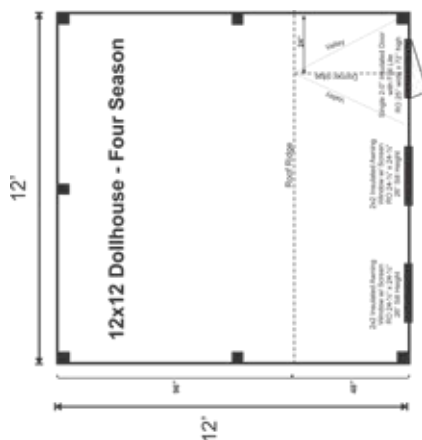


# 4-SEASON Pre-Cut Kit



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.



## 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

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

# 12X12 DOLLHOUSE

LIVING  
SOLUTIONS



## 12X12 DOLLHOUSE 4-SEASON PRE-CUT KIT

Base Area: 144 sq. ft.

Total Interior Area: 144 sq. ft.

Recommended Foundation:  
8-10" Crushed Gravel

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

Estimated Weight: 7100 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
- 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: Front: 12/12 Rear: 6/12 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
- 5 1/2" 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: 54 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x58"x144" Cube 2: 42"x60"x196"
- Cube 2: 42"x16"x192" Cube 4: 42"x48"x192"

DOLLL.12X12.4SPCK

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