



# Barden Family Tradition

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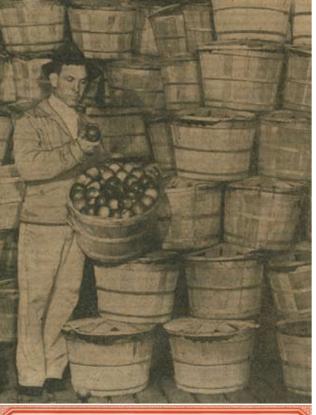
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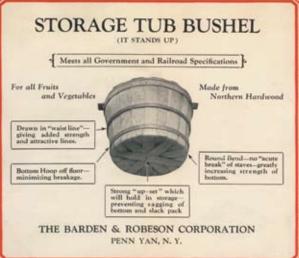
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## Barden History

In 1909, George L. Barden teamed up with Roscoe J. Robeson in Penn Yan, New York, nestled in the heart of the Finger Lakes region, to form a lucrative partnership. Little did they know, the Barden and Robeson Corporation, which started with production of spokes and hubs for wagon wheels, would become a premier corporation that would continue to flourish for generations to come.



In 1911, to accommodate the rapidly growing fruit trade in the Finger Lakes region, the Barden and Robeson Corporation began producing bushel baskets. Business continued to grow, and by the 1920's wicker baby furniture was added to the company's product line. World War II shifted Barden and Robeson's focus to assisting the U.S. government by assembling ammunition boxes.

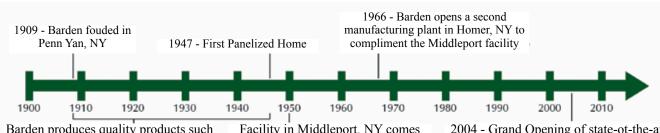
With the advent of peace Barden was left with a surplus of lumber from the ammunition boxes. At this same time, the U.S. government pushed for rapid housing, and so began Barden Homes. Bushel baskets and baby furniture were still being produced in three facilities: Penn Yan, Middleport, and Lockport, NY.

Bushel basket and furniture production began a slow decline, while the demand for Barden Homes grew so quickly that in 1966, the company opened the doors to another production facility located in Homer, New York. By this time, three generations of Bardens, G.L. Barden and his son Bryce, and Bryce's sons Rick and Tom, together with long-time family friend Bob Gelder, were steering the company towards what it is today.

With the fourth generation leading the way, Barden Building Systems continues to grow at a steady pace. In 2001, Barden Homes celebrated delivery of its 15,000 home. Since then, Barden upgraded all of their state-of-art equipment, staying far ahead of the competition.



Today, Barden Building Systems maintains a network of over 200 independent dealers who provide top quality custom built homes to valued customers. In keeping with the ideals that were instilled by its founders, George L. Barden and Roscoe J. Robeson, Barden Homes continues the long line of quality, precision, and tradition. We look forward to working with you!

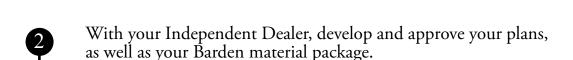


Barden produces quality products such as wagon wheel parts, bushel baskets, wicker baby furniture & ammunition boxes for World War II Facility in Middleport, NY comes online circa 1950's as the Lockport and Penn Yan plants are phased out

2004 - Grand Opening of state-ot-the-art office & production facilities in Tully, NY, as well as a new facility in Middleport

### The Barden Process

Call Barden Building and Log Systems for your local Independent Dealer at 1-800-945-9400. Meet with your Independent Dealer to review your needs.



Construction of your material package takes place indoors at Barden Building Systems. Skilled technicians assemble the components with pride and care.

Delivery of your material package occurs over separately timed shipments. Your independently hired framers set the pre-cut joists and pre-assembled walls and trusses on site. Regardless of the season, your home quickly takes shape.

In a matter of days, your home is protected from weather and theft. The remaining stages of construction are handled by your local contractors or yourself. Shortly after the sheetrocking is complete, Barden sends the interior trim that is included in your material package.

Soon, your custom Barden home is ready for you and your family.













#### BARDEN BUILDING SYSTEMS STANDARD SPECIFICATIONS

#### FLOOR DECK FRAMING

Styrofoam sill seal 5-1/2

2x6Pressure treated wall plate.

Built-up laminated veneer lumber girder, as required

Floor joints, as required

<sup>3</sup>/<sub>4</sub>" T&G (Tongue & Groove) OSB sub-floor with sub-floor adhesive.

3" diameter round one-piece steel basement posts with adjustable threads.

K.D. (knocked down) basement stairs; 2x10 threads, stringers and plywood risers,

handrail and brackets Cross bridging, wood 1x3

**EXTERIOR WALLS, INTERIOR PARTITIONS** Panel height: 8'1 - 1/8''

2x6 studs, 16" OC (on center) on exterior walls.

2x4, 16" OC on garage walls.

2x4 finger jointed studs, 16" OC on interior partitions. 2x6 finger jointed studs, 16" OC on pluming walls.

2x8 or 2x10 headers on bearing walls as necessary.

Single bottom and double top plates.

Corner and partition backers installed in panels.

7/16" OSB (Oriented Strand Board) sheathing on all exterior walls

House wrap, infiltration barrier will be included under siding.

Siding is "wood grain" vinyl "double lap," in white or in colors, with options of fiber

cement, cedar or many other available products.

White vinyl "J" blocks, 8 per house included.

Gable end framing, stud nailer for siding 16" OC.

NOTE: Gable end sheathing 7/16" OSB. If plywood wall sheathing option is used, then the gable would also receive the same.

2x6 partition cap for sheetrock nailer on first floor partitions; 1-1/2" metal ceiling angle or clips for sheetrock backer on ranch partitions or second floor partitions.

#### **ROOF & CEILING FRAMING**

Truss system designed for installation on 24" centers, employing a roof pitch, with rake and eave overhangs per standard design. Roof design will vary with print 2x4 lateral bracing supplied to tie roof truss system correctly.

Felt paper, snow and ice shield, pre-finished metal drip edge aluminum flashing, Certainteed Landmark shingles with 5" exposure and 30 year warranty.

Certainteed standard roof colors: Moire Black, Weathered Wood, Burnt Sienna, Resawn Shake, Driftwood, Colonial Slate, Georgetown Gray, Cobblestone Gray, Hunter Green, and Heather Blend.

Nail-over ridge vent with nail-on 6"or 12" ladders.

½" roof plywood with clips.

#### **EXTERIOR TRIM**

Aluminum facia and vinyl soffit systems come in colors to match siding.

Vinyl shutters per print. Colors: white, black, brown, gray, blue, green, or burgundy.

#### **EXTERIOR DOORS & WINDOWS**

Exterior door assembled in primed frame with vinyl brick mould applied.

Main entrance door, fiber glass, foam insulated, 3/0 x 6/8 with thermal threshold applied. (smooth star)

Service door, fiber glass, foam insulated, 2/8 x 6/8 with thermal break threshold applied, no glass in house to garage door.

Window styles per print, smart R glass with screens.

Garage overhead doors are pre-finished metal, insulated with metal back and installed after rough opening is trimmed.

The door is 194 series 9/0 x 7/0 or 16/0 x 7/0 on white, almond, sandstone, hunter green, terra bronze or brown. Garage door openers are included with each overhead door.

#### INTERIOR TRIM

Interior doors are 1-3/8" hollow core, primed.

All swing door units with have three hinges. Closet units are by-pass or bi-fold with jambs per plan.

All units are pre-hung in primed jambs.

MDF door and windows picture-frame casing. Casing is 2-1/4" colonial style.

MDF baseboard is 3" colonial style.

Closet shelving is vinyl white wire with supports as necessary.

Door stops, sash locks as necessary.

Assembled stairs, closed treads for two-story, splits, etc. Yellow pine risers, stringer, and treads.

Stair parts, i.e. newels, balusters, and handrails, where designated.

Bright Brass bedroom and bath privacy locksets, closet passage locksets and exterior locksets.

#### KITCHEN CABINETS, VANITIES & COUNTERTOPS

Standard cabinets are Oak, Hickory, and maple. They are available with square and arch tops, and multiple colors. Hardware selections available.

Counter and vanity tops are custom or post form laminate countertops.

Vanities, same style as kitchen cabinets, include only where shown on plans

Other cabinet styles are available.

#### **LABOR & PREFABRICATION**

All exterior wall panels assembled with sheathing applied.

Interior partitions assembled.

Floor joists pre-cut to correct lengths

All interior doors pre-hung in jambs where possible.

Material delivered to job site on prearranged schedule.

Tractor cranes available.

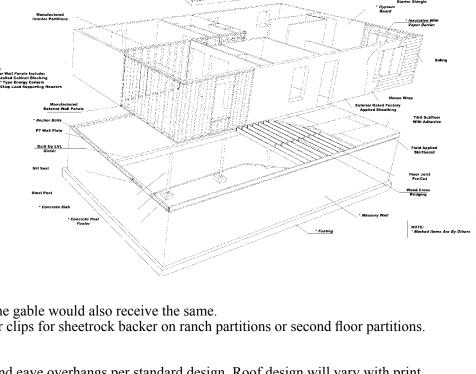
#### **MISCELLANEOUS NOTES**

The outside dimensions of all Barden Homes are from frame to frame. Floor plan dimensions do not include exterior wall sheathing that extends beyond the foundation.

#### LOWER LEVELS OF ALL SPLIT LEVELS AND RAISED RANCHES

Unfinished Lower Level: Furring panels for the lower level will be supplied as optional extra.

Finished Lower Level: 2x4- furring panels will be supplied with study 16" OC with single top and bottom plate, except garage area.



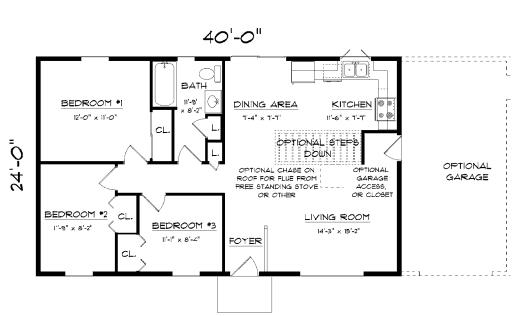


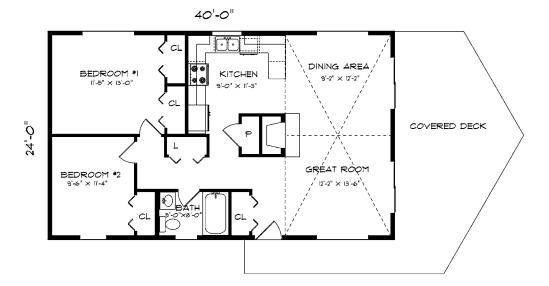




Patriot A

960 Sq. Ft.



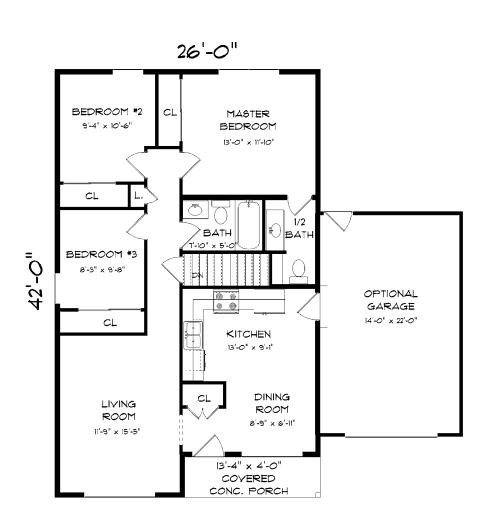




Forestview

976 Sq. Ft.





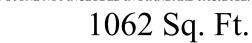


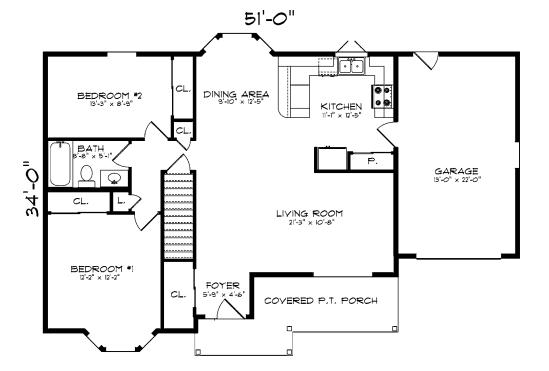
Charleston

1039 Sq. Ft.



Cameo





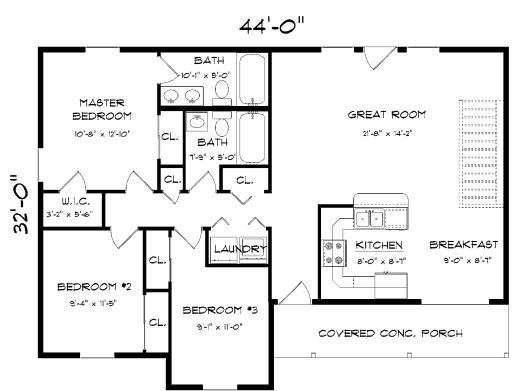
barden Building Systems

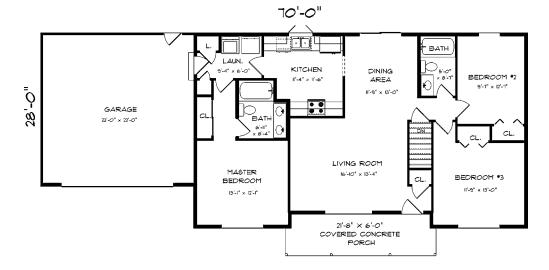
1.800.945.9400



Crystal

1196 Sq. Ft.



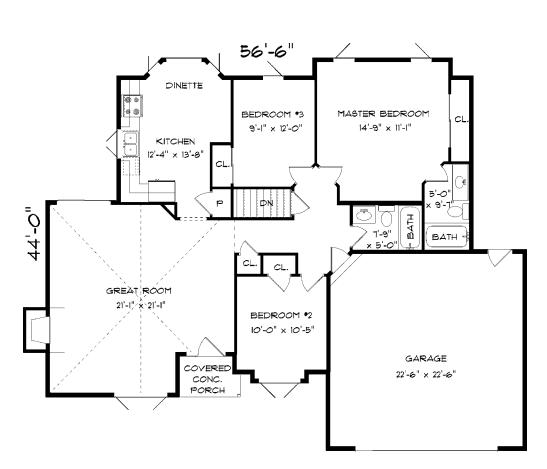




Clayton

1304 Sq. Ft.







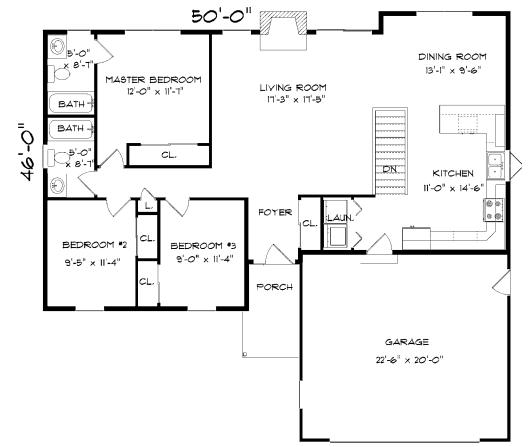
Bel Aire

1358 Sq. Ft.



Deerwood

1365 Sq. Ft.

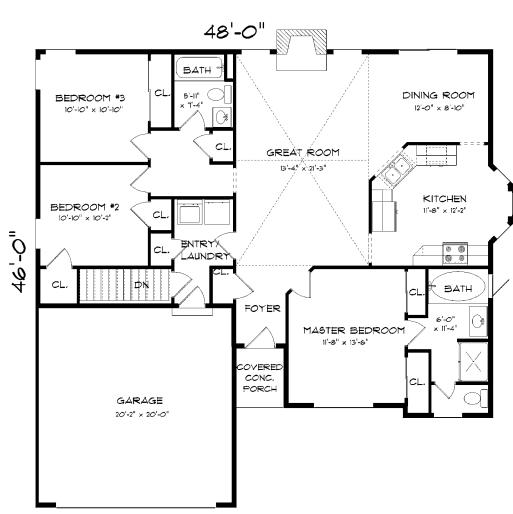






Tiffany

1448 Sq. Ft.



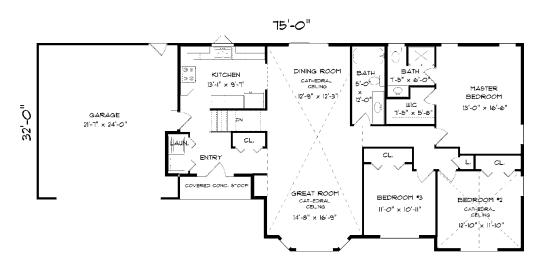




Athens

1496 Sq. Ft.







GLASS PANELS IN OHD NOT INCLUDED IN STANDARD PACKAGE.

