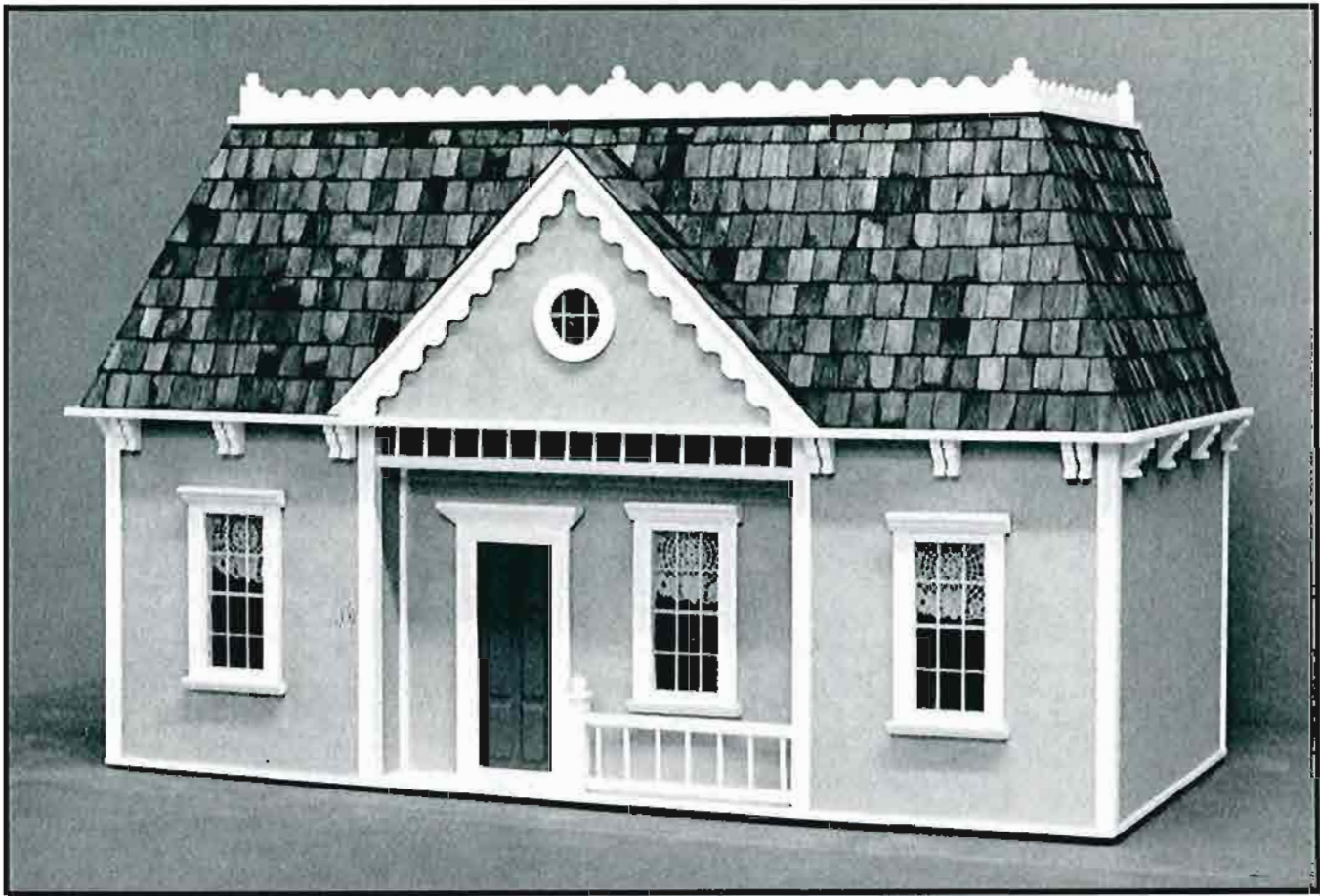


Real Good Toys Introduces

## THE SPARROW LANE

Batrie Model DH - 26K



### Real Good Toys

Committed to Excellence,  
Quality, and Design  
At a GREAT Price

- Complete Kit
  - Everything you need to finish as shown\*
  - Easy to assemble pre-cut parts
  - Materials for stucco finish included
  - All wood for enduring strength and beauty
  - Scale 1" to 1'
  - Spacious interior featuring six rooms
  - Handmade by Vermont Craftspeople
- \* paint, glue, and nails not provided

