

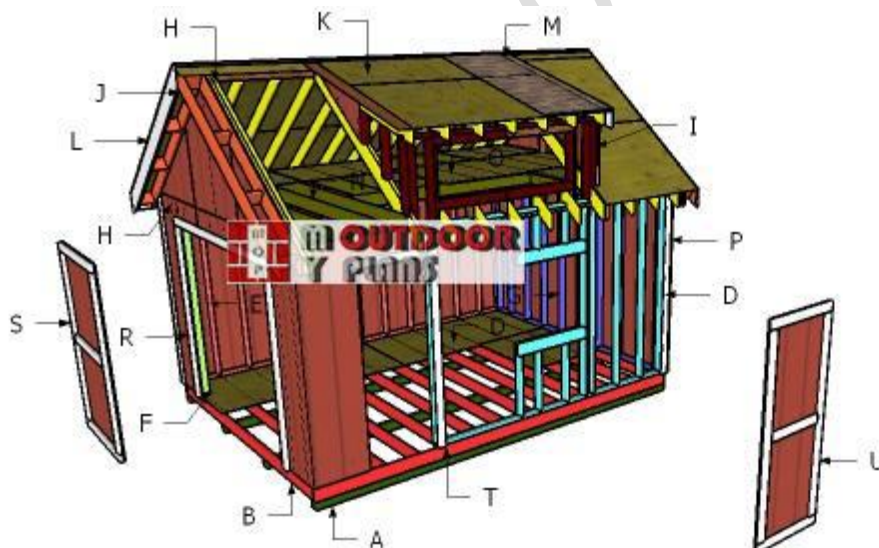
This step by step diy project is about **simple 12x16 shed with dormer plans**. I have many requests for a shed with dormer and a loft. I designed this 12x16 garden shed on a sturdy 2x4 framing and I have you covered with step by step instructions and a full cut / shopping list. Your new 12x16 shed with a dormer and loft will combine functionality with charm. Enjoy your new space, whether it's for storage, a workshop, or a cozy hideaway!

Take a look over the rest of my [woodworking plans](#), if you want to get more building inspiration.

*\*Read the local codes and make adjustments, if necessary, to comply with the local requirements.*

When buying the lumber, you should select the planks with great care, making sure they are straight and without any visible flaws (cracks, knots, twists, decay). Investing in cedar or other weather resistant lumber is a good idea, as it will pay off on the long run. Use a spirit level to plumb and align the components, before inserting the galvanized screws, otherwise the project won't have a symmetrical look.

## 12x16 Shed with Dormer Plans



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Building-a-shed-with-dormer

## Materials

- **A** - 8 pieces of 4x4 lumber - 8' long **SKIDS**
- **B** - 2 pieces of 2x6 lumber - 16' long, 13 pieces - 141" long **FLOOR FRAME**
- **C** - 5 piece of 3/4" plywood - 48"x96" long, 2 pieces - 48"x48" long **FLOOR**
- **D** - 1 piece of 2x4 lumber - 24" long, 1 piece - 136" long, 1 piece - 185" long, 1 piece - 16' long, 15 pieces - 91 1/2" long, 4 pieces - 29" long, 2 pieces - 36" long, 4 pieces - 15 1/2" long, 4 pieces - 3 1/2" long, 2 pieces of 2x6 lumber - 35" long, 4 pieces - 39" long **SIDE WALL**
- **E** - 2 pieces of 2x4 lumber - 16' long, 1 piece - 185" long, 15 pieces - 91 1/2" long **SIDE WALL**
- **F** - 1 piece of 2x4 lumber - 137" long, 1 piece - 144" long, 2 pieces - 20 1/2" long, 3 pieces - 91 1/2" long, 2 pieces - 82 1/2" long, 10 pieces - 3 1/2" long, 2 pieces of 2x6 lumber - 99" long **FRONT WALL**
- **G** - 2 pieces of 2x4 lumber - 137" long, 1 piece - 144" long, 10 pieces - 91 1/2" long **BACK WALL**
- **H** - 13 pieces of 5/8" T1-11 siding sheets - 48"x96" long, 1 piece - 48"x12" long **SIDING**
- **H** - 4 pieces of T1-11 siding - 48"x41 3/4" long, 2 pieces - 48"x59 1/2" long, 2 pieces - 30 1/2"x48" long, 2 pieces - 28 1/2"x37 1/4" long, 2 pieces - 32 3/4"x43 3/4" long **2xGABLE END**
- **I** - 2 pieces - 29 3/4" long, 1 piece - 97 1/2" long, 5 pieces - 34 1/2" long, 4 pieces - 22" long, 6 pieces - 5 1/2" long, 8 pieces - 35" long, 2 pieces - 27 1/2" long, 2 pieces - 19 1/2" long, 2 pieces - 11 1/2" long **DORMER FRAME**
- **J** - 27 pieces of 2x6 lumber - 104 1/2" long, 7 pieces - 80 3/4" long, 5 pieces - 18" long **RAFTERS**
- **J** - 2 pieces of 2x4 lumber - 54" long, 1 piece of 2x6 lumber - 212" long **RIDGE BOARD**
- **J** - 4 pieces of 2x6 lumber - 104 1/2" long, 4 pieces - 6 1/4" long **OVERHANG**
- **K** - 4 pieces of 1/2" plywood - 48"x58" long, 2 pieces - 4 1/4"x58" long, 1 piece - 10 1/2"x96" long, 3 pieces - 48"x96" long, 2 pieces - 48"x48" long, 2 pieces - 10"x96" long, 2 pieces - 4 1/4"x96" long, 2 pieces - 4 1/4"x10" long, 1 piece of 3/4" plywood - 31 1/2"x96" long, 1 piece - 48"x96" long, 2 pieces of 1x6 lumber - 78" long **ROOF SHEETS**
- **L** - 4 pieces of 1x8 lumber - 107 3/4" long, 4 pieces - 106" long, 2 pieces - 78" long, 1 piece - 107" long **TRIMS**
- **M** - 320 sq ft of tar paper, 320 sq ft of asphalt shingles **ROOFING**
- **N** - 8 pieces of 2x6 lumber - 12' long, 5 pieces - 92 1/2" long, 1 piece - 97 1/2" long **LOFT JOISTS**
- **O** - 2 pieces of 3/4" plywood - 48"x96" long, 4 pieces - 36 1/2"x48" long **LOFT**
- **R** - 2 pieces of 2x4 lumber - 84" long, 1 piece - 103" long **JAMBS**
- **S** - 1 piece of T1-11 siding - 48"x84" long, 2 pieces of 2x4 lumber - 48" long, 1 piece - 41" long, 2 pieces - 77" long **2xDOOR**
- **T** - 2 pieces of 2x4 lumber - 84" long, 1 piece - 35" long **JAMBS**
- **S** - 1 piece of T1-11 siding - 32"x84" long, 2 pieces of 2x4 lumber - 32" long, 1 piece - 25" long, 2 pieces - 77" long **DOOR**


- N - 8 pieces of 1x4 lumber - 93 1/2" long, 2 pieces - 34" long, 2 pieces - 35 1/2" long, 3 pieces - 22" long, 2 pieces - 73 1/2" long **TRIMS**

## Shopping List

- 8 pieces of 4x4 lumber - 8'
- 1 piece of 2x6 lumber - 18'
- 2 pieces of 2x6 lumber - 16'
- 22 pieces of 2x6 lumber - 12'
- 37 pieces of 2x6 lumber - 10'
- 15 pieces of 2x6 lumber - 8'
- 5 pieces of 2x4 lumber - 16'
- 5 pieces of 2x4 lumber - 12'
- 83 pieces of 2x4 lumber - 8'
- 2 pieces of 2x4 lumber - 10'
- 10 pieces of 1x8 lumber - 10'
- 2 pieces of 1x8 lumber - 8'
- 14 pieces of 1x4 lumber - 8'
- 22 pieces of 5/8" T1-11 siding - 4'x8'
- 13 pieces of 3/4" plywood - 4'x8'
- 11 pieces of 1/2" plywood - 4'x8'
- 2 kits of shed hinges
- 300 pieces of 2 1/2" screws
- 1000 pieces of 3 1/2" screws
- 1000 pieces of 1 5/8" screws
- 2 pieces of PVC window 32"x22"
- 1 piece of PVC window 36"x36"
- 6d nails
- 400 sq ft of tar paper, 400 sq ft of asphalt singles
- Ridge cap 20 ft
- Drip edges 80 ft
- Rafter ties 60 pieces
- L ties 4 pieces
- 2 boxes of 1 1/2" structural screws
- wood filler, wood glue, stain/paint


## Tools

 [Hammer, Tape measure, Framing square, Level](#)

 [Miter saw, Drill machinery, Screwdriver, Sander](#)

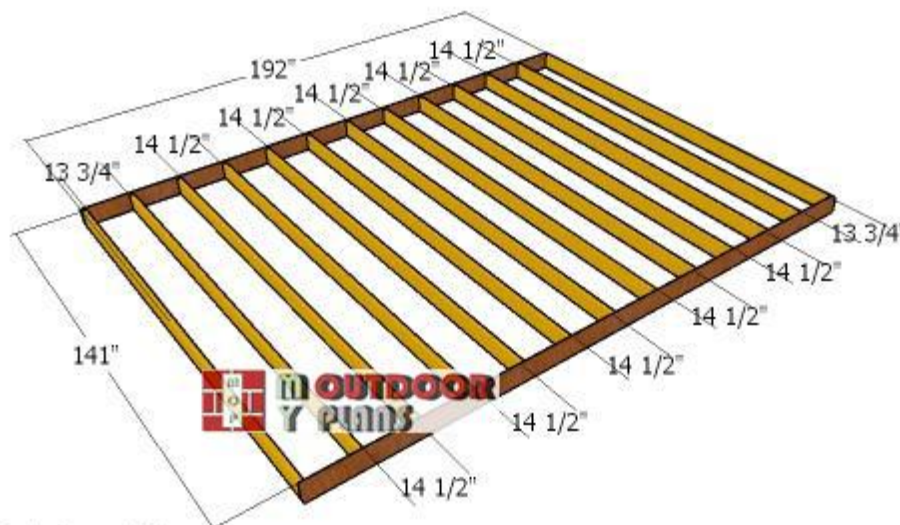
 [Safety Gloves, Safety Glasses](#)

