



PINE  
CREEK  
HOMES

## Shell Option Specifications For Homes

- Complete Engineered construction drawings
- Full assistance with the permitting process
- Complete design service for all aspects of the build
- Excavation for the foundation
- 8' Concrete foundation walls on 30"x 10" concrete footing
- Garage to have 3' concrete foundation wall on 16"x 20' concrete piles
- Garage floor to be 5" concrete floor
- Foundation backfilled and rough graded

- 12" I-Joist floor system c/w 5/8" T&G floor plywood
- 2x6 Exterior Walls, 2x4 Interior walls
- Engineered roof trusses
- All Exterior sheathing to be 7/16" OSB
- Carpet grade stairs installed to lower level
- Fibreglass shingles complete with eave protection
- Pre finished Aluminum soffits, fascia and eavestrough
- Jeld-wen dual low-e windows
- Tyvek weather barrier installed c/w Pertinent flashings
- Decks as drawn in brown treated material
- Deck railings to be brown treated picket style