

# 10x12 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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# 10x12 Victorian Manual



1



Thank You for purchasing from Little Cottage Co.  
To begin assembly, lay the 2x4's together as shown  
in the diagram and fasten.

2



Then place the 4x4 pressure treated runners  
underneath this frame. Fasten only on the ends.

3



Measure from side to side either way until the  
measurements are the same. You will then  
know the floor is square.

4



After you have squared the floor, fasten the rest  
of the 2x4's to the 4x4's.

5



Now fasten the plywood.

6



The floor is finished, then and you are ready  
to begin the house assembly.

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7



Begin by organizing the sections so that you see where they belong.

8



Install section A, keep even with the edge of the floor and push it in against the floor from the outside.

9



Now fasten.

10



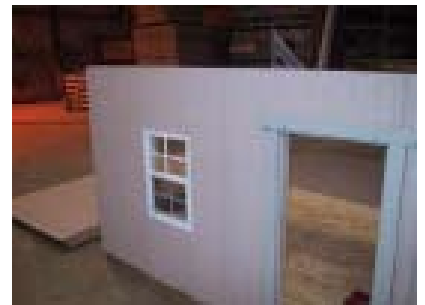
Install section B header block. Be sure to keep even on the top.

11



And fasten.

12

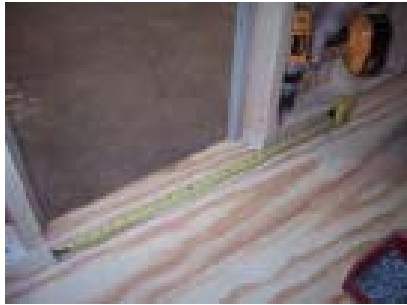


Then install section C, again make sure it is even on the top.

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13



When installing panel C, make sure the door measures 20" from edge to edge then fasten.

14



It should also be even on the side by the floor.

15



Install the back wall in the same fashion, make sure the top is even.

16



Install panel F, keep even on the top.

17



Install panel G, again keeping the top even.

18



Now fasten panels H and I to each other. Make sure they are even on the bottom. This piece may bow slightly; this can be made straight in the following steps.

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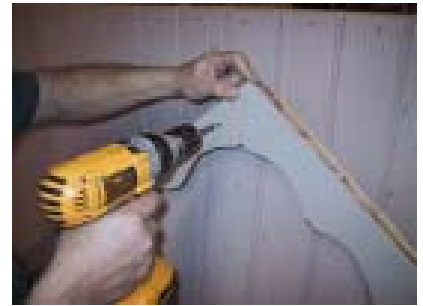


19



Fasten the top together.

20



Push in the top of the trim together and fasten.

21



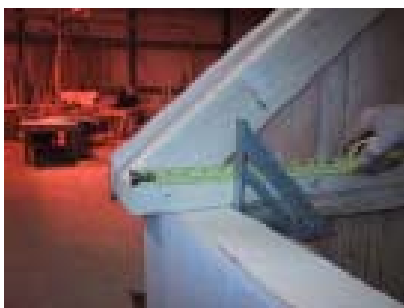
Install these on top of panels F & G.

22



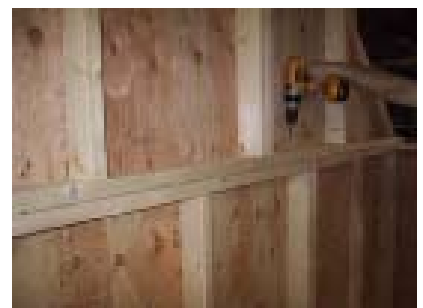
Have someone push the trim in against the siding. This will take the bow out of the top piece.

23



Measure in from the sides and center this. It should measure 5 1/2" as shown.

24



Once it is centered fasten. Be sure to put plenty of screws around the splices.

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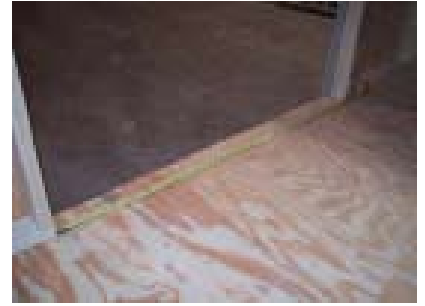


25



Install section J. Again keep even on the top and push it in against the floor.

26



Now install section K. The door opening should measure 54". This is very important. otherwise the door will not fit correctly. You may have to move the panels and possibly the back and front walls to get this measurement.

27



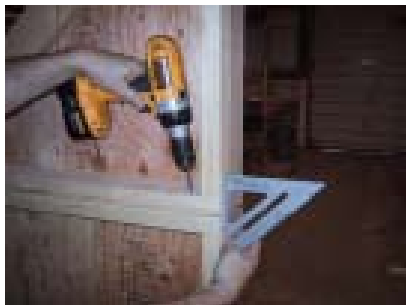
Then fasten panels L and M together. Be sure to keep even as shown.

28



Install these on top of panels J and K.

29



Keep the sides of the door even as shown.

30



Use a 54" brace on top. Be sure to use plenty of screws.

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31



Use the 54" brace on the sides again and use plenty of screws.

32



Install the shorter 2x6 with trim. Match the sets with X's and O's on the bottom.

33



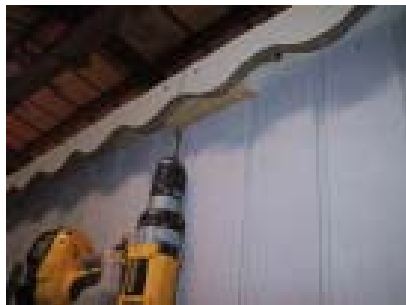
Then install the other side.

34



Now install the center piece of 2x6 with trim.

35



Once the last piece is in place, fasten the blocks underneath to the other piece. This will make the wall and the 2x6's sturdy. Repeat the steps on the other side.

36



2x6's should be even on the inside with 2x4's.

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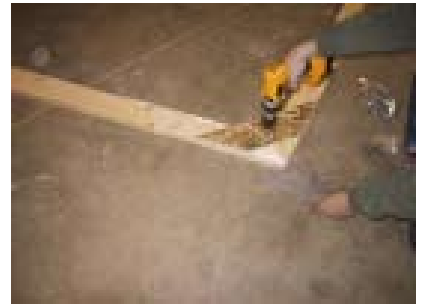


37



Put the truss angles together. Note: you will have to match the correct angles that match the truss scabs.

38



Now 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.

39



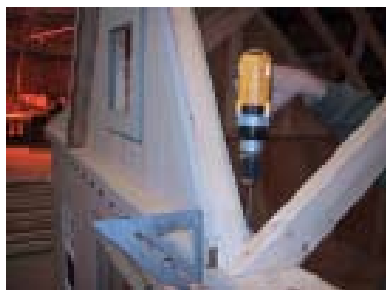
Install trusses in premarked spots. You may have to pull them to the correct position. This is from not fastening the scabs correctly, or from a bowing wall or other factors.

40



Note, where to place the edge of the trusses. Place on the edge of a 2x6 and not on the trim.

41



Install the dormer piece. keep the trim even with the front as shown.

42



Fasten the dormer on the inside.



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43



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.

44



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

45



Slide to the front, against the trim and fasten.

46



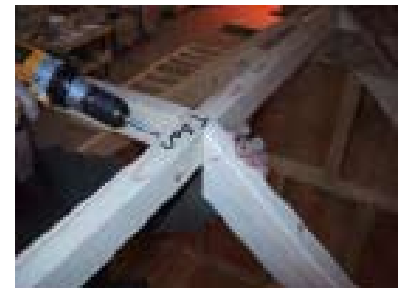
Center the T-bar on the trusses and fasten on both sides.

47



Now fasten the rear truss onto the 2x6. It should be centered between the two trusses.

48



Fasten the rear truss.

