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To whom it may concern:

I am looking to construct a small utility shed at the end of my driveway. Approximate size will be 12 ft X 16 ft, which a max height of approximately 10 feet. The structure will be placed on crushed stone, with concrete blocks to keep it off the ground. We will NOT be using a permanent concrete pad.

Based on the Map Geo drawing I attached, we are about 40+ feet away from the nearest wetland, and approximately 30 feet from my neighbors property line. Unfortunately, due to the lack of flat ground and the abundance of trees that surround the area, there is no other option for a shed of this size anywhere else on the property.

Appreciate your understanding, and look forward to a quick decision.

Thank you,

Aaron Nersesian


Buckminster Way
Buckminster Way
Search
Selection
150'
150'
61 Feet
28 Feet
44 Feet
282-6-7
288.58'
363.65'
282-6-6

ShedPlans®
.org

12'x16' Garage Shed Plan

Compare our Free vs. Premium plan

This perfectly designed plan will guide you through the entire process of building your very own shed for any backyard or garden.

Check out the benefits you would get with our premium edition:

Features	Free plan	Premium edition
Steps count	12	33
Illustrations for Each Step	✓	✓
Print Ready	✓	✓
Step By Step Instructions	✓	✓
Full Materials and Cuttings List	✗	✓
Additional Illustrations	✗	✓
Additional Blueprints	✗	✓
Tools List	✗	✓
Fastening Elements List	✗	✓
Technical Support	✗	✓

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12' x 16' Garage Shed Material List

Site Preparation

- Concrete
- Bricks

Bottom Frame

- Pressure-Treated Lumber
- Plywood

Wall Frames

- Pressure-Treated Lumber

Shed’s Roof

- Pressure-Treated Lumber
- Pressure-Treated Board
- Plywood
- Building paper
- Asphalt shingles
- Metal drip edge

Shed's Door

- Pressure-Treated Lumber
- Wood siding boards
- Plywood

Fasteners & Hardware

- Door hinges
- Door pulls
- Surface bolt
- Window lock
- Wood square louver gable vent
- Galvanized nails
- Wood screws

Shed's Window

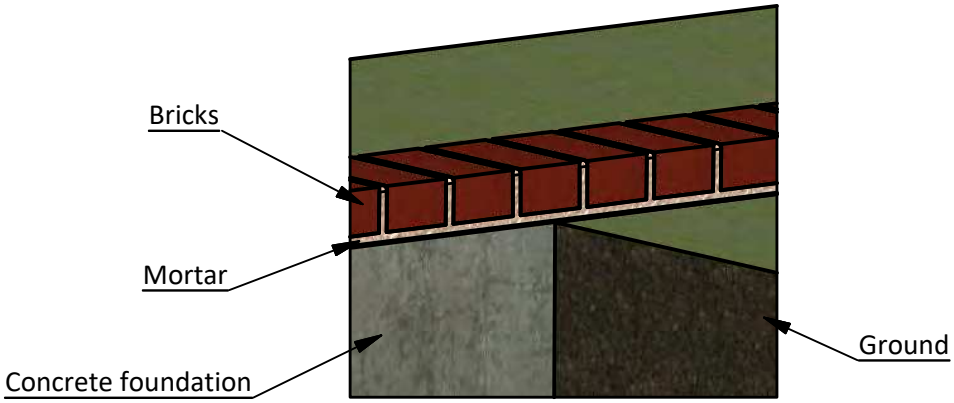
- Pressure-Treated Lumber
- Window beading
- Glass

