

The Milled MDF

New Orleans

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.

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

Parts list:

- (1) Instructions
- (1) Shingle Bag
- (1) Front Step Pack D-96
- (1) Base Floor ($1/4$) $31^{7/8} \times 15^{7/8}$
- (1) Upper Floor ($3/8$) $31^{7/8} \times 15^{7/8}$ with stair hole
- (1) Right Side Roof $15^{5/16} \times 8^{1/4}$ tall, bevels
- (1) Left Side Roof $15^{5/16} \times 8^{1/4}$ tall, bevels
- (2) Front Roof $12^{3/4} \times 8^{11/16}$ tall, bevels
- (1) Center Roof $9^{1/2} \times 8^{11/16}$ tall, bevels
- (2) Inset Side Roof $1^{1/16} \times 8^{1/4}$, bevels
- (1) Roof Top $28^{3/16} \times 12^{5/8}$, inlet
- (1) Divider $12^{1/4} \times 10$, two doors
- (2) Blind Divider $2^{1/2} \times 10$
- (3) Attic Partition $15^{5/16} \times 8^{1/32}$ tall, door

Milled Clapboard Walls

- (1) Side Panel $14^{13/16} \times 10$
- (1) Left Front Panel $11^{7/8} \times 10$ Wide Window
- (1) Porch End $2^{3/8} \times 10$
- (1) Right Front Panel $18^{1/2} \times 10$ Windows & Door
- (1) Right Side Panel $11^{7/8} \times 10$

Foundation

- (1) Front Foundation: $31^{5/8} \times 1^{15/16}$
- (1) Back Foundation: $31^{5/8} \times 1^{15/16}$, Branded
- (6) Middle Foundation: $15 \times 1^{15/16}$

Connectors and Crown Trim Pack

- (4) 90° Connector
- (2) End Cap
- (1) Flutepost 10
- (2) Crown Trim $11^{9/16}$
- (1) Crown Trim $9^{1/8}$
- (2) Crown Trim $8^{13/16}$
- (2) Crown Trim $7^{1/8}$
- (4) Shingle Board Stock ($5^{3/32} \times 3^{1/16}$) 10

W40-K. Narrow Window pack

- (2) Stiles 5"
- (2) Sills $1^{3/16}$ "
- (1) Plexi $1^{5/16} \times 4^{5/8}$
- (1) Stool Cap $2^{7/16}$
- (1) Pediment $2^{7/16}$

W30-K. Double Window pack

- (4) Stile 5"
- (2) Middle Stile 5"
- (8) Sills 2"
- (4) Plexi $2^{1/8} \times 4^{5/8}$
- (2) Stool Cap $5^{7/8}$
- (2) Pediment $5^{7/8}$

W31-K. Bay Window Pack

- (1) Roof Block $3/4 \times 1^{1/2} \times 6^{1/8}$
- (2) Side Standoff $5/8 \times 5^{7/8}$
- (3) Horizontals $5/8 \times 5$
- (2) Liner Sides $5/8 \times 4^{5/8}$
- (3) Corbel: $1/2$ "
- (4) Bracket: $1/8$ "

Door Pack D11-K:

- (1) Door Panel $2^{7/16} \times 6^{3/8}$
- (2) Stiles $7^{1/8}$
- (1) Header $2^{1/2}$, drilled
- (1) Threshold $2^{1/2}$, drilled
- (1) Pediment $4^{3/8}$, mitered
- (1) Nail $1/2$ "
- (1) Nail $1^{1/4}$ "
- (1) Jam $3^{3/32} \times 3^{1/16} \times 6^{7/16}$

Dormer and Window W22-K.

- (2) Stiles $3^{17/32}$
- (2) Sills 2"
- (1) Plexi $2^{1/8} \times 3^{1/8}$
- (1) Stool Cap $3^{1/4}$
- (1) Pediment $3^{1/4}$
- (2) Dormer Side $4^{5/8} \times 1^{7/8}$ top
- (1) Triangle $4^{1/4} \times 1^{1/4}$ tall
- (1) Left Roof $2^{13/16} \times 2^{13/16}$, mitered
- (1) Right Roof $2^{13/16} \times 2^{13/16}$, mitered

Barrel Vault Dormer and Window (2 Sets)

- (4) Stiles $3^{17/32}$
- (4) Sills 2"
- (2) Plexi $2^{1/8} \times 3^{1/8}$
- (2) Stool Cap $3^{1/4}$
- (2) Pediment $3^{1/4}$
- (4) Dormer Side $4^{11/32} \times 1^{9/16}$ top
- (2) Barrel Roof

Trim and Rail Pack

- (5) $1/2$ " Flutepost: $2^{5/8}$
- (6) $1/2$ " Flutepost: $7/8$
- (14) Post Cap $1^{11/16} \times 1^{11/16}$
- (10) Ball: $3/8$
- (30) $1/8$ " Dowels: 2"
- (4) $1/8$ " Dowels: 1"
- (7) $5^{3/4}$ Rail
- (4) $2^{3/8}$ Rail
- (2) $1^{7/16}$ Rail
- (3) Facia $1/8 \times 3/8 \times 5^{3/4}$

Continued

Stair Pack:

- (1) Inside Stringer (1/8 x 3/4 pine) 12 1/2"
- (1) Outside Stringer (1/8 x 3/4 pine) 12 3/16"
- (2) Stair Block (6 Step Molding) 2 7/8"
- (1) Top Block (1 Step Molding) 2 7/8"

Bannister Pack:

- (1) Handrail 9", end bevels
- (10) 1/8 Dowel 2 1/2"
- (1) Turnpost 3 1/2"

Dowel and Bead Pack:

- (35) 3/8 Bead
- (6) 2 3/8 Dowel
- (6) 2 1/16 Dowel
- (6) 1 13/16 Dowel
- (6) 1 5/8 Dowel
- (6) 1 9/16 Dowel
- (3) 1 1/2 Dowel

1/4" Nosing Pack

#	Overall Length	Left Miter	Right Miter	Length of Applied Edge
2	32 5/16	45L	45R	31 7/8
2	16 5/32	45L	90	15 7/8
2	16 5/32	90	45R	15 7/8
1	12 7/8	90	45R	12 5/8
1	12 7/8	45L	90	12 5/8
2	10 3/8	45L	45R	9 7/8
1	8 7/16	45R	45L	8 7/16
1	1 7/16	45R	45R	1 5/16
1	1 7/16	45L	45L	1 5/16