### THE SPARROW LANE



Model DH - 26K

32" L x 16" D x 20" H

Featuring Six Rooms for Decorating

Real Good Toys • 10 Quarry Hill • Barre, VT 05641 • 802-479-2217

# Instructions for Kit # DH-26-K

The Sparrow Lane

## DH-26-K PARTS LIST

- (1) Set of Instructions
- (1) Base Floor (1/4") 30 1/2" x 15 3/16"
- (1) Mid Floor (1/4") 31 7/8" x 15 7/8",  
stair cutout
- (1) Roof Top (1/4") 25" x 12 7/16"
- (2) Attic Partition (1/4") 8 7/32" tall x 15 3/16"  
base, with door cutout
- (1) Front Roof (1/4") 9" tall x 31" base,  
pavilion cutout
- (1 set) Side Roof (1/4") 9" tall x 15 3/16" base
- (1 set) Pavilion Roof (1/4")  
10 1/2" tall x 3 1/2" at peak
- (1) Pavilion Triangle (1/4")  
14 1/8" base x 7 1/8" tall, round window cutout
- (2) Divider (1/4") 10" x 12 7/16", door cutout
- (2) Side Wall (1/4") 10" x 14 1/4"
- (2) Front Wall (1/4") 10" x 8", window cutout
- (2) Porch Wall (1/4") 10" x 1 7/8"
- (1) Center Wall (1/4") 10" x 12 1/2",  
door and window cutout

## Prepack A

- (2) Thinwall Endcap 10"
- (6) Thinwall 90° connector - 10"
- (4) Crown Gingerbread 11 1/8"
- (2) Pavilion Gingerbread 10"
- (2) Rail 6"
- (1) Rail 12 3/16"

## Prepack B

- (28) Bracket 3/32"
- (1) W14A Round Window
- (1) Round Window Plexi
- (1) Flutepost 2 5/8"
- (5) Flutepost 7/8"
- (6) Bead 3/8"
- (1) Postcap 1/8" x 1 1/16" x 1 1/16"
- (7) 1/8" Dowel 1 3/4"
- (15) 1/8" Dowel 1"
- (3) W12K Single Window, each window:
  - (1) Plexi 2 1/8" x 4 5/8"
  - (1) Pediment 3 1/4"
  - (1) Stool Cap 3 1/4"
  - (2) Sill 2"
  - (2) Stile 5"
- (1) D11K Door:
  - (2) Jam 3/32" x 3/16" x 6 7/16"
  - (2) Stile 7 1/8"
  - (1) Panel
  - (1) Pediment 4 3/8"
  - (1) Header 2 1/2", Drilled
  - (1) Threshold 2 1/2", Drilled
  - (1) Nail 1 1/4"
  - (1) Nail 1/2"
- (1) Stairs — die cut sheet
- (650) Shingles
- (1) Sack of stucco grit

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

## ASSEMBLY INSTRUCTIONS AND HINTS

**PLEASE READ ALL INSTRUCTIONS (including "Tips for Building the Perfect Dollhouse") AND DRY FIT ALL THE PARTS BEFORE OPENING YOUR GLUE TUBE.**

In addition to the supplies listed on the "Tips for Building the Perfect Dollhouse" sheet, you will need to have on hand a panel adhesive such as "Liquid Nails" for the shingles.

Sand any rough edges or splinters before gluing.

Use generous amounts of glue. Always wipe off excess glue immediately.

Occasional changes in humidity can cause all woods to expand or contract slightly. Limited sanding or clamping may be required for proper fit.

It will sometimes 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.

It is useful to paint some of the parts of the dollhouse before or during assembly, particularly where different colors are adjacent to each other (i.e. gingerbread, nosing, windows, etc.). **PLAN AHEAD!**

Use a high quality latex semi-gloss enamel. Apply several thin coats, lightly sanding with 320 grit silicone carbide paper between coats. Avoid dust, old gloppy paint and poor quality paintbrushes.

For the wall panels, apply a base coat of the desired color, then mix the supplied stucco grit with ½ cup of the same semi-gloss enamel. Keep the mixture constantly stirred as you apply the finish coat. We use a 2" foam brush and apply the paint in a swirled pattern.

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. Be sure to have the exact part identification as shown in the parts list.

Now, you're ready to begin!

### 1. WINDOW ASSEMBLY (ILLUSTRATION #1)

- A. Identify and arrange the parts in the window kit using **ILLUSTRATION #1** as a guide. Be sure of parts orientation before gluing.
- B. Put a dab of glue on both sides of the sills. Refer to the assembly illustration.
- C. The plastic window is inserted into the grooves on the vertical stiles and sills as shown in the illustration.
- D. Slide the window over the edge of the table and wrap one end with an elastic band, as shown in **ILLUSTRATION #2**. 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 illustration.

**NOTE: The decorative pediment and stool cap are not glued flush to the rear of the window frame. They should be installed as shown in the Assembly Illustration.**

- F. Allow the window unit to dry thoroughly before installation.
- G. Trim the window corners (**ILLUSTRATION #3**). If the fit is too tight during installation, sand or file the window opening to fit.

### 2. DOOR ASSEMBLY (ILLUSTRATION #4)

- A. Glue together the stiles, header, and threshold as shown. Take special note of the header orientation (dry fit with the door panel). Be sure to line up the header and threshold pin holes (on the right).
- B. Install the door panel. Take care to push the nails into the center of the door panel to avoid split out.
- C. Attach the pediment and jam as shown.