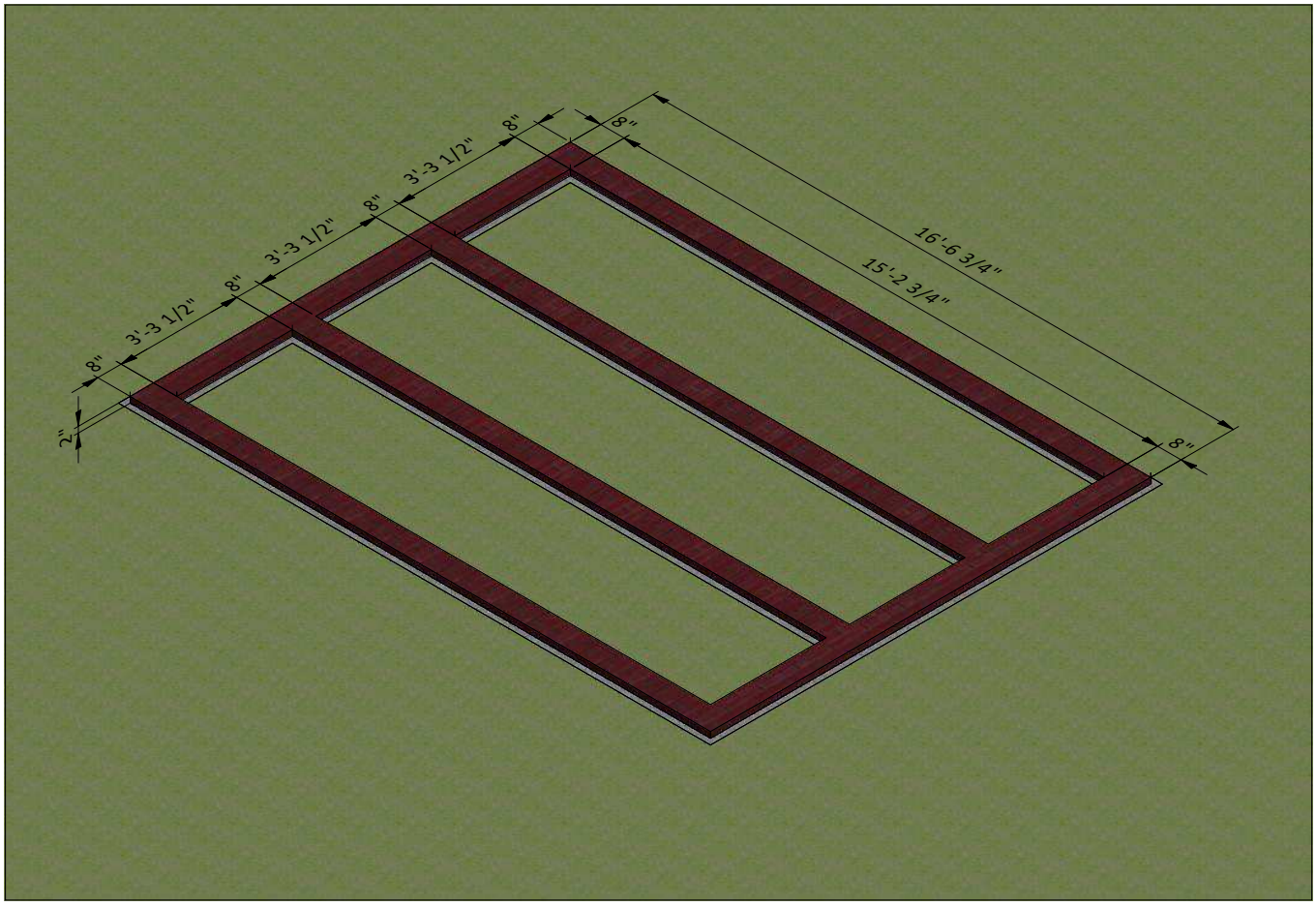
STEP 1

Foundation Preparation

1.1 Fill the trenches to ground level with concrete and let cure, or harden. Since curing times vary between brands, read the packaging for recommended curing times.

1.2 Once the concrete has cured, use standard-sized bricks and lay them across the foundation. You will need roughly 225 bricks for this step.





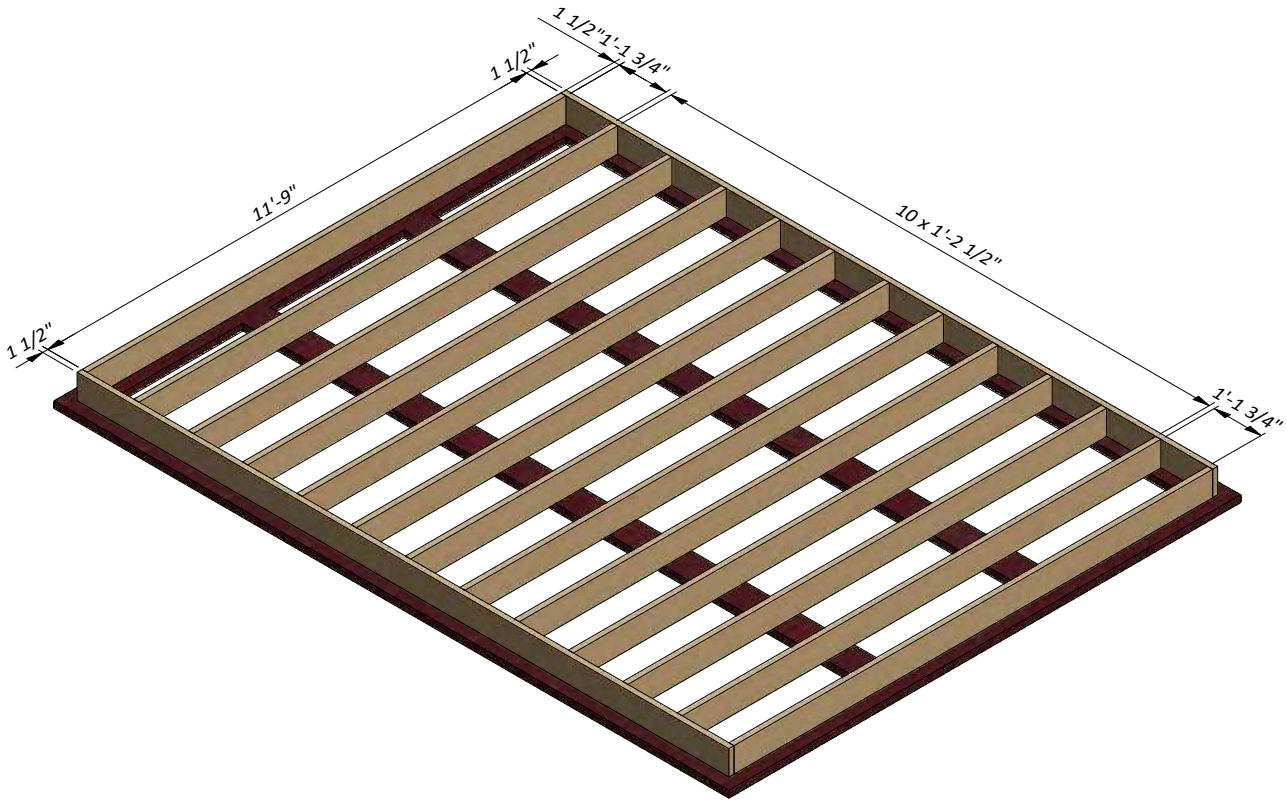
STEP 2

Framing the Floor

2.1 Assemble the frame using 1 1/2” x 7 1/4” pressure-treated lumber. You will need eleven boards cut to 11'-9” that will be the joist.

