

2024 VENUE CATALOG

KYLAN BARN

WWW.KYLANBARN.COM
KYLANBARN@GMAIL.COM
@KYLANBARN | 410-251-5914
30603 DUSTY LN. DELMAR, MD





OUR MISSION



At Kylan Barn, we're in the business of creating epic experiences. Our mission is to make sure your event is a smashing success, from the initial brainstorming to the final cheers. Our team is always on their A-game, going above and beyond to offer you top-notch service, support, and communication. Our main goal? To make your special day unforgettable.

We understand that every event is unique, which is why we offer a wide range of services to ensure that your event is tailored to your specific needs. Whether you're planning a wedding, a corporate event, or a social gathering, we have the expertise to make it happen. Our experienced event planners will work closely with you to bring your vision to life, and our talented team will handle all the details so that you can sit back, relax, and enjoy your event.

At Kylan Barn, we pride ourselves on our attention to detail and commitment to excellence. We believe that every event should be a reflection of its host, which is why we take the time to get to know our clients and understand their needs. We believe that communication is key, and we'll keep you in the loop every step of the way to ensure that your event is everything you've ever dreamed of and more.

We welcome you to Kylan Barn and we look forward to the opportunity to host your special day.

OUR PROCESS

01

BOOK A WEDDING DATE

Congratulations on choosing Kylan Barn as the perfect spot to say "I do!". We're thrilled to have you and can't wait to get started. Simply send us an email with your preferred date and contact information and we'll prepare a proposal for you.

To secure your date on Kylan's calendar, we'll need a 50% venue rental fee retainer and a signed contract. The remaining 50% venue rental fee is due 6 months prior to your booked wedding date.

Let's get this party started!

02

6 MONTH BEFORE WEDDING

The remaining balance of your venue rental is due. You can find the details in your contract within your portal. Payments can be made via cash, check, Venmo or credit card.

Lock in your rehearsal time. If you want to do a rehearsal, please email us with your requested time.

03

4 MONTH BEFORE WEDDING

Receive final walkthrough questionnaire and schedule final walkthrough. Final walkthroughs are scheduled the month prior to your wedding day on select Tuesdays and Thursdays, during regular business hours.

04

1 MONTH BEFORE WEDDING

Attend final walkthrough.

Walkthroughs are scheduled on select Tuesdays and Thursdays within regular business hours. You'll need to come prepared to the walkthrough with the following:

- completed walkthrough questionnaire
- emailed copy of liability insurance policy
- \$500 security deposit- cash or check only. checks written to: Kylan Barn Security
- final decisions on all add ons including: ceremony site, coordination services, fire-pit, beverage packages, furniture rentals, linens, etc.
- payment source to pay all remaining balances including add ons.



LUXURY

WEDDING EXPERIENCES

COMING JANUARY 2024

Packages will include: venue, catering, flowers, planning, bar packages and rentals. Within every budget and custom packages will be available.

COORDINATION & PLANNING SERVICES

PLANNING: \$2,449

it's the sundae and the cherry on top, served to you on a silver platter.

Planning is start to finish. From the details of your design scheme, rentals, vendors, budgeting and more- we have you covered. Perfect for the couple who wants someone to handle most of the wedding planning details and still have input.

COORDINATION: \$1,250

it's the sundae and the cherry on top.

Coordination is for all the couples who want to complete their own vendor hiring. We're available as resource through all planning, assisting with overall design scheme and decorations. We handle all vendor management after final coordination meeting and full wedding day execution up to 14 hours.

ASSISTANT: \$900

it's the cherry on top.

The assistant is for your wedding day only. It allows you to sit-back, relax and watch your planning go into play. We'll handle set-up and breakdown of your decor and coordinate your ceremony processional. We're on-site for up to 10 hours.

Crafting a perfect wedding day is our specialty, and we're here to sprinkle that magic on all our clients.



ONE OF A KIND getting ready suite



Get ready to live your wedding dreams in our very own made-to-perfection bridal suite! The room is equipped with an adjustable thermostat so that you can keep your cool all day long. Sip on your mimosas with our built-in bar, stocked with ice to keep your orange juice and champagne chilled to perfection. Let the good times roll!

You receive access to the suite throughout your entire wedding day rental, so no need to clear the room until the wedding is over.

Additional time in the suite is \$50/hour.

THINGS TO BRING:

bluetooth speaker, dresses, shoes, makeup & hair supplies, food, drinks, etc.

1973 CUSTOM-BUILT AIR STREAM



IN THE AIRSTREAM

- yeti cooler filled with ice
- bluetooth speaker
- heat/ac unit
- bench and bar seating
- wall hooks and mirror
- Adirondack chairs
- shaded patio
- outdoor fans

What to bring: drinks, food,
suits, gaming consoles.