**NOTE: PAINTING OF PARTS SHOULD BE DONE PRIOR TO ASSEMBLY. IT IS EASIER THAN PAINTING THEM WHEN THE DOLLHOUSE IS COMPLETE.**

### 3. SET UP THE HOUSE BODY (ILLUSTRATION #5)

- A. Use **ILLUSTRATION #6** to identify the rear edge and the top of the mid-floor.
- A1. Set the mid floor on the base floor lined up at the rear edge, and spaced evenly (1¼") on the side.
- A2. Lightly trace the longest edge of the stair hole on the base floor (this mark helps to locate the divider).

B. Without glue, set up the walls, the thin-wall endcaps and the 90° connectors, and the divider as shown in **ILLUSTRATION #5**. Use tape across the top of each connector to control all the parts.

B1. Lay the 12 $\frac{3}{16}$ " rail between the connectors on either side of the porch. This rail will end up at the top of this space, and keeping it in position will guarantee a good fit.

B2. When satisfied with the setup, trace the outline of the walls on the base floor.

B3. Glue the wall assembly together and to the base floor repeating the setup above as recorded by the outline. Use the stairhole tracing to locate the center most edge of the divider.

C. Glue the mid floor to the wall/base set-up lined up at the back edge and spaced evenly elsewhere. **ILLUSTRATION #6**

C1. Weight and check everywhere to be sure everything is right and that the dividers and sidewalls are square at the back edge, then let the glue dry.

#### 4. SHINGLING PREPARATION (ILLUSTRATION #7) ALSO REFER TO SECTION 6.

A. This is the easiest time to draw guidelines for locating shingles on the roof panels, **before** roof assembly. The first guideline on all panels to be shingled should be drawn 1 $\frac{1}{2}$ " (shingle length) from the bottom edge.

B. Use  $\frac{7}{8}$ " reveal (spacing) on the front and the side roofs. Use 1 $\frac{1}{4}$ " reveal on the pavilion roofs.

Pay particular attention that the guidelines are drawn on the outside of all roof panels.

#### 5. ASSEMBLE THE ROOF PANELS

A. Starting with the front roof, apply three or four strips of masking tape near the left and right end of the roof, allowing about three to four inches of tape to overhang the ends, flap like.

**NOTE: THE ROOFS ARE BEVELED AT THE TOP AND BOTTOM. SEE DIAGRAM FOR PROPER POSITION.**

B. Next, locate the left and right side roofs and apply a bead of glue to the front edges of each and also to the bottom edge of the front roof and the side roofs.

C. Now, position these three roof sections as shown in **ILLUSTRATION #8** and tape together into position using the flaps from front roof. Use the attic partitions for extra support while the glue dries.

D. Glue the pavilion triangle into place as shown. (**ILLUSTRATION #9**) The base of the pavilion triangle fits within the cutout in the front roof, and lines up with the front roof bottom edge.

D1. Glue and tape together the pavilion roof set along the 3 $\frac{1}{2}$ " beveled edges.

D2. Attach the pavilion roof set to the triangle. (**ILLUSTRATION #10**).

- Set the roofs in place on the triangle.
- Check to be sure the triangle is straight (parallel with the eaves).
- Re-set with glue and tape.

E. Install the attic partitions.

F. Glue the roof top in place making sure the side roofs run parallel to the edges of the roof top as the glue dries. Use tape and weights to hold everything in place.

**6. SHINGLES (ILLUSTRATION #11)**

- A. Glue on shingles one row at a time, starting at the bottom edge. Use a panel adhesive (such as "Liquid Nails"). Do not use a water based glue. Caulking gun type dispensers allow you to use a small hole, thus a fine line of adhesive, which is easier to control and not as messy.
- A1. Put a fine line of glue about 1/4" below the pencil mark, all the way across the roof panel.
- A2. Apply the first course of shingles all the way around the house, then the second course, etc.
- A3. Press down the shingles, squeezing out extra glue.
- A4. Line up the top edge of each row of shingles with the mark. The next row will cover up the glue squeezings.
- A5. **MAKE SURE** each row of shingles is staggered from the previous row so that the joints don't line up (similar to stacking bricks).
- A6. Trim the shingles which overhang the roof edges before attaching them.

**7. ASSEMBLE THE RAILINGS (ILLUSTRATION #12)**

- A. Using the 2 5/32" ruled line (ILLUSTRATION #13) mark the dowel locations next to the groove of each rail. The bold indicator should be at the **center** of the rail it identifies.
  - B. Start with the 12 3/16" rail. Dip the end of 1" dowel in a puddle of glue and insert it into the groove of the rail at a location mark. Continue for the 15 marks. Set the railing aside to dry with all the dowels evenly spaced, square with the rail, and lined up with each other.
  - C. Repeat for the 6" rail using 1 3/4" dowels. Dab glue on the free end of each dowel and insert them into the companion rail starting at one end and squeezing the rails together gently as you go.
- Check the ends of the rails with a square. Gently adjust the position of each dowel. Set aside to dry.



**8. APPLY THE TRIM (ILLUSTRATION #14)**

- A. Turn the house upside down.
- A1. Glue the 12 3/16" porch upper railing in place.
- A2. Glue pairs of brackets to the walls and mid floor.
- A3. Glue the pavilion gingerbread to the eaves, spaced about 1/8" from the pavilion triangle.
- A4. Let the applied trim dry.
- B. Turn the house right side up.
- B1. Glue together the 2 5/8" flutepost, post-cap, and bead. Set two stacks of two shingles (1/8" spacers) on the porch floor to elevate the railing.
- B2. Glue the 6" railing to the right connector. Glue the 2 5/8" flutepost to the railing and floor.
- B3. Glue the 7/8" fluteposts and beads, and the crown ginger to the rooftop spaced evenly at the front and sides.

**9. ASSEMBLE STAIRS  
(ILLUSTRATION #15)**

Punch out parts from the die sheet.

A. Glue on the second from the top and the bottom stair backs. The bottom stair back is slightly taller than the rest. Stair backs must be flush with the tread surface. (ILLUSTRATION #16).  
Trim or elevate if necessary.

B. Glue on the rest of the stair backs. The top stair back should protrude.

C. Glue on the treads, except the top tread.

D. Square out the front edges of the stair hole.

E. Glue the top tread into the hole, flush with the floor surface. (ILLUSTRATION #17)

**10. GLUE THE STAIRS WINDOWS AND DOORS IN PLACE AND REJOICE!**

**YOU'VE DONE IT!**

ILLUSTRATION #1

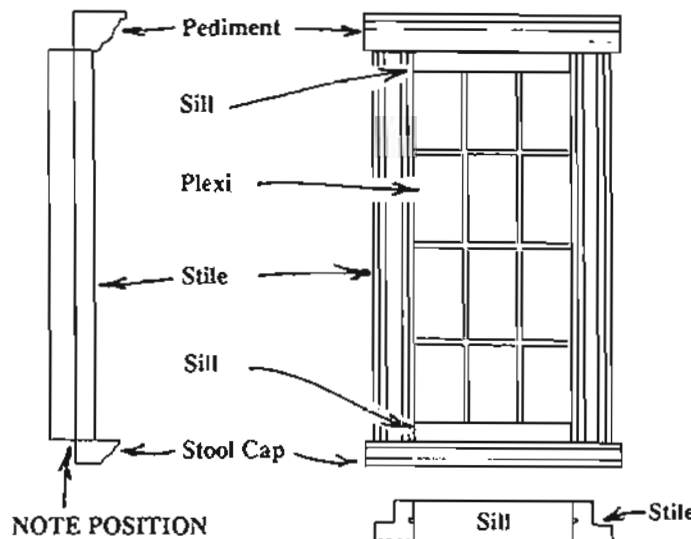


ILLUSTRATION #2

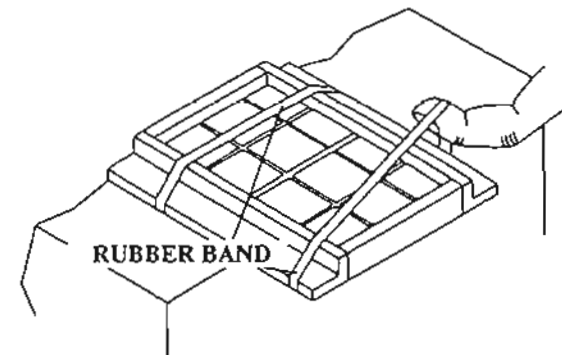


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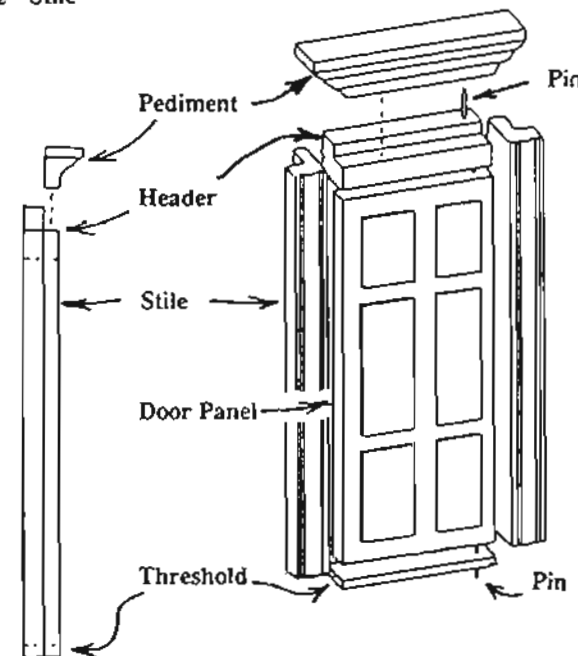
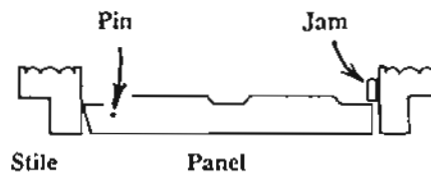
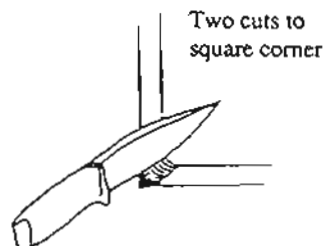


ILLUSTRATION #4

ILLUSTRATION #5

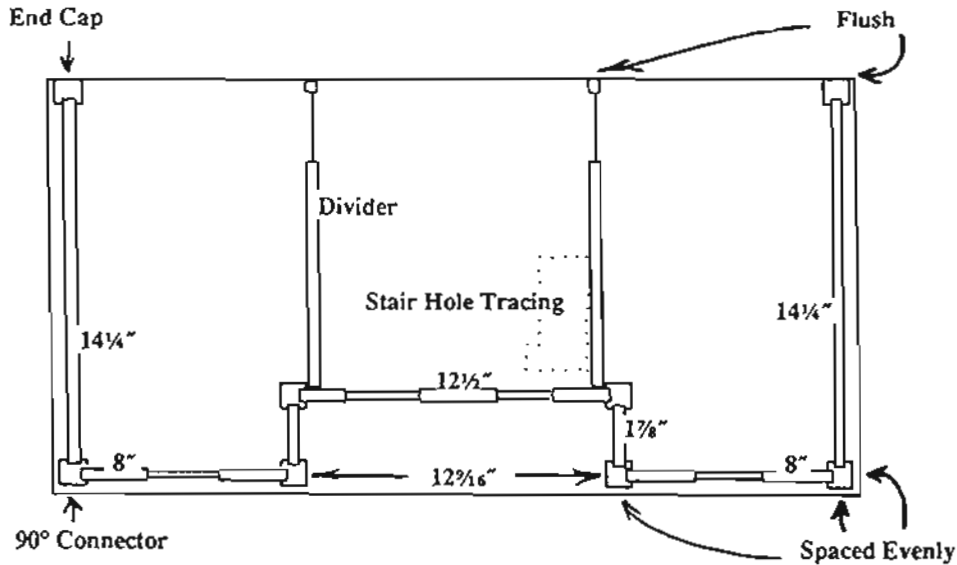


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