2.2 Secure the beams with 8x5" wood screws.

2.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



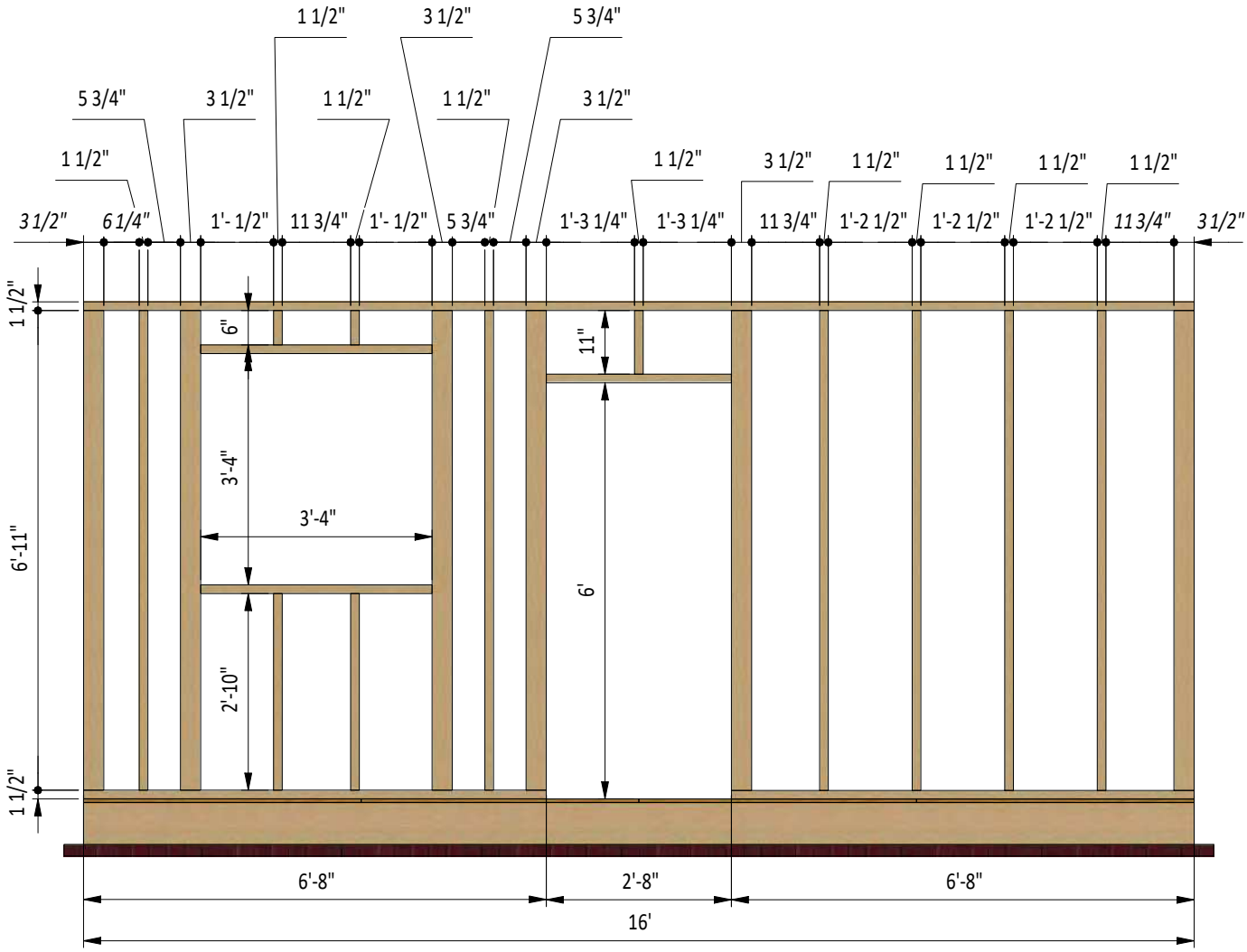
STEP 3

Assemble Front Wall Frame

3.1 Using 1 1/2“ x 3 1/2“ and 3 1/2“ x 3 1/2“ pressure-treated lumber, construct front wall frame using the drawing below as a reference. You will need one board cut to 11" and two boards cut to 6" that will be the cripple studs, one board cut to 2'-8" that will be the door header, two boards cut to 3'-4" that will be the window header and rough sill, twelve boards cut to 6'-11" and two boards to 2'-10" that will be the studs, two boards cut to 6'-8" that will be the bottom plates and one board cut to 16' that will be the top plate.

3.2 Connect the beams with 2x3" and 2x5" wood screws.

3.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



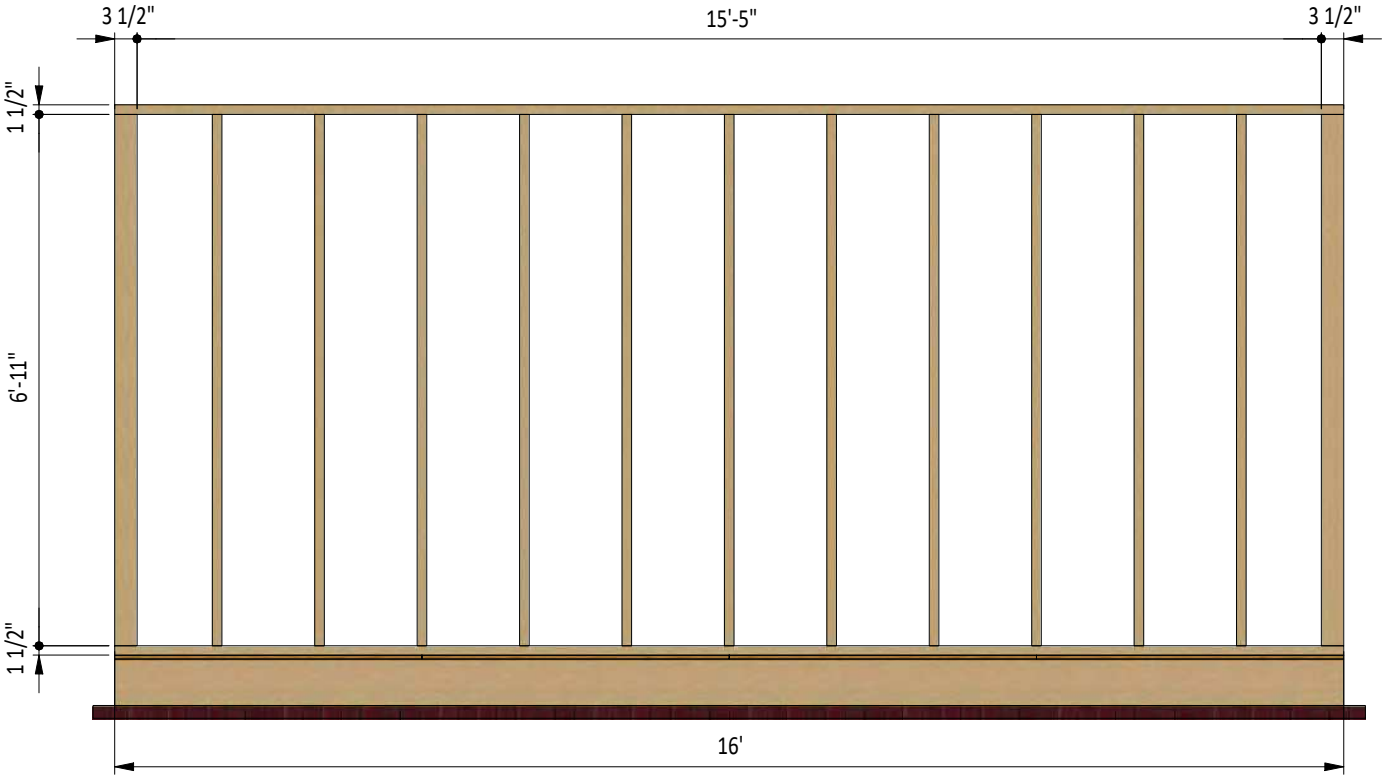
STEP 4

Assemble Back Wall Frame

4.1 Using 1 1/2“ x 3 1/2“ and 3 1/2“ x 3 1/2“ pressure-treated lumber, construct back wall frame using the drawing below as a reference. You will need thirteen boards cut to 6'-11" that will be the studs and two boards cut to 16' that will be the top and bottom plates.