American

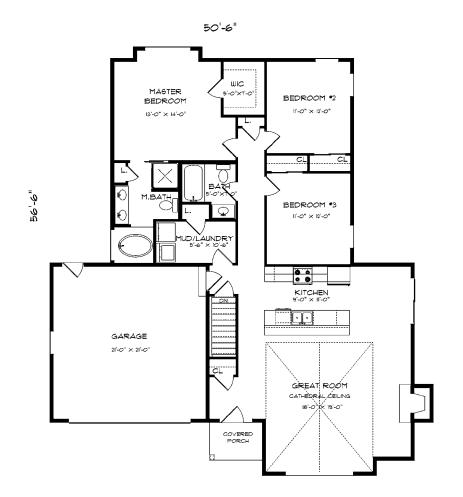
Tradition

1540 Sq. Ft.



Kingston

1580 Sq. Ft.



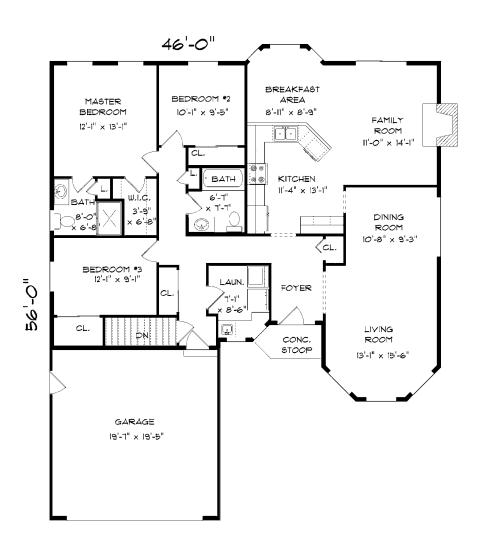


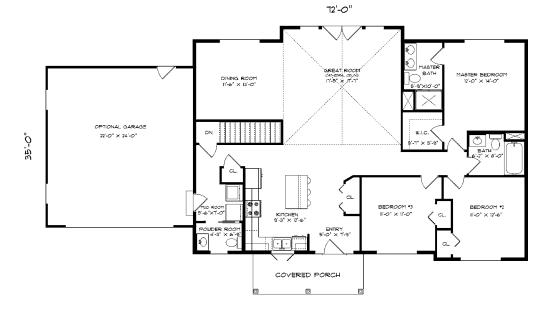


GLASS PANELS IN OHD NOT INCLUDED IN STANDARD PACKAGE.

Amberleigh

1620 Sq. Ft.



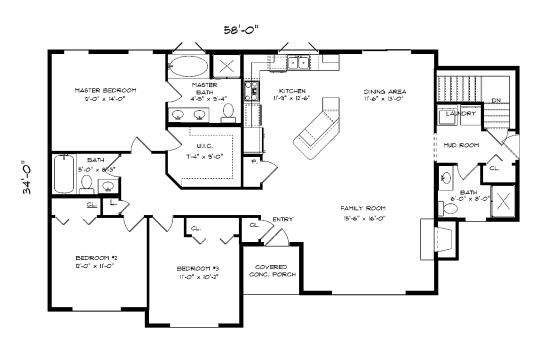




Chestnut

1651 Sq. Ft.







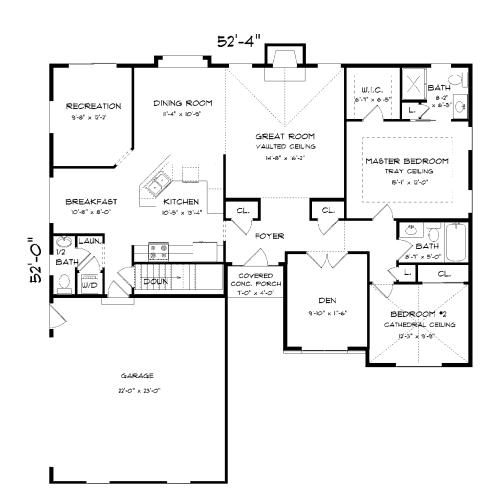
Aspen

1656 Sq. Ft.



Vintage Court

1675 Sq. Ft.

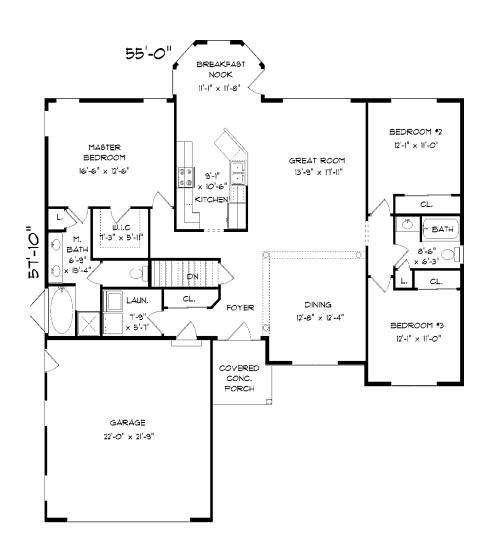


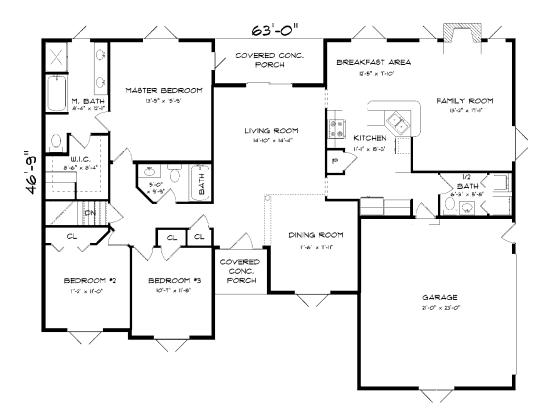




CULTURED STONE AND GLASS PANELS IN OHD ARE NOT INCLUDED IN STANDARD PACKAGE.

\*\*Edmonds Point\*\* 1781 Sq. Ft.\*\*



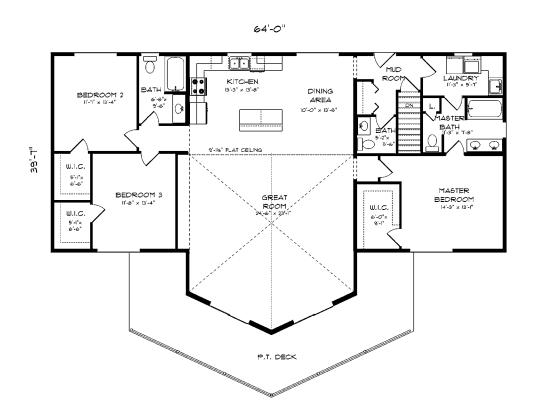




Oakbrook

1934 Sq. Ft.







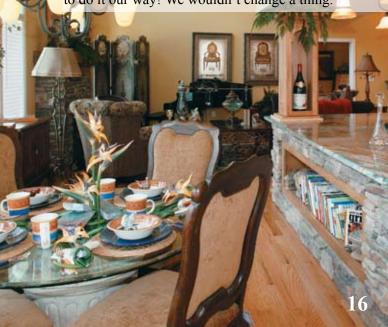
Pine Ridge

2003 Sq. Ft.



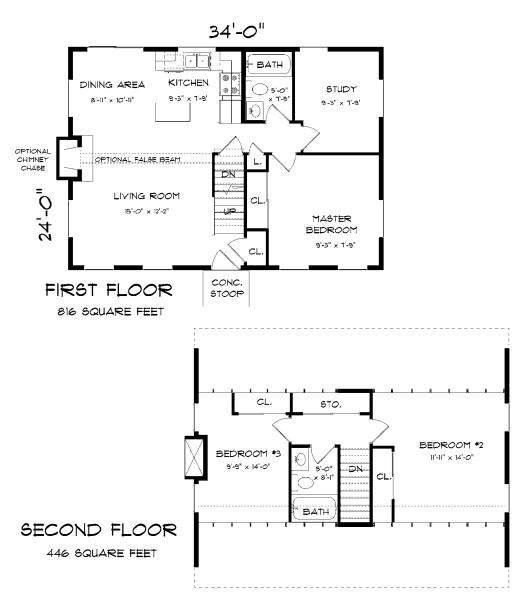


"We are now living in our second Barden home. Barden gave us the opportunity to build the home we really wanted at a price we could afford. Building your own home is not for everyone, but those with a sense of adventure and willingness to learn will benefit greatly from the Barden package. We are very grateful to Mike and Kris Bierer for introducing us to Barden. They helped us achieve the dream and vision of our new home. Being our own builder allowed us to do it our way! We wouldn't change a thing."











Yorktown

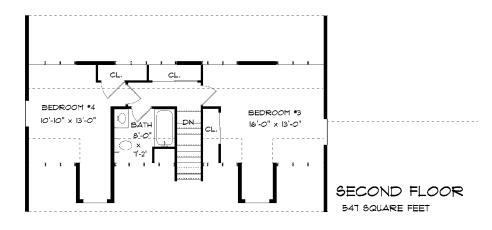
1262 Sq. Ft.



New Haven

1587 Sq. Ft.



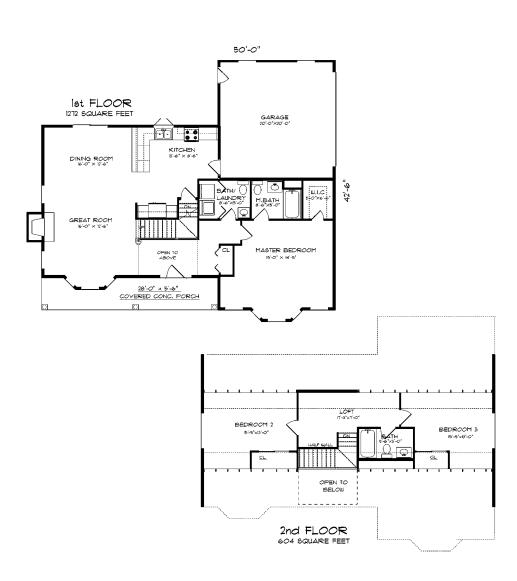






Christine

1878 Sq. Ft.







Neilson's Nest 2058 Sq. Ft.

