

Congratulations on your choice of a Real Good Toys product. Your kit has been precision made with meticulous care by our craftspeople using carefully selected materials. This Dollhouse will last for years, even generations, if heirloom care and attention is given during assembly. Take your time and read the instructions completely. If you have questions, ask the experts at your local Dollhouse store or at info@realgoodtoys.com

Before you begin - You have already opened the box and see all the parts organized in boxes and bundles. For the moment, keep them that way. There are important things to do before you open your glue bottle.

Prepare your space: This conservatory will spread out over a large area while it is being built. You will need a large flat tabletop for the house, several boxes to keep parts organized until they are needed, and several trays lined with waxed paper for holding small parts like windows and railings. A snap-lid box will keep your tools and supplies handy between building sessions.

Preview the Overview (page 3) to plan and organize your build; this helps make it fun and fulfilling.

Measure and identify the parts: The kit is packed in groupings that protect the parts, and that is how the Parts List is organized. As you measure and identify the parts, label them with sticky notes using the names from the parts list, and check them off the parts list so you know you have everything. *Taking the time now to identify and organize the parts also makes them familiar so you will understand what the instructions intend* as you read ahead.

- Plan ahead so you know where you are going
- Read ahead so you know how to get there
- Paint ahead so the parts will be ready when you need them

JM66 can be set up with an 1¹/₄" foundation to fit the JM907
Each available separately



The Conservatory can be assembled to fit on either side of the Alison Jr. Cutting doors into the Addition is only recommended on the left side.

Supplies:

Paint: Interior semi-gloss latex paint... Everything gets at least one coat before assembly - get the paint now.

Paintbrushes 1" or 2" foam brushes for each color, 3" foam roller for interior painting

Sandpaper: 320 grit, 3-5 sheets

Glue: Aleene's Tacky Glue for the dollhouse

Masking tape: 3/4" or 1"

Wiring: it's easiest to install some parts during assembly... order wiring supplies now.

Wallpaper paste: Roman's "Border" Paste

Not suitable for children under 13 years of age
California 93120 compliant for formaldehyde phase 2

Customizing? Options for building Real Good Toys' Dollhouses

Exterior:

Exterior Paint Color:
see www.RealGoodToys.help for suggestions

Accessories:

- Gingerbread
- Flower Boxes
- Foundation Stucco Grit
- Fancy Windows and Doors
- Turnposts and Spindles

Trim and Stripwood: Ideal for window interior trim

-  Flute24
-  SW16

Doors:

#6022



opening: 3¹/₁₆ x 7⁹/₁₆

#1015



opening: 3¹/₁₆ x 7¹/₁₆

Interior:

- Wiring
- Wallpaper
- Interior paint color:
- Ceilings
- Painted walls
- Interior trim
- Flooring:
- Applied wood, tile, or carpet
- Window and Door trim
- Baseboard and Crown

Wallpaper



Identify the parts: Open one bundle at-a-time. Measure each part and find it on the parts list. Label the parts and, as you preview the instructions, group them as they will be used.

Parts List: Measurements are approximate and are for identification only

- (4) J 0550 Foundation: (1/2) 11⁵/₃₂ x 1/2 Angles
- (4) J 0551 Foundation: (1/2) 11⁵/₃₂ x 3/4 Angles
- (1) J 0552 FoundationSpacer: (1/4) 11⁵/₃₂ x 1/2
- (1) J 0553 FoundationSpacer: (1/4) 11⁵/₃₂ x 3/4
- (1) J 0547 Liner: (1/8) 10³/₄ x 11¹/₈
- (1) J 0545 Front: (3/8) 11 x 11³/₈, Window cutouts
- (1) J 0546 Side: (3/8) 11 x 11
- (1) J 0548 Base Floor: (1/4 Scored) 11¹/₈ x 11¹/₈
- (1) J 0549 Ceiling: (1/2) 12¹/₈ x 12¹/₈ Shaped Edge
- (1) J 0554 Step: (3/4) 1³/₄ x 5
- (1) J 0555 Step: (3/4) 3/4 x 5
- (1) J 0556 Step Spacer: (1/4) 1/2 x 5
- (Pk) Stucco Grit paint additive

Window Frames

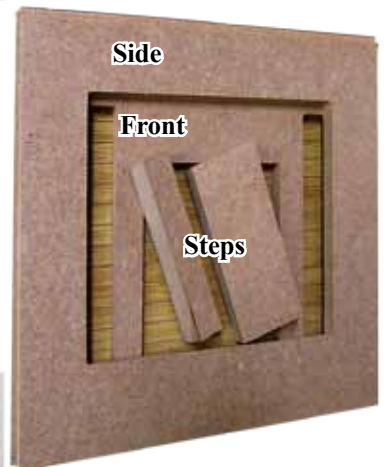
- (6) J 0564 Vertical Frame: (Molding) 6¹⁵/₁₆ Angles
- (2) J 0565 Horizontal Frame: (Molding) 7¹³/₁₆ Angles
- (2) J 0566 Middle Frame: (Molding) 6¹/₈
- (2) J 0567 Trim: (Molding) 7¹³/₁₆ Angles
- (3) E 8158 Window Spacer: (Stick) 11⁵/₁₆
- (4) E 8164 Horizontal Frame:(Molding) 2 Angles
- (2) J 0569 Window Pane: 6¹/₄ x 1⁵/₁₆
- (3) J 0570 Window Pane: 6¹/₄ x 2¹/₈

Rails

- (1) J 0557 Railing Spacer: (3/8) 3/4 x 3¹/₄ Slots
- (12)J0558 Rail: (Molding) 3¹/₄
- (36)J0559 Baluster: (1/8 Dowel) 1
- (7) RGT3 Newel: (Turnpost) 1⁷/₈

Strips

- (2) J 0560 Facia: (1/8) 1³/₈ x 11¹/₂ Bevel
- (1) J 0562 Gingerbread: (U5259) 11¹⁹/₃₂
- (1) J 0563 Gingerbread: (U5259) 11¹/₂
- (4) J 0561 Trim: (3/8 x 3/32) 9⁵/₈
- (1) U1010 Door



Assembly Tips:

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

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).