Assembly Notes:

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

Planning makes the project easier! If you have questions, ask the experts at your local Dollhouse store or at info@realgoodtoys.com

Supplies you will need:

- White glue (like Aileene's Tacky Glue®)
- Panel Cement (like Liquid Nails®)
- Tape measure or ruler
- Masking tape
- Hammer
- Painting Supplies
- Pencil
- Sandpaper
- Utility knife or coarse file
- Wood filler or "Lite" Spackle

Options: see your miniature dealer

- EL-66 Hole starter and electrification tool
- Stucco Grit: Paint additive for foundation texture
- Dye-1: Brown shingle dye
- Dye-3: Grey shingle dye
- SC: Copper flashing
- #6007: 6-panel interior door

Aileene's and Liquid Nails are registered trademarks of their manufacturers and have no affiliation with Real Good Toys

Read the instructions carefully; look at each of the illustrations. **With the parts in your hands**, think the assembly through before you proceed.

Test fit each time you are ready to glue a piece in place...then you'll know you have it right.

If more tape or a helper is needed, it's good to know that before the parts have glue on them.

Don't be stingy with glue or tape; use generous amounts. Always wipe off excess glue immediately.

Keep one damp rag and one dry rag handy all the time. Have weights available for holding things tight as glue joints dry (stacks of books, gallons of pure Vermont Maple Syrup - anything heavy)

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

Nailing always carries the risk of splitting or nails going crooked and poking out. Before the nail is driven all the way in, check the inside of the joint for a crooked nail sticking out. Then, if it's necessary to pull the nail out, the end can still be grabbed with pliers.

When glue is drying, skip ahead to up-coming assembly steps and prepare the parts that will be used; these are great times to pre-paint trim and finishing parts. Paint the Front Step parts, Corbels, Brackets, Trim, the Windows and Door, and all of the other exterior trim parts before installing them on the house. Sand lightly with 320 grit sandpaper between coats. After installation, touch up the painting.

Painting: Use high quality semi-gloss latex enamel, sanding between coats with 320 grit silicone carbide or aluminum oxide sandpaper. Avoid old gloppy paint and poor quality paint brushes. Do not paint gluing edges. Paint the housebody before any outside details are attached, then repair defects, sand carefully with 320 grit sandpaper **one clapboard course at a time**, and re-paint. Sometimes a third coat is necessary

For the show models we assemble at Real Good Toys, we paint the foundations with one coat of straight paint, then a coat of paint mixed with Stucco Grit. Keep the mix stirred, and apply with a foam brush in short swirls or slap the surface with the brush to make the stucco form a random pattern of textures. Do not stucco behind the Front Steps.

Staining the Shingles: Our assembly pro uses **Real Good Toys'** shingle dye (available through your **Real Good Toys** miniature dealer) when dyeing the shingles for our show models. 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).

Window Assembly

(one Narrow: W40K, two Double: W30K, 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. #4)

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.

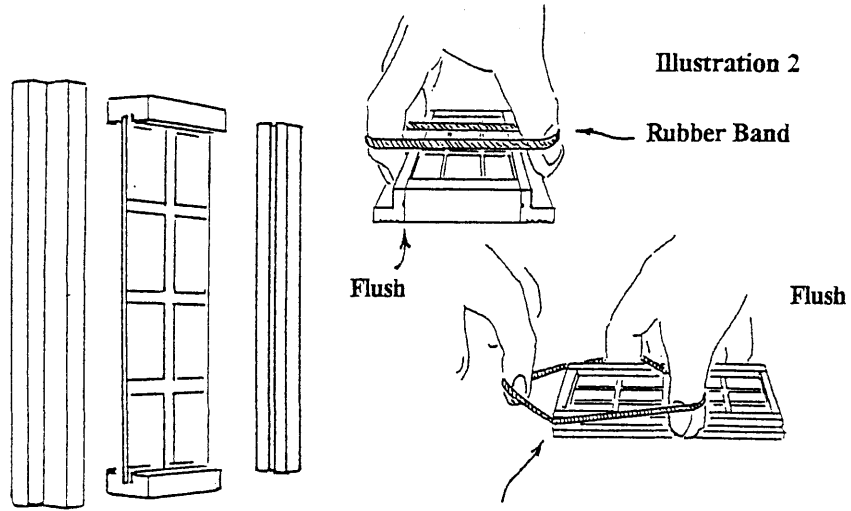


Illustration 1
Narrow Window

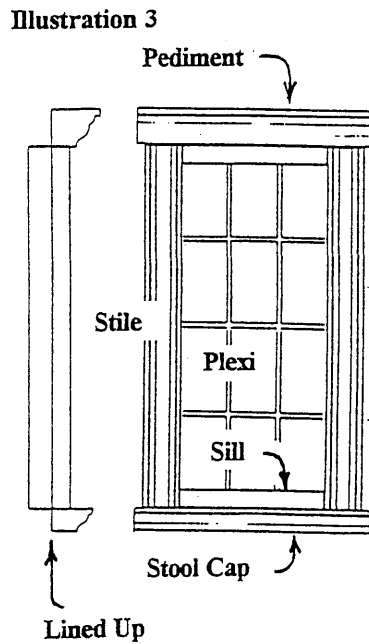


Illustration 3

Illustration 4
W30-K Double Window

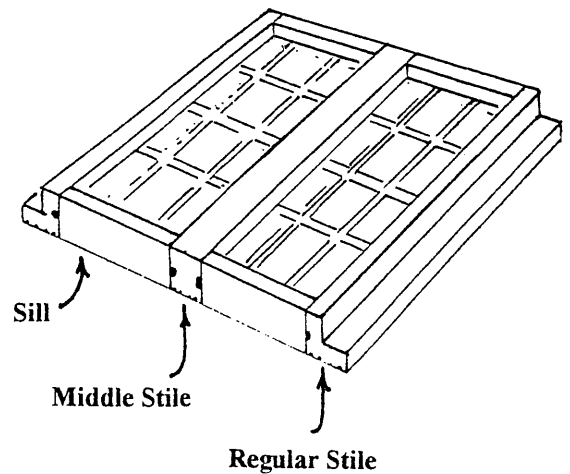
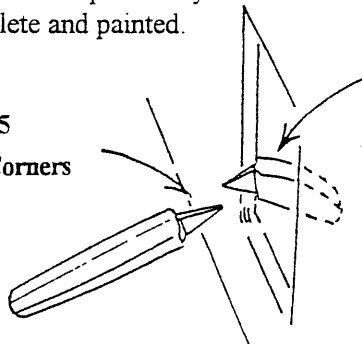


Illustration 5
Square the Corners



Door Assembly

- 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). (illus. #6 & 7)

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 elastic 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.

