



1115 State Route 222, Cortland, NY 13045  
(855) 871-2232 | [www.hamiltonbuildingservices.com](http://www.hamiltonbuildingservices.com)

## **Hamilton Building Services Standard Material Package Specifications**

### **Structural Floor Deck Framing:**

- Styrofoam sill seal 5-1/2"
- 2x8 or 2x10 PT sill plate; dimension consistent with foundation thickness
- Wood I-joists, shipped in even lengths as required per plan; all accessories as required per plan
- 3/4" T&G High Performance sub-floor (minimum 200 day no-sand guarantee, either GP Drymax or Weyerhaeuser Edge Gold) with sub-floor adhesive
- 3" diameter round single piece steel basement posts per stamped foundation plan
- KD Basement stairs with 2x10 treads, stringers and plywood risers; handrail and brackets included
- Upgrades available

### **Exterior Walls & Interior Partitions:**

- Standard wall height is 8' 1-1/8"
- 2x6 studs; 16" OC at exterior walls
- 2x4 studs; 16" OC at interior partitions; 2x6 studs at plumbing walls
- 2x4 studs; 16" OC at garage walls
- Minimum 2x8 headers on bearing walls; 2x10 headers for additional loads
- Single bottom plates and double top plates
- 7/16" OSB sheathing at all exterior walls; other sheathing options available
- Infiltration barrier (house wrap) including taping system
- 2x6 partition cap for sheetrock nailer on 1<sup>st</sup> and 2<sup>nd</sup> floor partitions

### **Trusses & Roofing:**

- Truss system designed for installation on 24" centers; roof pitch & design per plan; 12" rake & eave overhangs per plan
- 2x4 lateral bracing supplied to tie roof truss system together per local code
- 6" or 12" nail-on rake systems; field constructed and applied
- 5/8" OSB sheathing with H-clips; other sheathing options available
- 15 lb felt paper, ice & water guard (2 rows at Eaves, 1 row at Valleys, 2 rows at Rakes), pre-finished metal drip edge (standard colors), aluminum flashing, Lifetime architectural shingles in standard colors; upgrades available

### **Decks & Porches: Included unless marked "optional" on the plans**

- PT joists, decking, railings & balusters per plan
- Vinyl Soffit ceiling on covered porches
- Upgrade decking & railings available



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**Exterior Trim:**

- Vinyl siding in Double 4" or Double 5" in standard colors; siding upgrades and options available
- 4" wide vinyl corners, j-channel, vinyl vented soffit (standard colors), 8 J-blocks, 1 dryer vent
- Pre-bent aluminum fascia in standard colors
- Vinyl louvered shutters per plan, standard colors; upgrade styles and colors available

**Exterior Doors & Windows:**

- ThermaTru SmoothStar fiberglass 3068 entrance system with thermal threshold applied. See standard door selection. Includes thumb latch hardware with dead bolt.
- All ThermaTru exterior doors are assembled in a primed frame with brick mould applied
- ThermaTru SmoothStar fiberglass 2868 service doors per plan, standard styles
- RSP steel ¾ hour fire-rated 3068 house-to-garage door, per plan; standard styles
- Windows and patio doors are "Encompass" by Pella, per plan; Energy Star qualified; grilles between glass, extension jambs and screens; upgrade styles, features and colors available
- Automatic garage overhead doors per plan; installed on site by the Overhead Door Company; prefinished in standard colors; fully insulated with metal backing. Standard: 194 series, 9x7 or 16x7 with remote opener for each door. Other options are available.

**Interior Trim:**

- Hollow core, primed, smooth or textured molded doors throughout; several standard styles to choose from; sizes per plan
- Triple hinge swing doors with matching finish door handles; door stops and sash locks provided as necessary
- Bypass and Bi-fold doors per plan (usually at closets) with matching hardware
- All interior doors are pre-hung in primed jambs; upgrade options available
- Schlage passage and privacy locksets available in satin nickel, oil-rubbed bronze, antique brass or bright brass finishes
- Casing and baseboard trim are primed, Colonial style, MDF; 2-1/4" casing and 3-1/4" baseboard are standard; other sizes and styles available
- Closet Maid (or equivalent) shelving with hardware and support brackets enough for one shelf at all closets, 3 shelves at Pantry and Linen closets
- Two-Story homes include fully assembled closed pine staircase (yellow pine risers, stringers and treads) per plan; stair parts included per plan; standard newels, balusters and handrails are poplar (or equivalent) per plan; upgrades available

**Insulation:**

- R13 Basement Wall Blanket
- R21 Exterior 2x6 Framed Walls
- R49 Exterior Ceilings



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## **Hamilton Building Services Standard Log Package Specifications**

### **Structural Floor Deck Framing:**

- Styrofoam sill seal 5-1/2"
- 2x8 or 2x10 PT sill plate; dimension consistent with foundation thickness
- Wood I-joists, shipped in even lengths as required per plan; all accessories as required per plan
- 3/4" T&G High Performance sub-floor (minimum 200 day no-sand guarantee, either GP Drymax or Weyerhaeuser Edge Gold) with sub-floor adhesive
- 3" diameter round single piece steel basement posts per stamped foundation plan
- KD Basement stairs with 2x10 treads, stringers and plywood risers; handrail and brackets included
- Upgrades available

### **Exterior Walls & Interior Partitions: TWO DIFFERENT PACKAGES ARE AVAILABLE**

#### **The TRADITIONAL Log Package**

- 1<sup>st</sup> floor exterior walls are 8x8 cant, full timber "D" log. Dovetail, Swedish Cove, or any other profile available by request
- Precut Notch & Pass corners upgrade available
- 2<sup>nd</sup> floor exterior walls are 2x6 studs, 16" OC with 7/16" OSB sheathing; T&G log siding; 1x8 T&G pine on the interior of all exterior walls; 2<sup>nd</sup> floor exterior corners and dormers will have corner boards unless directly over a 1<sup>st</sup> floor corner, where they will be crisscrossing log corners.