Glue the body of your dollhouse together with white, water clean-up glue that dries clear. Do not use instant-bond (super glue), fast-tack, rubber cement, silicone, or hot melt glues. They are all used in some wood applications, but they all have some characteristic that makes them undesirable for the body of your dollhouse. Carpenter Glue works well, but glue-smear dries yellow or tan; many of the things you glue onto the house are pre-painted – extra glue will show. I use Aleene's Tacky Glue® for all house body assembly.

Make sure everything is straight and flat as glue dries...

That's the shape that will be permanent.

If you Wallpaper, use pre-mixed Roman's "Border" paste. Brush paste on the wallpaper, then the wall, and finally smooth the wallpaper into position.

Taking things apart: Heat softens glue. If you have to take things apart, warm the part in the oven at 170° for up to a half hour to let the heat get into the joint where the glue is. Don't let it get hotter than you can touch or the paint may scorch. Don't heat window panes.

When glue is drying, skip ahead to up-coming assembly steps and prepare the parts that will be used.

Overview of the Build:

Details of each step will be expanded along the way, but lots of folks like to see how it all fits together before they start

Identify and label all of the parts

Select the Foundation(s) that fits your House Foundation

Pre-assemble the Foundation

Paint everything one coat

Urethane the floor 1 coat, wiping off all surface excess

Sand everything until the paint is smooth, transparent, and some of the wood is showing through

Sand (de-shine) and second-coat the floor

Clean the grooves

Build the walls, floor, and liner (cut a door in the Liner?)

Optional: locate and cut a door in the House Sidewall

Attach the Conservatory Foundation to the House Foundation

Second-coat the Walls

Attach the Conservatory Body to the House and Foundation

Attach the Facia and Gingerbread

Mark, Paint, and attach the Ceiling to the Conservatory

Optional: wiring

Assemble and finish painting everything else

Finish the outside

Finish the inside

Q: Can I wallpaper before I assemble the doll house?

A: Yes you can (it's your house!) Many experienced builders are advocates of papering before construction - I am not.

My biggest objection to papering first is that you are always too skimpy with glue so none will squeeze out and get on the paper. I try to use the amount of glue that fills the joint, so some will squeeze out in every joint and be wiped up. But wiping glue off of wallpaper leaves a streak, so the temptation is to go skimpy, and the joints aren't as strong.

Second, I can always tell a house that was pre-papered because the corners show a void instead of being continuous (see the slideshows about how to crowd the papers together in the corner... you can't do that with pre-papered walls).

Third, I have had to replace paper too often that has gotten damaged by glue or tape during construction... that wastes time and paper (\$) and can make it so you are left deciding whether to replace a damaged paper or letting it slide because you don't have any more of that pattern and you'll have to order it and that takes too much time (running out but then needing another piece is a distressing moment).

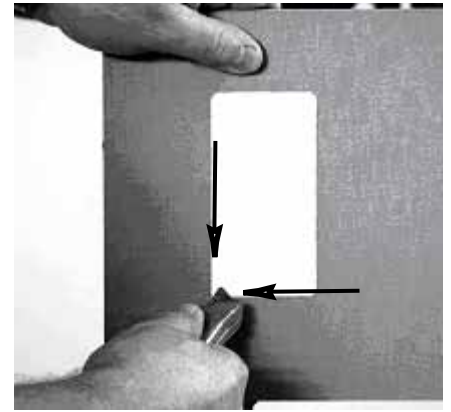
Finally, I don't find pre-papering to be faster. By the time I have done all of the extra planning that getting the papers in the right place requires, I have used up any potential advantage. I have great big blacksmith's hands, and papering in a finished house is easy for me.

Slideshows, demos, useful links, details, and photos are all at:

www.RealGoodToys.help

A: Getting Started: Do these things before the house assembly

Square the corners of the window, door, and stair holes with a utility knife - each cutout has a rounded corner left over from the tool that made it. Make two cuts in each corner from the outside (one from each direction), then cut from each direction on the inside to cut away the rounding in the corner so the window, door, or stairs will fit.



A **Double-Cut Coarse file** is easier for many people to use when squaring the corners. Make several strokes from each direction in each corner and test the Window or Door to see how it fits.



The Conservatory on the left has a 1 1/4" foundation and is set up to fit on the left side of the JM-907 Alison Junior.