4.2 Connect the beams with 2x3" wood screws.

4.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



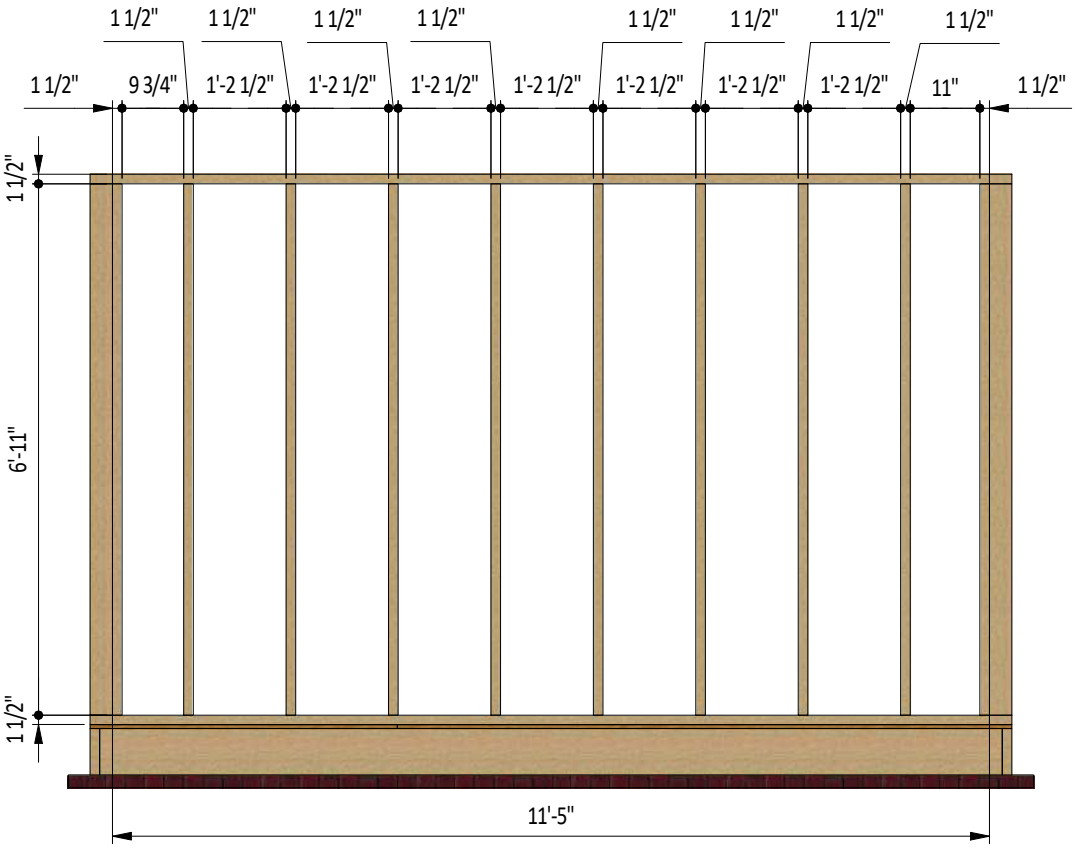
STEP 5

Assemble Right Wall Frame

5.1 Using 1 1/2“ x 3 1/2“ pressure-treated lumber, construct the right wall frame using the drawing below as a reference. You will need ten boards cut to 6'-11" that will be the studs and two boards cut to 11'-5 that will be the top and bottom plates.

