

# Preliminary Plans

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## Midwest Homes, Inc.

1405 E. Hwy. 50  
Vermillion, SD 57069  
Voice 605-624-4661  
Fax 605-624-0075  
[www.midwesthomes.com](http://www.midwesthomes.com)  
Site: Lot 12 Block 2  
Countryside Add.  
1516 Brandon Drive

Overview Elevation  
Scale: None  
Client: Hertz  
Date: 4/8/2015  
Revision 1.0  
Drawn By: Dave Hertz

5/12 Roof Pitch  
Asphalt Shingles

Colorlock  
Siding



# Preliminary Plans

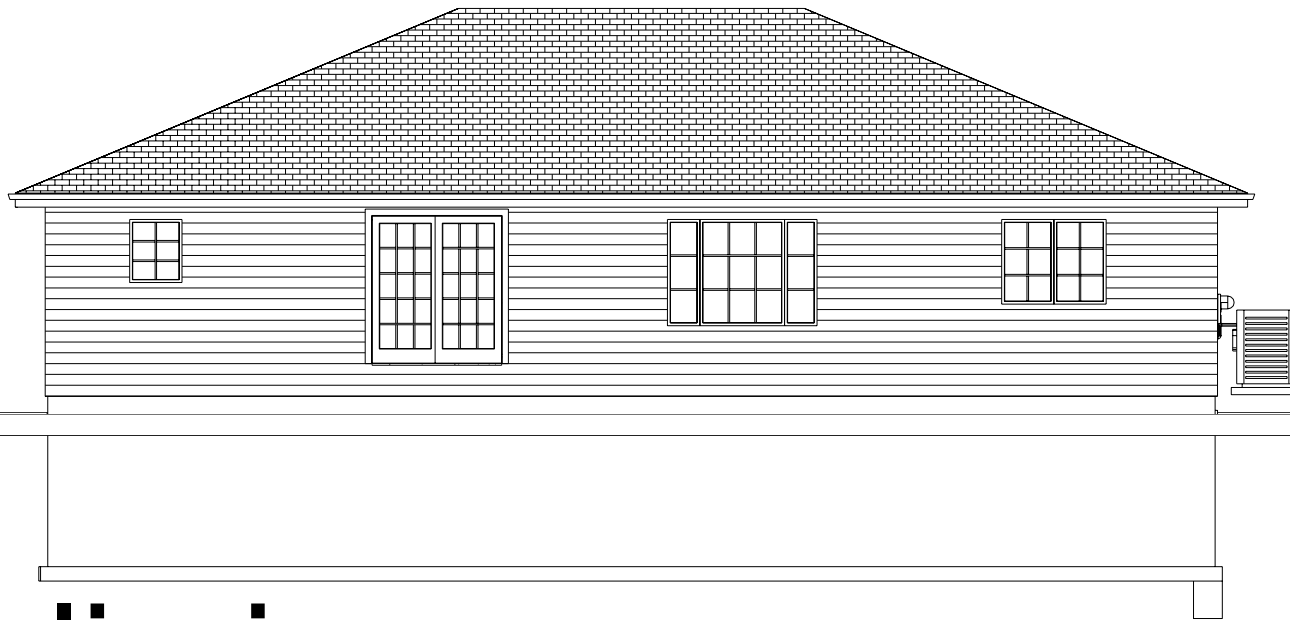
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Front Elevation  
