

Congratulations on your purchase of a Batrie Dollhouse. Your dollhouse has been precision made in Vermont with meticulous care by our craftpeople using only the finest quality materials. Visit us at realgoodtoys.com

This dollhouse will last for years, even generations, if heirloom care is given during assembly. Take your time and read the instructions completely before you proceed.

Check all parts and packs against the parts list before beginning construction to identify the parts and to make sure you have everything. If you need replacement parts be sure to include the exact name and measurements *taken directly from the parts list*.

Parts list: Measurements are approximate and are for identification only

Panels:

- (1) Base Floor (1/4") 47 7/8" x 23 1/2"
- (1) Second Floor (3/8") 47 7/8" x 23 1/2"
- (1) Third Floor (3/8") 47 7/8" x 23 1/2"
- (2) 1-Door Divider (3/8") 10" x 14 1/2"
- (2) 1-Door Divider (3/8") 10" x 15 7/8"
- (3) 1-Door Divider or Tower Side (3/8") 10" x 15 3/4"
- (1) Attic Partition (3/8") 8 3/4" x 15 3/16" (trapezoid)
- (1) Right Roof Top (1/4") 23 7/8" x 12 3/16"
- (1) Right Front Roof (1/4") 25 9/16" x 9 1/2" (trapezoid)
- (1) Right Side Roof (1/4") 15 1/4" x 9" (trapezoid)
- (1) Left Side Roof (1/4") 19 5/16" x 12 3/4", Beveled
- (1) Pavilion Right Roof (1/4") 19 5/16" x 13" (trapezoid)

Milled Clapboard Walls (3/8" Milled x 10" Tall):

See page 2 "Important"

- (2) Wall A 19 1/4", Window Cutout
- (4) Wall B 3 13/16", Window Cutout
- (2) Wall C 9 1/8", Window Cutout
- (1) Wall D First Floor 4 5/8"
- (1) Wall D Second Floor 3 1/4"
- (1) Wall E First Floor 20 5/8", Door & Window Cutout
- (1) Wall E Second Floor 20 5/8", 3 Window Cutouts
- (1) Wall F First Floor 4 1/16"
- (1) Wall F Second Floor 2 11/16"
- (2) Wall G 9 5/8", Window Cutout
- (1) Wall H First Floor 18 11/16", Door & Window
- (1) Wall H Second Floor 18 11/16", 2 Window Cutouts
- (1) Wall I 5 5/16", Window Cutout

Foundation:

- (2) Front/Back Foundation: (3/8") 47 5/8" x 1 15/16"
- (6) Middle/Side Foundation: (3/8") 19 1/8" x 1 15/16"
- (2) Bay Side: (3/8") 47 7/8" x 1 15/16", @ 22 1/2° ^ 45°
- (1) Bay Front: (3/8") 9 3/4" x 1 15/16", @ 22 1/2° ^ 22 1/2°

Pavilion:

- (1) Left Window Triangle (1/4") 15 1/8" base x 10" tall
- (1) Left Arch Triangle (1/4") 15 1/8" base x 10" tall
- (1) Left Front Roof (1/4") 9 1/2" x 6 3/4"
- (1) Left Roof Top (1/4") 6 7/8" @ 37° x 12 1/4"
- (1) Right Triangle (1/4") 10 1/2" base x 5 1/4" tall
- (1) Right Pavilion Left Roof (1/4") 6 1/2" x 7 7/8"
- (1) Right Pavilion Right Roof (1/4") 6 1/2" x 7 7/8"

Tower:

- (1) Tower Ceiling 16 7/8" x 6 11/16"
- (4) Tower Lower Roof 2" x 6 1/2" (trapezoid)
- (3) Tower Upper Roof 5 7/8" x 5 1/4" (trapezoid)
- (1) Tower Front Roof (same) Round Window
- (1) Tower Top 3 3/8" x 3 7/8"

Connectors:

- (10) 90°: 10"
- (8) 135°: 10"
- (4) End Cap: 10"
- (1) 1/2" Turnpost: 10"
- (2) Shingle Board Stock: (5/32 x 3/16) 10

(1) Narrow Window Pack (6 Sets) W40-K:

- (12) Stile: 5"
- (12) Sill: 1 3/16"
- (6) Plexi 1 3/16 x 4 5/8
- (6) Stool Cap 2 7/16
- (6) Pediment 2 7/16

(1) Bay Window Frame Pack (2 Sets) W31-K:

- (2) Bay Roof Block (3/4" pine) 6 1/8 x 1 1/2 @ 45°
- (4) Side Standoff (1/4" ply) 5 7/8" x 5 7/8"
- (6) Horizontal (1/4" ply) 5" x 5 7/8"
- (4) Window Liner (1/4" ply) 4 5/8" x 5 7/8"
- (6) Corbel 1/2"
- (8) Small Bracket 1/8"

(1) Double Window Pack (3 Sets) W30-K:

- (6) Stile: 5"
- (3) Stile Center: 5"
- (12) Sill: 2"
- (3) Stool Cap 5 7/8"
- (3) Pediment 5 7/8"
- (6) Plexi 2 1/8" x 4 5/8"

(3) Standard Window Packs (3 Sets Each) W12-K, Each:

- (6) Stile: 5"
- (6) Sill: 2"
- (3) Stool Cap 3 1/4"
- (3) Pediment 3 1/4"
- (3) Plexi 2 1/8" x 4 5/8"

(1) Dormer and Dormer Window Pack W22-K

- (3) Window Pediment 3 1/4"
- (3) Window Stool Cap 3 1/4"
- (6) Dormer Stile: 3 17/32"
- (6) Sill: 2"
- (3) Dormer Plexi 2 1/8" x 3 1/8"
- (4) Dormer Side 4 5/8" x 1 7/8" (triangle)
- (2) Dormer Triangle (1/4"): 4 1/4" base x 1 1/4" tall
- (2) Dormer Left Roof 2 3/4" x 2 3/4" (Beveled)
- (2) Dormer Right Roof 2 3/4" x 2 3/4" (Beveled)

(2) Door Pack D11-K, Each:

- (1) Door Panel 6 13/32" x 2 7/16"
- (2) Stile: 7 1/8"
- (1) Header 2 1/2", drilled
- (2) Jamb 1/16" x 3/16" x 6 7/16"
- (1) Threshold 2 1/2", drilled
- (1) Pediment 4 3/8", mitered
- (1) Nail 1/2"
- (1) Nail 1 1/4"

(1) Spindles Pack:

- (105) Spindle 1"
- (45) Spindle 2"
- (15) Turnpost 1 7/8"
- (3) Turnpost 2 7/8"

(2) Shingle bag

(2) Front Step Pack

Continued on next page

Parts list Continued...

Nosing Pack:

(1) Trim and Rail Pack:

- (16) 6 1/2" Rail
- (14) 5 3/16" Rail
- (4) 4 5/8" @ 45°/45° Rail
- (4) 4 1/4" Rail
- (2) 3 1/8" Rail
- (96) Eave Bracket 1/8"
- (32) Window Bracket 1/2"
- (1) Round Window
- (1) Round Plexi

(1) Stair Pack:

- (2) Stair Base 3" x 12 1/2"
- (2) Top Tread (3/32" x 5/8" pine) 3"
- (24) Tread (3/32" x 5/8" pine) 3 1/8"

(1) Banister Pack:

- (15) 1/8" Dowel: 2"
- (20) 1/8" Dowel: 2 1/2"
- (4) 7/16" Turnpost 2 7/8"
- (2) 7/16" Turnpost 3 5/16"
- (2) Banister
- (1) Top Rail, Beveled: 3"
- (1) Bottom Rail, Beveled: 4 5/16"
- (2) Rail 4 1/2"
- (2) Rail 2 1/8"

# of Pieces	Location	aproximate Length	Left Miter	Right Miter	*Length of Gluing Edge
1/4" Nosing					
1	A	13 3/32"	53°	37°	top 13 3/32"
1	B	13 3/32"	37°	53°	top 13 3/32"
1	C	6 7/8"	53°	90°	top 6 7/8"
1	D	7 7/16"	45°	45°	*6 1 1/16"
1	E	17 1/4"	90°	45°	*16 7/8"
1	F	17 1/4"	45°	90°	*16 7/8"
1	G	4	45°	45°	*3 3/8"
1	H	4 5/16"	90°	45°	*3 7/8"
1	I	4 5/16"	45°	90°	*3 7/8"
1	J	24 3/16"	90°	45°	*23 7/8"
1	K	12 1/2"	45°	90°	*12 3/16"
2	L	8"	45°	45°	top 8"
3/8" Nosing					
3	M	10 5/8"	22 1/2°	22 1/2°	*9 15/16"
4	N	5 5/8"	22 1/2°	22 1/2°	*4 7/8"
2	O	//	22 1/2°	22 1/2°L	*4 15/16"
3	P	20 3/8"	90°	22 1/2°	*20
2	Q	31 1/2"	22 1/2°	45°	*31
1	R	//	22 1/2°	45°L	*3 1/4"
1	S	19 1/2"	45°R	45°L	*19 1/2"
1	T	//	45°R	45°	*3 3/16"
1	U	12 3/8"	45°	45°	*11 1/2"
3	V	20 7/16"	45°	90°	*20

Supplies you will need:

- White glue (Aleenex[®]) for housebody construction
- Panel Cement or hot-melt glue for shingles
- Masking tape
- Fine Tooth Saw
- Nail Set or Awl
- Sandpaper: 120 grit and 320 grit
- Pencil
- 'Light' Spackle or Wood Putty
- Utility knife
- Painting Supplies

Read the instructions carefully, look at each of the illustrations.

