

Creating a Bonus Room Above a Garage

Reference Number: **KB-00904**

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The information in this article applies to:



QUESTION



I want to create a "F.R.O.G.", or Family Room Over Garage, in my plan. How can I do this in Home Designer?

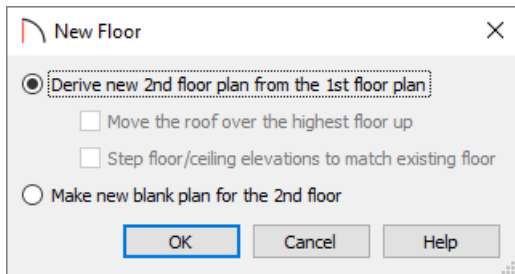




ANSWER

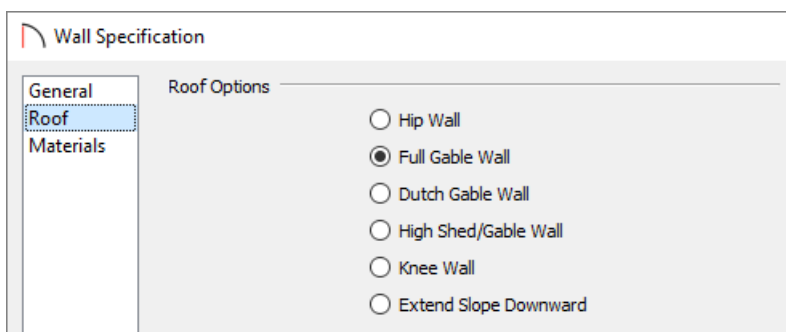
A bonus room over a garage can be created in all Home Designer programs. This article describes how to create a living area above a simple detached garage; however, the same basic approach applies to attached garages as well, so the steps within this article can be used in various designs.

To create the 2nd floor

1. Select **Build> Wall> Straight Exterior Wall** , then click and drag out walls to create a basic enclosed rectangular structure.
2. Select **Build> Floor> Build New Floor**  from the menu and in the **New Floor** dialog that appears, choose the **Derive new 2nd floor plan from the 1st floor plan** option, then click **OK**.





3. The **2nd Floor Defaults** dialog will appear. Click **OK** without making any changes to continue.
4. On the second floor, using the **Select Objects**  tool, click on the the left wall to select it, then click the **Open Object**  edit button.
5. On the **Roof** panel of the **Wall Specification** dialog that opens, select the **Full Gable Wall** option, then click **OK** to close the dialog and apply your change.



Note: The appearance of this dialog may vary, depending on the version of Home Designer you are using.

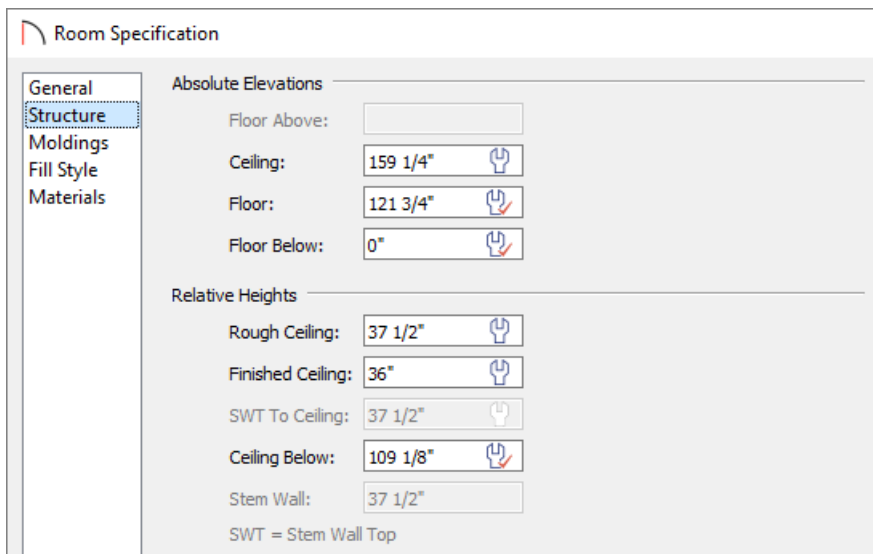
6. Repeat this process for the opposing wall on this floor. If Auto Rebuild Roofs is enabled, you will notice a simple gable roof will be generated. The roof will be adjusted further in the next section.