CEREMONY LOCATIONS

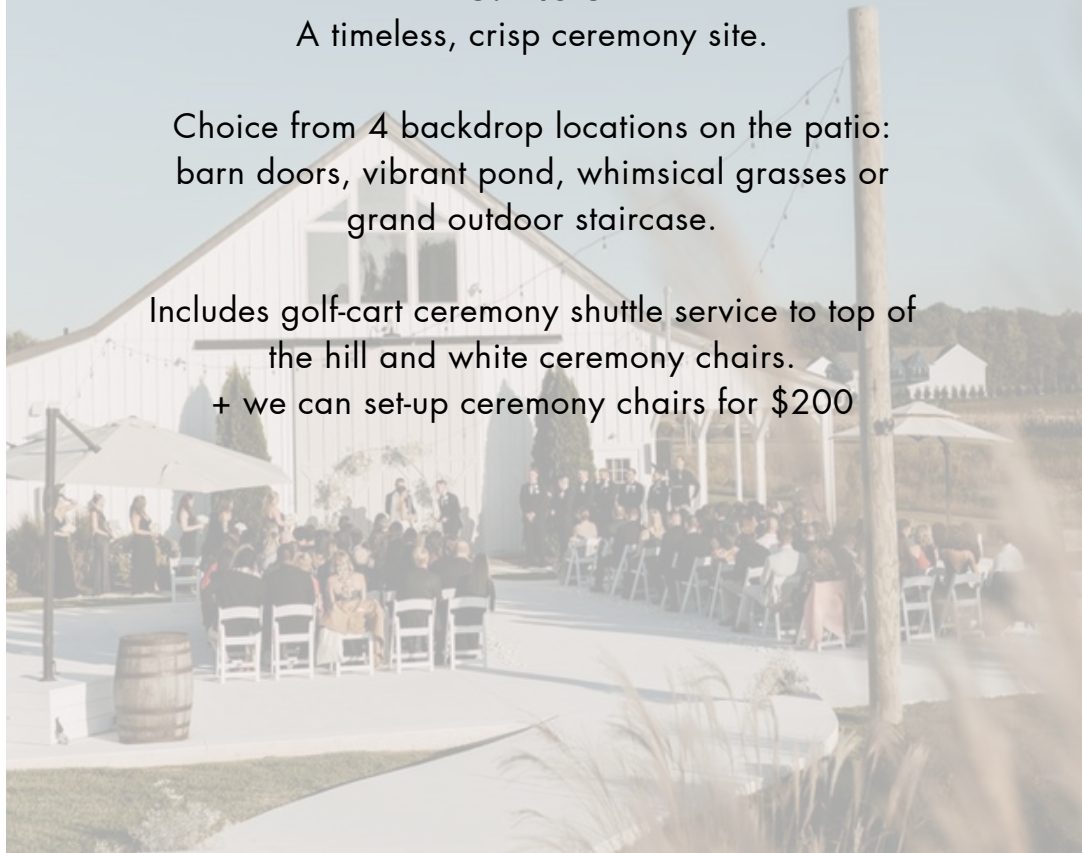
PATIO: INCLUDED

A timeless, crisp ceremony site.

Choice from 4 backdrop locations on the patio: barn doors, vibrant pond, whimsical grasses or grand outdoor staircase.

Includes golf-cart ceremony shuttle service to top of the hill and white ceremony chairs.

+ we can set-up ceremony chairs for \$200



WOODLANDS: \$500

The woodlands is perfect location to be grounded while saying "I do".

Includes golf-cart shuttle service, pest management, benches, bench clean-off, twinkle lighting.

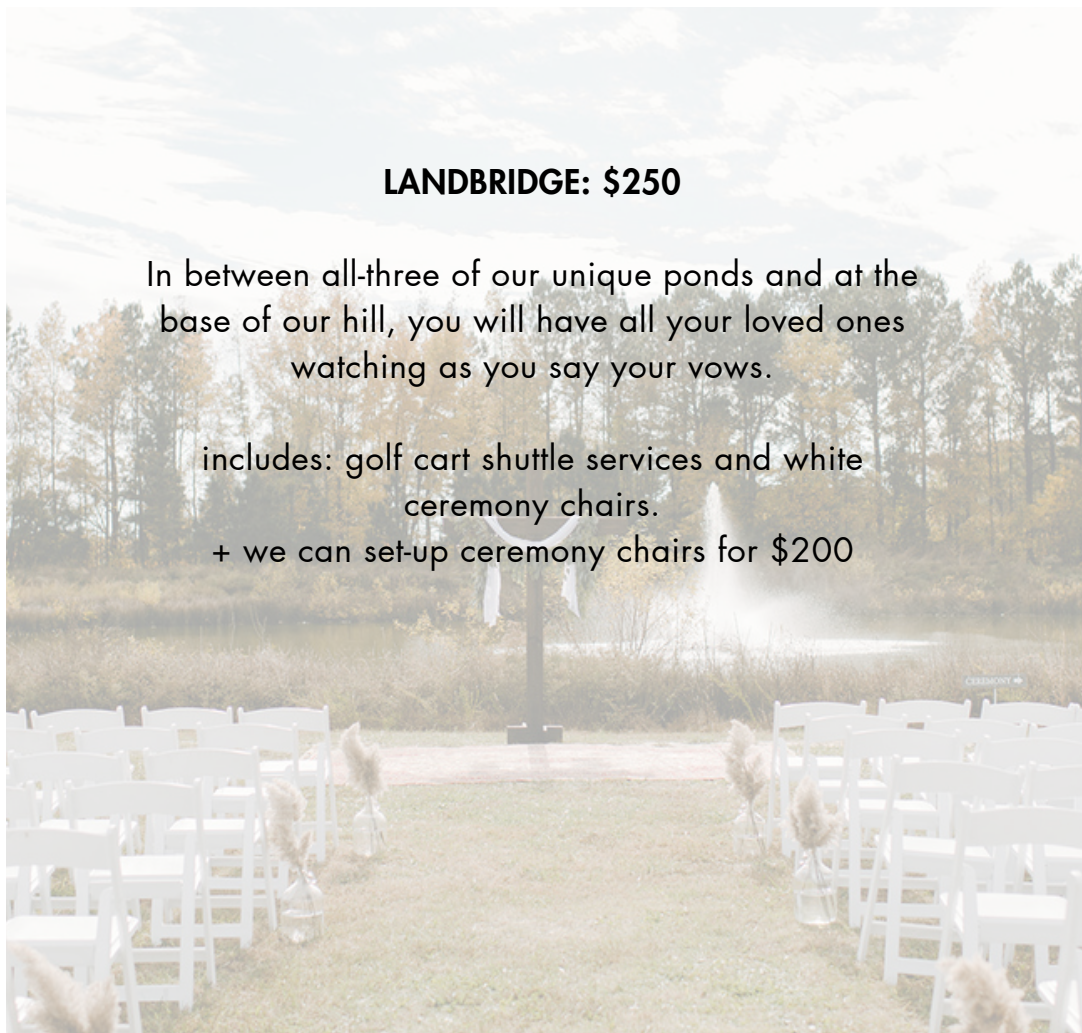


LANDBRIDGE: \$250

In between all-three of our unique ponds and at the base of our hill, you will have all your loved ones watching as you say your vows.

includes: golf cart shuttle services and white ceremony chairs.

+ we can set-up ceremony chairs for \$200



KYLAN'S LOCK GATE



The history of love padlocks dates back at least 100 years to a melancholic Siberian tale of World War I, with an attribution for the bridge Most Ljubavi (the bridge of love) in the spa town of Vrnjacka Banja.

"The Bridge of Love" is easy to spot. Unlike the 14 other bridges in this spa town, it's railings, from bank to bank, are covered in multiple chains of padlocks. Made from brass, steel, colored black and red, each with its own message or date: some written with marker or pen, and others carefully engraved and etched. There are thousands of them. While officials in Paris, Rome and elsewhere cut the locks off their bridges, city officials in Vrnjacka Banja do not want to tamper with tradition or love. And they do not fear the bridge will collapse under the weight of visitors' undying love and metal. Instead, no one dares remove the old padlocks so as not to court bad luck.

Kylan's lock gate was found at an old farm in Berlin, MD in the spring of 2017. The owner told us and our close friend a story of holding onto the railing as a kid and jumping down the stairs. In the spring of 2018, it was placed on the West side of the barn for many to see.

At your rehearsal or wedding - walk over the bridge with the one you love place the lock on the gate anywhere you want. Remember to place the words up so everyone can see, keep your key or combo in a special place. If you chose take a picture during the lock gate ceremony and share is hashtag us #lockgateatkylan



BAR SERVICES



At Kylan Barn, we include the bar, coolers and ice in the venue rental fee. We require you either hire Kylan's bartending services or hire bartenders through an approved caterer.



KYLAN'S BARTENDING SERVICES

\$150 per bartender for the duration of your reception.

under one hundred guests you'll need one bartender and over one hundred guests, you'll need two.

At the final walkthrough we will confirm bartenders. You will pay the bartender(s) directly on the day of the wedding. They accept cash or Venmo!

Kylan's bartenders will arrive two hours prior to the ceremony and set-up the bar, including icing down all the beer, getting ice, etc. All you need to do is put the alcohol near the bar, and we'll handle it from there.

If you are supplying alcohol at your wedding, you must obtain a one-day liquor liability policy.
est. cost – \$200-\$350



GARY MARSHALL
INSURANCE AGENCY

lillian@garymarshallagency.com

BEVERAGE SERVICES



BAR MIXER PACKAGE \$5/PER PERSON

- SODA WATER
- TONIC WATER
- COKE
- DIET COKE
- GINGER-ALE
- SPRITE
- CRANBERRY JUICE
- ORANGE JUICE
- PINEAPPLE JUICE
- GRAPEFRUIT JUICE
- BOTTLED WATER
- PLASTIC CUPS

- + \$2 /PER PERSON**
Upgraded juices. You pick two:
- SIMPLY ORANGE
 - SIMPLY LEMON
 - SIMPLY GRAPEFRUIT

\$5/PER PERSON

COFFEE STATION

MINIMUM OF 30 PEOPLE
REGULAR, DECAFE, TEA.
CREAMER, SUGAR, PAPER CUPS.



RENTAL COLLECTION

Decor rentals including:

- archways/arbors
- backdrops
- crates
- signage
- glassware
- furniture
- seating
- taper candle holders



full rental collection can
be found on our website.

LINEN RENTALS



Linen rental price includes delivery and pick up. Minimum of 10 linens to place order. Napkin minimum of 20, napkins have to be ordered in quantities of 10. Sales tax not included.

Pricing is for polyester linens.
other materials and options available
www.werentlinens.com

POPULAR LINEN COMBOS:

Neutral round table linens. Colored runners on the farm tables. Colored napkins and cocktail table linens.

Colored round and cocktail table linens. Neutral runners on the farm tables. Neutral napkins.