With the parts in your hands, think the assembly through before you proceed. Arrange pieces in groups ready for assembly. Follow the instructions and assemble enough in a dry run to be sure you know ahead of time when and how each part fits. Always be sure of the parts orientation before gluing.

Assembly Notes: A large, clutter-free, well lighted work area is most helpful during assembly, and a flat work surface is essential.

Don't be stingy with glue or tape; use generous amounts (protect the counter-top with waxed paper). Always wipe off excess glue immediately (I keep a damp rag and a dry rag handy).

Check all the joints to be sure everything is tight or straight. If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Nailing: always check the inside of the joint for a crooked nail before the nail is driven all the way in.... then you can grab it with pliers if it's necessary to pull it out. Drive the last bit of the nail in with a hammer and nail set or awl to leave the nail head a little below the surface.

Make sure everything is straight and flat as the glue dries... That's the shape that will be permanent

Painting: Paint the clapboard walls prior to assembly. Use high quality semi-gloss latex enamel, sanding between coats with 320 grit aluminum oxide or silicone carbide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint edges that will be glued.

Important! You must paint the clapboard surface before anything else is done to it. Even stacking, sanding, and other handling runs the risk of lifting the grain and tearing the clapboard edge. Resist the temptation to prim the walls, just paint them

When the walls cup from the un-even moisture of painting (or room humidity), you can pre-straighten them by laying them cupped-side-down on a damp towel for a few hours. Be ready to glue them in place when they are straight enough for assembly

After assembly but before any outside details are attached, repair any defects, sand carefully **one clapboard course at a time (yes!)**, then re-paint. Sometimes a 3rd coat is necessary.

Staining the Shingles: Our assembly pro uses *Real Good Toys'* shingle dye when dying the shingles for our finished models (available through your *Real Good Toys* miniature dealer). Dye (or stain) the shingles several days ahead of time so they will be completely dry when the time comes to attach them to the roof (see the instructions included in the shingle dye).

Electrification: Many builders install the tape runs floor-by-floor as they build the house. Electrification techniques are not within the scope of these instructions - contact your electrical supplier.

If you have questions as you build your house, help is available at your local Miniature Dealer or info@realgoodtoys.com

Window Assembly

(six Narrow: W40K, three Double: W30K, nine Standard: W12K, and three Dormer: W22K)

1. Test assemble (no glue) one window set (see the parts list) before you do anything else; identify the parts, see how they fit, and see where the glue goes. Now is the time to clean and paint the window parts (before you glue anything together), but do not sand or paint the gluing surfaces. (illus. #1)

Practice holding the frame pieces face-down on the work surface and putting on the rubber-band. When you can do it every time without pieces flying, then you are ready for glue. (illus. #2)

2. Glue and rubber band together the Stiles and Sills with the Window Plexi in place. Make sure the assembly is square, and that the Sills are flush with the Stiles across the face and at the top and bottom as the glue dries. (illus. #3)

W30K: Assemble a single window, square and flush all around with a regular Stile on one side, and a Middle Stile (square in cross section with two grooves) on the other side. When the glue is dry, add on the next Sills and a second regular Stile. Make sure everything is straight! (illus. #4)

3. Glue and rubber band the Pediment and Stool Cap to the window frame. The back edge of the Pediment and Stool Cap line up with the lip of the Stiles. (illus. #5)

4. Touch-up the sanding and paint, but stay away from the Window Plexi!

5. Check the fit of the windows in the wall openings. Make sure the window sits straight. Trim the corners of the openings square if necessary for good fit. (illus #5)
Glue the windows in place only after the house-body is complete and painted.

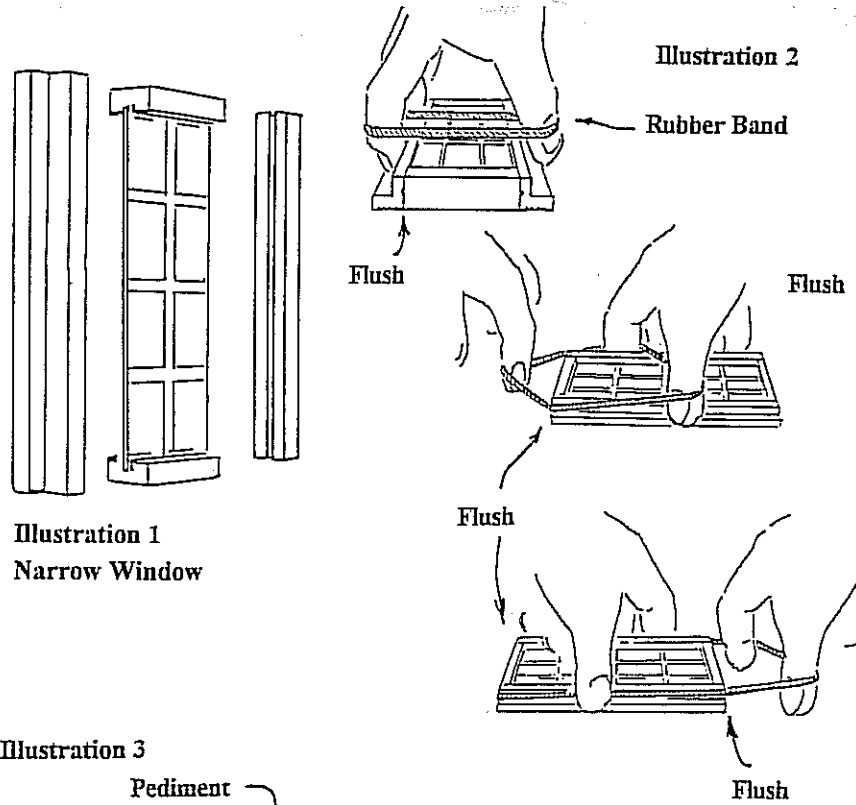
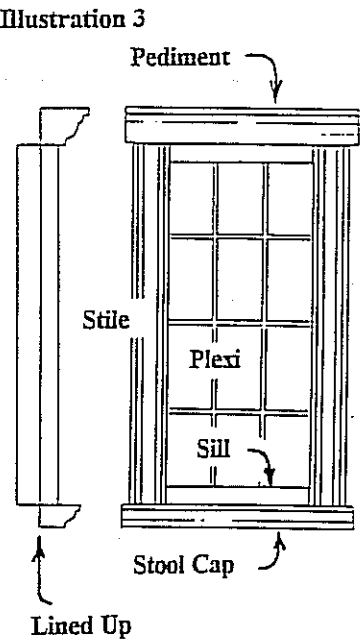


Illustration 1
Narrow Window



Lined Up

Illustration 4
W30-K Double Window

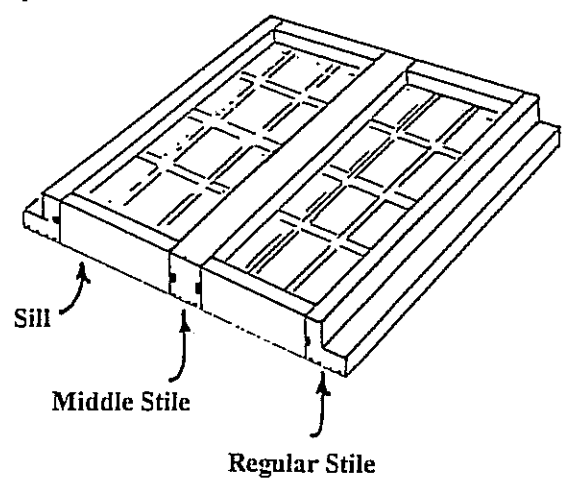
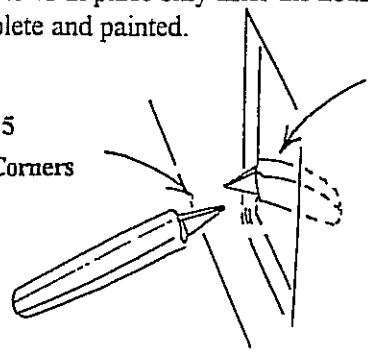


Illustration 5
Square the Corners



Door Assembly

Illustration #6 Side View

Illustration #7 (Back Showing)

1. Identify and arrange the door parts. Test assemble and practice rubber banding the Header, the Threshold, and the Stiles before gluing. Hold the Pediment in the notch of the Header to help see how the Header fits (the back of the Pediment lines up with the back of the lip on the Stiles).

NOTE: The pre-drilled hole in the Header and Threshold should be toward the right inside corner.

- 2. Apply glue to each end of both the Header and Threshold where they touch the Stiles.
- 3. Assemble the parts and wrap securely with rubber bands around each end of the frame. Lay the Door Panel in the opening to check that the assembly is square.
- 4. After the glue has dried, install the Door. The beveled edge of the Door gives clearance so the Door will not bind. Install the beveled edge on the right (the side that will get the hinging nails). Hold the Door in the frame centered side-to-side, and flush on the inside surface. Push the 1/2" Nail through the Threshold hole into the center of the Door Panel. Push the 1 1/4" Nail through the Header hole into the center of the Door Panel. (illus. #6 & #7).

NOTE: Be sure the nails are straight and go into the center of the Door to avoid splitting the Door.

- 5. Glue the Door Pediment in place.
- 6. Glue a Jamb (1/16" x 3/16" x 67/16") to the Stile touching the left face of the Door Panel while in its closed position. (illus. #8)

Install the Door after the housebody is complete and painted.