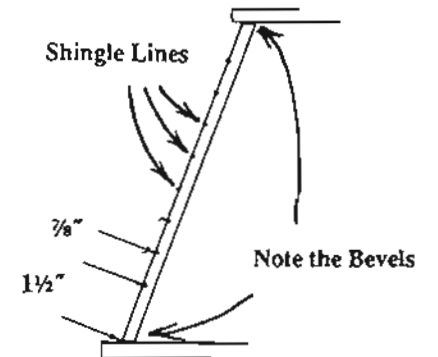
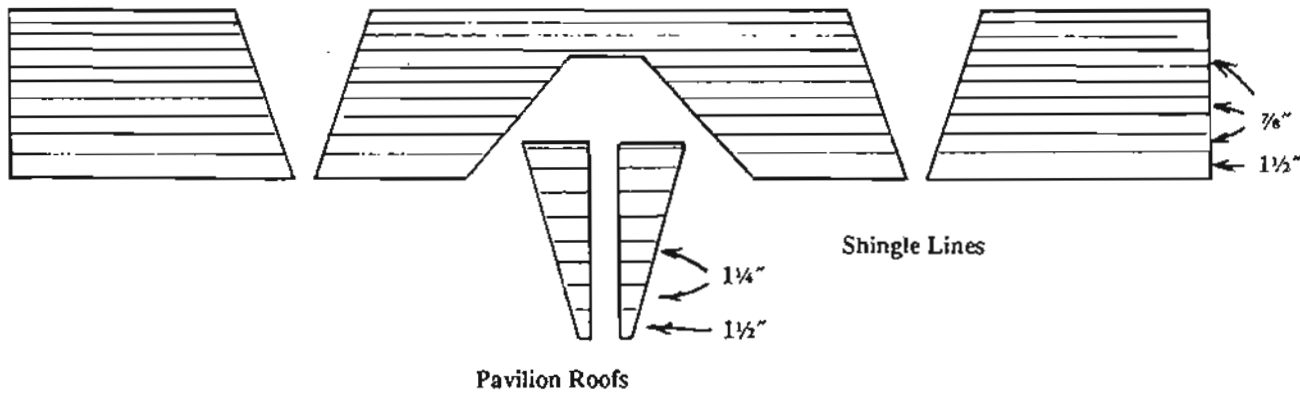
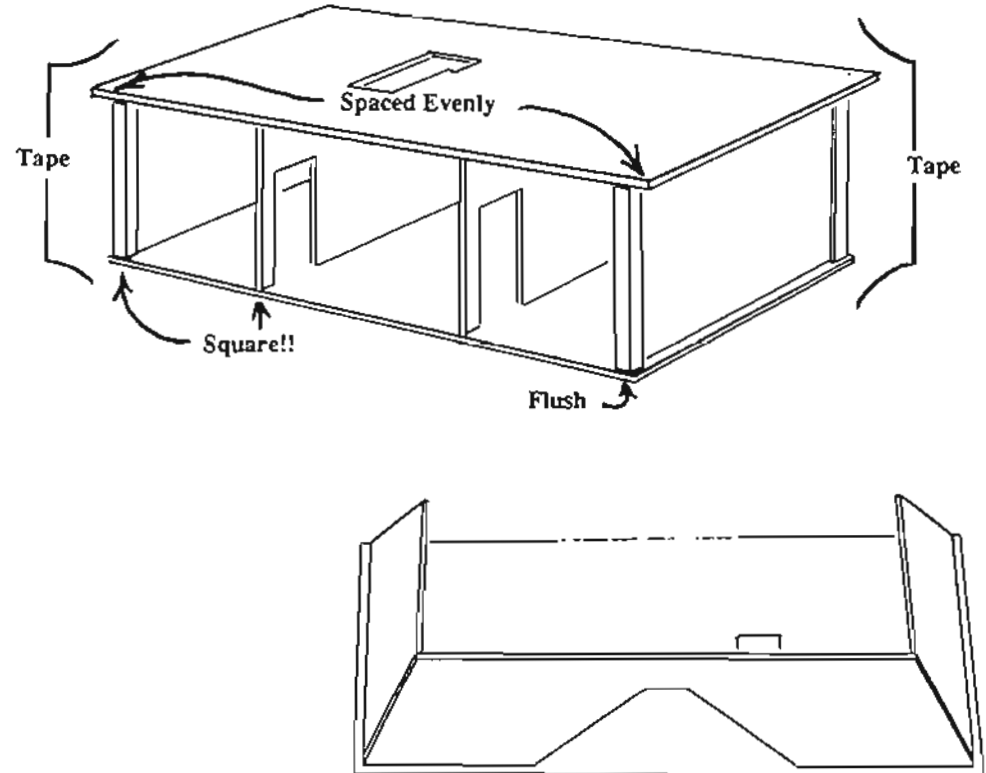