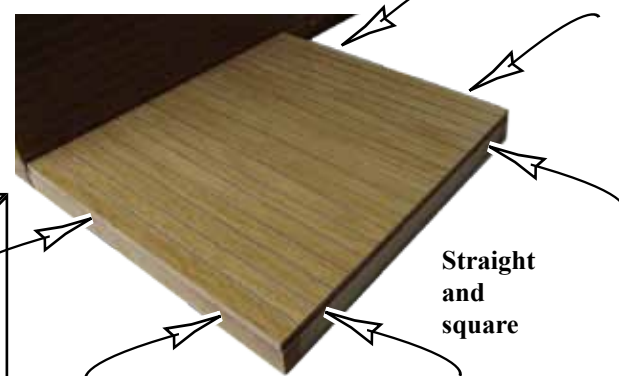
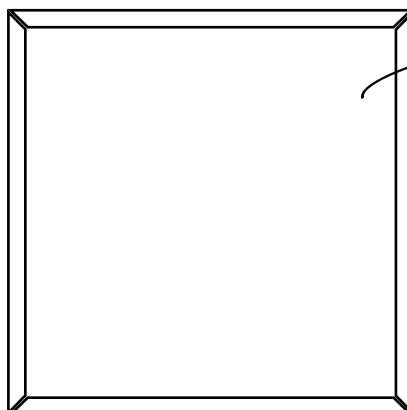
The Conservatory on the right has a 1/2" foundation, and is set up to fit on the right side of a W-457 Lilliput Apple Blossom

JM33 3/4" tall Foundation next to a Farmhouse Jr.

Pre-Assembly: Assemble the Foundation before painting (see pages 8 & 9)

Foundation Assembly:

1. Glue and tape together a Lilliput Foundation Set (1/2" tall), a Farmhouse Foundation (3/4" tall) or the Alison Foundation (1 1/4" tall, made up of a 1/2" tall Foundation Set plus a 3/4" tall Foundation Set) depending on what house you have.
2. Without glue, put the Base Floor on the Foundation set lined up on the edges to check that the Foundation set is square while the glue dries.



B. Painting: www.RealGoodToys.help has painting and sanding videos

A word about primer: Primer is designed to help paint stick to an impervious surface or to join layers of dissimilar paints. In *this* application, the first coat of paint soaks right into the wood and fills the grain - you *could* do that with primer, but its job of being an interface between different materials doesn't apply here. In *this* application, primer just adds steps and expense. I don't use it here and don't suggest it.

Paint the parts the first coat. The first coat mostly soaks into the wood, filling and reinforcing the grain so the sanding step clips off the fibers and leaves the surface smooth. Resist sanding before painting - it will leave the surface fuzzy and make a smooth finish harder to achieve. The quality of your final finish is dependent on the quality of the sanding after the first coat. Do not go back to re-paint just because the paint has soaked in. Just a bit of paint left on the surface tells you you have put on enough to saturate the grain, which is the right amount. More paint than that will only make sanding harder.

Glue doesn't stick to paint. Avoid painting edges, grooves, and areas that will be glued.

Paint the walls on both faces. Paint the Trim on one face and both edges.
See page 13 for special 'Paint the Rail' instructions.

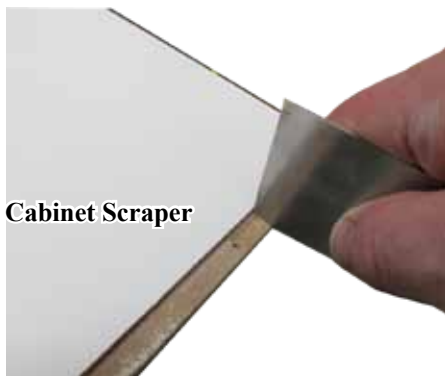
Sand everything. Sand until the paint is smooth and "soft" feeling, transparent, and some of the wood is showing through. Fold the sandpaper as needed to keep it fresh.

Paint the second coat. The Second coat for the outside of the Walls may be done after assembly of the housebody (that's what I do). The second coat goes on smooth and creamy with enough paint on the brush so it is quiet while you are brushing the paint out, but not enough to leave puddles or drips.

Mix **Stucco Grit** with paint for the second coat on walls and foundations... wherever you would like a textured finish. Apply Stucco in short swirls or slap the surface with your brush.

Clean the edges and grooves before assembly. A little paint always builds-out the corner of an edge or groove and will make assembly harder and the glue joint less strong. Test the Floor, Liner, and Back in their grooves to see that they fit well.

Cleaning a groove with a Cabinet Scraper



Do not stack painted parts - even when they feel dry they will stick and damage each other. Keep them spread out or separate them with waxed paper.



Cleaning an edge with the back of a utility knife blade

Q: How can I prevent glue from getting on the floor after I press it into the groove?

A: Do not skimp on the glue... a little squeezing out tells you that there's enough glue in the joint. Clean up the squeezings with a damp rag followed by a dry rag, and the little bit that remains down in the scoring will shrink back as it dries, and will not be visible.

This issue is one of the reasons it is important to pre-finish the floors before assembly. I know, the finish tries to bead up when you first put it on and it is 'paint-can-runny', but just keep rubbing it out as it loses its excess moisture and starts to get tacky, and that first coat will eventually behave itself and lay down properly. I like to do the first-coat-rub-out with a crumple of brown paper bag so I can rub vigorously and 'de-shine' the print flooring, but other builders report success with just brushing and brushing until the moisture level gets right. After the finish is dry, do a very light de-shine with a non-woven abrasive pad (like 'Scotch Brite', the green pad you use in the kitchen for stainless steel pots... a used one is just right), and then put on a second coat of finish.

Addition Body Assembly

Continue to step 8 without stopping

Carefully check the table you will be working on for FLAT!
A house built on a sagging table will not fit together properly.

1. **Finish the Floors:** The floors need finishing to protect them from damage by tape being removed, by paint or glue, or by normal wear-and-tear during assembly. Wipe off the first coat and, when it is dry, de-shine the surface with a non-woven pad (also called "synthetic steel wool") or a crumple of brown paper bag; then apply more coats.

2. Without glue, hold the Base and Side panels together, lined up with the house to see that the Base Floor's wood grain is going the same direction as the grain of the house floors.

See "Details" on the adjacent page

3. Spread glue in the groove of the Side panel. Use plenty of glue and spread it lightly with your finger to keep it from dripping (if the glue is too runny, wait a bit for it to tack).

4. Stand the Base Floor and Side on their back edges (Illustration #2) with the Base in the groove. Check the orientation again. The Base Floor will stick up 1/8" higher than the Side and is flush at the back edge of the Side panel ("flush" means 'forming a continuous, unbroken surface'). Tape the Base Floor to the Side

5. The Conservatory is on its back edge. Without glue test the Front in place on the Conservatory, flush with the Base Floor on the inside edge (the edge that will touch the house), and lined up with the Side panel on the outside edge.

6. Spread glue in the grooves of the Front panel and on the front edge of the Side panel. Set the Front panel onto the Side/Base (Illustration #3).

Make sure the Front is flush with the end of the Base; tape the Front to the Base.

Make sure the Front is even with the Side all the way from the bottom to the top (they do not have to be flush, but the edges must be parallel. This is the operation that straightens the Conservatory. Tape the Front securely to the Side to hold everything tight as the glue dries.

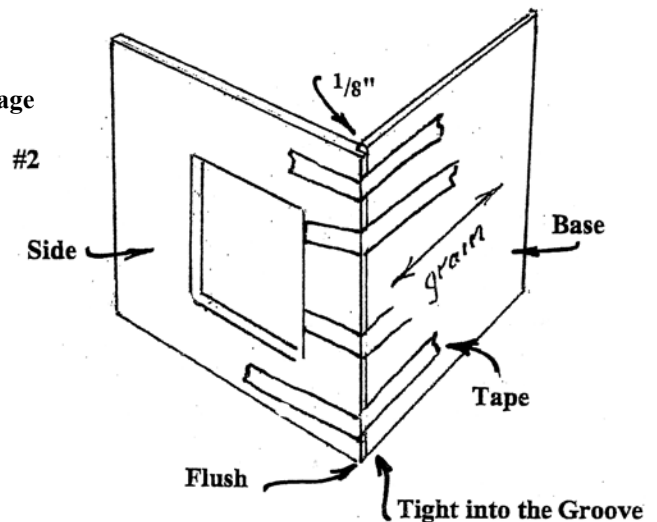
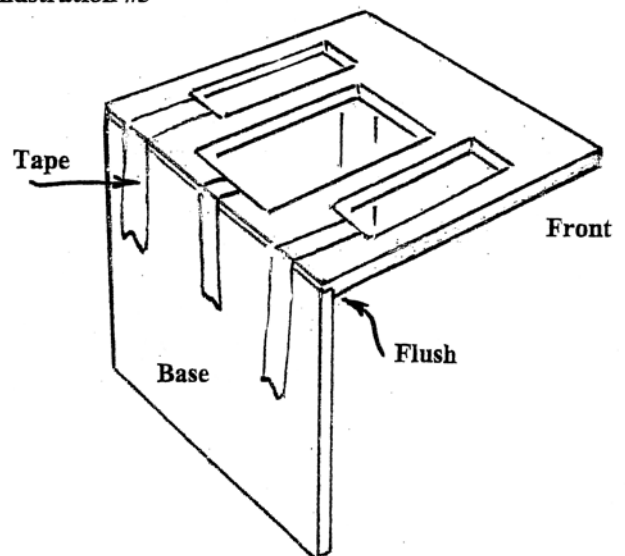


Illustration #3



Note from our Assembly Pro: This addition should be built in place alongside the finished dollhouse, dry fit parts before final gluing, and let the glue dry with the addition tight to the house. This is the only way to get a perfect fit.

Assembly Details:

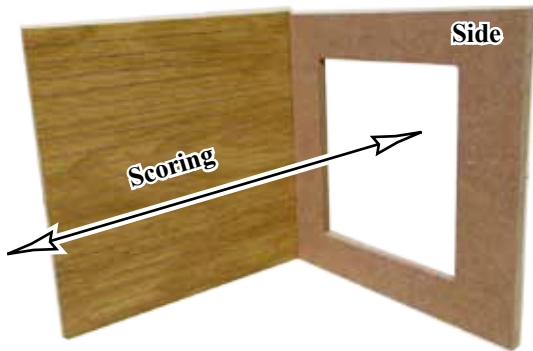
Photos support the descriptions but do not replace them

Note: Many of these photos are of un-painted parts, but you should have painted these parts at least one-coat already, and have sanded thoroughly.



JM-66 with a 3/4" Foundation on a JM-401 and JM-44

Can I do it differently? Yes you can - it's your house! The information on these pages is offered as "best practices" advice, and it is what we do when we build this addition. But if you are customizing or have something else in mind, test-ahead to make sure your planning includes *everything!*



Use enough glue so some squeezes out of every joint. Keep a damp rag and a dry rag handy to clean up excess.



Taping: Use enough tape so you can stick it down and still have length enough to stretch the tape on both sides of the joint... then rub the tape down for good adhesion.

A Well Taped Corner won't slip



The back is down, the Floor sticks out 1/8" in front (up)



Line up and tape the top



7. Glue and tape the Liner to the Base and Front flush on the inside edge with the Front and Base, and flush at the back edge. (Illustration #4)

Builder's Note: a trimstrip on the house can be removed with heat.



8. Test the Ceiling on the Conservatory, but wait to attach it until the Facia and Gingerbread are attached (it's easier to get the Facia and Gingerbread tight without the Ceiling in place).

Review the fit: Check that the Base floor is tight to the top of the groove. Make sure all parts are in place and all the joints are tight as the glue dries.