**Housebody Assembly:
the Foundation and Base Floor**

- 1. Glue and nail together the Foundation perimeter with the Long Foundations (47 5/8") overlapping the Middle Foundations (19 1/8").
- 2. Glue and nail the rest of the Middle Foundations within the Foundation Perimeter, spaced evenly (about 9 1/8" between each) (illus. #9).
- 3. Glue, tape, and nail the Base Floor to the Foundation set, spaced evenly all around.

Weight the Base and Foundation set to lay **absolutely flat** on a flat work surface as the glue dries. *Getting the Base assembly flat is necessary for a flat house!*

- 4. Glue and tape the Bay Foundations to the Base and Foundation set, spaced evenly (illus. #11).

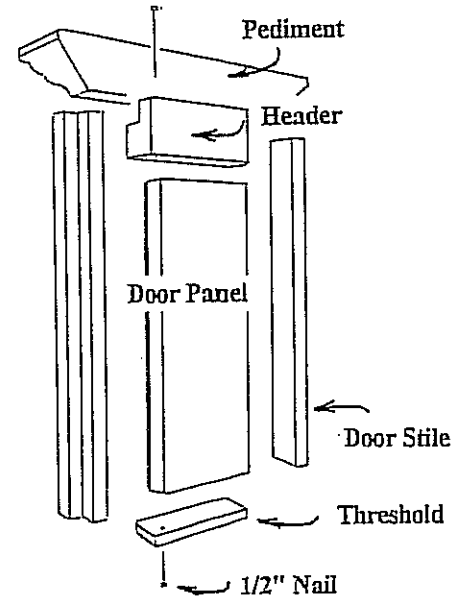
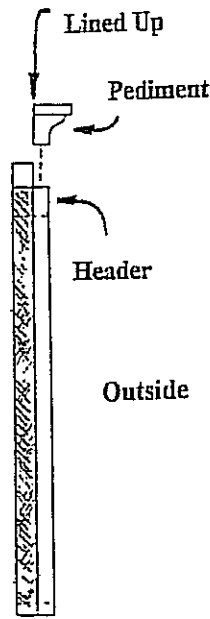
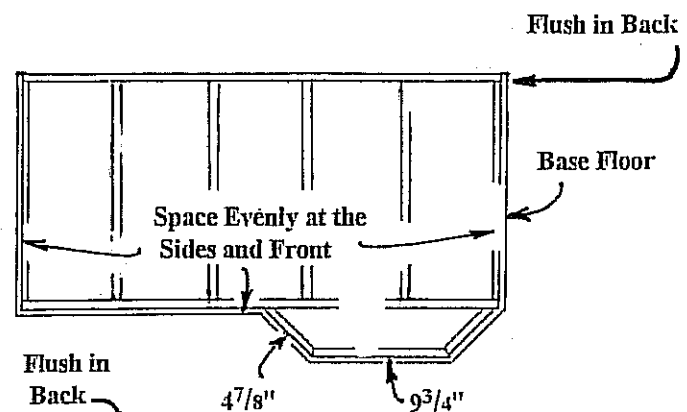
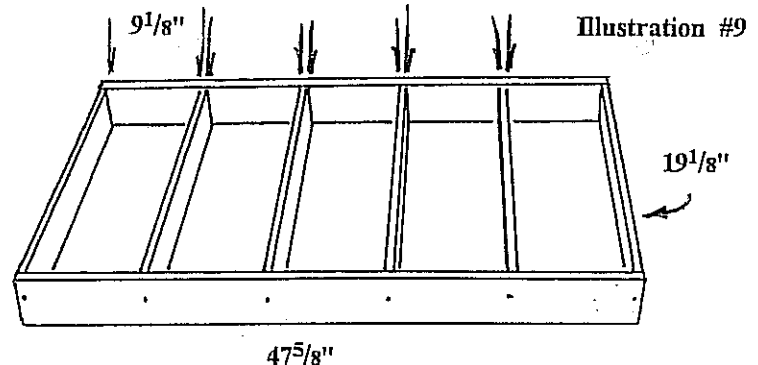
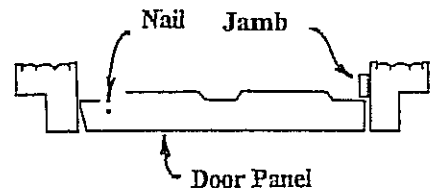


Illustration #8



**Foundation & Base Floor
Shown Upside Down**

Illustration #11

**Foundation & Base Floor
Shown from the Right End**

Housebody Assembly

1. Without glue, set up the Walls and Connectors on the Base Floor (be sure the inside edges of the 135° Connector corners are in line with the floor panel, not at 45°, and that the narrower surface (5/8") of the 90° connectors faces the front)(illus. #12). Adjust the Wall layout until all the panels are straight up and down, and parallel with the edges of the floor (the End Caps line up with the back of the floor). Space the walls about 3/16" from the edge of the floors, and approximately parallel with the edge all the way around (minor variations will be minimized when Nosing is attached to the floor's edge).

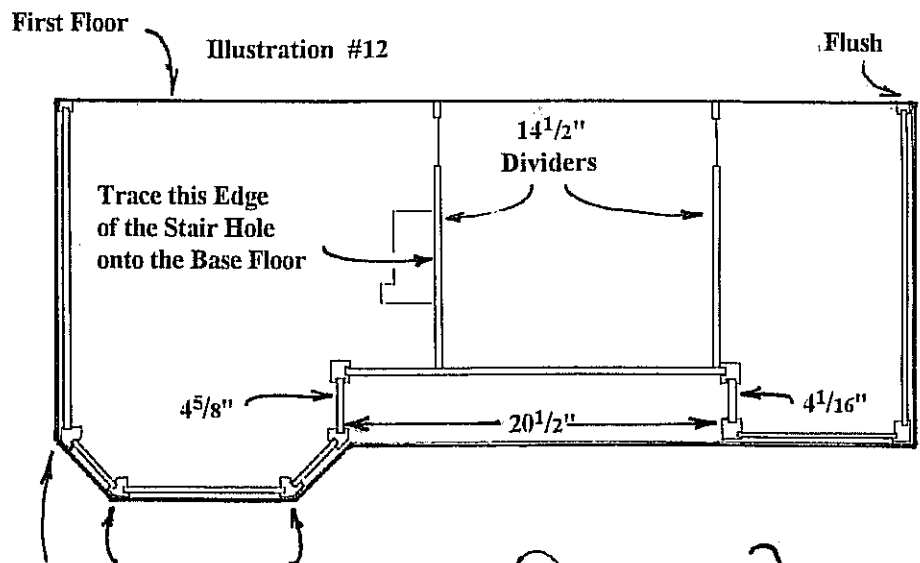
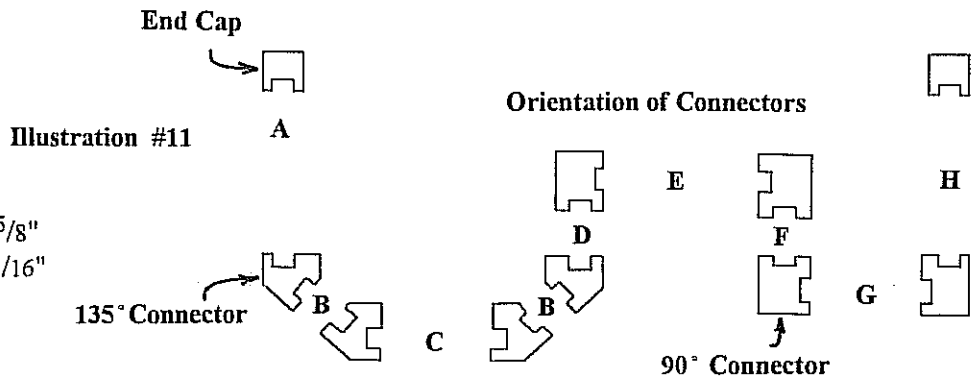
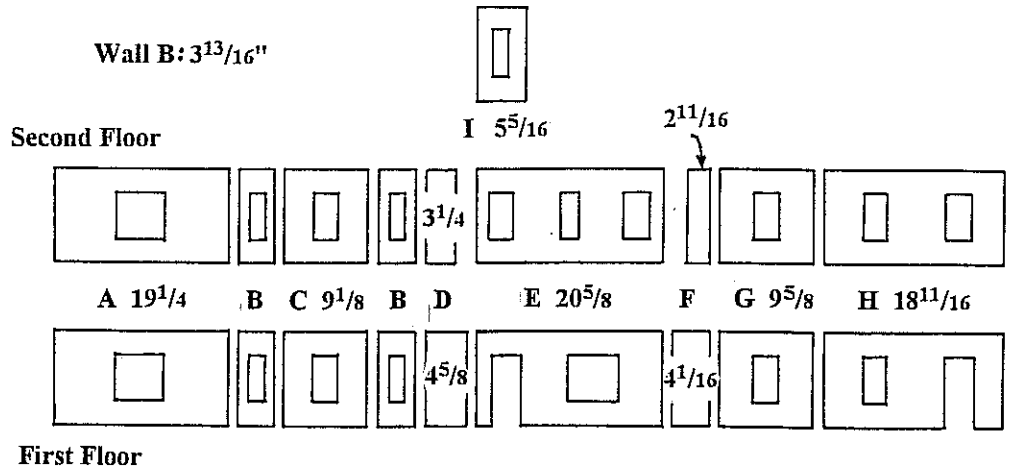
Note: (illus. #13)

1. Wall section D for 1st Floor is 4⁵/₈"
2. Wall section F for 1st Floor is 4¹/₁₆"
3. Adjust the distance from wall section D to the Front 90° Connector surface to be 20¹/₂"; this is the overall length of the porch rail assembly.
4. Adjust the distance from the rear edge of the house to the Wall section E with 14¹/₂" 1st Floor Divider.