LINEN RENTALS



LINEN RENTAL COST:

\$19 per table for:

- 72" reception rounds (132" linen)
- 30" cocktail tables, high-tops (132" linen)
- 8' banquet table (90x156" linen)
- 6' banquet table (90x132" linen)

\$0.60 per napkin (20"x20")

\$11.50 per runner
(10' cheesecloth or chiffon)

Additional round table pricing (see chart):

120" - \$14
108" - \$13
96" - \$12
90" - \$11

Price of linen + tax. Linen orders placed at the final walkthrough. Additions may be made until two weeks prior to wedding date. It is the clients responsibility to place the table linens unless client has hired Kylan's coordination services.

FLOOR PLANS



Final Venue Walkthrough: Floor Plan Customization

During our final venue walkthrough, we'll work together to finalize your floor plan. To make the most out of this meeting, please arrive with your final headcount and an understanding of which floor-plan option best suits your needs. We're happy to customize any of the floor plans to accommodate your specific requirements.

Some of the items are color-coded which mark different locations they can be set-up.

For the reception we include the following tables:

- up to twenty five 72" rounds (seats up to twelve)
- four custom white farm tables (seats 10-12)
- five 30" cocktail tables
- one 2'x4' sweetheart table (seats 2)

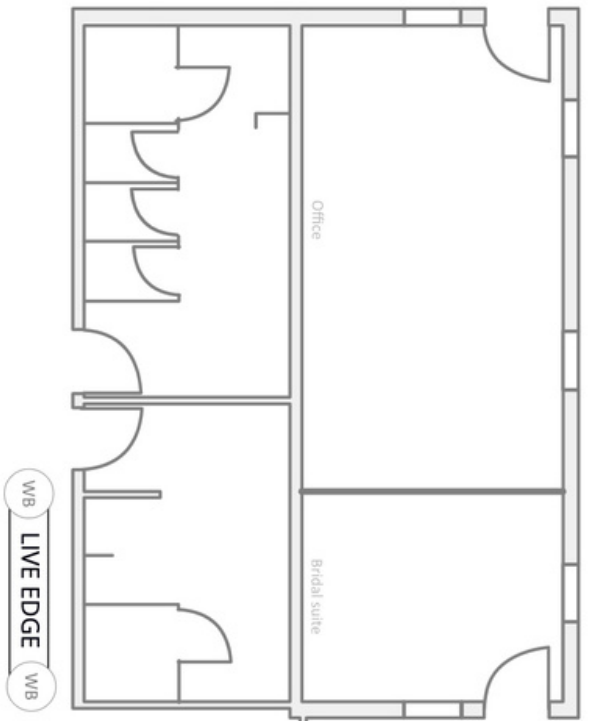
We also include:

- two 8' banquet tables (caterer)
- four 6' banquet tables (caterer, DJ)
- live-edge with wine barrels (dessert)
- four wine barrels (memory, signage, ceremony)
- cream sideboard (welcome, memory)