5.2 Connect the beams with 2x3" wood screws.

5.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



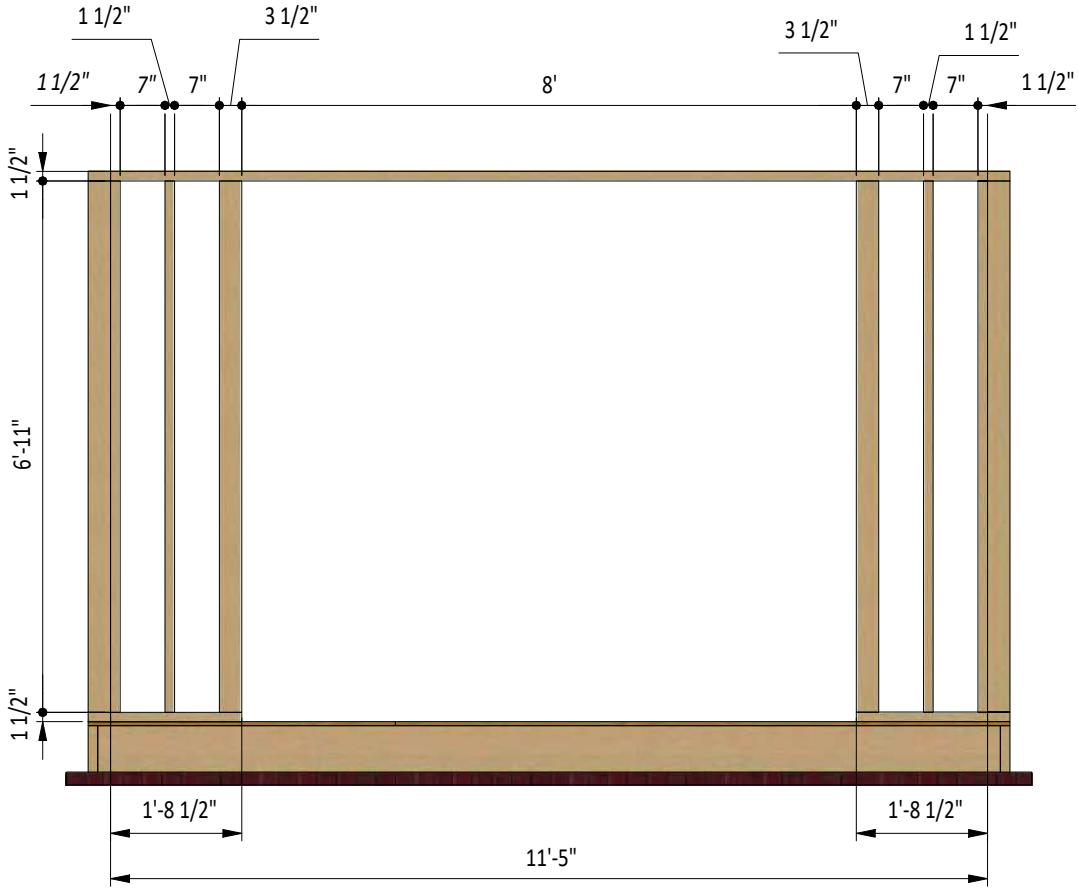
STEP 6

Assemble Left Wall Frame

6.1 Using 1 1/2“ x 3 1/2“ and 3 1/2“ x 3 1/2“ pressure-treated lumber, construct the left wall frame using the drawing below as a reference. You will need six boards cut to 6'-11" that will be the studs, two boards cut to 1'-8 1/2" that will be the bottom plates and one board cut to 11'-5" that will be the top plate.

6.2 Connect the beams with 2x3" wood screws.

6.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



STEP 7

Assemble the Roof Frame

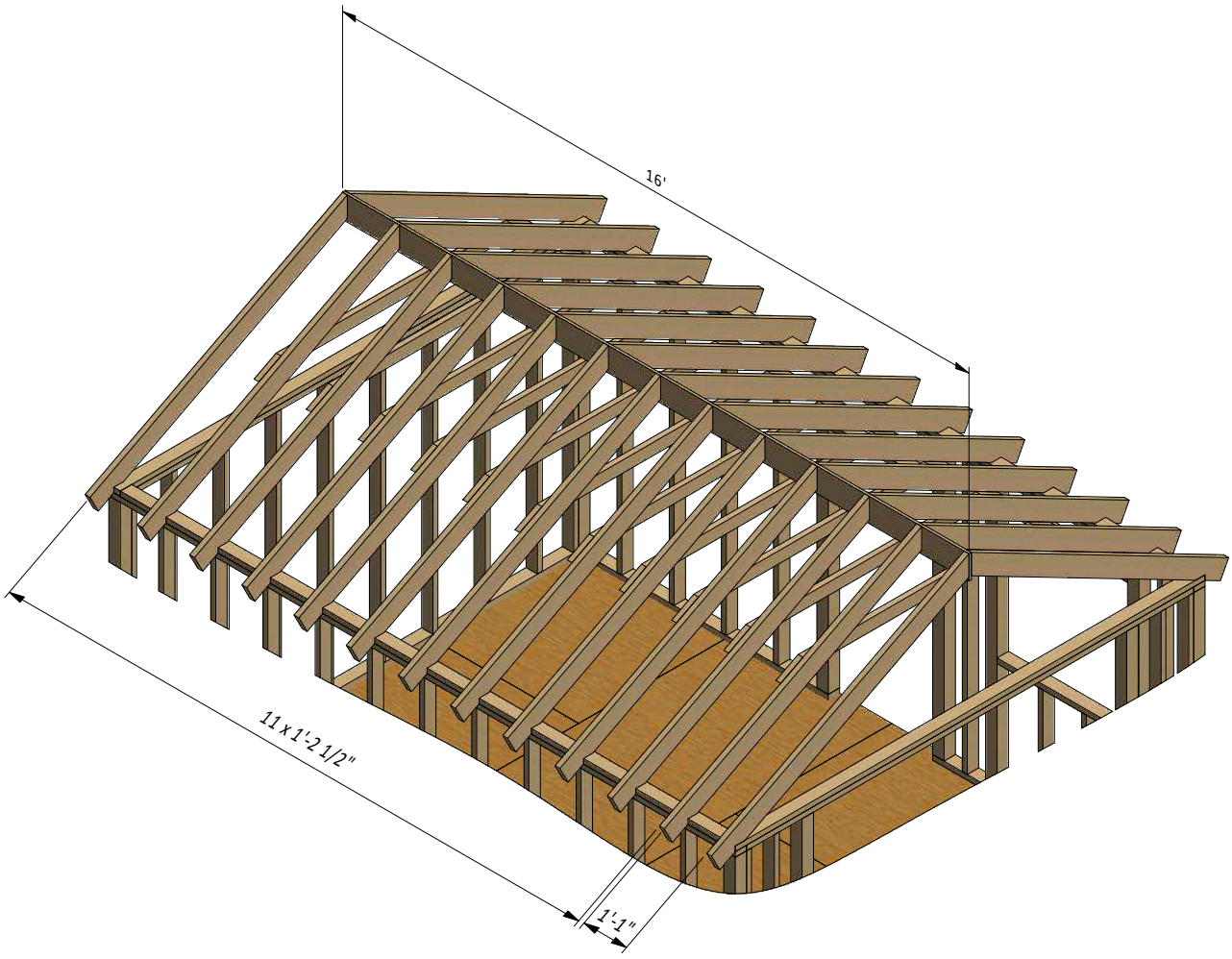
7.1 Using 1 1/2 “ x 5 1/2 “ pressure-treated lumber, cut twenty six rafters 7'-4 3/4" long according to the drawing below.

7.2 Using 1 1/2 “ x 3 1/2 “ pressure-treated lumber, cut eleven collar ties 7' long according to the drawing below.

7.3 Using 3/4 “ x 7 1/4 “ pressure-treated board, cut the ridge board 16' long according the illustration below.

7.4 While still on the ground assemble the ridge board along with the leftmost and rightmost rafters. Lift this construction and connect it on the top frame. Install the rest rafters to the ridge board one by one.

7.5 Connect the beams with 2x3" wood screws.



STEP 8

Assemble and Install Shed Door

8.1 Build the door frame for the shed using 1 1/2" x 3 1/2" pressure-treated lumber and secure with 5" wood screws. You will need two boards cut to 5'-11 3/4" that will be the vertical girts and two boards cut to 2'-3/4" that will be the horizontal girts.