## Time

 One week

**Estimated cost:** 2000 usd

## 12x16 Shed with Dormer Plans



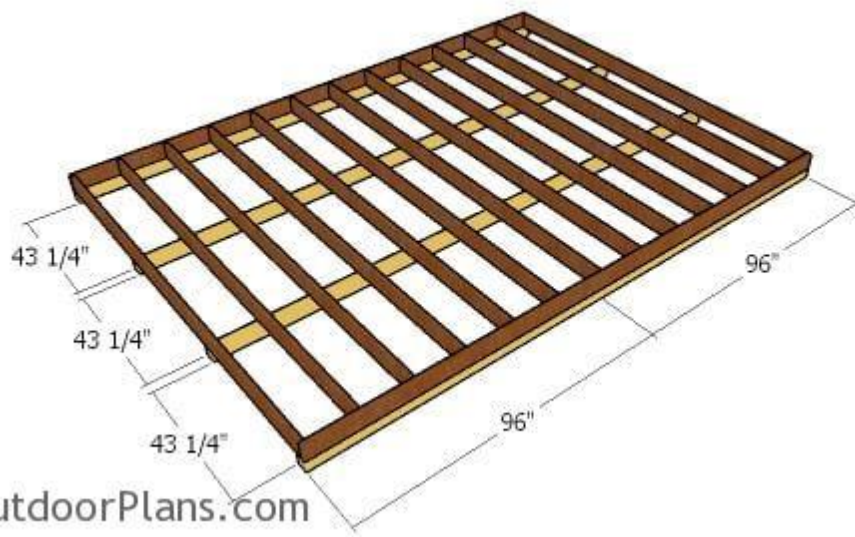
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Building-a-floor-frame-for-a-12x16-shed

The first step of the project is to build the floor frame. Cut the joists from 2x6 lumber, as shown in the diagram.

Drill pilot holes and insert 3 1/2" screws. Place the joists every 16" on center and make sure the corners are square. Align the edges flush. Measure the diagonals and make adjustments until they are perfectly equal.

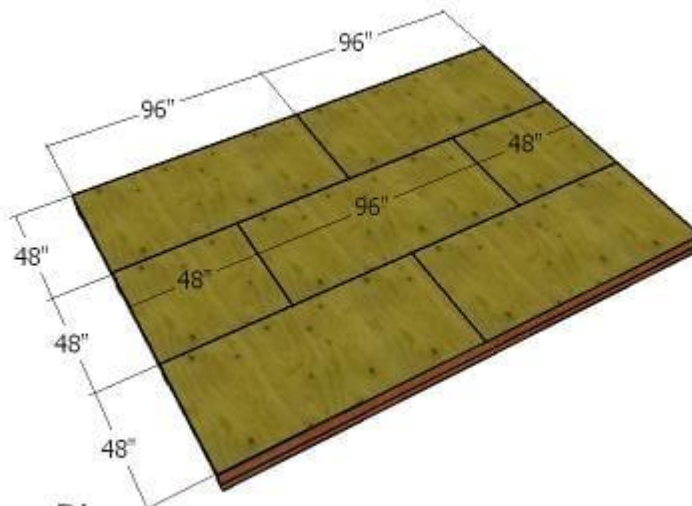
In addition, it would be a good idea to level the ground under the location for the shed. If you don't use concrete blocks, you can at least compact a 2" layer of gravel under the shed. The gravel will drain the water quickly.



#### Fitting the skids under the floor frame

Fit 4x4 skids to the floor frame. Use rafter ties to secure the skids to the floor frame. Use two rafter ties for each skid, one at each end, with 1 1/2" structural screws.

The skids lift the floor frame from the ground to protect it from moisture. Alternatively, you can use footings and posts for the shed. Make sure the skids are pressure treated because they will be exposed to moisture.

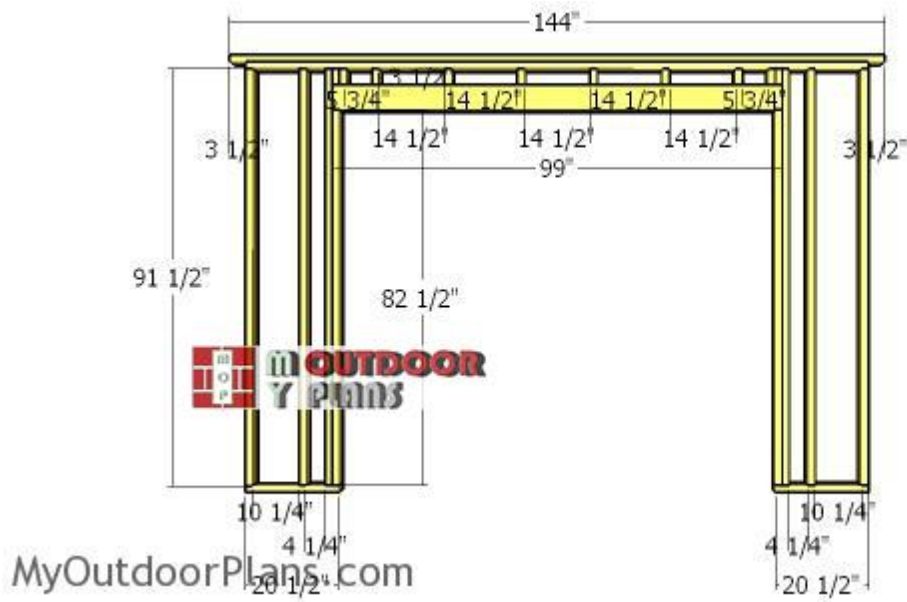


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Fitting the floor sheets - shed dormer

Use 3/4" plywood sheets for the floor. Cut all the sheets at the right dimensions and then lay them on the floor frame.

Align the edges flush and leave no gaps between the sheets. Drill pilot holes and insert 1 5/8" screws every 8" along the framing.

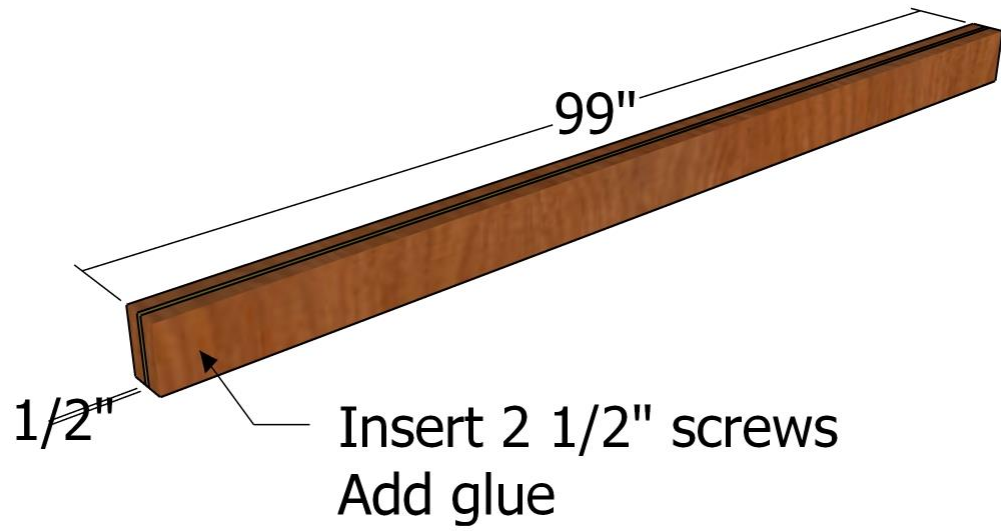


Front-wall-for-12x16-shed

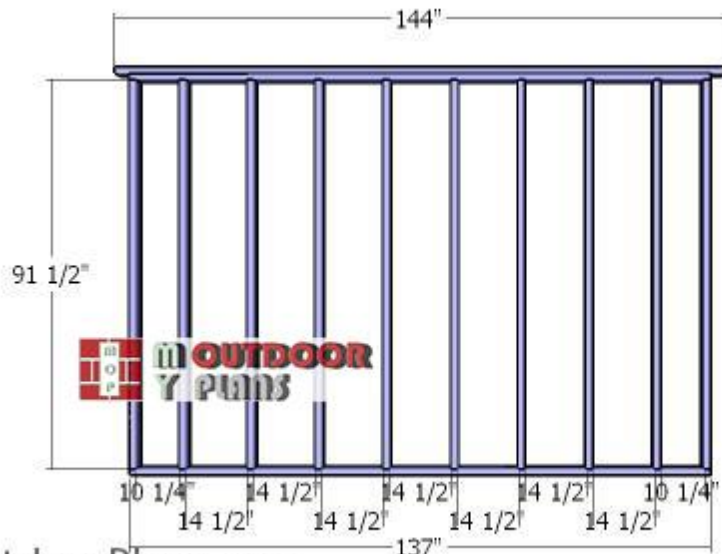
Use 2x4 lumber for the plates and studs. Cut the components at the right dimensions, as shown in the plans. Drill pilot holes through the plates and insert 3 1/2" screws into the studs.

Place the studs every 16" on center. Frame the door opening and adjust the size to suit your needs.



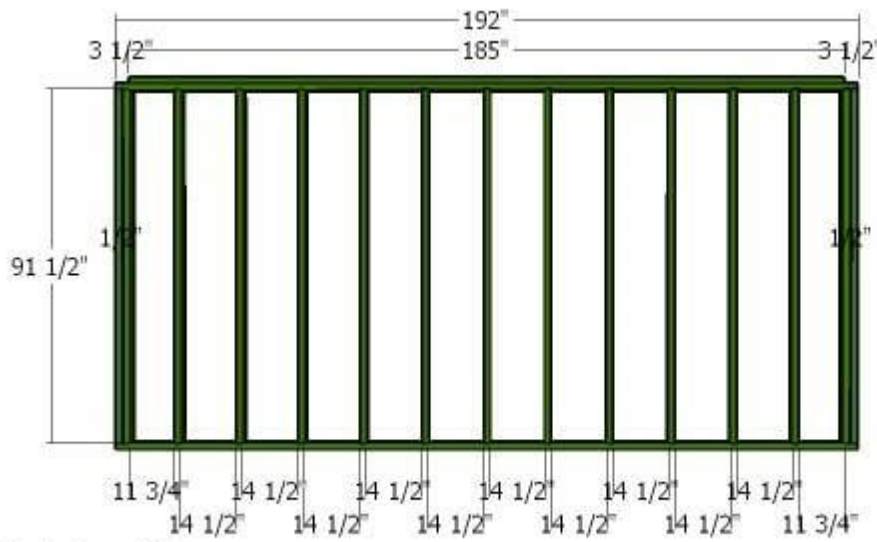


Use 2x6 lumber for the header. Add 1/2" plywood between the header beams and add glue with 2 1/2" screws from both sides.



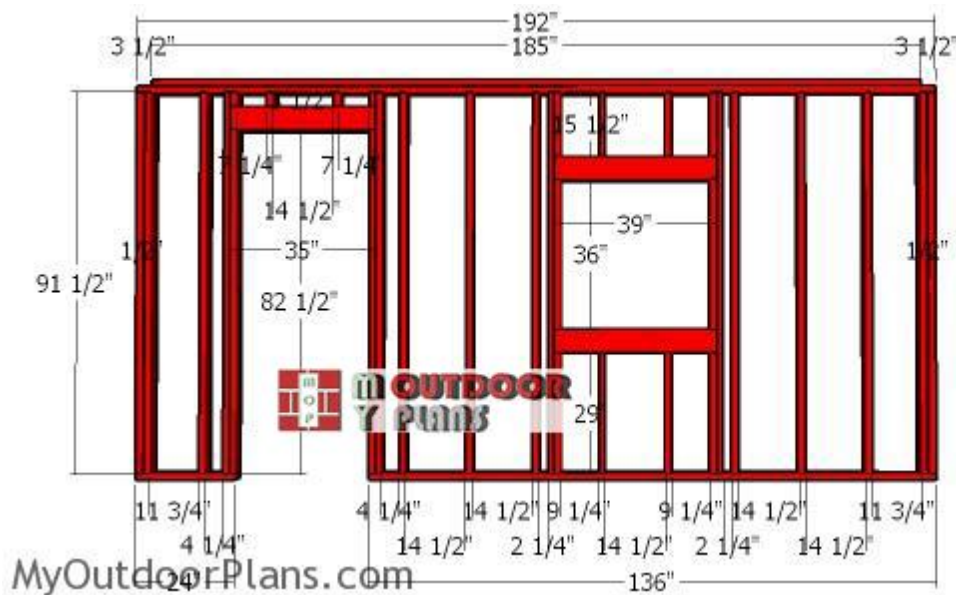
#### Back-wall-frame-for-12x16-dormer-shed

Next, frame the back wall for the 12x16 shed using 2x4 lumber. Drill pilot holes through the plates and insert 3 1/2" screws into the studs. Place the studs every 16" on center.



### Side wall frame

Frame the plain side wall using the info in the diagram. Notice the double studs placed at both ends of the wall. Fit pieces of 1/2" plywood between the double studs.



Side-wall-frame-with-window---12x16-dormer-shed

Frame the opposite side wall and include a window. You can adjust the size of the window to suit your needs. Use 2x6 lumber for the headers.

You can frame windows to both sides of the shed or to no side of the shed. You can also change the size of the window to suit your needs.

Notice the double studs placed at both ends of the wall. Fit pieces of 1/2" plywood between the double studs.

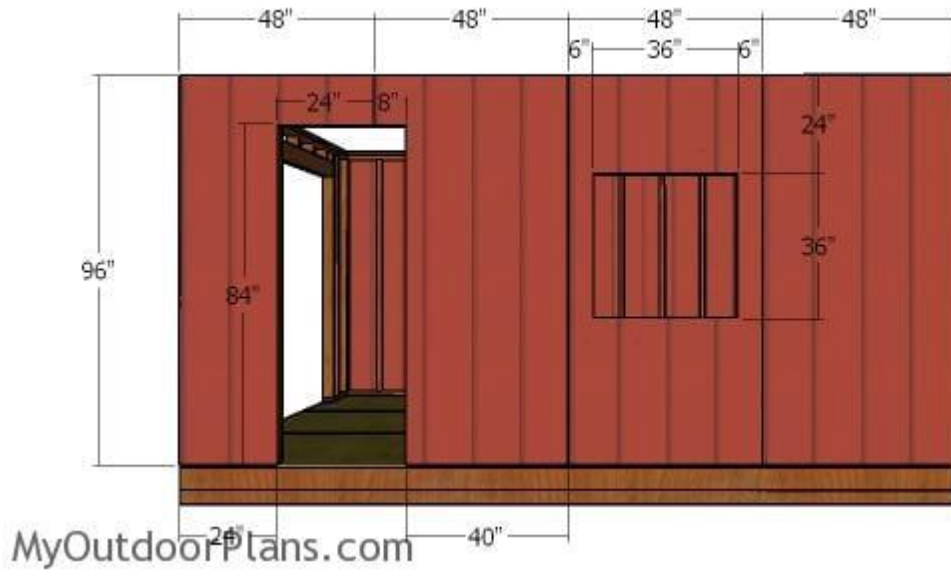


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Assembling-the-shed-frame-for-12x16-dormer-shed

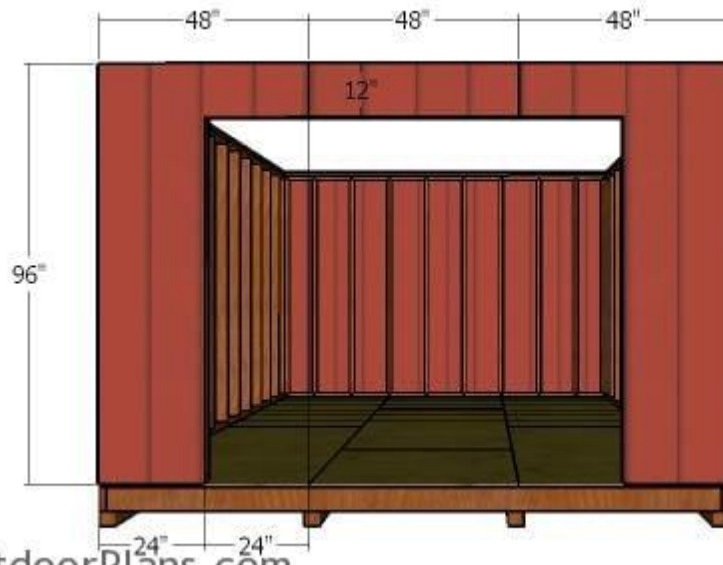
Fit the wall frames to the floor of the shed. Align the edges flush and plumb the walls vertically. Drill pilot holes through the bottom plates and insert 3 1/2" screws into the floor frame.

In addition, lock the adjacent walls together tightly with 3 1/2" screws. Make sure the corners are square.



Side wall with window siding sheets

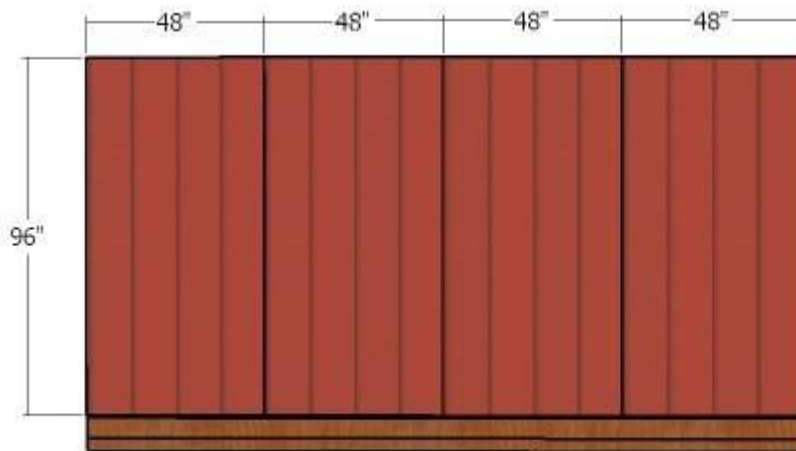
Fit the T1-11 siding sheets to the side of the shed. Use a saw to cut out the openings for the side door and window. Use 6d nails every 8" along the framing.



Front wall siding sheets - 12x16 shed

Use 5/8" T1-11 siding sheets for the exterior of the shed. Alternatively, you can go with OSB, house wrap and then siding boards.

Use 6d nails to secure the sheets to the wall framing and leave no gaps between the sheets. Use a saw to make the cuts around the double door opening.

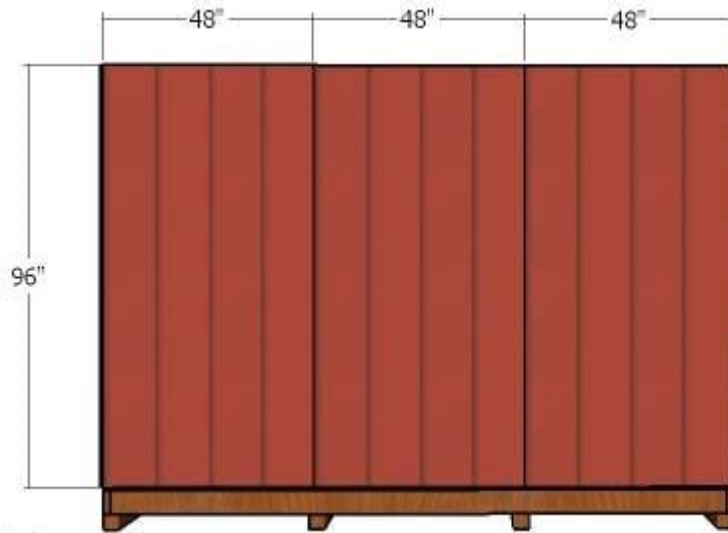


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Side wall siding sheets

Fit the T1-11 siding sheets to the plain side wall of the shed.