Scale: None  
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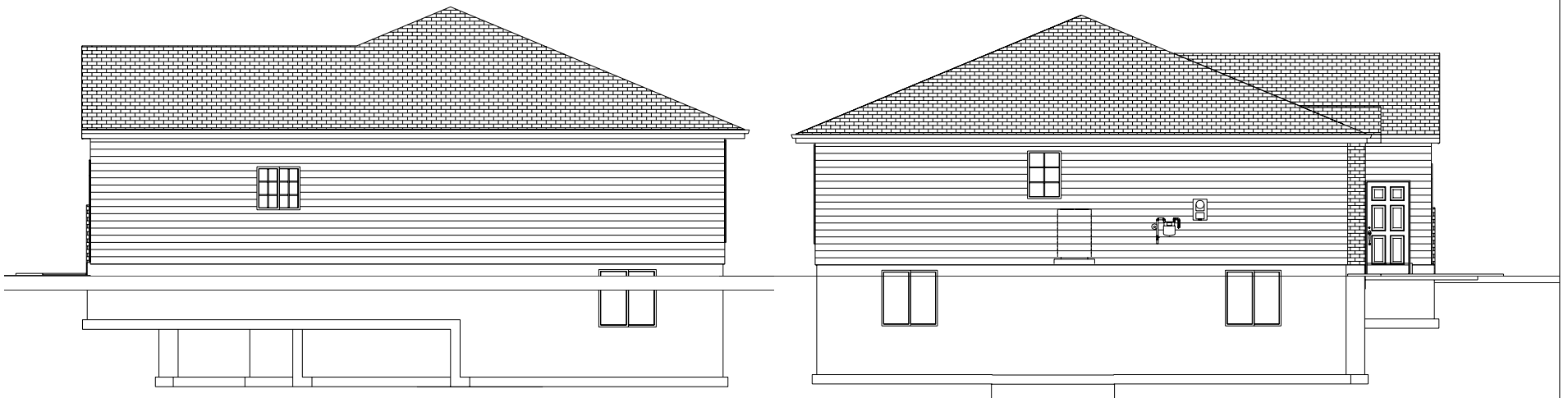
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Rear Elevation  
Scale: None  
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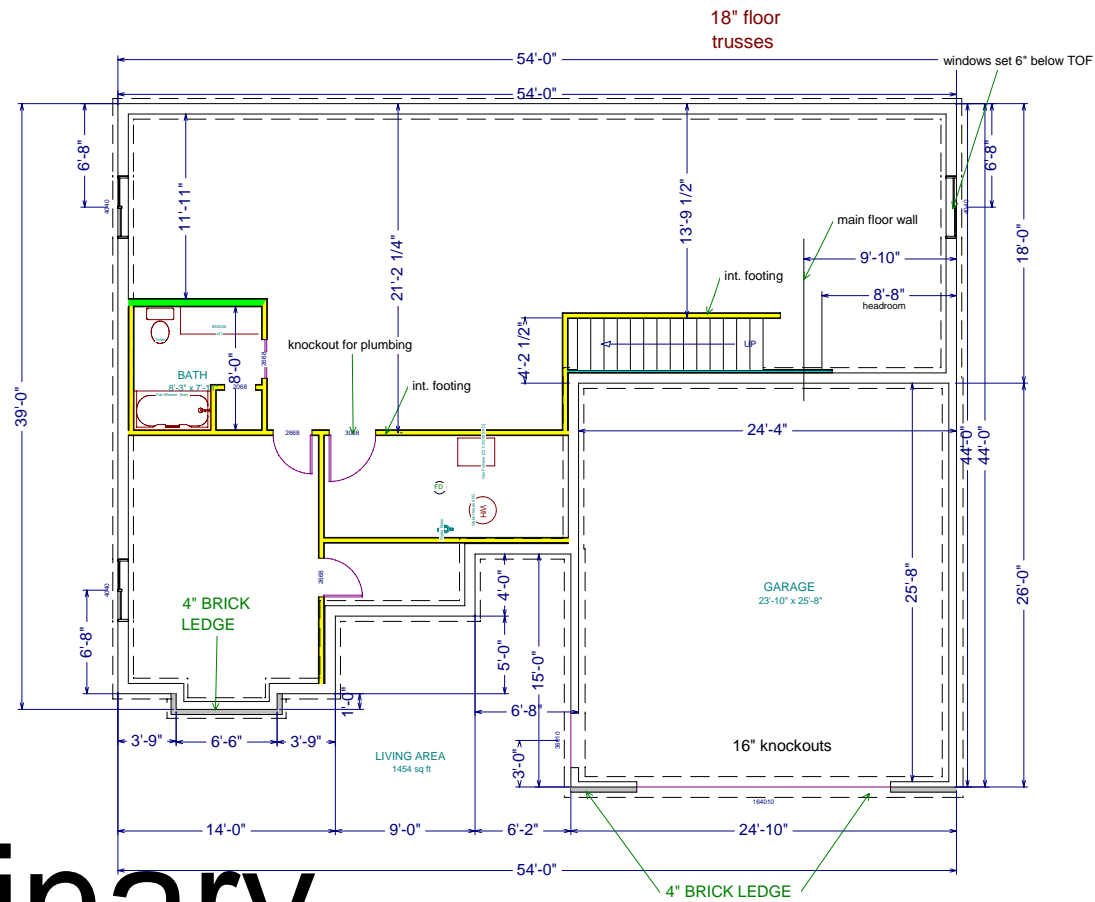
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Right and Left Elevations  
Scale: None  
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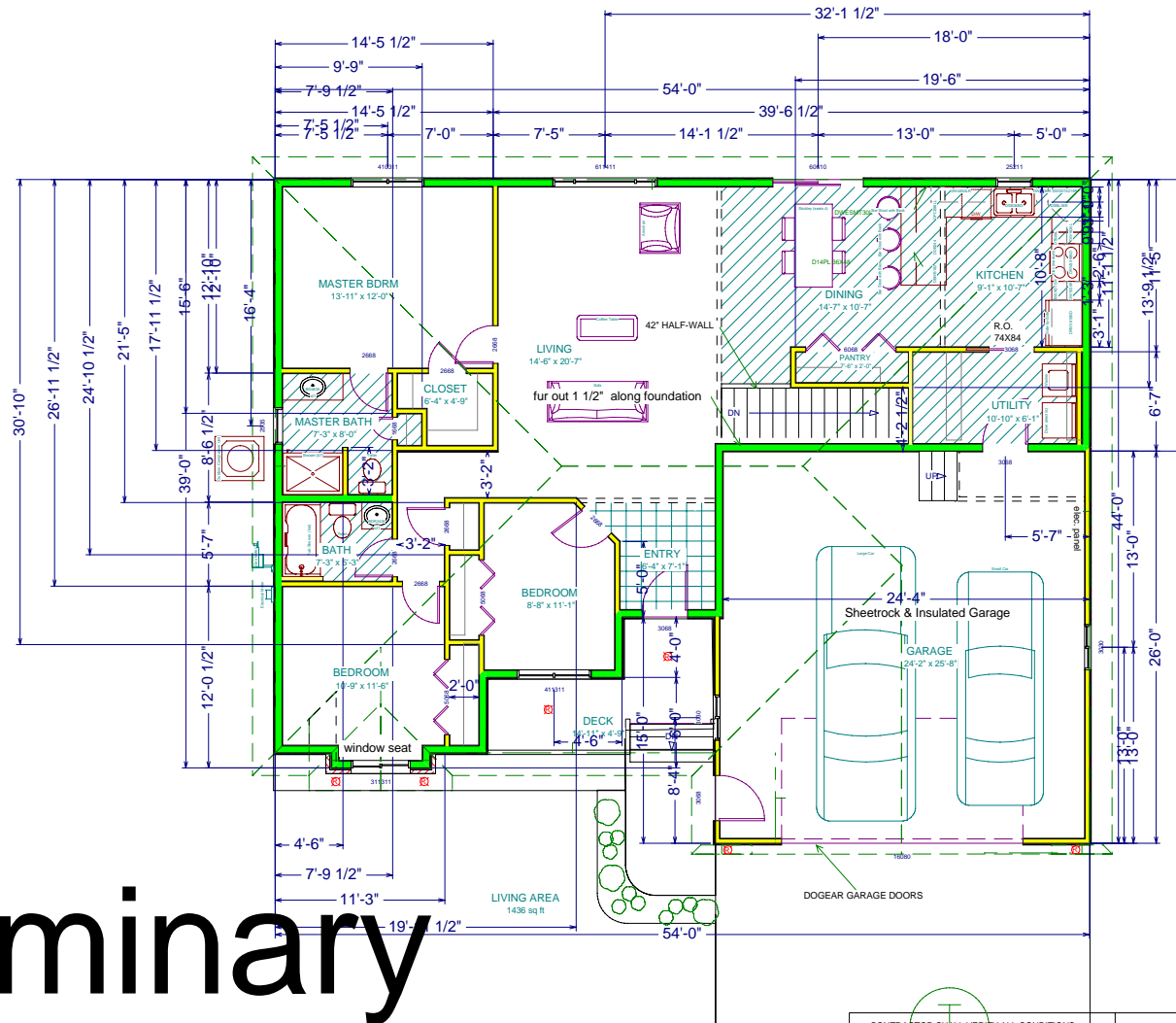
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Foundation  
 Scale: 1/8" = 1'

