

 **SHEMSS** HOME IS ART

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DESIGNER HOMES SOLUTION,
ARCHITECTURAL PLANS, AND BUILDING
MATERIAL DELIVERY COMPANY.



O'MALLEY 1.0

SHEMSS HOME IS ART



4 BED 3 BATH 2 CAR GARAGE 2050 SQ. FEET.

O'Malley is a luxury modern home with an open concept floor plan where you can enjoy the touches of wood, metal, and natural stones. Have a cup of coffee or a glass of wine on the front balcony. This home features real hardwood floors, alder wood ceilings, and natural stone double-sided fireplaces. Large windows in every room of the home give great views and plenty of natural light. The Master Suite has a double-sided fireplace and a freestanding tub. Coming home should be like a vacation, with O'Malley you feel nothing less. A model with space that helps you dream and your mind to wander.

36x44 Building Area

DETAILS INCLUDED IN ELITE PACKAGE

FLOORPLAN & DESIGN DRAWINGS

Title Sheet

Project information: detail analysis of conditioned and unconditioned space sizes add proposed building coverage. Construction type, general notes.

Floor Plan

Scaled, detailed plan of the house. The fully dimensioned floor plan will show room sizes and designations, fixtures count and location, window/door sizes. If applicable, exterior porches, decks, patios will be shown. General notes, legends, and framing schedule. Proposed shear walls to be confirmed by EOR.

Elevations

Scaled views of the house exterior. The following sheet will indicate finished floor elevations, ceiling heights, top of windows elevations, roof slope, exterior finishes, and general notes.

Foundation Plan

Scaled foundation plan will indicate perimeter footing, slab-on-grade, spread footings, piers as pertinent to house design. Footing schedule, general foundation notes, legends. Foundation sizes to be confirmed EOR.

Floor Framing Plan

Scaled floor framing plan will include floor joist sizes, spacing, and spans. Floor girder's location, sizes, and spacing. The lower-level floor framing plan will be superimposed with the foundation plan for clarity. All framing sizes are to be confirmed by EOR.

Roof Plan

Scaled roof plan will show roof shape, valleys, hips, ridges, overhangs as applicable to the house. Standard 24" on-center truss spacing will be shown, to be confirmed by EOR.

Sections

Scaled building cross sections for both transverse and longitudinal direction showing plate heights, proposed insulation location, foundation, finished grades, and other framing components. To be confirmed by EOR for local jurisdiction compliance.

Mechanical Plan

Proposed gas diagram with rise and run information, to be confirmed by plumbing/mechanical contractor to comply with local jurisdiction. Proposed hose bibs, exterior outlets, and mechanical equipment location as applicable. General notes, legends, schedules.

Electrical Plan

Electrical light fixture's location and types and corresponding switches. Smoke and carbon monoxide detectors, outlets. General notes, legends, schedules.

STRUCTURAL BUILDING MATERIAL

Material List

Shows the quantity, dimensions, and specifications for the major materials needed to build your home. You will get faster, more accurate bids while avoiding having to pay for unused materials and waste. Material lists are available for all model plans (except as otherwise indicated), but only accessible with the purchase of floorplan & design drawings.

EXTERIOR & INTERIOR DESIGN PACKAGE

References to links may be broken due to updates or other vendor website modifications, SHEMSS Design Sheet cannot and does not guarantee or control third-party vendor product links or websites to work indefinitely. Similarly, just as links can be broken, so can the actual product be discontinued. SHEMSS Design Sheet cannot and does not guarantee or control third-party vendor production, manufacturing, or product availability to be on the market. Links and products are referenced at the time of the design. In cases that the link is broken, try a wider search by product name and description.

