Instructions for Real Good Toys'

The *Milled* MDF Williamsburg

Batrie Dollhouse #MM-86K © 11/98 Page 1

Congratulations on your purchase of a Real Good Toys 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.

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.

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

Supplies:

White glue Panel Cement* Masking tape Nail Set or Awl

Fine Tooth Saw 'Light' Spackle or Wood Putty Utility knife Sandpaper: 120 grit and 320 grit 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.

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.

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

Have a damp rag and a dry towel available all the time. Small assemblies can be glued or painted on waxed paper to keep them from sticking to the table.

Use a thick-bodied white glue that dries clear for the body of this Dollhouse (like Aleene's Tacky Glue). *For shingling, use a solvent-based (not water cleanup!) panel cement that comes in a calking gun tube, available at hardware or building supply stores. Check the analysis - if there is water in it it will curl the shingles.

Make sure everything is straight and flat as the glue dries... That's the shape that will be permanent. Make all joints flush. Keep surfaces and edges square.

Electrification: If you are planning to electrify your house, use tape wire components. We suggest that you install the tape runs before permanently attaching the top floor walls to the house. This will allow the house to be turned in several different positions, even up-side-down. to help make the tape installation and connections easier.

Painting: Many parts are easiest to paint before 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.

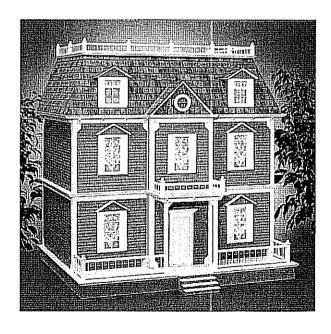
Staining the Shingles: Our assembly pro uses Real Good Toys' shingle dye when dying the shingles for our finished models (available through your Real Good Toys miniature dealer). Dye (or stain) the shingles several days ahead of time so they will be completely dry when the time comes to attach them to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

When 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 i it's necessary to pull it out.

#Dye1 Shingle (brown) dye #Dye3 Shingle (grey) dye #SC Copper flashing #T10 Turntable

#EL66 EZ Punch and Electrification Helper Set (The EZ Punch piercing tool punches holes making nailing, screwing, and setting

electrical parts easier.)



86K Parts List:

Instructions

(1) Shingle bag

Panels:

- (1) Base Floor ($^{1}/_{4}$ ") 30 $^{1}/_{2}$ " x 18 $^{7}/_{8}$ "
- (1) Second Floor (3/8") 30¹/2" x 19¹/4", Stairway Cutout
- (1) Third Floor (3/8") 317/8" x 20", Stairway Cutout
- (1) Porch Floor $(^{1}/4^{"})$ $30^{1}/2^{"} \times 5^{7}/8^{"}$
- (2) 1-Door Attic Partition (3/8") 19" x 83/16"
- (3) 2-Door Divider $(\frac{3}{8}")$ 20¹/16" x 10"
- (1) Roof Top ($^{1}/_{4}$ ") 25 $^{5}/_{8}$ " x 16 $^{1}/_{4}$ "
- (1) Front Roof (1/4") 31⁵/8" x 8⁷/8", Dormer Cutouts
- (1) Left Side Roof ($^{1}/_{4}$ ") 19" x 8 $^{7}/_{8}$ "
- (1) Right Side Roof ($^{1}/4$ ") 19" x 8 $^{7}/8$ "

Foundation:

- (2) Front/Back Foundation: $(^{3}/8")$ $30^{3}/8" \times 1^{3}/4"$
- (1) Foundation: $(^{3}/8")$ 29⁵/8" x 1³/4"
- (2) Side Foundation: (3/8) 23⁷/8 x 1³/4
- (2) Middle Foundation: (3/8") 181/4" x 13/4"

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

- (4) Wall A Side 18¹/8"
- (4) Wall B Left and Right Front 10", Window Cutout
- (4) Wall C Pavilion Side 7/8"
- (1) Wall D First Floor Center Front 83/16", Door Cutout
- (1) Wall E Second Floor Center Front 83/16", Window Cutout
- (1) Triangle 85/8" x 45/16", Window Cutout