8.2 Prepare the 5/8" plywood sheet with dimensions 2'-7 3/4" x 5'-11 3/4" for the door according to the drawing.

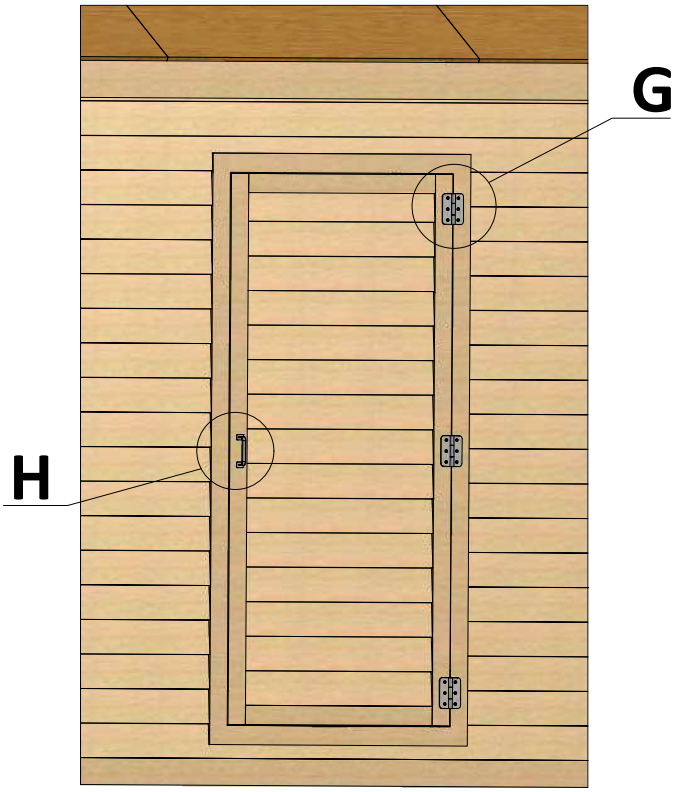
8.3 Use 3/4" x 2 1/2" pressure-treated lumber for the door trim and fasten with 2" wood screws. You will need two boards cut to 2'-2 3/4" and two boards cut to 5'-11 3/4".

8.4 Using 1/4" x 3/4"pressure-treated lumber, cut and install a starter course 2'-2 3/4" long.

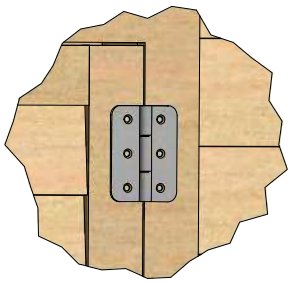
8.5 For the exterior siding on the door, use 1/2" x 6" wood siding boards and the illustration below as a reference.

8.6 Assemble siding shields with 2" galvanized nails.

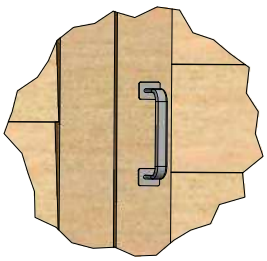
8.7 Install three 3" door hinges using 6x1" wood screws. Finish the doors installation by attaching 6" door pull (see nodes **G**, **H**).



G (1 : 8)



H(1 : 8)



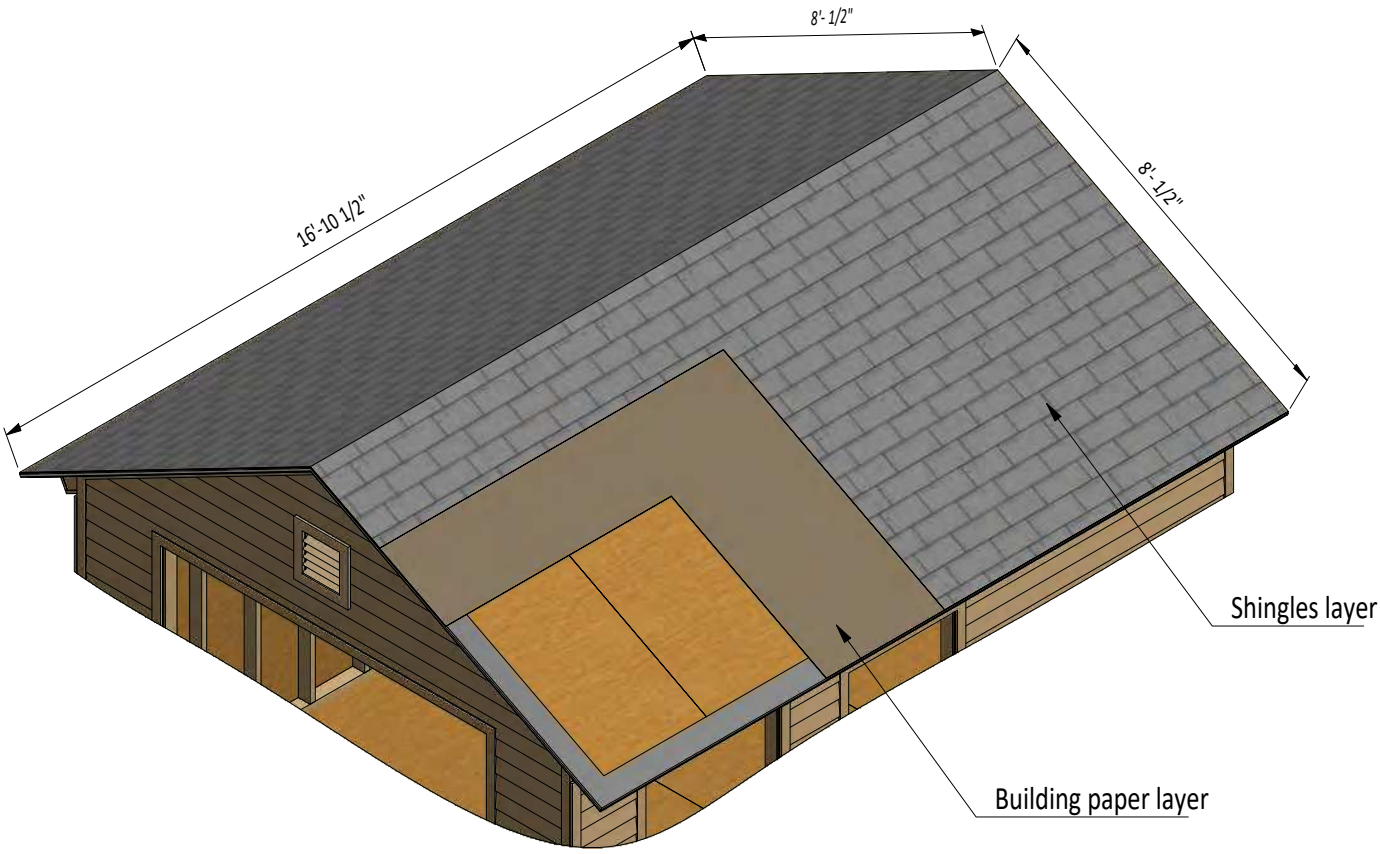
STEP 9

Roof Sheathing Installation

9.1 You will need 270 Sq Ft of building paper and asphalt shingle roofing.

9.2 Cover the plywood and drip edge with building paper. Try to install sheets with 1" overlapping. Use 2" nails to secure the sheets.

9.3 Install asphalt shingle roofing using an industrial stapler.



STEP 10

Window Installation for the Front Wall

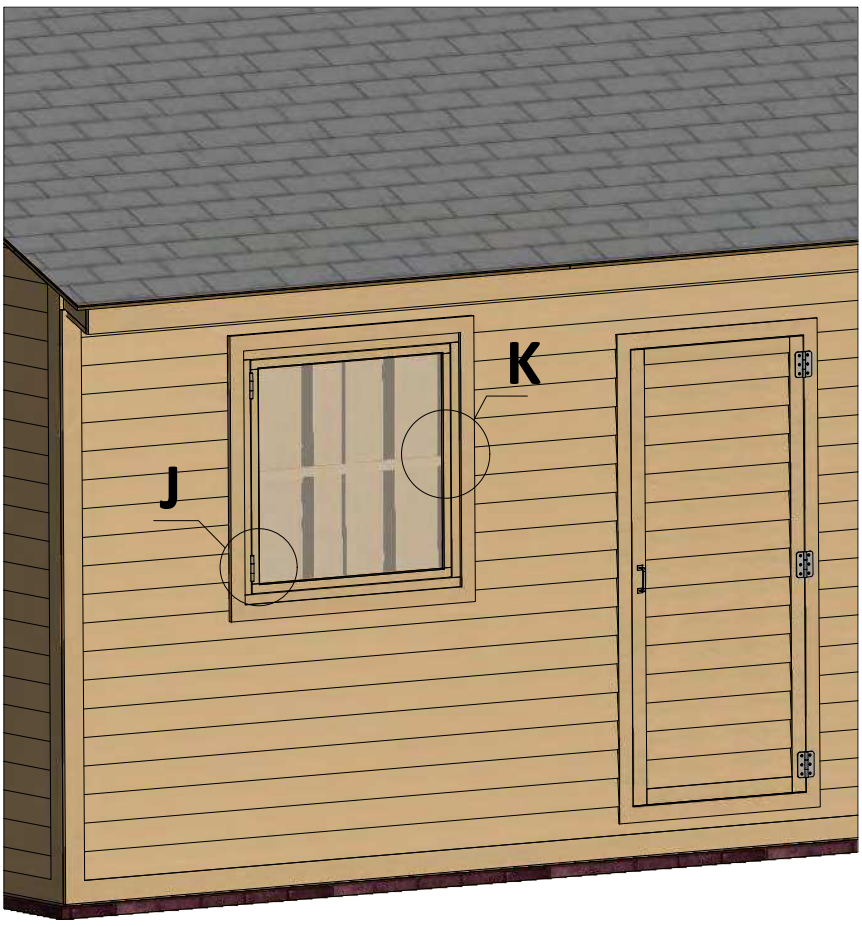
10.1 Using 1 1/2" x 2 1/2" pressure-treated lumber, assemble the outer frame for the window as shown in the drawing below. You will need two boards cut to 3'-1" that will be the vertical girts and two boards cut to 3'-4" that will be the horizontal girts. Additionally, add vertical 2'-11 1/2" long and horizontal 3'-1" long supports using 3/4" x 1" lumber and cut the recesses for the window hinges.

10.2 Use 1 1/2" x 1 1/2" pressure-treated material to make the inner frame and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" that will be the vertical girts and two boards cut to 3'-3/4" that will be the horizontal girts.

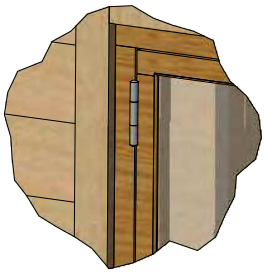
10.3 Use 1 1/4" x 1 1/2" pressure-treated material to make the inner frame supports and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" and mill a recess for interconnection.

10.4 Prepare and install glass into inner frame groove and fasten it by window beading from four sides. Use 1/2" galvanized nails.

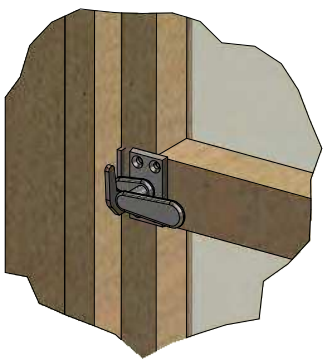
10.5 Install two hinges (3") with 6x1" wood screws and assemble the window. Install a lock on the inner side of the window (see nodes **J, K)**



J (1:12)



K (1:4)

