



8x12 Dollhouse

Call toll-free: 1.866.297.3760

This adorable 8x12 Dollhouse is a beautiful playhouse with an overall height of ten feet. It can be converted to a very attractive storage shed when the kids out grow it. Reminiscent of old Victorian houses, the steep rooflines and graceful dormer add a fresh style to boring backyard sheds. The two 2x2 opening windows fill the 96 square feet with lots of light making this quaint little cottage irresistible for the kid inside us all. The single door in the dormer is complemented with large double doors on the gable end allowing bulky items to fit in the shelter.

Hand made in Vermont, from native rough sawn hemlock and pine lumber, the pre-cut lumber package includes all fastening hardware, roofing, and step-by-step plans. Rugged post and beam techniques passed down through the centuries are applied to pre cut and notch this kit into a sturdy picturesque house reminiscent of old New England. Designed for the beginner to beginner carpenter the kit pieces are color coded, part numbered and detailed in an exploded view.

The pre-cut kit will be delivered curbside by common carrier. It is recommended to have helpers on hand to unload. Basic carpentry tools are required; the kit is geared to beginner carpentry skills. Technical support is provided via our toll free support line. Step by step plans may be purchased separately. Pictures of client-modified kits do not depict option A designs and may contain windows, doors, siding or hardware not included in the pre-cut kit.

- Included in the Kit:**
- All Fastening Hardware
 - Step-by-Step Plans

Specifications:

Overall Height: 10'6"

Recommended Foundation: 3"-4" crushed gravel

Floor: 4x6 Hemlock skids
2x6 24" on center floor joists
3/4" CDX Plywood

Walls: 4x4 post and beam wall framing
2x6 rough hemlock exposed collar ties
60" Wall height
Wood louvered vent in right gable

Door: Single 2'-8" x 72" Tall JCS built 1" thick pine door

Roof: 2x6 rafters 24" on center
1x4 strapping 20" on center
12/12 pitch gable roof
24/12 pitch dormer
5" matching overhangs on all 4 sides
Green corrugated metal roofing

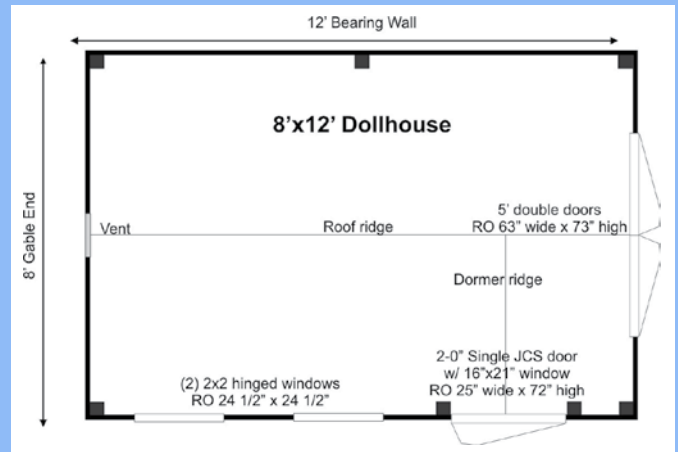
Siding: 1" thick board and batten siding
1" rough sawn pine trim includes corner boards and shadow boards
2" rough sawn pine trim for fascia, no soffit

Windows: Two 2x2 hinged barn sash windows opening out
16"x21" four light fixed window in door

Kit Weight: 3,300 lbs

Shipping Cube Size: 48" W x 45" H x 144" L

Assembly Time: Two People Twenty Hours



Plans \$50.00

Complete Kit \$4,978

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry.