

 **SHEMSS** HOME IS ART

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# PALOMA 10.1

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**4 BED 3 BATH 2 CAR GARAGE 2455 SQ. FEET.**

Paloma 10.1 expansive floor plan is the perfect home for a quiet mountain getaway with a welcoming wide-stair entry. The quality craftsmanship continues into the kitchen with cabinetry from Europe. For an appealing modern setting, the kitchen appliances are conveniently integrated into the cabinets. An open-concept kitchen leads out to the ground-level deck and is perfect for grilling and a firepit. Each of the bedrooms tucked into separate corners of the house and separate decks off the two living areas. Enjoy your favorite drink on your own master suite balcony watching the fire in the double-sided fireplace or taking a bath in a free-standing bathtub as it snows outside. The large lower family room is full of entertainment which leads outside onto the backyard deck. This home offers relaxed indoor/outdoor living.

**37x43 Building Area**

## DETAILS INCLUDED IN CLASSIC 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.

## ITEMS NOT INCLUDED & RESPONSIBILITY

THE CUSTOMER UNDERSTANDS THAT ADDITIONAL LISTED ENGINEERING MAY BE REQUIRED BASED ON YOUR SPECIFIC AREA.

1. Wind | Hurricane | Tornado
2. Seismic | Earthquake
3. Heavy Snow
4. Flood potential
5. Soil instability

### **These items are NOT included:**

Architectural or Engineering Stamp - handled locally.

The customer understands that HVAC, & Plumbing will not be included in plans (other than the location of plumbing fixtures and electrical lights, plugs & switches).

Energy calculations - Handled locally when required.

### **Your responsibility:**

Determining and complying with all applicable codes is your responsibility.

Manufacturer instructions should be followed for all materials, appliances, and systems. Consult a local mechanical contractor for systems suitable for local climate conditions if required.

We recommend contacting your local building department to find out the requirements specific to your area because of the great differences in geography and climate, each state, or municipality may have its own building regulations.

Site Plan - Handled locally when required.

Your subcontractors will handle - Mechanical Drawings (location of heating and air equipment and ductwork)

Your subcontractors will handle - Plumbing Drawings (drawings showing the actual plumbing pipe sizes and locations).

### **UNDERSTAND THAT THE MATERIALS LISTED BELOW ARE NOT INCLUDED IN THE PACKAGES:**

Foundation, Stone Masonry, Finished Stairs, Waterproofing, Roof Finishes, Gypsum wallboard, Tile, Paint + Coatings (Interior & Exterior), Fireplace, Security + Fire Protection Systems, Appliances, HVAC, Baseboards.

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Contact: 888-960-5263 [info@shemsshomes.com](mailto:info@shemsshomes.com)