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49



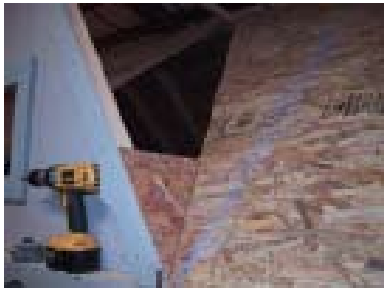
Install sheathing on the back side first. It is very important that the rear truss is in the center of the building. There will be a gap between the OSB and the 2x2 with trim fastened to it. The OSB should run along the edge of the endwall truss and be in the center of the rear truss.

50



Install the front dormer piece. You should be able to "eye" how it shoots into the corner of the T-bar.

51



Install the small piece on the front dormer.

52



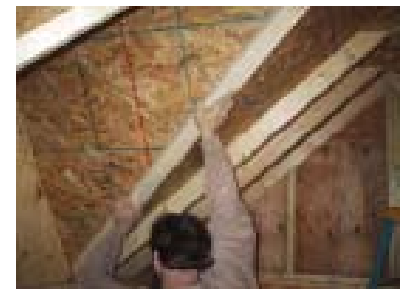
Now install the larger piece.

53



Pictured are the V- channel roof braces.

54



Now have someone hold these in place as shown.

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55



Then fasten the V-braces using black headed screws.

56



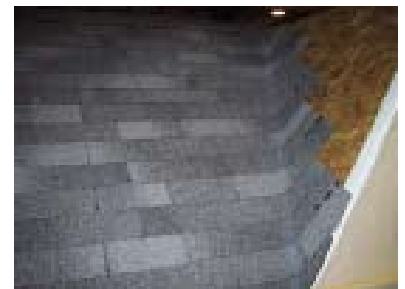
You can now install the drip edge.

57



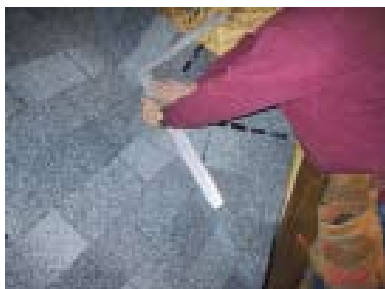
Install the drip edge. Cut tabs off of the shingles and install a starter strip. Notice the glue strips toward the bottom. Fasten with 3/4" roofing nails.

58



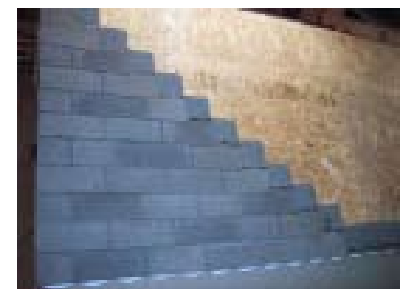
Snap a chalk line down the center of valley.

59



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

60



Install shingles on back side.

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61



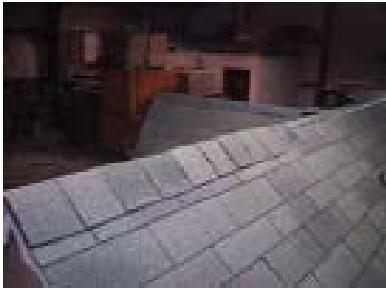
Cut pieces for the ridge cap. See instructions on the shingle package. A regular utility knife works well for this, cut shingles from the back side. To start by cutting one into a smaller piece as shown. Then install on top using 7/8" roofing nails.

62



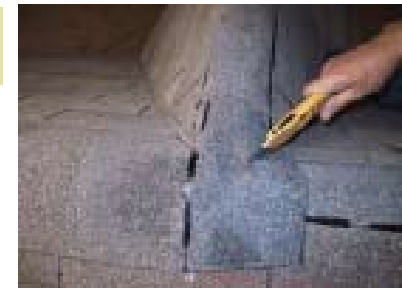
Next use a full ridge cap and continue.