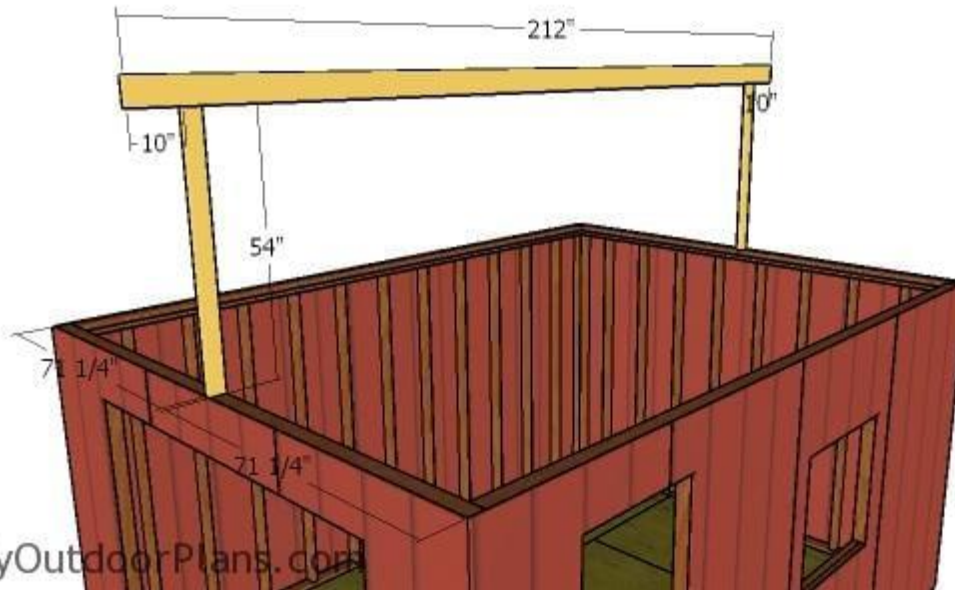


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Back wall siding sheets - 12x16 garden shed with dormer

Fit the T1-11 siding sheets to the back of the shed. Use 6d nails to lock the sheets into place, every 8" along the framing.

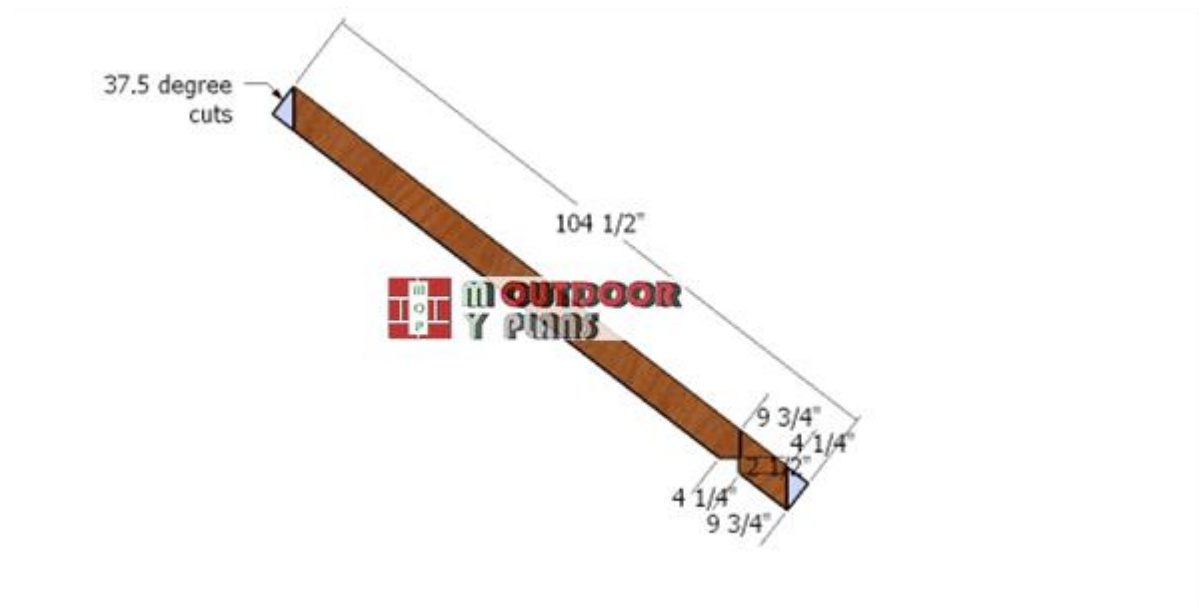
## Building a 12x16 gable shed roof plans



### Fitting the ridge beam

Use 2x4 lumber for the top ridge supports. Drill pocket at both ends of the supports. Center the supports to the top plates and insert 2 1/2" screws to lock it into place tightly.

Make sure the corners are square and plumb the supports with a spirit level. Fit the 2x6 ridge beam to the supports, leaving 10" overhangs to the front and back. Use L ties and 1 1/2" structural screws to reinforce the supports to the ridge beam.



#### Building-the-rafters-for-gable-12x16-shed

Use 2x6 lumber for the rafters. Use a miter saw to make 37.5 degree cuts at both ends of the rafters. In addition, mark the cut lines for the birdsmouth cuts to one end of the rafters. Use a circular saw to make the cuts.



#### Fitting the rafters - 12x16 shed

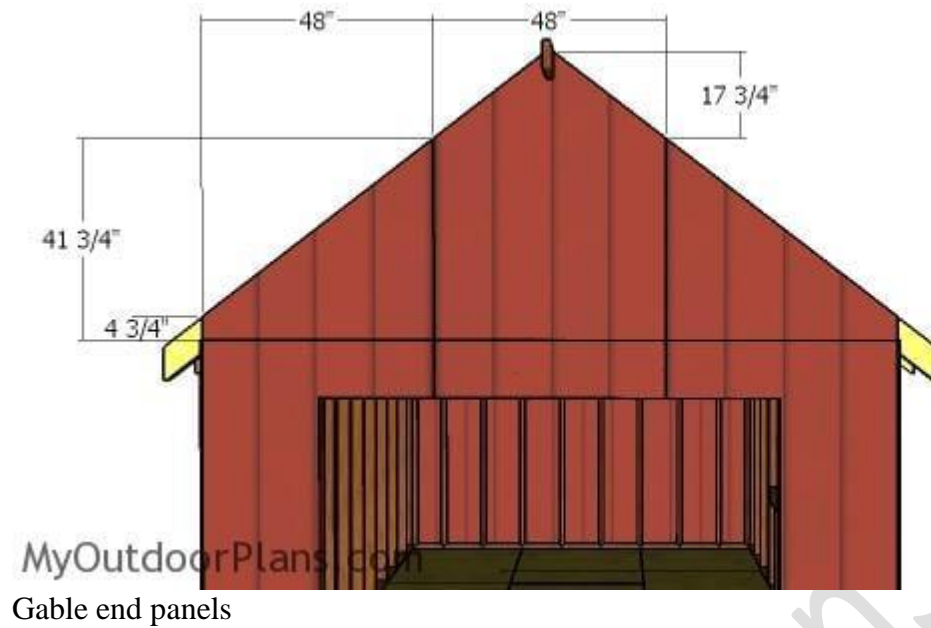
Fit the rafters to the top of the shed. Place the rafters, every 16" on center. Use rafter ties with 1 1/2" structural screws to lock the rafters to the wall plates.

Drill pilot holes through the top of the rafters and insert 3 1/2" screws to secure them to the ridge beam.

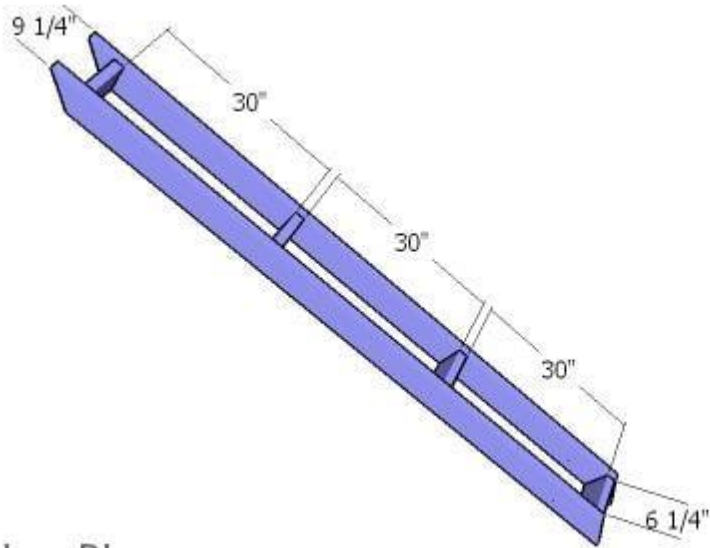


Gable end supports

Fit the supports to the gable ends. Make the 37.5 bevel cut to the top of the supports. These supports are needed so you can attach the T1-11 siding sheets to the gable ends.



Attach the T1-11 siding panels to the gable ends. Align the edges with attention and secure them into place with 6d nails. Leave no gaps between the panels for a professional result.

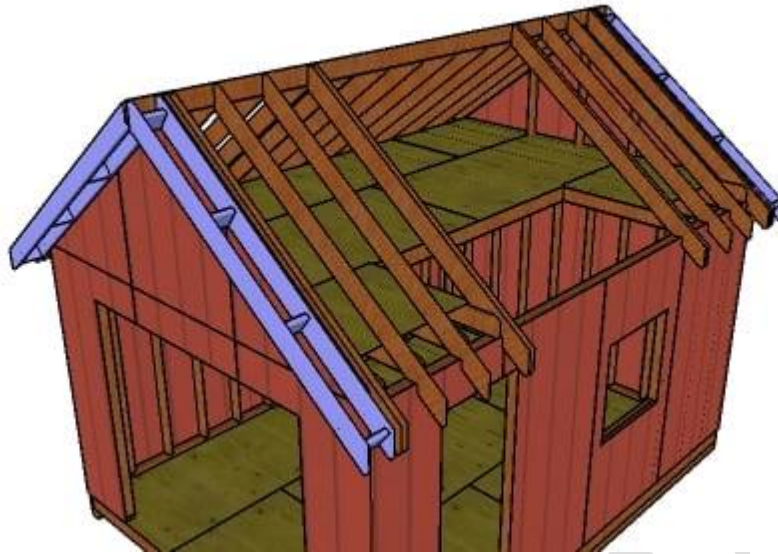


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Building the overhangs - 12x16 shed

In order to create nice overhangs for the front and back faces of the storage shed, I recommend you to follow this diagram. Mark the cut lines on the 2x6 beams and get the job done with a circular saw.

Fit the blockings with 3 1/2" screws. You can adjust the size of the overhangs to suit your needs.