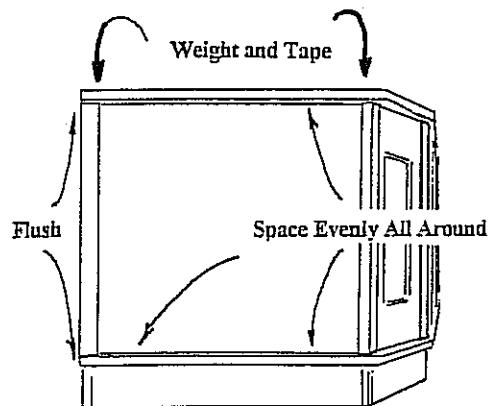
2. Trace the outside of the Wall layout on the Floor. Now is a good time to paint the space outside of the tracing. The Nosing will cover the floors edge.

3. Replace the Wall layout, this time permanently gluing the Walls and Connectors in place.

4. Pre-paint the edge of the 2nd Floor. Glue the Second Floor panel in place evenly spaced. Use weight and tape for a tight fit. Make sure the rear edge of the Side Walls are flush and that everything is set straight and square. Make sure the house is flat on a flat work surface as the glue dries.



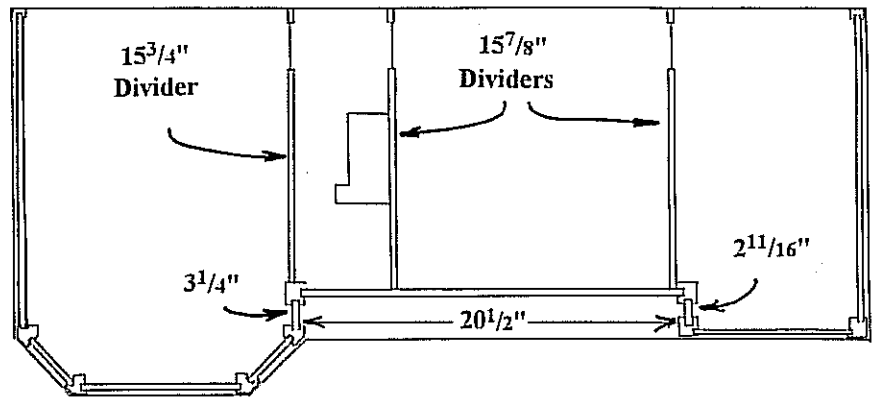
Space Approximately Evenly



- 5. Assemble the Second Floor Wall Sections in the same manner as in steps #1 and #2. Stand back from your house and check to see that all Connectors line up. Locate Wall E with $15\frac{7}{8}$ " Dividers from the back edge. (illus. #14)

Illustration #14 Second Floor

Flush



- 6. Attach the Third Floor panel, as in step #4.

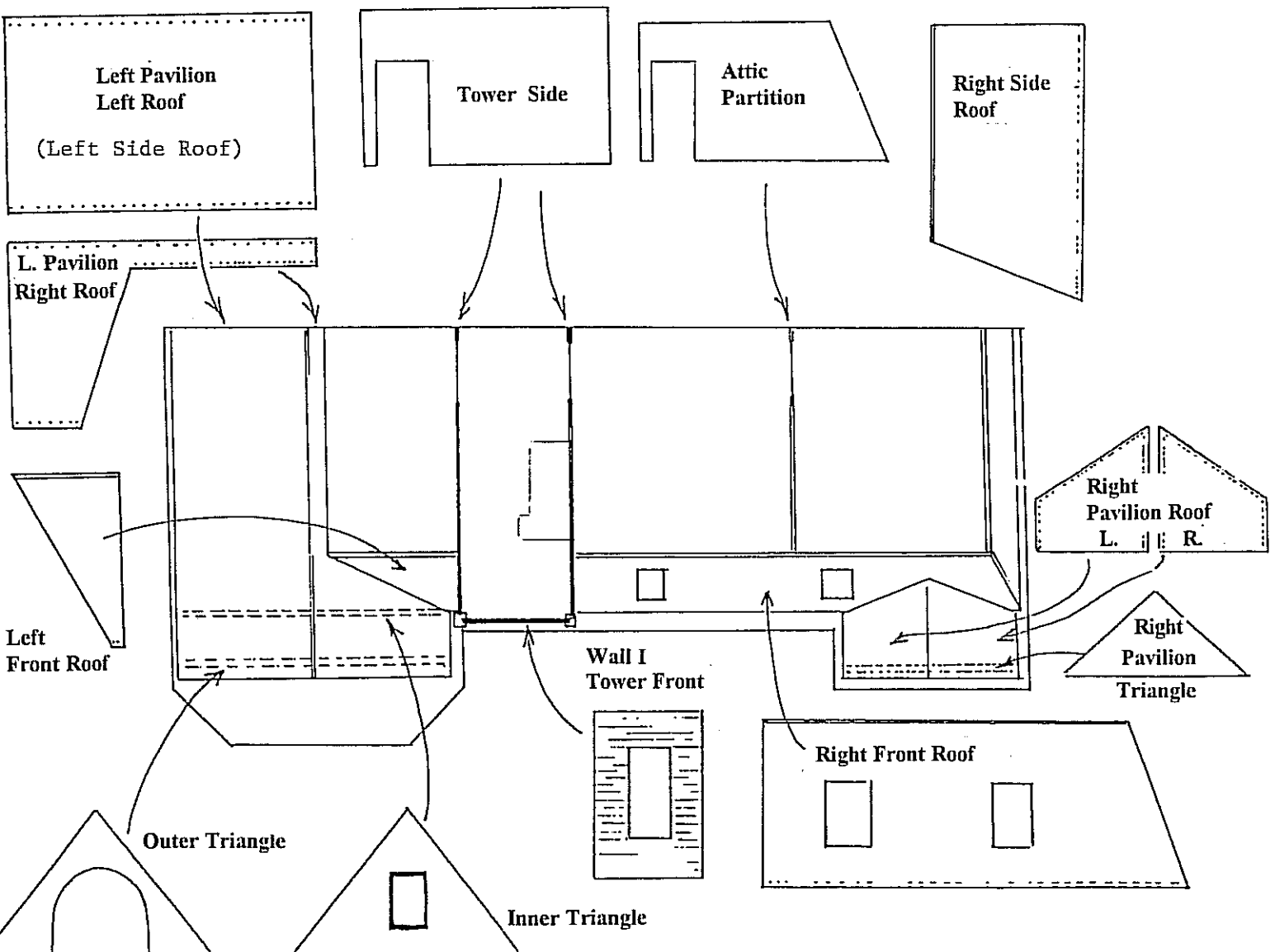
Tower Room Assembly

- 1. Assemble the tower room using two Tower Side panels (the same as 15 3/4 inch Dividers), two 90° Connectors, and the 5 5/16 inch Wall I.
- 2. Position the Tower Room. Line up the wall with the edge of the stair hole.

Important: Make the Tower Walls square with the back edge of the Third Floor: use a divider as a square. (illus. #15)

- 3. Attach the Tower Ceiling, flush at the rear, and centered side-to-side.

Illustration #15



Roof Assembly

On the outside of all roof panels draw guidelines for locating Shingles. The first guideline on each panel to be shingled should be drawn one Shingle length from the bottom edge. Draw the rest of the guidelines spaced 1" apart.

1. Pre-assemble the Left Pavilion

A. Tape and glue together the Left and Right Roofs. The L-shaped Right Roof overlaps the Left Roof, and the ends are flush.

B. Glue the Pavilion Left Window Triangle to the roof set, spaced evenly and 4" from the front edge. Adjust the fit to make the Triangle base line up with the bottom edges of the roofs. Let this entire assembly dry.

C. Glue the Pavilion Arched Triangle to the roof set, spaced evenly and leaving a 5/8" eave. Adjust the fit and let dry.

2. Pre-assemble the Right Pavilion.

A. Tape and glue together the Left and Right Roofs (this is a mitered joint, meeting at the peak).

B. Glue the Pavilion Right Triangle in place leaving a 5/8" eave. Adjust the fit and let dry.

3. Tape the Attic Partition to the Tower side, flush to the back of the Third Floor.

4. Tape the Right Front Roof and Right Side Roof panels together and place them on the Second Floor spaced evenly on both sides, and with the back edge flush with the back edge of the Third Floor. Trace the outline. (Paint the edge of the Third Floor now...!)

5. Glue and tape the Right Front Roof and Right Side Roof panels together. The Right Front Roof overlaps the Right Side Roof. **Do not allow to dry.** Immediately glue and tape this assembly in place to the Tower Side and the Third Floor. After the position is secured (with the glue tacky, not dry) remove the Attic Partition.

6. Tape the Attic Partition to the left Tower Side.

A. Glue the Left Pavilion assembly in position using the Left Front Roof as a spacer.

B. Immediately glue and tape (from the inside) the Left Front Roof in position.

C. Immediately glue and tape the Left Roof Top in position. After this entire assembly is secure remove the Attic Partition.

