



# Backyard Cottage

## Assembly Manual



Shown with optional porch & railing and customer supplied shingles

**HomePlace Structures**

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[www.HomePlaceStructures.com](http://www.HomePlaceStructures.com)

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Kit ships as shown

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# Backyard Cottage Assembly Manual

Thank you for purchasing this Backyard Cottage kit. The craftsmanship and detail in this playhouse are unmatched. We are proud to bring you this unit made by our Amish friends and neighbors.

This manual is designed to simplify the assembly process, however we strongly recommend having an experienced carpenter involved in the project. **Please read through the entire manual before starting!!**

It took 2 workers 4 hours to assemble this playhouse, using the tools shown in the pictures. However, it will probably take you a little longer since it will be a new project for you. While air tools were used to assemble much of the unit in this manual, the unit can also be assembled with screws or hand nails.

Take a deep breath and get at it, the satisfaction and enjoyment of this playhouse is only a few hours away. Have Fun!!!!

**Remember, it is very important that you have a level site for your playhouse, and that the playhouse floor is perfectly level prior to assembling the playhouse.**

**Note: The playhouse depicted in this manual may show options not included in your unit.**

## **TOOLS NEEDED:**

Tape Measure  
2 small paint brushes  
4' straight edge  
Hammer  
Tin Scissors  
Utility Knife with hook blade  
Two Stepladders and 1 plank  
Screw gun  
Level

### **Recommended Fasteners:**

Galvanized 1-1/2" Nails or Screws  
Galvanized 2-1/2" Nails or Screws  
5/8" Roof Nails (for shingles)  
1-12" Galvanized Trim Nails

Note: Air powered tools and fasteners can be used for most applications. Proper nails and staples must be used.



# Unpack Playhouse



Step 1: Kit should look like this when arriving at your property. Inspect package for damage. Please call 717.354.3777 to report any damages.



Step 2: Cut shrink wrap and unwrap kit.



Step 3: Cut off packaging bands and remove one section at a time by backing out screws used for packaging. Carry sections to site where unit will be built.  
**Note: Use caution when unpacking kit, keep sections from falling after screws are removed. Do not throw away bottom of skid, this is the large floor section.**



# Wall & Floor Assembly



Step 4: Assemble floor sections by aligning marks on floor, and making sure floor edges are precisely flush. Fasten sections together using heavy duty 3" screws spaced 12" apart.

Step 5: Set floor on leveled site. If needed, level site with a bed of crushed stone or gravel. **It is very important for site to be level.**



Step 7: Set back wall panel as shown, aligning ends of wall flush with ends of floor.

**Note: Make sure wall panel is plumb up and down.**

Step 8: Fasten wall to floor as shown using 2-1/2" nails or screws. Fasteners should be spaced approximately 12" apart.



Step 7: Set first side wall repeating previous steps.  
**Note: Side walls are interchangeable, make sure to place side door panel where desired.**

Step 8: Fasten side wall into back wall using 2-1/2" fasteners as shown.

**Note: Make sure wall panel is plumb up and down.**



Step 9: Push walls tightly together, nail corners and along bottom of siding around perimeter of building, using, 1 $\frac{3}{4}$ " galvanized nails as shown.

**Note: Keep nails within 1-1/2" of edges of corners so nail heads are covered by corner trim**

## Roof Assembly



Step 10: Install gable end rafters (end rafters have only one rafter gusset) keeping rafter gusset towards inside of playhouse. Align edge of rafter flush with edge of top wall plate and fasten using 2-1/2" fasteners.



Step 11: Align inside of rafter flush with marks, keep point even with the outside edge of 2x6 top plate. Using 3" nails, toenail rafter into the top of side wall. After nailing front side, repeat on back wall.



Step 12: Caulk end gables as shown using clear silicone caulk and install end gable siding sections as shown. **Note: Align siding grooves .**





Step 13: Install large OSB roof section and fasten to rafters along bottom as shown.



Step 14: Fasten edge of OSB to end rafter as shown.



Step 15: Space rafters 2' apart and fasten OSB to rafters using 2" fasteners spaced 12" apart.



Step 16: Install ripped OSB section and fasten to rafters repeating previous steps. **Repeat steps 13-16 on back roof section.**



**Optional door kick removal:** It is recommended to remove door kick from side and front doors (this should be completed after roof is set).

