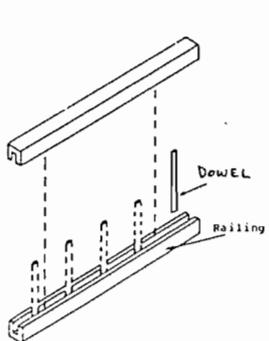
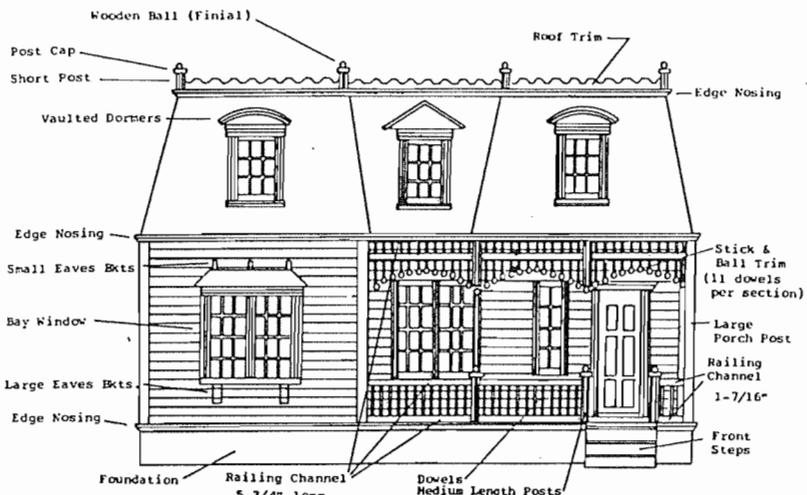




EXTERIOR TRIM INSTALLATION DIAGRAM



6. FRONT PORCH ASSEMBLY

- All the rail assemblies should now be assembled. Use the illustrations to identify the proper orientation of rail assemblies.
- For each pair of railings mark location of spindles every 5/8".
- Apply a dab of glue to the bottom of each spindle and install as shown.

Be sure all spindles are perfectly upright and perpendicular. Install the top railing only after the spindles have dried.

- After all the railing sets have been completed install them into position on the dollhouse.

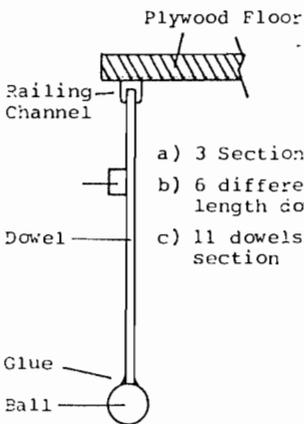
Use Diagram for correct orientation. The posts are installed by merely applying a dab of glue to the bottom of each post.  
(Not shown is a 2-3/8" upper rail assembly using 1" dowels, and a 2-3/8" rail using 2" dowels for the right side of the porch.)

- The ball and stick upper porch trim is assembled as shown: Glue the dowels into the railing channel first. Keep the spacing between the dowels uniform and be sure the dowels are perfectly upright and perpendicular to the channel.

There are 11 dowels per section. The smallest dowel is installed in the center and two of the next longest size are then installed to either side of the first dowel.

Allow the glue to dry. Then install the balls to the ends of the dowels.

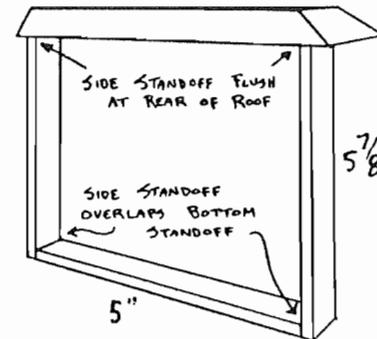
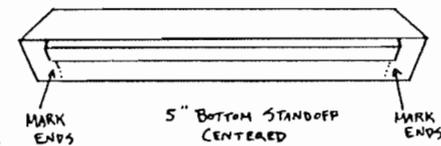
Apply a liberal dab of glue to the ball, wait a few moments for the glue to become tacky, then hold the ball to the dowel for a few moments before releasing the ball. You may wish to do this with the house inverted.