D. Glue and tape the Right Pavilion in place.

Illustration #16

Left Pavilion

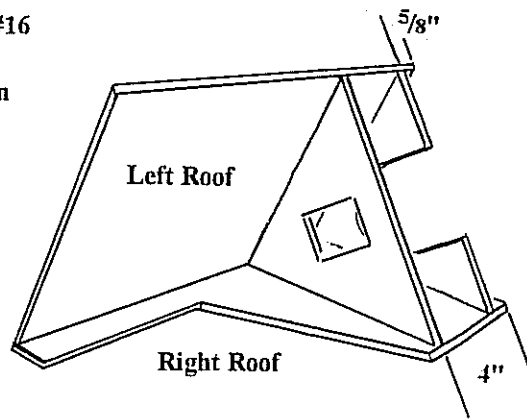


Illustration #17

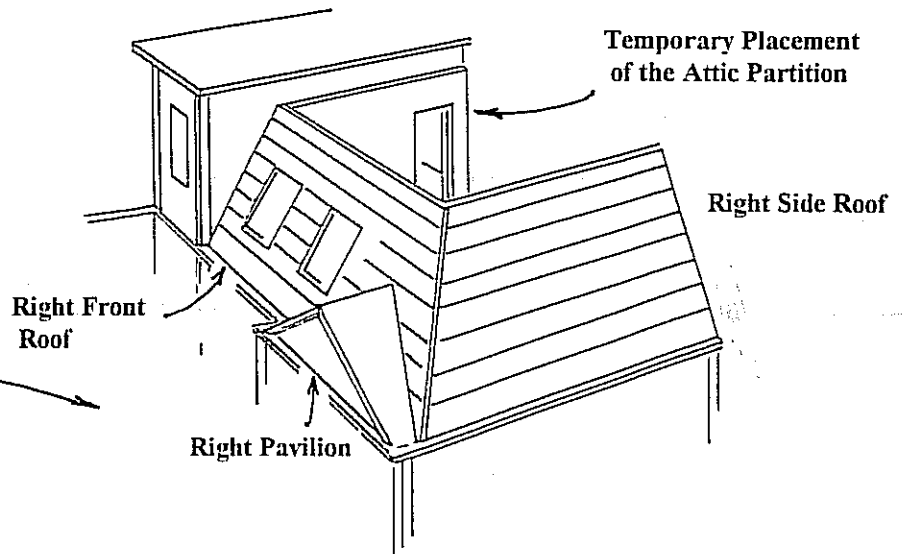


Illustration #18

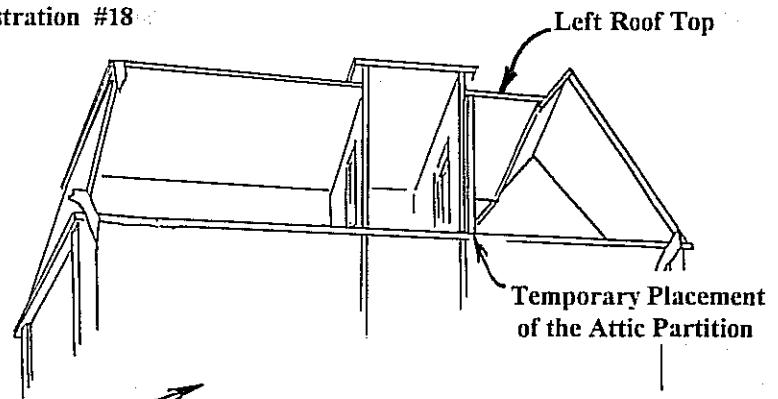
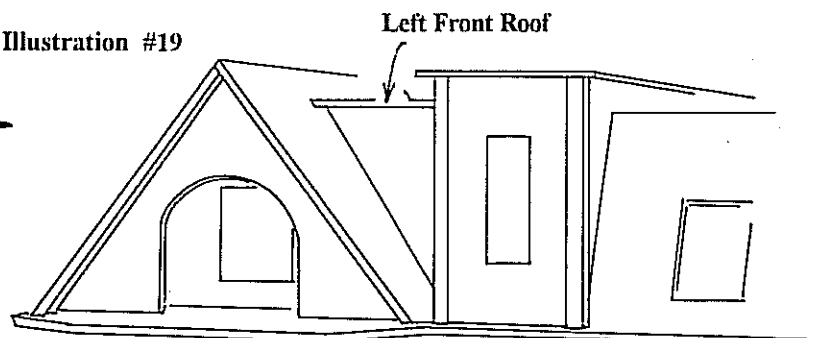


Illustration #19



Assemble and install the Tower Roof

Illustration #20

1. Draw shingle lines on the Tower Roof panels (see "Roof Assembly"). Pair Lower and Upper Roofs for drawing the guidelines so the spacing will be continuous.

2. Glue and Tape together the Lower Tower Roof assembly with the Front and Rear panels overlapping the sides.

Glue and Tape together the Upper Tower Roof assembly with the Front and Rear panels overlapping the sides.

3. Glue and Tape the Upper and Lower sections together as shown while the glue is still tacky. Make sure the bottom edge of the assembly is flat and square.

Glue and tape the Tower Roof to the Tower Ceiling spaced evenly at both sides and the front.

The Round Window opening faces the front.

Upper Roofs

Lower Roofs

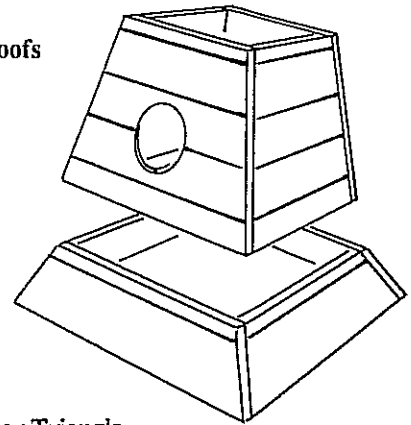
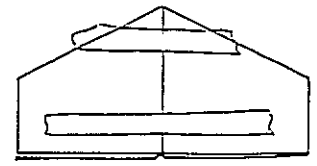
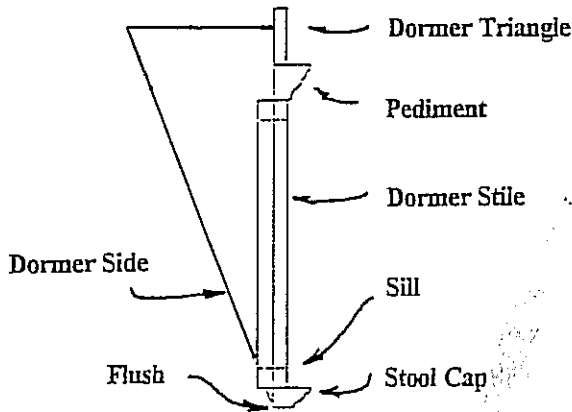


Illustration #21



Dormer Roof

Assemble the Dormers (2)

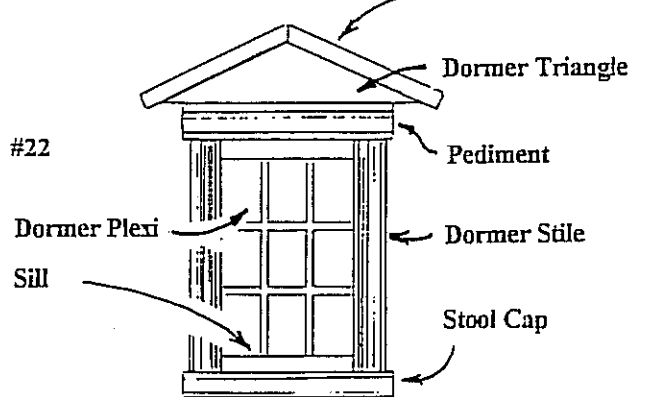
1. Glue a Dormer Triangle on top of the W22K window assembly (the short window), centered side-to-side, and with the back of the Triangle flush with the back edge of the Pediment.

2. Glue Dormer Sides to the window assembly lined up at the bottom edge.

3. Check the fit of the Dormers on the house. Trim the lower corners of the roof cutout for a good fit. Glue the Dormer to the roof, straight up-and-down.

4. Test then glue and tape together the Left and Right Dormer Roofs. Glue the Dormer Roofs to the Dormer Triangle and Front Roof.

Illustration #22



The Bay Window (W31K)

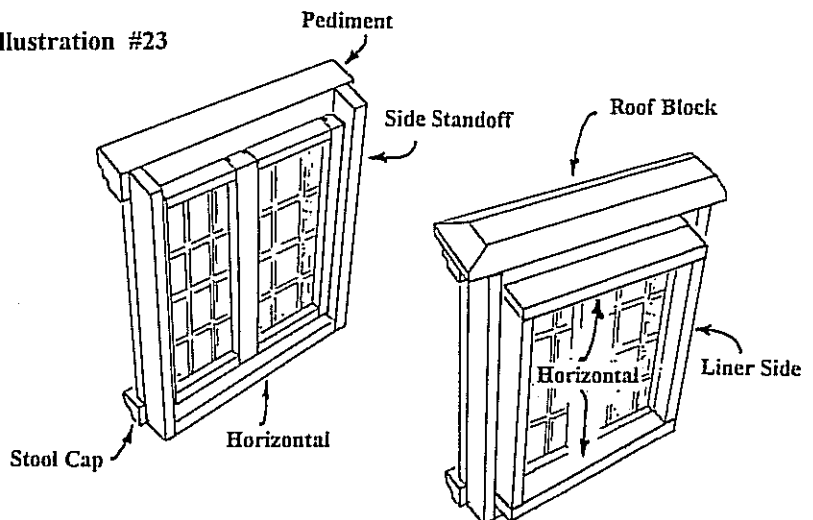
1. Check the fit and orientation of the Side Standoffs (5 7/8" x 5/8") and one Horizontal (5" x 5/8") on one W30K Double Window. The Side Standoffs line up at the top with the top of the Pediment. Glue the Horizontal between the Side Standoffs, flush at the bottom.