#### Fitting the overhangs

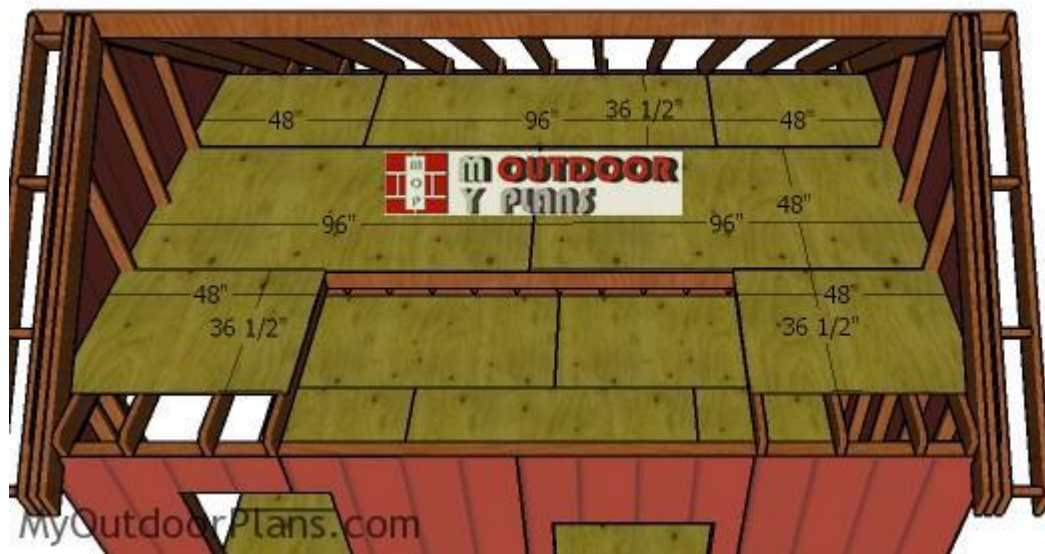
Attach the overhangs to the front and back of the shed, as shown in the diagram. Align the edges with attention, drill pilot holes and insert 3 1/2" screws to lock them into place tightly.





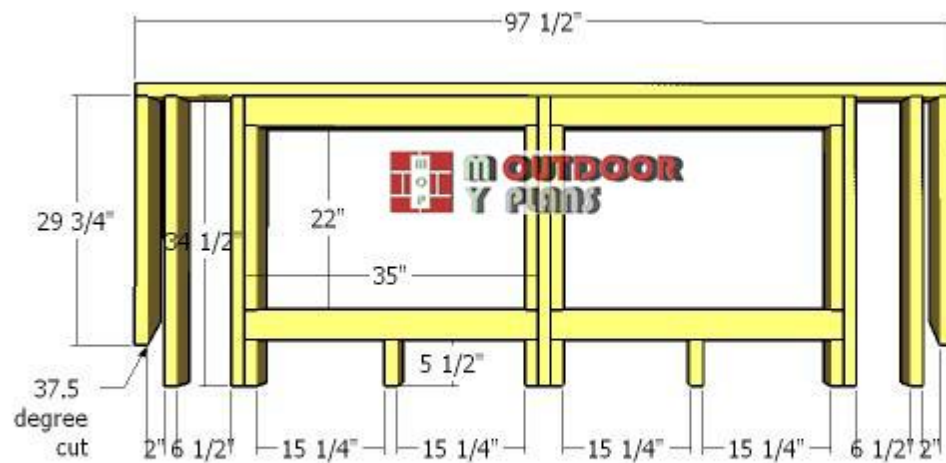
Fitting the loft joists - 12x16 shed with dormer

Fit the 2x6 joists to the loft of the shed. Make sure you secure the beams to the bottom of the rafters. Leave a opening for the ladder, so you can access the loft and store large items.



#### Loft-sheets

Use 3/4" plywood for the floor of the loft. Cut all the sheets at the dimensions shown in the free plans and set them to the joists. Leave no gaps between the boards, drill pilot holes and insert 1 5/8" screws, every 8" along.



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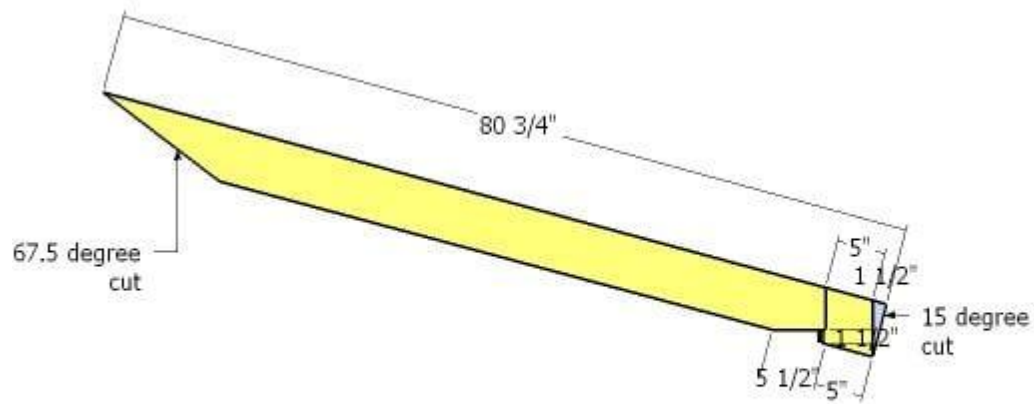
#### Dormer-frame-frame

Next, you need build the wall frame for the dormer. Cut the components as shown in the diagram. Drill pilot holes and insert 2 1/2" screws into the studs. Use 2x4 lumber for the double headers (fit 1/2" plywood). You can adjust the size of the window openings to suit your needs.



Fitting front wall for the dormer

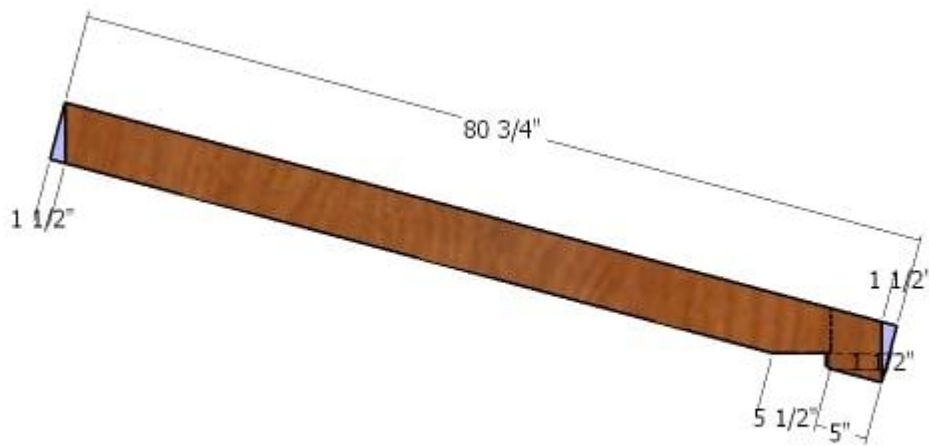
Fit the wall frame to the top of the shed, between the rafters, as shown in the diagram. Drill pilot holes and insert 3 1/2" screws to lock the wall frame into place.



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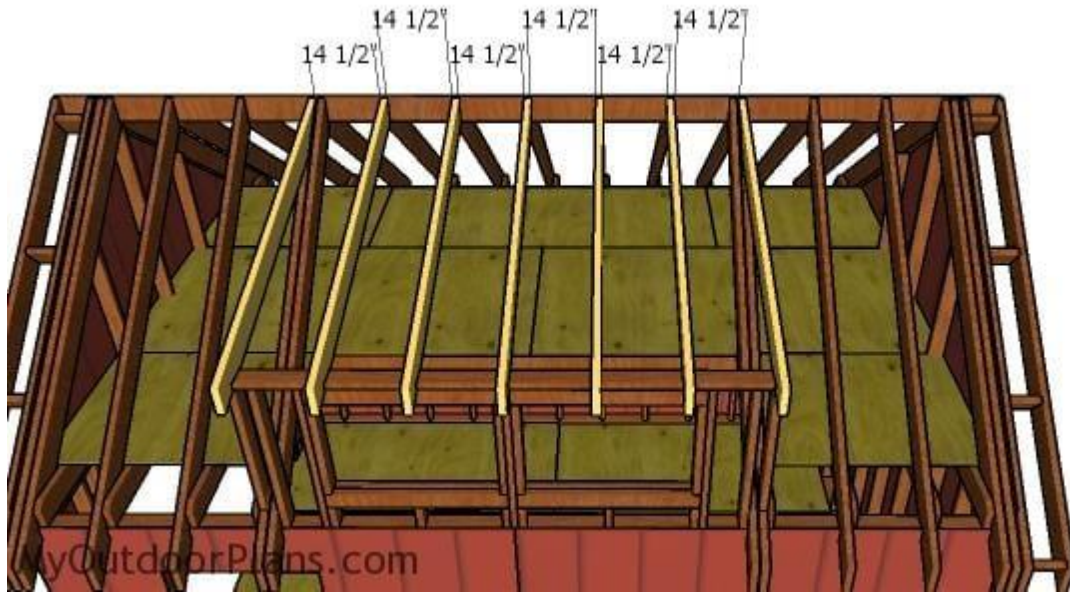
Dormer rafter

Use 2x6 lumber for the end dormer rafters. Mark the cut lines on the beams and get the job done with a circular saw.



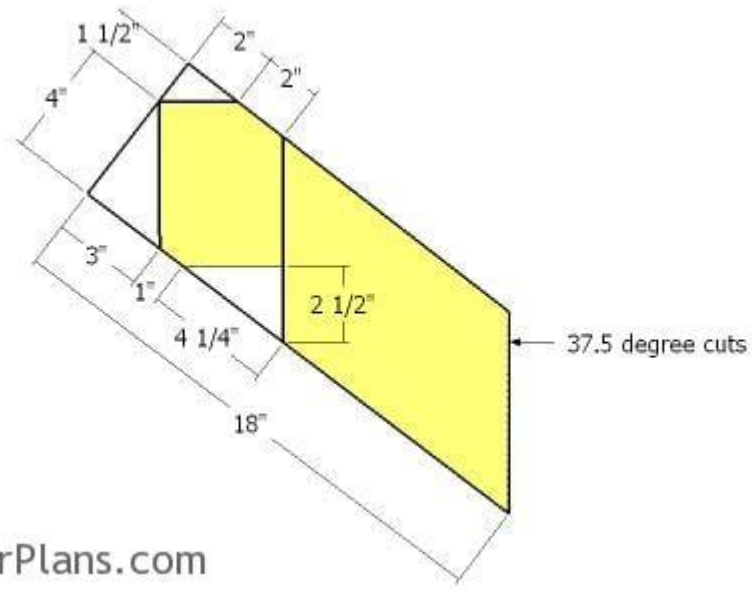
Rafters for the dormer

Build the rest of the rafters for the dormer.



