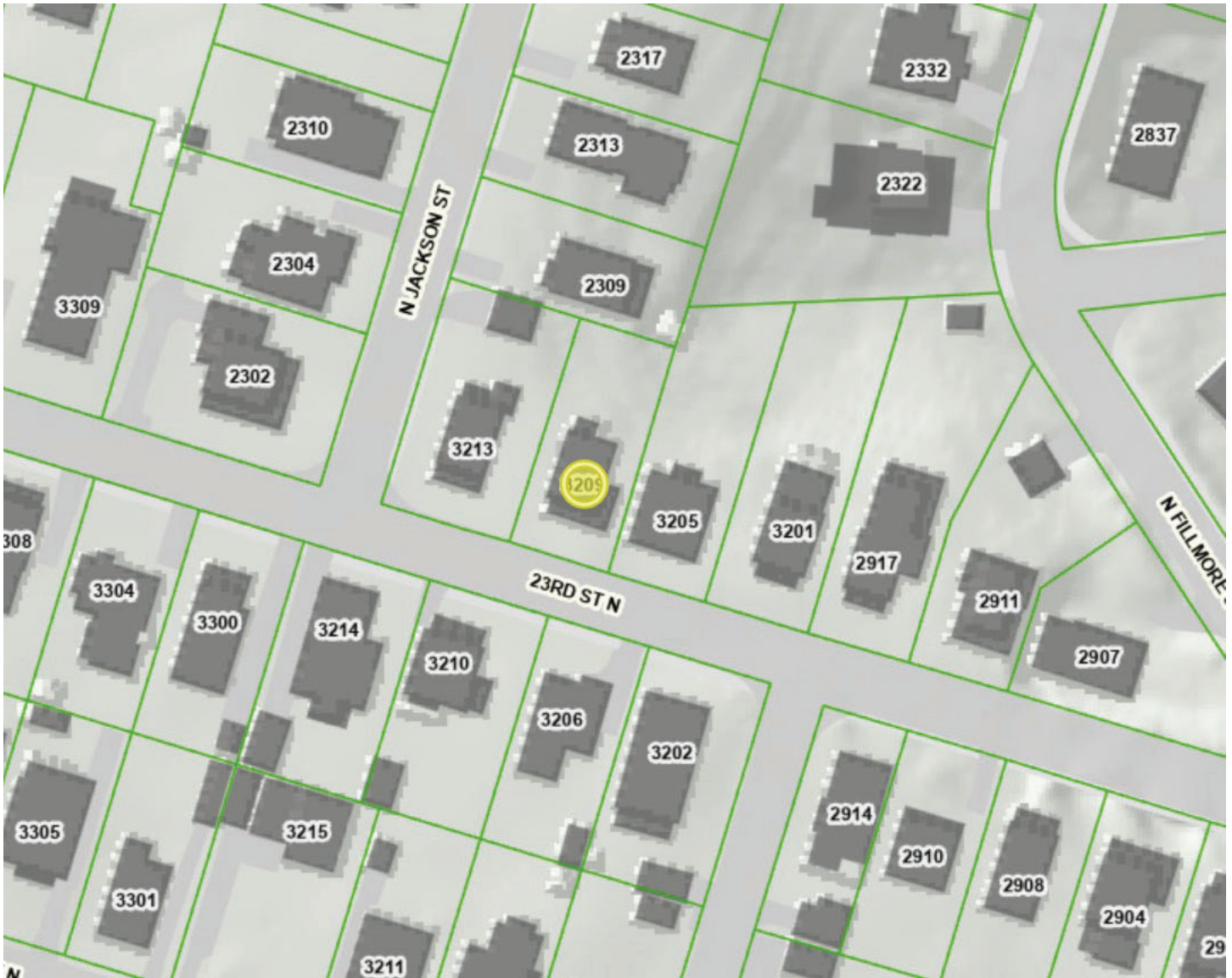


Historical Affairs and Landmark Review Board

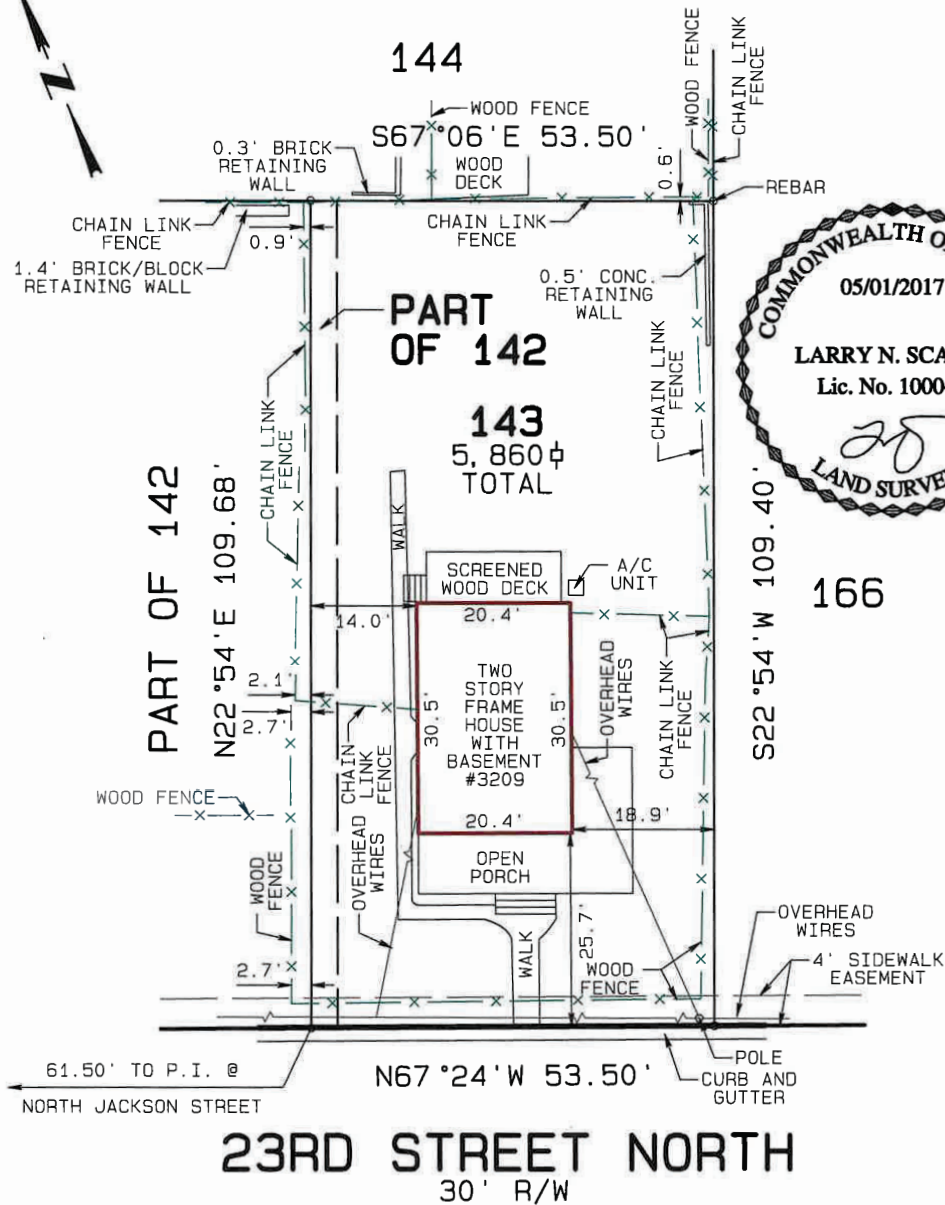
Arlington County, Virginia



HALRB Meeting June 18, 2025, CoA 25-01A

3209 23rd St. N.: Amendment to CoA 25-01 for new location of shed.

NOTE: THERE IS A ONE FOOT GAP BETWEEN THE DESCRIPTIONS OF
3209 AND # 3213 23RD STREET NORTH,



PHYSICAL IMPROVEMENTS SURVEY
LOT 143 AND PART OF 142, THIRD ADDITION TO

MAYWOOD

ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=20' DATE: MAY 1, 2017

CASE NAME: HERCHENRIDER
TO CASTNER (ARL172083)

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

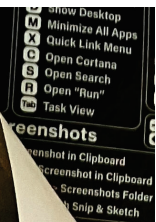
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.



SCARTZ SURVEYS

LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM







Facing back right corner of lot.

Approximate proposed placement is ~12' off the back property line (with the wooden fence on the left in photo) and ~5' off the right side property line (with the chain link fence)



The holly tree at back right corner is 13" in diameter; the shed could be positioned another 1-2' to the left to accommodate the tree, if needed.



Facing the right-side neighbor: 3205 23rd Street N basement and drain container.

Shed entry will be in the front right side of the building. The shed exterior design does not change with this proposed new placement.

Applicant will use chicken wire and wood lattice in between the posts at the foundation of the shed.

Contract

CONDITIONS/QUALIFICATIONS/EXCLUSIONS

1. The following items are not included in this proposal:

- Building permit fee and/or procurement
- Removal or disposal of hazardous materials
- Compliance with ADA unless specifically noted.
- Additional work required due to concealed conditions.
- Certificate of Occupancy
- Performance/Payment bonds
- Excludes all landscaping removal, repair and replacement.

2. All work to be performed during normal working hours 7 am – 5 pm M - F

3. Any costs incurred from changes required to comply with laws, regulations, codes, ordinances, and rules pertaining to this work will result in an increase in the contract amount.

4. A 3.9% fee will be added to total fee if paying by credit card

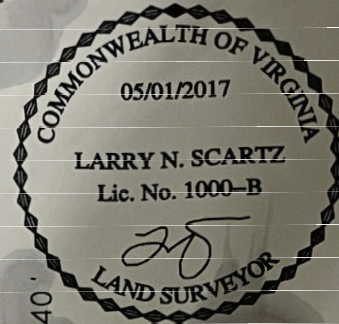
5. This Proposal is good for 30days, after 30days proposal is subject to re-pricing

6. Footers figured to be 12in round x 24in deep, using 4000 psi grey color concrete, screed finish, dowelled in with #5 rebar. Includes 12 footers, (x3) spaced evenly along the each of the shed base 4"x4" runners

Terms of the contract: Payments not received within thirty (30) days from the date due shall incur late payment interest from the date due until paid at the rate of 1½% per month. Additionally, should American Concrete Services retain an attorney to enforce its rights; Owner/Customer shall pay all reasonable attorneys' fees and court, or arbitration costs incurred by American Concrete Services. In order to maintain proposed schedule, the Owner shall provide full and necessary information in a timely manner regarding the requirements of the Project, including timely responses to Contractor RFI's, Notices, Submittals and Change Order requests. The response time required

for the owner's response in writing on this project is not later than three (3) calendar days after receipt of Contractor's RFI, Change Order Request or other notice.

NOTE: THERE IS A ONE FOOT GAP BETWEEN THE DESCRIPTIONS OF
3209 AND # 3213 23RD STREET NORTH.



**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3838.**

BACKYARD OUTFITTERS, INC
FRANKLIN, TN

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOFING OVER WOOD SHEATHING.
7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
8. ALL ROOF DECKING IS TO BE $\frac{7}{16}$ " OSB.

9. ALL SIDING IS TO BE $\frac{1}{2}$ " or $\frac{5}{8}$ " TREATED T1-11 PLYWOOD.
10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #1, OR BETTER.
11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
13. ALL FLOOR DECKING IS TO BE $\frac{5}{8}$ " OR $\frac{3}{4}$ " PLYWOOD.
14. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.
15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OLD HICKORY BUILDINGS IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
2. RAMPS, STAIRS, AND GENERAL ACCESS
3. ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

1. RISK CATEGORY I
2. FLOOR LIVE LOAD: 40 PSF
3. SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, $P_g = 60$ PSF
FLAT ROOF SNOW LOAD, $P_f = 40$ PSF
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$
4. WIND LOADS ARE BASED ON THE FOLLOWING:
Vult = 115 MPH
RISK CATEGORY I
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT:
 $GC_{pi} = \pm 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 10.0, -13.1 PSF
ROOF-ZONE 2 = 10.0, -22.7 PSF
ROOF-ZONE 3 = 10.0, -33.6 PSF
WALL-ZONE 4 = 14.3, -15.5 PSF
WALL-ZONE 5 = 14.3, -19.1 PSF

NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (A_e) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

PIERS (IF REQUIRED):

1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND.
2. PIERS SHALL TYPICALLY BE 8"x16" CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 3 FEET. CORNER PIERS OVER 16" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. TIE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW. TREATED LUMBER WITH A MINIMUM BEARING AREA OF APPROXIMATELY 128 SQUARE INCHES MAY BE USED FOR PIERS LESS THAN 12" HIGH.
3. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
4. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.

HALRB APPROVED

COA ISSUED ON **April 16, 2025**

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3838.**



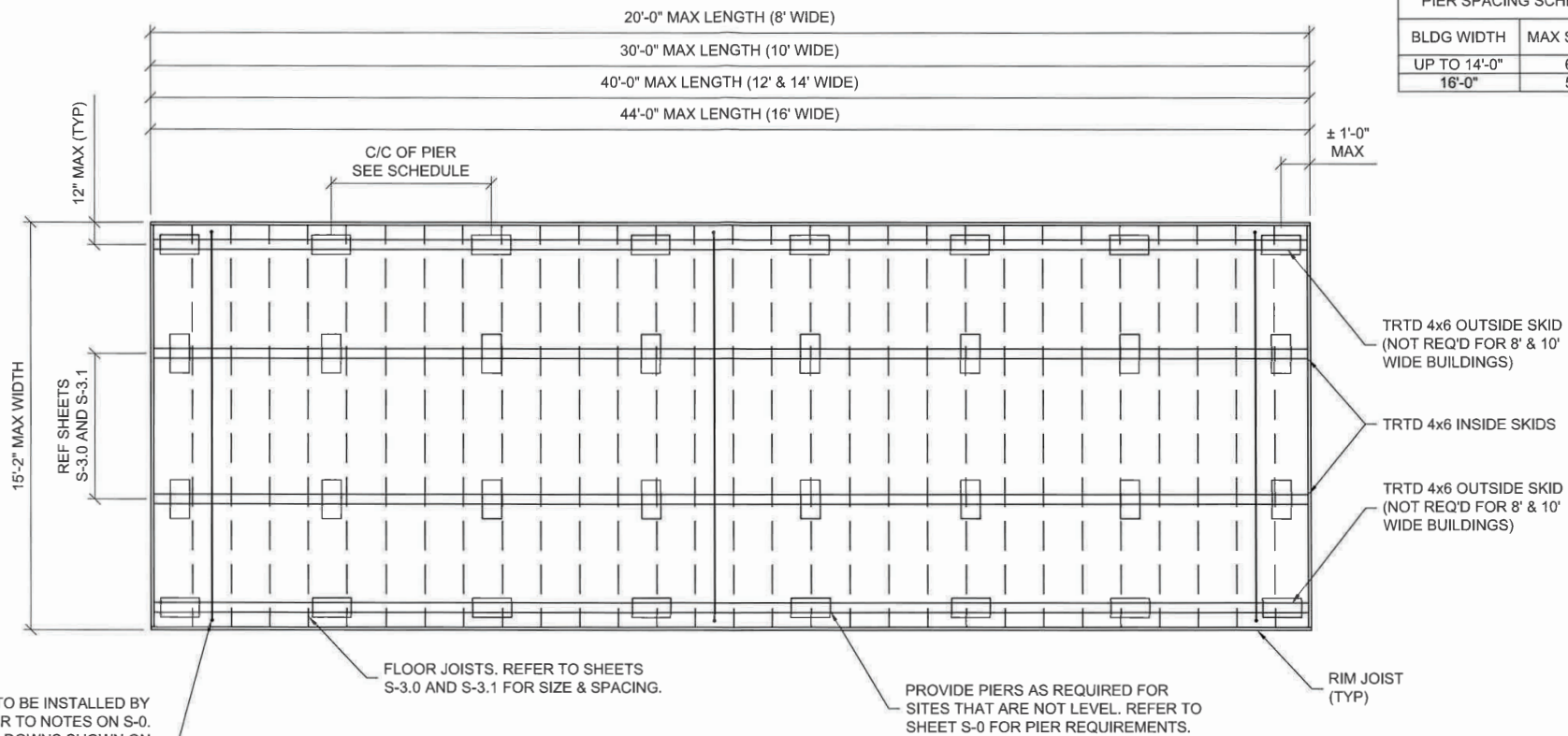
UTILITY SHED--MARYLAND--IBC 2018

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.



PROJECT NO:	
DATE:	03-06-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-0
SCALE:



PIER SPACING SCHEDULE	
BLDG WIDTH	MAX SPACING
UP TO 14'-0"	6'-0"
16'-0"	5'-0"

FLOOR FRAMING PLAN

HALRB APPROVED
COA ISSUED ON April 16, 2025

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703-228-3838.



3-6-23

UTILITY SHED--MARYLAND--IBC 2018

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.



PROJECT NO:	
DATE:	03-06-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-1

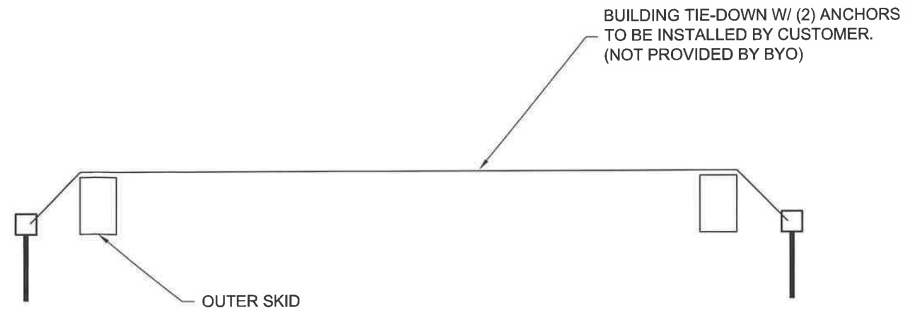
SCALE: NOT TO SCALE

UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS		16' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY
10'-0"	2	400#	2	350#	-	-	-	-	-	-
12'-0"	2	450#	2	450#	2	350#	-	-	-	-
14'-0"	2	550#	2	500#	2	400#	2	350#	-	-
16'-0"	3	400#	3	400#	2	450#	2	400#	2	400#
18'-0"	3	450#	3	450#	2	500#	2	450#	2	450#
20'-0"	3	500#	3	500#	2	550#	2	500#	2	500#
22'-0"	-	-	3	550#	3	450#	2	550#	2	550#
24'-0"	-	-	4	450#	3	450#	3	400#	3	400#
26'-0"	-	-	4	450#	3	500#	3	450#	3	450#
28'-0"	-	-	4	500#	3	550#	3	500#	3	500#
30'-0"	-	-	4	550#	4	450#	3	500#	3	500#
32'-0"	-	-	-	-	4	450#	3	550#	3	550#
34'-0"	-	-	-	-	4	500#	4	450#	4	450#
36'-0"	-	-	-	-	4	500#	4	450#	4	450#
38'-0"	-	-	-	-	4	550#	4	500#	4	500#
40'-0"	-	-	-	-	4	550#	4	500#	4	500#
42'-0"	-	-	-	-	-	-	-	-	4	550#
44'-0"	-	-	-	-	-	-	-	-	4	550#

NOTES:

- 1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.
- 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.
- 3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.



HALRB APPROVED

COA ISSUED ON April 16, 2025

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703-228-3838.



UTILITY SHED--MARYLAND--IBC 2018

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.

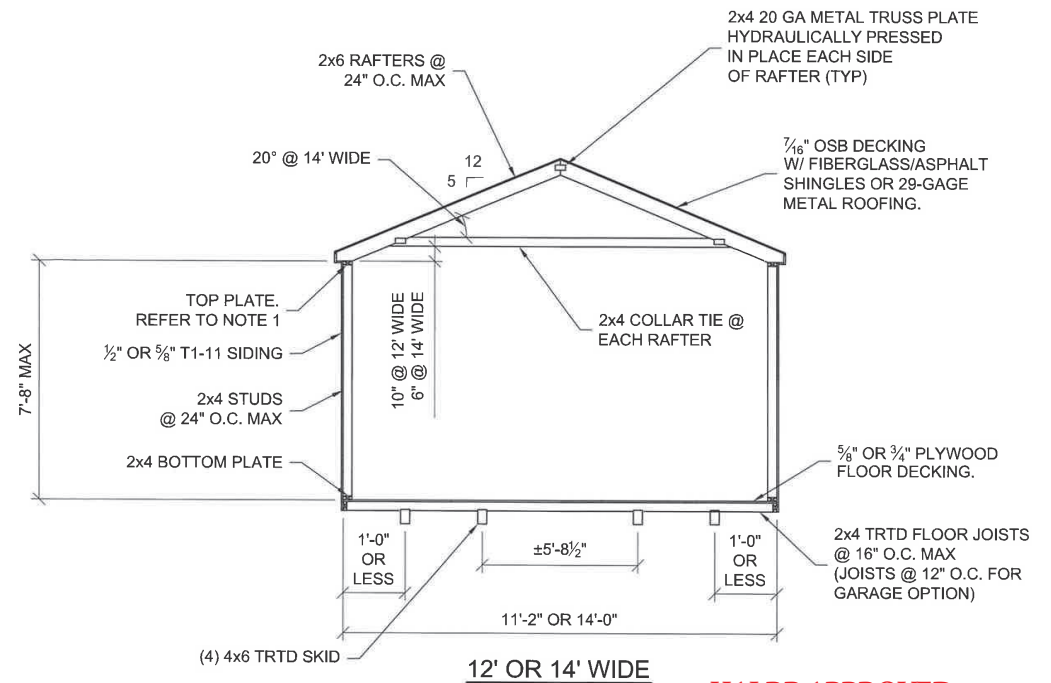
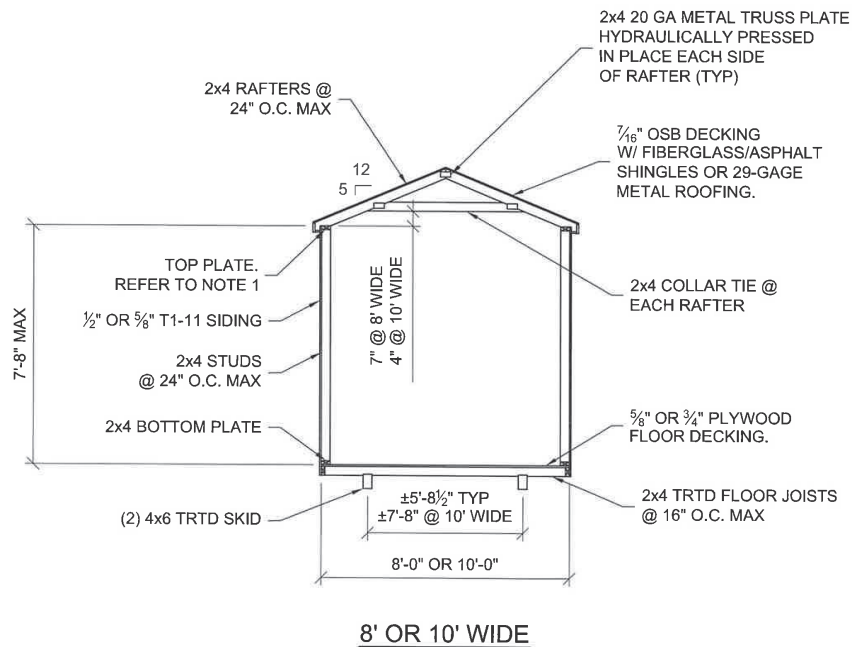


PROJECT NO:	
DATE:	03-06-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-2

SCALE:



- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.

BUILDING SECTIONS

HALRB APPROVED
COA ISSUED ON April 16, 2025
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3838.



UTILITY SHED--MARYLAND--IBC 2018

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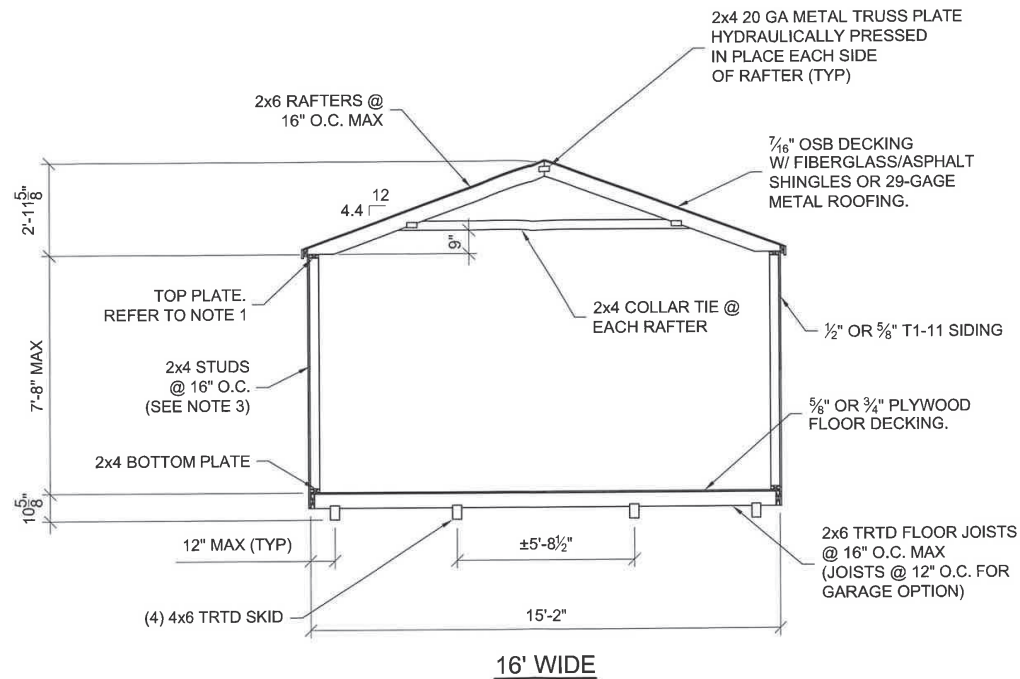


PROJECT NO:
DATE: 03-06-2023
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

SHEET NUMBER

S-3.0

SCALE: 1/4" = 1'-0"



- NOTES: 1. PROVIDE A DOUBLE TOP PLATE ALONG THE SIDE WALLS WHEN THE RAFTER SPACING DOES NOT MATCH THE WALL STUD SPACING.
2. 2x6 FRAMING MAY BE SUBSTITUTED FOR THE 2x4 FRAMING SHOWN. THE SPACING OF THE 2x6 FRAMING SHALL BE AS SHOWN FOR THE 2x4.
3. WALL STUDS ARE PERMITTED TO BE SPACED AT 24" O.C. FOR 5/8" T-11 SIDING PROVIDED A DOUBLE TOP PLATE IS USED ALONG THE SIDE WALLS.

BUILDING SECTION

HALRB APPROVED
COA ISSUED ON April 16, 2025

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COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3838.**



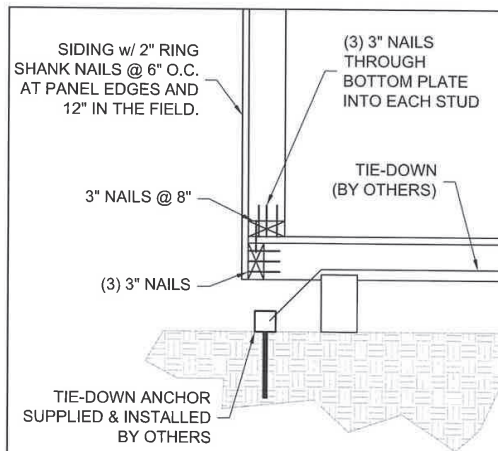
UTILITY SHED--MARYLAND--IBC 2018

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.

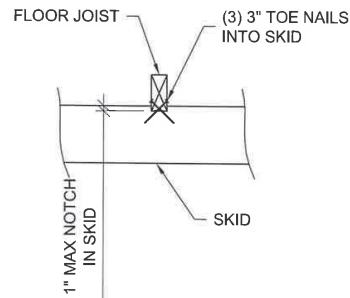


PROJECT NO:	
DATE:	03-06-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

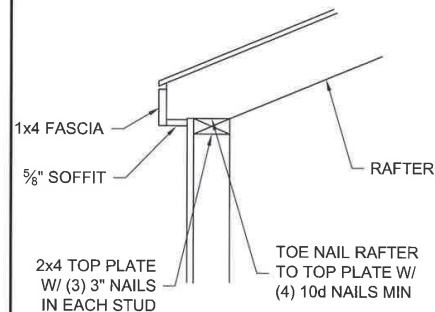
SHEET NUMBER
S-31
SCALE: 1/4" = 1'-0"



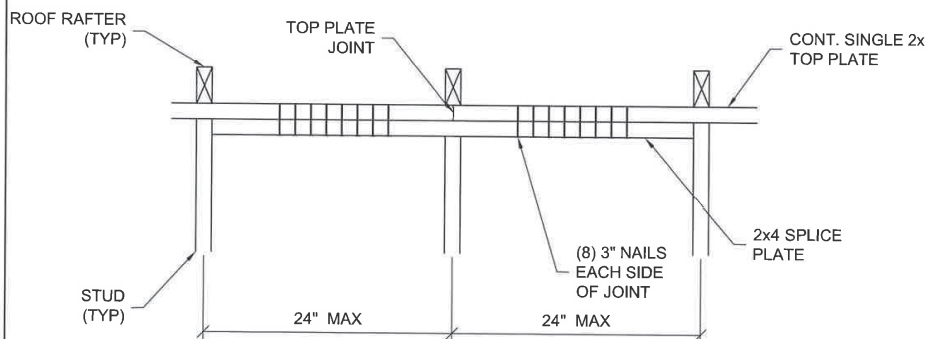
1-TYPICAL DETAIL



2-FLOOR JST TO SKID DETAIL



3- EAVE DETAIL



4- WALL TOP PLATE SPLICE DETAIL

HALRB APPROVED
COA ISSUED ON April 16, 2025

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703-228-3838.



UTILITY SHED--MARYLAND--IBC 2018

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.

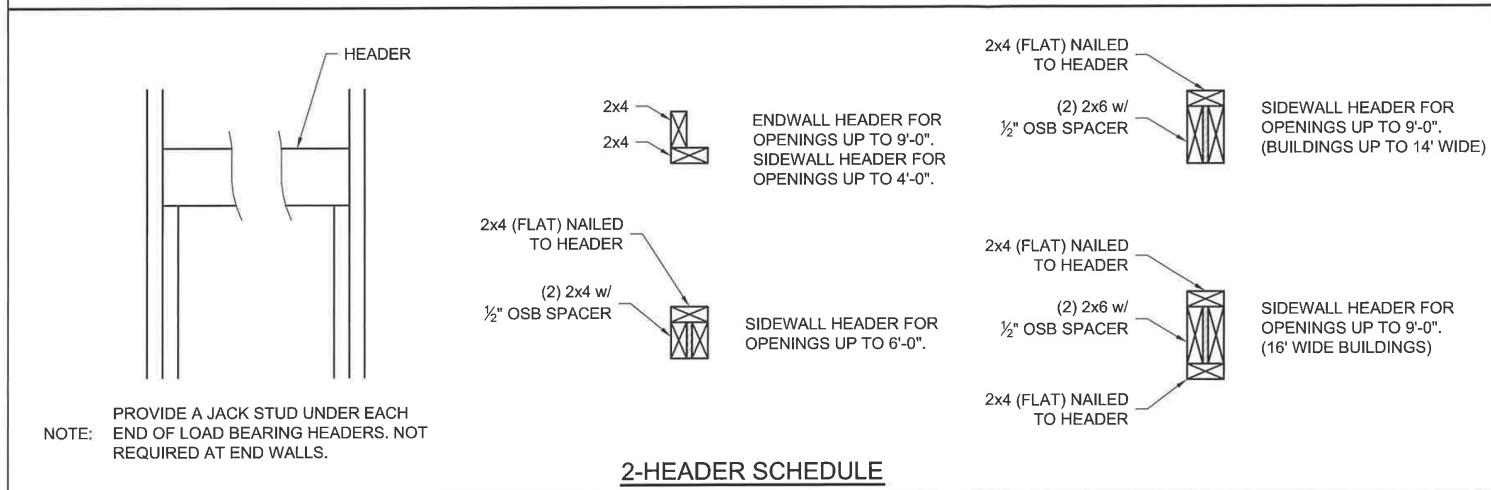
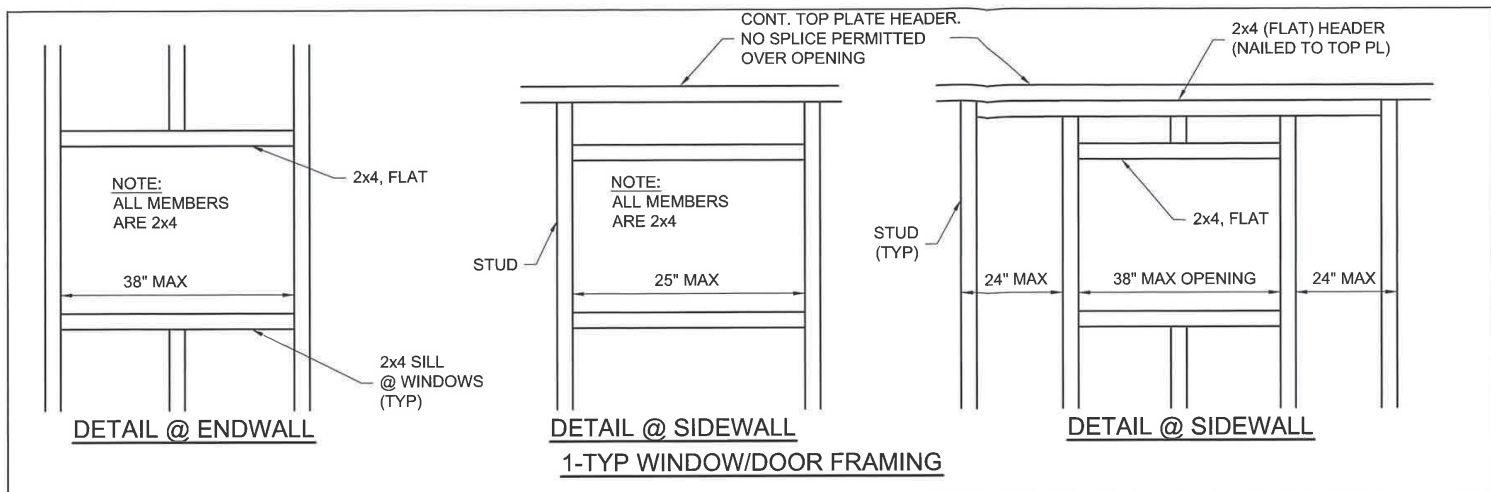


PROJECT NO:	
DATE:	03-06-2023
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-4.0

SCALE: 1"=1'-0"



HALRB APPROVED

COA ISSUED ON April 16, 2025

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3838.

3-6-23	UTILITY SHED--MARYLAND--IBC 2018 PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44599, EXPIRATION DATE: DECEMBER 10, 2023.		PROJECT NO:	SHEET NUMBER S-41 SCALE: 1"=1'-0
			DATE: 03-06-2023	
DRAWN BY: KLN				
CHECKED BY: KLN				
			REVISION:	



HALRB APPROVED

COA ISSUED ON April 16, 2023

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
763-238-1658**



HALRB APPROVED

COA ISSUED ON April 16, 2023

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703-228-3838.**



QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

HALRB APPROVED
COA ISSUED ON April 16, 2025
**FIELD CHANGES TO EXTERIOR
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703-228-3838.**



HALRB APPROVED

COA ISSUED ON April 16, 2025

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE**

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

703-228-3838.



HALRB APPROVED

COA ISSUED ON APRIL 16, 2025

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
781-432-4838.**

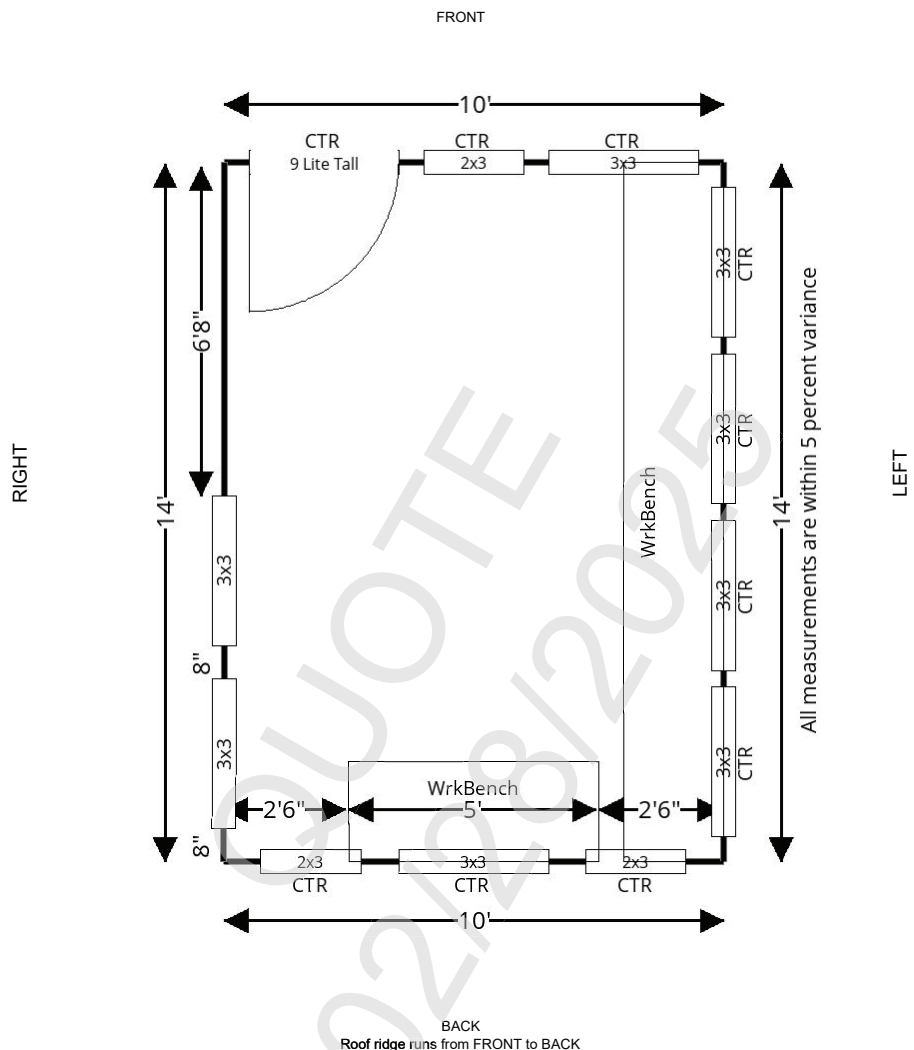


HALRB APPROVED
COA ISSUED ON April 16, 2025
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3838

Backyard Outfitters Enterprises, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Reference #: 2657794

Sales Lot _____ Land Decor _____ Date 02/28/2025
Customer Name Amy Castner Bldg Type/Size 7' Utility (7' Walls) 10x14



BUILD ON SITE / UNPAINTED

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

HALRB APPROVED

COA ISSUED ON April 16, 2025

FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
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703-228-3838.

Backyard Outfitters Enterprises, LLC - QUOTE SHEET
Quote Only - Reference #: 2657794

Prepared by: Carolyn Smith : 03/17/2025 18:57pm (CDT)

Sales Lot Land Decor Date 03/17/2025
Customer Name Amy Castner Bldg Type/Size 7' Utility (7' Walls) 10x14

Bldg Type	Unpainted
Flooring	Treated Square Edge
Roof	Silver - Metal
Siding Type	LP SmartPanel
Exterior Finish	Unpainted
Wall Color	Unpainted Smartpanel
Trim Color	Unpainted Smartpanel
Door Color	
Trim on Door Color	
Shutter Color	

Item	Price	Qty	Total Price
7' Walls	175.00 EA	1	\$175.00
7/12 Roof Pitch	275.00 EA	1	\$275.00
6" Front and Back Overhang	275.00 EA	1	\$275.00
House Wrap (On Walls Only)	1.75 / SF	140	\$245.00
Tall 9 Lite Door	440.00 EA	1	\$440.00
3x3 Aluminum Double Pane Window	310.00 EA	8	\$2480.00
2x3 Aluminum Double Pane Window	240.00 EA	3	\$720.00
Workbench	17.00 LF	19	\$323.00
Double Door	165.00 EA	-1	\$-165.00

Custom Options

Custom Paint Color	100.00	1.00	\$100.00
Custom Trim Color	100.00	1.00	\$100.00
6 Overhang On 14 Walls	275.00	1.00	\$275.00

TOTAL OPTIONS PRICE \$5243.00

Additional Items	Type	Price	Qty	Amount
Build On Site Fee		2359.50	1	\$2359.50

Notes/Comments

Choosing not to seal the siding will void the warranty regarding any damage to the siding caused by weather (rain, snow, sun, etc.)