63



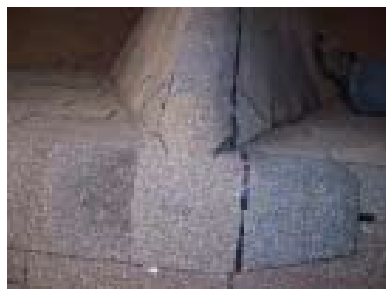
Continue putting the ridge cap on until the center.

64



When you reach the center make cuts on either side as shown.

65



This picture shows another picture of the same thing.

66



Install more shingles on the rest of the ridge cap.

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67



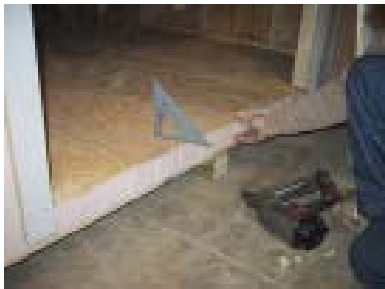
Cut a ridge cap with a rounded edge as pictured and install.

68



Lastly finish it off with a tab as shown.

69



Install 2 small pieces of siding beneath the door. Keep even with the floor.

70



Install the top trim piece on the door.

71



Install trim piece on top of this.

72



Place spacer bar as shown and install the door using this for a guide. Left side has already been hung.

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73



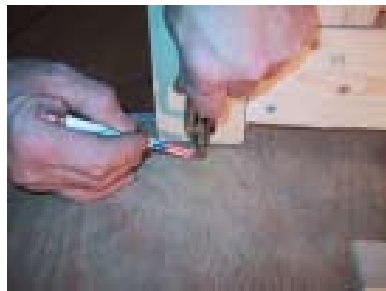
Install the piece of trim as shown on the top of the door frame.

74



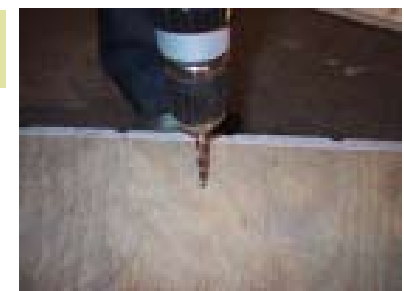
Install the door latches on the top and bottom.

75



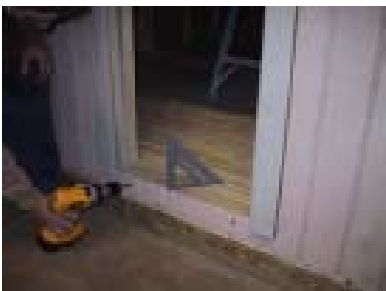
Close the door and mark around the door latches top and bottom.

76



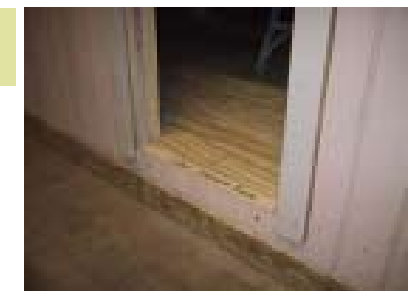
Use 5/16 bit to drill holes for the door latches to slide into.

77



Install a small piece of siding beneath the door. Keep even with floor.

78



Place spacer bar by edge to use as a guide for door installation.

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79



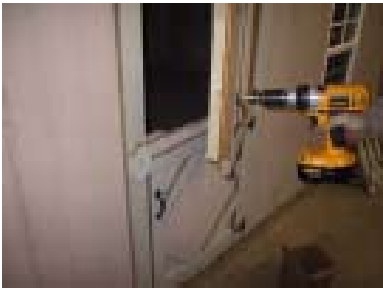
Place door on the spacer bar. Fasten using only one screw per hinge. This way if you need to make adjustments you will not have to undo all the screws.

80



Next install the top door 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.

81



Install 3 door pulls and the turner knob.

82



Install the shutters, window top trim, and flower-boxes and install the heart window using the small OSB strips to secure in place. Install the corner trim using small white nails. Be careful to not “wrinkle” the corners when installing. Tip: do one side while pressing in, then do the other side.

83



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