



10 x 14 Florida Room

Call toll-free: 1.866.297.3760

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.

The kit is designed for a novice to beginner wood worker with basic skills. The Florida Room kit takes approximately two people 28 hours to assemble. Technical support is provided via our toll free support line. To learn more visit the frequently asked questions, and "what to know before delivery". Step-by-step plans may be purchased separately which include a material shopping list to provide your own rough cut lumber.

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

Specifications:

Square Footage: 140 sq/ft

Overall Dimensions: 10'6" H x 15'2" W x 11'2" D

Recommended Foundation: 3"-4" Crushed Gravel

Floor: Two 4x6x14 Hemlock Skids

2x6 Hemlock Floor Framing 24" on center

2x6 Tongue & Groove Floor Decking

Walls: 4x4 Post & Beam

78" Wall Height

Door: Single 3-0 Heavy Duty Screen Door

Screens: (5) 36"x55" Screens & (6) 32"x55" Screens

Roof: 2x6 Rafters 24" on center

1" Solid Barn Board Sheathing

6/12 Pitch Gable Roof

6/12 Pitch Dormer with Decorative Sunburst

6" Matching Overhangs on all 4 Sides

1x6 Collar Ties

Green Corrugated Metal Roofing

Siding: 1" Rough Sawn Pine Board & Batten

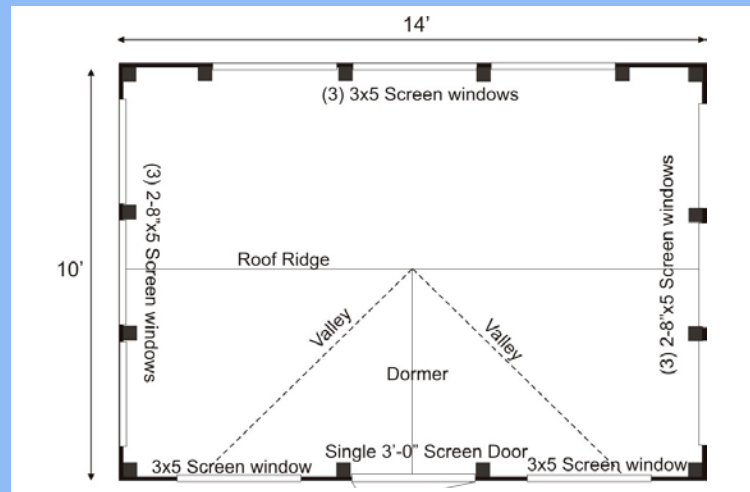
1x4 Rough Sawn Pine Corner, Door, & Window Trim

2" Thick rough Sawn Pine Fascia & Shadow

Assembly Time: Two People 28 Hours

Kit weight: 4,900 lbs

Shipping Cube: 42" wide x 54" high x 168" long



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 \$6,426.00

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. 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 to intermediate knowledge of carpentry.