Dormers and Window Hoods:

- (6) Window Hood Triangle 4¹/4 x 1¹/4 Tall
- (8) Window Hood Roof 2³/4 x ¹/2. Beveled
- (2) Left Dormer Roof $2^{13}/16 \times 2^{13}/16$, Mitered
- (2) Right Dormer Roof 213/16 x 213/16, Mitered
- (4) Dormer Sides 45/32 Tall x 15/8 Top

Pavilion Pack:

- (1) Left Roof ($^{1}/_{4}$ ") $6^{1}/_{2}$ " x $3^{3}/_{8}$ ", Mitered
- (1) Right Roof ($^{1}/_{4}$ ") $6^{1}/_{2}$ " x $3^{3}/_{8}$ ", Mitered
- (6) Blind Dividers $(\frac{3}{8}")$ 10" x $2^{1}/2"$
- (2) Blind Dividers ($^{3}/8$ ") 10" x $^{7}/8$ "
- (1) Porch Ceiling (3/8") $9^{1/2}"$ x $5^{1/2}"$
- (1) Pavilion Ceiling (3/8") $9^{1/2}" \times 1"$
- (1) 2" Round Window
- (1) Round Plexi

Connectors:

- (12) 90° Connectors: 10"
- (4) End Cap: 10"
- (2) Flutepost: 10"

(1) Facia ($^{3}/_{32}$ " x $^{3}/_{4}$ "):

- (4) 17¹³/16"
- $(4) 9^3/4$ "
- (2) 715/16"
- (2) 3⁵/16

(1) Door Pack D11-K:

- (1) Door Panel $6^3/8$ " x $2^7/16$ "
- (2) Stile: 7¹/8"
- (1) Header 2¹/₂", drilled
- (1) Threshold 2¹/2", drilled
- (1) Pediment 43/8", mitered
- (2) Jamb $^{1}/_{16}$ " x $^{3}/_{16}$ " x $^{6}/_{16}$ "
- (1) Nail 1/2"
- (1) Nail 1¹/4"

(1) (#D-96) Front Step Pack Contains:

- (2) Treads ($^{1}/_{8}$) $4^{7}/_{8}$ " x $1^{1}/_{8}$
- (1) Block (9/16 Pine) 45/8" x 2"
- (1) Block (11/16 Pine) 45/8" x 1"

(1) Rail Pack:

- (4) 10⁹/16" Rail
- (2) 8" Rail
- (8) 7¹/4" Rail
- (8) $5^{13}/16$ " Rail
- (4) $4^3/16''$ Rail
- (4) $3^3/8$ " Rail

(1) Trim Pack:

- (21) Bracket Embellishments 1/4" round x 1/4"
- $(11) 1^{5/8} Post$
- (2) 2⁵/8 Post
- (14) Postcaps
- $(14)^{3/8}$ Balls
- (100) 1" Dowel
- (50)2" Dowels
- (30) Eave Brackets
- (20) Corner Trim

(1) Banister Pack:

- (15) 1/8" Dowel: 2"
- (20) ¹/8" Dowel: 2¹/2"
- (3) ⁷/16" Turnpost 2⁷/8"
- (2) ⁷/16" Turnpost 3¹/2"
- (2) Banister 9". Miters
- (1) Top Rail, Beveled: 3"
- (1) Top Kan, Develed. 5
- (1) Bottom Rail, Beveled: 4⁵/16"
- (2) Rail 4¹/2"
- (2) Rail 2¹/2"

Pre-Assembled Windows:

- (2) Dormer Window
- (5) Standard Window

Stair Pack:

- (2) Inside Stringer (1/8 x 3/4 pine) 121/2"
- (2) Outside Stringer ($\frac{1}{8} \times \frac{3}{4}$ pine) $12^{3}/16^{\circ}$
- (4) Stair Block (6 step molding) 3"
- (2) Top Block (1 step molding) 3"