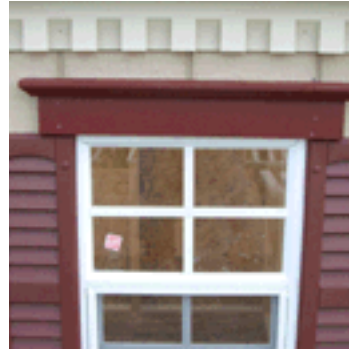


Step 17: Paint playhouse and trim desired colors, with paint purchased separately.



Step 18: Remove screw from door as shown.

## Trim, Shutters, & Flower Box Installation



Step 19: Install window shutters, top window trim, and flower boxes as shown.



Step 20: Align gable end rafters with end of wall plate and top of OSB roof sheathing, as shown, and fasten to building using 2-1/2" screws or nails.



Step 21: Gable end rafters complete, repeat steps on opposite gable end.

Step 22: Install fascia trim aligning flush at both ends with end rafters and against bottom of roof sheathing. Fasten with 1-1/2" galvanized trim nails.





Step 23: Front fascia trim complete, repeat steps on back wall.



Step 24: Align gable trim as shown and fasten to building using 1-1/2" trim nails.



Step 24 Continued



Step 25: Install top door trim before installing back gable trim and fasten to building using 1-1/2" trim nails.



Step 26: Aligns back gable trim piece and fasten to building using 1-1/2" trim nails as shown. Repeat on opposite gable end.



Step 27: Caulk above top door trim piece using clear silicone sealer as shown.





Step 28: Install corner trim pieces as shown and fasten using 1-1/2" trim nails.  
**Note: Corner trim pieces are each cut to fit at one specific corner. If pieces don't fit, make sure you have the correct corner trim piece.**



**Note: If your unit includes the optional porch, only install first three rows of shingles on front side of playhouse.**

Step 29: Install shingles on roof following instructions from shingle manufacturer.  
**Note: If your unit includes the optional porch, only install first three rows of shingles on front side of playhouse.**



Step 30: Install door handle for large door as shown.  
 Note: When installing inside of door handle, keep interior and exterior handles vertically aligned as shown.

Step 31: Fasten decorative small door handle to child's door as shown.



Step 32: Install door stop as shown, centering brackets on door and door header.  
 Note: Keep bracket on door down at least 1-1/2" to prevent bracket from hitting door header.



## Optional Porch Installation



Step 1: Remove two porch floor boards that are not nailed tight and carry floor section to front of building.

Step 2: Slide back of porch under door trim and center on building. The front of the floor has an extended lip.



Step 3: Secure porch floor to playhouse using 2-1/2" nails or screws as shown.

Step 4: Replace remaining floor boards and fasten with nails or screws as shown.



See step 5 on following page

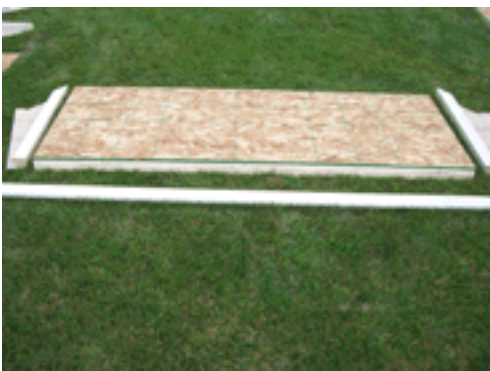


Step 5: Align side railing piece, square to building. Set corner posts at corner as shown and fasten using 1-1/2" galvanized nails or screws.

**Note: Railing sections are interchangeable.**



Step 6: Properly align front posts and attach to railing and porch floor as shown. Repeat on opposite side of porch.



Step 7: Align porch roof end rafter and siding sections and fasten to roof section as shown.





Step 14: Set roof on porch posts, align with playhouse roof and fasten to playhouse using 2-1/2" nails or screws.

Note: Nails/screws should be fastened to rafters in roof.

## Assembly of Optional Dormers



Assemble dormer by fitting pieces together and fastening with galvanized staples or nails as shown.





Shingle porch roof above bottom of dormers and then align dormers where desired, as shown.



Fasten dormers to roof using roof nails or staples.

Finish shingling house and dormers following instructions from shingle manufacturer.

## Optional Loft Installation



Install left side loft support piece 9" down from top of wall (this is 48" from floor), level, and fasten into wall studs using 2-1/2" nails or screws.



Align right side loft support piece at same height as left support piece, level, and fasten into wall studs using 2-1/2" nails or screws.



Place loft onto support pieces and fasten using 2-1/2" nails or screws. Install loft railing as shown.





Align loft ladder with opening and fasten to loft using 2-1/2" screws or nails.



Previous step continued.

Fasten loft to floor as shown.

