

Park Ave. Grand Mansion Dollhouse  
Assembly Instruction by  
Laser Dollhouse Designs



**NOTE 1: Please do a dry assembly using only tape to hold house together. This will get you familiar with parts, location, and fit. This also gives you a chance to visualize how you want to approach the build. Also read each step and adhere to items that should not be glued till a later time..**

Materials for build;

1. Wood glue, you may use Titebond, Elmers, tacky or any good wood glue. Tacky wood glue dries clear and is preferred.
2. Masking tape to hold house in place during dry assembly and gluing.
3. Utility knife if needed for trimming.
4. 220 grit sandpaper.
5. Wood Filler
6. Paint, any acrylic paint. Hardware stores carry sample cans which are not expensive and are enough to cover the house.
7. #19x1/2 Wire Brads nails found at Home Depot or Lowes to nail house together.
8. 8oz Ball peen and needle nose pliers to hold brads as you hammer into wood.



## House Assembly

Step 1. Locate base floor with labeled slots S1 thru S10 and 1A thru 1G as seen in figure 1

Step 2. Install sidewalk base parts S1 thru S10, matching part listed tabs with base slots, figure 2

Step 3. Install the sidewalk making sure the edges are flush on all sides as seen in figure 3.



Figure 1



Figure 2

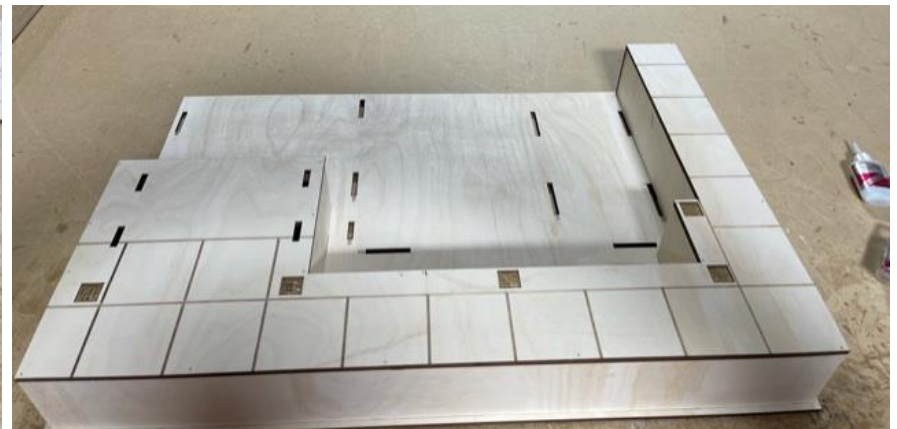


Figure 3



## House Assembly

Step 4. Locate small lower basement walk stairs and parts, Figure 4.

Step 5. Install stair inner stringer as seen in figure 5, next install outer stringer and wall, figure 6.

Step 6. Install cross step frames at top and bottom, figure 7. Next install risers, figure 8 and then install treads figure 9.

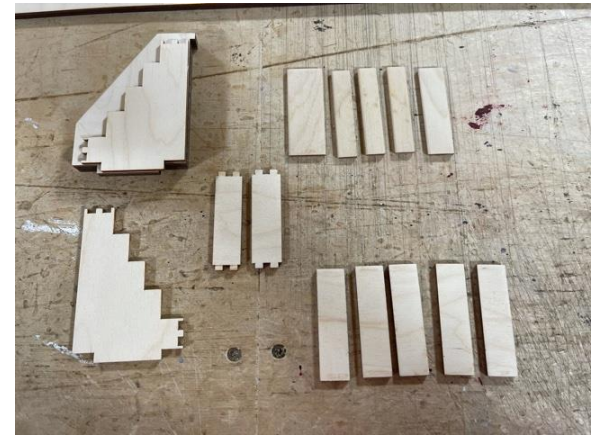


Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9

## House Assembly

Step 7. Install basement walls 1F and 1G, figure 10. Next install outer main walls 1A, 1C and 1D, figure 11. **“Do not glue walls together”**. Now install main floor onto walls 1F and 1G and insert walls 1A, 1C, and 1D backsides into the support rear hinge tabs, figure 12. **You may glue parts together now.**