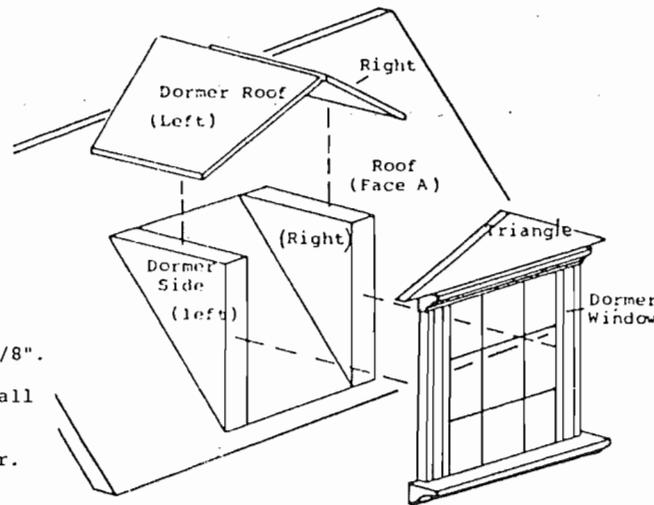
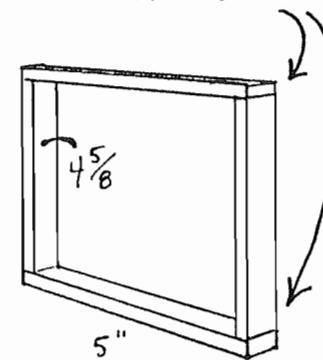
Ball & Stick Assembly Diagram

7. ASSEMBLE THE BAY WINDOW

- Use bay window pack (W31K) and assembled double window (W30).
- Assemble the roof block, the 5-7/8" side standoffs, and the 5" bottom standoff.
  - Mark the length of bottom standoff centered on bottom of roof block. See diagram.
  - Glue up frame. Sides are flush at roof back and line up to the outside of the marks. Bottom is between sides, flush at the ends.
- Assemble the liner frame. Use (2) 4-5/8" liner sides and (2) 5" horizontal. The horizontals overlap the liner sides.
- Glue the double window (W30) into the standoff/roof assembly, with the top of the window snug to the roof.
- Glue the liner to the back of the window, within standoffs, centered around the plexiglass opening.
- Let dry.
- Check fit in the opening, then glue in place.
- Add brackets.



LINER FRAME  
HORIZONTAL OVERLAPS  
VERTICAL



9. ASSEMBLE DORMERS

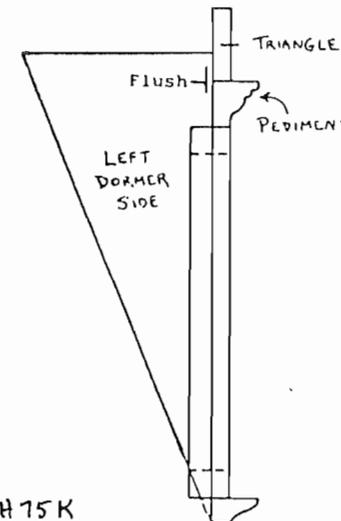
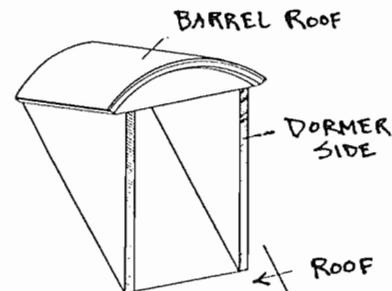
NOTE: You may wish to paint the window unit before proceeding with the assembly of the dormers.

- Keep the center dormer parts separate from the barrel dormers. (The sides are different.)
- Glue the dormer sides to the window unit flush at the sides and bottom. The barrel dormer sides are flush at the window top.
- Glue the dormers in position on the roof panels. You may need to trim the bottom corners of the hole for a good fit.
- Glue the center dormer roof together, and glue into position on the roof.
- Glue on barrel dormer roofs.

