Pick a spot and get started with the beautiful American Gothic Playhouse that your kids will love. The design of the playhouse includes 35 square feet of interior space plus a two-foot wide front porch. The overall design along with the elaborate trim and spire can accent any home.

Built of pressure-treated Southern Pine, this playhouse will bring many years of durability and enjoyment to your kids and family, friends, and neighbors. The interior wall framing allows for easy installation of shelves and various playthings. The height of the playhouse even allows for a small loft at the rear. For furnishings, consider lightweight, moveable items so that your children have the freedom to arrange their new setting just how they like it. For the finishing touch, attach a mailbox and street number to give that “moved in” appearance.

**OVERALL SIZE**
Height: 12’ Width: 5’ Length: 9’

**MATERIALS LIST**
To build this playhouse, you will need the following quantities of pressure-treated Southern Pine lumber:

<table>
<thead>
<tr>
<th>NUMBER OF PIECES</th>
<th>MATERIAL</th>
<th>LENGTH</th>
<th>TO MAKE</th>
<th>SERVICE CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2x12</td>
<td>10’</td>
<td>Base frame</td>
<td>Ground Contact</td>
</tr>
<tr>
<td>5</td>
<td>2x6</td>
<td>10’</td>
<td>Joists</td>
<td>Above Ground</td>
</tr>
<tr>
<td>1</td>
<td>4x4</td>
<td>12’</td>
<td>Corner posts</td>
<td>Ground Contact</td>
</tr>
<tr>
<td>3</td>
<td>5/4x6 R.E.D. (Premium Grade)</td>
<td>10’</td>
<td>Porch decking</td>
<td>Ground Contact</td>
</tr>
<tr>
<td>7</td>
<td>5/4x6 R.E.D. (Standard Grade)</td>
<td>10’</td>
<td>“stones” around base</td>
<td>Ground Contact</td>
</tr>
<tr>
<td>26</td>
<td>1x8</td>
<td>10’</td>
<td>Siding, door trim</td>
<td>Above Ground</td>
</tr>
<tr>
<td>10</td>
<td>1x6</td>
<td>10’</td>
<td>Door, verge boards, fascia</td>
<td>Above Ground</td>
</tr>
<tr>
<td>2</td>
<td>1x4</td>
<td>10’</td>
<td>Door braces, trim, railing trim</td>
<td>Above Ground</td>
</tr>
<tr>
<td>30</td>
<td>1x2</td>
<td>8’</td>
<td>Battens, trim</td>
<td>Above Ground</td>
</tr>
<tr>
<td>8</td>
<td>2x2</td>
<td>8’</td>
<td>Spacers at roof, trim at windows</td>
<td>Above Ground</td>
</tr>
<tr>
<td>36</td>
<td>2x4</td>
<td>12’</td>
<td>Rafters, wall framing, railings</td>
<td>Above Ground</td>
</tr>
</tbody>
</table>

Pressure-treated Plywood:
- 2 4x8 3/4” Floor
- 4 4x8 1/2” Roof sheathing

**OTHER MATERIALS NEEDED**
- 6d, 8d, 10d, 12d hot-dip galvanized or stainless steel nails
  (See Fastener Advisory)
- 3 pairs of galvanized hinges
- Water repellent sealer
- 15b. roofing felt
- Shingles
- Door latch
- Joist hangers
- 2 windows
- Black 6-mil polyethylene vegetation barrier
  (may use pea gravel in place of plastic barrier)
- Concrete (for setting posts)
- Construction adhesive for pressure-treated wood

**TOOLS REQUIRED**
- Circular or crosscut saw
- Miter saw
- Hammer
- Drill
- Razor knife
- Square
- Level
- Carpenter’s rule or tape
- Post-hole digger
CONSTRUCTION STEPS
NOTE: Refer to the Assembly Diagram as needed.

1. Determine exact location of playhouse. Cut 6-mil polyethylene vegetation barrier to a length of 5'-5"x10'-10". Lay barrier on ground area where playhouse will be located.

2. From the 10' 2x12's, cut two frame ends 5'. Attach the frame ends to the 10' frame sides, using 10d nails.

3. Cut four 2x6 flooring joists to a length of 4'-9" each. Position flooring joists 16" o.c. (on center) and nail to frame sides using 10d nails.

4. From a 2x12, cut a 4'-9" crosspiece. On the porch end of the flooring frame, position and nail (using 10d nails) the crosspiece 30" from the outside of the frame end.

5. Cut two 2x6 flooring joists. Evenly space the joists between the frame sides and nail to crosspiece and frame ends with 10d nails. Be sure top of joists are flush with top of frame.


7. With post-hole digger, dig 4 holes approximately 2'-6" in depth. Cut four 3' 4x4 posts and set in holes with concrete at the inside corners of the playhouse frame. (The porch frame does not require 4x4 posts). Be sure tops of 4x4s are flush with top of the frame. Check for level and square. Toe-nail posts to frame using 12d nails.

8. Using 3/4" treated plywood, cut two flooring pieces, 4'x5' and 2'-8"x5'. NOTE: You can adjust measurements slightly to ensure flooring seam is lined up with 2x6 flooring joist. Nail plywood flooring to frame using 8d nails.

9. Cut R.E.D. boards to fit 30"x60" porch frame. Fasten deck boards using 8d nails.

10. Fabricate 53" high side and rear stud walls using 2x4s. Space studs 20" on center for rear wall. Nail studs to 2x4 top and bottom members using 10d nails. Cut and attach horizontal 2x4 framing braces between each 2x4 stud. Fabricate front stud wall. From a 2x4, cut two 5' door frame pieces; nail to 2x4 horizontal braces using 10d nails. Refer to plan. Attach two 2x4 supports (cut supports at 45° angle using miter saw) in top corners of door frame. Attach and nail upper 2x4 member to the 2x4 studs and end rafters.

11. Connect wall frame sections with 2x4 top plates. Use 80" lengths at the sides and a 60" length on front; attach with 10d nails. Side top plates become rafter supports. Wall framing is complete; check for square.

12. Cut 2x4 rafters from 12' lengths. Refer to plan for roof slope and notch detail.

13. Cut five 1x4 collar beam supports for the 1x6 ridge board. Notch one end to receive 2x4 end rafters. Toe-nail into place using 12d nails. Attach 7'-6" 1x6 ridge board using 8d nails and construction adhesive.

14. Install roof rafters 20" on center. Nail to ridge board using 10d nails; toe-nail to rafter support using 12d nails. Framing is complete.

15. Enclose wall framing using treated 1x8 boards and 1x2 battens. NOTE: Interior can be finished with 3/8" treated plywood.

16. Construct and install door. Refer to plan for details.

17. On each side wall, build a window frame to fit 24"x24" windows. Cut and attach 1/2" trim around window frame. Refer to plan for window and window box details.

18. Install deck railing. Refer to plan for design and construction details.

19. Cut four 2x4 spacers the same length as the rafters. Nail to rafters on front and rear sides of playhouse using 10d nails. Cut blocking piece for spire and nail below edge of 1x6 ridge board on front side.

20. Cover roof framing with 1/2" treated plywood; use 6d nails and construction adhesive. Add a layer of roofing felt. Install shingles with roofing nails.

21. Attach spire to blocking using 10d nails. Be sure nail holes are predrilled. Refer to plan for design and construction of spire.

22. Complete trim work. On playhouse sides, attach 1x6 fascia boards flush with edge of rafters. On front and rear sides, attach 1x6 fascia boards to 2x4 spacer; also attach 1x6 verge board and picture molding. Refer to plan for verge board design. Install all trim using 8d nails and construction adhesive.

23. Now that construction is complete, apply a coat of water-repellent sealer or paint to the floor and all exterior wood surfaces.
VERGE BOARD
1 SQUARE = 1”
(CUT FROM 1x6)

DOOR DETAIL

FOR DOOR OPENING,
ALLOW 1/4” CLEARANCE
TOP AND SIDES AND
1/2” AT BOTTOM

2X2 BRACE

LATCH OR PULL

3" GALV.
HINGES

4" SQ. CUTOUT

3" SQ. CUTOUT

CUT ARCHED
TRIM FROM 1x8

1X2 TRIM

1x2 STOPS

TOP VIEW

2X4 FRAME

60"

39"

21"

22"

1x2 TRIM

(4) 1x6s ON 2x4 FRAME

American Gothic Playhouse

Project Plan #856 Sheet 4 of 5

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