Step 9 should already be done

Assemble and Attach the Foundation:

Preview: In this section you will build the foundation, attach the Conservatory foundation to the House's foundation, and glue the Conservatory body to the House and Conservatory foundation.

Select the foundation set that fits your house

This Conservatory may be used on Lilliput Houses (1/2" Underframes), Vt. Farmhouse Jr. (3/4" Foundations), or Alison Jr. (1 1/4" foundations).

1/2" and 3/4" tall Foundation sets are supplied. For each 1 1/4" Foundation piece needed, glue together (1) 3/4" and (1) 1/2" foundation piece of the same length, flush at both ends and smooth across the surface.

9. Glue and tape together the Foundation. (Illustration #6).
Pro Tip: Our Assembly Pro paints the Conservatory and foundation before attaching them to the house.

10. The Jr. Conservatory is NOT designed to fit against houses with recessed foundations. To block out a recessed foundation, glue the Foundation Spacer(s) to the house foundation on the side where the Conservatory will be attached, lined up at the back edge. (Illustration #7)

11. Glue the Conservatory foundation to the house foundation, flush at the back edge.

12. Glue, tape, and weight the Conservatory to the housebody and Conservatory foundation, flush at the back (Illustration #8).

Review: Check the fit of all the parts and make sure all the joints are tight. Make sure the Base and Ceiling are straight and flat. Use tape and weights as necessary to get all the joints tight as the glue dries.

Illustration 4

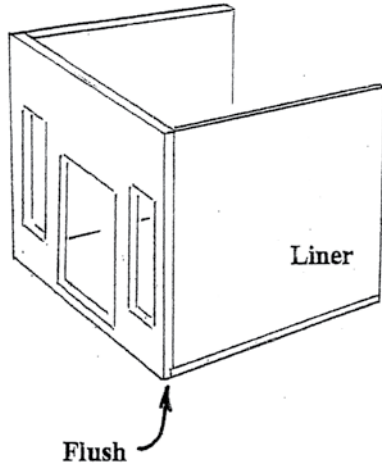


Illustration #5

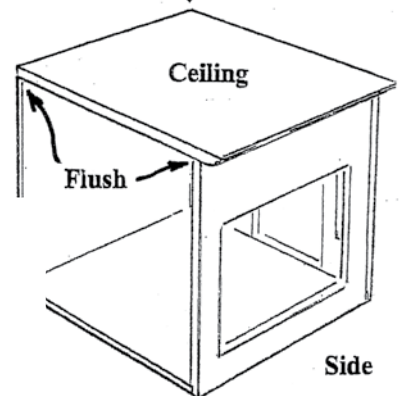


Illustration #7

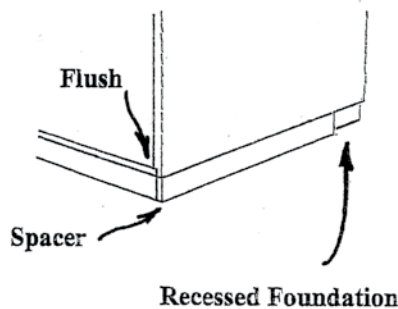
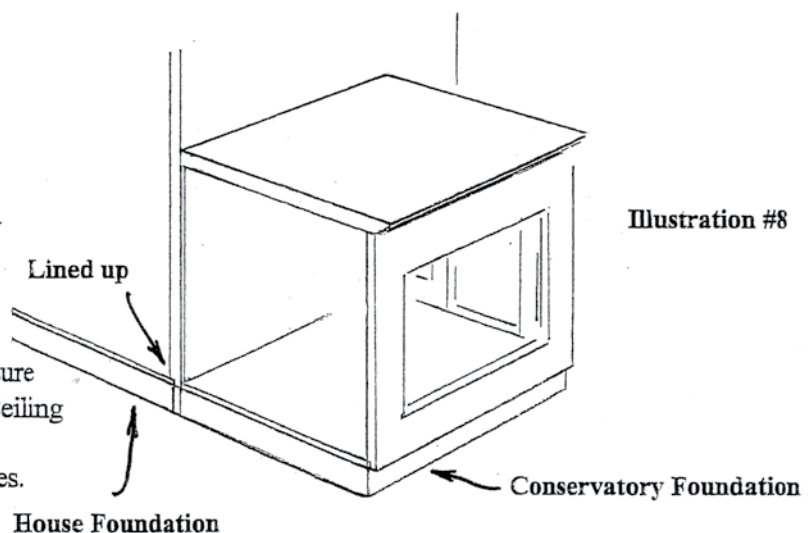
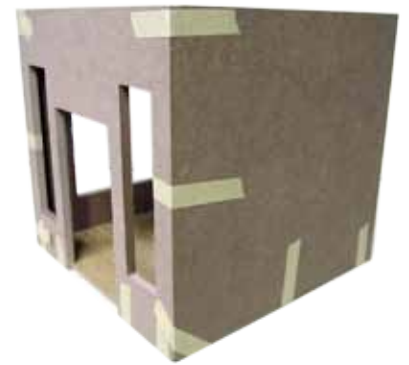
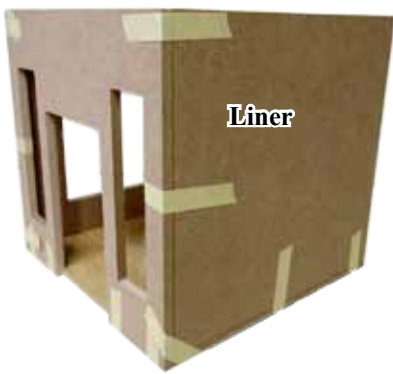


