

12x16 Xylia

Call Toll-FREE: (866) 297-3760

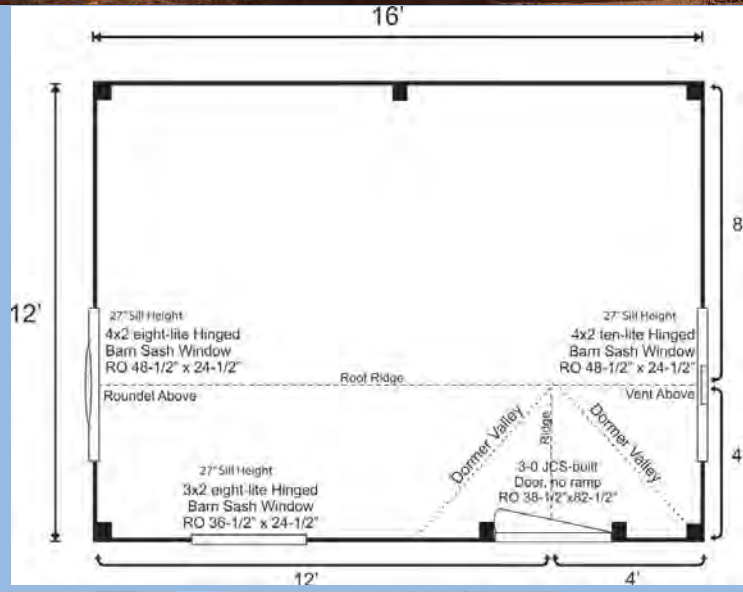
The word "Xylia" is Greek, meaning "of the woods." With an upgrade to a fully insulated interior and the addition of a heat source this cottage can ultimately be your year-round country retreat or even a cozy Tiny House for living.

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:** 192 sq/ft
- Overall Dimensions:** 10'6" H x 13'2" W x 17'2" L
- Recommended Foundation:** 6"-8" of Crushed Gravel
- Floor:** Two 6x6x16' Hemlock Skids
2x6 Rough Sawn Hemlock Floor Joists, 24" on center
3/4" CDX Plywood Flooring
- Walls:** 4x4 Hemlock Post and Beam
Wall Heights: Front 60" Rear 76"
- Doors:** Single 3-0 JCS-built rough sawn Pine Door, no window, no ramp
- Windows:** One 3x2 eight-light Hinged Barn Sash
Two 4x2 ten-light Hinged Barn Sash
One Hand-blown Artisan Glass Roundel
- Siding:** 1" Rough Sawn Pine Board & Batten
1" Rough Sawn Pine Trim includes Corner Boards, Door, & Window Trim
Rough Sawn Pine Fascia & Shadow Trim
- Roof:** 2x6 Rough Sawn Hemlock Rafters 24" on center
12/12 Front Roof Pitch, 4/12 Rear Roof Pitch
Dormer with aluminum valley flashing; 12/12 Dormer Pitch
1x4 Roof Strapping 20" on center
Metal Roofing: 29g Corrugated: Evergreen
- Wood Louvered Vent**
- Kit Weight:** 5300 lbs
- Shipping Cube Size:** 42"x60"x192"
- Assembly Time:** 2 People 30 hours



Models pictured reflect many client upgrades and modifications. Call a Cottage Associate at (866) 297 3760 for more

Additional Options

- Partitions
- 6" Roof flashing for wood stove
- Composting Toilet
- Plumbing Package

(Plumbing Pkg: Fresh water in, waste water out, plumbing for one toilet and one bathroom sink (sink/toilet sold separately), pressure tank and electric hot water heater)

Four Season w/Finished Wood Interior

Complete Kit

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows and doors are included as well as the step-by-step DIY plans. The kit is geared to a do-it-yourself homeowner with a basic knowledge of carpentry. Please note: this kit is currently in trial stages and discrepancies may exist. Please contact our office to inform of any inconsistencies.

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.