2. Glue the liners (two 5" x 5/8", and two 4 7/8" x 5/8") to the back edge of the Stiles and Sills, lined up with the inside surface of the window.

3. Glue on the Roof Block flush with the side standoffs at the back edge.

Paint the Bay Window before installation.

Illustration #23



Shingle The Roof

Glue: Use a thick panel adhesive such as Liquid Nails[®]Macco available in a caulking gun tube at building supply stores. Trim just a little of the end of the tube for a tiny hole, to give a thin bead of glue. Always use good ventilation with solvent based adhesives.

Our Assembly Pro cuts "shingle Boards" (from $\frac{5}{32} \times \frac{3}{16}$ - 10 stock in the connector pack), glues them to the right roof corner, and cuts the last shingle in each course to fit. (illus. 26 & 27)

1. Apply a thin line of adhesive $\frac{1}{8}$ " below the lowest guideline all the way across one Side Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle steady and press another shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last shingle to fit. Cut angled Shingles for the corners before attaching them. The first row of Shingles is tight to the bottom, the rest line up with the guidelines. Finish each row (the sides first, then the front) before starting the next row.

2. Continue up the roof one row at a time around all the roofs. Start every other row with a half Shingle so that the seam between Shingles is staggered back and forth as you go up the roof. Cut the Shingles for the top row so that each row will have the same reveal. (illus. 27)

Where two roofs meet, shingle the side roof first then the front roof.

Illustration #24

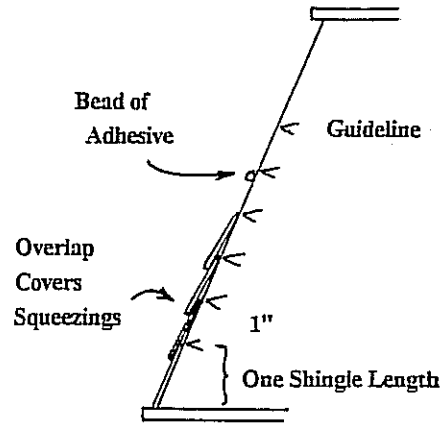


Illustration #25

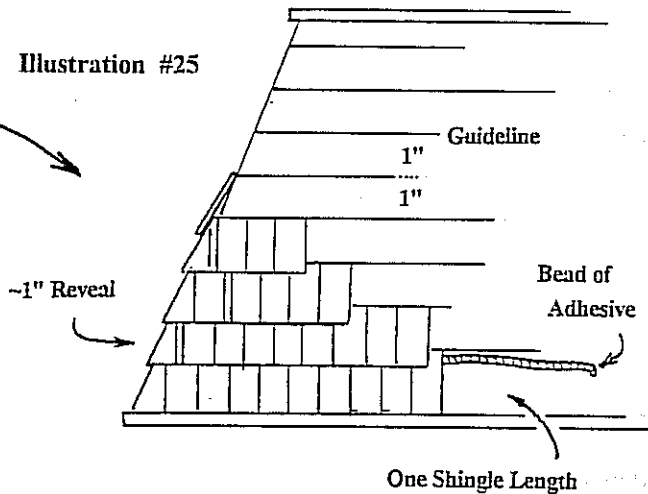


Illustration #26

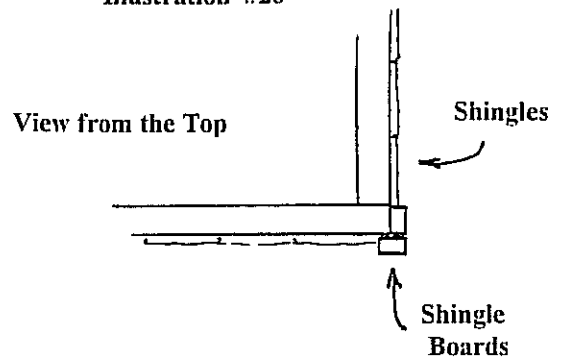
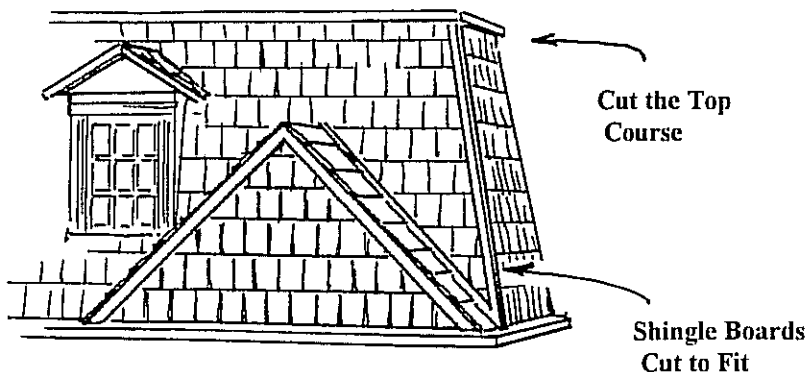


Illustration #27



Assemble the Front Steps

1. Assemble the Front Steps following the enclosed instructions.

Attach all the Edge Nosing

The Edge Nosing covers the end grain of the plywood Floors and hangs down below the Floors, with the top of the Nosing flush with the floor.

(illustration #28).

Attach the 3/8" Nosing to the edges of the Floors, beginning with the "start here" piece (illustration #29) and work in both directions.

Attach the 1/4" Nosing to the Tower Ceiling, Pavilion Roofs, and Roof Tops (illustration #30).

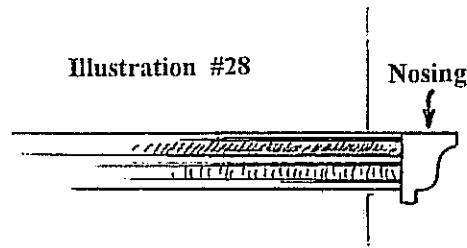
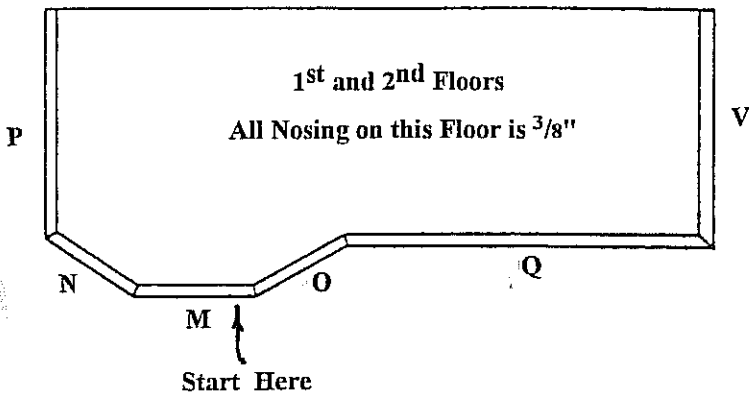
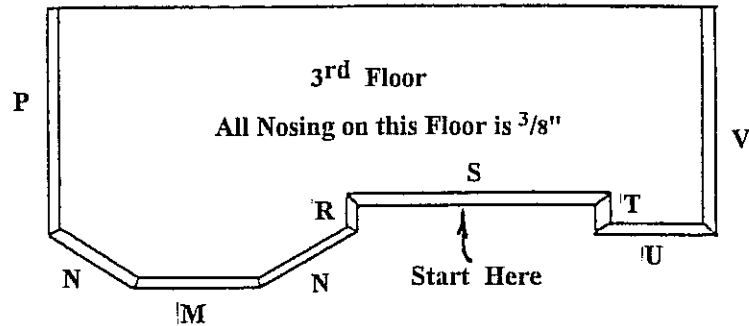


Illustration #29



#	Locate	aprox. Overall Length	Left Miter	Right Miter	Length of Applied Edge
1/4" Nosing					
1	A	13 ³ / ₃₂ "	53	37	T 13 ³ / ₃₂ "
1	B	13 ³ / ₃₂ "	37	53	T 13 ³ / ₃₂ "
1	C	6 ⁷ / ₈ "	53	90	T 6 ⁷ / ₈ "
1	D	7 ⁷ / ₁₆ "	45	45	6 ¹¹ / ₁₆ "
1	E	17 ¹ / ₄ "	90	45	16 ⁷ / ₈ "
1	F	17 ¹ / ₄ "	45	90	16 ⁷ / ₈ "
1	G	4	45	45	3 ³ / ₈ "
1	H	4 ⁵ / ₁₆ "	90	45	3 ⁷ / ₈ "
1	I	4 ⁵ / ₁₆ "	45	90	3 ⁷ / ₈ "
1	J	24 ³ / ₁₆ "	90	45	23 ⁷ / ₈ "
1	K	12 ¹ / ₂ "	45	90	12 ³ / ₁₆ "
2	L	8"	45	45	T 8"
3/8" Nosing					
3	M	10 ³ / ₈ "	22 ¹ / ₂ "	22 ¹ / ₂ "	9 ¹⁵ / ₁₆ "
4	N	5 ³ / ₈ "	22 ¹ / ₂ "	22 ¹ / ₂ "	4 ⁷ / ₈ "
2	O	//	22 ¹ / ₂ "	22 ¹ / ₂ "	L 4 ¹⁵ / ₁₆ "
3	P	20 ³ / ₈ "	90	22 ¹ / ₂ "	20
2	Q	31 ¹ / ₂ "	22 ¹ / ₂ "	45	31
1	R	//	22 ¹ / ₂ "	45L	3 ¹ / ₄ "
1	S	19 ¹ / ₂ "	45R	45L	19 ¹ / ₂ "
1	T	//	45R	45	3 ³ / ₁₆ "
1	U	12 ³ / ₈ "	45	45	11 ¹ / ₂ "
3	V	20 ⁷ / ₁₆ "	45	90	20