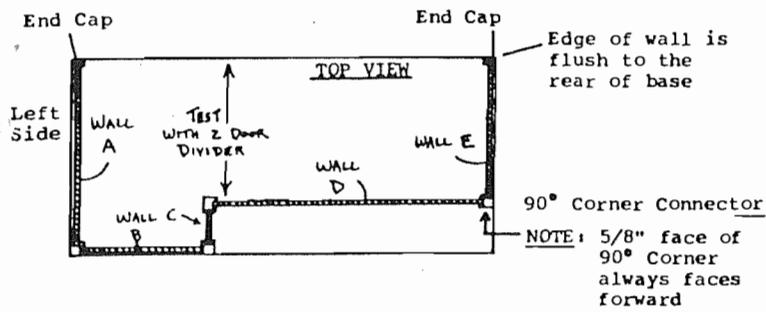
8. SHINGLE ROOF

- Shingle (2) side roofs and (2) inset side roofs.
- Shingle (3) front roofs. Front roof shingles overlap side roof shingles.
- Attach roof top.

IMPORTANT! Do not use water soluble glue for shingling! The wooden shingles will warp. Panel adhesive or hot glue work well.



DH75K  
4/5



4. ASSEMBLE HOUSE BODY

- a) Following the diagram showing the proper orientation of connectors and wall sections, assemble these parts without glue (dry-fit) in position on the base floor. Use masking tape. Assembly is flush at rear and evenly spaced side to side. Pay particular attention to the position of all 2-way connectors. See diagram.

SPECIAL NOTE: The proper distance from the rear edge of the floor to the inside of wall section D is 12-1/4".

- b) When satisfied with this assembly trace outline. Then starting at one end reassemble with glue.
- c) Glue 2nd floor panel in place evenly spaced. Use weight and tape. Make sure rear edge of end wall sections are flush at rear, and that everything is set square.

5. ASSEMBLE ROOF

- a) This is the easiest time to draw guide lines for locating shingles on the roof panels, before roof assembly. Use 1" reveal on the (3) front roof panels (with dormer openings) and 15/16" reveal on (2) side roofs and (2) inset side roofs.

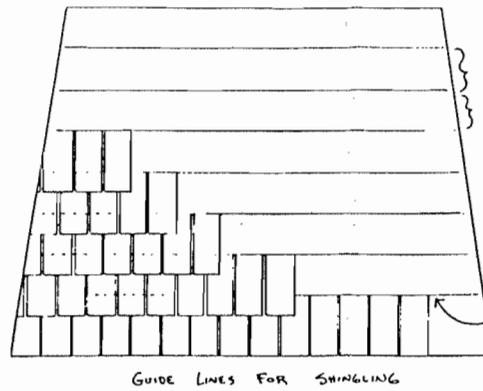
We prefer not gluing on the roof top, until after shingling.

- b) The roof's final position will be 3/8" in from the edge of the second floor panel.
  - c) Use the attic partitions as an "extra hand" to support the front roofs. This helps maintain proper position and angle. A piece of tape over the top edge will help hold them together.
  - d) Fasten several strips of masking tape near the edges of the roof sections allowing about 3-4 inches of the tape to overhang "flap-like".
  - e) Apply a bead of glue to the bottom and side edges of the roof sections to be glued.
  - f) Position the seven roof sections excluding the top roof on the second floor.
- Tape everything together as shown.

- g) Tape also on the inside around the inset sections of the front roof.
- h) Apply a generous bead of glue to the top of the roof sections just installed and place the top roof into position flush at rear and centered side to side.

Be sure to wipe off all excess glue before it sets up. Weight and let dry.

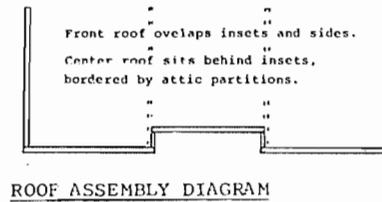
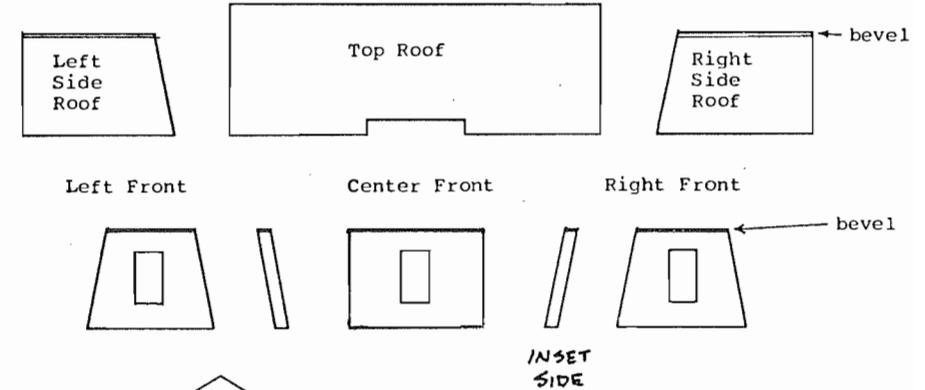
The basic structural assembly of the dollhouse is now complete.



