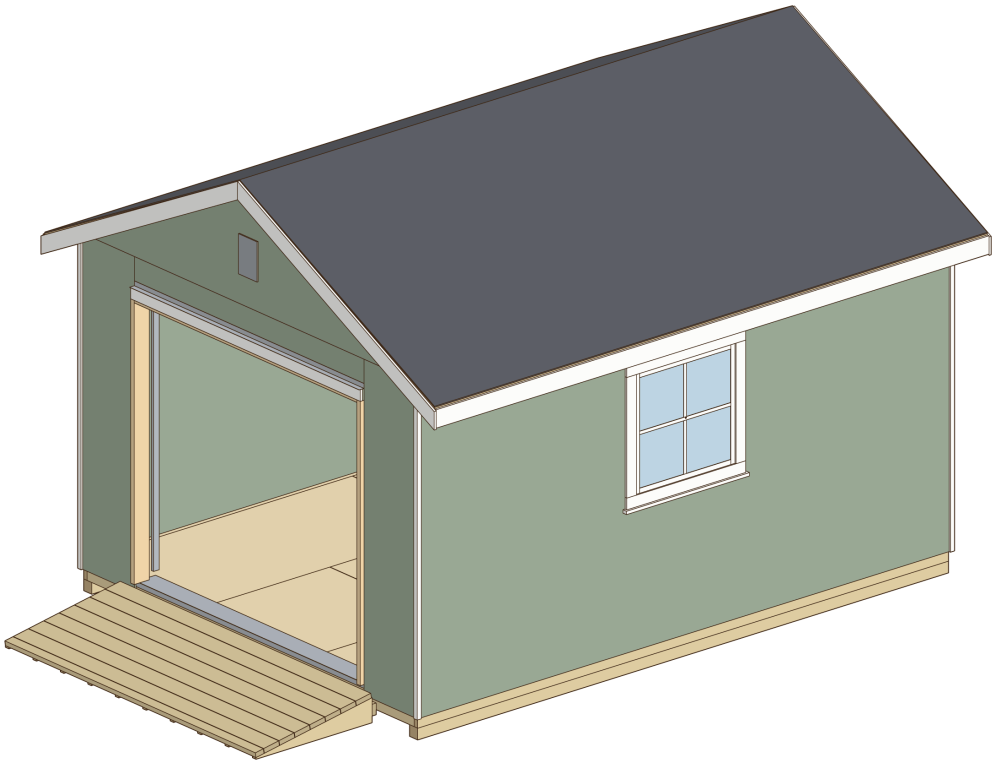
12X16

GARAGE SHED PLAN WITH OVERHEAD DOOR

FREE STREAMLINED VERSION



Step overview · Framing previews · Finished views

Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

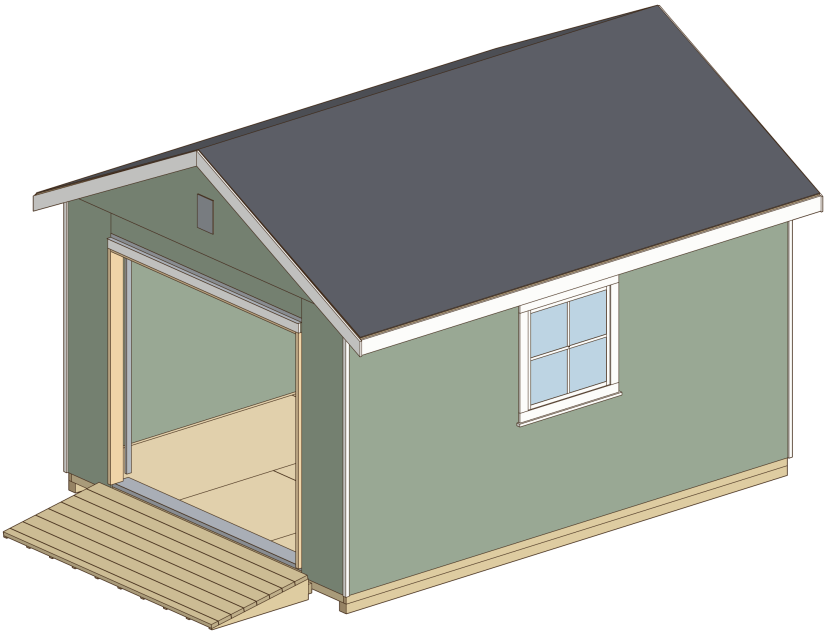
Copyright © 2026 3DSHEDPLANS.COM. 12x16 garage shed plan with overhead door. Free version.

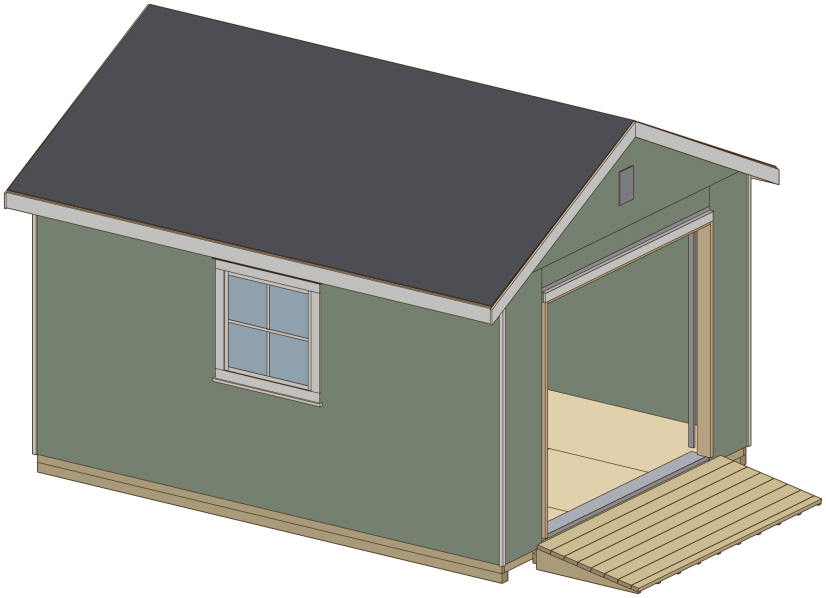
Before you start

Shed rules (size limits, height, setbacks, permits) vary by town and HOA. Check your local permit office before you build.

Safety: wear eye and ear protection, keep blades sharp and guards on, work from stable ladders with a helper, and stay off open rafters.

This free version walks through the five stages of the 12x16 garage shed plan with overhead door with views from the full plan. Below: the finished garage shed from the door corner (the overhead door in the left gable wall, the paid plan's cover view) and from the back.

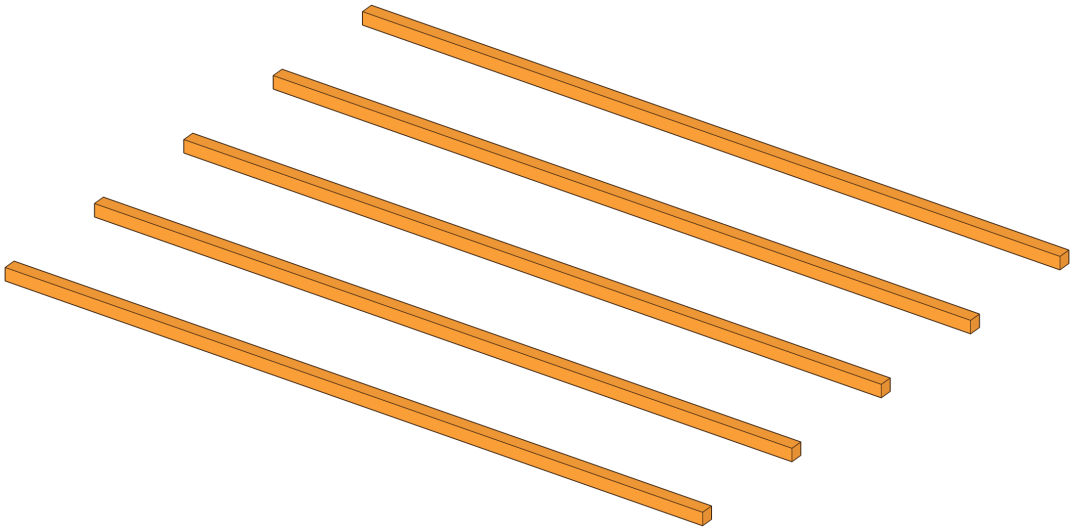




Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

1 SITE AND FOUNDATION

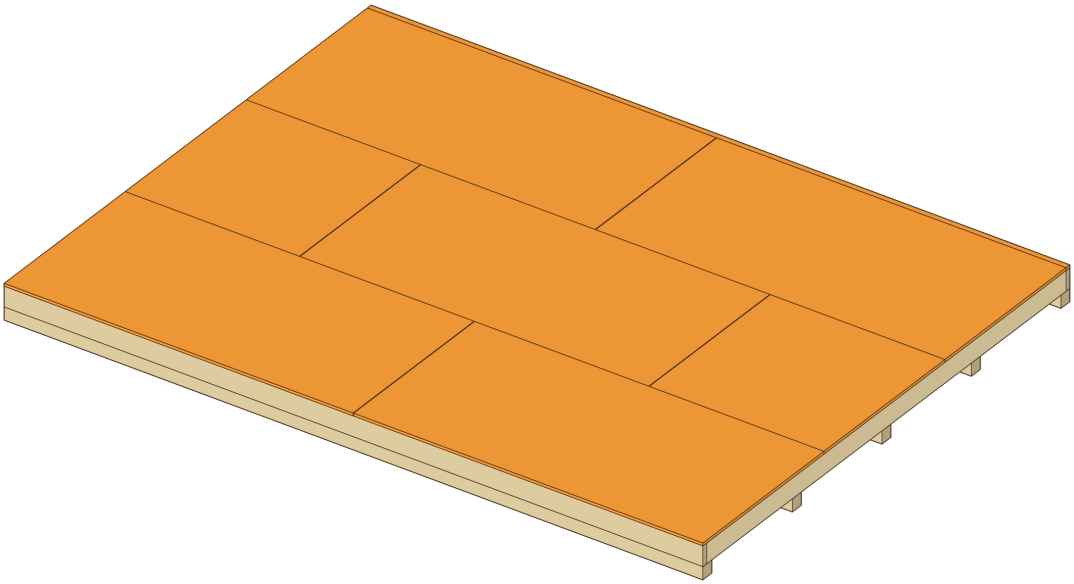
Clear and level the site, lay a compacted gravel pad inside a pressure-treated 4x6 frame and set the pressure-treated 4x4 skids level in both directions.



2 FLOOR FRAME AND DECK

Build the floor frame from pressure-treated 2x6 rim joists and joists 12 in on center, square it, fix it to the skids, and glue and screw 3/4 in tongue and groove plywood on top. Under the door the end joist is doubled. The floor is sized for machines to about 2,000 lb, 500 lb a wheel. It is not a car floor: for a car, build it on a slab.

In the full plan: the site layout with its diagonals, skid spacing, the joist marks on the rims and a piece map for every decking sheet. www.3dshedplans.com/12x16-garage-shed-plan/

