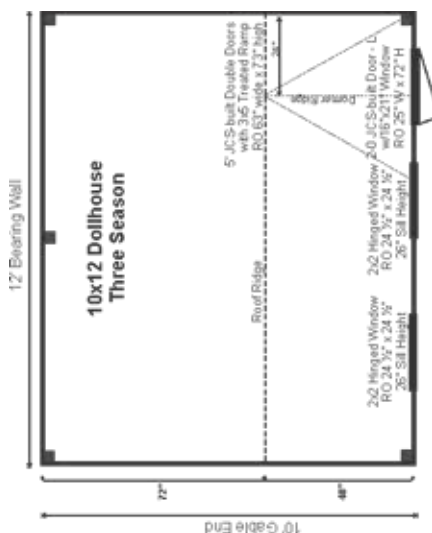


# 3-SEASON Pre-Cut Kit



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

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

# 10X12 DOLLHOUSE



## 10X12 DOLLHOUSE 3-SEASON PRE-CUT KIT

Base Area: 120 sq. ft.

Total Interior Area: 120 sq. ft.

Recommended Foundation:  
6–8" Crushed Gravel

Overall Dimensions: 10'6"H  
x 13'2"W x 11'2"D

Estimated Weight: 4600 lbs

### Floor System

- 2 (qty) 4x6x12' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)

Under Deck Sheathing: " 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

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.

Roof Pitch: 12/12 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: 38 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x34"x144" Cube 2:

42"x30"x144" Cube 3: 42"x16"x192"

DOLLL10X12.3SPCK