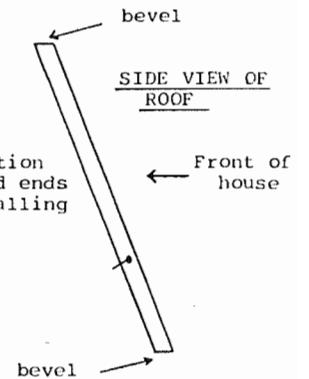
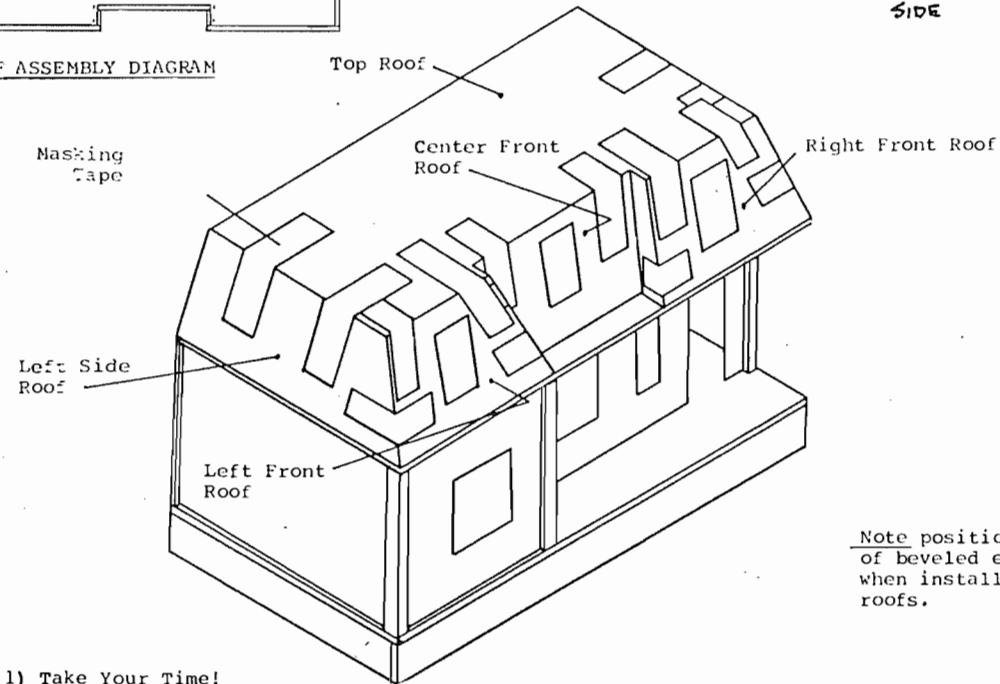
- ② SPACE GUIDELINES AT PROPER REVEAL
  - 1" ON (3) FRONT ROOF PANELS
  - 15/16" ON (2) SIDE + (2) INSET SIDE ROOFS

- ① USING A SHINGLE DRAW 1ST GUIDELINE AT SHINGLE HEIGHT

ROOF PARTS DIAGRAM

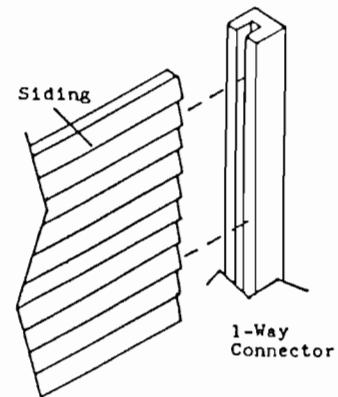
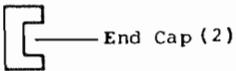
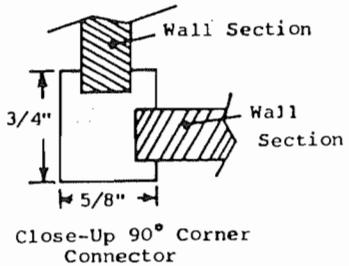


ROOF ASSEMBLY DIAGRAM

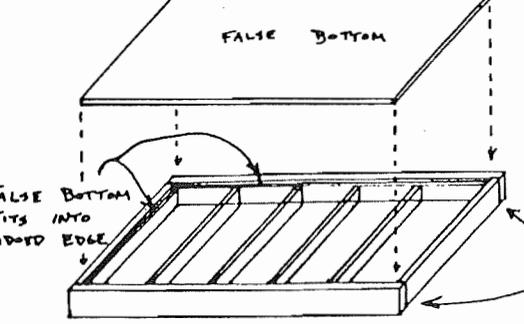
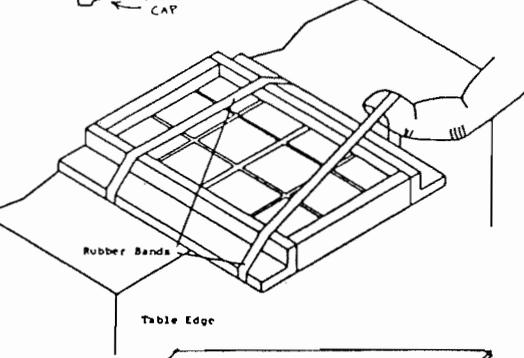
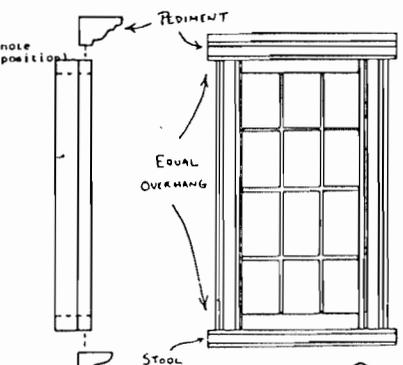
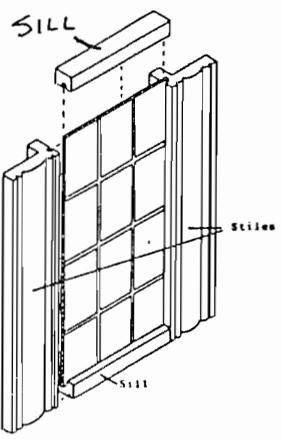


Note position of beveled ends when installing roofs.

- 1) Take Your Time!
- 2) Fasten masking tape to roof pieces and leave 1 end of the tape loose and "flap-like".
- 3) Apply generous amount of glue to the edges.
- 4) Start with the center inset section. Tape the inside corners also.
- 5) Fit everything together
- 6) Tape everything together.



# WINDOW ASSEMBLY DIAGRAM



- Quick Grab Glue or Panel Adhesive
- White glue (Elmer's)
- Elastic Bands
- Masking Tape
- Sandpaper (medium grit)
- Pencil
- Ruler

- i) It will be necessary to use weights when gluing to insure proper adhesion and minimize slippage. Books or other flat household objects work very well as weights in these situations.
- j) Read the instructions carefully, look at the illustrations and photograph on the box, and think the assembly through before you proceed.
- k) Identify and familiarize yourself with all the items in the kit.
- l) You may wish to paint all trim and clapboard siding after attaching to plywood wall panels but prior to assembly.

## 1. WINDOW ASSEMBLY

The W22K, W30K and W40K window kits are assembled according to the following procedure:

- a) Identify and arrange the parts in the kit using the assembly diagram as an aid. Be sure of parts orientation before gluing.
- b) Put a dab of glue on both sides of the sills.  
Refer to the Assembly Diagram.
- c) The plastic window is inserted into the grooves on the vertical stiles, header and sill and pushed into position as shown in the Assembly Diagram.
- d) Slide the window over the edge of the table and wrap one end with an elastic band, as shown in the Assembly Diagram.  
Carefully turn the window around and wrap an elastic band around the other end.

Check to see that the window is square at the corners. The sills should be flush at the top and bottom.

- e) Let the glue dry and then attach the decorative pediment and stool cap, as shown in the Assembly Diagram.

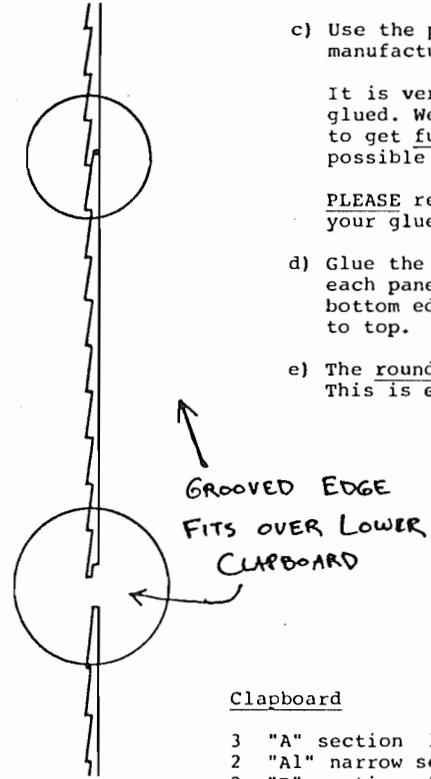
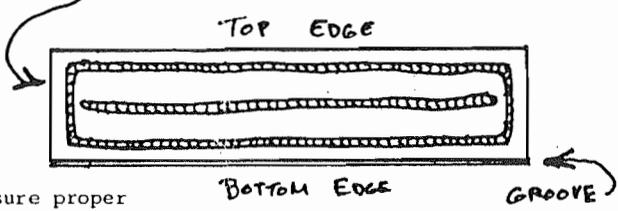
**NOTE:** These parts are not glued flush to the rear of the window frame and should be installed as shown in the Assembly Diagram.

- f) Allow the window unit to dry thoroughly before using.
- g) If too tight during assembly sand or file the window opening to fit.

## 2. ASSEMBLE BASE ASSEMBLY

- a) Glue and nail foundation frame (dado pieces).
- b) Glue and nail in (4) false bottom supports, evenly spaced.
- c) Screw or nail false bottom into dados.
- d) Glue and tape base floor, flush at back, centered side to side.
- e) Set on flat surface, weight with books. Let dry.

## GLUING PATTERN



### Clapboard

- 3 "A" section 11-7/8
- 2 "A1" narrow section 11-7/8
- 2 "B" section 2-3/8
- 1 "B1" narrow section 2-3/8
- 1 "C" section 2-1/4
- 1 "C1" narrow section 2-1/4
- 1 "D1" narrow section 13-1/16
- 1 "E" section 18-1/2"
- 2 "G" section 1-3/8
- 3 "H" section 3-7/16
- 2 "I" section 14-13/16
- 1 "I1" narrow section 14-13/16

## 3. APPLY PRE-CUT CLAPBOARD TO WALL PANELS

- a) This Batic kit includes completely pre-cut Northeastern clapboard siding, designed to precisely fit your individual dollhouse.

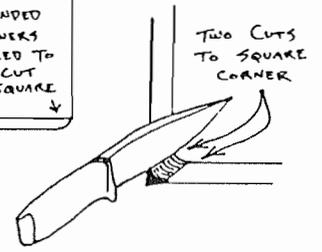
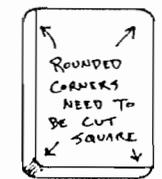
The clapboard siding should be applied to the wall panels prior to assembly. Note the diagram shown here. It shows the layout for the entire house. Lay out the clapboard as shown.

- b) Be sure of clapboard location and fit before gluing. Only "sandpaper accommodations" are necessary for a good fit.
- c) Use the proper glue such as "Quick Grab" and follow the manufacturer's instructions. Do not use a water-based glue.

It is very important that this clapboard siding is thoroughly glued. We recommend the gluing pattern shown using enough glue to get full coverage when pressed out on the house. Cleanup is possible with rubber cement solvent.

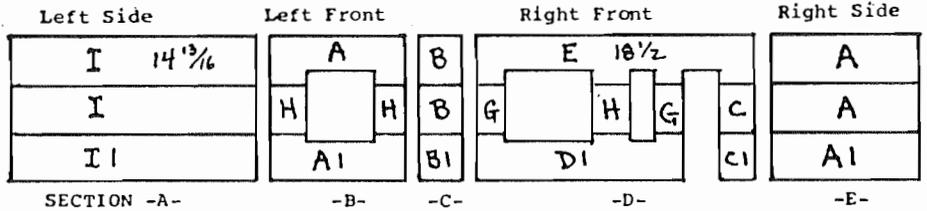
**PLEASE** read all instructions and dry fit all parts before opening your glue tube.

- d) Glue the clapboard in place beginning at the bottom edge of each panel. Make sure the clapboard is flush along the entire bottom edge, then finish gluing on clapboard working from bottom to top.
- e) The rounded corners of the routed openings need to be cut square. This is easily done as shown using a sharp knife.



The rounded corners of the routed openings need to be cut square. This is easily done as shown using a sharp knife.

### Wall Section Layout Diagram



Real Good Toys is pleased to present the Batrie Dollhouse Series.

PARTS LIST

- Instructions
- Bag Shingles
- Die cut stairs
- Die cut front steps

Foundation Pack

- 2 1-15/16 x 31-5/8 with dado
- 2 1-15/16 x 15 with dado
- 4 1-13/16 x 15 false bottom support

Panels

- Base floor 31-7/8 x 15-7/8
- Upper floor 31-7/8 x 15-7/8 routed
- False bottom 31-1/8 x 15-1/4
- Roof top 28-3/16 x 12-9/16
- Left side roof 15-5/16 x 8-1/4
- Right side roof 15-5/16 x 8-1/4
- 2 Inset side roof 1-1/16 x 8-1/4
- 2 Front roof 12-3/4 x 8-11/16
- Center roof 9-1/2 x 8-11/16
- 3 Attic partition 15-5/16 x 8-1/32 (with door opening)
- Divider (two door) 12-1/4 x 10
- 2 Blind divider 2-1/2 x 10

Plywood Wall Panels

- Side panel 14-13/16 x 10
- Left front panel 11-7/8 x 10
- Porch end 2-3/8 x 10
- Right front panel 18-1/2 x 10
- Right side panel 11-7/8 x 10

Clapboard

- 3 "A" section 11-7/8
- 2 "A1" narrow section 11-7/8
- 2 "B" section 2-3/8
- 1 "B1" narrow section 2-3/8
- 1 "C" section 2 1/4
- 1 "C1" narrow section 2 1/4
- 1 "D1" narrow section 13-1/16
- 1 "E" section 18-1/2"
- 2 "G" section 1-3/8
- 3 "H" section 3-7/16
- 2 "I" section 14-13/16
- 1 "I1" narrow section 14-13/16

1/4" Nosing Pack	Left	Right	Length of Applied Edge
2 32-5/16	45°L	45°R	31-7/8
2 16-5/32	45°L	90°	15-7/8
2 16-5/32	90°	45°R	15-7/8
12-7/8	90°	45°R	12-9/16
12-7/8	45°L	90°	12-9/16
2 10-3/8	45°L	45°R	9-7/8
8-7/16	45°R	45°L	8-7/16
1-7/16	45°R	45°R	1-5/16
1-7/16	45°L	45°L	1-5/16

W40K Narrow Window Pack

- Printed plexi 1-5/16 x 4-5/8
- 2 Stile 5"
- 2 Sill 1-3/16
- Top pediment 2-7/16
- Stool cap 2-7/16

W31K Bay Window Pack

- Roof block 3/4 x 1-1/2 x 6-1/8
- 2 Side standoff 5/8 x 5-7/8
- 3 Horizontals 5/8 x 5
- 2 Liner sides 5/8 x 4-5/8
- 3 1/2" Bracket
- 4 1/8" Bracket

