

# 4-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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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.

### 12X16 EMPEROR 4-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.

Total Interior Area: 192 sq. ft.

Recommended Foundation:  
10–12" Crushed Gravel

Overall Dimensions: 10'6"H x 13'8"W x 17'8"D

Estimated Weight: 9300 lbs

#### Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5½" 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
- 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

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

#### Doors & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware

Windows: 2 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen, 2 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

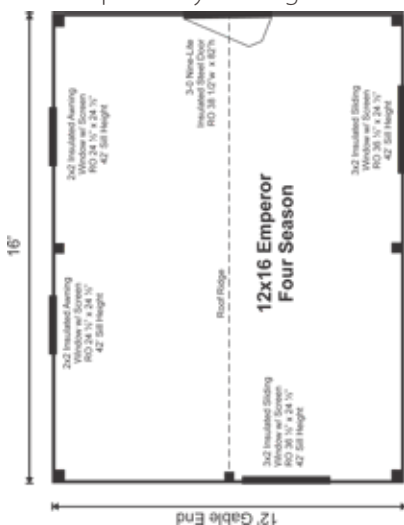
#### Assembly & Logistics Information

Estimated Assembly Time: Two People: 81 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x60"x192" Cube 2: 42"x48"x144"

Cube 3: 42"x56"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 Types:

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

Configure Yours at

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