

# 10×12 Basic Utility Shed Plan (Budget Build)

**Difficulty:** Easy | **Time:** 2 Days | **Cost:** ~\$1,200 - \$1,500

## 1. Project Overview

This plan focuses on functionality and cost-efficiency. By spacing the wall studs further apart (24" on center) and using structural T1-11 siding, you can reduce lumber costs by approximately 30% compared to standard sheds. It is perfect for storing lawnmowers, boxes, and tools.

- **Style:** Simple Gable Roof
  - **Wall Construction:** Economy 24" O.C. Framing
  - **Siding:** T1-11 Structural Panels (No OSB sheathing required)
  - **Roof Pitch:** Low slope (4/12) for easy shingling
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## 2. Material List

### Foundation & Floor

- **3x** | 4" x 4" x 12' Pressure Treated Skids
- **10x** | 2" x 6" x 10' Pressure Treated (Floor Joists) - *Spaced 24" O.C.*
- **4x** | 4' x 8' x 3/4" Plywood (Flooring)

### Walls

- **30x** | 2" x 4" x 8' Studs (Reduced count due to wide spacing)
- **6x** | 2" x 4" x 12' Plates (Top/Bottom)
- **12x** | 4' x 8' T1-11 Siding Sheets (5/8" thickness recommended)

### Roof

- **14x** | 2" x 4" x 8' (Rafters) - *Spaced 24" O.C.*
- **1x** | 2" x 6" x 12' (Ridge Board)
- **8x** | 4' x 8' OSB Sheathing (7/16")
- **5x** | Bundles of 3-Tab Shingles (Cheapest option)
- **1x** | Roll Roofing Felt

### Hardware

- **3 lbs** | 3-1/2" Nails
- **2 lbs** | 2" Galvanized Siding Nails
- **1x** | Gallon of Exterior Acrylic Latex Paint (Crucial for T1-11 protection)

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## 3. Step-by-Step Instructions

### Step 1: The Economy Foundation

1. Level the ground and lay your three 4x4 skids.
2. Install the rim joists and floor joists.
3. **Cost Saving Note:** Space the floor joists **24 inches on center** rather than the standard 16. This is sufficient for standard storage but uses less wood.
4. Nail down the plywood flooring.

[Insert your saved "Floor Framing Diagram" here]

### Step 2: Framing the Walls (Economy Spacing)

1. Mark your top and bottom plates with an "X" every **24 inches**.
2. Build the front, back, and side walls using this wider spacing.
3. Frame a simple rough opening for the door (standard 36" or 60").
4. Raise the walls and secure them to the floor.

[Insert your saved "Wall Framing Diagram" here]

### Step 3: Installing Structural Siding



1. Unlike other sheds, you do **not** need OSB sheathing.

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2. Nail the T1-11 siding sheets directly to the wall studs.
3. Ensure the vertical edges of the siding land halfway on a stud so both sheets can be nailed to it.
4. **Important:** T1-11 provides the structural rigidity for the shed, so ensure it is nailed securely every 8 inches along the edges.

## Step 4: The Roof

1. Cut rafters for a simple low pitch (4/12).
2. Install rafters spaced 24 inches on center.
3. Sheathe the roof with OSB.
4. Install felt paper and 3-tab shingles.

[Insert your saved "Roof Rafter Diagram" here]

## Step 5: Finishing

1. **Paint Immediately:** T1-11 siding is wood and will absorb water if not sealed. Apply two coats of high-quality exterior paint immediately after construction to ensure it lasts for years.