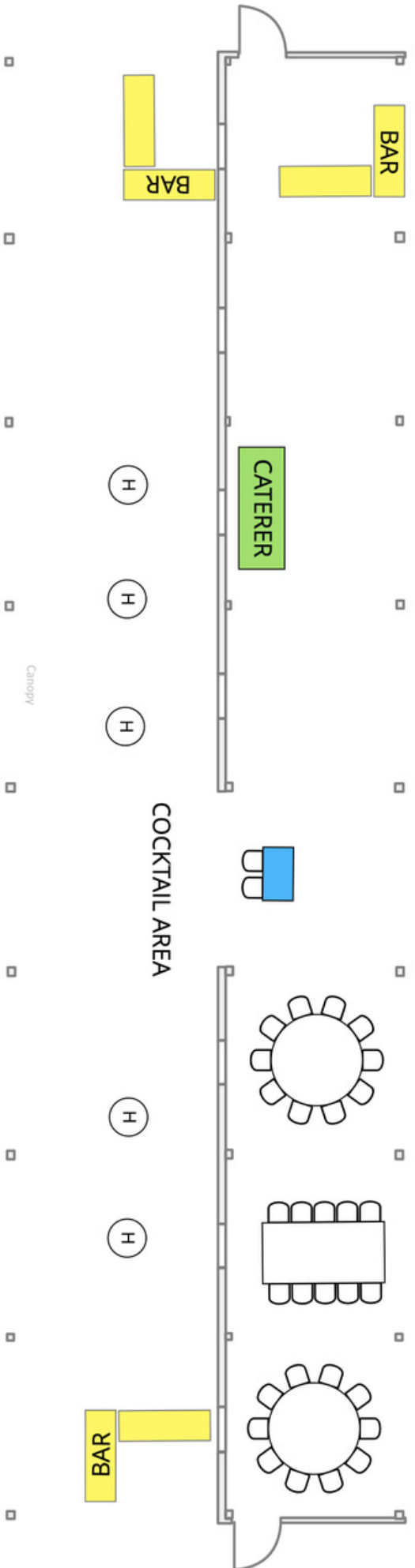


WE OFFER
LINEN RENTALS

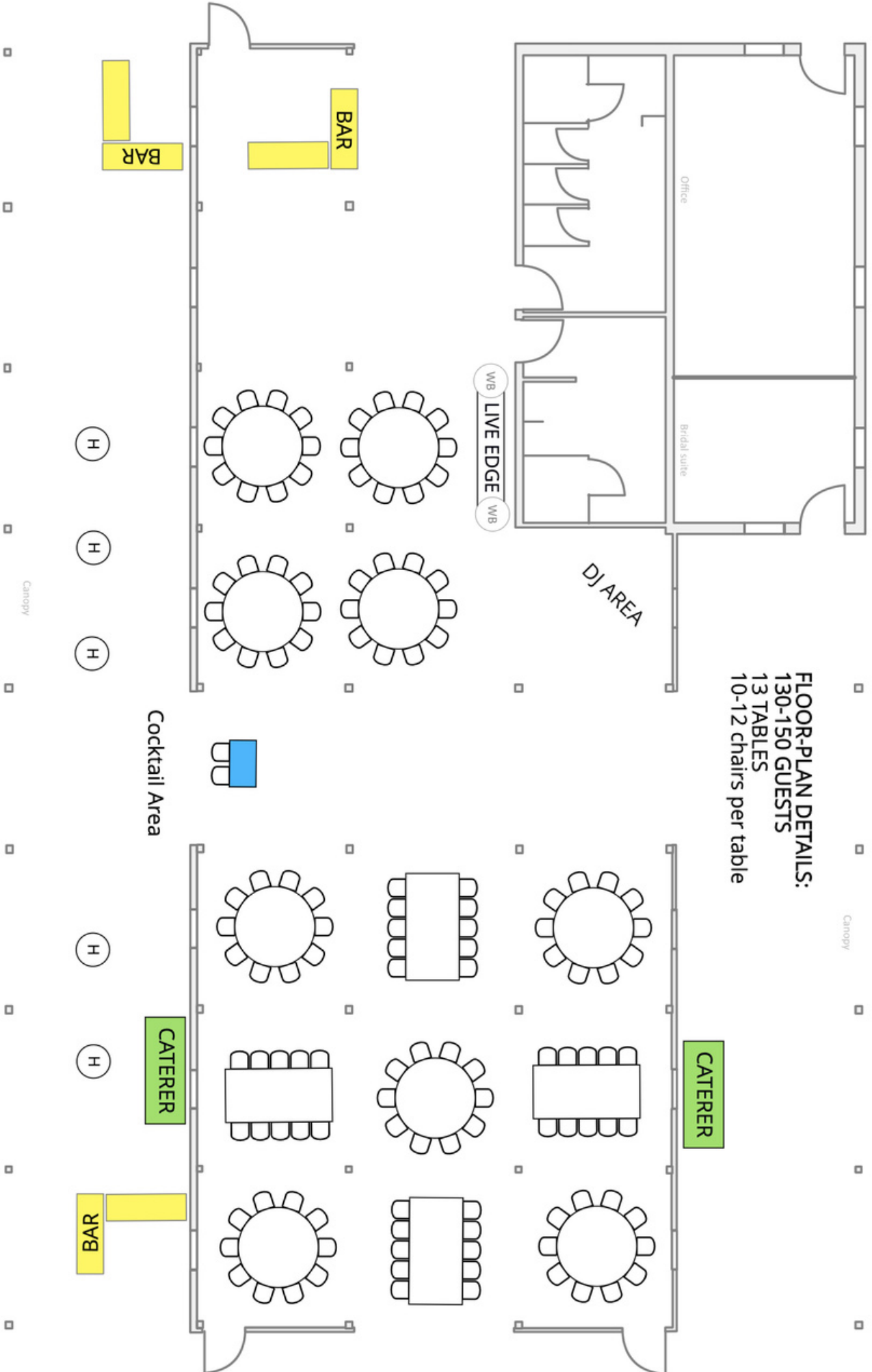
Patio



FLOOR-PLAN DETAILS:
80-100 GUESTS
8 TABLES
10-12 chairs per table

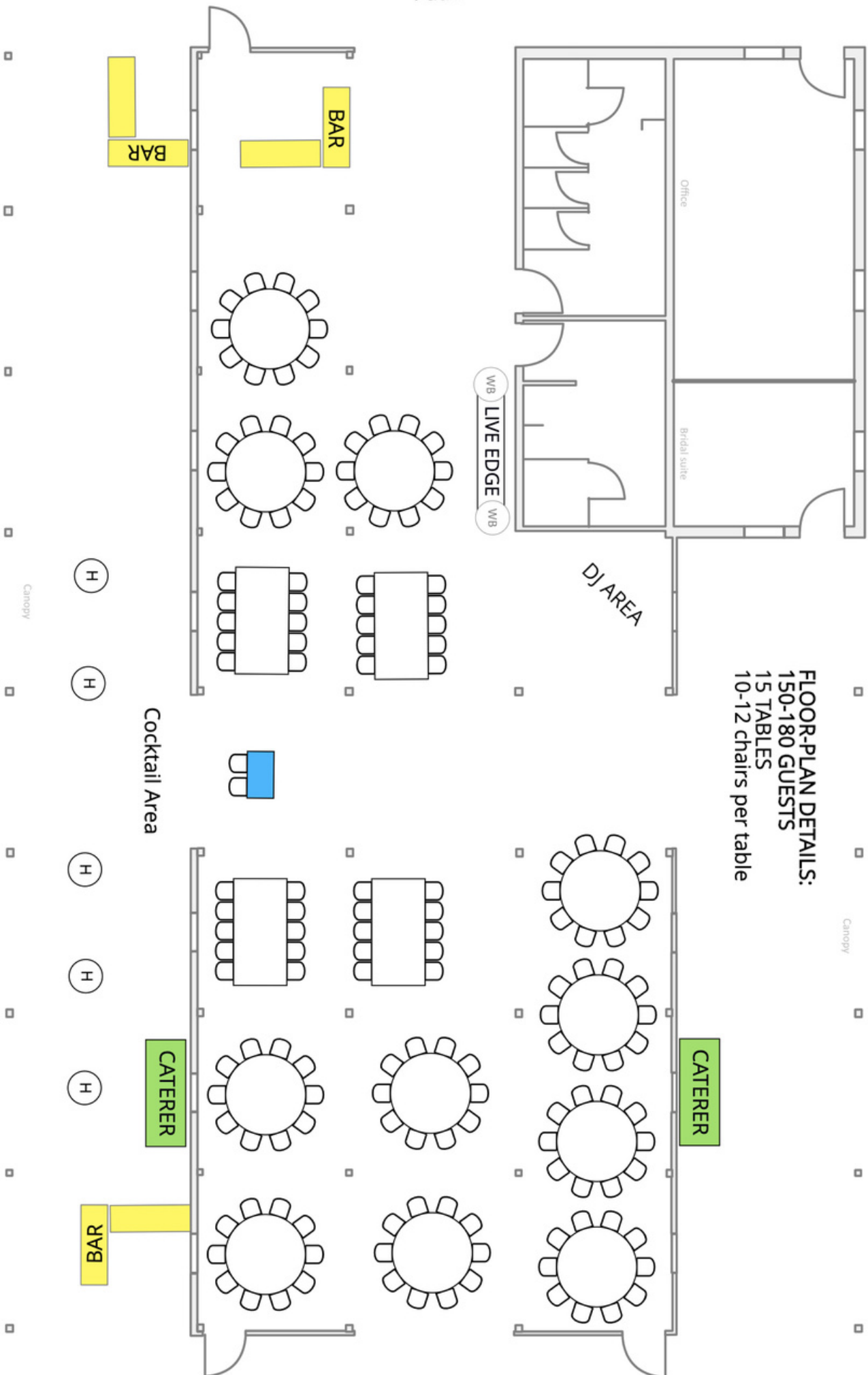


Patio



FLOOR-PLAN DETAILS:
130-150 GUESTS
13 TABLES
10-12 chairs per table

Patio



FLOOR-PLAN DETAILS:
150-180 GUESTS
15 TABLES
10-12 chairs per table

CATERER

CATERER

Cocktail Area

DJ AREA

WB LIVE EDGE WB

BAR

BAR

BAR

CATERER

H

H

H

H

H

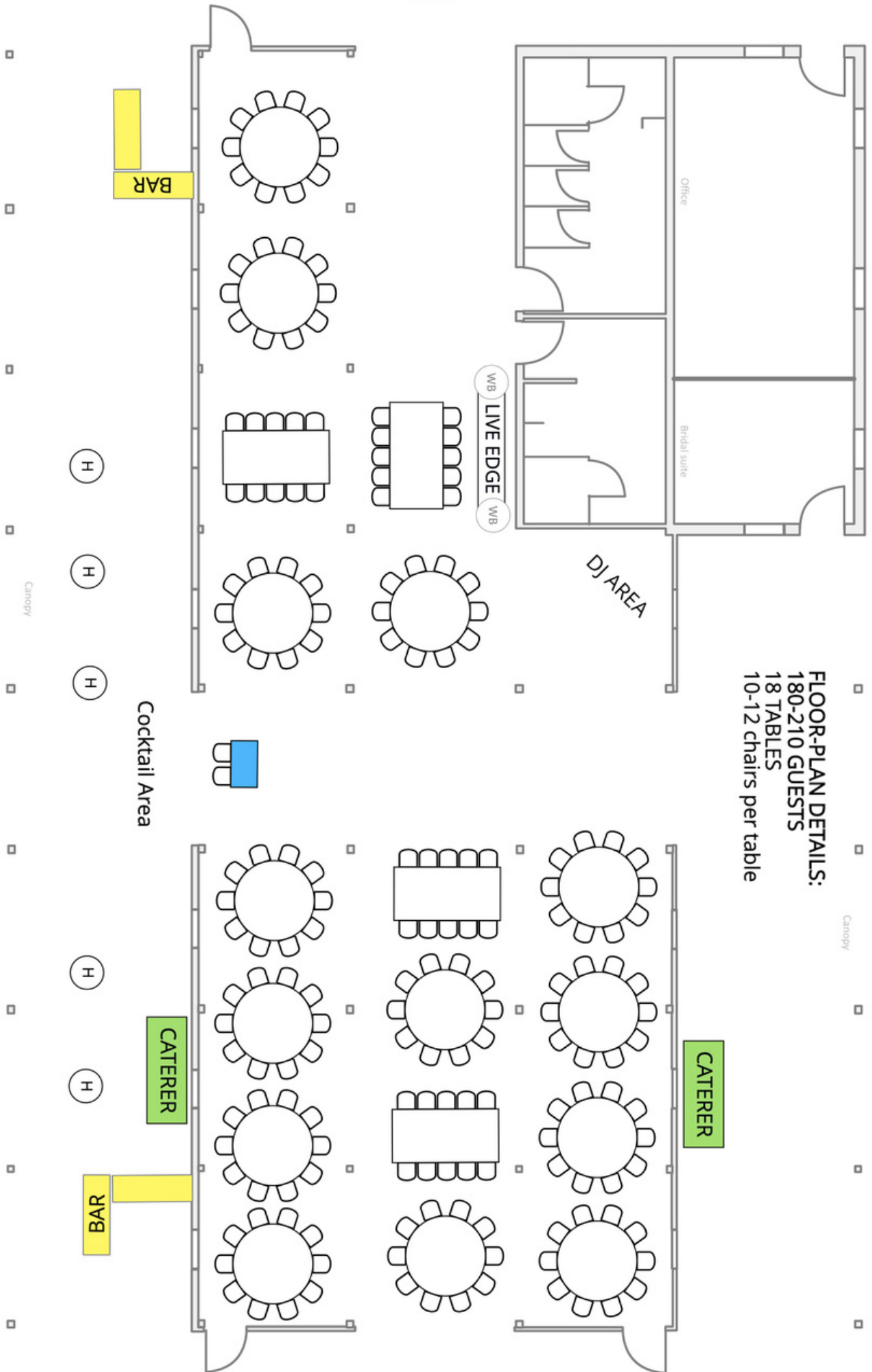
Canopy

Canopy

Office

Bridal suite

Patio



FLOOR-PLAN DETAILS:
180-210 GUESTS
18 TABLES
10-12 chairs per table

Canopy

CATERER

Cocktail Area

CATERER

Canopy

H

H

H

H

H

BAR

BAR

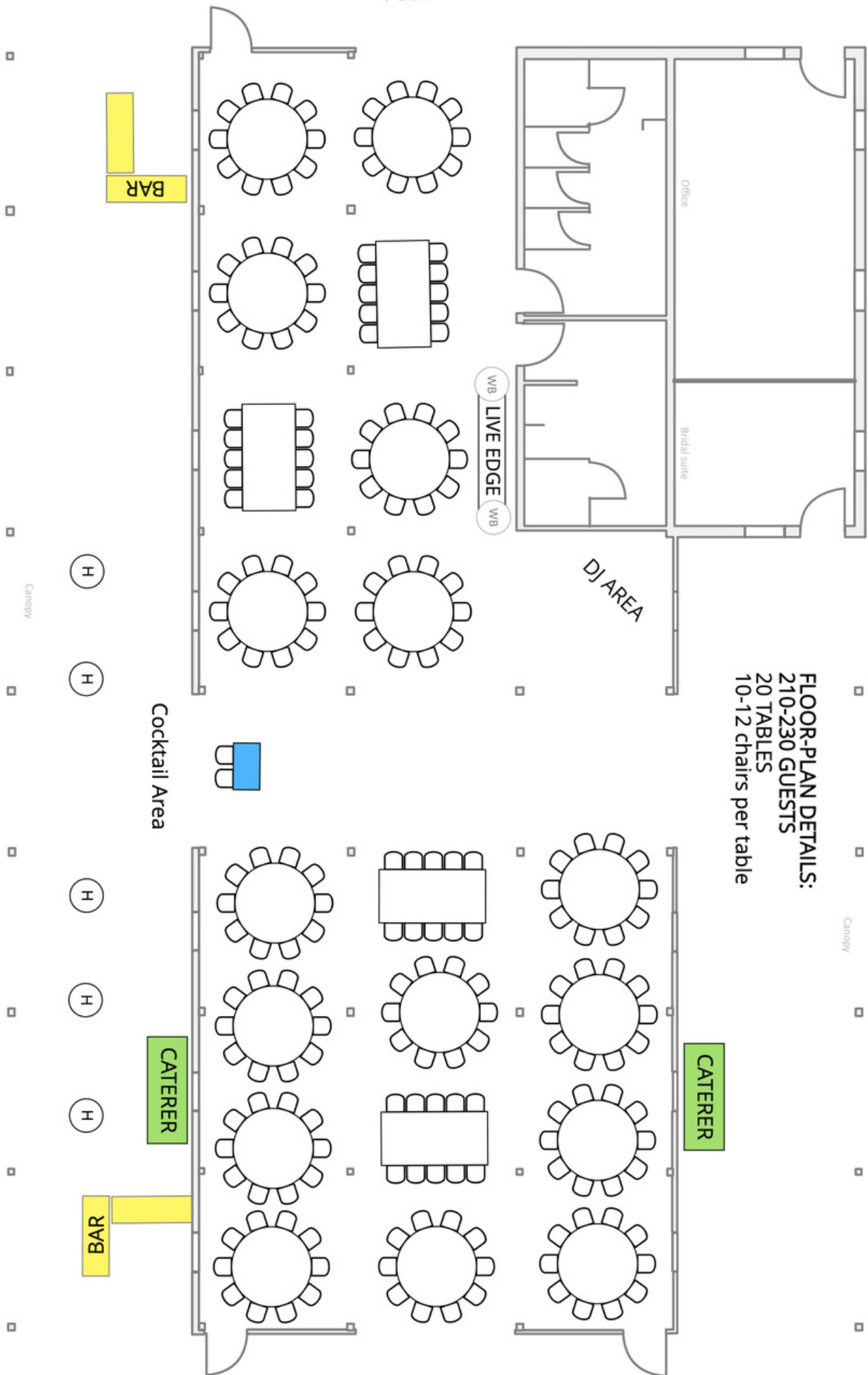
WB LIVE EDGE WB

DJ AREA

Office

Bridal suite

Patio



FLOOR-PLAN DETAILS:
210-230 GUESTS
20 TABLES
10-12 chairs per table

Canopy

CATERER

DJ AREA

WB LIVE EDGE WB

Office

Bridal suite

Cocktail Area

BAR

BAR

CATERER

H

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Canopy

FREQUENTLY ASKED QUESTIONS



Q. What needs to be done to secure a wedding date with Kylan Barn?

A. To secure a date on Kylan Barn's calendar, we need 1/2 of your venue rental fee and a signed contract.

Q. What time do I get Kylan Barn on my wedding day?

A. You get Kylan Barn for a total of 12 hours. You can choose from 9am-9pm, 10am-10pm, 11am-11pm. Additional time can be purchased for \$50/hour for the suite and \$100/hour for both the venue and the suite.