ILLUSTRATION #7

ILLUSTRATION #8

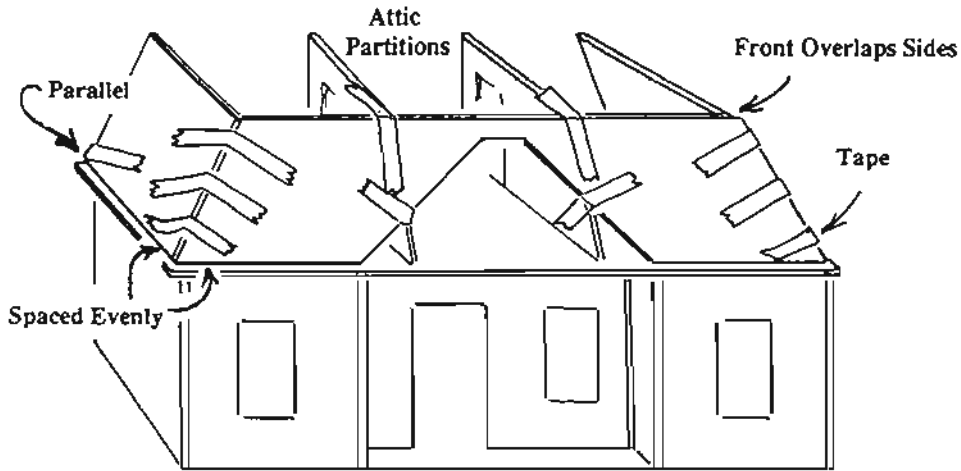


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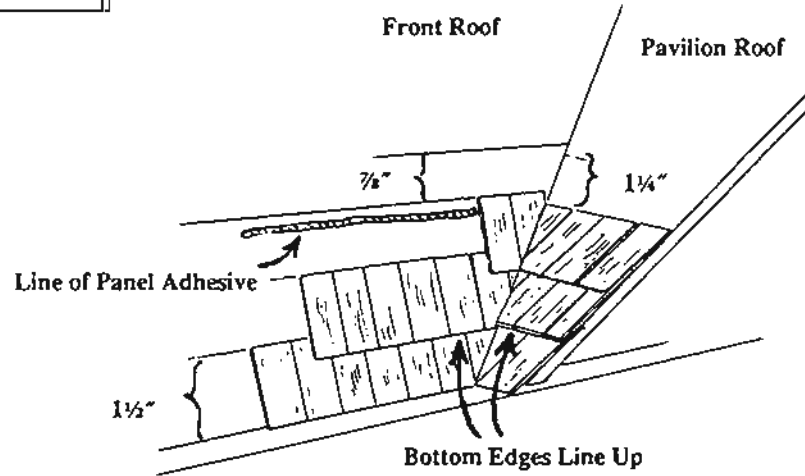
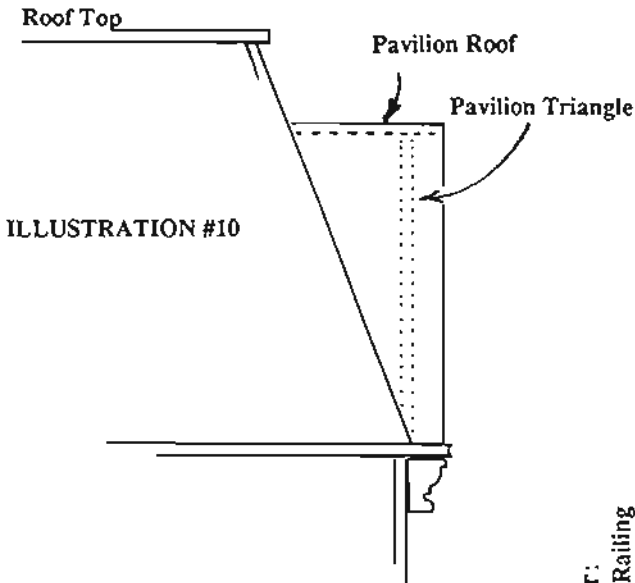
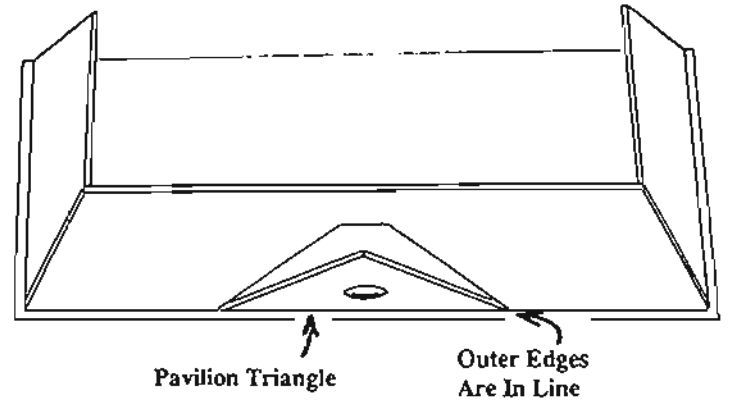


ILLUSTRATION #11

Cut shingle pairs for corners and valleys.

ILLUSTRATION #12

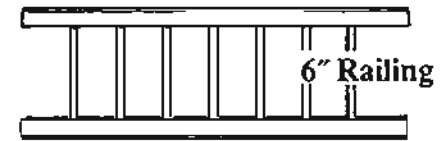


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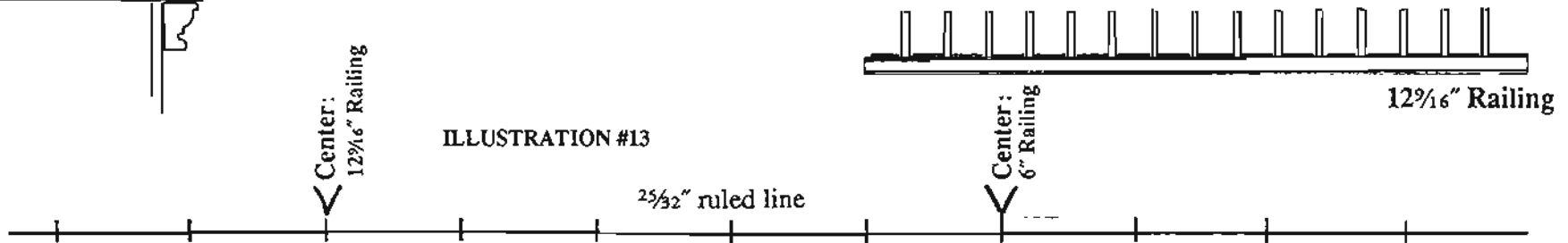