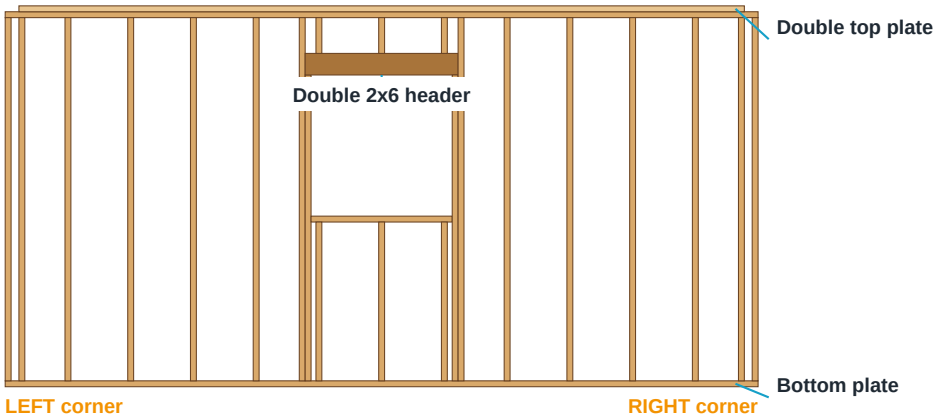


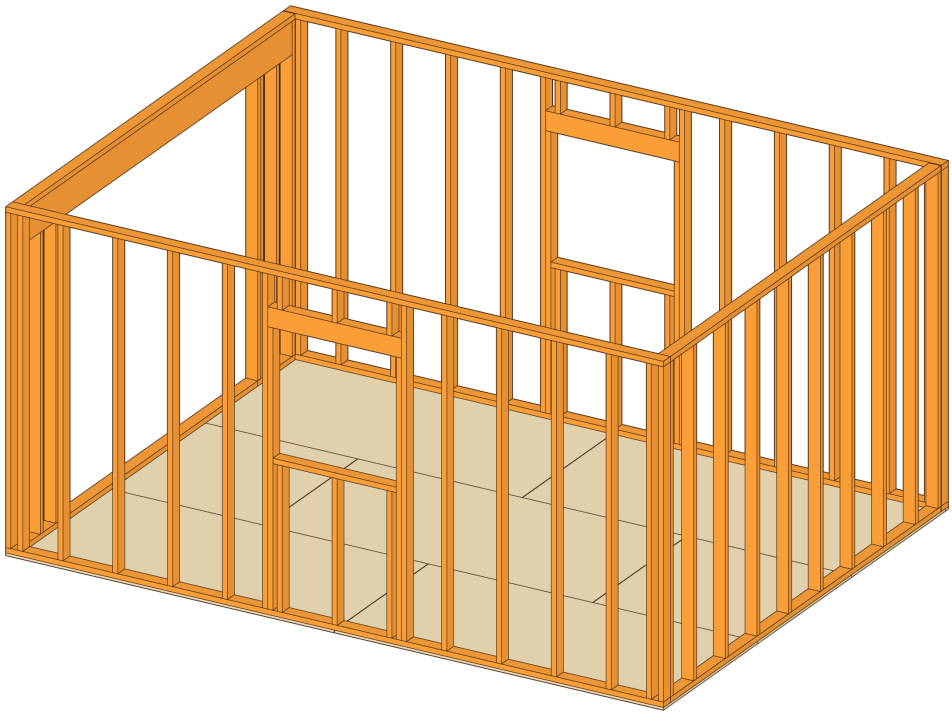
Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

3 WALLS

Frame each wall with 2x4 studs 16 in on center. The left gable wall holds the 8 ft x 7 ft overhead door opening under one doubled 2x10 header that runs end stud to end stud, on doubled jack studs. Square each wall, raise it as a bare frame (three people for the back, front and left walls, two for the right wall), brace it plumb, and tie the walls together with the second top plates. Once all four walls stand, hang the T1-11 siding and line the 8 ft x 7 ft overhead door opening with 2x6 jambs and a 1x6 head liner, then fit the aluminum sill flashing and the head trim with its drip cap.

In the full plan: every wall drawn stud by stud with a position table, the headers, the siding sheet layouts, the door opening, jambs, head liner, sill flashing and track hanger boards and how to raise each wall safely. www.3dshedplans.com/12x16-garage-shed-plan/



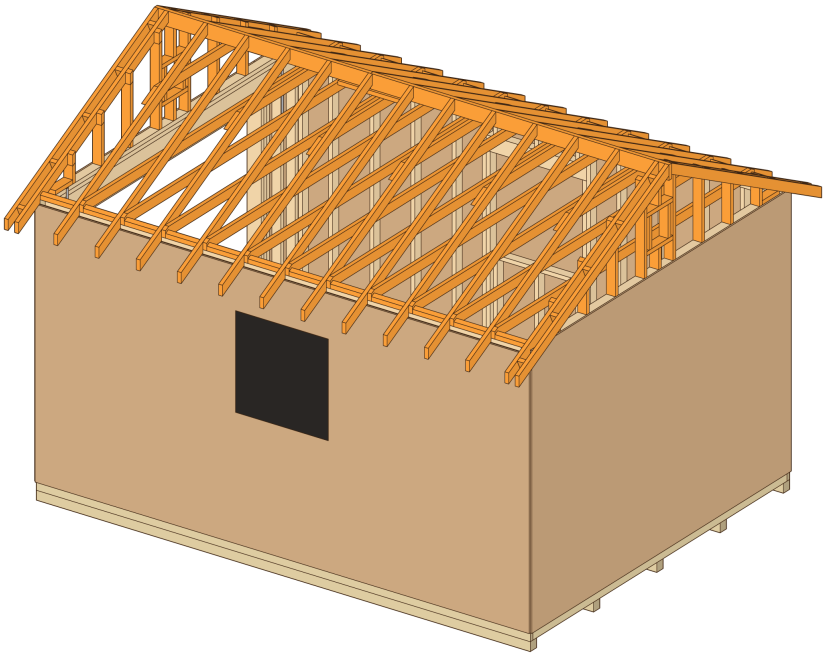


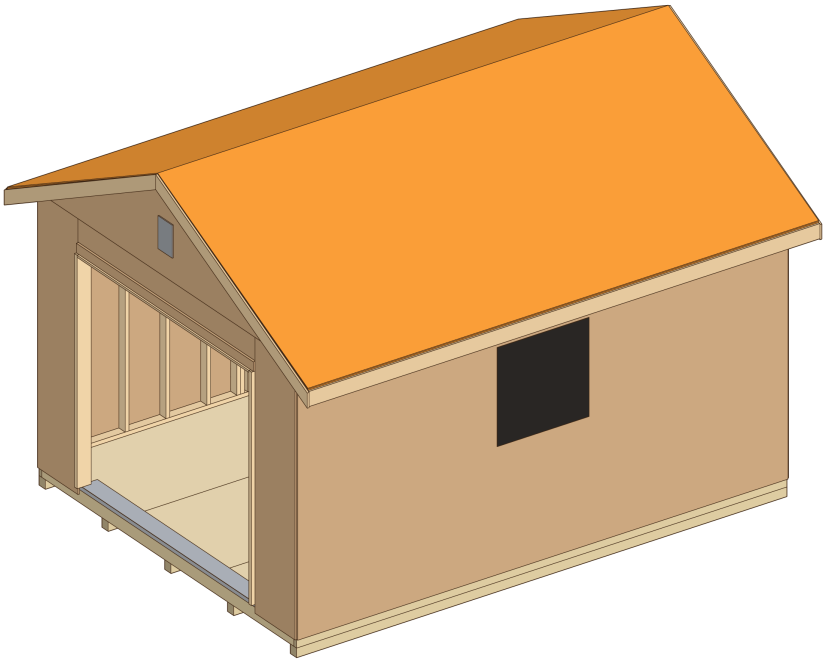
Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

4 ROOF

Cut a pattern 2x4 rafter, set the ridge board and the rafter pairs 16 in on center, then the rafter ties, collar ties and gable end studs, and the rake overhang on lookout blocks. Then sheath with OSB and add felt, drip edge and shingles, with cap shingles along the ridge.

In the full plan: the pattern rafter with every cut, the rafter layout on the plates, the sheathing map and the shingle courses. www.3dshedplans.com/12x16-garage-shed-plan/



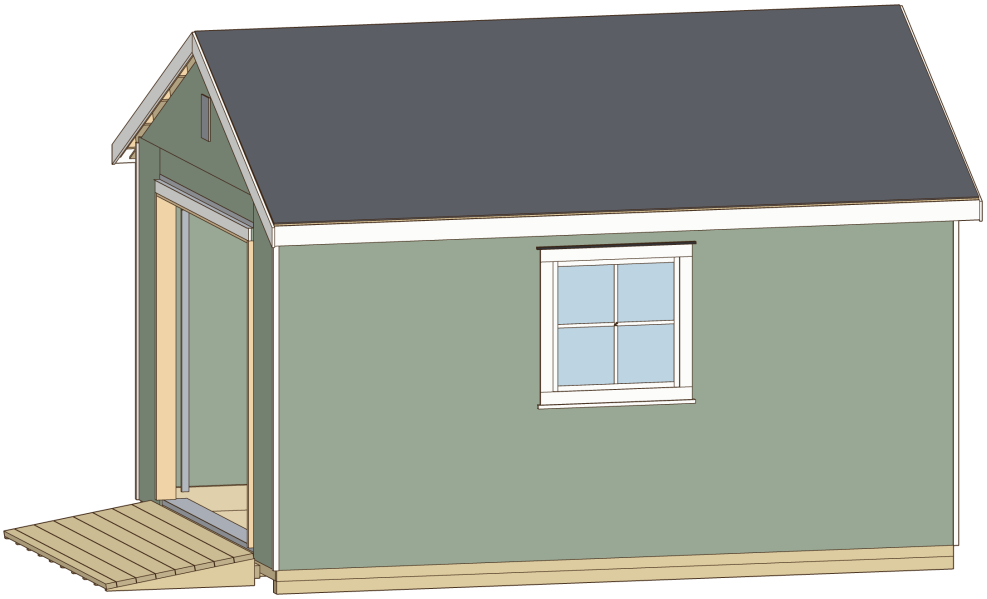


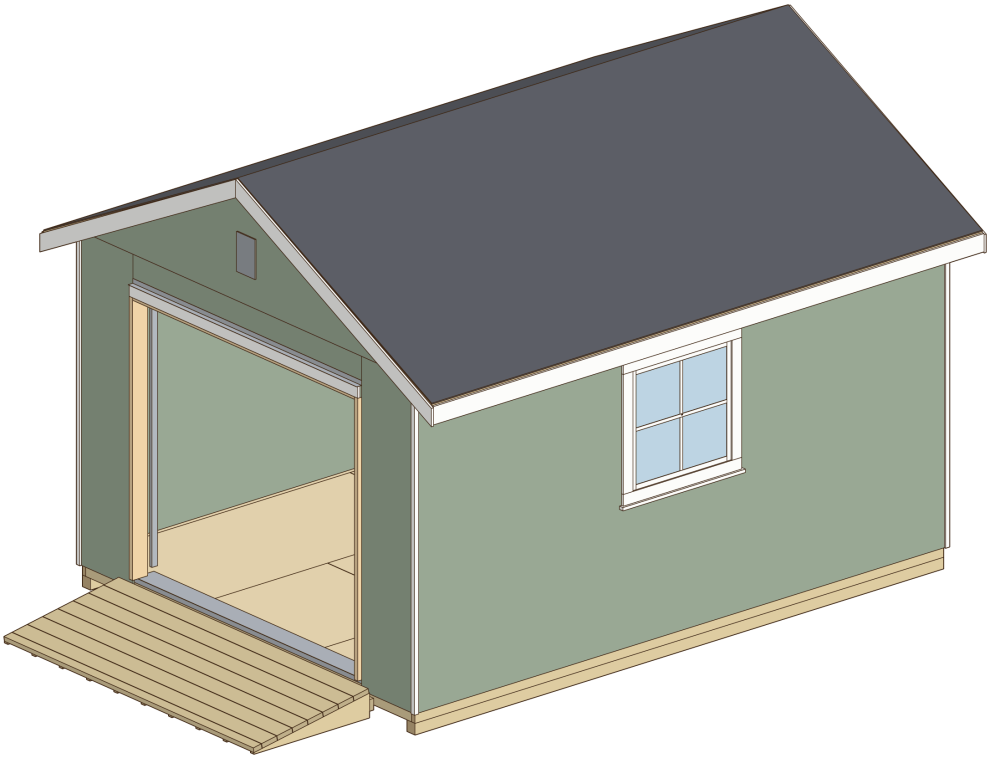
Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

5 TRIM AND PAINT

Add the corner trim, the window casing and the drip caps, then prime and paint or stain. Last, build the detachable wheel-in ramp at the door: wheels roll on at a beveled toe and meet a 13/16" lip at the door.

In the full plan: the casing and trim table, the drip caps and the corner trim, and the ramp's cut sizes and section drawing. www.3dshedplans.com/12x16-garage-shed-plan/



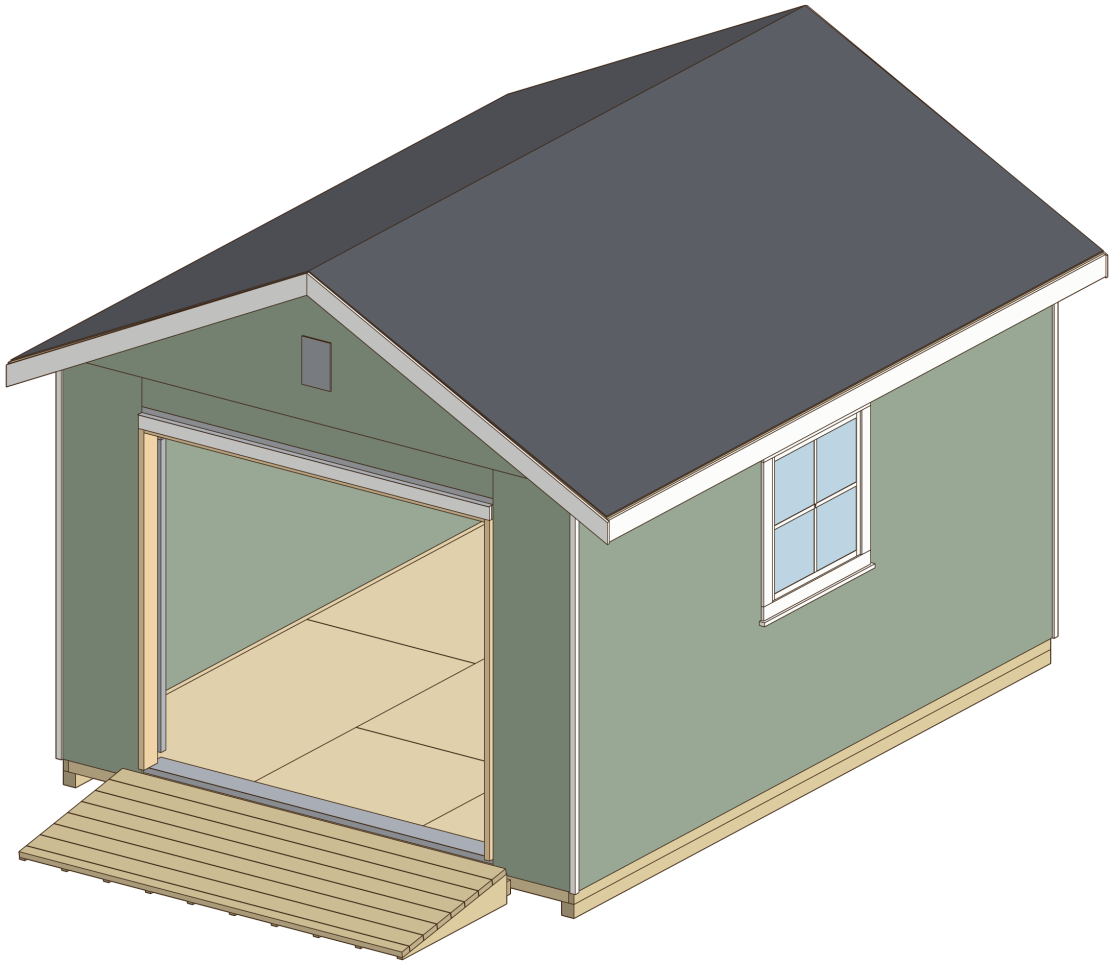


Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

Ready to build?

The full 12x16 garage shed plan with overhead door gives you the shopping list, the cut list, every measurement and a dimensioned drawing for each step. Instant PDF download for $24.99: www.3dshedplans.com/12x16-garage-shed-plan/

	Free	Full plan
Finished views and step overview	Yes	Yes
Overhead door opening and track hangers	Overview	Every part and step
Floor for about 2,000 lb of machines	Stated	Joists and end joist
Material list with quantities	No	Yes
Cut list for every part	No	Yes
Measurements in every step and drawing	No	Yes
Wall framing drawings with openings	Preview	All walls, dimensioned
Rafter pattern, ridge, ties and gable studs	No	Yes
Pro tips	No	Most steps



Get the full plan: material list, cut list and every measurement > www.3dshedplans.com/12x16-garage-shed-plan/

Copyright © 2026 3DSHEDPLANS.COM. 12x16 garage shed plan with overhead door. Free version.