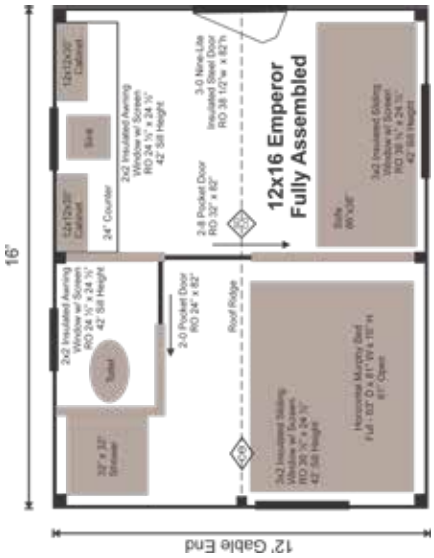
TURN KEY
Fully Assembled

12X16 EMPEROR

LIVING SOLUTIONS

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.



TURN-KEY:

A Turn-Key Building comes fully assembled and ready for use. It includes everything in the 4-season version plus additional features, making it equipped for living purposes.

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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12X16 EMPEROR TURN-KEY

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: 9700 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: ⅜ Plywood

Floor Weight Rating: 25 lbs/sq. ft.

Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 82"

22 ln/ft of Full Interior Partitions

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

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.

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, 1 (qty) 2-0 Pine Interior Four Panel Pocket Door, 1 (qty) 2-8 Pine Interior Four-Panel Pocket Door

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

Additional Features

1 (qty) CO/Smoke Detector

Kitchenette: (2) Wall Mounted Cabinets 12x12x30; 2x7 Kitchen Counter with Live Edge; 17" Stainless Steel Sink for Graywater System

1 (qty) Laveo Dry Flush toilet

Delivery & Logistics Information

Fully Assembled prefabricated sheds and cottage buildings are deliverable exclusively to the Northeast USA.

EMPOR.12X16.TK

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