ILLUSTRATION #14

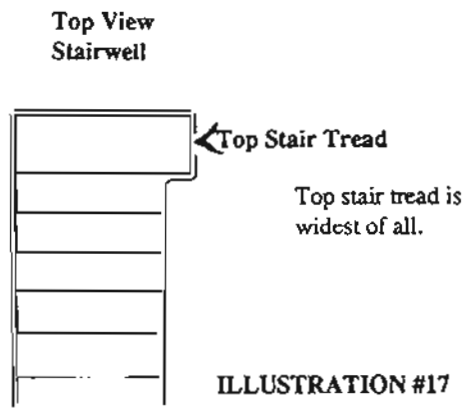
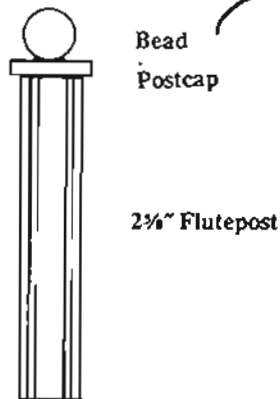
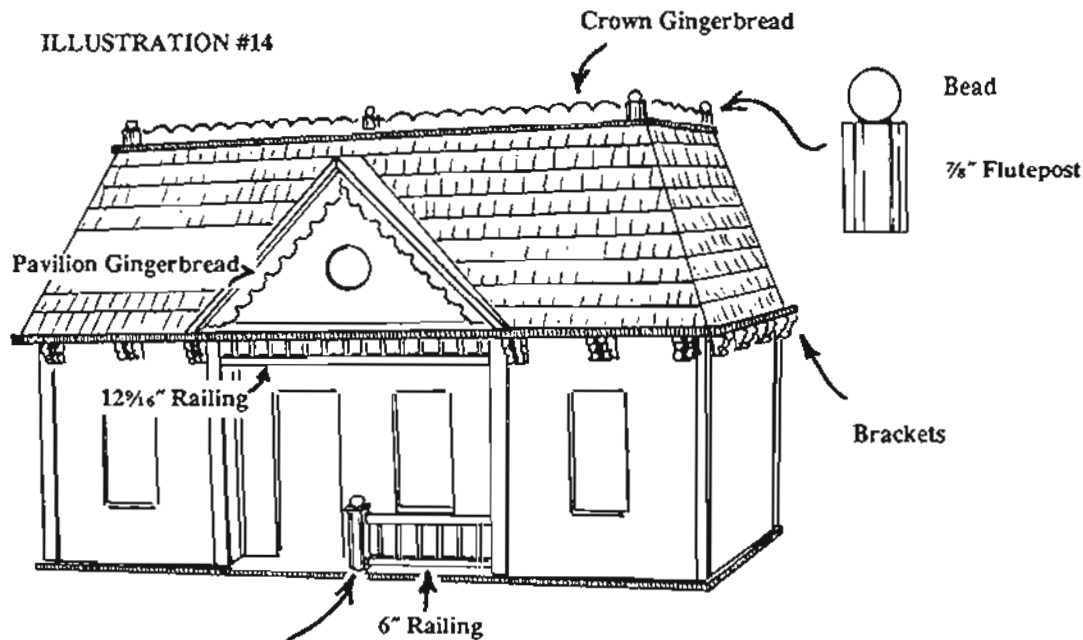


ILLUSTRATION #17

ILLUSTRATION #15

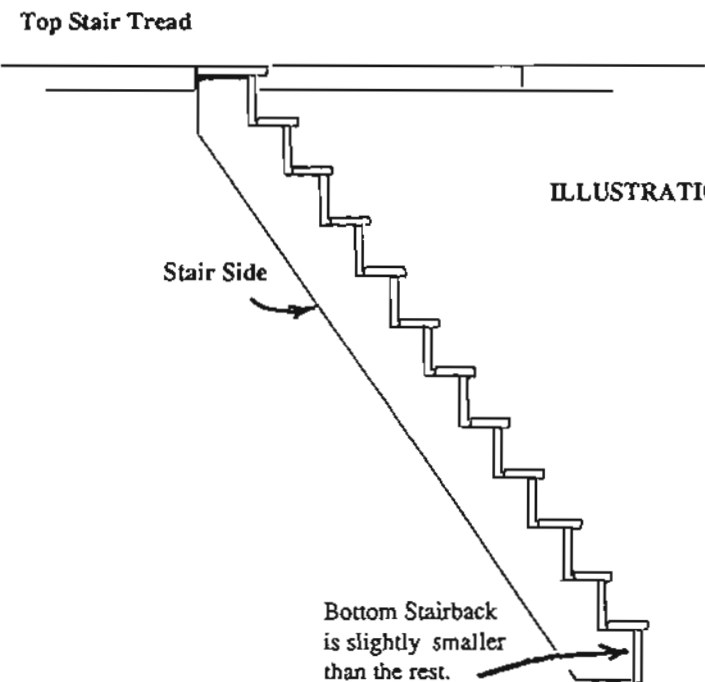
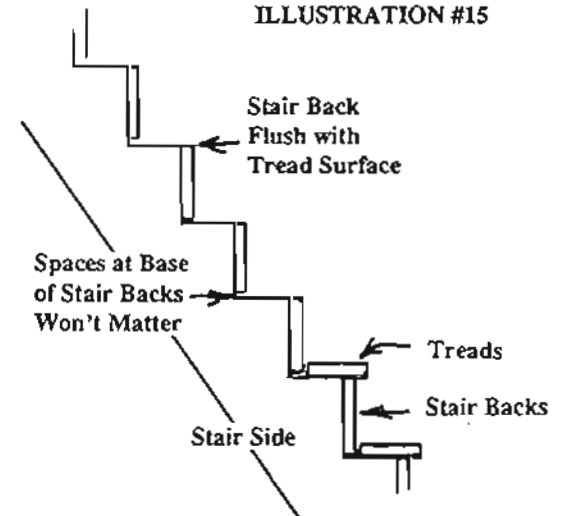


ILLUSTRATION #16

# Stucco Grit

Mix with 1/2 Cup of Premium Latex Semi-gloss Paint  
Apply in swirls with a foam brush over a pre-painted surface.

Contains: Silica Sand  
Portland Cement  
Latex Fortifiers

Caution: Portland cement is alkaline and will cause skin irritation if contact is prolonged; wash after using. Avoid contact with eyes; in case of contact, flush thoroughly with water. Do not take internally. Avoid breathing the dust.

**Keep this powder out of reach of children**