sawn Pine Fascia and Shadow Trim

Kit Weight: 4900 lbs

Shipping Cube Size: 42" W x 44" H x 144" L

Assembly Time: Two People 25 hours



Plans \$50.00

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

Complete Kit \$6,610

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry.

Fully Assembled \$6,610

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client prepared, truck accessible site in one piece. The building is set and leveled by our delivery crew and ready to use when we leave your site. Due to road restrictions, fully assembled models are available in the northeastern United States only. Customizable using our Option Pricing on our website.