

4-SEASON Pre-Cut Kit

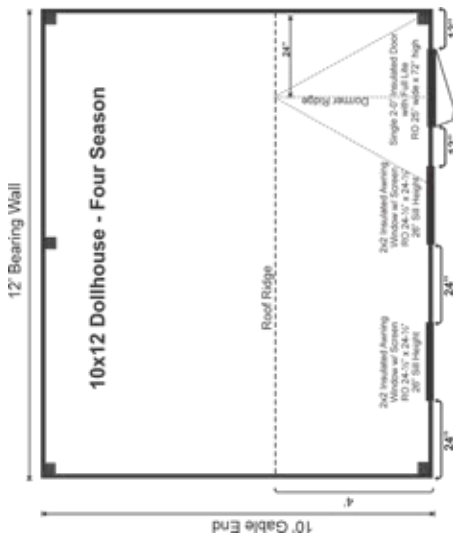


The darling Dollhouse would make Queen Victoria proud. The steep dormer above the single door and barn sash windows create an inviting space. Take the design to the next level with a cedar shingle roof upgrade.

10X12 DOLLHOUSE

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10X12 DOLLHOUSE 4-SEASON PRE-CUT KIT

Base Area: 120 sq. ft.

Total Interior Area: 120 sq. ft.

Recommended Foundation:
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 11'2"D
Estimated Weight: 6900 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: "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
Foil Backed Rigid Foam Insulation (R13)
Shiplap Pine Interior Sheathing
Siding: 1" rough sawn Pine Board & Batten
1" rough sawn Pine Corner, Door & Window
Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. 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" Kiln Dried Spruce Rafters 24" On Center
1"x6" Kiln Dried Spruce Exposed Collar Ties
1" rough sawn Solid Barn Board Roof Sheathing
Roof Vapor Barrier
5½" Fiberglass Insulation (R21)
Shiplap Pine Interior Ceiling Sheathing
Corrugated 29g Metal Roofing,
Color: Evergreen
Aluminum Valley Flashing

Door & Windows:

Door: 1 (qty) 2-0 full-lite Insulated Steel Door with Keyed Lever Locking Hardware
Windows: 2 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen

Assembly & Logistics Information

Estimated Assembly Time: Two People: 49 hrs
Estimated Shipping Cube Sizes
Cube 1: 42"x34"x144" Cube 2: 42"x30"x144"
Cube 2: 42"x16"x192" Cube 4: 42"x48"x192"

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4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

EVERY KIT INCLUDES

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

Configure Yours at

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