

# COMPLETE Pre-Cut Kit

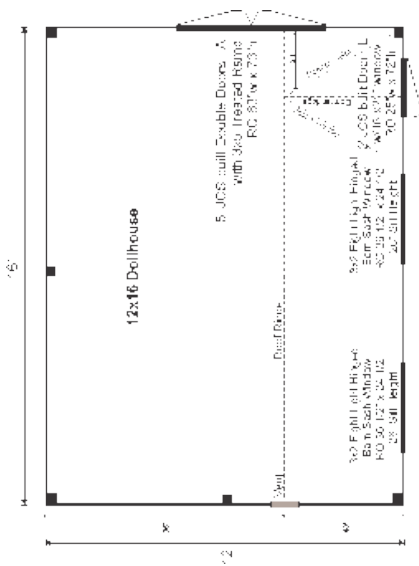
# 12X16 DOLLHOUSE

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.



Cube 1: 42"x58"x144" Cube 2: 42"x60"x196"

## 12X16 DOLLHOUSE COMPLETE PRE-CUT KIT

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

The complete pre-cut kit includes hemlock framing, pine board and batten siding, floor decking, corrugated metal roof, pine door and barn sash windows. Note: Pictures may reflect client upgrades and modifications that do not come standard.

2"x6" rough sawn Hemlock  
Rafters 24" On Center

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

### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 26 hrs

Estimated Shipping Cube Sizes

DOLL.12X16.PCK

## COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

## EVERY KIT INCLUDES

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

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

©2021 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com