HALRB APPROVED

COA ISSUED ON April 16, 2025

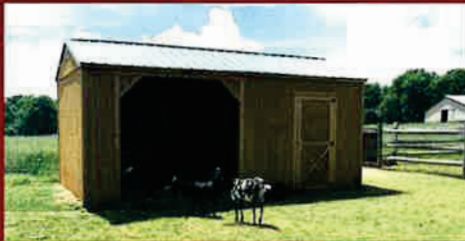
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3838.

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

BUILD ON SITE / UNPAINTED / HOUSE WRAP



**OR ASK YOUR
DEALER FOR
THE PRICE LIST**



HALRB APPROVED

COA ISSUED ON April 16, 2025

**UNMADE CHANGES TO EXTERIOR
COMPONENTS ON APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-226-3838.**

Flooring Options

Options & Add-Ons

See Options & Add-Ons Table in our Price List

You choose: 5/8" Treated Square Edge Flooring or 5/8" T&G Flooring



5/8" Treated Square Edge

- 5/8" CDX Grade Square Edge, Pressure Treated Plywood
- Lifetime warranty against termites & fungal decay
- Choose this flooring if you want a lifetime warranty against termites & fungal decay and are not as concerned with small imperfections and knots in the appearance or seam gaps due to shrinkage from the pressure treating process



5/8" Engineered Tongue & Groove

- 5/8" Tongue and Groove, Engineered Panels
- Exceptional strength & stiffness for a flatter, more stable floor
- Free of knots and patches with a thermally fused face
- Advanced resins are moisture resistant
- Choose this if you want a seamless floor with a virtually flawless appearance

Upgrade: Single-layer or double-layer 3/4" Flooring. See Price List.

Standard floor designed for 300 lbs. POINT LOAD spread evenly over an area no less than 5 inches by 5 inches. Additional options are available. Upgrade to thicker flooring, 2x6" Joists and/or 12" On-Center Joists for a more heavy-duty floor.

Floor Joist Upgrades



2x6 Pressure Treated Joists
2x4 are Standard



12" On-Center Floor Joists
16" OC is Standard

Add-on Barriers & Insulation



House Wrap Vapor Barrier
Recommended if you plan to insulate



Tech Shield & Silver Tech
Radiant Heat Barrier



Tar Paper
Under Roofing Only
Recommended for Shingle Roofs

Standard Metal Roofing Colors

One Standard Metal Roof Color included in price. Same price for Standard Metal or Shingle Roof.

RUSTIC RED

CHARCOAL

BROWN

BLACK

HUNTER
GREEN

SILVER

Special Order Metal Roofing Colors

Adds one week to the lead-time and has a slight upcharge. See our Price List or ask your local dealer for details.

BRILLIANT
WHITE

ALAMO
WHITE

ASH
GRAY

PEWTER
GRAY

TAUPE

TAN

GALLERY
BLUE

OCEAN
BLUE

BRITE
RED

BURGUNDY

BURNISHED
SLATE

LIGHT
STONE

Metal color availability and color names vary by region. Please consult your dealer for options in your area.

Shingle Roof Colors

WEATHERED WOOD

DARK BROWN

BLACK

Standard Paint Colors

One Standard Paint Color included in price.

BARN
WHITE

NAVAJO

BEIGE

CLAY

BUCKSKIN

BROWN

GAP
GRAY

GIBRALTAR

EVERGREEN

ROSEMARY
GREEN

BARN
RED

BLACK

Standard paints are Sherwin Williams® A-100®. We offer over 1,000 Sherwin Williams® A-100® custom paint colors. See dealer for details.

Urethane Colors

Urethane Colors require an upcharge based on building size. See our Price List or ask your local dealer for details.

CEDAR

MAHOGANY

DRIFTWOOD

CHESTNUT
BROWN

Actual colors may vary from those displayed in brochure. See dealer for actual color swatch.
Backyard Outfitters, LLC is not responsible for colors not matching the brochure.

Siding Options

3/8" LP Smart Panel



LP Smart Panel is treated with LP's proprietary SmartGuard® process. With four components of protection, the process adds strength, is weather resistant, and helps the siding withstand impacts, freeze/thaw cycles, high humidity, fungal decay and termites.

5/8" T1-11 Pressure Treated



T1-11 is tried and true, premium grade real plywood exterior siding that is protected against rotting, fungal decay and termites. It's available with a water sealer (except for Build On Site).



HALRB APPROVED

COA ISSUED ON: April 16, 2025

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3838.

Windows

Options & Add-Ons

See Options & Add-Ons Table in our Price List



**18"
OCTAGONAL**



**24" x 27"
FOR LOFT**



**2' x 3' SINGLE
& DOUBLE PANE**



**3' x 3' SINGLE
& DOUBLE PANE**



**SHUTTER TRIM
SHOWN ON 2'x3'**



10"x35"



10"x29"

Window trim will either be painted for LP Smart Panel Siding or Water Sealed for T1-11 Pressure Treated Siding.

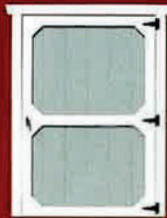
Doors



**3' SINGLE
BARN**



**3' SINGLE BARN
WITH 10"x29" WINDOW**



**4' SINGLE
BARN**



**4' SINGLE BARN
WITH 10"x35" WINDOW**



**DOUBLE
BARN**



**DOUBLE BARN
WITH 10"x29" WINDOWS**



**SOLID
HOUSE DOOR**



**9-LITE
HOUSE DOOR**



**OPENING
LOFT DOOR**



8' x 7' GARAGE



9' x 7' GARAGE

Door trim will either be painted for LP Smart Panel Siding or Water Sealed for T1-11 Pressure Treated Siding.

Framing Upgrades



16" On-Center Studs & Trusses

Treated Only. 24" OC studs & trusses are standard on treated buildings.



16" On-Center Roof Trusses

Painted Only. 16" OC studs are already standard on painted buildings.

Interior Add-Ons



WORKBENCH



SHELVES



LOFT

Exterior Add-Ons



**ADD-ON: EXTRA PORCH POST
ADD-ON: PORCH RAILING
UPGRADE: SUNBURST SPINDLES**



**ADD-ON: 6" FRONT & BACK OVERHANG
ADD-ON: 7/12 ROOF PITCH**

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