

3-SEASON Pre-Cut Kit

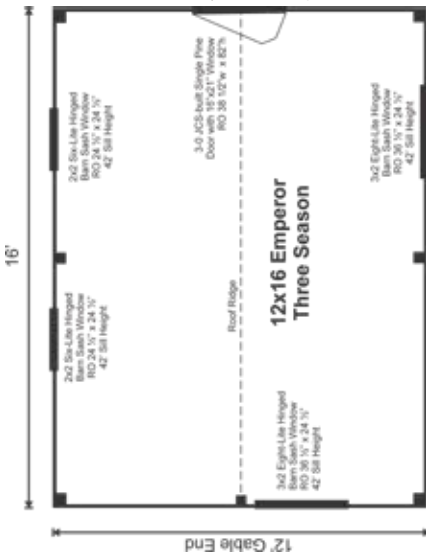


Whether you are looking for a small home office, a simple hunting cabin or guest house for the in-laws, the 12x16 Emperor cottage is an ideal solution. With the addition of a heat source, this fully insulated design becomes a usable space all year long.

12X16 EMPEROR

LIVING SOLUTIONS

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12X16 EMPEROR 3-SEASON 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 13'2"W x 17'2"D

Estimated Weight: 6300 lbs

Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: " Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 82"
- Wall Vapor Barrier
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

- Gable Roof Style
- Roof Pitch: 4/12
- 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
- Corrugated 29g Metal Roofing, Color: Evergreen

Doors & Windows:

- Door: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door, no ramp
- Windows: 2 (qty) 3'x2' eight-lite Hinged Barn Sash Window, 2 (qty) 2'x2' six-lite Hinged Barn Sash Window

Assembly & Logistics Information

- Estimated Assembly Time:
Two People: 67 hrs
- Estimated Shipping Cube Sizes
Cube 1: 42"x60"x192" Cube 2:
42"x48"x144" Cube 3: 42"x56"x192"

3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Additional Types:

3-SEASON KIT | 4-SEASON KIT | TURN-KEY

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