Q. How many guest seating tables does Kylan Barn have and how many people can sit at each table?

We have up to twenty five 72" round tables that can seat up to twelve guests per table. We have four 9' custom white farm tables that can seat up to ten guests per table.

Q. How late can we stay at Kylan Barn?

A. All events must end by 10pm Sunday-Thursday and 11pm Friday-Saturday. All outdoor music must end by 10pm all days. Once your 12 hour venue rental block has ended, you have one hour to load all belongings and depart. Additional hours will be billed at \$100 for overtime.

Q. How do we pay?

A. You can pay via credit card within your portal (please note, there is a 3% credit card service fee), Venmo (@kylan-barn), check or cash. Dropped off or mailed to 30603 Dusty Ln. Delmar, MD, 21875.

Q. How many can Kylan Barn accommodate inside the barn?

A. We can be flexible with certain scenarios. We can comfortably sit up to 250 guests.

FREQUENTLY ASKED QUESTIONS



Q. Is a sweetheart included? If so, what are the dimensions?

A. Yes, we include a sweetheart table in the venue rental fee. The sweetheart table is 2.5' by 5' and it does not need a linen. We have additional sweetheart tables available in our rental collection.

Q. Does Kylan Barn supply linens?

A. Linens are not included in the base venue rental fee. However, you can rent linens through us. All reception rounds, cocktail tables, and banquet tables are required to be covered with linens.

Q. What size linens work best with the tables?