Fitting the rafters to the dormer

Fit the rafters to the dormer every 16" on center and lock them into place with rafter ties and screws.

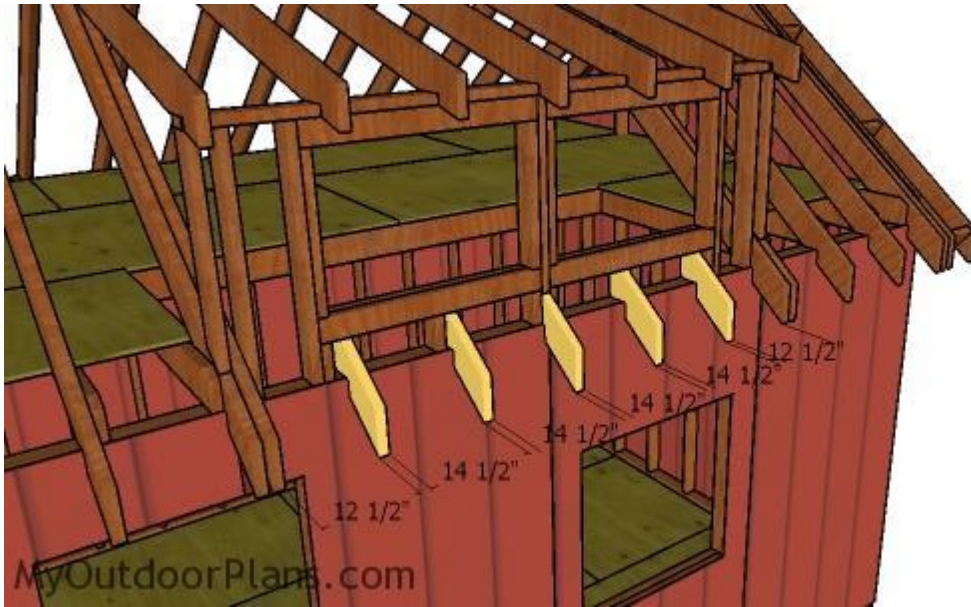


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#### Dormer front rafters

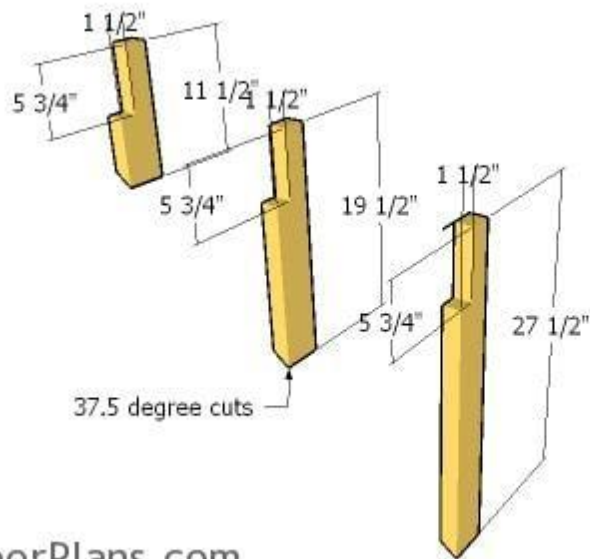
Use 2x6 lumber for the short rafters that go to the front of the dormer. Make the cuts, as shown in the diagram.





Fitting the front rafters to the dormer

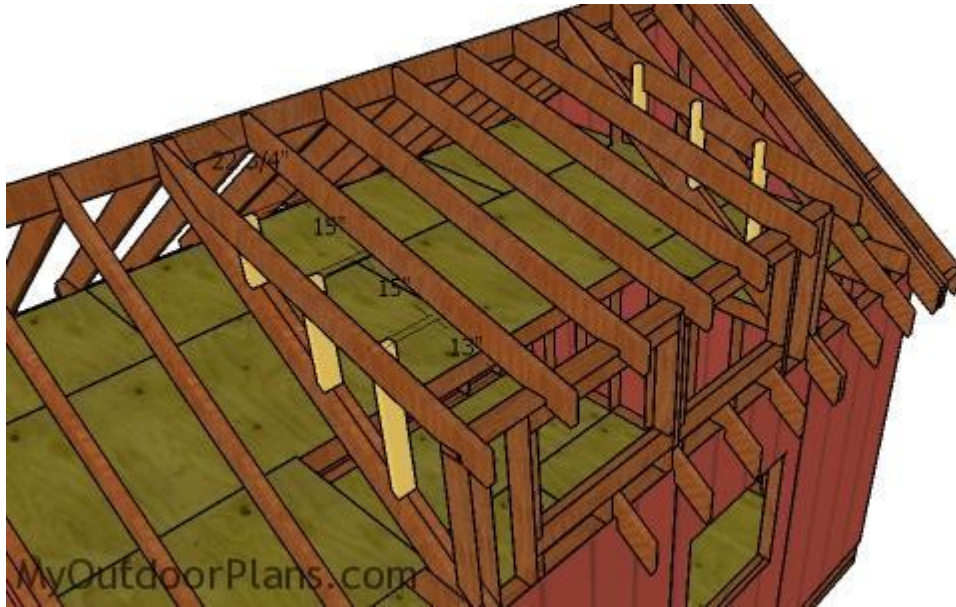
Fit the rafters to the frame of the dormer. Drill pilot holes and insert 5 1/2" screws to secure the rafters into place.



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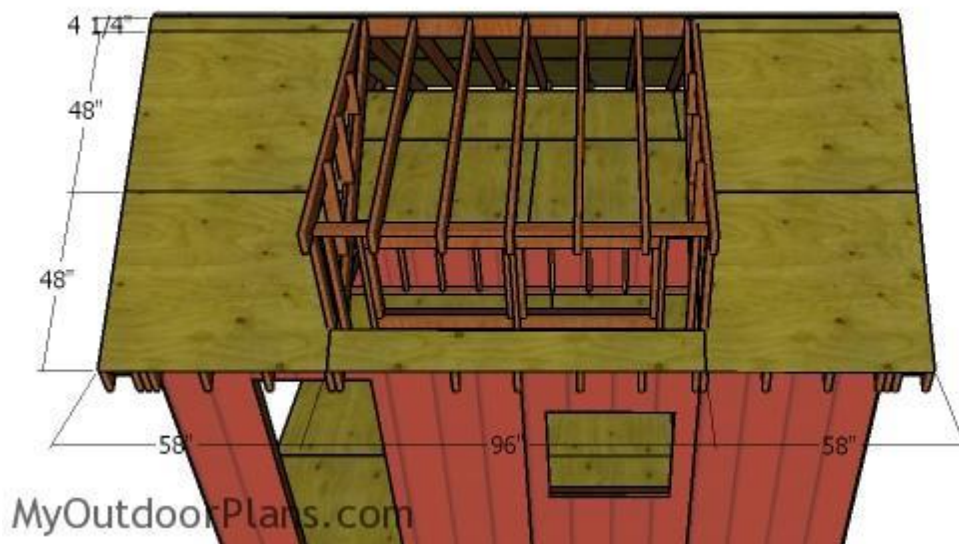
Side supports for the dormer

Use 2x4 lumber for the side supports of the dormer. Make the cuts to the supports with a circular saw. Make a 37.5 degree bevel cut to the bottom of the supports.



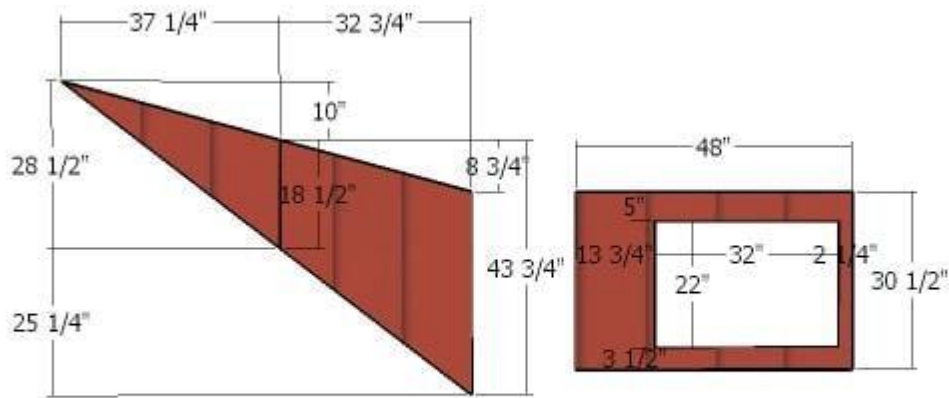
Fitting the side supports for the dormer

Fit the supports to the sides of the dormer, as shown in the diagram. Drill pilot holes and insert 3 1/2" screws to lock them into place tightly.



Fitting the roof sheets around the dormer

Next, fit the 1/2" plywood to the top of the roof. Cut the sheets as shown in the diagram and attach them to the top of the shed. Align the edges, drill pilot holes and insert 1 5/8" screws to lock them into place tightly.



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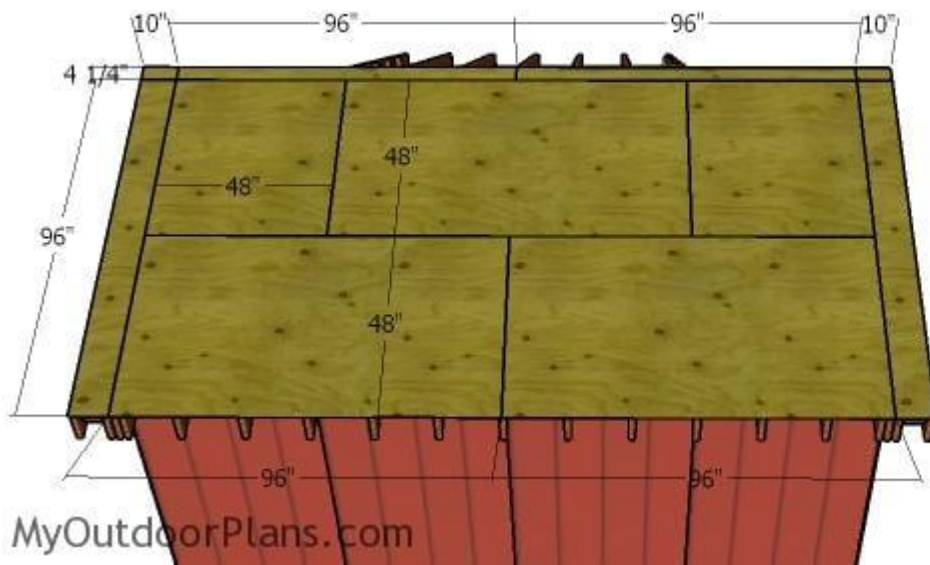
Siding sheets for the dormer

Use T1-11 siding sheets for the side walls of the dormer. Mark the cut lines on the sheets and then get the job done with a circular saw.



Fitting the siding sheets to the dormer

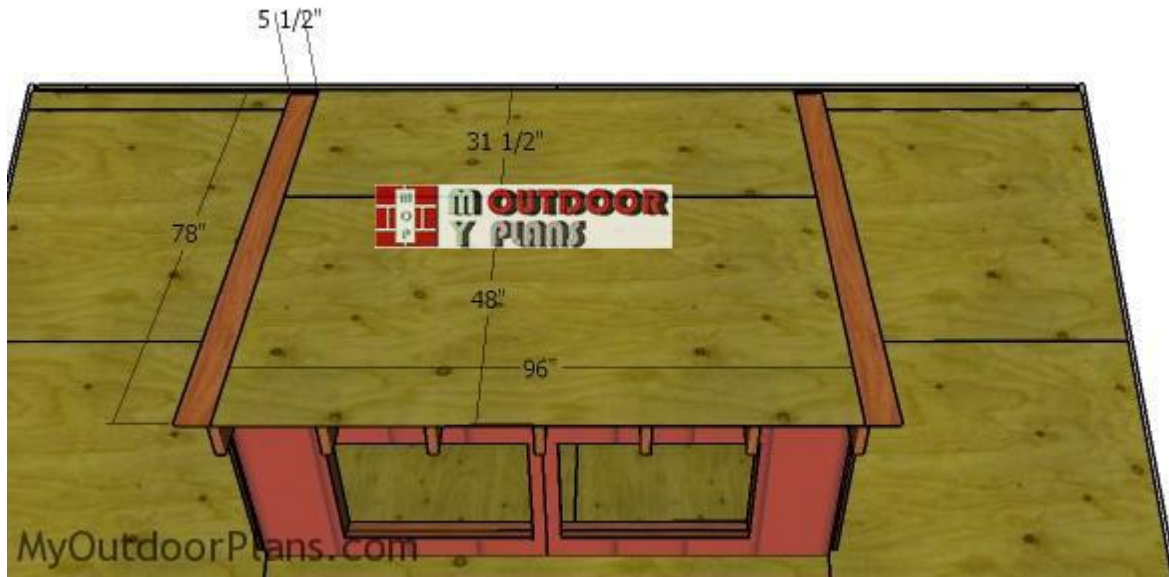
Fit the panels to the exterior of the dormer, as shown in the diagram. Insert the 6d nails, every 8" to lock them into place.



Fitting the sheets to the other side of the shed roof

Fit the 1/2" plywood sheets to the other side of the roof, as shown in the diagram. Drill pilot holes and insert 1 5/8" screws, every 8" along the framing.

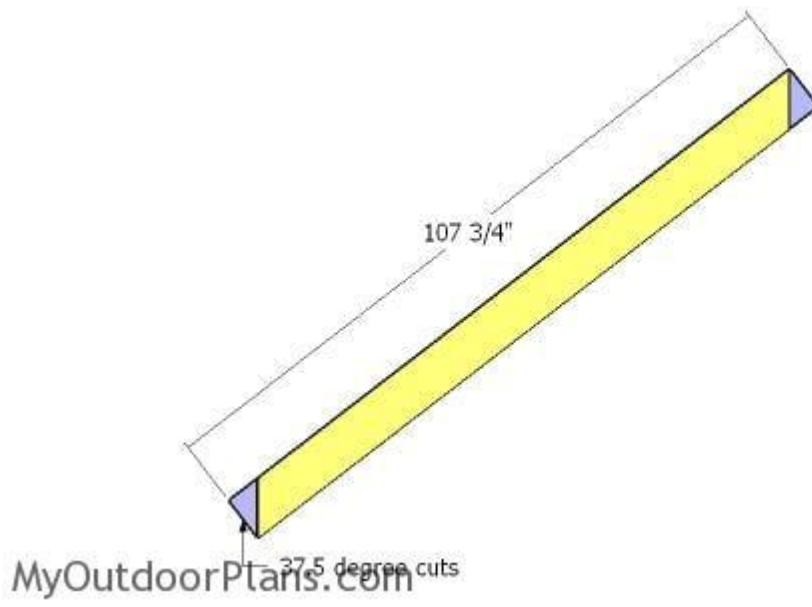




Fitting-the-roof-sheets-for-dormer

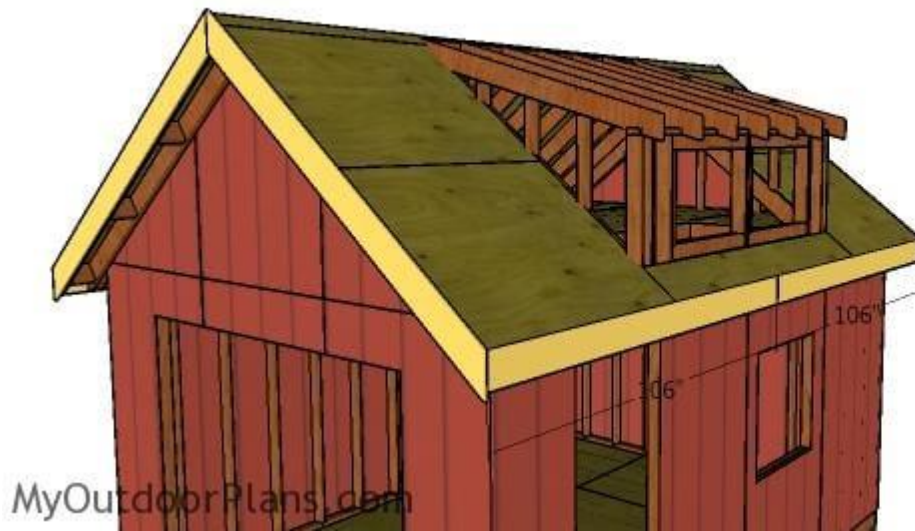
Fit the 3/4" plywood sheets to the top of the dormer. Notice the 1x6 boards that are placed on both sides, as overhangs.





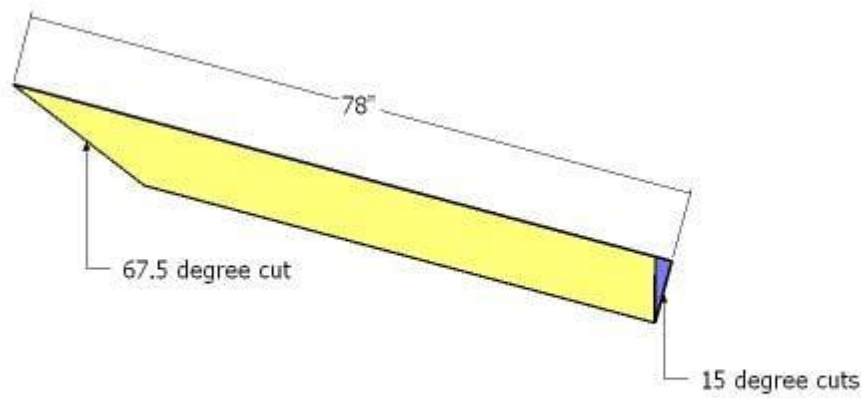
#### Roof trims

Use 1x8 lumber for the front and back roof trims. Use a miter saw to make 37.5 degree cuts to both ends of the trims.



Fitting the trims to the shed roof

Fit the trims to the front and sides of the 12x16 storage shed. Align the edges, drill pilot holes and insert 6d nails to lock them into place tightly.



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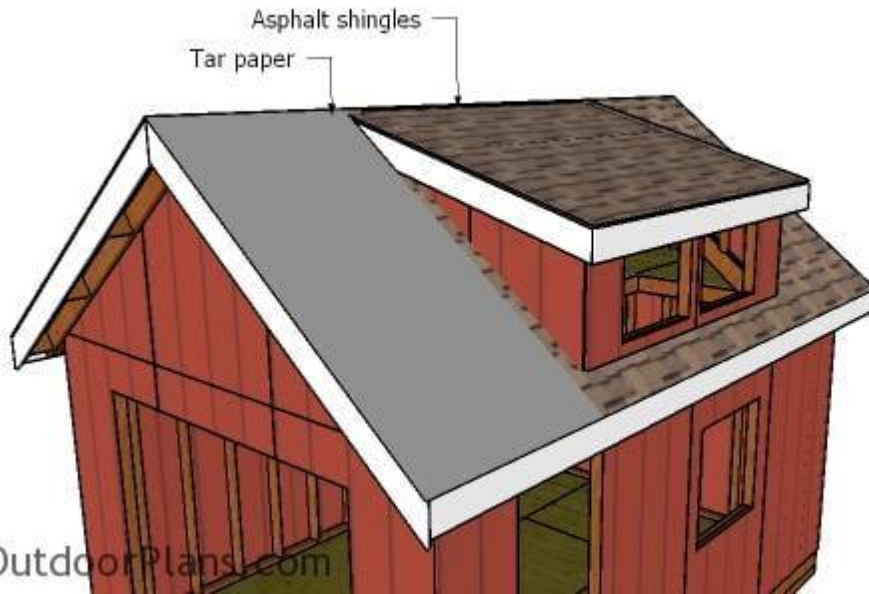
Side dormer trims

Use 1x8 lumber for the side dormer trims. Make the cuts as shown in the plans.



Fitting the trims to the dormer roof

Align the edges with attention and lock them into place with 2 1/2" screws.



