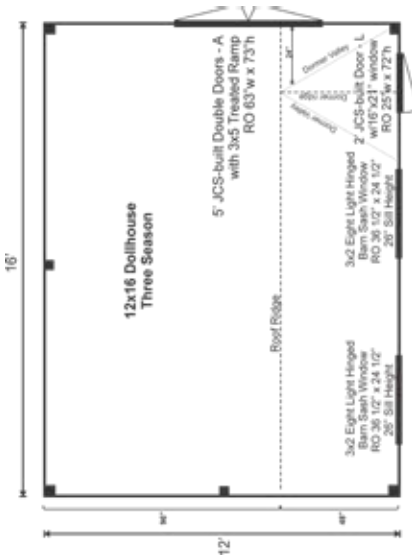


3-SEASON Pre-Cut Kit



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.



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

Configure Yours at

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12X16 DOLLHOUSE

LIVING SOLUTIONS

LIVING SOLUTIONS



12X16 DOLLHOUSE 3-SEASON 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: 5600 lbs

Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5/2" 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) 3'x2' eight-lite Hinged Barn Sash Window

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 48 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x44"x196" Cube 2: 42"x16"x120" Cube 3: 42"x16"x192"

DOLLL.12X16.3SPCK