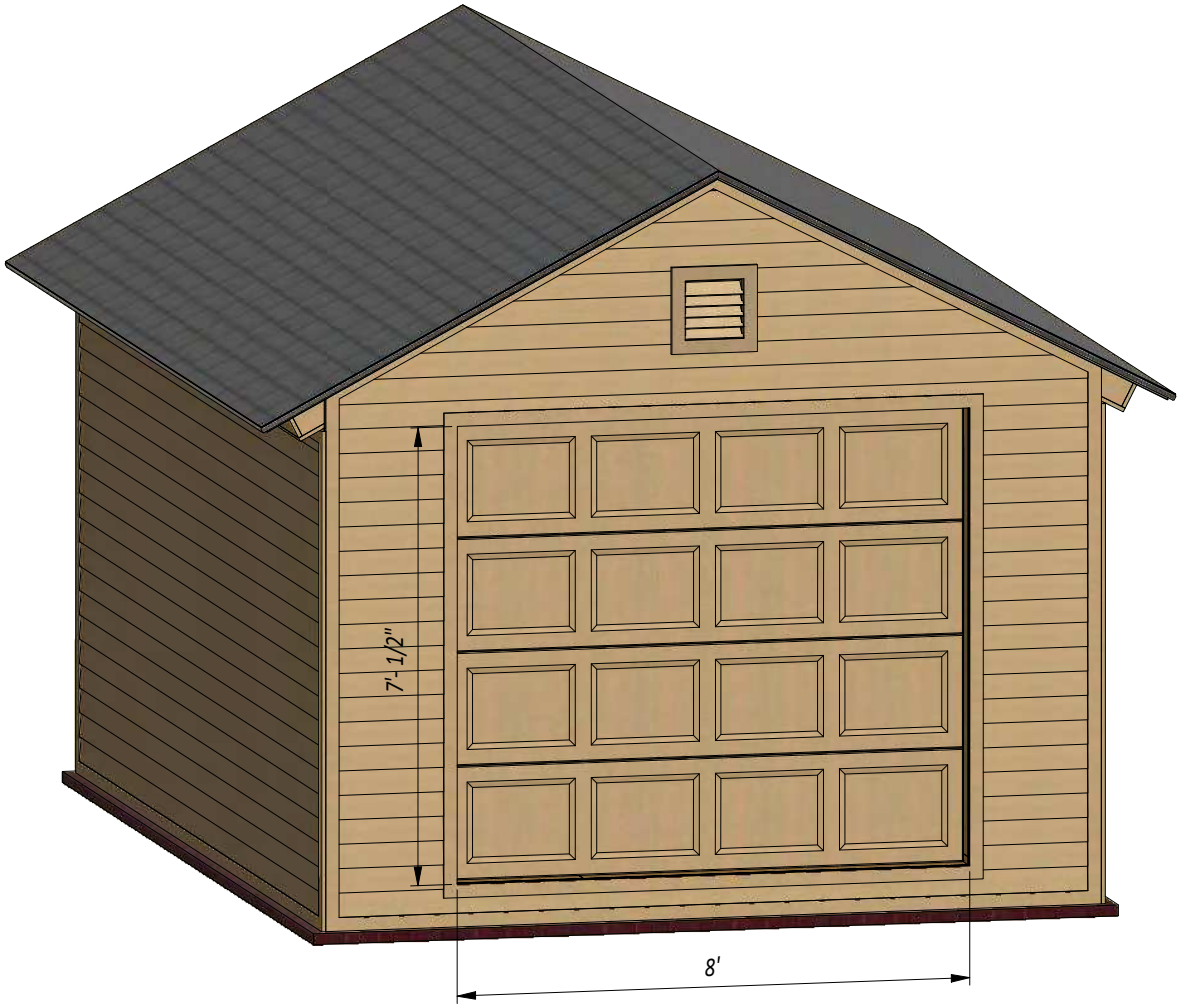


STEP 11

Assemble and Install Lifting Garage Door

11.1 As an alternative to a simple swing gate, you can install a lifting garage door. Before ordering, make sure that the width of the opening corresponds to the width of the gate.

11.2 Install all elements of the gate according to the instructions with self-tapping screws to the beams of the walls and roof.



STEP 12

Assemble and Install Door Ramp

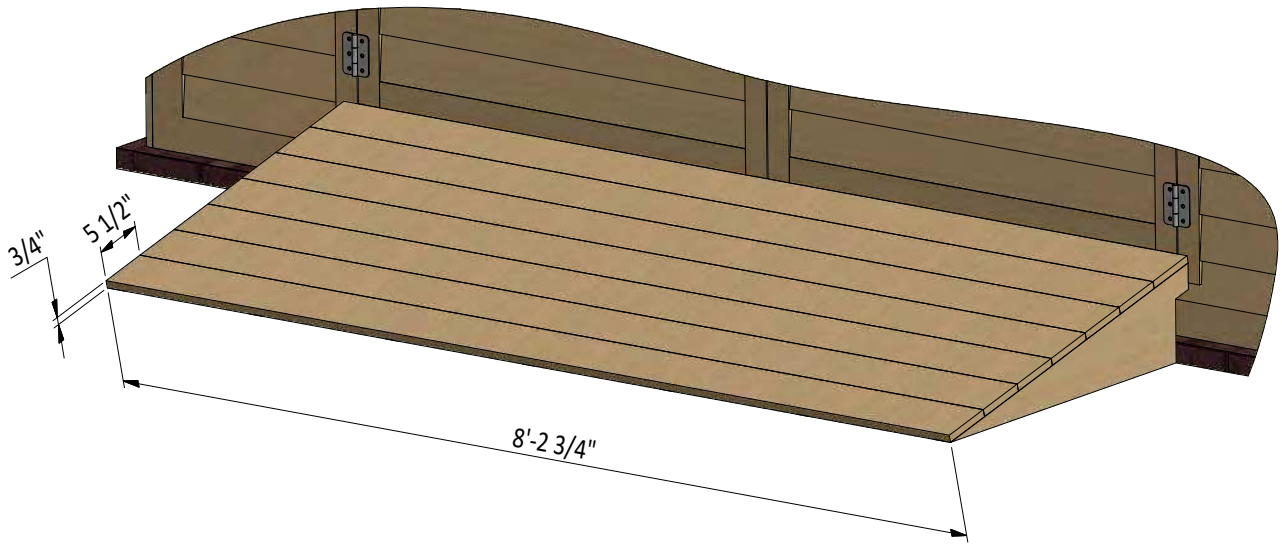
12.1 Assemble the seven door ramp frames from pressure-treated lumber and secure with 3" and 5" wood screws. For each frame you will need one 1 1/2" x 1 1/2" board cut to 1'-9 1/2"; one 1 1/2" x 2 1/2" board cut to 3'-2 1/2" and one 1 1/2" x 3 1/2" board cut to 6 1/4".

12.2 Connect and secure all frames using one 1 1/2" x 2 1/2" board 8'-1 1/2" long and 3" wood screws.

12.3 Using 3/4" x 5 1/2"pressure-treated lumber, prepare seven boards 8'-2 3/4" long and install with 2" wood screws to the frames.

12.4 Cut two 5/8" plywood sheets with dimensions 9 1/4" x 3'-1 1/4" for the sides.

12.5 Assemble siding shields with 2" galvanized nails.



Compare our Free vs. Premium plan

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Features	Free plan	Premium edition
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Illustrations for Each Step	✓	✓
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Additional Blueprints	✗	✓
Tools List	✗	✓
Fastening Elements List	✗	✓
Technical Support	✗	✓

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