Client: Hertz  
 Date: 4/8/2015  
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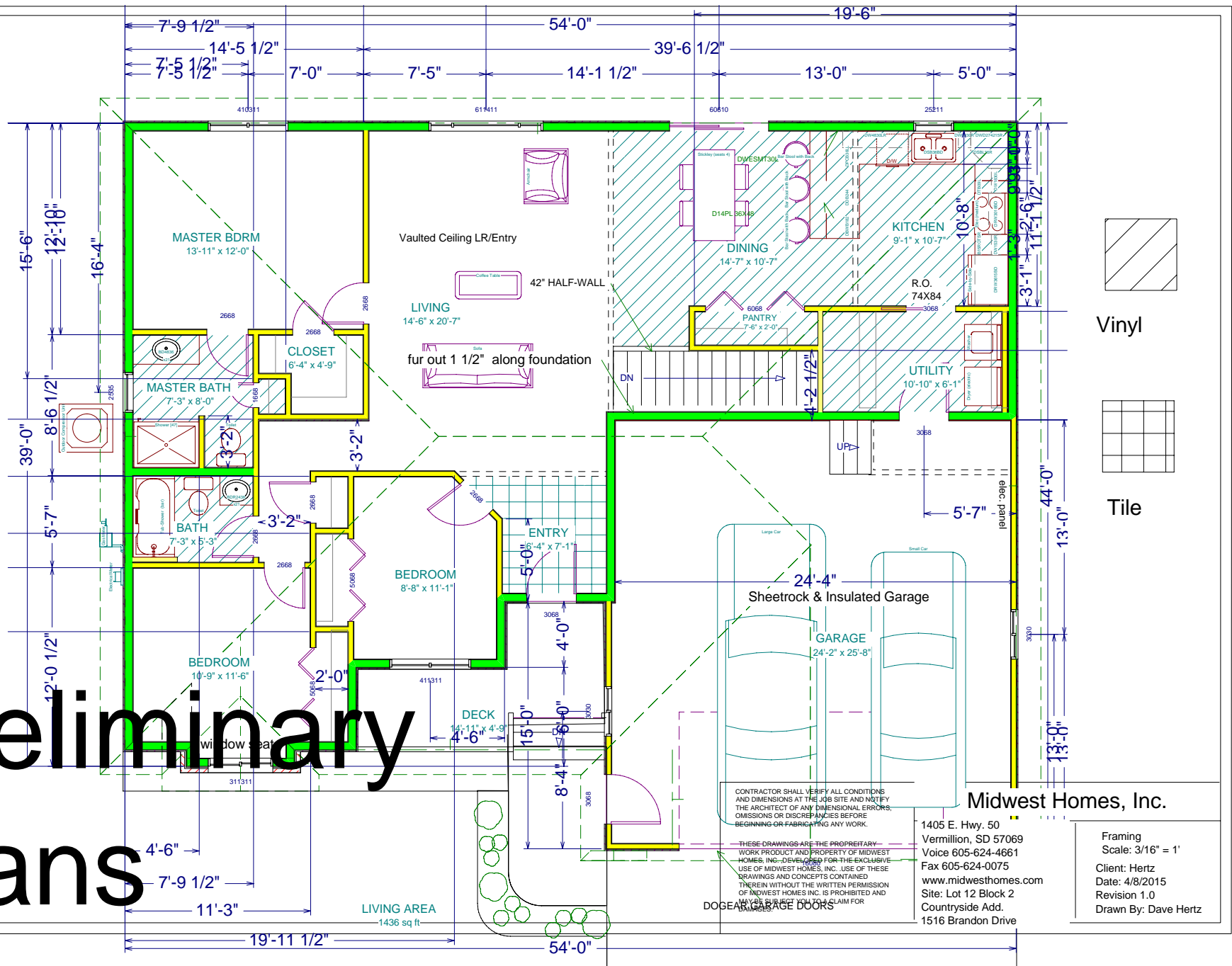
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 Site: Lot 12 Block 2  
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1st Floor  