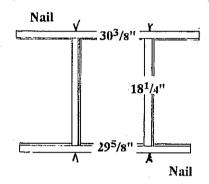
# of Pieces		Location	Aprox. Overall	Left Miter	Right Miter	Length of Applied
			Length			Edge
1/4" Nosing						<u> </u>
	A	Roof Front	26 ⁵ /8"	45°	45°	255/8"
1	В	Left Roof Side	161/2"	90°	45°	16 ¹ /4"
	С	Right Roof Side	16 ¹ /2"	45°	90°	161/4"
3/8" Nosing			· · · · · · · · · · · · · · · · · · ·		.,	
1	D	Base Front	311/4"	45°	45°	301/2"
1 .	E	Base Left Side	25 ¹ /8"	90°	45°	24 ³ /4"
1	F	Base Right Side	25 ¹ /8"	45°	90°	243/4"
1	G	2 nd Floor Left Front	10 ⁷ /8"	45°	45°	101/2"
1	Н	2 nd Floor Right Front	10 ⁷ /8"	45°	45°	101/2"
1	Ι	2 nd Floor Left Side	19 ⁵ /8"	90°	45°	19 ¹ /4"
1	J	2 nd Floor Right Side	19 ⁵ /8"	45°	90°	19 ¹ /4"
1 .	K	3 rd Floor Left Front	119/16"	45°	45°	11 ³ /16"
1	L	3 rd Floor Right Front	119/16"	45°	45°	113/16"
1 ,	M	3 rd Floor Left Side	203/8"	90°	45°	20"
1	N	3 rd Floor Right Side	203/8"	45°	90°	20"
1	0	Pavilion Front	105/16"	45°	45°	91/2"
1	P	Pavilion Left Side	1 ³ /8"	45°	45°	ΙH
l	Q	Pavilion Right Side	13/8"	45°	45°	1"
ı	R	Porch Front	101/4"	45°	45°	91/2"
1	S	Porch Left Side	5 ⁷ /8"	45°	45°	51/2"
1	T	Porch Right Side	57/8"	45°	45°	51/2"

Nosing Pack

Illustration #1 Mark the Foundations

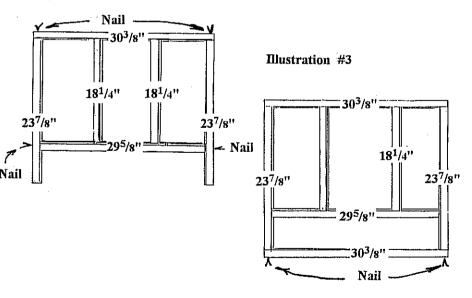


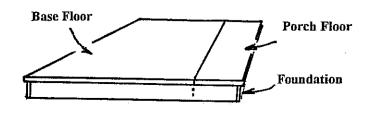
Illustration #2



Assemble the Foundation

- 1. Measure 9⁵/8" from each end of one 30³/8" (Back Foundation) and the 29⁵/8" Foundation pieces. Mark the Middle Foundation locations (Illustration #1).
- 2. Glue and nail together the Back Foundation, Middle Foundations and the 29⁵/8" Foundation (Illustration #2).
- 3. Glue and nail the Side Foundations and the Front Foundation to the foundation assembly; the Back and Front overlaps the sides (Illustration #3).
- 4. Glue and tape together the Base Floor and the Porch Floor, lined up at both ends, and flat across the top.
- Assembly 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!





Housebody Assembly

1. Without glue, set up the Walls and Connectors on the Base Floor. The ⁵/8" edge of the 90° connector always faces the front or back. The space from the back edge of the floor to the front wall should exactly equal the length of one 20¹/16" Divider (Illustration #4). 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 edge of the floor). Space the walls evenly from the edge of the floors (approximately ³/16) parallel with the edge all the way around (minor variations will be minimized when Nosing is attached to the floor's edge).

2. Lightly trace the perimeter of the Wall layout on the Base Floor. Remove the Wall.

Pro Tip: Now is a good time to paint the Floor outside of the perimeter tracing. The Nosing will cover the floor's edge.