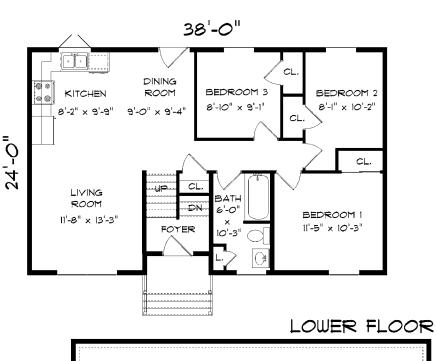


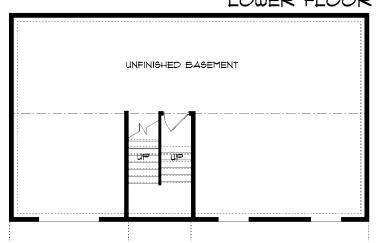


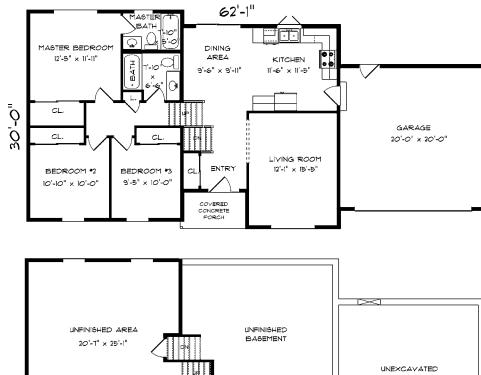


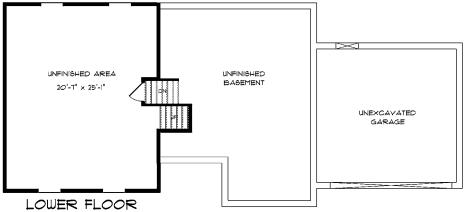
Eagle

899 Sq. Ft.











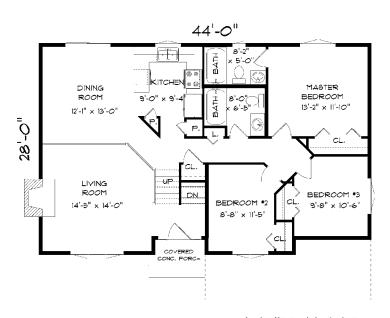
GLASS PANELS IN OHD NOT INCLUDED IN STANDARD PACKAGE.

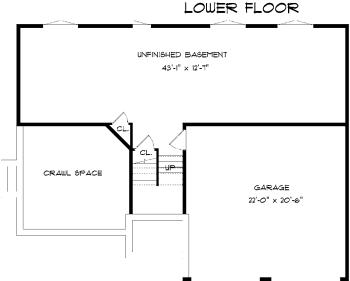
Erin's Dream

1

1183 Sq. Ft.









Liberty

1433 Sq. Ft.

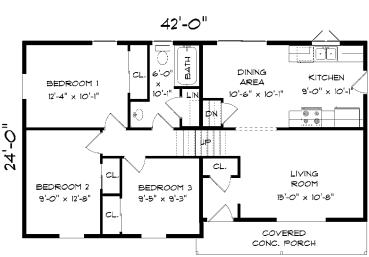


Cultured stone and glass panels in ohd are not included in standard package.

Cumberland

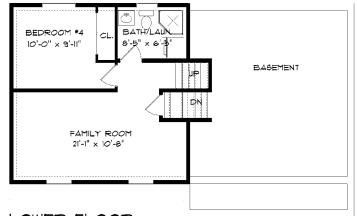
1199 Sq. Ft.

1199 Sq. Ft.



UPPER FLOOR

968 SQUARE FEET

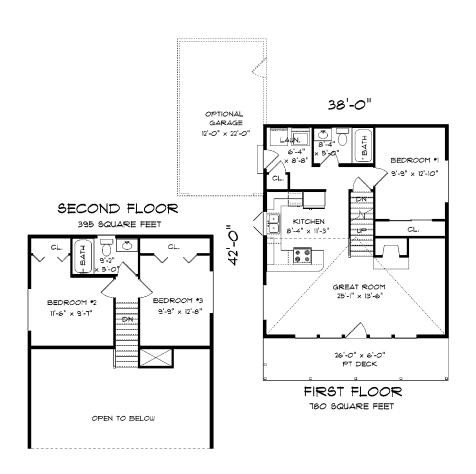


LOWER FLOOR

465 SQUARE FEET









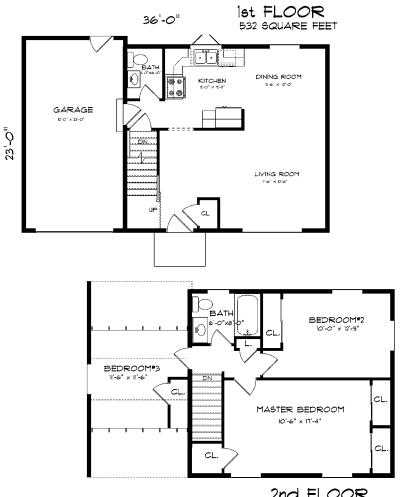
GLASS PANELS IN OHD NOT INCLUDED IN STANDARD PACKAGE.

1175 Sq. Ft.



Vernon

1178 Sq. Ft.



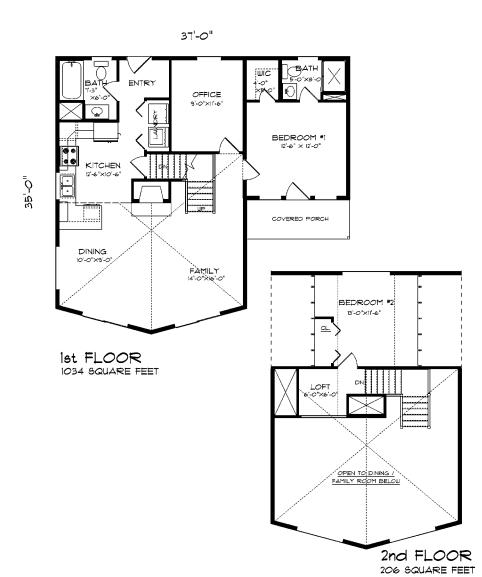
2nd FLOOR 646 SQUARE FEET

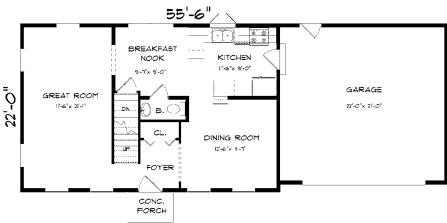




Evergreen

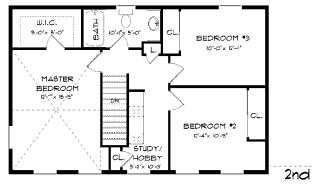
1240 Sq. Ft.





1st FLOOR PLAN

148 SQUARE FEET



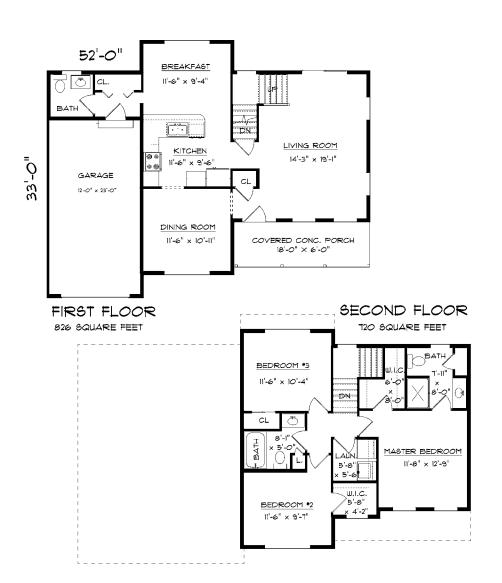
2nd FLOOR PLAN

TIS SQUARE FEET



1467 Sq. Ft.







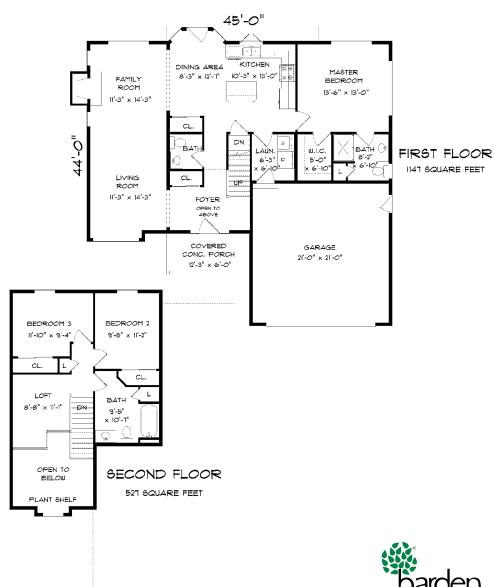
Princeton

1546 Sq. Ft.



Thomas Terrace

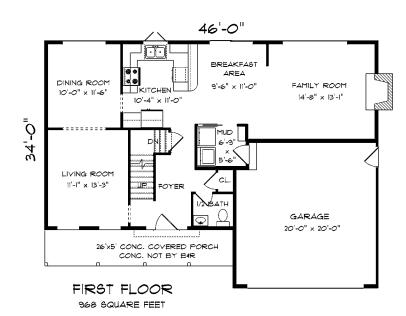
1674 Sq. Ft.