 Scale: 1/8" = 1'  
 Client: Hertz  
 Date: 4/8/2015  
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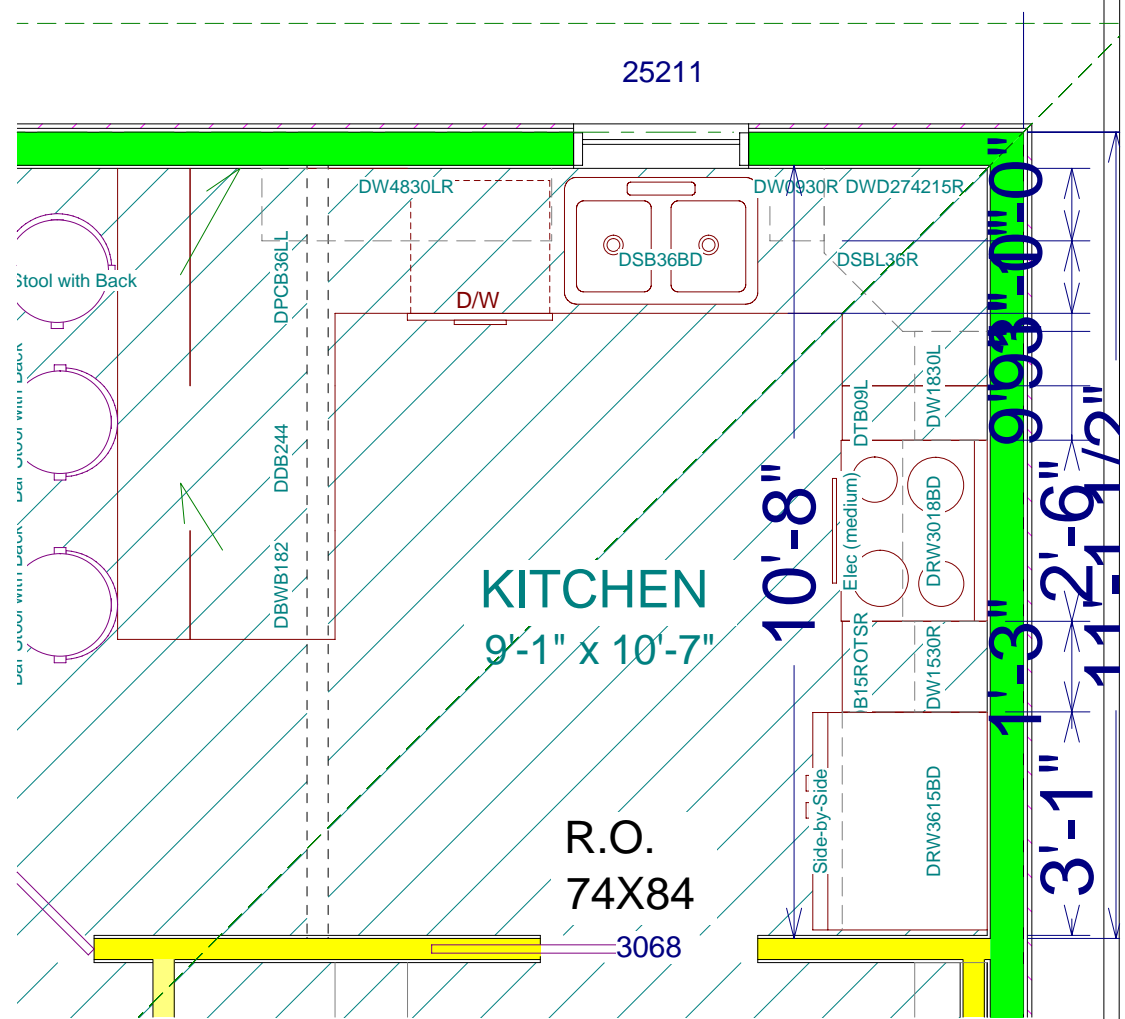
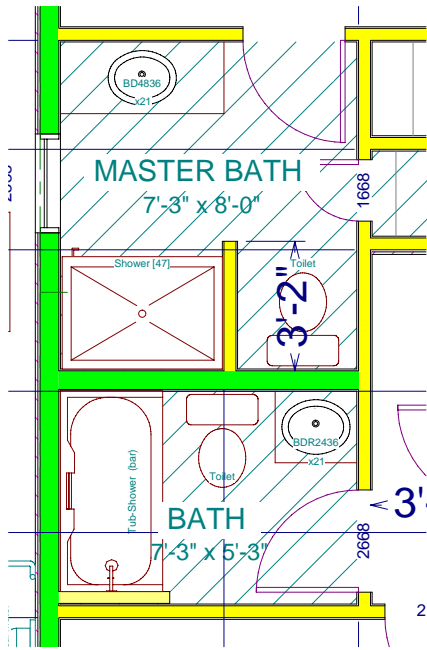
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Midwest Homes, Inc.