Fitting the roofing - 12x16 shed with dormer

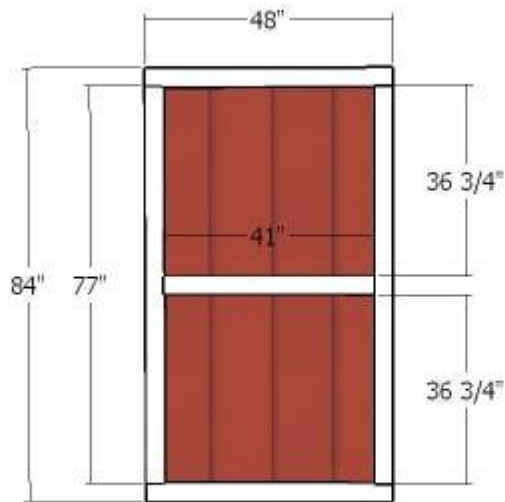
Cover the roof of the shed with roofing felt, making sure the strips overlap at least 2". Secure the tar paper to the plywood sheets with roofing staples. In addition, cut a 12" piece for the top ridge. Fit the side drip edges over the roofing felt, while the bottom drip edges should be fit under.

## Building double doors for a 12x16 shed



### Double door jambs

First of all, you need to build the door jambs. Cut the jambs from 2x4 lumber and attach them around the opening. Make sure the edges are flush, drill pilot holes and insert 2 1/2" screws.



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#### Double doors for shed

Build the door panels from T1-11 siding and the trims from 2x4 lumber. Assemble the door frame with pocket screws. Drill pocket holes at both ends of the vertical and middle components. Lay the slats on a level surface and align the edges flush. Make sure the corners are square. Insert 2 1/2" screws to assemble the frame.

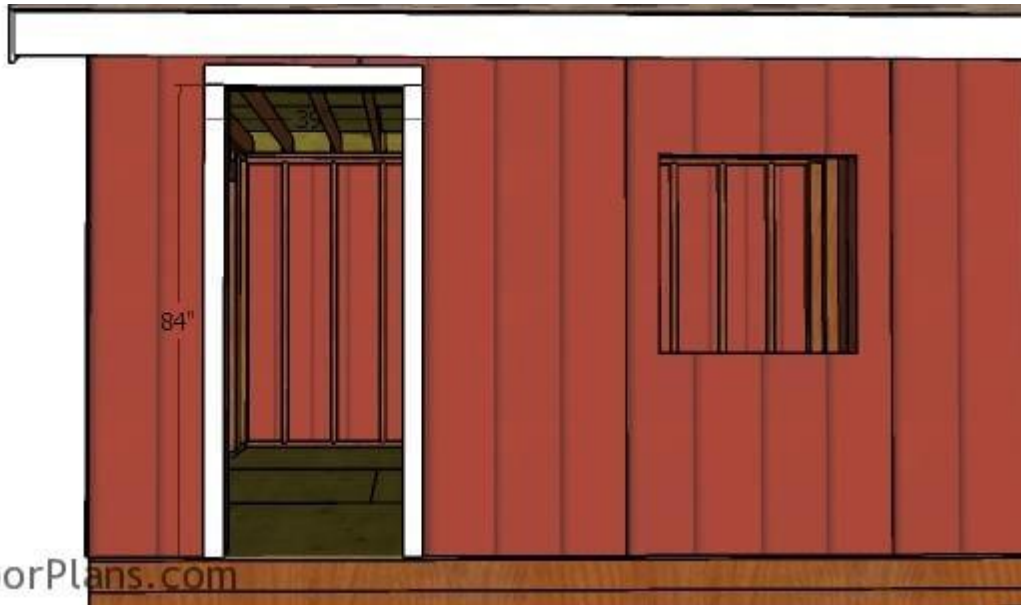
Align the trims flush with the door panels and secure them together with glue and 1 5/8" screws.



#### Fitting the double doors

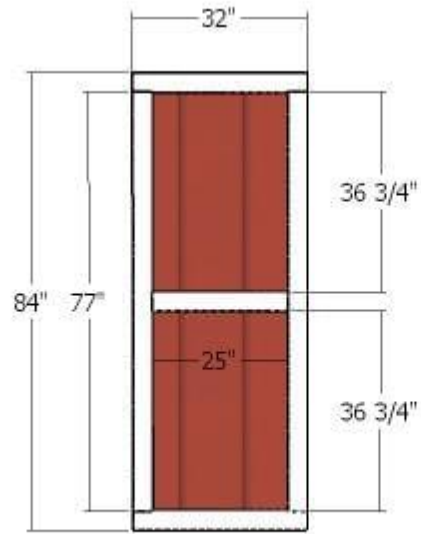
Fit the double doors to the front opening and secure them to the jambs with hinges. Also install a latch to secure the front doors tightly together. Check of the doors open and close properly, before you continue the project.





Fitting the jambs around the side door

Fit the 2x4 jambs to the side door opening.



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Building the side door

Assemble the door using the same techniques described above.



### Fitting the side door

Fit the door to the opening and install the hinges. Fit the latch, as well. Fit the side window and then install the decorative trims.



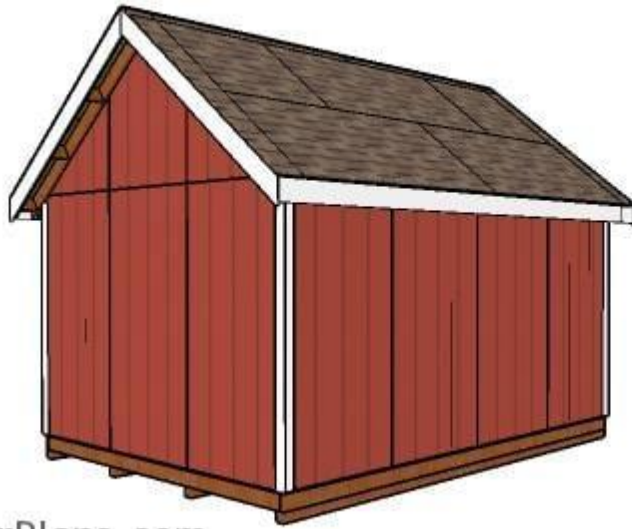
Fitting the trims to the dormer

Fit the windows to the dormer and then attach the 1x4 trims, as shown in the plans. Use 6d nails to secure the trims into place.



Fitting the corner trims

Attach the 1x4 trims to the corners of the shed. Align the edges with attention and insert 6d nails to lock the trims into place tightly.



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12x16 Storage Shed with Dormer Plans - back view

I hope you enjoyed my tutorial on how to build a 12x16 shed with dormer shed. This shed is super easy to build and it is also beautiful, so you can add some charm to your garden.

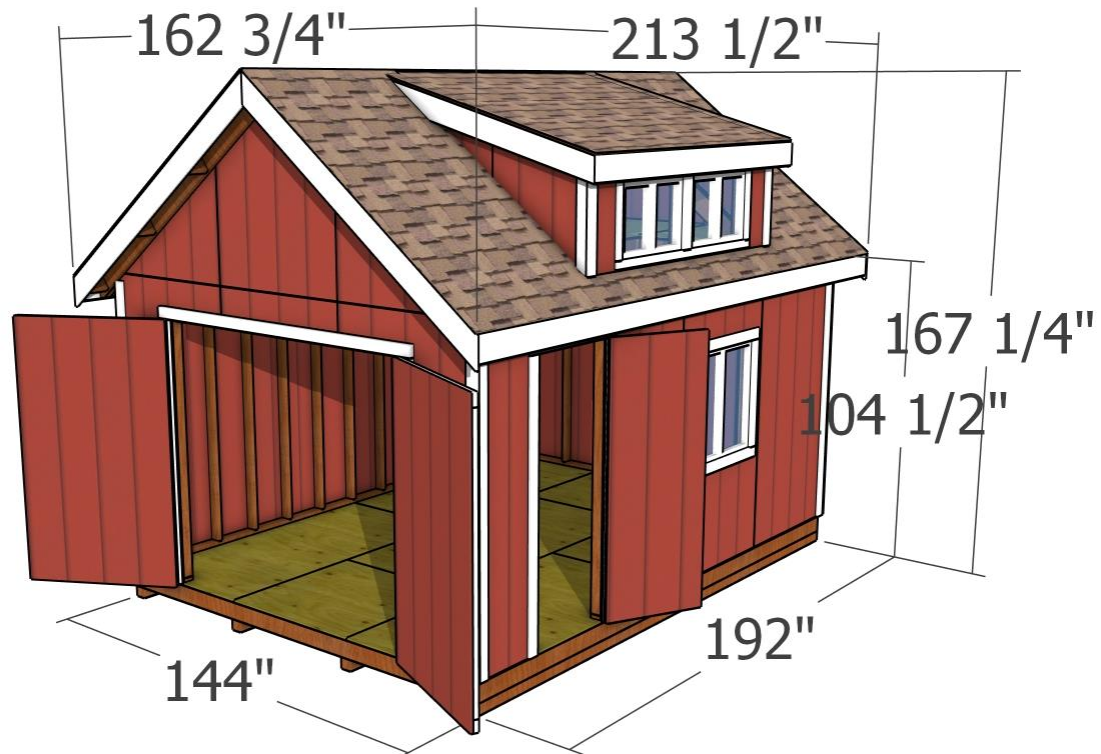


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#### 12x16 Storage Shed with Dormer Plans - Side view

You've done it! This 12x16 shed with its stylish dormer and handy loft is complete and ready to serve all your needs. Enjoy the added space and the touch of elegance it brings to your yard!

With the dormer adding extra headroom and natural light, and the loft providing additional storage or workspace, this 12x16 shed is now ready to be your perfect backyard retreat!



We're in the home stretch with the finishing touches for this project. First up, give everything a good sanding to smooth out any rough edges and prep the surface for painting. Make sure to use a fine-grit sandpaper for a nice, smooth finish.

Once you're done sanding, wipe down the entire shed to remove any dust. Now, it's time to paint! Choose a high-quality exterior paint or wood stain to protect your shed from the elements and give it a polished look. Apply a couple of coats, letting each one dry thoroughly. This will not only make your shed look great but also ensure it lasts for years to come.

# Thank you!

*More Plans -> [MyOutdoorPlans](http://MyOutdoorPlans.com)*