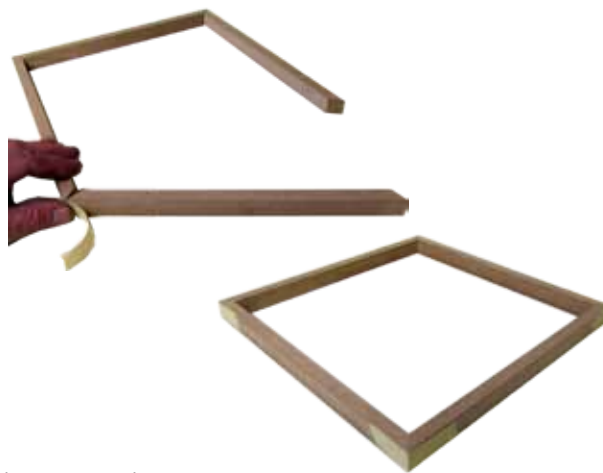
Illustration #8



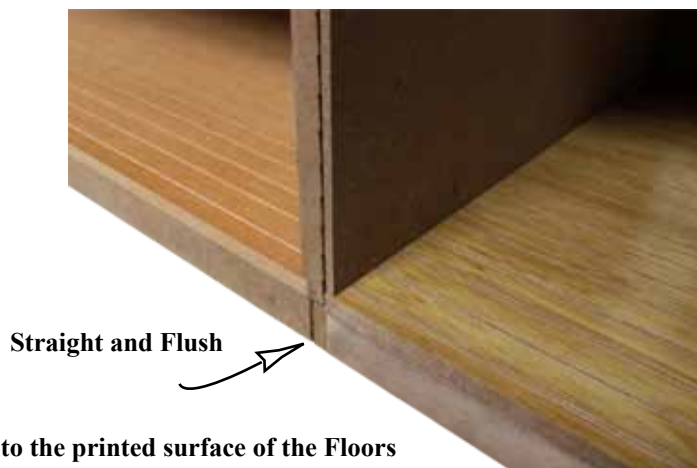
House Foundation



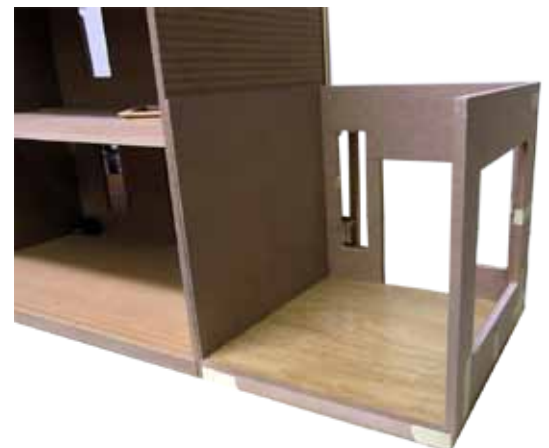
Make sure the floor is tight to the top of the groove - Let the glue dry



Now is a good time to finish painting everything



Avoid taping to the printed surface of the Floors





Carve the House's Trim



13. Glue the painted Facia on the Front and Side, touching the Ceiling (Illustration #9).

14. Test then glue the Painted Gingerbread to the Facia touching the Ceiling. The Front Gingerbread is longer than the Side Gingerbread.

Side Gingerbread

Illustration #9

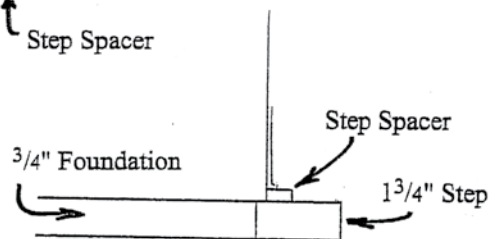
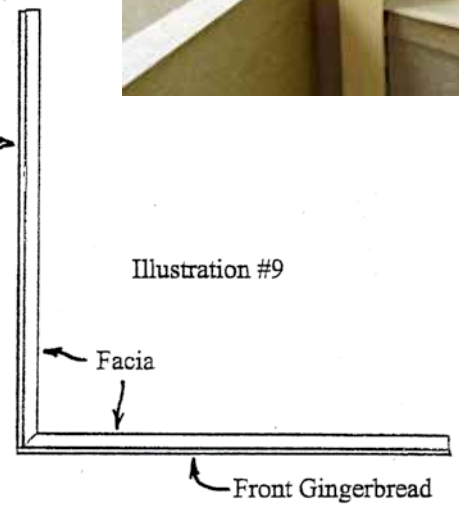
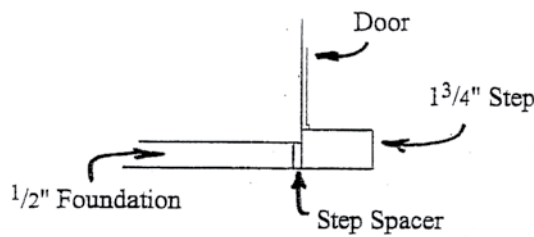
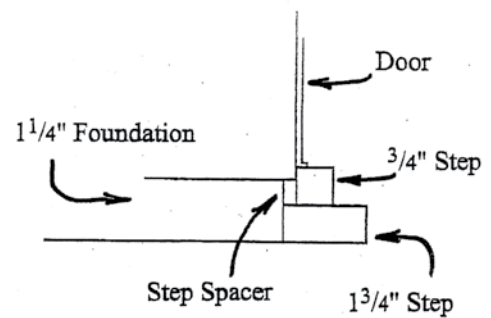


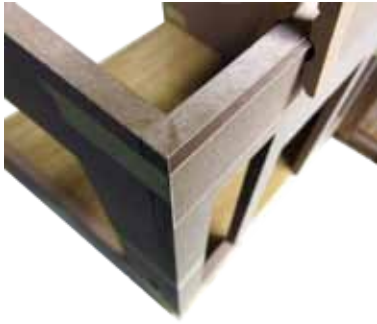
Illustration #10

15. Choose the Front Step layout that fits your Foundation (Illustration #10). Glue together the Front steps as shown, sand the outside surfaces, and paint. Install the Front Steps before the #1010 Door.



