



12x30 Xylia

Call **Toll-FREE: 1.866.297.3760**

The word "Xylia" is Greek, meaning "of the woods." With an upgrade to a fully insulated interior and the addition of a heat source this cottage can ultimately be your year-round country retreat or even a cozy Tiny House for living.

The Xylia is available as step-by-step DIY plans, as a Pre-Cut Kit, and also Fully Assembled. This makes the options for customization abundant. The addition of partitions will turn this building from an open floor plan to a one bedroom, one bath cottage with a cozy living/kitchen area. A composting toilet and solar camp package will give you the amenities of home, while allowing you remain "off the grid" in your country-living Tiny Home.

Included with Kit: *All Fastening Hardware
*Step-by-Step Plans

Specifications

Square Footage: 360 sq/ft

Overall Dimensions: 11'6" H x 13'2" W x 31'2" L

Recommended Foundation: 8"-12" of Crushed Gravel

Floor: Two 6x6x30' Rough Sawn Hemlock Skids
2x6 Rough Sawn Hemlock Floor Joists 24" on Center
3/4" CDX Plywood Flooring

Walls: 4x4 Hemlock Post and Beam
Wall Height Front-60" Rear-76"

Doors: Single 3-0 x 6-8 JCS-Built Pine Door

Windows: Two 3x2 Eight-Lite Hinged Barn Sash
Two 4x2 Ten-Lite Hinged Barn Sash
One Stained Glass Roundel

Siding: 1" Rough Sawn Pine Board & Batten

Trim: Rough Sawn Pine 2x8 Fascia and 2x4 Shadow
1" Rough Sawn Pine Trim: Corners, Door, & Window

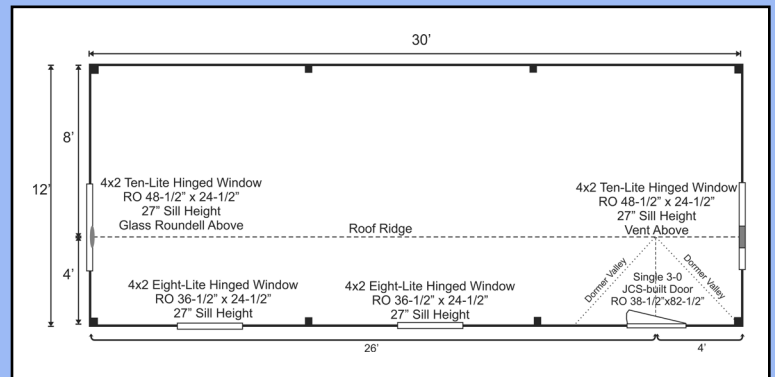
Roof: 2x6 Rough Sawn Hemlock Rafters 24" on center
12/12 Front & Dormer Pitch, 4/12 Rear Pitch
Corrugated Metal Roofing: 29g Color: Evergreen

Wood Louvered Vent

Kit Weight: 9800 lbs

Shipping Cube Size: 42"W x 36"H x 144"L
42"W x 48"H x 192"L

Assembly Time: 2 people, 40 hours



Additional Options

- Composting Toilet
- Plumbing Package *Plumbing for: fresh water in, waste water out, one toilet, one bathroom sink, pressure tank and electric hot water heater*
- 3x2 Insulated Window with Screen
- 4x2 Insulated Sliding Window with Screen
- 3-0 Nine-Lite Insulated Steel Door

Plans

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.

Pre-Cut Kit

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client-prepared, truck accessible site in one piece. The building is set and leveled by our delivery crew and ready to use when we leave your site. Due to road restrictions, fully assembled models are available in the northeastern United States only.