

3-SEASON Pre-Cut Kit

12X12 DOLLHOUSE

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The darling Dollhouse would make Queen Victoria proud. The steep dormer above the single door and barn sash windows create an inviting space. Take the design to the next level with a cedar shingle roof upgrade.



12X12 DOLLHOUSE 3-SEASON PRE-CUT KIT

Base Area: 144 sq. ft.

Total Interior Area: 144 sq. ft.

Recommended Foundation:
6-8" Crushed Gravel

Overall Dimensions: 10'6"H
x 13'2"W x 13'2"D

Estimated Weight: 4700 lbs

Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- ¾" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5½" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 60" Dormer Wall Height: 60"
- Wall Vapor Barrier
- 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: 6/12 Dormer: 24/12

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. 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" rough sawn Solid Barn
Board Roof Sheathing

Roof Vapor Barrier

Corrugated 29g Metal Roofing,
Color: Evergreen

Aluminum Valley Flashing

Doors & Windows:

Doors: 1 (qty) 3-0 JCS-built 2" Thick
rough sawn Pine Single Door with
16"x21" Fixed Window, no ramp

Windows: 2 (qty) 2'x2' six-lite
Hinged Barn Sash Window

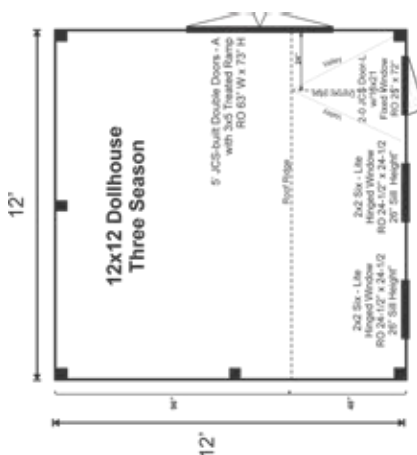
Assembly & Logistics Information

Estimated Assembly Time:
Two People: 42 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x58"x144" Cube 2:
42"x60"x196" Cube 3: 42"x16"x192"

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3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

EVERY KIT INCLUDES

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

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