



12 x 16 Dollhouse

Call Toll-FREE: 1-866-297-3760

This 12x16 Dollhouse is reminiscent of old Victorian houses. The steep rooflines and graceful dormer add a fresh style to boring backyard sheds. The two 2x3 opening windows fill the 192 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.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability. New England weather can really put a wood garden shed or cottage to the test, and Jamaica Cottage Shop's products have proven to stand the test of time.

Specifications:

Square Footage: 192 sq ft

Overall Dimensions: 13'2" W x 17'2" L x 10' 6" H

Foundation Recommendation:

6"-8" Crushed Gravel

Floor: Two 6x6x16 Hemlock Skids

2x6 Hemlock Floor Framing 24" on center
3/4" CDX Plywood Flooring

Walls: 4x4 Post & Beam Wall Framing

60" Wall Height

Doors: Single 2-0 JCS-Built Door w/ 16x21 Window

3x5 Treated Ramp
5' JCS built double doors

Siding: 1x12 Pine Board and Batten siding

1" Rough Sawn Pine Corner Boards, Door & Window Trim
2" Rough Sawn Pine Trim for Fascia & Shadow

Windows: Two 3x2 Hinged Barn Sash Windows

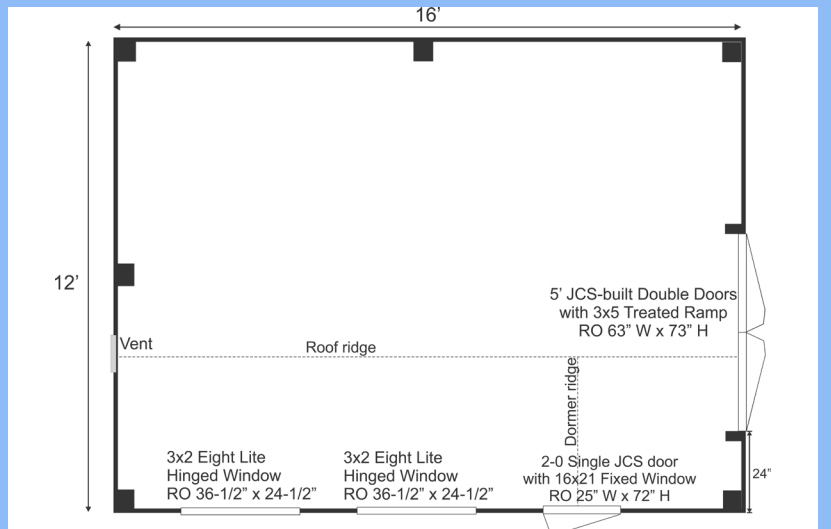
Roof: 2x6 Rafters 24" on center

1x4 Strapping 20" on center
12/12 Front Gable Roof Pitch
6/12 Rear Gable Roof Pitch
24/12 Dormer Roof Pitch
29 Gauge Evergreen Corrugated Metal Roofing

Weight: 4,800 lb

Kit Shipping Cube Size: 42" x 48" 192"

Kit Assembly Time: Two People, 26 hours



Fully Assembled \$7,289

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client prepared, truck accessible site in one piece. The building is set and leveled by our delivery crew and ready to use when we leave your site. Due to road restrictions, fully assembled models are available in the northeastern United States only.

Plans \$50.00

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.