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 (3/32 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.

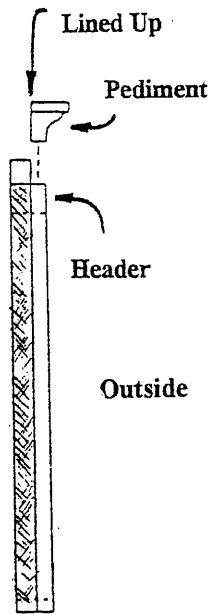


Illustration 6
Side View

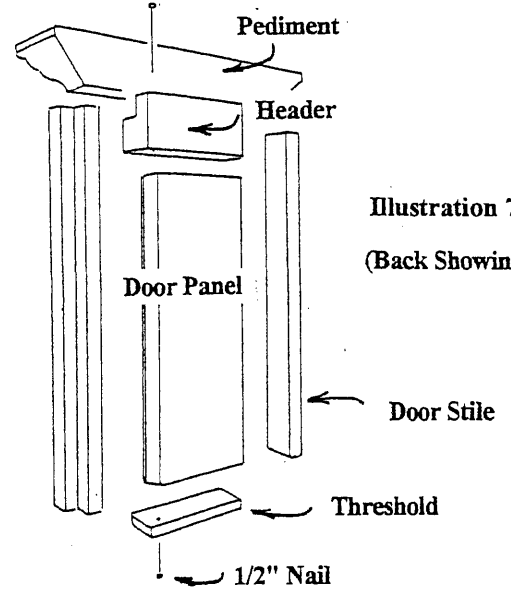


Illustration 7
(Back Showing)

Illustration 8

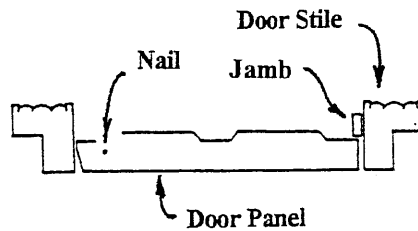
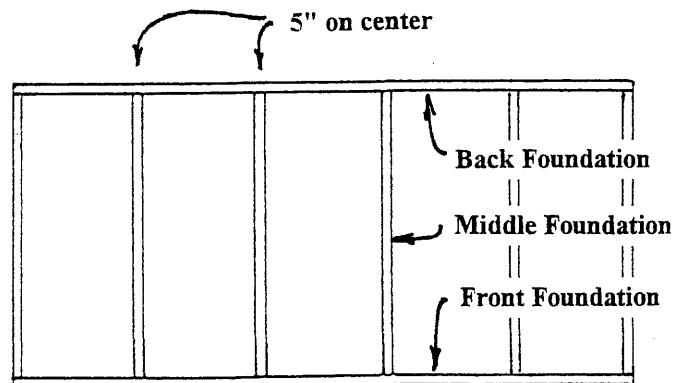


Illustration 9
Foundation



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

- 1. Glue and nail together the Foundation perimeter with the Long Foundations ($31\frac{5}{8}$) overlapping the Middle Foundations (15").
- 2. Glue and nail the rest of the Middle Foundations within the Foundation Perimeter, spaced evenly (about 5" on center). (illus. #9)
- 3. Glue, tape, and nail the Base Floor to the Foundation set, spaced evenly all around. (ill. 10)

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

Housebody Assembly

- 1. Without glue, set up the Walls and Connectors on the Base Floor (be sure the narrower surface ($\frac{5}{8}$ ") of the 90° connector faces the front) (illus. #11). 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, and the Walls are spaced evenly at the sides and front).

Adjust the Front Walls: Measure $12\frac{1}{4}$ (or use the divider) from the rear edge of the Floor to the back of the [inside-corner] Connector. (illus. #12)

- 2. Trace the outside of the Wall layout on the Floor. Now is a good time to paint the part of the floor that is outside the tracing.
- 3. Replace the Wall layout, this time permanently gluing the Walls and Connectors in place. Glue or tape the Divider to the Connector and Base Floor, square with the back edge.
- 4. Square the corners of the 2nd Floor stair hole. Use a sharp craft knife or file, and work from both surfaces toward the center to avoid "split out". (ill.5)
- 5. Test, trace, and pre-paint the underside of the 2nd Floor where it sticks out past the walls. 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 with the rear edge of the 1st Floor, and that everything is set straight and square (illus. #13). **Make sure the house is flat on a flat work surface as the glue dries.**

Illustration 10

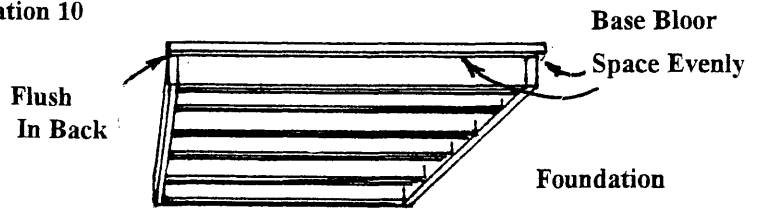


Illustration 11

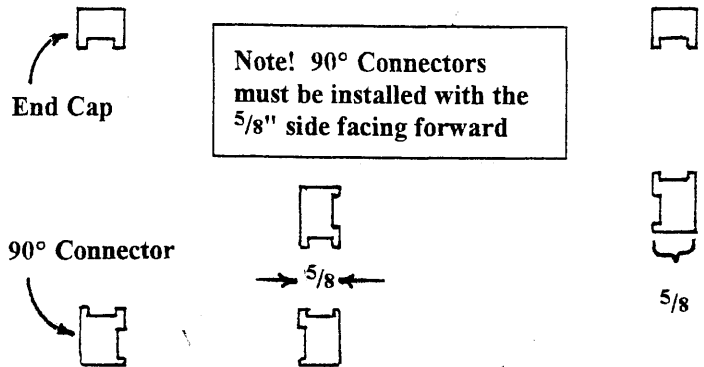


Illustration 12

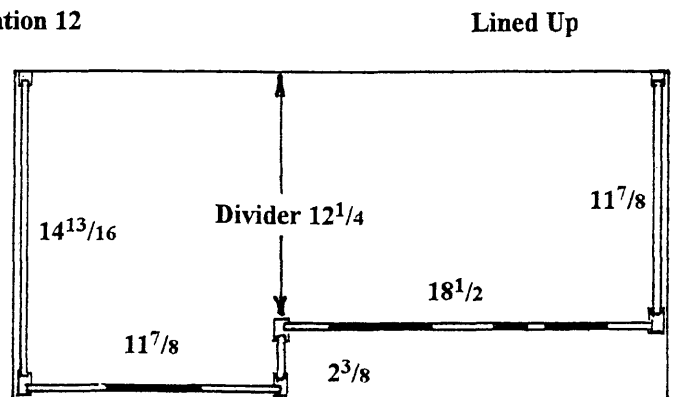
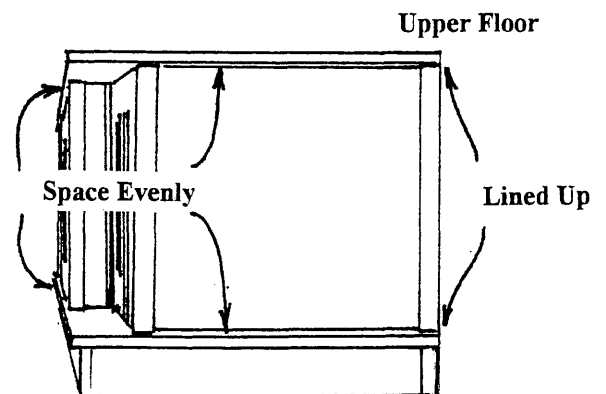
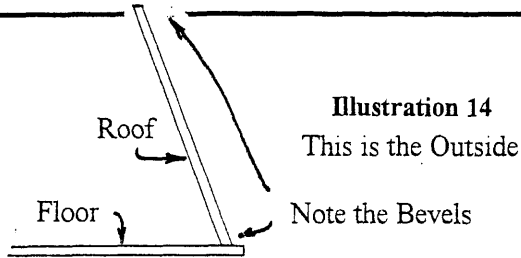


Illustration 13

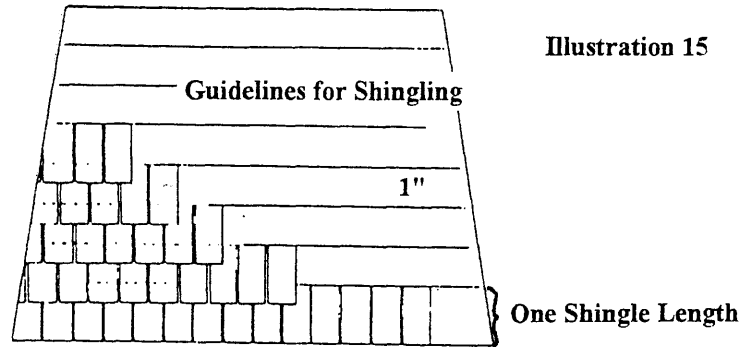


Roof Assembly

Read through this section, then test assemble the roofs to identify and mark the outside. (illus. #14) Trace the roofs on the 2nd floor for pre-painting.

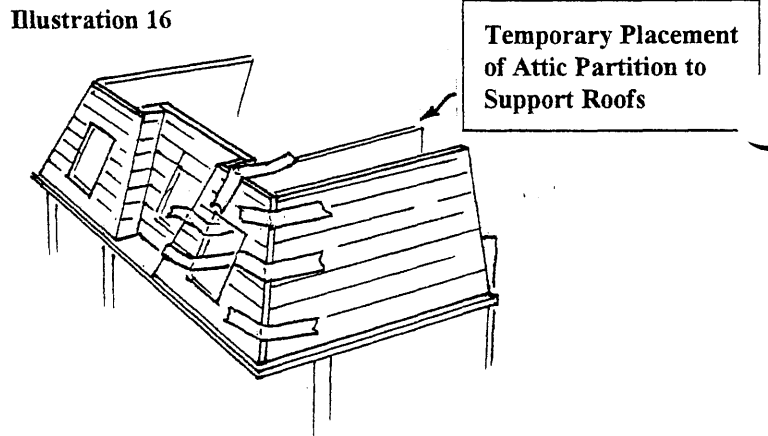


On the outside of all roof panels draw guidelines for locating Shingles. The first guideline on each panel to be shingled should be drawn one Shingle length from the bottom edge. Draw the rest of the guidelines spaced 1" apart.



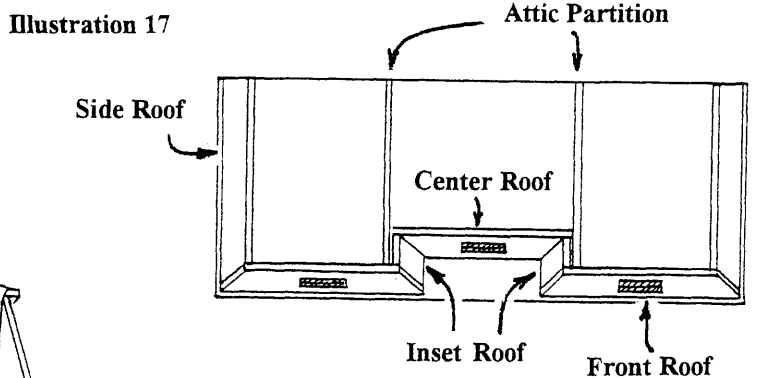
1. Glue and tape together one Side Roof, one Front Roof, and one Inset Side Roof, lined up at the top and bottom (check the bevels); the Front Roof overlaps the Side and Inset Roofs. Without glue, tape an Attic Partition to the back of the Front Roof, tight and lined up at the top and bottom. Tape through the window hole and across the top. (illus. #16)

Repeat for the other Side Roof, Front Roof, and Inset Roof.



2. Locate the Roof Sets on the 2nd Floor flush at the back edge, and spaced the same on the sides as on the front. Make sure the sides and front are parallel to the Floor edge. Glue, tape, and weight the Roof Sets in place. Hold the Center Roof to the back edges of the Inset Roofs to make sure they are lined up. Let the glue dry.

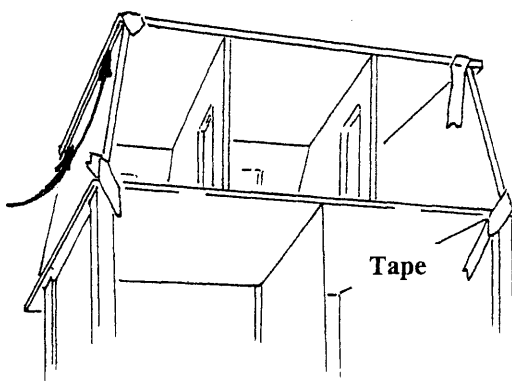
3. Glue and tape the Center Roof to the back edges of the Inset Roofs, tight, and lined up at the top. (illus. #17)



4. (Wait to install the Roof Top until Shingling is done). Glue, tape, and weight the Roof Top to the Roofs, flush at the back and spaced evenly at the sides and front. Tape across the back edges to ensure even spacing while the glue dries. (illus. #18)

Illustration 18
Roof Top

Space Evenly



Assemble the Dormers

(The Center Dormer Sides are longer than the Barrel Vault Dormer Sides... keep them separate)

Center Dormer

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. (illus. #19)
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. (illus. #20)
4. Test then glue and tape together the Left and Right Dormer Roofs. Glue the Dormer Roofs to the Dormer Triangle and Front Roof.

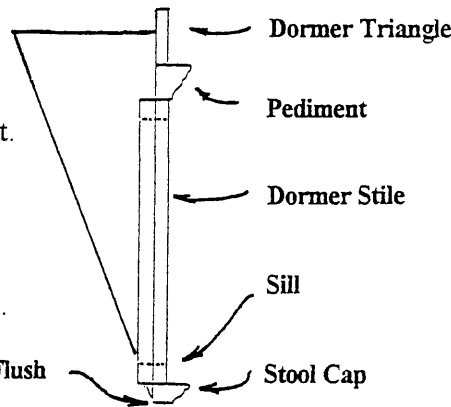


Illustration 19

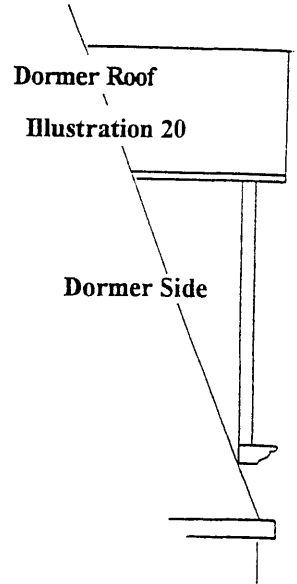


Illustration 20

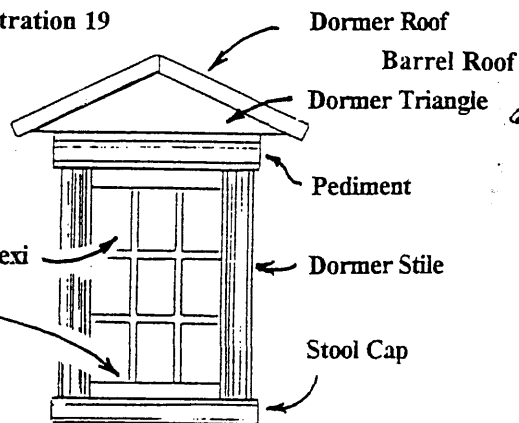


Illustration 19

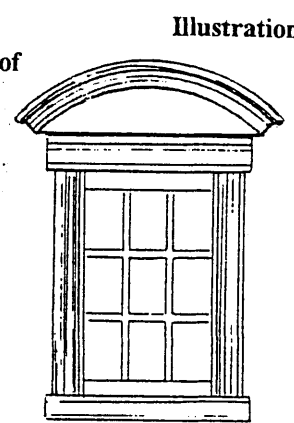
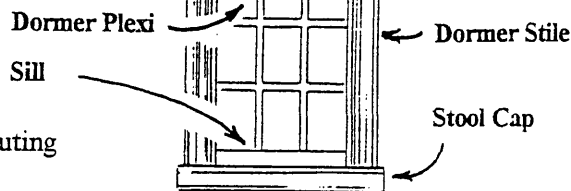


Illustration 21

Barrel Vault Dormers

1. Glue Dormer Sides to the W22K window assembly lined up at the top edge.
2. Repeat steps 3 and 4 (above), substituting the Barrel Roofs in step 4. (illus. #21)



The Bay Window (W31K)

1. Check the fit and orientation of the Side Standoffs (5/8 x 5 7/8) and one Horizontal (5/8 x 5) on one W30K Double Window. The Side Standoffs line up at the top with the top of the Pediment. The Horizontal goes between the Side Standoffs, flush at the bottom. Glue them in place. (illus #22)
2. Glue the window liners (two 5/8 x 5, and two 5/8 x 4 5/8) to the back edge of the Stiles and Sills, lined up with the inside surface of the window. (illus. #23)

Paint the Bay Window before installation.

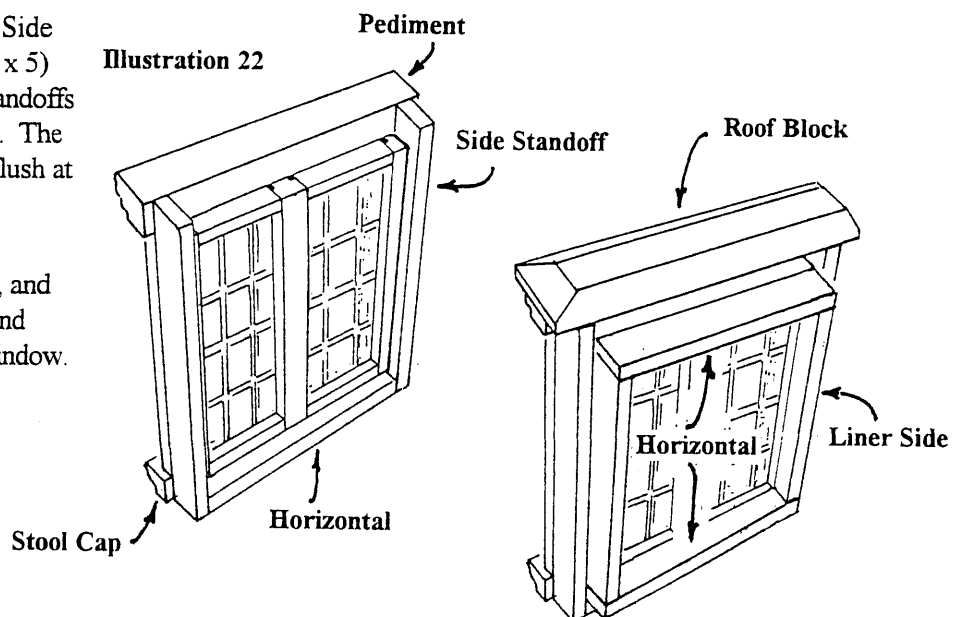


Illustration 22

Pre-assembled windows and Door

(Have you painted them yet? Refer back to the window section.) Install all the pre-assembled Windows and Door in the appropriate openings.

Attach the Edge Nosing

The Edge Nosing covers the end grain of the plywood Floors (or Roof Top) and hangs a little below the Floors, with the top of the Nosing flush with the floor.

Test then attach the Nosing. On the Roof Top, start attaching the Nosing in the center of the cutout in the Roof Top, then work in both directions one piece at a time toward the back edge. (illus. #25)

Post and Railing Assembly

- 1. Paint and sand the Rails and Dowels 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 Dowel locations at 1/2" spacing (illus. #26):

	# of sets	length	Start	Dowels/ Set
A	2 Sets	5 ³ / ₄ "	3/8"	11 (2")
Ball and Stick	3 Sets: One Rail and One Facia ea.	5 ³ / ₄ "	3/8"	11 ea.: Different Lengths
B	1 Set	1 ⁷ / ₁₆ "	1 ⁵ / ₃₂ "	2 (2")
C	1 Set	2 ³ / ₈ "	7/16"	4 (2")

- 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. (illus. #27) Let the glue dry. (Ball and Stick Detail: illus. #28)

- 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.

- 5. Assemble (6) 7/8 Flutepost, Postcap, & Ball; (3) 2⁵/₈ Flutepost, Postcap, & Ball; and (2) 2⁵/₈ Flutepost & Ball (no Postcap) assemblies. (illus. #29)

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

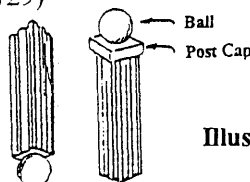


Illustration 24

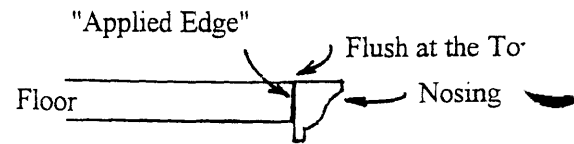


Illustration 25

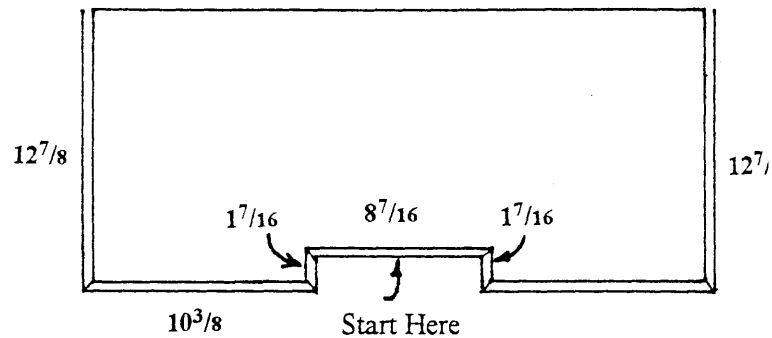


Illustration 26

Dowel Location Marks

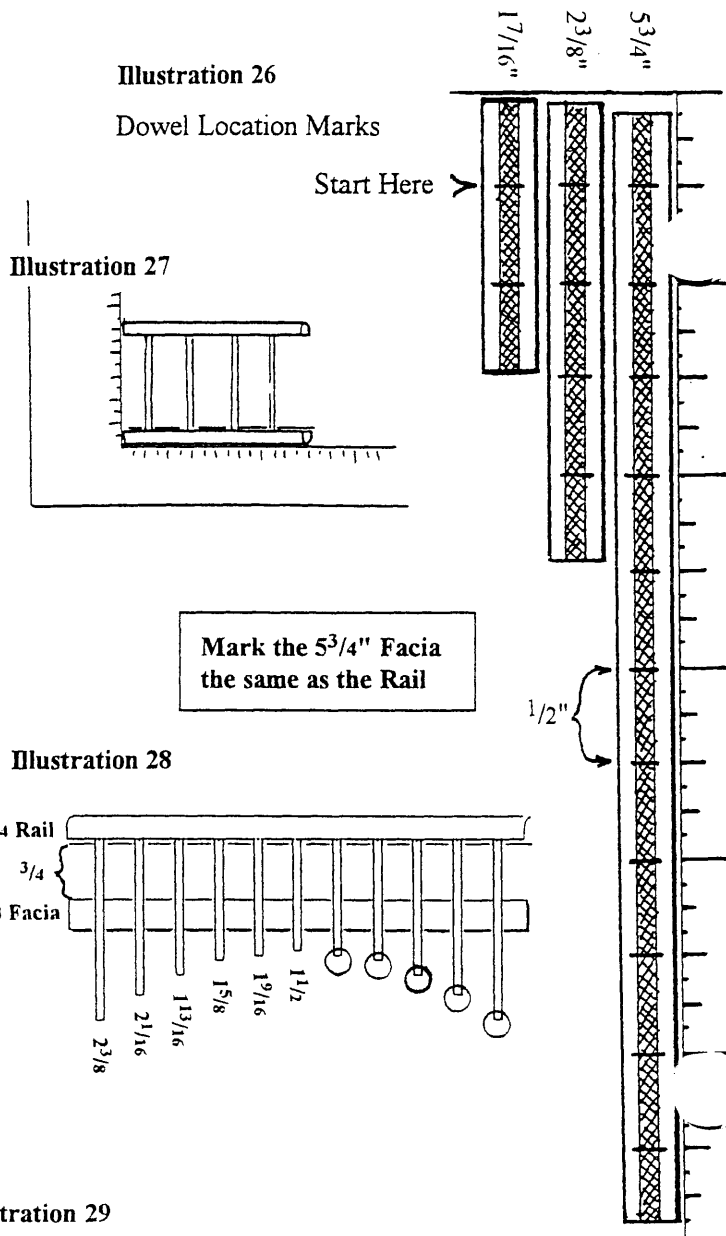


Illustration 27

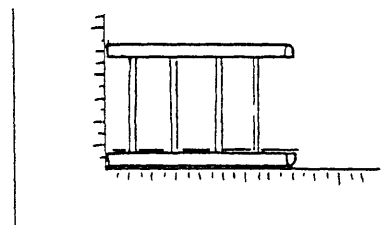


Illustration 28

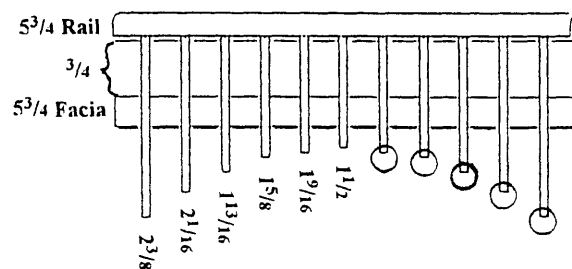


Illustration 29

Finish the Outside

- 1. Touch up the paint
- 2. Install the windows and door.

Shingle The Roof

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

- 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. (illus #30)

- 2. Continue up the roof one row at a time around all the roofs. Start the next 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. #31)

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

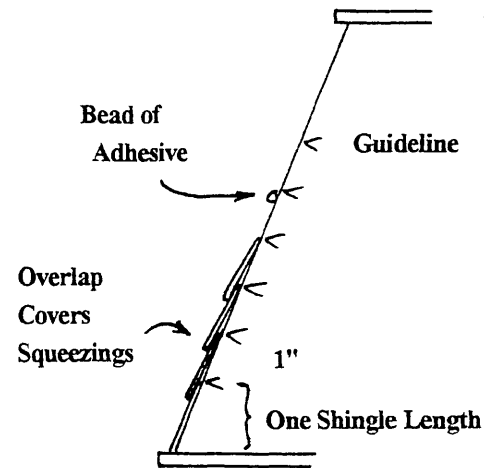


Illustration 30

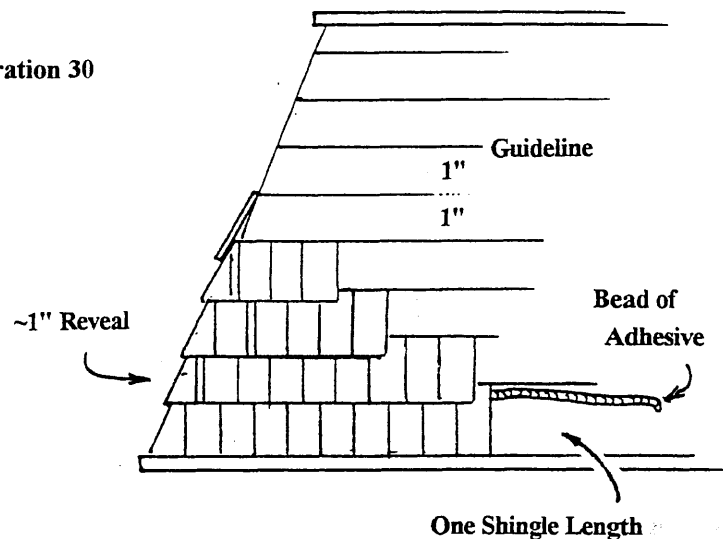


Illustration 31

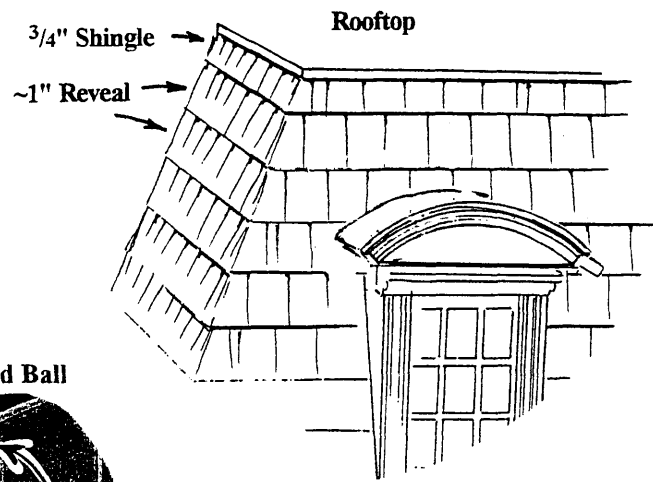
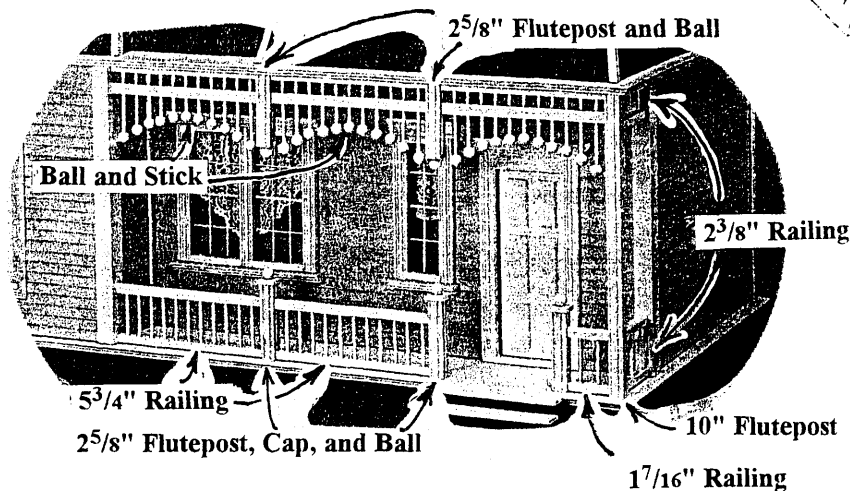


Illustration #32: Install the Posts and Railings



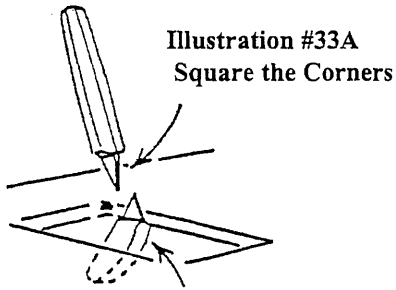


Illustration #33A
Square the Corners

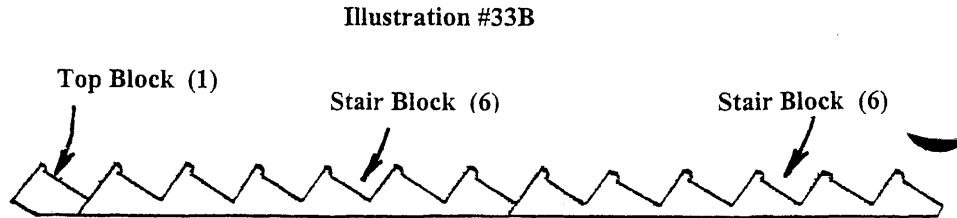


Illustration #33B

Stair Assembly:

Wait until the flooring and wallpapering are done before you install the stairs.

- 1. Square the corners of the stair hole. Use a utility knife, and work from both surfaces toward the center to avoid "split out": two cuts from each direction for each corner (Illustration #33A).
- 2. Test fit, then glue together the Stair Blocks, (Illustration #33B).
- 3. Sand and paint or stain the stairs and the Stringers. Don't attach the Stringers to the Stairs yet.
- 4. Test the Stairs with the Stringers in the stair hole (Illustration #33C).
- 5. Using a flexible set glue like silicone glue or Quick Grab® Cement, glue the inside Stringer to the Stairs, lined up at the bottom and top. Glue the outside Stringer to the stairs after the stairs have been installed, so that the fit under the floor will be perfect.
- 6. **Railings:** Glue one dowel (2 1/2") to each stair tread spaced about 1/8" from the edge, touching and glued to the front of the next-higher tread. Check to be sure dowels are straight and in line as the glue dries. (illus. #34)
- 7. Spread a little glue in the groove of the handrail, 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 2nd Floor. (illus #35)
- 8. 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.

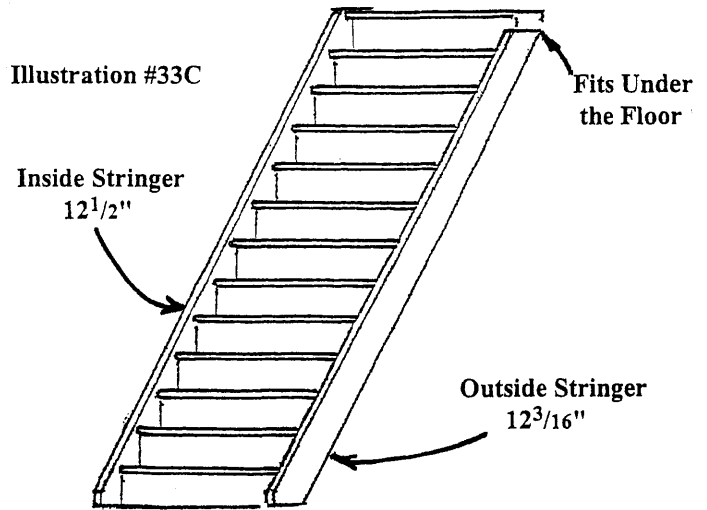


Illustration #33C

Illustration #34
Glue Each Dowel
In 3 Places

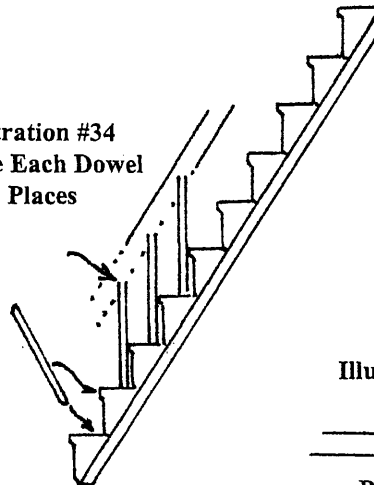
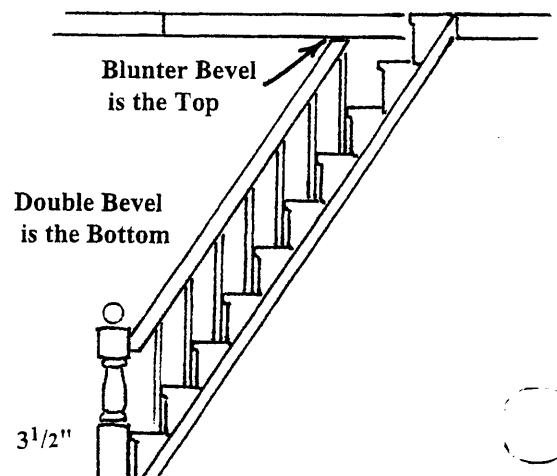


Illustration #35



Assemble the Front Steps:

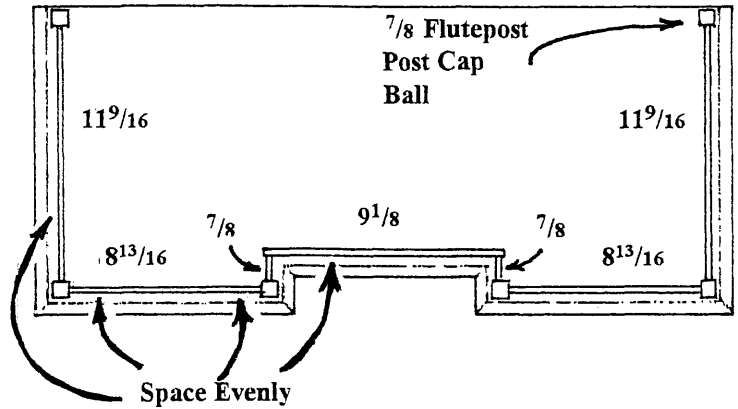
- 1. Assemble the Front Steps following the instructions found in Pack #D-96.

Illustration 38 Crown Trim

Crown Trim

1. Without glue, lay out the Crown Trim Set and the 7/8" Flutepost Assemblies. Adjust the pieces to be even at the sides and front. (illus. #38)

2. Mark the position of the Crown Set, remove, then replace the Crown, gluing as you go. Final adjust, then let the glue dry.



Dividers

We recommend temporary placement of Blinds and Attic Partitions, using rubber cement or dots of glue so that they can be easily removed for interior decoration. (illus. #39)

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