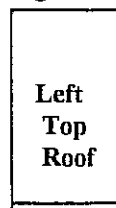


Illustration #30

Pavilion Roof Left
1/4" Edge Nosing

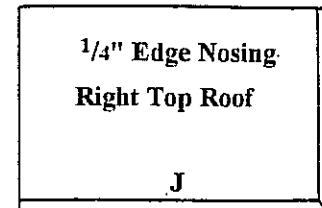
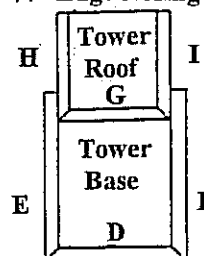
Pavilion Roof Right
1/4" Edge Nosing

1/4" Edge Nosing



C

1/4" Edge Nosing



K

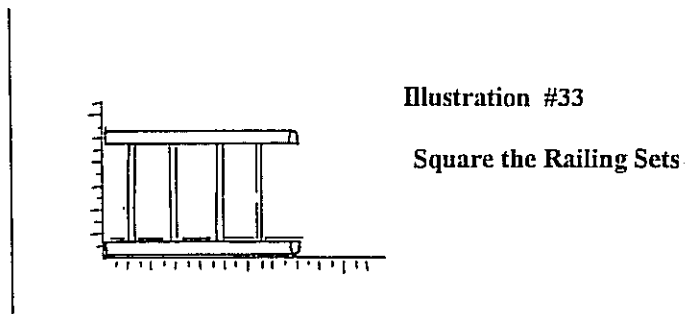
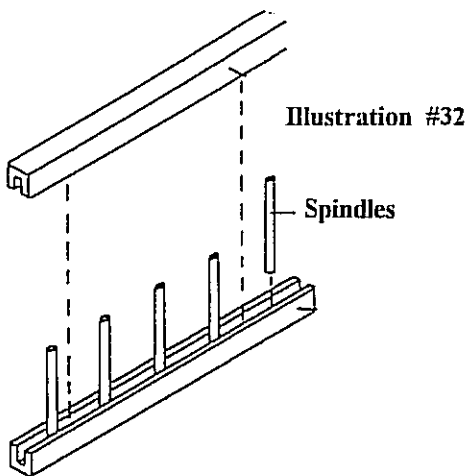
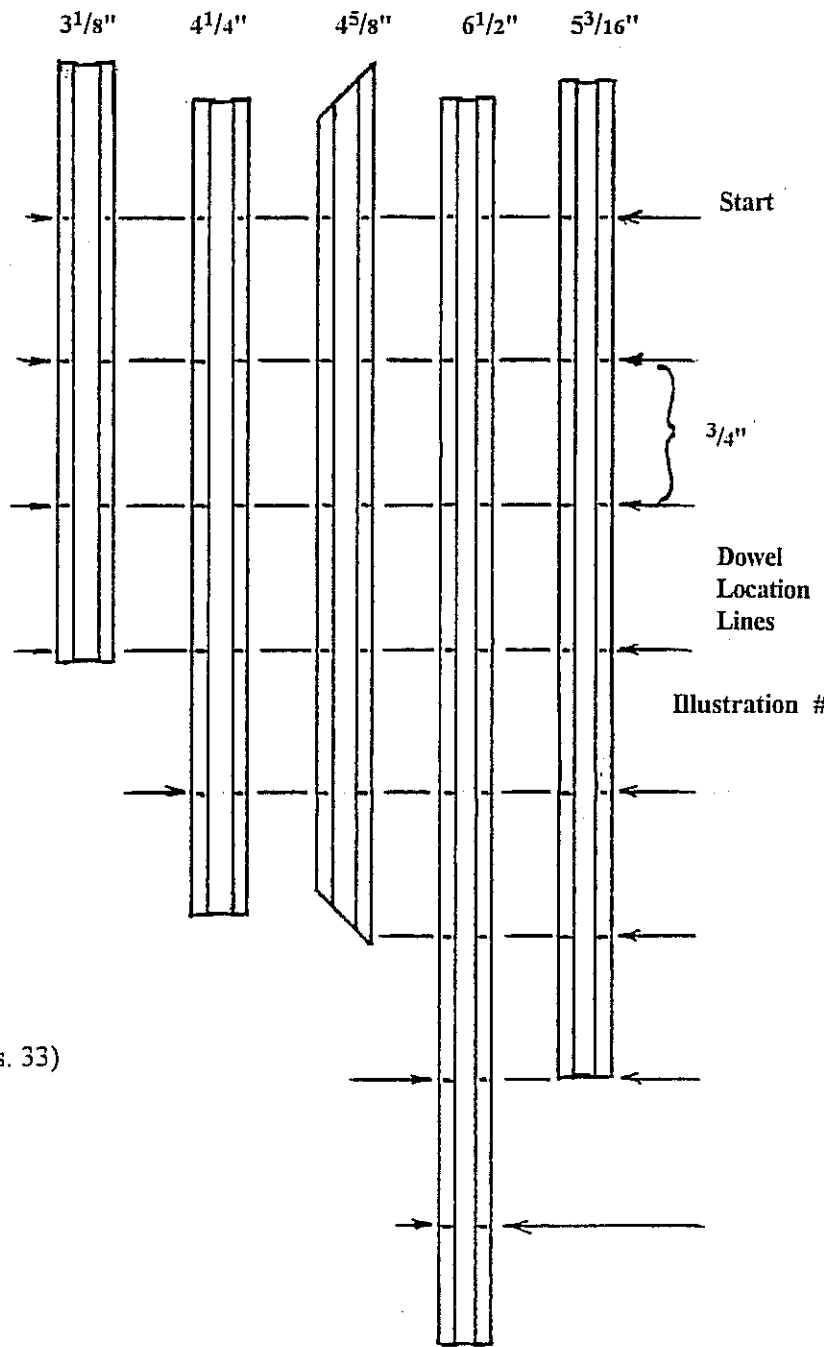
Post and Railing Assembly

- 1. Paint and sand the Rails and Spindles before assembly. Wipe any paint out of the grooves, and do not paint the Rail ends at all.
- 2. Match Rails into assembly pairs. Measure from one end of the Rails and mark the "Start" Dowel location (see the table below). Mark the rest of the Spindle locations at $\frac{3}{4}" \pm$ spacing:

Railing Sets	Locate	Length of Rail	Spindles	Start
7	A	$5\frac{3}{16}"$	6 (1")	$2\frac{3}{32}"$
5	B	$6\frac{1}{2}"$	8 (2")	$\frac{5}{8}"$
3	C	$6\frac{1}{2}"$	8 (1")	$\frac{5}{8}"$
2	D	$4\frac{5}{8}"$, @, 45°	5 (1")	$\frac{3}{4}" +$
2	E	$4\frac{1}{4}"$	5 (1")	$\frac{5}{8}"$
1	F	$3\frac{1}{8}"$	3 (1")	$\frac{3}{4}" +$

- 3. Put a dab of glue in the groove by each mark for one Rail only of each assembly pair. Push a Dowel into the groove at each mark. Be sure all the Dowels are even, straight, and square. Let the glue dry. (illus. 32)
- 4. Repeat step #3 for the second Rail of the assembly pair squeezing the Dowels in one at a time at the marks. Hold the Railing set in a square or lined up with the square edge of a piece of paper to make the Rail ends exactly line up. Final adjust the Dowels - - straight and square. (illus. 33)

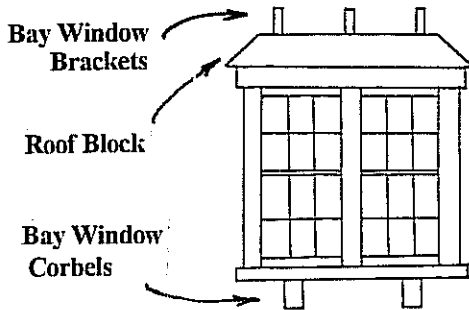
Wait to install the Railings until the Windows and Doors are in place, and the Shingling is done.



