

Small Cape Cod Manual



Tools Needed:

- Cordless Drill (12v or higher)
- #2 Square drive bit
- Hammer
- 6' Step Ladder
- Tape Measure
- Square utility knife with blade & hook blade
- Speed Square



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Small Cape Cod Manual



1



To begin construction of your Cape Cod playhouse simply lay out (2) 4x4 flooring sections side by side. Make sure it is on a level area.

2



Make sure the plywood is even before fastening. If it is not, you will have an uneven floor.

3



Screw the sections together. Put one screw towards the plywood, and the other toward the top. Put 4 screws on each side roughly 8"-10" apart

4



Next add additional sections. Note: 8x8 floor will be larger.

5



Again, make sure the plywood is even or you will have an uneven floor.

6



Fasten these in the same manner. Space screws in sets of (2) 8" - 10" apart.

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7



This pictures shows the optional 4x4 runner, you will need 3 in order to have 1 under the joint. If you use only 2 the floor will sag. Note: these aid in moving the building later, but are optional, unless you are adding the deck & rail, then you must add them or the child door will not clear the deck.

8



Turn the floor on the back with the plywood facing up. Make certain that the ground is level where the floor sets or you may have problems with the panels or the roof.

9



Install section A BE SURE to install the trim toward the center as shown! This is the trim for the small door. This is the start for a 6x8 other sizes are slightly different. The same basic structure is used. Refer to the wall layout documents for the alphabetical order.

10



Make sure your panel is flush with the edge of the floor. This is something that you will need to check throughout the assembly process.

11



Push the wall in as shown so the siding is against the floor. This is again something to do throughout the entire assembly process.

12



Install header block B

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13



Now make sure it is even on top. Fasten the trim on the header block B into the siding.

14



Install panel C. Fasten this onto the header block as shown.

15



Be sure to measure from 2x3 to 2x3 that the opening is 20". Do not measure in between the door stop. If it is not you may need to adjust it one way or the other.

16



Fasten the other side of the header block B to panel C.

17



Install panel D. Panel E's edge will fit over the edge of panel D.

18



Install this panel. You can fasten the entire building like this roughly every 10"- 14" with 2 1/2" screws.

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19



Install panel E. Be sure to keep them even as shown. Fasten all joints like this roughly every 8"-10" with 2 1/2" screws.

20



Install panel F. Again keep square and level.

21



Fasten corner like this.

22



Install panel G. Fasten in corner and bottoms as shown before.

23



Assemble panels H and I. Make sure they are even on the bottom. Fasten.

24



Fasten the top of the trusses as shown. This draws them tight together.

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25



Press together trim as shown and fasten. The trim is not fastened to allow for adjustments.

26



Install this assembled gable top.

27



Measure in 5 1/2" from the outside as shown. Be sure to pull in against siding and fasten as shown.

28



Have someone press in from the outside as shown.

29



While someone presses in on the outside fasten on the inside. Put 2 1/2" screws on either side of the splices to provide strength.

30



Install panel J.

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31



Install panel K. Measure in between these two panels. From 2x3 to 2x3 it should measure 34".

32



Fasten panels L & M together. Note to keep the bottom edge even. This will be the top of the door so it is very important.

33



Install this gable top.

34



Make sure that the edges by the door side are even. Fasten once it is even.

35



Fasten other side in the same fashion.

36



Install (3) 2x3x36" pieces over the top of the door and sides over joints. This will provide strength for the door. Keep even with the edge of the door.

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37



Install screws as shown over joints. This provides strength for joints.

38



Install 2x6 with trim, match sets of three with numbers on the pieces. For other size buildings refer to layout page for layout and number of pieces.

39



Keep even on the inside as shown and fasten.

40



Install other side.

41



Next install the center piece.

42



Note: speed square, keep these edges even. Fasten, be sure to use enough screws.

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43



Fasten as shown right by joints.

44



Fasten the 1x3 to the center section using black screws. This will straighten the 2x6 and make it strong.

45



Lay trusses as shown. On the 4x6 and 6x8 sizes, the trusses are the same angle. On the larger sizes (8x8, 8x10, and 8x12) the angles are different on one end. Make sure the correct angles are matching. You can check this with the gusset angles.

46



Keep the top of the truss even and install 2 1/2" screws as shown.

47



Fasten the truss gussets, keep the top even. Use black headed screws for this. Install one gusset on either side of the truss. For a total of 2 per truss.

48



Flip the truss and install gusset on other side.

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49



Install truss as shown.

50



Truss should fit as shown. Make sure truss does not go past the edge of the 2x6 onto the trim.

51



Install first sheet of OSB (orient strand board) sheathing. Fasten only on the bottom first. Refer to layout diagram for your specific building. Use black-headed screws to fasten.

52



Fasten the top onto the gable side.

53



Note gap between OSB and 2x2 with trim. Be sure you have this before fastening on top.

54



Continue installing sheathing around the building.

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55



Install top pieces of sheathing.

56



Repeat these steps on the other side.

57



Install drip edge all around the edge of building as shown.

58



Now you are ready to begin shingles. Refer to your shingle package for additional shingle instructions.

59



You will want to install shingles in a staggered fashion.

60



When you have done both sides, cut caps for the peak of the roof. To cut "caps" cut the tabs. For Example: If there are 3 tabs per shingle there will be 3 "caps", just continue to cut the line through the shingle.

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61



Install the caps as shown. When you reach the end you can use only the exposed part of the shingle to give it a nice finish. For Example: The cap would then be cut in half for this.

63



Measure from the bottom up, the edge of the roof to the base of the dormer frame. Make a small pencil or chalk mark once you have positioned the base.

65



Screw the base into the roof. You can use 2 1/2" screws. Be sure to check on the inside and break off the screw that is exposed.

62



Check the layout diagram for correct measurements for your size building. Measure from the edge of the building to edge of the treated dormer frame. There is a cut angle right where the fingers and tape are in the picture. Make sure this angle is turned up and not down toward the roof.

64



Once you have the correct position apply caulk to the bottom of the base. Make sure it is the bottom!

66



Make sure the frame is square.

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67



Once the frame is fastened on the outside you can break screws poking through the roof. You can also fasten the frame from the inside out.

68



This shows the dormer parts, except for the Plexiglas window. Frame is already installed at this point.

69



Slide the pieces together as shown. Use 2 1/2" screws to fasten together.

70



Flip to other side and fasten together.

71



Fasten small truss as shown.

72



Fasten one side of OSB to trusses.

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73



Fasten other side to trusses.

74



Install grid window.

75



Install pre drilled dormer grid window trim.

76



Install dormer to treated base. Dormer shown does not have the trim or window in.

77



Use your speed square to make sure the dormer is square to the building. If it is not squared correctly it can look different.

78



Fasten the dormer onto the base.

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79



Fasten sides.

80



Fasten the sheathing to the base.

81



Install a starter shingle strip

82



Cut the excess past the dormer. Be sure to use a hook blade so you do not cut into the other roof shingles.

83



Install the next row of shingles.

84



Once the last row is installed measure 4 1/4" from the top down and snap a chalk line. This ensures a straight line for the cap.

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85



Cut the caps for the dormer roof.

86



Start by installing a starter cap.

87



Continue installing the cap.

88



When you get to the back, trim to conform to the roof line.

89



Install a siding piece below the child door and the adult door. Be sure to keep level with the floor.

90



Place the provided spacer bar by edge.

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91



Place the door on the spacer bar. Fasten using only one screw per hinge. This way if adjustments are needed you will not have to undo all the screws. Use black head screw for these.

92



Next install the top door piece. Try to center the door between the header block and the bottom door. If both doors work well, install the rest of the screws and remove spacer bar.

93



You will now begin to install 3 door pulls (2 on the out side, and one on the inside at the top). Install turner knob.

94



Install top door piece on the adult door.

95



Measure the doorway on the adult door, 34 inches. It should be very close to this measurement in order for the adult door to work.

96



Place the spacer bar by the adult door. Again use only 1 black head screw per hinge.

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97



Install top door piece and door latch. Once everything is working install the rest of the screws in the hinges. You can also make the adult door 1 piece by fastening them together if you prefer 1 solid door.

98



Install the shutters and flower box and window trim.

99



Install the corner trim with small white nails. Be careful to not “wrinkle the corners” when installing.

100



Your house is now ready to move into!!!

Please see additional manuals for , deck & rail, chimney, or additional windows.

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**Thank You for purchasing from Little Cottage Co.
We wish you many years of enjoyment!**

Pictured playhouses are shown with additional options.