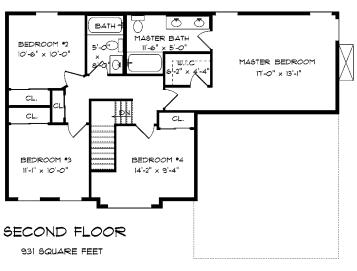


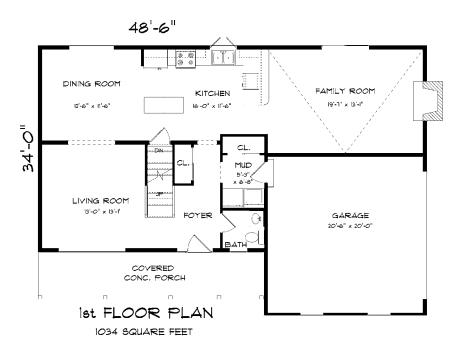


Westbury

1760 Sq. Ft.





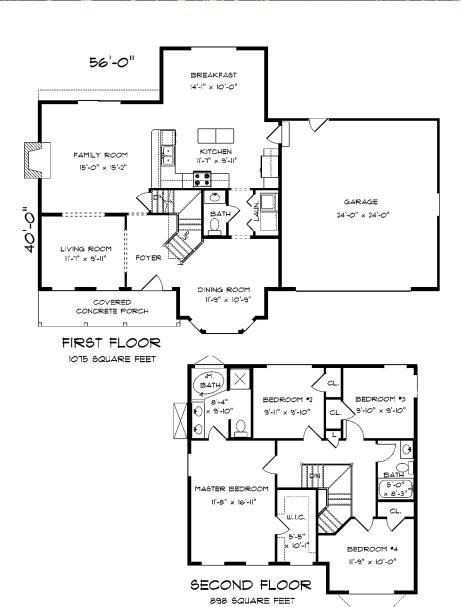






1899 Sq. Ft.







Wilshire

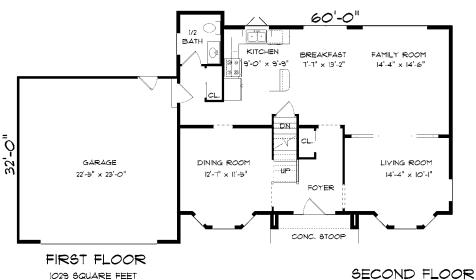
2013 Sq. Ft.



CULTURED STONE NOT INCLUDED IN STANDARD PACKAGE.

Autumnview

1973 Sq. Ft.



1029 SQUARE FEET

984 SQUARE FEET 12'-0" × 11'-1" MASTER BEDROOM BEDROOM \*4 9'-4" x 15'-1"





Ethan Allen I 1846 Sq. Ft.

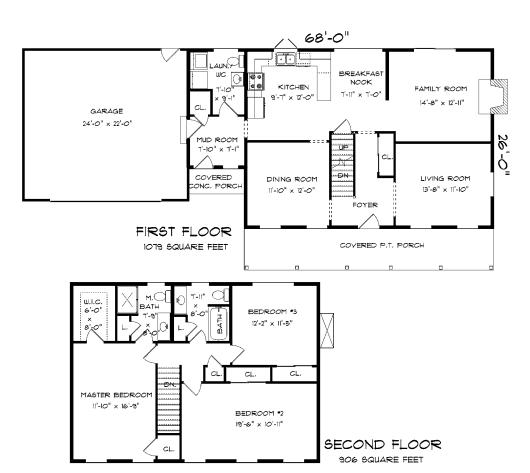






Ethan Allen II 2224 Sq. Ft.



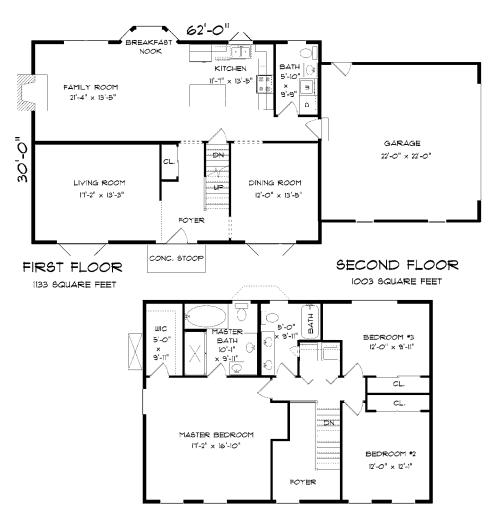




Ethan Allen III 1985 Sq. Ft.



Ethan Allen IV 2136 Sq. Ft.



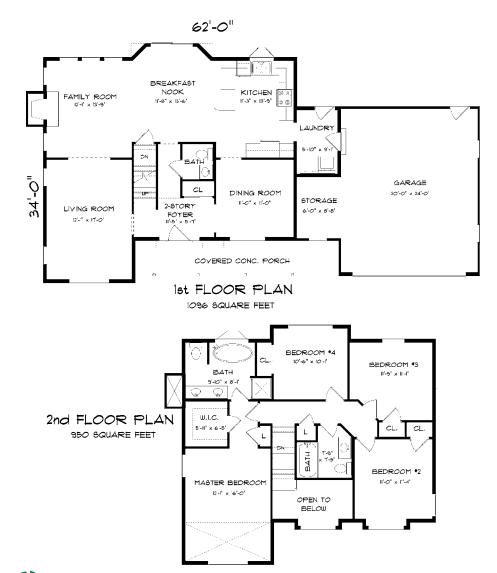


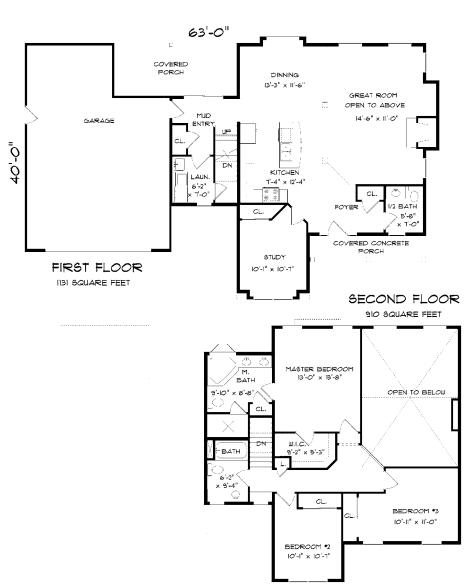


CULTURED STONE AND GLASS PANELS IN OHD ARE NOT INCLUDED IN STANDARD PACKAGE.

Ostrander's 2041 Sq. Ft. Orchard

2041 Sq. Ft.



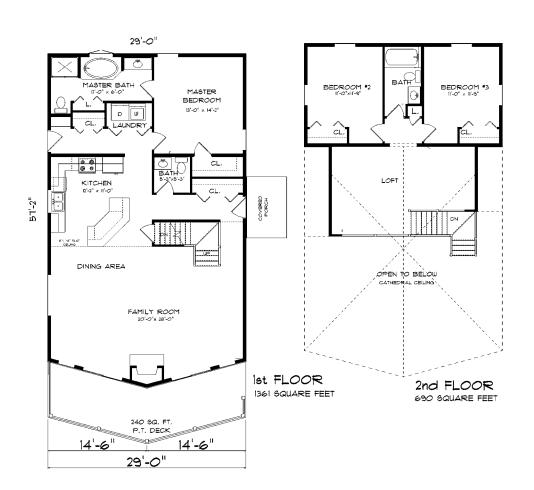




Lindsay

2046 Sq. Ft.







CULTURED STONE NOT INCLUDED IN STANDARD PACKAGE.

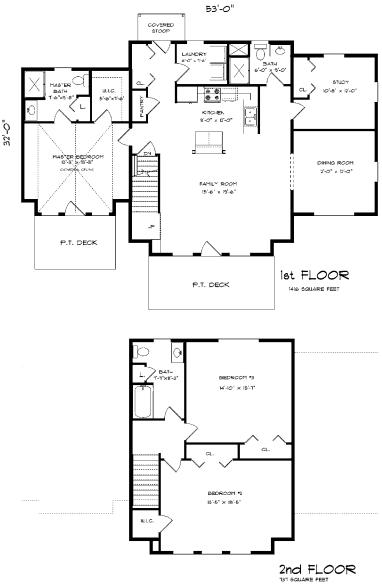
Golden Hill

2051 Sq. Ft.



Wisteria

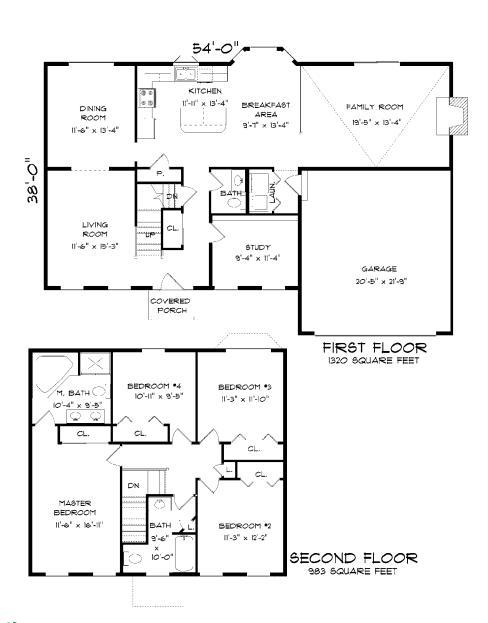
2153 Sq. Ft.

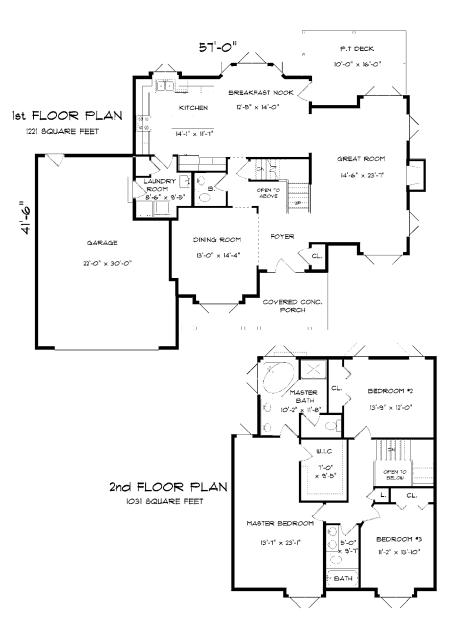


barden Building Systems



Paskell's Place 2252 Sq. Ft.

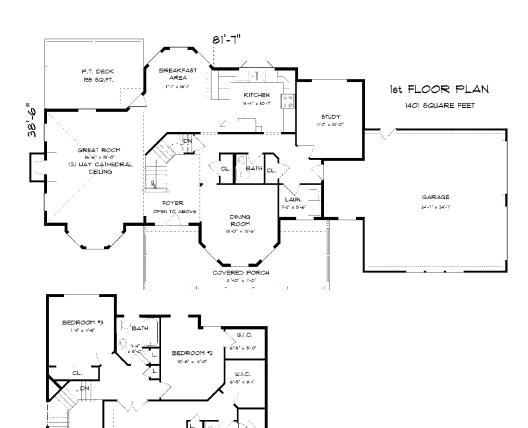






Williamstown 2303 Sq. Ft.





2nd FLOOR PLAN



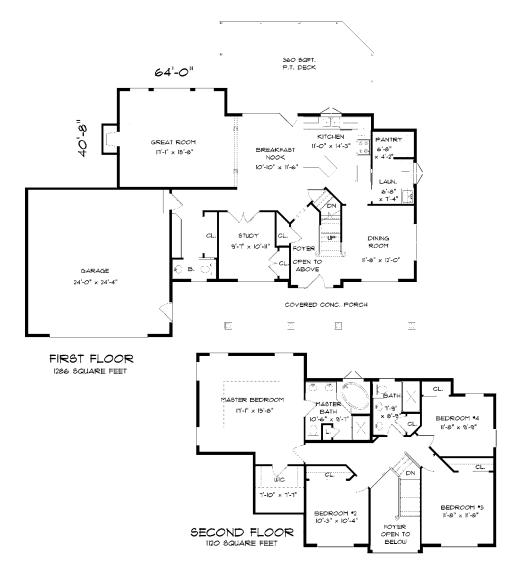
Hughston Hideaway

2385 Sq. Ft.



Brentwood

2406 Sq. Ft.

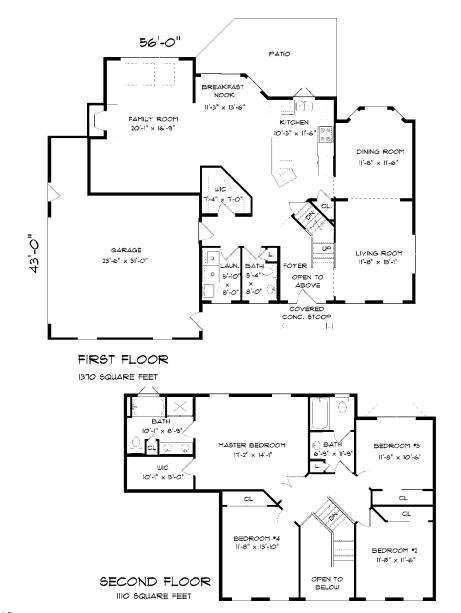


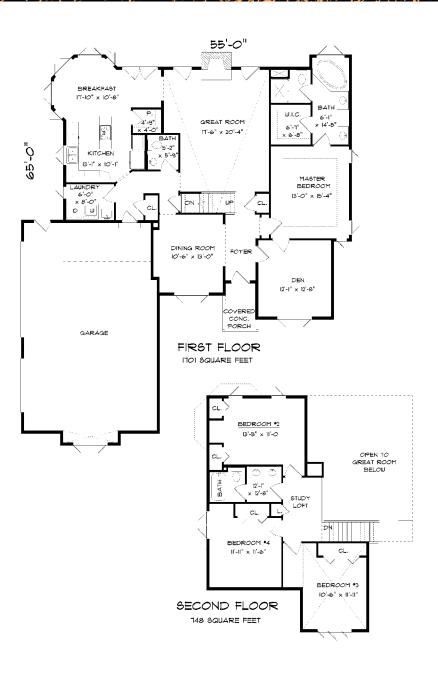




Moreland

2449 Sq. Ft.



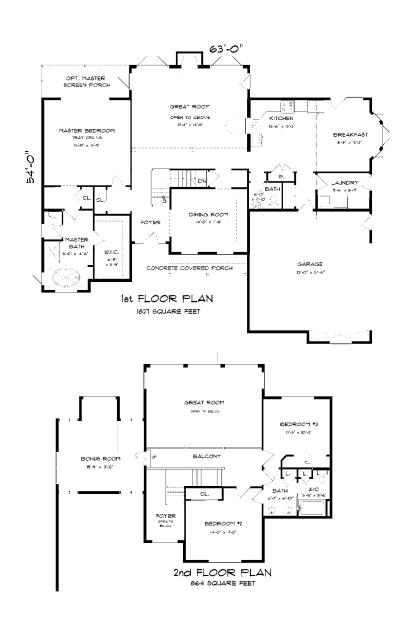




Kensington

2480 Sq. Ft.







cultured stone not included in standard package.

Genevieve

2691 Sq. Ft.



Arlington

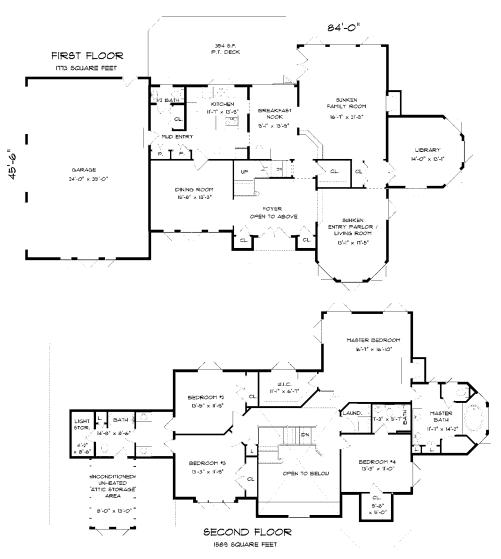
3131 Sq. Ft.

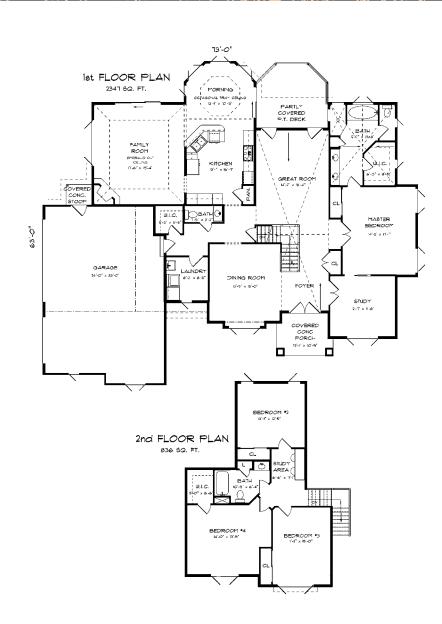






Stratford 3183 Sq. Ft.



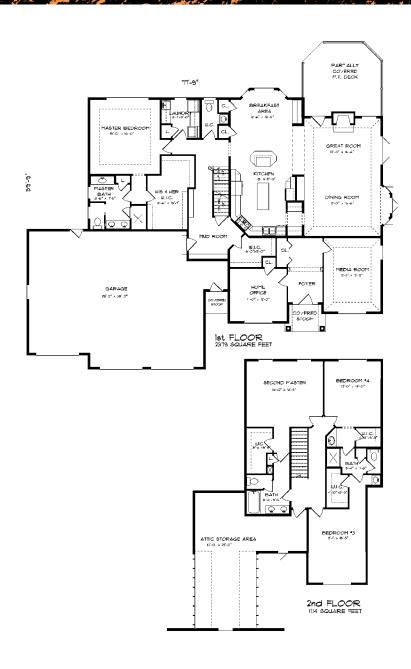




New Castle

3362 Sq. Ft.







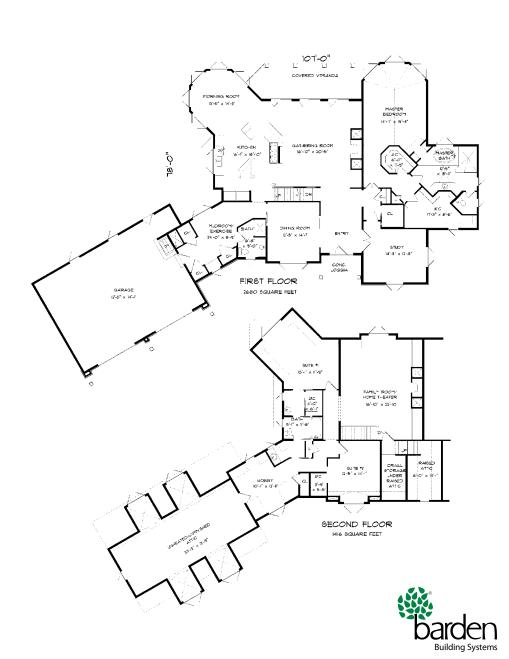
Lancaster

3493 Sq. Ft.



Serini

4096 Sq. Ft.





"We would never have been able to build our 'dream log home' without the assistance of the Patlins and their team.

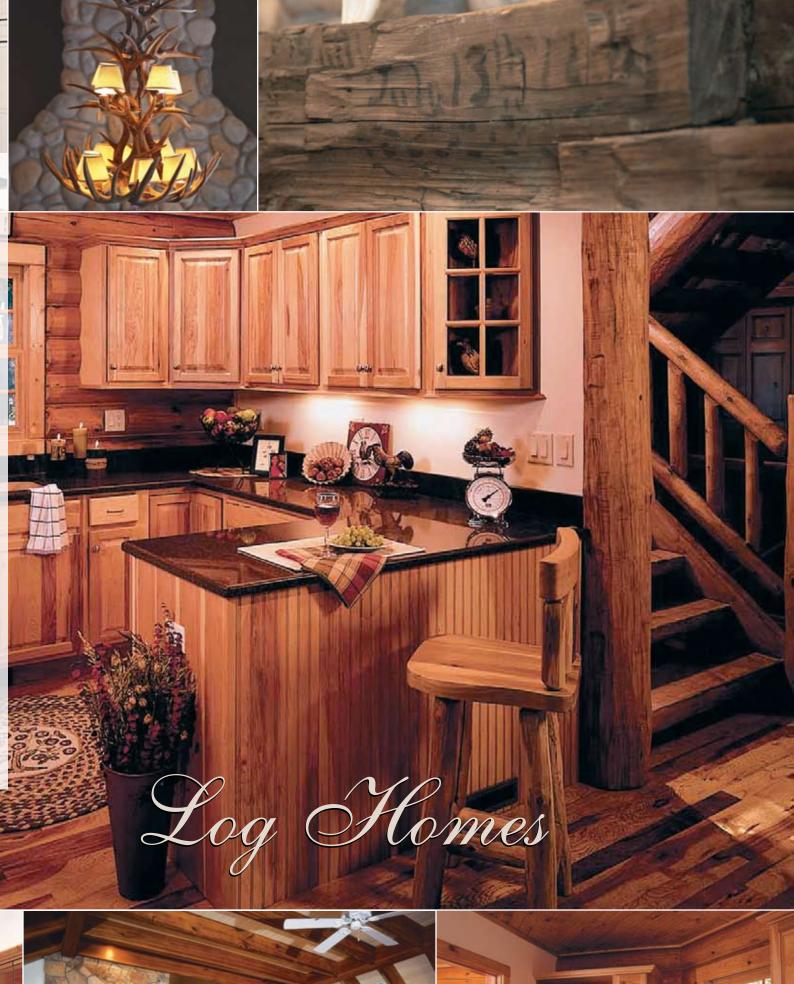
Prior to our decision to build, Steve walked various sites with us and helped determine the perfect lakefront setting for our house. Nikki held our hand through the design process and helped us visualize all of the factors which led to our decisions. Leslie helped us with our budget planning and gave us direction as to where our dollars would be best spent.

The entire Patlin team was responsive to our phone calls and e-mails in the most reassuring manner. They were always there to brainstorm with us in times when we otherwise would have overreacted to manageable problems.

Tim was always available to answer construction questions and give us his expert advice regarding the quality of the work.

Our house was a large project totaling 6,000 sf including the walkout. We are thrilled with the results and actually enjoyed the building process thanks to the Patlins. Our faith in the integrity of the Patlins was the key component of our taking on this project. They never disappointed us.

We are happy to share our thoughts about our experience !!!"









#### BARDEN LOG, PANELIZED LOG & ECONOMY LOG PACKAGES

**FLOOR DECK**: 2x6 Plate, LVL Girder, 3/4" high performance OSB subfloor, 2x10 Floor joists (or sized to spans), cement-filled lally columns, & hardware. Wood I-joists available as an option unless noted as standard. (Note: Floor deck may not be included with homes shipped over 200 miles from the factory)

**DECKS/PORCHES**: PT joists, decking, railings & balusters per plan. 6x6 pine posts, pine headers, and 1x6 T&G pine ceiling on porches. Porches have 12" or 24" overhangs. All decks and wood porches are included unless marked "optional".

### **EXTERIOR WALLS:**

**Barden Log Package**: 1st floor exterior walls are 8x8 cant full timber "D" Log, single or double clapboard Log, or square log. Starter course. Notch & Pass style pre-cut corners. Other logs & corner styles available by quote. 2nd floor exterior walls are 2x6 Studs @ 16" OC w/ 7/16" OSB sheathing. T&G Log siding on the exterior, 1x9 T&G pine on the interior. Second floor exterior corners & dormers will have corner boards unless directly over a 1st floor exterior corner, where they will be crisscrossing log corners.

**Barden Panelized Log Package**: 1st floor exterior walls are 2x6 Studs @

16" OC w/ 7/16" OSB sheathing. Wall height per plan, but standard is 8'-1 1/8" if not specified. T&G Log siding on the exterior, crisscrossing log exterior corners, 1x9 T&G pine on the interior. 2nd floor exterior walls are 2x6 Studs @ 16" OC w/ 7/16" OSB sheathing. T&G Log siding on the exterior, 1x9 T&G pine on the interior. Second floor exterior corners & dormers will have corner boards unless directly over a 1st floor exterior corner, where they will be crisscrossing log corners.

**Barden Economy Log Package**: 1st floor exterior walls are 2x6 Studs @ 16" OC w/ 7/16" OSB sheathing. Wall height per plan, but standard is 8'-1 1/8" if not specified. T&G Log siding on the exterior, crisscrossing log exterior corners. 2nd floor exterior walls are 2x6 Studs @ 16" OC w/ 7/16" OSB sheathing. T&G Log siding on the exterior. Second floor exterior corners & dormers will have corner boards unless directly over a 1st floor exterior corner, where they will be crisscrossing log corners. NO 1x9 included for interior.

**INTERIOR WALLS**: panelized 2x4 studs @ 16" OC. 2x6 for plumbing or bearing walls where required. Cabinet blocking & drywall corner studs where required. 1x9 T&G optional.

**ROOFING**: trusses or precut rafters per plan, 5/8" OSB Sheathing, paper felt, 30-year Landmark architectural shingles, hurricane clips, 1x8 pine fascia, 1x6 T&G pine soffits, 24" overhangs. Dormers per plan. Dormers have 12" or 24" overhangs.

**EXTERIOR TRIM**: 2x6 pine window & door casing; round log or 1x8 pine corner trim, log trusses & other accents per plan.

**OVERHEAD DOORS**: Standard 190 series Overhead Door Co. doors with "Legacy" operators, glass per plan, standard professional installation included.

**WINDOWS & PATIO DOORS**: Marvin Integrity low E squared, argon filled Cardinal glass w/ unfinished pine interiors (factory pre-finishing available); removable pine grills; GBG (Grills Between the Glass), SDL (Simulated Divided Lights), & multiple grill patterns available as options; tempering by code; obscured glass available; fiberglass Ultrex pultruded exterior; full color-matched screens; factory applied jamb extensions.

**ENTRY DOOR SYSTEM**: Fiberclassic clear glass with or with out grills, or Smooth Star etched glass. Sidelights & Transoms per plan. Deadbolts & Cambridge Nickel locksets included for all exterior doors.

INTERIOR DOORS & TRIM: all packages include Cambridge Nickel locksets.

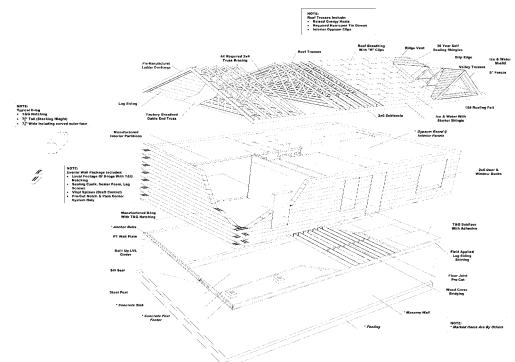
Barden Log & Barden Panelized Log Packages: 1x4 pine base & casing, 6 panel pine doors w/ pine jambs.

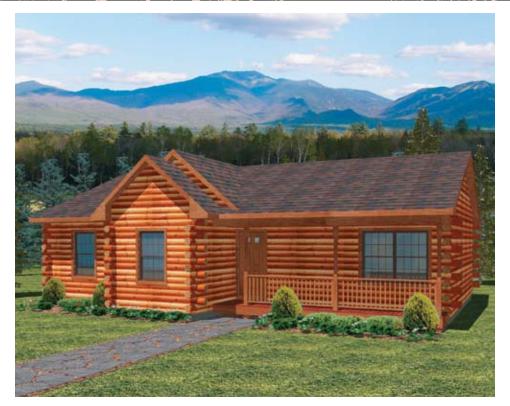
Barden Economy Log Package: Wide MDF (Multiple Density Fiberboard) primed base & casing, 6 panel solid core colonist doors w/ primed jambs.

**INTERIOR STAIRS, STAIR RAILINGS & LOFT RAILINGS**: Pre-built stain grade SPF (spruce, pine, & fir) stairs for main floors. Basement stairs are KD (knock down) SPF stairs with backers. Pine handrail for basement, square pine upper railings, balusters & newels.

CABINETS, COUNTERTOPS, VANITIES, & VANITY TOPS: all packages include WilsonArt laminate square edge kitchen countertops.

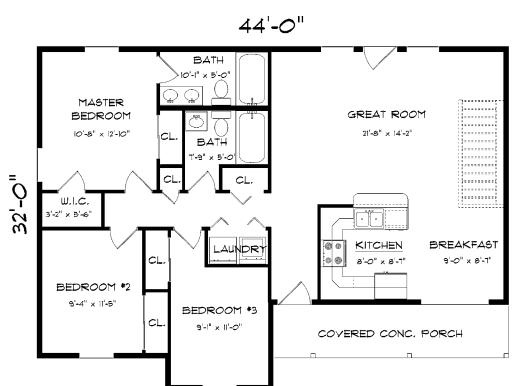
**Barden Log & Barden Panelized Log Packages**: Bayport Hickory, Harbour Court, Heartland Maple, Heritage Hickory, Heritage Oak, or Laurel Cherry HomeCrest kitchen & vanity cabinets, laminate sides & deluxe wood drawers. Vanity tops are one-piece cultured marble with seamless integrated bowls. **Barden Economy Log Package**: Heartland Oak or Sedona Hickory HomeCrest kitchen & vanity cabinets, laminate sides & deluxe wood drawers. Vanity tops are WilsonArt laminate square edge countertops (to be used with drop-in bowls by owner)

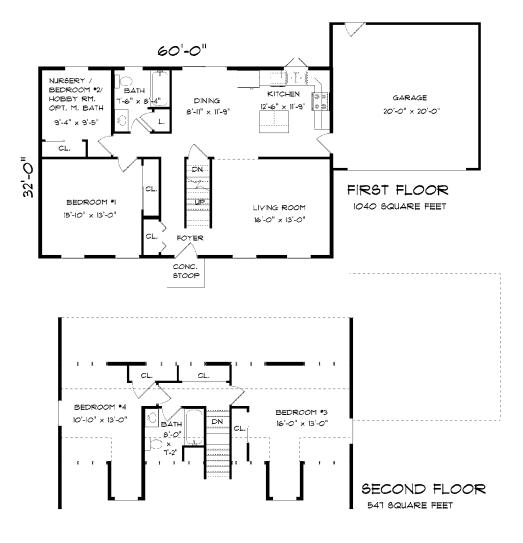




Crystal

1196 Sq. Ft.





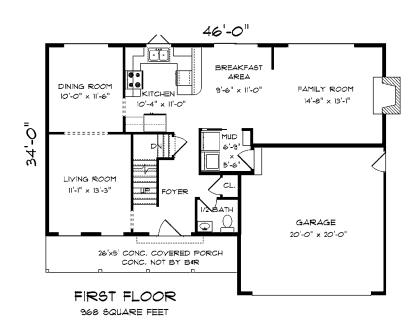


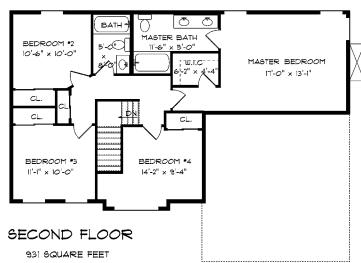
GLASS PANELS IN OHD ARE NOT INCLUDED IN STANDARD PACKAGE.

New Haven 15

1587 Sq. Ft.





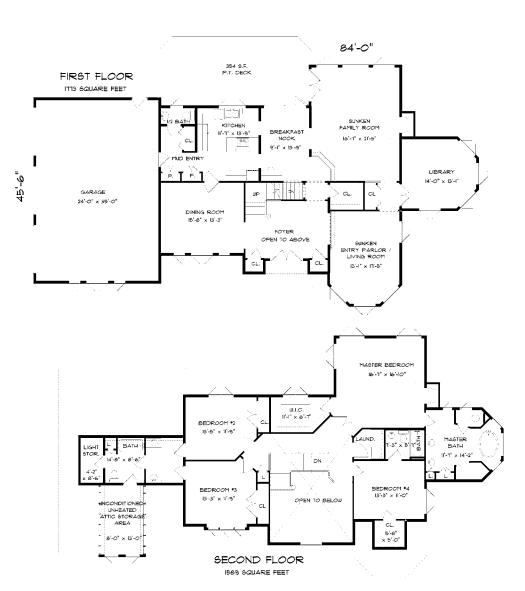




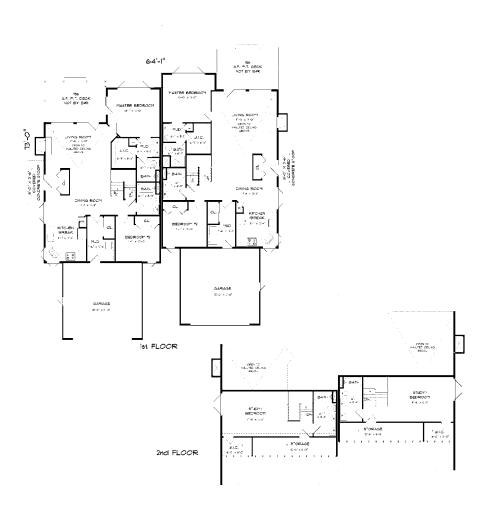


Eastfield

1899 Sq. Ft.







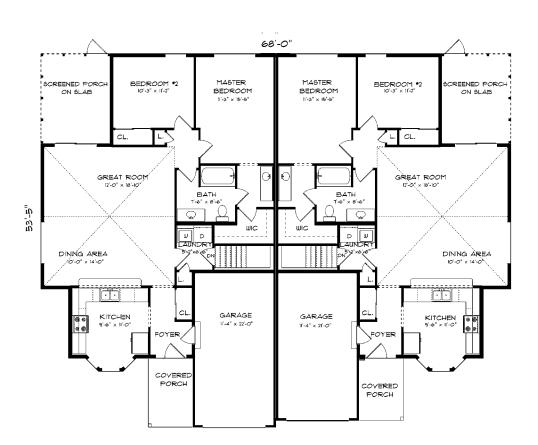


Woodland Villa 3904 Sq. Ft.



Presidential

1191 Sq. Ft. per unit





























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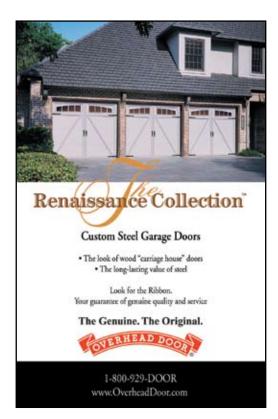
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