

FRAME ONLY

Pre-Cut Kit

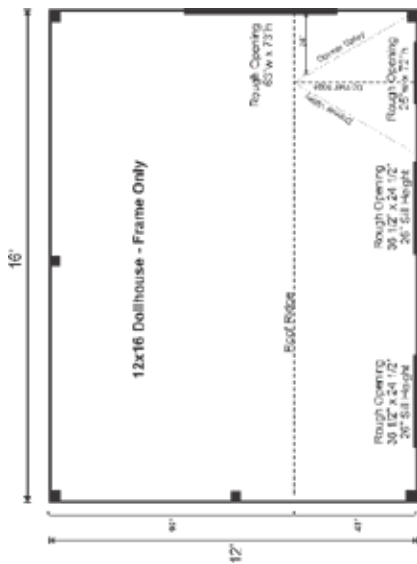
12X16 DOLLHOUSE

STORAGE SOLUTIONS

STORAGE SOLUTIONS



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.



FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

EVERY KIT INCLUDES

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

12X16 DOLLHOUSE FRAME ONLY PRE-CUT KIT

- Base Area: 192 sq. ft.
- Total Interior Area: 192 sq. ft.
- Recommended Foundation:
4-6" Crushed Gravel
- Overall Dimensions:
10'6"H x 16'W x 12'D
- Estimated Weight: 3200 lbs

Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" rough sawn Hemlock
Joists 24" On Center

Walls

- 4"x4" Hemlock Post and
Beam Wall Framing
- Wall Height: 60" Dormer
- Wall Height: 60"

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

- Gable Roof Style
- Roof Pitch: Front 12/12; Rear
6/12 Dormer: 24 /12
- 2"x6" rough sawn Hemlock
Rafters 24" On Center
- 1"x6" rough sawn Hemlock
Exposed Collar Ties

Rough Openings:

- 1 (qty) 25"W x 72"H Rough Opening
for Door, 1 (qty) 63"W x 73"H Rough
Opening for Double Door
- 2 (qty) 2'x2' Rough
Opening for Window

Assembly & Logistics Information

- Estimated Assembly Time:
Two People: 20 hrs
- Estimated Shipping Cube Sizes
Cube 1: 42"x32"x192"

DOLL.12X16.FPCK