These Front Steps are set up to fit on a Vermont Farmhouse Jr.

Facia is beveled at the corner



Lined up on top



Gingerbread



Note: Many of these photos are of a temporary build (tape only) and the tape stayed on throughout the build, but you should take your tape off when the glue is dry.



Now you're ready to glue, tape, and weight the Ceiling on.

16. Glue painted Trimstrips to the Conservatory touching the Facia. Attach the side trim first. (Illus.11)

17. Assemble the Railings (with painted parts):

A. Lay a Rail along the Railing Assembly Spacer, lined up on the ends and with the groove in the Rail facing the slots in the Spacer. (Illus. #12)

B. Dip the end of a Dowel into a small puddle of glue.

C. Push the Dowel into the Rail's groove using the Spacer's slot as a guide.

D. Repeat with another Dowel in the next slot, then another.. until all the dowel slots are filled.

E. Dab glue onto the ends of all the Dowels.

F. Squeeze another Rail onto the dowel ends.

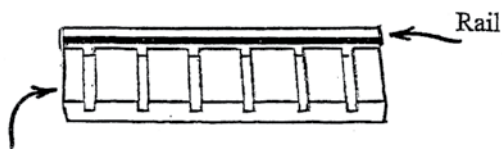
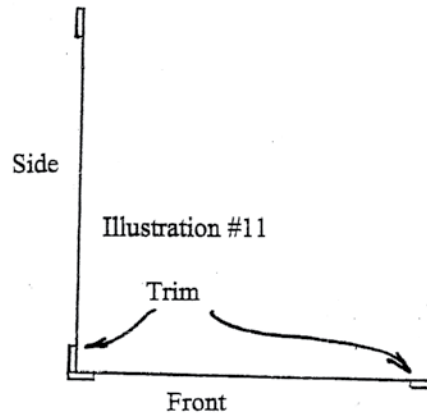
Start on one end feeding the Dowels into the groove one after another, and squeezing the Rail onto the dowels. (Illustration #13)

G. Adjust the ends of the Rails to make the set perfectly square, and adjust the Dowels if necessary to make them even and straight.

Set the Railing aside to dry. Make another 😊

18. Glue together the Railings and Posts (Illus 14)

Touch up the painting after the glue is dry.



Railing Assembly Spacer
Illustration #12

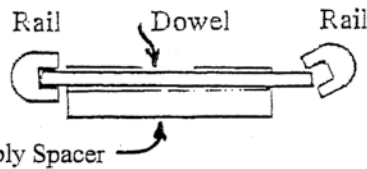


Illustration #13



1 7/8" Turnpost

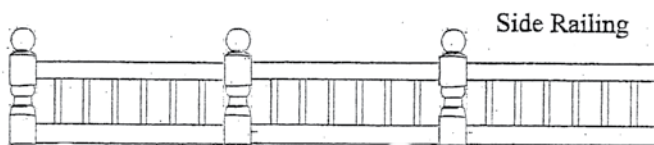
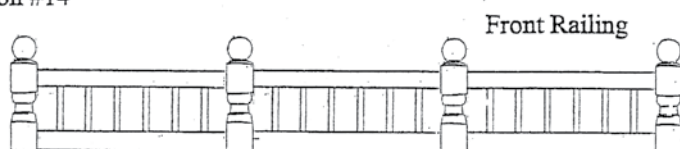


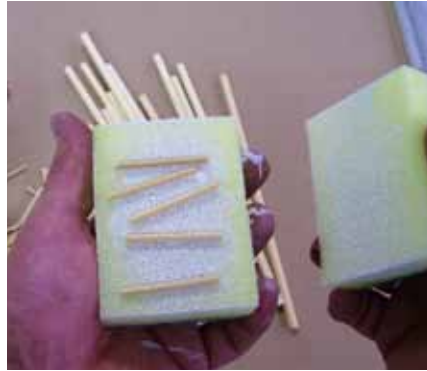
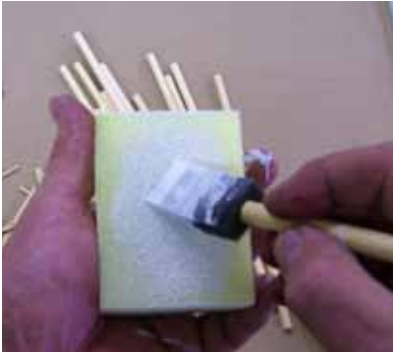
Illustration #14



Front Railing



Details for painting rails



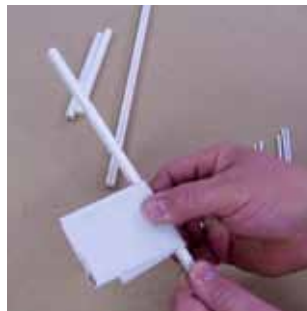
Dab skimpy paint on a small celled sponge. Lay a few dowels on the sponge.



Rub the dowels between the sponges to get some paint all around the dowel. Paint the Rails - mop excess paint out of the groove.

Let the glue dry.

Move the parts around often so the paint doesn't stick to the waxed paper.



