



12x16 Xylia Material 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.



12x16 Xylia Millwork

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



12x20 Xylia Material List

Floor- Hemlock

5-2x6x16' Skids & Rim Joists
21-2x6x12' Skids & Joists
4-2x6x10' Joist Blocking

Interior-Pine

1-1x12x12'
2-1x12x10'
1-1x12x8'
1-1x6x4'

Walls-Hemlock

1-4x4x16' Beam
2-4x4x14' Door Posts & Beam
5-4x4x12' Posts & Beam
3-4x4x10' Angle Braces & Posts
3-2x4x12' Wall Nailers
5-2x4x10' Wall Nailers
1-2x4x8' Blocking

Siding-Pine

1-1x12x14'
9-1x12x12'
11-1x12x10'
27-1x12x8'
1-1x10x14'
2-1x10x10'
2-1x10x8'
1-1x8x12'
1-1x8x10'
1-2x8x14'-Rip to 3/4" for Battens
2-2x8x10'-Rip to 3/4" for Battens
4-2x8x8'-Rip to 3/4" for Battens

Roof-Hemlock

1-2x6x14' Rafters
4-2x6x12' Rafters
11-2x6x10' Rafters
2-2x6x8' Valley Rafters
1-1x12x12' Dormer Sheathing-PINE
2-1x12x8' Dormer Sheathing-PINE
1-1x8x14' Ridge
1-1x8x10' Ridge
1-1x8x8' Dormer Sheathing-PINE
4-1x6x10' Collar Ties
7-1x4x12' Roof Strapping
11-1x4x10' Roof Strapping
12-1x4x8' Roof Strapping

Trim-Pine

2-2x8x14' Fascia
1-2x8x12' Fascia
2-2x8x10' Fascia
2-2x4x14' Shadow
1-2x4x12' Shadow
3-2x4x10' Shadow
1-1x8x10' Rear Fascia
1-1x7x4' Kick Plate
3-1x4x14' Corner Trim
2-1x4x12' Shadow & Corner Trim
4-1x4x10' Window Trim
5-1x4x8' Door & Window Trim
1-1x10x10' Rip to 1x5 Door Casing
1-1x6x10' Rip to 3" Window Stops
2-1x6x8' Rip to 3" Window Stops
1-1x4x10' Rip to 2" for Door Stops

Temp Bracing/ Extra Lumber

3-1x4x14' Bracing
2-1x4x12' Bracing
1-2x4x12' Hemlock
1-1x12x12' Pine
1-2x8x12' Pine



12x20 Xylia Mill Work and Hardware

Millwork

1- JCS Door-B- 2"x36"x80.5"
2-4x2 Ten Light Barn Sash Windows- 48x24"
2-3x2 eight Light Barn Sash Windows-36x24
18" Hand-blown Glass Roundell
12" Wood Louvered Vent
16"Vent Batten

Additional Lumber

8-3/4" x4x8 CDX Plywood

Hardware

8bs-16D Framing Nails
5lbs-16D HDG Hand Nails
10lbs-8D HDG Hand Nails
4lbs-6D HDG Hand Nails
400-Roofing Screws
40-Door Hinge Screws-Black
1-1/4" Hex Bit
1-#2 Square Drive Bit

3-8" Black Door Hinges
1-Thumb Latch Black

12- Window Hinges-Black
40-Window Hinge Screws
4-Window Hooks
8- Window Hook Eyelets

Suggested Tools

Skill Saw or Hand saw Saw-z-all or chain saw
Hammer
Nail puller (cats paw or crow bar)
25' tape measure Chalk line Extension Cord Tin
Snips
Staple gun
Pencil
Speed Square Four-foot level Cordless Drill
1/4" drive bit for drill
#2 Phillips
#3 Square Drive Razor Knife Chisel
8' Ladder
Extra Helpers

Corrugated Roofing

7 Pieces of roofing @ 107"
13 Pieces of roofing @ 75"
4 Pieces of Roofing @23"
2 Pieces of Ridge Cap @ 126"
1 Piece of Ridge Cap @58"
1 Piece of Ridge Cap @28"



12x24 Xylia Material List

Floor- Hemlock

8-2x6x16'- Skids
2-2x6x14'-Rim Joists
19-2x6x12- Joists/ Rim Joists
8-2x6x8' Skids

Walls-Hemlock

2-4x4x14' Posts
10-4x4x12' Posts /Beams/ Angle Braces
2-4x4x10' Beams
2-4x4x8' Beams
1-2x4x12' Nailers
5-2x4x10' Nailers/Window Framing
4--2x4x8' Nailers

Roof-Hemlock

1-2x6x14' Rafters
8-2x6x12' Rafters
13-2x6x10' Rafters
1-1x12x12' Dormer Sheathing
2-1x12x8' Dormer Sheathing
1-1x8x16' Ridge
1-1x8x12' Ridge
5-1x6x12' Collar Ties
9-1x4x14' Roof Strapping
2-1x4x12' Roof Strapping
7-1x4x10' Roof Strapping

Temp Bracing/ Extra Lumber

1-1x4x14' Bracing
5-1x4x12' Bracing
1-2x4x12' Hemlock
1-2x6x12'
1-2x8x12'
1-2x8x10- Rip for battens

Interior-Pine

4-1x12x10'

Siding-Pine

9-1x12x12'
13-1x12x10'
29-1x12x8'
1-1x10x14'
2-1x10x10'
2-1x10x8'
1-1x8x12'
1-1x6x8'
2-2x8x14-Rip to 3/4" for Battens
5-2x8x8' Rip to 3/4" for Battens

Trim-Pine

2-2x8x14' Fascia
1-2x8x12' Fascia
2-2x8x10' Fascia
2-2x8x8' Fascia
1-2x4x16' Shadow
3-2x4x14' Shadow
1-2x4x12' Shadow
2-2x4x10' Shadow
2-1x4x14' Corner /Window/Door Trim
5-1x4x12' Corner /Window/Door Trim
4-1x4x10' Corner /Window/Door Trim
3-1x4x8' Corner /Window/Door Trim
1-1x10x10' Rip to 1x5 Door Casing
2-1x6x12' Rip to 1x3 Window Stops
1-1x4x10' Rip to 1x2 Door Stops



12x24 Xylia Mill Work and Hardware

Millwork

1- JCS Vermont Cottage Door- 2" x36"x80.5"
2-4x2 Ten Light Barn Sash Windows- 48x24"
2-3x2 Eight Light Barn Sash Windows-36x24"
18" Hand-blown Glass Roundell
12" Wood Louvered Vent
16"Vent Batten

Additional Lumber

9-3/4" x4x8 CDX Plywood

Hardware

10lbs-16D Framing Nails
5lbs-16D Galv Nails for trim
10lbs-8D HDG Hand Nails
4lbs-6D HDG Hand Nails-Galv

700-Roofing Screws
40-Door Hinge Screws-Black
1-1/4" Hex Bit
1-#2 Square Drive Bit

3-8" Black Door Hinges
1-Turn Latch Black

12- Window Hinges-Black
40-Window Hinge Screws
4-Window Hooks & Eyes
3- 8" Black Door Hinges
1- Black Turn Latch

Suggested Tools

Skill Saw or Hand saw Saw-z-all or chain saw
Hammer
Nail puller (cats paw or crow bar)
25' tape measure Chalk line Extension Cord Tin
Snips
Staple gun
Pencil
Speed Square Four-foot level Cordless Drill
1/4" drive bit for drill
#2 Phillips
#3 Square Drive Razor Knife Chisel
8' Ladder
Extra Helpers

Corrugated Roofing

9 Pieces of roofing @ 107"
6 Pieces of roofing @ 75"
4 Pieces of Roofing @71"
4 Pieces of Roofing @23"
2 Pieces of Ridge Cap @ 126"
1 Piece of Ridge Cap @72"
1 Piece of Ridge Cap @56"



12x30 Xylia Material List

Floor- Hemlock

8-2x6x16' Skids & Rim Joists
8-2x6x14' Skids & Rim Joists
24-2x6x12' Skids & Joists

Walls-Hemlock

1-4x4x16' Beam
7-4x4x12'-Posts& Beams & Angle Braces
5-4x4x10' Posts & Beams
1-4x4x8' Angle Braces
1-2x4x14' Door Studs
3-2x4x12' Nailers
7-2x4x10' Nailers
2-2x4x8' Blocking & Window Headers

Roof-Hemlock

1-2x6x14' Rafters
9-2x6x12' Rafters
16-2x6x10' Rafters
1-1x12x14' Dormer Sheathing
2-1x12x8' Dormer Sheathing
1-1x8x16' Ridge
1-1x8x10' Ridge
7-1x6x10' Collar Ties
1-1x4x14' Roof Strapping
9-1x4x12' Roof Strapping
9-1x4x10' Roof Strapping
10-1x4x8' Roof Strapping

Temp Bracing/ Extra Lumber

1-1x4x16' Bracing
5-1x4x12' Bracing
1-2x4x12' Hemlock
1-1x12x12' Pine
1-2x8x12' Pine
1-2x8x12'-Pine-Rip for battens

Interior-Pine

4-1x12x10'

Siding-Pine

1-1x12x14'
11-1x12x12'
13-1x12x10'
37-1x12x8'
1-1x10x14'
4-1x10x10'
1-1x8x10'
1x6x3'
2-2x8x14'-Rip to 3/4" for Battens
4-2x8x10'-Rip to 3/4" for Battens
5-2x8x8'-Rip to 3/4" for Battens

Trim-Pine

2-2x8x14' Fascia
3-2x8x12' Fascia
2-2x8x10' Fascia
2-2x4x14' Shadow
1-2x4x12' Shadow
3-2x4x10' Shadow
1-1x7x4' Kick Plate
4-1x4x14' Corner /Window/Door Trim
4-1x4x12' Corner /Window/Door Trim
4-1x4x8' Corner /Window/Door Trim
1-1x10x14' Rip to 1x5 Door Casing
2-1x3x12' Window Stops
1-1x2x14' Door Stops

Interior-Pine

1-1x12x12'
2-1x12x10'
1-1x12x8'
1-1x6x2'



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18" Hand-blown Glass Roundell
12" Wood Louvered Vent
16"Vent Batten

Additional Lumber

12-3/4" x4x8 CDX Plywood

Hardware

10lbs-16D Framing Nails
5lbs-16D Galv Nails for trim
15lbs-8D HDG Hand Nails
6lbs-6D HDG Hand Nails-Galv

600-Roofing Screws
40-Door Hinge Screws-Black
1-1/4" Hex Bit
1-#2 Square Drive Bit

3-8" Black Door Hinges
1-Thumb Latch Black

12- Window Hinges-Black
40-Window Hinge Screws
4-Window Hooks
8- Window Hook Eyelets

Suggested Tools

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8' Ladder
Extra Helpers

Corrugated Roofing

10 Pieces of roofing @ 107"
10 Pieces of roofing @ 75"
4 Pieces of Roofing @71"
4 Pieces of Roofing @23"
3 Pieces of Ridge Cap @ 126"
1 Piece of Ridge Cap @56"
1 Piece of Ridge Cap @42"