

8x10 & 8x12 Victorian Manual



Tools Needed:

- Cordless Drill (12V or higher)
- #2 Square Drive Bit
- Hammer
- 6' Step Ladder
- Tape Measure
- Square utility knife
w/ blade & hook blade
- Speed Square



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1



Thank you for purchasing from Little Cottage Co. To begin our playhouse lay (2) 4x4 flooring sections side by side. Make sure it is on a level area. Please Note: the following pictures are from an 8x12 playhouse an 8x10 may vary slightly.

2



Make sure that the plywood is even before fastening! If it is not you will have an uneven floor, and it could cause problems later.

3



Screw the sections together. Put two screws in from each side for a total of 4 screws, one towards the plywood and one towards the top. Repeat this roughly 8-10 inches apart.

4



Continue to add sections until you have the size you need. (either 8x10 or 8x12).

5



This picture shows the optional 4x4 runners, you will need 3 in order to have one under the center joint. If you use two the floor will sag. Note: these are optional, but will aid in moving the building later. ie: you can put a chain over them and use them to slide over the ground or onto a trailer to move to a different location. If you are adding a deck and rail these are not optional. These allow the small door clearance to open and close.

6



Turn the floor around so that the plywood faces up. Make certain that the ground is level where the floor sets or you will have problems with the panels or the roof. You will need 3-5 people to do this, do this with caution. Do not allow anyone under the section as is shown in the picture.

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7



Install section A. This shows an 8x12, an 8x10 is only slightly different.

8



Make sure it is even with the edge of the floor. Push the wall in as shown so that the siding is against the 2x4's on the floor. Fasten the panel onto the floor.

9



Install panel B. Make sure the top is even with panel A.

10



Measure the small door entrance from the 2x3 to 2x3, not the door stop. This should measure 20". Then fasten at the bottom.

11



Next install panel C.

12



Install panel D.

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13



Install panel E, be sure to keep the top even.

14



Install panel F, again keep the top even.

15



Install panel G. Keep the top even with the other panel. Also remember to keep the siding in against the floor as shown on the first page.

16



Install panel H. Be sure to keep even with the other panels.

17



Fasten these panels together, remember to fasten from either side, approximately 8-10 inches from each other.

18



Now fasten the panels to the floor.

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19



Fasten panels I and J to each other. Make sure they are even on the bottom. Piece may bow slightly; this can be made straight in the following steps.

20



Fasten top together.

21



Push in the top of the gingerbread together and fasten.

22



Install these on top of the panels G and H.

23



Have someone push the trim in against the siding. This will take the bow out of the top piece.

24



While another person pushes from the outside, fasten on the inside. Be sure to align the top so that it is centered on the bottom wall. Note: the line running from top to bottom. Fasten on all sides of the splice.

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25



This should measure 5.5 inches from the edge to the inside of the 2x3. The main thing is that it is centered as noted in the previous step.

26



Pull the wall in and fasten.

27



Install panel K.
Next install panel L.
Keep the top walls level and push in at the bottom.

28



When installing panel L measure the distance between 2x3's. Make sure this measurement is 34". If it is NOT 34", adjust the panels until it is. Otherwise, there will be problems when installing the adult door.

29



Next fasten panels M & N together. Note: Be sure to keep the edge even. This will be the top of the door so this is very important. The trim should go to the bottom as can be seen in the picture below.

30



Put these on top of panels K & L.

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31



Keep the edge of the door frame even and push the trim in against the siding and fasten.

32



Now do the same thing on the other side of the door.

33



Install (3) 2x3x36 pieces over the top of the door and sides over the joints. This will provide strength for the door. Keep even with the edge of the door.

34



Install 4 screws as shown over the joints.

35



Install the shorter 2x6 with gingerbread, match sets of 4 (8x12) or 3 (8x10) with the numbers and X and O on the pieces.

36



Install (2) 1x3 blocks on the bottom of the 4' 2x6 with gingerbread, the 2' pieces already have the block installed. The 8x10 kit has blocks already installed.

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37



Next install a larger section as shown. Remember to use the matched sets.

38



Next install a shorter section on the other end. Again remember to use the matched sets.

39



Now install the last larger section of 2x6 with gingerbread.

40



Once the last piece is in place, fasten the blocks underneath to the other piece. This will make the wall and 2x6s sturdy. Repeat the steps on the other side.

41



Put the truss angles together. Note: you will have to match the correct angles that match the truss scabs. Do not use the rear truss (if shorter).

42



Fasten the truss scabs, keep the top even. Install one scab on either side of the truss. Make sure the scab does not stick out past the truss.