Framing Scale: 3/16" = 1'  
 Client: Hertz  
 Date: 4/8/2015  
 Revision 1.0  
 Drawn By: Dave Hertz



**Preliminary  
Plans**

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Cabinet Layout  
Scale: 1/4" = 1'  
Client: Hertz  
Date: 4/8/2015  
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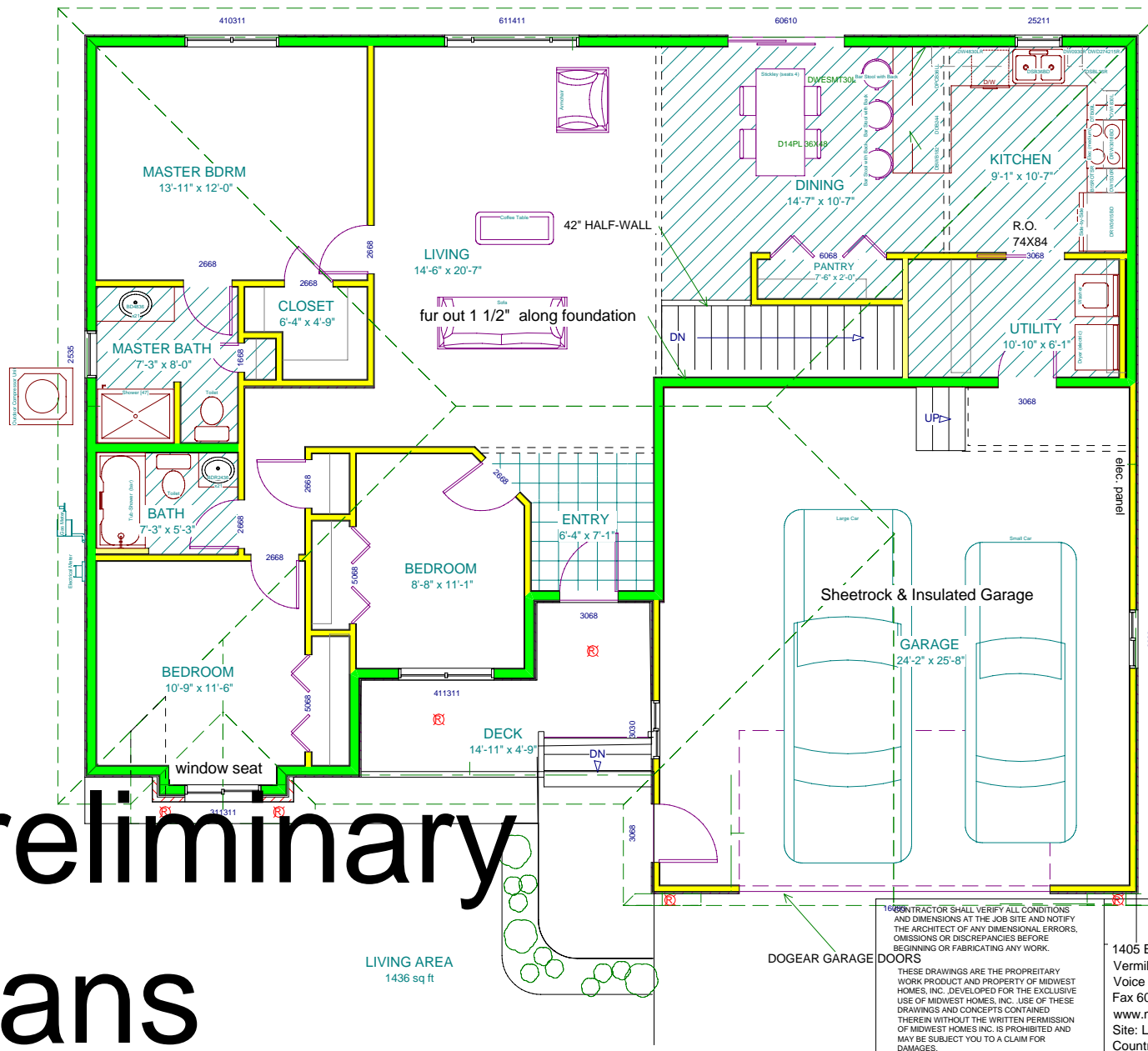
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Cross Sections  
Scale: None  
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LIVING AREA  
1436 sq ft

DOGEAR GARAGE DOORS

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Electrical Contractors  
Any suggestions on number of outlets and placement

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDLIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER POINT

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Electrical Detail  
Scale: 3/16" = 1'  
Client: Hertz  
Date: 4/8/2015  
Revision 1.0  
Drawn By: Dave Hertz

Notice: Bids are for one SINGLE FAMILY HOME LOCATED IN COUNTRYSIDE ADDITION, Vermillion, SD  
 Ground Breaking will be April 2015 - Completion August 2015  
 Payments to contractors will be made by the 15th of the following month of the date invoiced!  
 Each subcontractor payment will be for 25% of the bid price.

SHORT SPECIFICATIONS:

WALNUT STREET

FLOOR:  
 FLOOR SYSTEM 20" FLOOR TRUSS 19.2 OC  
 WALLS:  
 8'-0 EXTERIOR WALLS 2X6 16" O.C. W/ 4X9-7/16 OSB WALL SHEATHING  
 8'-0 INTERIOR WALLS 2X4 16" O.C.  
 ROOF:  
 ROOF FRAMING ENGINEERED HIP ROOF SYSTEM  
 ROOF SLOPE FIVE / TWELVE  
 VAULTED AREAS LR/Entry  
 SHINGLE COLOR WEATHERED WOOD  
 FASCIA & SOFFIT:  
 EAVE & RAKE ROOF EDGE PREFINISHED 5" "ODE" METAL  
 ROOFING MATERIAL "LANDMARK" SHANGLE 30 YR  
 WINDOWS:  
 MATERIAL VINYL OAK EXTENSION JAMBS  
 WINDOWS "WEATHER LOCK" SLIDERS  
 LOW E GLAZING YES  
 WINDOW GRIDS YES  
 EXTERIOR DOORS:  
 FRONT ENTRY DOORS "PEASE" 3'0 2 PANEL WITH WINDOW  
 FRONT ENTRY DOOR SIDELITES NO  
 PATIO DOOR MATERIAL AND STYLE VINYL SLIDER  
 EXTERIOR FINISH:  
 SIDING COLORLOCK  
 BRICK AS PER PLAN  
 SIDING CORNERS COLORLOCK  
 INTERIOR FINISH:  
 INTERIOR DRYWALL CORNERS ROUND  
 INTERIOR DOORS PREMIUM HOLLOW CORE FLUSH OAK DOORS  
 ROSSETS AND CORNER BLOCKS NONE  
 KITCHEN CABINETS RASIED PANEL OAK  
 DRYWALL FINISH KNOCKDOWN TEXTURE ON CEILING AND ORANGE PEEL ON THE WALLS  
 PAINT PRIMER AND FINISH COAT-ONE COLOR THROUGHOUT  
 BATH VANITIES RASIED PANEL OAK  
 COUNTERTOPS ROLLED POST-FORMED LAMINATE W/ ONE-PIECE BACK SPLASH (BATHS ONE PIECE  
 FIREPLACE: NONE  
 FIREPLACE  
 FLOOR COVERINGS:  
 FLOOR COVERINGS: CARPET BEDROOMS AND LIVING AREA-VINYL IN KITCHEN AND BATH TILE IN ENTRY  
 ELECTRICAL:  
 LIGHTING STANDARD LIGHTING PACKAGE  
 ELECTRICAL: HOUSE WIRED PER CODE AND PLAN  
 PLUMBING:  
 PLUMBING: HOUSE PLUMBED PER CODE AND PLAN  
 HVAC:  
 HVAC: HIGH EFF. FORCED AIR GAS WITH CENTRAL AC  
 APPLIANCES:  
 APPLIANCES: DISPOSAL, RANGE HOOD, 18 CF FRIDGE, 30" ELETRIC RANGE, RANGE HOOD, DISHWASHER AS PER ALLOWANCE  
 COIN OP WASHER/DRYER (ONE ON EACH FLOOR)  
 LANDSCAPE/IRRIGATION SPRINKLER SYSTEM  
 LANDSCAPE ROCK FRONT OF BUILDING AND SOD FRONT SIDES AND REAR YARD  
 INSULATION/SOUND CHANNEL ALL MARRIAGE WALLS WILL INCLUDE SOUND BOARD AND FIBERGLASS INSULATION  
 WALLS FIBERGLASS AND ATTIC SPACE WILL HAVE BLOWN IN FIBERGLASS

Building Materials bid will be grouped as follows  
 Framing material, Sheeting, Trusses, Stair Material  
 Insulation and Plastic  
 Shingles, Tar Paper, Rain Gaurd  
 Soffit, Facia, Siding  
 Windows & Extension Jambs  
 Exterior Doors and Hallway entrance doors  
 Interior doors and millwork-prefinished, locksets & misc hardware  
 Mirrors, towel/paper bars, wire closet shelving, mini blinds  
 cabinets and countertops

Electrical Contractor  
 Bid shall include all materials and labor  
 to complete project (including service wire  
 and lite fixtures)

Floor Covering Contractor  
 Shall include all materials and labor as per plan  
 GC will not pay any floor covering subs!!

Sheetrock bid  
 Will include all materials needed to hang, tape,  
 texture and paint.  
 Gararge Included  
 Price out option for 9' main floor walls

Plumbing Bid  
 Will include all materials and labor as per plan  
 Will Clean up after themselves otherwise GC will deduct  
 cleaning from bid

HAVC Bid  
 Will include all materials and labor as per plan  
 Will include materials and labor for dryer venting

Water & Sewer Contractor  
 Will include all materials and labor as per plan  
 Contractor will be at the mercy of GC for completion  
 This needs to be done ASAP!!!

Foundation Contractor  
 Labor and Materials

Concrete Contractor  
 Will include labor only  
 GC will have grade within 6-10"  
 Will install all sub base material  
 Saw Cut all slabs as per GC request  
 May use cold joints as per GC  
 Compact all fill to standard specs  
 All parking lot and sidewalk slab thickness min 5.5" max 6.5"  
 Foundation floor 4.5" and saw cut as per GC

OMISSIONS OR DISCREPANCIES BEFORE  
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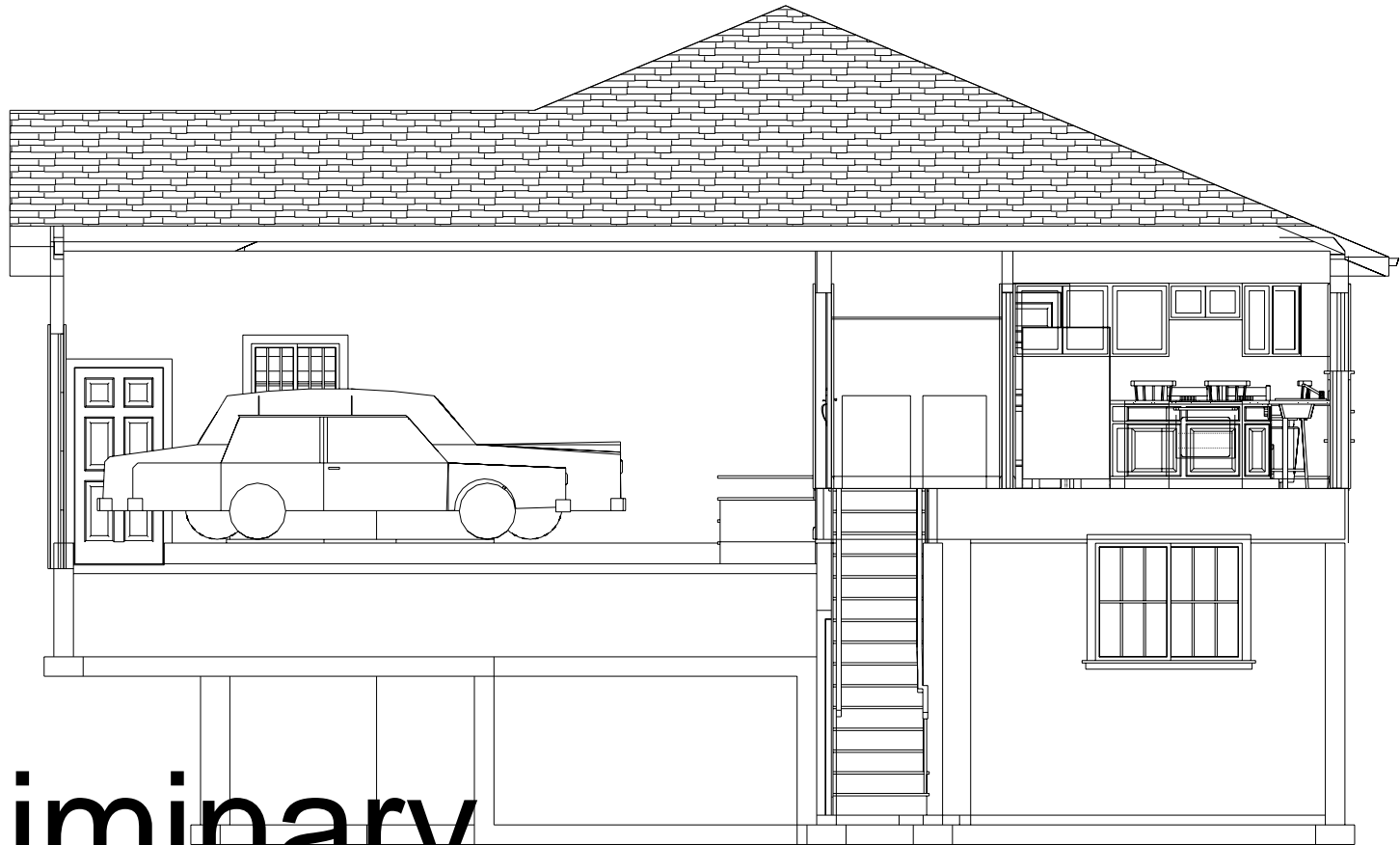
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Specs  
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Plans