D11K Door Pack

- Door panel 2-7/16 x 6-3/8
- 2 Door stile 7-1/8
- Door header 2-1/2 drilled
- Door threshold 2-1/2 drilled
- Door pediment 4-3/8 mitered
- Nail 1/2" #16
- Nail 1-1/4" #16

Bannister Pack

- Bannister rail 7-3/4 35°/55°perpendicular miter
- 2 Front step rail 3-7/16 36°/36° parallel miter
- Fluted post 3-1/4
- 2 Fluted post 2"
- 7 Dowel 2-7/16
- 6 Dowel 1-11/16

Dowel and Bead Pack

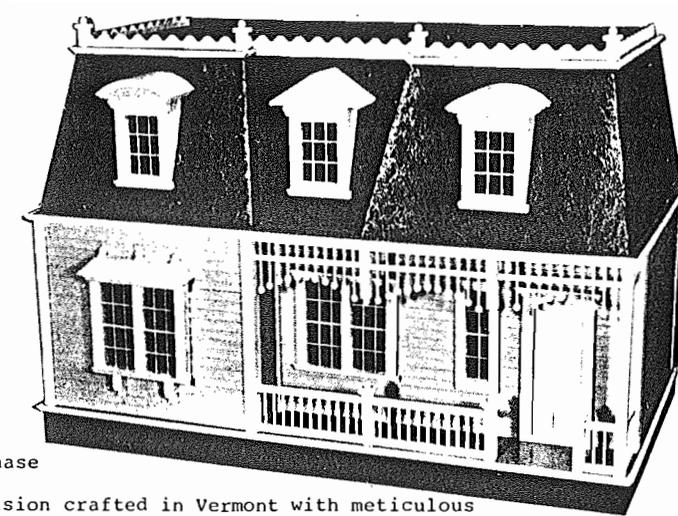
- 35 3/8 bead
- 6 2-3/8 Dowel
- 6 2-1/16 Dowel
- 6 1-13/16 Dowel
- 6 1-5/8 Dowel
- 6 1-9/16 Dowel
- 3 1-1/2 Dowel

Connectors and Crown Trim Pack

- 1 Fluted post 10"
- 2 End cap 10"
- 4 90° Connectors 10"
- 2 Crown trim 11-9/16
- 1 Crown trim 9-1/8
- 2 Crown trim 8-13/16
- 2 Crown trim 7/8

Trim Pack

- 7 Rail 5-3/4
- 3 Facia 5-3/4 x 1/8 x 3/8
- 4 Rail 2-3/8
- 2 Rail 1-7/16
- 5 Fluted post 2-5/8
- 6 Fluted post 7/8
- 14 Post cap
- 30 2" Dowel
- 4 1" Dowel
- 10 Bead



INTRODUCTION

Congratulations on your purchase of a Batrie Dollhouse. Your dollhouse has been precision crafted in Vermont with meticulous care by our craftspeople using only the finest quality materials.

Take your time during assembly and be sure to read the instructions completely before you proceed.

This dollhouse will last for years, even generations, if proper care and attention is given during assembly.

HELPFUL HINTS

Always read through all assembly instructions before assembling the house.

Do not skip steps. Follow the instructions in the defined sequence.

- a) Arrange pieces in groups ready for assembly. Following the assembly instructions, 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.
- b) Sand any rough edges or splinters before gluing.
- c) Use generous amounts of glue. Always wipe off excess glue immediately.
- d) Make all joints flush. Keep surfaces and edges square.
- e) Occasional changes in humidity can cause all woods to expand or contract slightly. Always "dry-fit" parts before gluing. Limited sanding or clamping may be required for proper fit.
- f) All Batrie dollhouse kits are inspected before shipment. However, climatic changes and handling during shipment may cause defects.

If this occurs and there is sufficient time for us to replace the part, please contact our Service Department for replacement.

Write: Real Good Toys  
Customer Service Department  
P.O. Box 706  
Montpelier, VT 05602  
(802)479-2217

Be sure to include explicit identification and measurements taken directly from the parts list for replacement parts.

Most repairs can easily be made by the kit builder. Warped parts are usually self-straightening during assembly.

- g) A large, clutter-free, well lighted work area is most helpful during assembly.
- h) Before you begin to assemble the dollhouse, it will be helpful to have the following materials handy: