

# *Beautiful Creations*

That fit your budget & enhance your property.



Handcrafted for years of lasting beauty!

Storage buildings & garages in wood or vinyl siding.  
Many different sizes and models to choose from.



# Build On-Site Garages



This 2-story garage was built in two days. Smaller buildings are done in one day.



## G58 | 24x24 Two Car Garage

Almond vinyl siding, clay trim, brown roof

## On-site construction

### When should you consider this option?

While the majority of our buildings are delivered fully assembled, certain situations require that some structures be built on site. This option is available for the following situations:

#### Your property is not accessible for our truck and trailer

- Maybe your driveway is too small
- You have a gate, retaining wall, or shrubbery that is not wide enough to pass through. We need 10-14' side to side and 15' overhead

#### You want (or are required) to have the floor of your structures be a cement slab

- The slab is incorporated into the garage rather than a floorless pre-built garage anchored on top

#### Our trailer cannot get to the place you want to locate your structure

- There are trees, fences or other buildings in the way

#### The structure you ordered is too big to transport pre-built

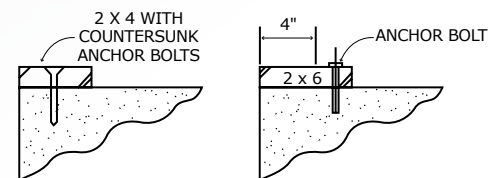
- Certain 2-story structures fall into this category
- You requested higher side walls or a building wider than 14'

Whether you've purchased a shed or a garage, the process for having it built on-site is the same. More site preparation info is on page 9.

We can also build on a block wall or stone pad.  
**Call us for more information!**

**First, prepare your site...** Please check with your local municipality about the required base for a building that houses cars or trucks. Some areas may require that the vehicle sit on concrete, rather than on a wood floor. Our garages are available with concrete or wood floor. Also, local codes and practices regarding concrete and foundation requirements may apply.

### This is how we anchor the walls to your concrete floor



*This information is only intended as a general guideline.*

# A-Frame Garages with Full Loft & Stairs



**G59 | 24x24 Two Car Garage**  
Clay vinyl siding, white trim, metal roof



**G60 | 24x28 with Attic Trusses**  
Custom colors with stone front and cedar impression shakes on gable

# A-Frame Garages with Loft & Shed Dormer

**Built on-site by our professional builders,** these garages can be completed in one week. Many options and add-ons to choose from with lots of attention given to detail and workmanship. Most often built on a concrete floor, but a sturdy wood floor may be acceptable in some cases. Floor and foundation are priced separately on these models. Please check with your local permit office. See next page for interior photos.



**G61 | 24x24 Two Car Garage with a Shed Dormer**

Tan vinyl siding, white trim, slate roof



Available in painted or vinyl siding, these garages will add a great value to any home, and are an economical way to enhance your property plus give you all the storage you need with that nice loft area.

Look at all the options like higher walls to accommodate that car lift as well as more windows and doors.

**G62**

# Our Unfinished Interiors Can Easily Be Converted Into a Future Apartment



**Inside of Loft Area with Shed Dormers**



**Inside First Floor Facing in from Garage Doors**

# Gambrel with Full Loft & Stairs



**G63**  
Flint vinyl siding, white trim, slate roof



**G64 | 24x40 with Cape Cod Dormers**

# Garages with Cape Cod Dormers



**G65 | 24x28 with Loft, Dormers, and Lean-to**



**Gambrel  
with Loft**

**G66 | 24x36 3-car Garage with Loft and Cape Cod Dormers**  
White vinyl siding, black windows, custom trim

# Custom Built Sheds, Garages, & Cabins



**G67 | 24x24 with Shed Dormer and Front Porch**

Vacation home or shed with second floor rec. room.  
——— *Imagine the possibilities!* ———



# Site Preparation for Sheds & Garages with Wood Floors



Basic shed pad with pressure-treated wood framing.



Shed pad with railroad tie wood retaining wall, built on a hillside.



10x12 shed pad with concrete pillars, rarely needed.

**Before you get started...** Prior to purchasing any shed, we recommend you check with your local government's building/code enforcement office. Building code officials, in addition to supplying the permit, will also advise on setback requirements to determine where the shed can be placed in relation to property lines. Additionally, there may be any number of restrictions or requirements a property owner must meet, including height and/or size restrictions.

We are often asked to supply building specs, etc. As part of the permit process, and are happy to assist whenever possible.

**Preparing the site...** Start with a level pad of  $\frac{3}{4}$ " crushed stone, 3"-4" deep, 2' larger than the size of the shed (for example, a 10'x14' building would require a pad at least 12'x16'). This will ensure better drainage around the perimeter of the shed — especially if you are not planning to install rain gutters.

Rain and run-off from the roof will eventually create a muddy area and splash up onto the shed walls causing deterioration to the paint and wood siding. The gravel base prevents this and extends the life of the building.

To prepare a gravel base, remove the sod from an area slightly larger than the pad, level the site by removing dirt where necessary, and spread the gravel to a depth of about three or four inches. Tamp the gravel down with a piece of 4x4 or metal tamper until it is evenly distributed and the site is flat and level. A "frame" of pressure-treated 4x6s or 4x4s will help keep the stone in place and create a neater appearance; however, it is not required.

## OR

A level concrete slab between 3"-4" thick and exactly same size as the building in length and width.

**Not Recommended: Cinder blocks.** Inevitably, there will be some "settling" after your shed is delivered and set on its foundation. Placing a shed on cinder blocks greatly increases the risk that a shed will settle unevenly. A shed that settles unevenly will twist making doors and windows stick or difficult to open. Additionally, delivery and accurate placement of a shed is more difficult with cinder blocks as a base.

*Cement pillars, with or without tie-downs, are required by some municipalities. Check local regulations for recommended placement.*



# Two-Car Modular Garages

**Affordable two-car modular garages** delivered in two halves and ready to use within about two hours of assembly time



**G68 | Modular Garage with Painted T1-11 Siding & Heavy-Duty Ramps**



**G69 | Modular Garage with Vinyl Siding**  
(Many door window styles are available as an option)



Interior shown with optional loft area



Moving a modular garage into position



## **G70 | 12x24 Colonial Garage**

With New England upgrade and optional carriage-style garage door, white vinyl siding, white trim, slate roof, black shutters. Optional ridge vent and cupola.



## **G71 | 12x24 A-Frame Garage**

Gray vinyl siding, dark gray trim, slate roof



## **G72 | 12x20 Dutch Garage**

Almond vinyl siding, white trim, tan roof, red shutters

*Most of these garages can be shipped fully built up to 50' in length.  
We also build on site when needed with higher walls, etc.*

# Steep Roof Chalet



**G73 | 14x24 Garage with loft, one shed dormer, and one transom dormer**

Pearl siding, white trim, black metal roof



The second floor provides the perfect hangout/storage area

Double your square footage *without paying double* with our full loft buildings. Seasonal storage and more.



**Inside View Facing in from Garage Door**



**G74 | 14x24 Chalet with Shed Dormer**

Pearl siding, white trim, black metal roof

# Two-Story Gambrel Barn



## **G75 | 14x22 Gambrel with Full Loft**

Custom metal roof, 10' shed dormer  
Navajo white, clay trim, custom burnished slate metal roof



Double your storage area with this large open second floor plan, or use it for a game room, rec. room, etc. Never run out of space again.



Large open first floor is great for parking cars, boats, tractors, and lawn equipment, or even your personal workshop.

*Please see our price list for ceiling heights and delivery options.*

# Loft Options

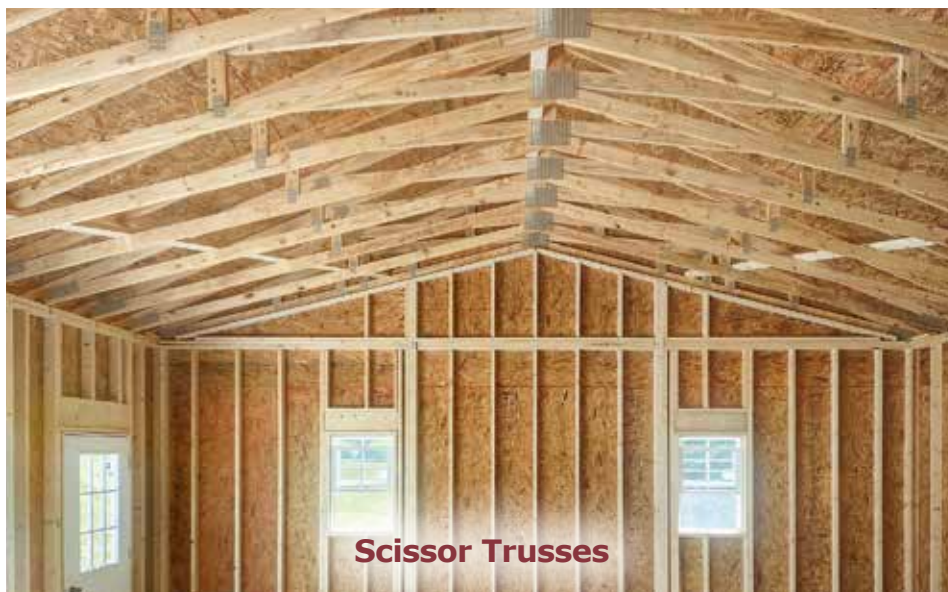
Unlike a post and frame building, a framed building like this can easily be finished off inside



**Gambrel Loft with Rafters**



**Loft with Attic Trusses**



**Scissor Trusses**

# Weather Vanes & Cupolas

## Garden Sized Copper



#804  
12"Lx10"H  
16" wingspan



#8803  
10"Lx10"H



#802  
10"Lx11"H



#8815  
12"Lx19"H  
16" wingspan



#801  
15"Lx10"H

## Black Aluminum

12"Lx18"H



## Copper Roof



## Black Aluminum Roof



## Coppertone Aluminum

Concave roof/window



## Copper Concave Roof



Size at Base		
18"	21"	24"
Height with Concave Roof		
30"	33"	38"
Height with Straight Roof		
22"	28"	31 1/2"

# Options



Painted siding gable vent



Vinyl siding gable vent



Universal arched gable vent



14" octagon window



Ridge vent

## Doors



RP Door with 11-lite arch



Raised panel door



9-lite door



New England doors-TI-11



Pre-hung door with 9-lite

## Windows



Extra large 24x36 window with NE trim



Large 18x27 window and window box



Small 14x21 window and window box

## Garage Door Windows

**Raised Panel Style**



Stockton short



Sunburst



Cascade short

## Garage Doors *Many more window designs are available*



CS garage door with cascade windows and decorative hinges



Standard RP garage door with stockton windows

**Carriage Style**



Stockbridge



Stockton long



Stockton Arch



Cascade long



# Step by Step Instructions to Order a Garage

1. Determine what size you need. Concrete floor or wooden floor?
2. Decide who you want to do your foundation work. We have concrete contractors in PA and MD that we may refer you to. Contact them to give you a price on concrete work. If you choose a wood floor, then you may contact us to provide a price to prepare the site if within 25 miles.

If you choose to do your own concrete work or site preparation, please follow our instructions on site preparation or you may incur additional costs if the site is off square or not perfectly level.

3. Call your local township or county zoning officer for set back requirements, size restrictions, height, etc. Make sure a garage/shed that size is allowed on your property, then apply for a permit.

Note: they will ask you for a detailed drawing and a plot plan showing where it goes on your property. Most times they can provide a plot plan (or look it up online) and we can provide the structure drawing.

4. Determine what you want the building to look like, choose a style and order drawings. Some designs can be provided free of charge but will not be engineered or stamped for your specific area. Engineering and architectural fees are not refundable, must be paid in advance and may cost from \$300-900. Most smaller one-car garages do not need plans in order to get a permit.

For help, go to the website

**LancasterPASHedBuiders.com** and click on view Garage Brochure. Page 10 has garage door options.

5. Decide where you want your doors and windows. Small doors and windows can be placed in

alternative places with no additional cost in most of our designs.

6. Take the plans to your zoning office for approval along with your completed permit application.
7. Send a copy of your permit and the inspection schedule along with the phone number of your building inspector to pashed@outlook.com or mail to:

Backyard Creations LLC  
1045 West Penn Grant Road  
Willow Street, PA 17584

8. Send the order for your garage in to office at the above address, along with a 30% down payment. Personal or business checks are accepted, as well as Visa, MasterCard, American Express, or Discover.

## Our Policy

We need a copy of the building permit, or if not available, payment in full, two weeks before we start the building. Payments are not refundable after the project is started. Any change orders shall be put in writing. We can provide builders license numbers and insurance certificates if needed.