A. There is a full linen guide on page 15-16 of the planning guide. 72" tables=132" linens. 6' banquet=90x132". 8' banquet=90x156".

Q. Am I allowed to hang something for my wedding?

A. We ask you let us know about any items that would potentially be hung. Only event companies, florist or decorators who are licensed and insured are allowed on ladders. You can also add on ladder services at Kylan.

Q. What decorations are provided?

A. We provide tables and chairs. Our goal is to create an ambiance where you make the venue unique to your style. You can bring in your own decor or hire our creative team to handle it for you.

Q. What other tables are included in my rental?

A. Up to four 6' and two 8' banquet tables. A sweetheart table. Live edge (desserts). Cream sideboard. 6 wine barrels.

Often times vendors such as the DJ and caterer require tables and linens to be provided by the client. Please check with your vendors before your final walkthrough.

APPROVED CATERERS



- Mission BBQ
- Oaked 54
- The Street Kitchen
- Range and Reef
- Smokehouse Grill
- Decatur Diner
- Watermans Inn
- Dizzy Cow Pizzeria
- East Town Eats
- Liquid Assets
- Black Diamond

Caterers must be hired from Kylan Barn's approved caterer list. The list can change at anytime based on caterer performance. Once you contract with an approved caterer, we will not un-approve them. To confirm our list, visit the vendors page on our website.

Indian and Kosher exemptions only. Any exemptions must be approved in writing by the owner of Kylan Barn, Kyle Hughes. Additional fees may be incurred.