Design Sheet Example:



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DRIVEWAY DRAIN SYSTEM | qty 06
GALVANIZED STEEL SLOT DRAIN SYSTEM

PRODUCT LINKS
https://www.hardhatpark-us.com/products/galvanized-steel-slot-drain-system?utm_source=design-sheet



HANDRAIL | qty 01
AIR ALUMINUM WALL HANDRAIL W/ MOUNTS

PRODUCT LINKS
<https://www.aluminumhandirect.com/products/air-aluminum-wall-hand>



SHEMSS INTERIOR FINISHES



PAPER HOLDER | qty 01
MATTE BLACK TOILET PAPER HOLDER, APLUSEE STAINLESS STEEL, HALF OPEN ROUND TISSUE ROLL HANGER, BATHROOM KITCHEN STORAGE

PRODUCT LINKS
https://www.amazon.com/gp/product/B07R6BPF3H/ref=asc_inf



FAUCET | qty 01
LOVEDIMA SOLID BRASS MODERN WALL-MOUNT BATHROOM SINK FAUCET WITH SINGLE HANDLE IN BLACK FINISH

PRODUCT LINKS
https://www.amazon.com/gp/product/B079V1KQF7/ref=asc_inf



SHEMSS INTERIOR FINISHES



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ROBE HOOK | qty 03
MOEN YB0408BL ALIGN MODERN SINGLE ROBE HOOK, MATTE BLACK

PRODUCT LINKS
https://www.amazon.com/gp/product/B06X9M19?ref=asc_inf



SINK DRAIN | qty 01
NEARROOM BATHROOM POP UP DRAIN, BRASS SINK DRAIN STRAINER FOR BATHROOM ASSEMBLY STOPPER VESSEL SINK, ANTI-CLOGGING (WITHOUT OVERFLOW, MATTE BLACK)

PRODUCT LINKS
<https://www.amazon.com/NeatMoon-Bathroom-Strainer-Assembly-Anti-Clogging>



MATERIAL INCLUDED IN THE ELITE PACKAGE

O'MALLEY 1.0
Garage Door: Zinc Aluminum Garage Door With Motor
Decking: Composite Decking
Interior Doors: HDF Material Solid Doors
Interior Accent Walls: WPC wall panels
Flooring: Engineered Hardwood 13mm
Closet: Anatomy of HDF
Cabinets Hardware: HDF Doors Cabinets Box CDX Plywood
Countertop Backsplash: Pre-cut Stone
Vanity Countertops: Sink, Mirrors Combo

Limited Product Warranty:

Warranty is valid for all shipped materials by SHEMSS Homes Inc. Covers defects in material and shipping-related damages only. Materials are designed to stand the test of time for regular residential use.

Exclusions:

Does not cover products that have been stored, assembled, installed incorrectly, altered, or cleaned with the wrong cleaning methods or products. It also does not cover accidental damage. Does not cover regular wear and tear.

Product Inspection:

Products must be inspected for defects within a reasonable time of 1-year post-delivery date in order to claim defect warranty. The product must be inspected for shipping damages within the first 30 days of delivery in order to claim shipping damages. Accidental damages caused by the client; a third party hired help will not be covered. Sufficient proof of shipping-related damage must be presented with photography and video with a digital time stamp.

Disclaimer:

Modeled product and their relative interior design and materials as seen in the photographed images and posted videos are subject to change due to product availability, design development, enhancement, or smart efficiency. Discontinued products and materials will be replaced and substituted with the next best alternative match.

Shipping & After-Sales Service



MATERIAL DELIVERY COMPANY

Meeting delivery deadlines is a requirement of every job, and we make it a priority to meet ours. Our transport services work in an effective manner. Our packages are all at a fixed price contract. After the transaction processes, our warehouse will get to work right away, and our services will have your building material delivered in 4 -10 weeks right to the job site.



ASSISTANCE

A job distribution from SHEMSS means full service. We have a designer homes solution, and we promise our customers assistance in a timely, consistent, and efficient manner. Our service will not only save you time, but it will also cut the time in half of traditional construction. This is the way to ensure all-round satisfaction for both parties for the work delivered.



CERTIFICATIONS

Manufacturing means giving a firm undertaking to those who will build with our materials because your trust in SHEMSS Homes is important to us. Therefore, we have certified all our materials with highest quality giving our customers the opportunity to have a modern designer home with quality craftsmanship.

Selling designer home plans online.

We offer 3 packages at a fixed contract — Elite, Premium, and Classic. Simply choose from one of our three packages and consolidate every step into one delivery. SHEMASS Homes, Inc. Designer homes solution, Architectural plans, and Building material delivery company.



SHEMASS Homes Inc.

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