



# Jamaica Cottage Shop, Inc.

170 Winhall Station Road South Londonderry, VT 05155

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## 12x16 Xylia – Shopping List

### Floor Frame

Hemlock  
2- 6x6x16' Skids  
4- 2x6x16' Rim Joists &  
blocking  
9- 2x6x12' Joists

### Posts & Beams

Hemlock  
Angle Braces  
4- 4x4x12'  
4- 4x4x10'  
4- 4x4x8'

### Wall Framing

Hemlock  
4- 2x4x8'  
4- 2x4x10'  
2- 2x4x12'

### Siding

10- 1x10x8' Pine Boards  
25 - 1x12x8' Pine Boards  
16 - 1x12x10' Pine Boards  
43 - 2x8x8' Pine (battens)  
3 - 2x8x10' Pine (battens)

### Roof

Hemlock Rafters  
9- 2x6x10'  
3-2x6x12'  
**Ridgepole**  
Hemlock  
1 - 1x8x16'  
1- 1x8x4'

### Collar Ties

Hemlock  
3- 1x6x12'

### Roof Strapping

Pine or Hemlock  
11- 1x4x10'  
6 - 1x4x12'

### Dormer sheathing

Pine  
2-1x12x12'  
1-1x12x6'

### Door

Pine Rough  
9- 1x12x12' Pine

### Trim

All Trim Pine  
Windows Trim, Shadow, Corner,  
Door

2- 1x4x10'  
8- 1x4x8'  
2- 1x4x12'

Fascia  
4- 2x8x8'  
5- 2x8x10'

Shadow  
4-2x4x10'  
5-2x4x8'

Top doorstop  
1- 1x2x12'  
1-1x2x8'

Door Casing  
1- 1x5x12'  
1- 1x5x8'

Window stops  
2-1x3x8'

NOTE: Please look for packing slip within your kit. The packing slip will supply notes and any substitutions that the cutters may have made.

Please contact us with any mistakes or discrepancies in these plans. We strive to provide our clients with a quality product and encourage feedback.

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## 12x16 Xylia – Millwork and Hardware

### Millwork

JCS 2"x 36" x 80.5"- No window  
One 3x2 eight light hinged barn sash window  
Two 4x2 ten-light hinged barn sash windows  
1-wood louvered vent 12"x12"  
One hand blown artisan glass Roundel

### Metal Roof

5 @ 107"  
1 @107" , ripped to 28"  
6 @ 73"  
2 full length pieces of ridge cap at 126"  
1 piece of ridge cap cut to 36"  
1 piece of ridge cap cut to 60"  
375 Green Wood Grip Screws

### Hardware

3-8" black T hinges  
30-2" black hinge screws  
9- Black window hinges  
1-Black turn latch  
1-#2 square drive bit  
10 lbs 16d nails for framing  
10 lbs 6d galvanized nails  
3-6" window hooks  
6-eyehooks  
30-3/4" pan head screws for 4- Black 3" window hinges

### Plywood Flooring

6- 4'x8' sheets of 3/4" CDX

### Suggested Tools:

Hammer  
Pencil  
Tape measure  
Razor Knife  
Chalk Line  
Speed Square  
Extension Cord  
Circular Saw  
4 foot level  
Cordless drill  
Philips bit  
1/4" drive for roofing screws  
Tin Snips  
Chisel



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## 12x16 Xylia- Hardware

This building is fastened together using a variety of nails and screws. Please use this page as a guide to what to use where.

Figure 1 shows all 3 nails, from top to bottom, 16d framing nail, 16d galvanized nail and 6d galvanized nail.

The 16d framing nail, Figure 2, should be used for all framing of flooring, walls and rafters. Wherever there is 2" or 4" material and the nail will not be exposed to the elements, the 16d framing nail should be used.

The 16d galvanized nail, Figure 3, should be used wherever there is 2" or 4" material that will be exposed to the elements. If you are working from a pre-cut kit, there are 16d galvanized nails included for 2" Fascia & Shadow trim.

The 6d galvanized nail, Figure 4, should be used for the siding and 1" trim. Wherever there is 1" material that will be exposed to the elements, the 6d galvanized nail should be used.

The roofing screws, Figure 5, are used to apply the metal roofing and should match your roof color. The longer of the two roofing screws should be used for the ridge cap. The 1/4" nut driver, Figure 6, is the driver necessary for the roofing screws.

The #2 3/4" square drive screw, Figure 7, should be used for window hinges. The #2 2 1/2" square drive screw, Figure 8, should be used for the door hinges. The #2 drive, Figure 9, is the drive bit necessary for the window and door hinge screws.

The 6" Window hook, Figure 10, is used to hook your windows up. The window hook is secured to the window hook eye, Figure 11, when open.

**NOTE:** A nail's strength is based on its length and diameter. Based on a number of variables, including moisture content and material type, use our nailing recommendations as a guide only.



Figure 1



16d Framing Nail

Figure 2



16d Galvanized Nail Figure 3



6d Galvanized Nail Figure 4



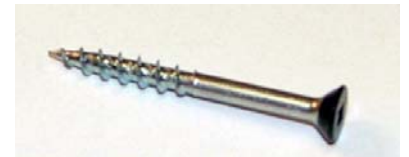
Roofing Screws Figure 5



3/4" Nut Driver Figure 6



#2 3/4" square drive window hinge Figure 7



#2 2 1/2" square drive door hinge Figure 8



#2 drive Figure 9



6" Window Hook Figure 10



Window Hook Eye Figure 11