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43



Install trusses in premarked spots. You may have to pull them to the correct position. This is from not fastening the scabs correctly, or from bowing wall or other factors.

44



Note: where to place the edge of trusses. Place on the edge of 2x6 and not on the gingerbread.

45



Install the dormer piece. Keep the gingerbread even in the front.

46



Now fasten the dormer on the inside.

47



Next fasten two pieces together to form a T-bar. Use the premarked center to make sure it is centered. Make sure to use the correct pieces. These are 2x3's.

48



Slide the T-bar piece in the top of the dormer, and in between the trusses.

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49



Slide to the front against the gingerbread and fasten.

50



Center the T-bar on the trusses and fasten.

51



Center the rear truss between the trusses and on the center of the T-bar.

52



Fasten the rear truss.

53



Put a 4x4 (8x12) or a 3x4 (8x10) piece of OSB on the trusses starting with the rear truss. Use black headed screws. It is VERY important to put the roof together correctly, also if your foundation was not level it will show up here!

54



Fasten only on the bottom for the time being.

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55



Line up the sheeting so that it is centered on the rear truss. This is very important.

56



Center the sheet on the other truss that the sheet reaches too. Now fasten this entire sheet, screw roughly 8" apart.

57



Next install 4x2 sheet.

58



This shows what the edge of this sheet will look like on the end wall. Note: the gap between the wall and the sheet.

59



Next install the top pieces (refer to the paper to see sizes to install). Repeat the same steps to finish the back roof.

60



Next install the 4x2 sheet on the front. Note: the same gap between the wall and the sheet as on the back roof.

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61



Fasten this sheet. Make sure it is centered on the truss or you will have problems with the next pieces.

62



Next fasten the sheet behind this. Note: see how it shoots up in the corner of the T-bar.

63



Install the top two pieces. Refer to the sheet to see the size.

64



Install the dormer pieces. Refer to the sheet to see the size. Now install the dormer piece and fasten. Then repeat the steps on the other side of the dormer.

65



These are the V-channel roof braces.

66



Now have someone hold these in place from the inside. Make sure all 3 pieces of OSB are included with the correct angle of the V-brace to the top of the roof.

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67



Then fasten using black-headed screws from the top with the other person holding the V-brace.

68



Next install the drip edge (this should have been purchased by the customer at a local home improvement store). You can use tin snips or sidecuts to cut the drip edge and make cuts so that it fits on the angles of the roof. Fasten with 3/4" roofing nails.

69



Cut the tabs off of the shingles and install a starter strip. Notice the glue strips toward the bottom. Fasten with 3/4" roofing nails.

70



Install more shingles allowing them to go up onto the dormer as pictured. Do this all the way to the top.

71



Once you have installed the shingles up the one side, snap a chalk line down the center of the valley.

72



Then install the shingles on the dormer side, then use a hook knife to cut the excess shingles. Do not cut into the next layer of shingles or the roof may leak. Repeat these steps on the other side.

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73



Start installing the shingles as shown and continue until all of the back side is done.

74



Cut pieces for the ridge cap. See instructions on the shingle package. A regular utility knife works well for this, cut the shingles from the back side. To start with, cut one into a smaller piece as shown. Then install on the top using 7/8" roofing nails.

75



Next use a full ridge cap and continue.

76



Continue putting the ridge cap on until you reach the center.

77



Once you have reached the center make cuts on either side as the picture shows.

78



Continued center cut demonstration.

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79



Now install more shingles on the rest of the ridge cap.

80



Cut a ridge with a rounded edge as pictured and install.

81



Lastly finish it off with a tab as pictured.

82



Install small pieces of siding beneath the door. Keep it even with the floor.

83



Place the spacer bar by the edge.

84



Place door on the spacer bar. Fasten using only one screw per hinge. This way if you need to make adjustments you will not have to undo all the screws.

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85



Next install the top dormer piece. Try to center the door between the top trim piece and the bottom door. If both doors work well, install the rest of the screws and remove the spacer bar.

86



Install 3 door pulls and the turner knob.

87



Now install the top door trim on the large door.

88



Install the siding beneath the door and put the spacer on top. You may have to screw it in place to keep it from sliding since it is a larger door.

89



Then install the bottom door with the same instructions as the small door.

90



Install the top of the door, centering it between the top door trim and the bottom half of the door. Install the latch.

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91



Then install the shutters, the window top and the flowerboxes.

92



Install the heart window using the small OSB strips. Then install the corner trim using the small white nails. Be careful to not “wrinkle” the corners when installing. Tip: do one side while pressing in, then do the other side.



Your playhouse is finished!
Thank you for purchasing from Little Cottage Co., we
hope you enjoy your product for many years to come!