3. Replace the Wall layout, this time permanently gluing the Walls and Connectors in place (Illustration #5).

4. Set the 2nd floor on the 1st floor walls, trace the bottom of the 2nd floor, and pre-paint to the tracing. Glue the Second Floor in place evenly spaced. Use tape and weights as necessary to hold the assembly flat on a flat surface. Make sure that the back edges of the end walls are flush at the rear, and that everything is square (Illustration #6 & #7).

5. Glue the Porch Ceiling to the front edge of the second floor panel and on the top of the first story walls (support the front of the porch ceiling with 10" Fluteposts). Check to make sure that the panel is perfectly centered by using the Left and Right 10¹/2" Nosing (it should fit perfectly from corner to corner).

6. 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 the Connectors line up.

7. Attach the Third Floor panel, as in step #4 above.

8. Glue the Pavilion Ceiling to the edge of the Third Floor panel and on the top of the second story walls. Check the position with the 117/16" Nosing.

Illustration #4

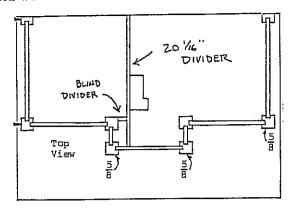
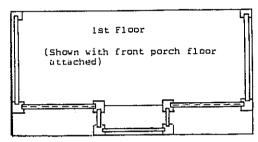


Illustration #5



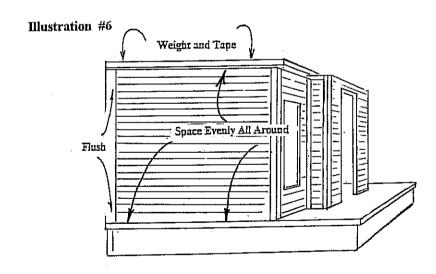
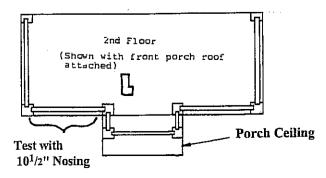


Illustration #7



Roof Assembly

Pro Tip: Now is the best time to draw the Shingling guidelines, but don't attach the Shingles yet. On the <u>outside</u> of each roof panel draw the first guideline one Shingle length (usually $1^1/4$ ") from the bottom edge (Illustration #8). Draw the rest of the guidelines spaced 1" apart.

1. Apply three or four strips of masking tape near the ends of the Front roof, leaving four inches of tape to flap over at the ends.

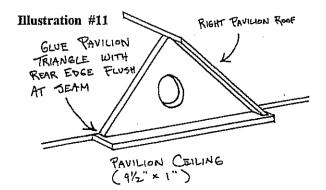
Note: The roofs are beveled at the top and bottom. See Illustration #9. for proper positioning.

2. Glue and tape the Front and Side roof panels together and into position (make sure the roofs are lined up at the back edge, evenly spaced, and straight along the sides and front). Use the Attic partitions for extra support while the glue dries (Illustration #10).

4. Glue the Pavilion Triangle into place as shown (Illustration #11). The Pavillion Triangle is reversible and may show the clapboard surface, or the smooth surface for paint or shingles.

5. Glue and tape together the pavilion roof set at the longer beveled edges (make sure that the triangle is straight).

6. Glue the Roof Top in place after all shingling is done. Make sure that the side roofs run parallel to the edges of the roof top. Support the roof top with the Attic Partitions (no glue) temporarily set in place. Use tape and weights to hold everything in place (Illustration #12).



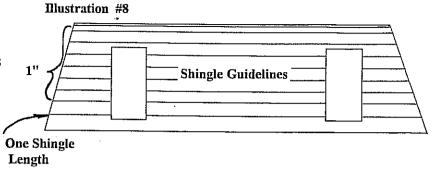
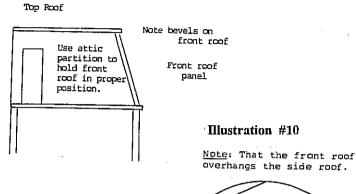
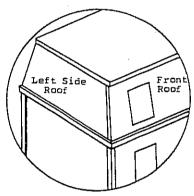
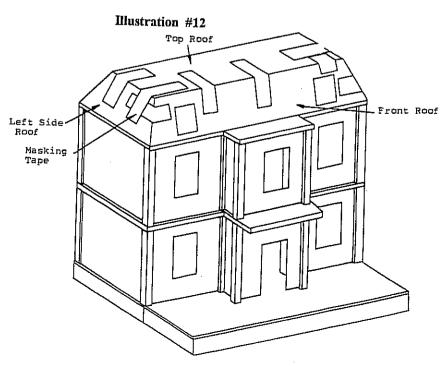
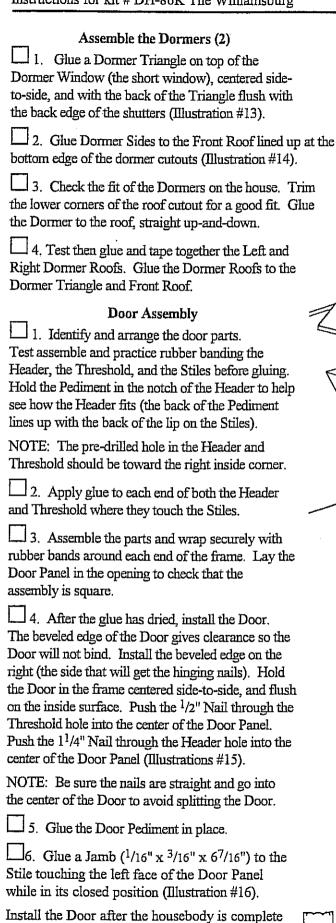


Illustration #9

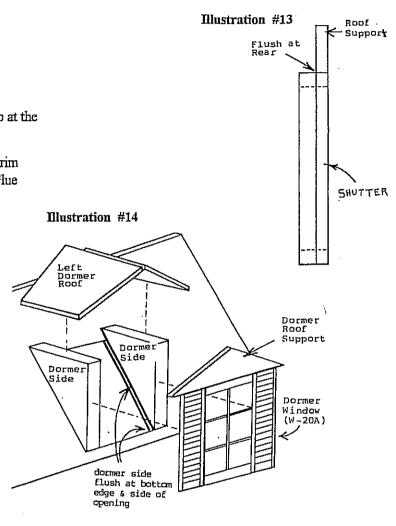


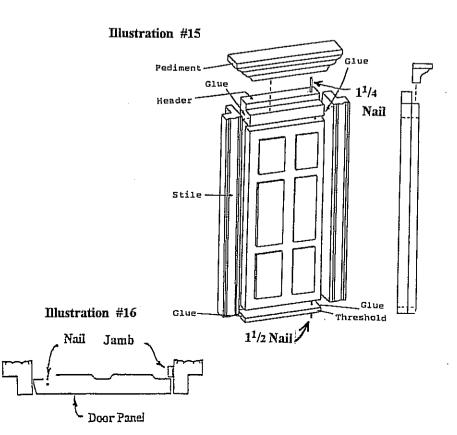






and painted.





Shingle The Roof

Assembly Pro Tip: Our assembly pro uses *Real Good Toys'* dye when dying the shingles for our finished models. Dye the shingles a couple of days ahead of time so they will be completely dry when the time comes to attaching them to the roof (see the instructions enclosed in the dye pack).

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.

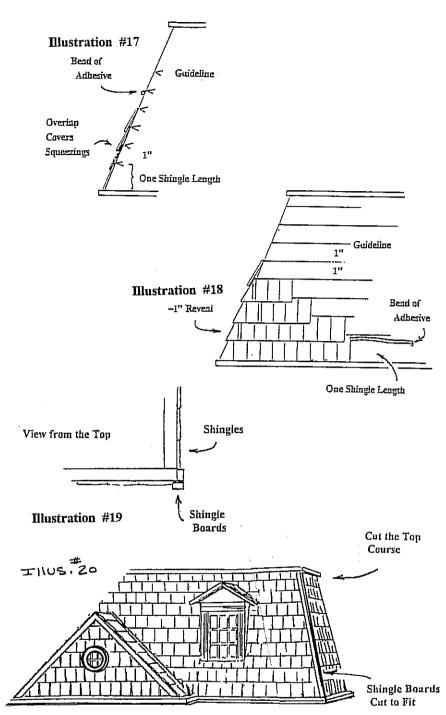
1. Apply a thin line of adhesive ¹/8" below the lowest guideline all the way across one Side Roof. Press the top edge of a Shingle into the line of glue, squeezing out the excess. Hold the first Shingle steady and press another shingle into the adhesive, tight to the first. Hold the next Shingle and press in another... etc. all the way across the roof, cutting the last shingle to fit (Illustration #17). 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 (Illustration #18). 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.

Where two roofs meet, shingle the side roof first then the front roof...or cut and attach Shingle boards (material is in the connector pack) to dress the edge (Illustration #19).

Assemble the Front Steps:

1. Assemble the Front Steps following the enclosed instructions.



Attach all the Edge Nosing

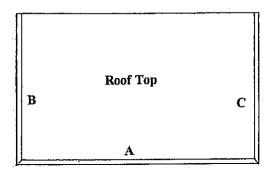
The Edge Nosing is designed to cover the end grain of the plywood Floors and to hang slightly below the Floors, with the top of the Nosing flush with the floor (Illustrations #21 - #24).

Attach the ³/8" Nosing to the edges of the Floors beginning with the front, and work in both directions (Illustrations #21 - #24).

Attach the $^{1}/_{4}$ " Nosing to the Roof Tops (Illustration #25).

					,						
# of Pieces	Location	_ "!	Left	Right	Length of						
		Overall	Miter	Miter	Applied						
		Length	<u> </u>	<u> </u>	Edge						
¹/4" Nosing											
1	A	26 ⁵ /8"	45°	45°	25 ⁵ /8"						
1	В	16 ¹ /2"	90°	45⁰	16 ¹ /4"						
1	С	16 ¹ /2"	45°	90°	16 ¹ /4"						
³ /a" Nosing											
1	D	31 ¹ /4"	45°	45°	30 ¹ /2"						
1	Е	251/8"	90°	45°	24 ³ /4"						
1	F	251/8"	45°	90⁰	24 ³ /4"						
1	G	10 ⁷ /8"	45°	. 45°	10 ¹ /2"						
1	H	10 ⁷ /8"	45°	45°	10 ¹ /2"						
1	I	19 ⁵ /8"	90°	45°	19 ¹ /4"						
1	J	195/8"	45°	90°	19 ¹ /4"						
1	K	11 ⁹ /16"	45°	45°	11 ³ /16"						
1	L	11 ⁹ /16"	45°	45°	11 ³ /16"						
1	M	203/8"	90°	45°	20"						
1	N	203/8"	45°	90°	20"						
1	0	10 ⁵ /16"	45°	45°	91/2"						
1	P	13/8"	45°	45°	1"						
ı	Q	1.3/8"	45°	45°	1"						
1	R	10 ¹ /4"	45°	45°	91/2"						
1	S	5 ⁷ /8"	45°	45⁰	5 ¹ /2"						
1	Т	5 ⁷ /8"	45°	45°	5 ¹ /2"						

Illustration #25



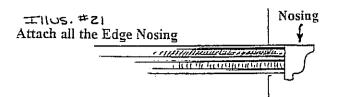


Illustration #22

Top View

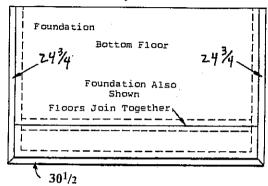


Illustration #23

Top View

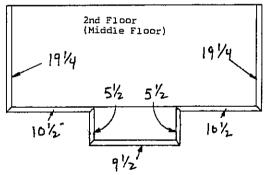
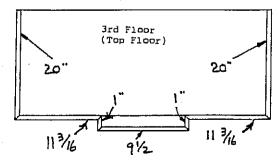
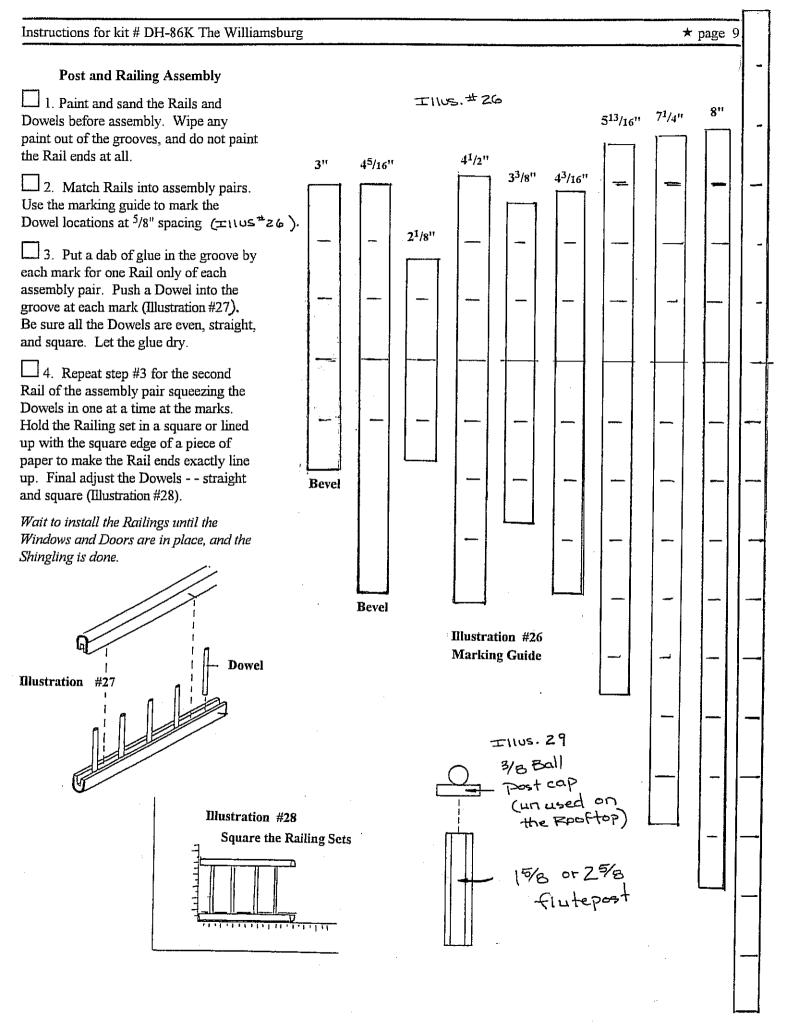


Illustration #24

Top View





Finish the Outside!

- Touch up the paint
- Install the windows and door
- Bracket Embellishments
- Eave Brackets
- Railings

Options

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

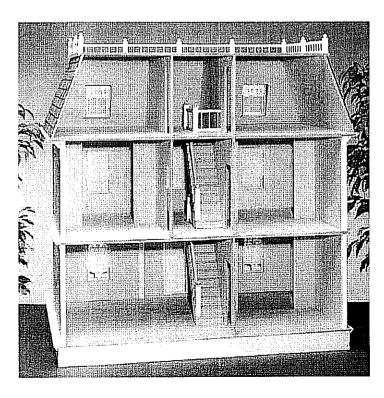
The following is a partial list of accessories available through your dealer from Real Good Toys.

