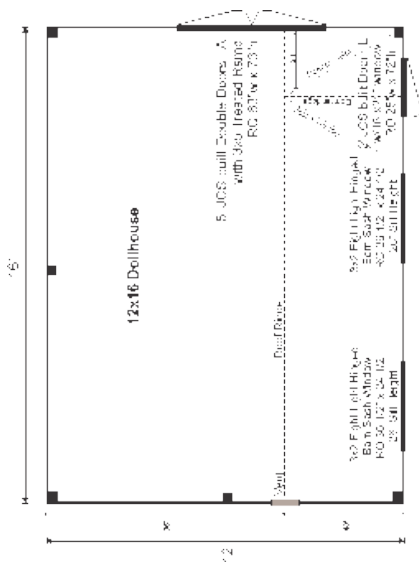


# FULLY ASSEMBLED



The darling Dollhouse entices our customers who are looking for a garden shed or playhouse with a dash of sophistication. The steep dormer above the single door and barn sash windows create an inviting space for all.



## FULLY ASSEMBLED:

A weather tight shell. Specifications are the same as a PCK. Fully assembled prefabricated sheds and cottage buildings deliver exclusively to the northeast USA.

## EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- All Fastening Hardware Included

Configure Yours at

[WWW.JAMAICACOTTAGESHOP.COM](http://WWW.JAMAICACOTTAGESHOP.COM)

# 12X16 DOLLHOUSE

STORAGE SOLUTIONS



## 12X16 DOLLHOUSE FULLY ASSEMBLED

Base Area: 192 sq. ft.  
 Total Interior Area: 192 sq. ft.  
 Recommended Foundation:  
 6–8" Crushed Gravel  
 Overall Dimensions: 10'6" H  
 x 17'2" W x 13'2" D  
 Estimated Weight: 5300 lbs

### Floor System

2 (qty) 6x6x16' Hemlock Skids  
 2"x6" rough sawn Hemlock Joists 24" On Center  
 3/4" CDX Plywood Floor Decking  
 Floor Weight Rating: 25 lbs/sq. ft.

### Walls

4"x4" Hemlock Post and Beam Wall Framing  
 Wall Height: 60" Dormer Wall Height: 60"  
 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: Front: 12/12 Rear: 6/12 Dormer: 24/12  
 2"x6" rough sawn Hemlock Rafters 24" On Center

The fully assembled unit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, windows and doors. Note: Pictures may reflect client upgrades and modifications that do not come standard.

1"x6" rough sawn Hemlock Exposed Collar Ties  
 1"x4" rough sawn Hemlock Strapping 20" On Center  
 Corrugated 29g Metal Roofing, Color: Evergreen  
 Aluminum Valley Flashing

### Doors & Windows:

Doors: 1 (qty) 2-0 JCS-built 2" Thick rough sawn Pine Single Door with 16"x21" Fixed Window, no ramp, 1 (qty) 5-0 JCS-built 2" Thick rough sawn Pine Double Doors w/ 3x5 Pressure Treated Ramp  
 Windows: 2 (qty) 3'x2' eight-lite Hinged Barn Sash Window

### Additional Features

1 (qty) Wood Louvered Vent

### Delivery & Logistics Information

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

DOLL.12X16.FA

STORAGE SOLUTIONS