To modify the area above the garage


1. Using the **Select Objects**  tool, click in the area or room that is above the garage on the second floor to select it, then click the **Open Object**  edit button.

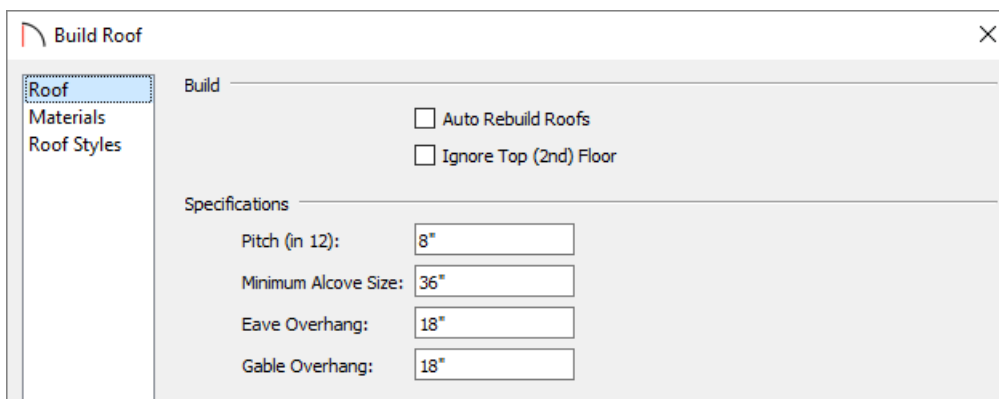
2. On the **STRUCTURE** panel of the **Room Specification** dialog that opens, lower the **Finished Ceiling** value to the height that you want the exterior walls to be above the floor, then click **OK**.

In this example, the height for this area is lowered to 36".



The **Room Specification** dialog box is shown with the **Structure** panel selected. The **Absolute Elevations** section includes fields for **Floor Above:**, **Ceiling:** (set to 159 1/4"), **Floor:** (set to 121 3/4"), and **Floor Below:** (set to 0"). The **Relative Heights** section includes fields for **Rough Ceiling:** (set to 37 1/2"), **Finished Ceiling:** (set to 36"), **SWT To Ceiling:** (set to 37 1/2"), **Ceiling Below:** (set to 109 1/8"), and **Stem Wall:** (set to 37 1/2"). A note at the bottom states "SWT = Stem Wall Top".

3. Select **Build> Roof> Build Roof**  from the menu to display the **Build Roof** dialog.




The **Build Roof** dialog box is shown. The **Roof** panel is selected. The **Build** section has checkboxes for **Auto Rebuild Roofs** and **Ignore Top (2nd) Floor**. The **Specifications** section includes fields for **Pitch (in 12):** (set to 8"), **Minimum Alcove Size:** (set to 36"), **Eave Overhang:** (set to 18"), and **Gable Overhang:** (set to 18").

- Specify the desired **Pitch (in12)**.

For the purposes of this example, we specified a roof pitch of 8 in 12.

- Uncheck the **Auto Rebuild Roofs** box, if available.
- If you are using Home Designer Pro, check the **Build Roof Planes** box.
- Click **OK**.


4. Select the second floor room that was edited previously and click the **Open Object**  edit button to return to the **Room Specification** dialog:


Room Specification


General
Structure
Moldings
Fill Style
Materials

Absolute Elevations


Floor Above:


Ceiling: 


Floor: 


Floor Below: 


Relative Heights

Rough Ceiling: 

Finished Ceiling: 

SWT To Ceiling: 


Ceiling Below: 

Stem Wall: 

SWT = Stem Wall Top



- Change the **Finished Ceiling** height from the 36" set previously back to the default height by selecting the wrench icon. A red check will display within the wrench icon signaling that a default value is now being used.
- Click **OK**. Dashed lines may now display on the floor plan, indicating where the ceiling planes intersect the roof.

5. You can now place objects from the **Library Browser**  to finish customizing your plan.

6. Finally, take a **Camera**  view of the interior to see the results.



Related Articles

-  [Creating a Garage Shop Space \(/support/article/KB-00776/creating-a-garage-shop-space.html\)](/support/article/KB-00776/creating-a-garage-shop-space.html)
-  [Drawing a Shed Dormer Manually \(/support/article/KB-00367/drawing-a-shed-dormer-manually.html\)](/support/article/KB-00367/drawing-a-shed-dormer-manually.html)