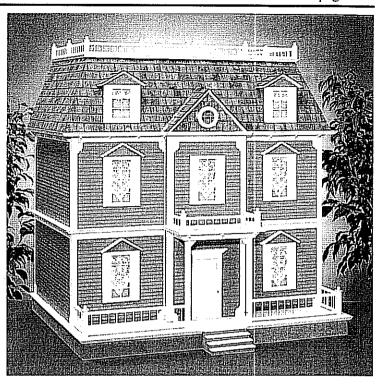
#1125 Shingle dye #SC Copper flashing #T10 Turntable

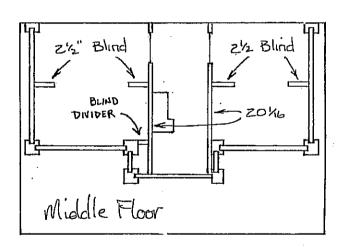
Finish the Inside...Plan Ahead!

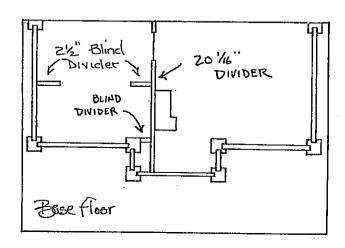
Our pro finishes the interior of a few houses each year. Here's the order that he follows for tackling interior finishing...

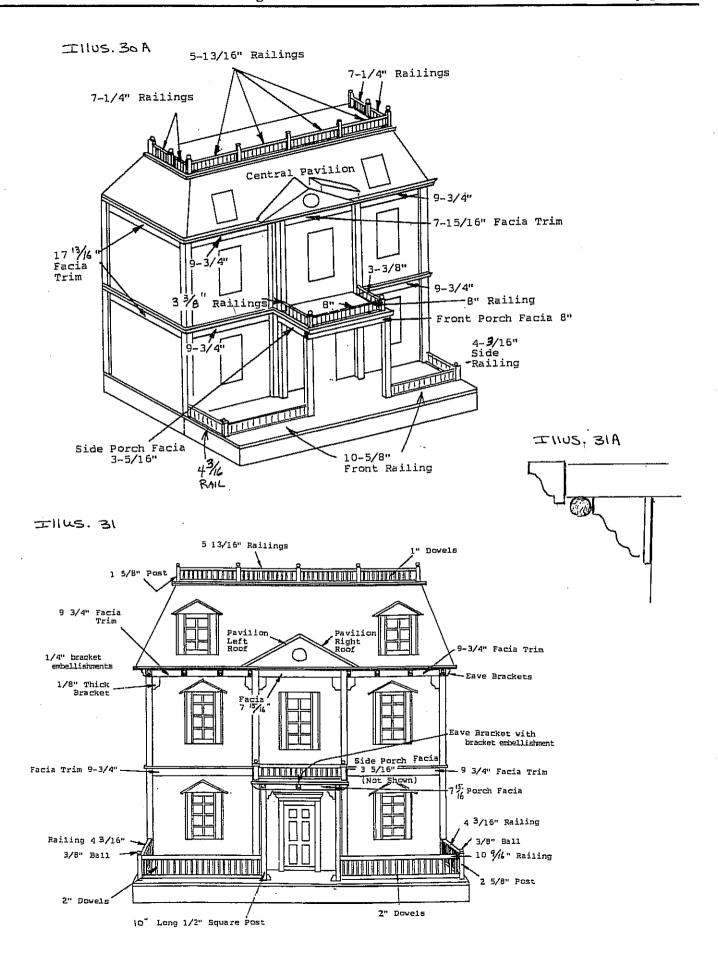
- Electrical wiring (he only uses tape style)
- · Score and stain floors
- Wallpaper (use "Yes" brand paste)
- Dividers and Attic Partitions (see photograph)
- Carpeting
- Stairs (see photograph and page 12)
- Molding and Trim











touching the bottom of the next-higher floor.

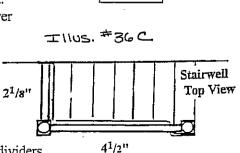
8. Pinch the top end of each Dowel into the groove of the Banister to ensure a good fit. Glue a 3¹/2" Turnpost to the floor and lower end of the Banister.

9. Assemble and install the Landing

Rail set as shown.

10. Assemble and install the Third Floor Landing Rail.

We recommend temporary placement of dividers, using rubber cement or dots of glue so that they can be easily removed for interior decoration.



The Dollhouse Kit part of your project is done.