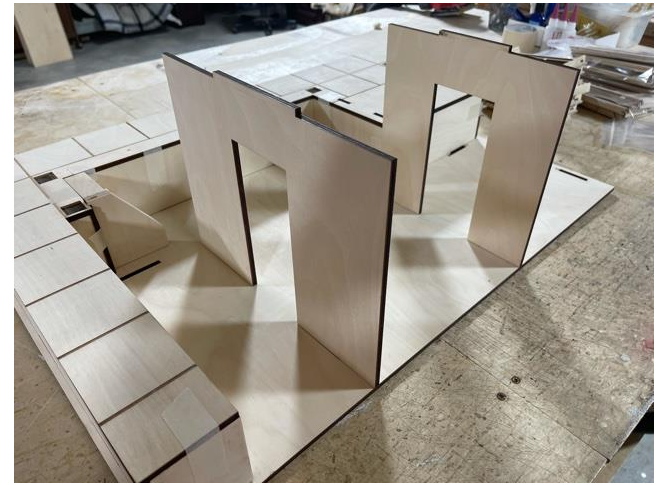


Figure 10



Figure 11

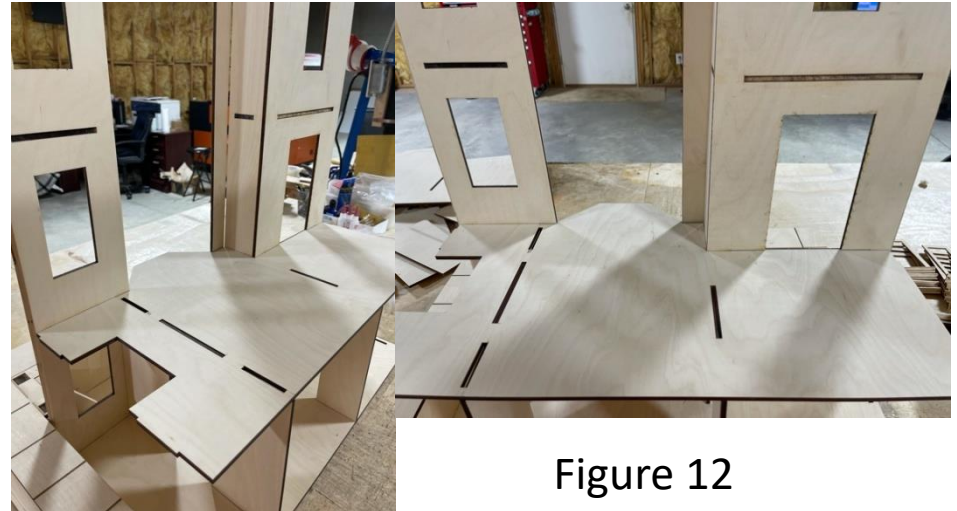


Figure 12

## House Assembly

Step 8. Install wall 2A onto main floor, figure 13. Next install 2<sup>nd</sup> floor onto wall 2A and insert walls 1A, 1C, and 1D into floor tabs.

Step 9. Install walls 3A and 3B, figure 15. Next install upper roof panel and insert outer walls into panel, figure 16.



Figure 13



Figure 14



Figure 15



Figure 16



## House Assembly

Step 10. Install wall 1B and align with all three floors, figure 17. Complete the same process for wall 1E.

Step 11. Locate alcove wall assembly, fig. 18. Inside is the upper and lower support frames those slide over and under the upper and lower floors at the face of house, Install the assembly onto the face of house, figure 19.

Step 12. Install roofing panel, figure 20. Make sure that the alcove assembly is aligned flush prior to glue setting.



Figure 17



Figure 18

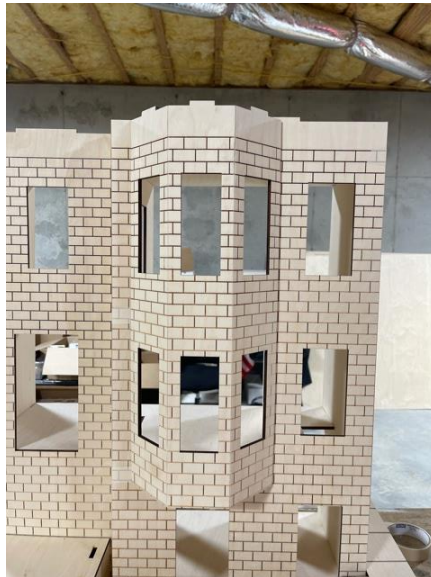


Figure 19



Figure 20

## House Assembly

Step 13. Install entry stair stringer side assemblies, fig. 21.  
Next install top and bottom cross frames, figure 22

Step 14. Install risers, figure 23, then install treads, figure 24.



Figure 21



Figure 22



Figure 23



Figure 24



## House Assembly

Step 15. Install fencing and pillars, figure 25. Next install basement main door figure 26

Step 16. Install Main door by removing lower cross frame and installing glass into top of door and then assemble door and install into house add then column assembly figure 27. Next glue gather two open and one solid corbel and glue together to form on solid item, install roof corbels, fig. 28.



Figure 25



Figure 26



Figure 27



Figure 28

## House Assembly

Step 17. Install windows by inserting glass thru top rear opening and installing into house, figure 29

Step 18. Install interior doors, fig. 30

Step 19. Locate and lay out parts for staircase, figure 31.  
Next install treads with holes to the right to make a right-hand staircase, figure 32

Step 20. Install handrail and baluster stringer, fig. 33



Figure 29



Figure 30

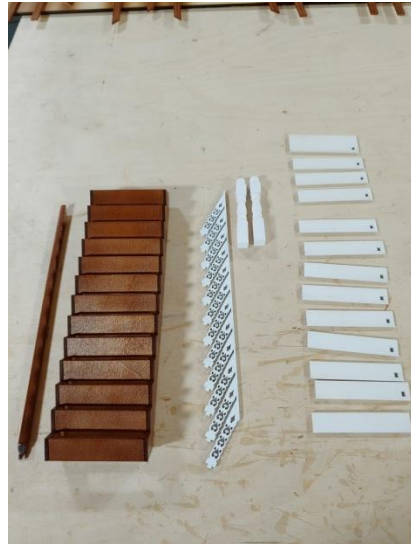


Figure 31



Figure 32



Figure 33



## House Assembly

Step 21. Install foot and handrails to landing rail baluster stringer as seen in figure 34.

Step 22. Install two newel post to the longest one to form one straight rail, figure 35 Next install the last two railings to two newel post to form a L, figure 36

Step 23. Install staircases and railing into house, figure 37  
Finish interior and install all interior window and door trim, assembly completed.



Figure 34



Figure 35



Figure 36



Figure 37





Laser Dollhouse Designs

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

Email: [lfricke@laserdollhouses.com](mailto:lfricke@laserdollhouses.com)