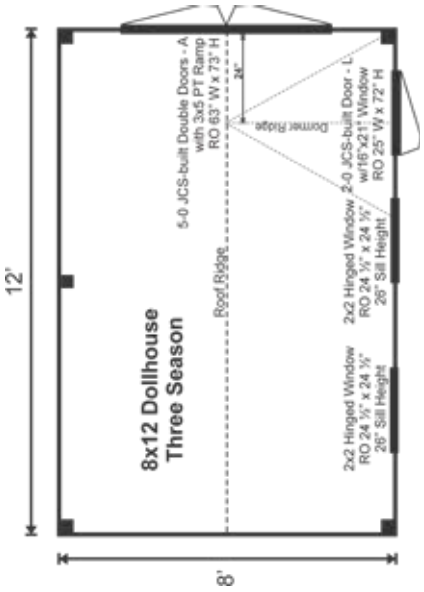
3-SEASON
Pre-Cut Kit

8X12 DOLLHOUSE

LIVING SOLUTIONS

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
WWW.JAMAICACOTTAGESHOP.COM

8X12 DOLLHOUSE 3-SEASON PRE-CUT KIT

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.

Base Area: 96 sq. ft.

Total Interior Area: 96 sq. ft.

Recommended Foundation:
4–6" Crushed Gravel

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

Estimated Weight: 3900 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

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: 31 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x50"x144" Cube 2: 42"x16"x192"

DOLLL.8X12.3SPCK

©2020 Jamaica Cottage Shop, Inc. • 1-802-210-1249 • www.JamaicaCottageShop.com