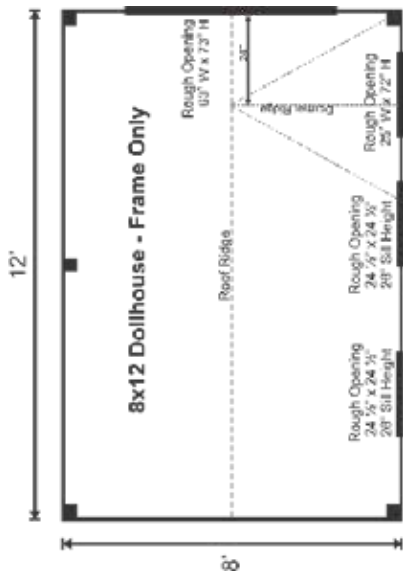


# FRAME ONLY

Pre-Cut Kit



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

# 8X12 DOLLHOUSE

STORAGE SOLUTIONS



## 8X12 DOLLHOUSE FRAME ONLY PRE-CUT KIT

Base Area: 96 sq. ft.

Total Interior Area: 96 sq. ft.

Recommended Foundation:  
4–6" Crushed Gravel

Overall Dimensions:  
10'6"H x 12'W x 8'D

Estimated Weight: 2300 lbs

### Floor System

2 (qty) 4x6x12' 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: 12/12 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: 14 hrs

Estimated Shipping Cube Sizes  
Cube 1: 42"x26"x144"

DOLL.8X12.FPCK

STORAGE SOLUTIONS