Sand everything until it is smooth and the paint is transparent with lots of wood showing thru.

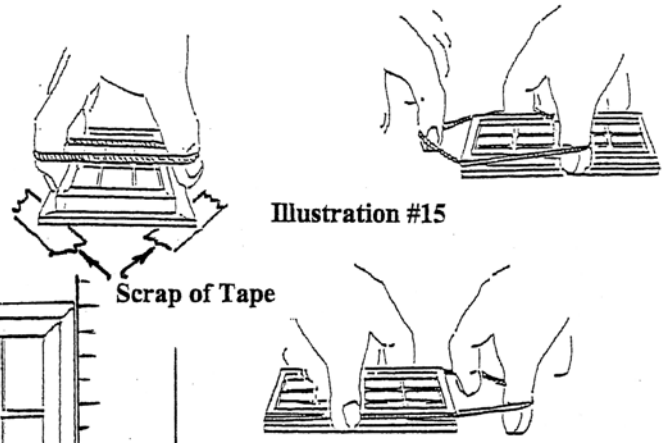
Assemble the Railing sets, let the glue dry, second-coat the Railing sets.



Window Assembly:

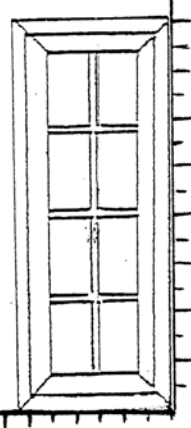
The parts used in this section should be painted ahead of time. If they have not been painted, do so now.

- 19. Test assemble (*no glue*) the window set
Practice holding the frame pieces face-down on the work surface and putting on the rubber band (a scrap of masking tape in the corners helps to stabilize the parts until the rubber band is in place, but the masking tape **MUST** be gently peeled off before the glue dries). When you can put on the rubber band every time without pieces flying, then you are ready for glue (Illustration #15).



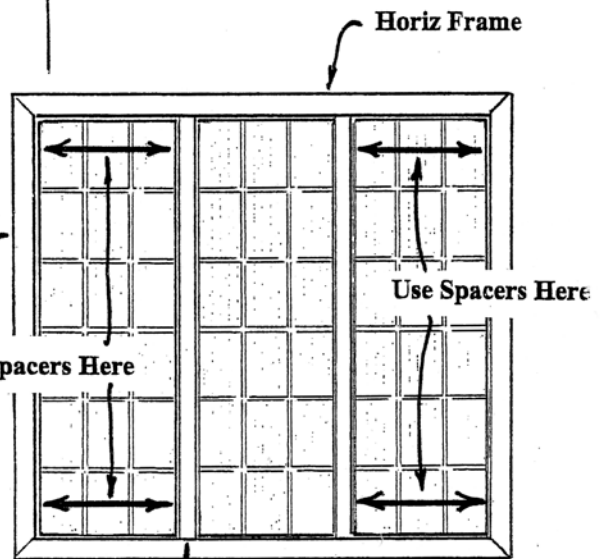
Single windows

- 20. Glue and rubber band together the window frame with the Window Pane in place. Make sure the assembly is square as the glue dries (Illustration #16).



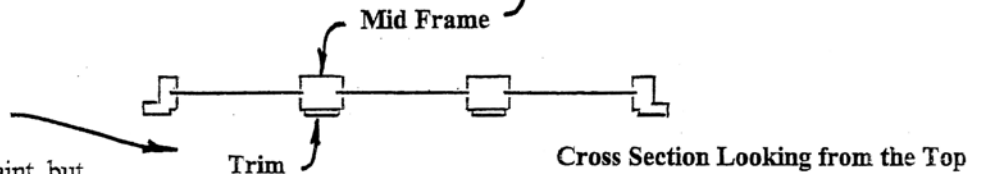
Triple Window

- 21. Glue and tape together one Vert Frame and two Horiz Frames. Slide in a Pane, then a Mid Frame, then another Pane, Frame, and Pane. Glue and tape the second Vert Frame, and stretch on the Rubber band.



- 22. From the back, bend the Horiz. Frames slightly to sneak some glue onto the ends of the Middle Frames. Turn the window set face up and push the Mid Frames to the work surface. Lay the Spacers between one Vert Frame and Mid Frame to straighten the Mid Frame, then move the Spacers to the other Vert Frame to straighten the other Mid Frame. (Illustration #17) Clean up the glue.

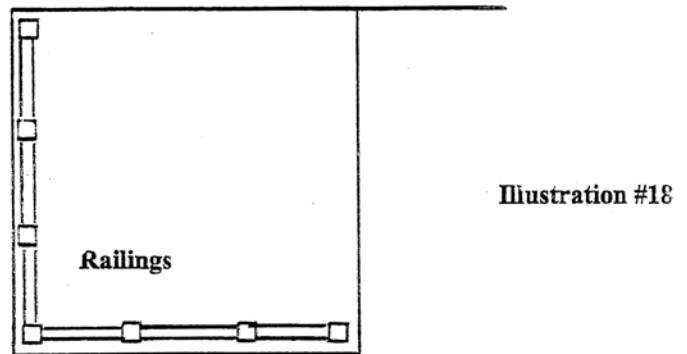
- 23. Glue a Trim to each Mid Frame, centered and straight.



All Windows: Touch-up the sanding and paint, but *stay away from the Window Panes!*

Install the Windows and Door after the glue and paint are dry

- 24. Glue the Railing Sets to the Ceiling, spaced evenly (Illustration #18).



**Now You are done with the Conservatory part of your project
Enjoy the Rest!**

Space Evenly