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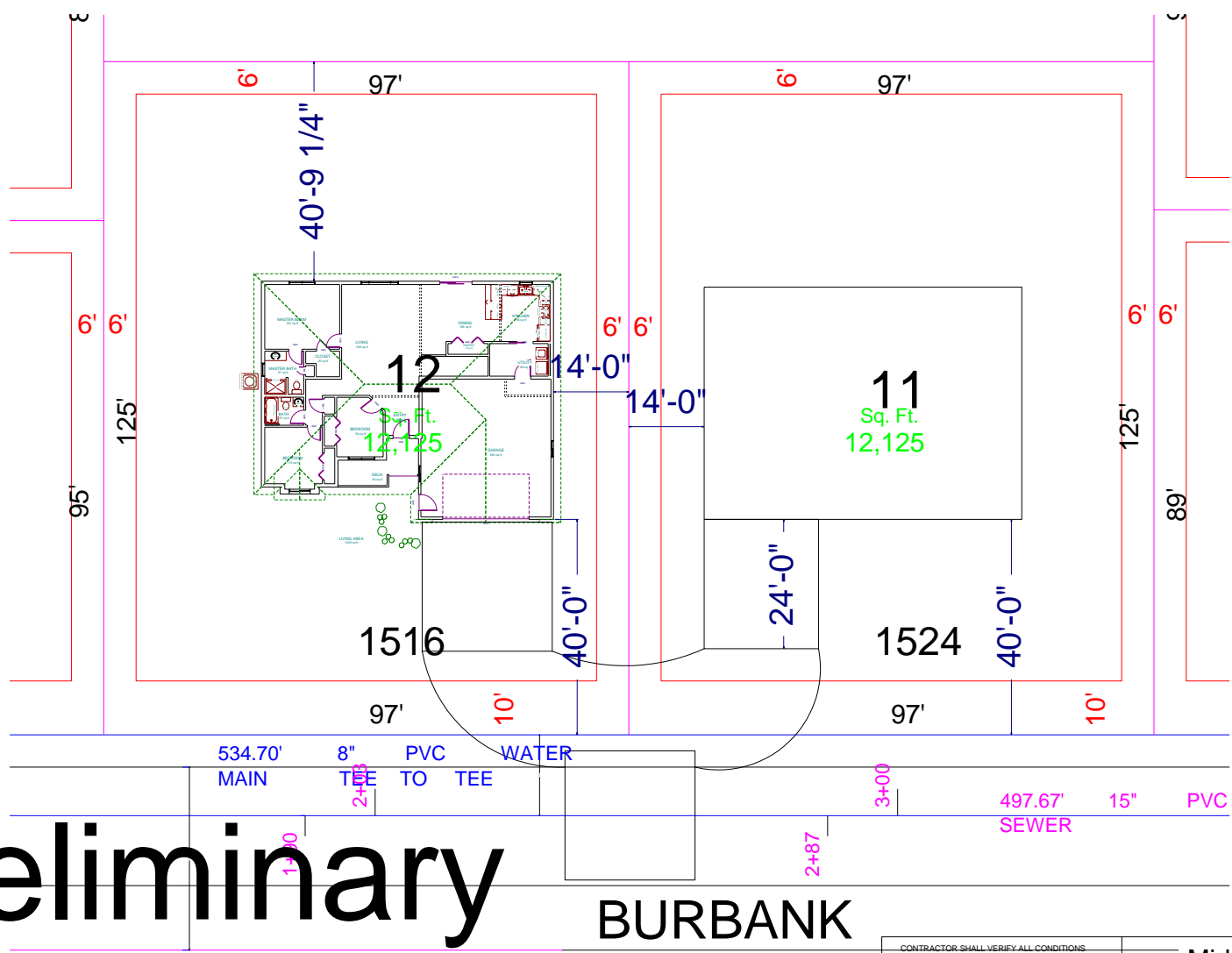
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Site: Lot 12 Block 2  
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Stair Cross Section  
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BURBANK  
ROAD

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Site Plan  
 Scale: 1 to 20  
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 Date: 4/8/2015  
 Revision 1.0  
 Drawn By: Dave Hertz