



1115 State Route 222, Cortland, NY 13045
(855) 871-2232 | www.hamiltonbuildingservices.com

Hamilton Building Services Standard Material Package Specifications

Structural Floor Deck Framing:

- Styrofoam sill seal 6"
- 2x6 minimum Treated sill plate; dimension consistent with foundation thickness
- Wood I-joists, shipped in even lengths as required per plan; all accessories as required per plan
- $\frac{3}{4}$ " T&G High Performance sub-floor (minimum 200 day no-sand guarantee, either GP DryGuard or Weyerhaeuser Edge Gold) with sub-floor adhesive
- 3" diameter round single piece steel basement posts per stamped foundation plan
- Carpet Grade Finished Basement stairs #2 SY Pine treads, stringers and risers; handrail and brackets are 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; engineered sized 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 1st and 2nd floor partitions

Trusses & Roofing:

- Truss system designed for installation on 24" centers; roof pitch & design per plan; rake & eave overhangs per plan
- 2x4 bracing supplied to tie roof truss system together per local code & Truss Design
- Nail-on raked Overhang systems; field constructed and applied
- 5/8" OSB sheathing with H-clips; other sheathing options available
- GAF Tiger Paw Underlayment, GAF ice & water guard (2 rows at Eaves, 1 row at Valleys, 2 rows at Rakes), pre-finished metal drip edge (standard colors), aluminum flashing, GAF 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 (.042 Thickness) in Double 4", Double 5" or Dutchlap 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 3'x6'8" 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 2'8"x6'8" service doors per plan, standard styles
- RSP steel ¾ hour fire-rated 2'8"x6'8" house-to-garage door, per plan; standard styles
- Windows and patio doors are "Encompass" Vinyl 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: 19- 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 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



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Hamilton Building Services Standard Log Package Specifications

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- 2x6 minimum Treated 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 DryGuard or Weyerhaeuser Edge Gold) with sub-floor adhesive
- 3" diameter round single piece steel basement posts per stamped foundation plan
- Carpet Grade Finished Basement stairs #2 SY Pine treads, stringers and risers; handrail and brackets are included
- Upgrades available

Exterior Walls & Interior Partitions: TWO DIFFERENT PACKAGES ARE AVAILABLE

The TRADITIONAL Log Package

- 1st floor exterior walls are 8x8 cant, full timber "D" log. Upgrade to Dovetail, Swedish Cove, or any other profile available by request
- Precut Notch & Pass corners upgrade available
- 2nd 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; 2nd floor exterior corners and dormers will have corner boards unless directly over a 1st floor corner, where they will be crisscrossing log corners.

The EDGE Log Package

- 1st and 2nd floor exterior walls are 2x6 studs, 16" OC with 7/16" OSB sheathing
 - Standard wall height is 8' 1-1/8"
 - 1st and 2nd floor exterior walls have T&G log siding; 1x8 T&G pine on the interior of all exterior walls
 - 1st floor has crisscrossing, round-round log exterior corners; 2nd floor exterior corners and dormers will have corner boards unless directly over a 1st 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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- 2x4 bracing supplied to tie roof truss system together per local code & Truss Design
- Nail-on raked Overhang systems; field constructed and applied
- 5/8" OSB sheathing with H-clips; other sheathing options available
- GAF Tiger Paw Underlayment, GAF ice & water guard (2 rows at Eaves, 1 row at Valleys, 2 rows at Rakes), pre-finished metal drip edge (standard colors), aluminum flashing, GAF 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 SmoothStar fiberglass 3'x6'8" 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 2'8"x6'8" service doors per plan, standard styles
- RSP steel ¾ hour fire-rated 2'8"x6'8" house-to-garage door, per plan; standard styles
- Windows and patio doors are "Encompass" Vinyl 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: 19- 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 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.



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Hamilton Building Services Standard Cabinetry Package Specifications

Kitchen / Bath Cabinets & Countertops:

- Kemper Cabinetry, Echo Series, standard construction; upgrade options for cabinet styles and features available
 - 84" height placement using 30" high wall cabinets
 - 3/8" furniture board with natural maple or white laminate interiors and matching laminate exteriors (upgrades available)
 - Flushed furniture plywood sides on all exposed cabinet ends
 - One, three or four drawer cabinet (sizes will vary between 12" and 21" per design)
 - 1/2" natural maple laminated furniture board. Drawer bottom is 3/8" natural maple furniture board
 - Full extension, concealed, under mount guide with integrated Smart Stop drawer glide
 - Fully concealed, integrated Smart Stop cup hinges; 6 way adjustable and self-closing
 - One base lazy susan corner cabinet (sizes will vary per design)
 - One sink base cabinet with mini touch up kit
 - Solid wood crown molding, wood toe kick, shoe and scribe molding as required per design
 - Wurth Baer Supply Classic Collection cabinet door and drawer hardware included; standard styles
- All stain finishes are included in the standard construction of cabinets
- All glaze finishes as well as paint finish when applied to the maple wood species will result in a 15% upcharge
- Bathroom vanity tops are acrylic cultured marble with integrated sink(s) in a variety of standard colors; upgrades available

Contact our office for more material package details and layout specifications

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