## Concrete Contractors we work with

### SELECT MASONRY:

Note: Select Masonry will work in PA, MD

Amos - **office:** 717-687-0947, **cell:** 717-629-3894  
(1<sup>st</sup> choice for concrete foundations)

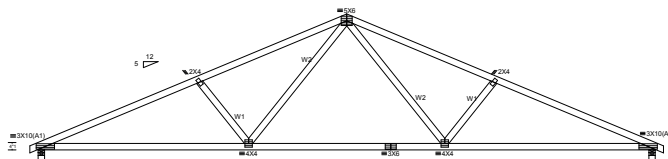
### Other options for concrete:

River Edge Builders, Elmer - 717-725-1648 in PA  
Pyle and Sons Concrete - 443-945-8889 in MD

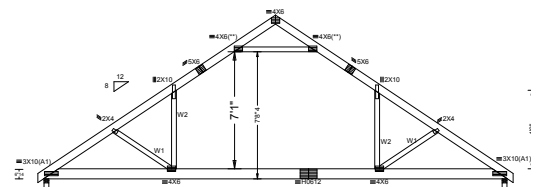
### SITE PREPARATIONS:

John - 717-799-7311 (for stone pads for Modular Garages, etc. if out of our service area)

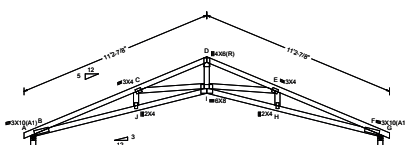
## Truss Designs



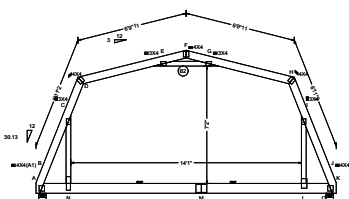
5/12 Truss



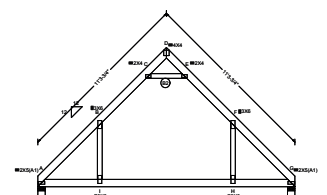
8/12 Attic Truss



5/12 Scissor Truss



Gambrell Truss



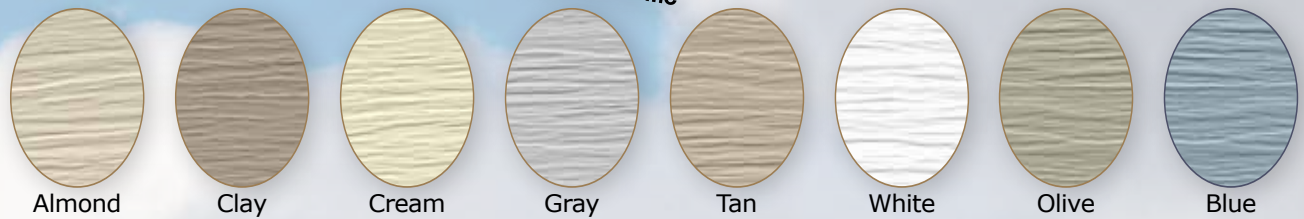
12/12 Attic Truss

# Color Options

## Painted Wood Siding and Trim Colors



## Vinyl Siding Colors



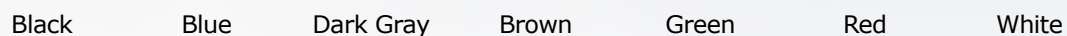
## Vinyl Building Aluminum Trim Colors



## Shingle Colors



## Vinyl Shutter Colors



*Other colors need to be painted*

# Custom-built Garages



**G76**



**G77 | Chalet with Porch**



**G78 | Vinyl Board & Batten**



**G79 | Cape Cod Dormers**



**G80 | Transom Dormer**



**G81 | Full 2 Story in Progress**

# CUSTOM BUILT GARAGES

## **G82 | 28x28 Garage**

with 12' walls and 9x10 garage doors



## **G83 | 24x32 Two-Story Garage**

with 10' walls and a shed dormer



## **G84 | 28x24 Garage**

with 10' walls



## **G85 | 26x30 Flower Shop**

or turn it into a vacation home or hunting camp



Vinyl stone siding



Stained or painted LP shake siding

MAILING ADDRESS FOR ALL MAIL

### **Backyard Creations of Lancaster**

1045 West Penn Grant Road  
Willow Street, PA 17584

#### **PA SALES LOT**

### **Backyard Creations**

150 Marticville Road  
Lancaster, PA 17603

#### **MD SALES LOT**

### **Lancaster PA Shed Builders**

306 Conowingo Road  
Conowingo, MD 21918

[www.lancasterpashedbuilders.com](http://www.lancasterpashedbuilders.com)

**717-872-8602**