PLANNING SUGGESTIONS AND REMINDERS

Items to bring if you're doing your own set-up/breakdown:

- scissors
- lighters
- organized, labeled decor totes

note: if you've hired our coordination services, we provide everything we need to set-up and breakdown your wedding decor.

If providing your own linens, napkins or runners we recommend that you bring clear, heavy-duty trash bags for the caterer to pack the items into following the reception.

Be sure your vehicles for loading wedding day items are large enough to fit all packed decor. No items may be left at the venue overnight.

There is no refrigerator on-site, so plan accordingly with cake and desserts.

No fake flower petals are allowed to be tossed indoors or outdoors.

No beer bottles allowed. Cans or kegs only.

No lit candles in the woods.

All candles must be in a glass container. No taper candles without hurricanes.

All venue rules can be found in the venue rental contract.

Bathrooms.

The women's bathroom inside the barn has four stalls and three sinks. Men's bathroom has three stalls and two sinks. Included with both bathrooms are soap, hand dryers, toilet paper and baby changing stations.

We often see bathroom goodie baskets placed in the bathrooms for guests at your wedding. These baskets include: deodorant, make-up wipes, bobby pins, hair ties, safety pins, feminine products, etc.



Have any questions, comments or concerns? Send us an email.

kylanbarn@gmail.com

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