#### **The EDGE Log Package**

- 1<sup>st</sup> and 2<sup>nd</sup> floor exterior walls are 2x6 studs, 16" OC with 7/16" OSB sheathing
  - Standard wall height is 8' 1-1/8"
  - 1<sup>st</sup> and 2<sup>nd</sup> floor exterior walls have T&G log siding; 1x8 T&G pine on the interior of all exterior walls
  - 1<sup>st</sup> floor has crisscrossing, round-round log exterior corners; 2<sup>nd</sup> floor exterior corners and dormers will have corner boards unless directly over a 1<sup>st</sup> floor corner, where they will be crisscrossing log corners

#### **Interior Walls, both packages**

- Panelized 2x4 studs; 16" OC; 2x6 studs at plumbing walls and bearing walls where required



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### **Trusses & Roofing:**

- Truss system designed for installation on 24" centers and rafters on 16" centers; roof pitch & design per plan; 12" rake & eave overhangs per plan; roof design will vary per plan
- 2x4 lateral bracing supplied to tie roof truss system together per local code
- Nail-on rake systems; field constructed and applied
- 5/8" OSB sheathing with H-clips; other sheathing options available
- 15 lb felt paper, ice & water guard (2 rows at Eaves, 1 row at Valleys, 2 rows at Rakes), pre-finished metal drip edge (standard colors), aluminum flashing, Lifetime architectural shingles in standard colors; upgrades available

### **Decks & Porches: Included unless marked "optional" on the plans**

- PT joists, decking, railings & balusters per plan; 6x6 pine posts per plan, pine headers per plan
- 1x6 T&G pine ceiling on covered porches; covered porches have 12" or 24" overhangs per plan
- Upgrade decking & railings available

### **Exterior Trim:**

- 2x4 pine window and door casing; round log or 2x6 pine corner trim, per plan; log trusses and other accents per plan

### **Exterior Doors & Windows:**

- ThermaTru fiberglass, foam insulated 3068 entrance system with thermal threshold applied. See standard door selections. Includes Thumbatch Hardware and dead bolt.
- All ThermaTru exterior doors are assembled in a primed frame with brick mould applied.
- ThermaTru SmoothStar fiberglass 2868 service doors per plan, thermal break threshold applied; standard styles
- RSP steel ¾ hour fire-rated 3068 house-to-garage door, per plan; standard styles
- Windows and patio doors are "Encompass" by Pella, per plan; Energy Star qualified; grilles between glass, extension jambs and screens; upgrade styles, features and colors available
- Automatic garage overhead doors per plan; installed on site by the Overhead Door Company; prefinished in standard colors; fully insulated with metal backing. Standard: 194 series, 9x7 or 16x7 with remote opener for each door. Other options are available.



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**Interior Trim:**

- 6 panel pine doors with clear veneer pine jambs throughout; sizes and styles per plan
- Schlage passage and privacy locksets available in satin nickel, oil-rubbed bronze, antique brass or bright brass finishes as standard; upgrade finishes available
- 1x4 Pine casing and 1x6 Pine baseboard trim
- Closet Maid (or equivalent) shelving with hardware enough for one shelf at all closets, 3 shelves at Pantry and Linen closets
- Two-Story homes include fully assembled, stain grade, southern yellow pine staircase per plan; square pine newels, balusters and handrails; upgrades available. Basement stairs are knock down SPF with backers; pine handrail.

**Insulation:**

- R13 Basement Wall Blanket
- R21 Exterior 2x6 Framed Walls
- R49 Exterior Ceilings



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## **Hamilton Building Services Standard Kitchen Package Specifications**

### **Kitchen & Bath Cabinets & Countertops:**

- Kemper Cabinetry, Echo Series, standard finishes; upgrade options available
  - 3/4" solid hardwood dovetail drawer box
  - Full extension undermount soft-close drawer guides
  - Concealed adjustable Soft Close door hinges
  - Adjustable wall and base cabinet shelving, 3/4" thick furniture board (plywood available as an upgrade)
  - Natural Maple wood grain interior finish or White laminate, depending on door style
  - 3/4" solid wood face frames with 3/8" laminate substrate end panels (plywood end panels available as an upgrade)
  - Cabinet door and drawer hardware included; standard styles
  - Many cabinet styles and features are available; upgrades are available
- Kitchen countertops are post form laminate in a wide variety of standard colors; upgrade countertop materials are available
- Bathroom vanity tops are cultured marble with integrated sink(s) in a variety of standard colors; upgrades available

**Contact our office for more cabinetry details and layout specifications**

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