Finish the Outside

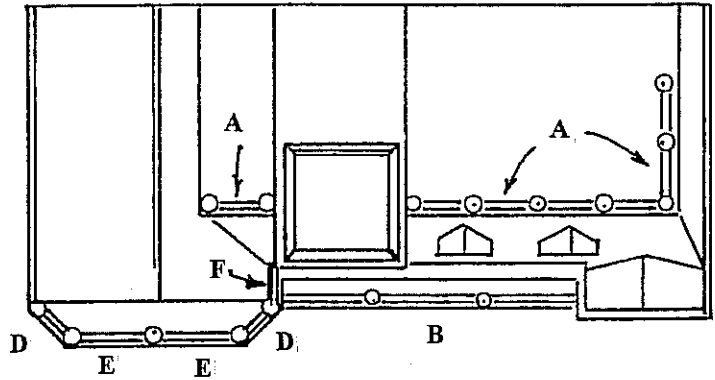
- 1. Touch up the paint
- 2. Install the windows and doors.
- 3. Bay Windows Brackets and Corbels

Illustration #34



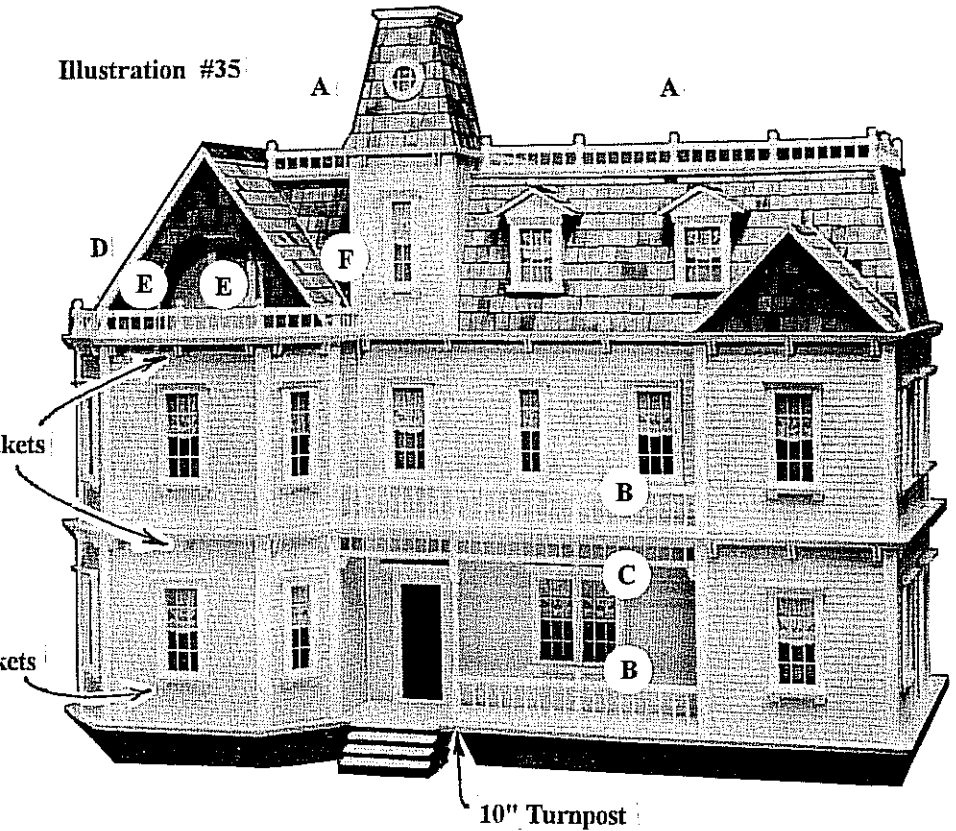
- 4. Window Brackets and Eave Brackets
- 5. Railings

View from the Top



Locate	Railing Length	uses Spindles	uses Turnpost
A	5 ³ / ₁₆	1"	1 ⁷ / ₈
B	6 ¹ / ₂	2"	2 ⁷ / ₈
C	6 ¹ / ₂	1"	1 ⁷ / ₈
D	4 ⁵ / ₈ @ 45°	1"	1 ⁷ / ₈
E	4 ¹ / ₄	1"	1 ⁷ / ₈
F	3 ¹ / ₈	1"	1 ⁷ / ₈

Illustration #35



Options

A wide variety of materials and accessories is available to help you achieve your dream house.

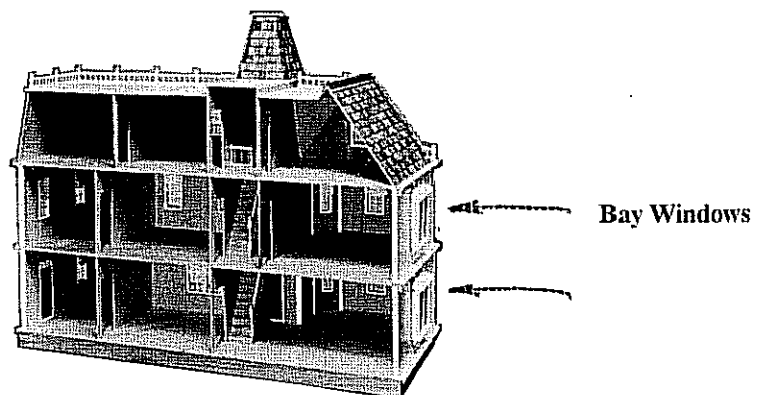
The following is a partial list of accessories available through your dealer from Real Good Toys.

- #1125 Shingle dye
- #SC Copper flashing
- #T10 Turntable

Finish the Inside...Plan Ahead!

Our pro finishes the interior of a few houses each year. Here's the order that he follows for tackling interior finishing...

- Electrical wiring (he only uses tape style)
- Score and stain floors
- Wallpaper (use "Yes" brand paste)
- Dividers
- Carpeting or other floor covering
- Stairs
- Molding and Trim



Deluxe Stairs and Railings
Assemble the Stairs

1. Square the corners of each of the stair holes. Use a utility knife, and work from both surfaces toward the center to avoid "split out": two cuts from each direction for each corner.

2. Plan the finish for the stairs and railings (paint, stain, or a combination) and pre-finish the parts in groups that will make the finishing easier.

3. Glue the Stair Base in place; glue the Top Tread (3") to the Stairs and Floor. Adjust the fit of the Stair Base and Top Tread.

4. Glue the Stair Treads (3 1/8") to the Stairs.

5. Glue one Dowel (2 7/16") to each stair spaced about 1/8" from the edge, touching and glued to the front of the next-higher stair. Check to be sure Dowels are straight and in a straight line as the glue dries. (illus. 38)

6. Spread a little glue in the groove of the Banister, and dab glue on the upper (blunter) end. Wiggle and slide the Banister onto the Dowels and into position with the end touching the bottom of the next-higher floor. (illus. 39)

7. Pinch the top end of each Dowel into the groove of the Banister to ensure a good fit. Glue a 3 1/2" Turnpost to the floor and lower end of the Banister.

8. Assemble and install the Bevel Rail set as shown (illus. 40 & 39).

9. Assemble and install the Third Floor Landing Rail (illus. 40 & 41).

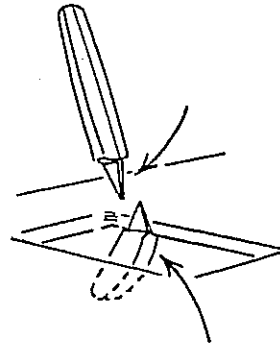


Illustration #36
Square the Corners

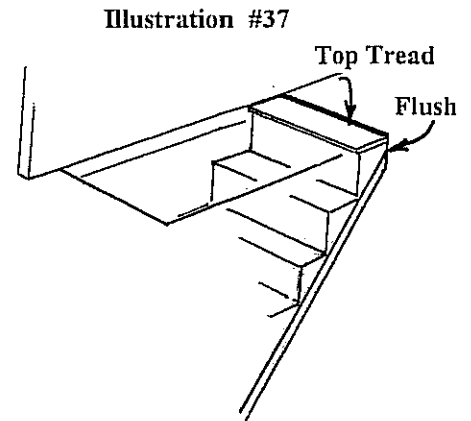


Illustration #37

Illustration #38
Glue each Dowel in 3 places

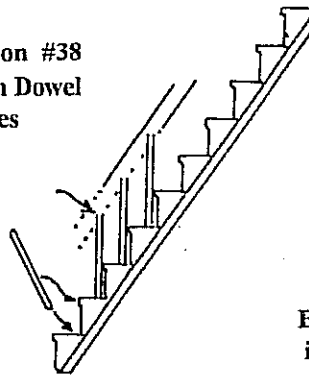
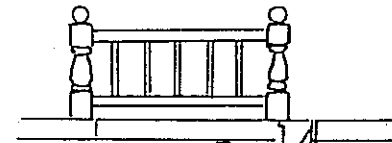
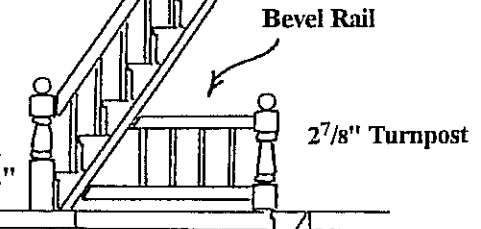


Illustration #39



Blunter Bevel is the Top Edge



Bevel Rail

2 7/8" Turnpost

3 1/2"

3 1/2"

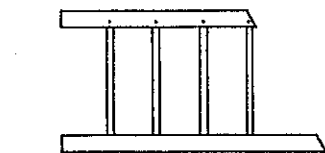
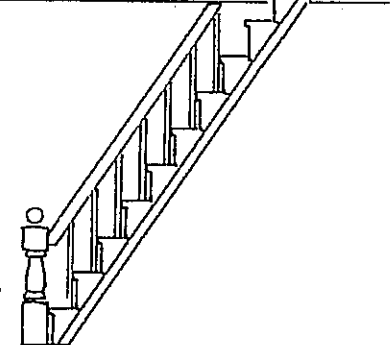


Illustration #40

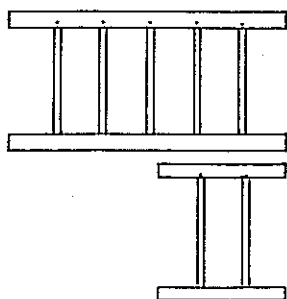
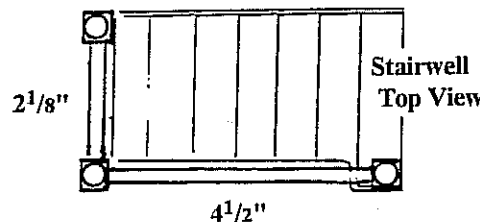


Illustration #41



Stairwell Top View

2 1/8"

4 1/2"

The Dollhouse Kit part of your project is done.
Enjoy the Rest!