

FAQs

Can you provide reversed plans?

Yes, we can provide you with reversed (mirror image) plans at no additional cost upon request. Why would you want reversed plans? The plans as drawn may not fit your lot or work well with the orientation of your lot. Having the plans reversed may solve this issue.

How many copies of the plans will I need?

Good question. We do not know how many copies of the plans you will need for your contractor and the various inspection departments and sub contractors. To solve this problem, we provide you with electronic PDF files of your plans. With these files, you can go to most copy stores that have a wide format printer and have as many copies made of your plans as you need. Please remember that copyright laws apply to your plans. You are only allowed to make copies of the plans for use on your house.

What is included with the plans?

Your plans will be personalized with your name and address. These files will contain foundation and floor plans as well as exterior elevations and other necessary details. We do not supply any Electrical, Plumbing, or HVAC plans. Your subcontractors will typically work with you on configuring these systems to meet your requirements. The plans will not contain an engineering stamp. Depending on where you live, local conditions and requirements may dictate changes to the foundation plans and/or beam specifications. Your builder can typically assist you with these issues. A structural engineer can provide any calculations and additional drawings required as well as a professional stamp to meet these local requirements.

How do I place an order for plans?

On our web site you will find a link for our Order Forms. We have an order form for Stock Plans and an order form for Custom Plans. You can download the appropriate order form, print and fill it out and return it to us via the USPS. If you have a scanner available, you can scan the signed order form and email it to us. The last two pages of the order form contain the License Agreement for use of the plans.

How long will it take for my order to arrive?

That really depends on the option you choose and how you pay for your plans. Upon completion of any required design work, if you send us a personal check, we will have to wait 7 to 10 business days for your check to clear the bank. Once this happens, we will typically email your plans out within a couple of days. If you send us a money order or certified check, we will have to deposit these. Once we have the funds, we will email your plans. If you choose to pay via

PayPal, we will typically receive the funds in a couple days and we should be able to email your plans within a couple days.

Can I return the plans if I change my mind?

No, sorry, but we cannot accept the return of any plans sold and emailed or shipped. The ease with which electronic files can be copied today prohibits us from accepting returns. Once we deliver your plans, neither the deposit nor the balance are refundable.

How energy efficient are your house plans?

All of our standard plans are designed to utilize 2x6 wall framing and framed or trussed roofs. We use 2x6s because it allows the owner to add additional insulation to the walls, fiberglass, cellulose or expanding foam. These walls will typically have an R-26 value. We will not sell any plans that utilized 2x4 exterior walls because we do not feel that they can be energy efficient enough to meet future requirements. We can also convert any of our plans to utilize either SIPs or ICFs upon request. We do this because we want to help our customers build more energy efficient homes. SIP panels for walls are typically 6" thickness, the same as a 2x6 wall. ICFs are thicker and thus would very slightly reduce the interior dimensions of the house. The advantage ICFs provide is a much stronger building since the walls are filled with reinforced concrete. We allow plenty of room for adequate insulation in the roof systems. We also specify the use of sheet foam insulation under the floor of slab foundations. Beyond these things, many of the choices you make will affect the energy efficiency of your new home. Things such as the quality of windows and doors as well as the type of insulation and the HVAC system you utilize will make a big difference in your energy efficiency. For HVAC systems, we recommend that you consider a geothermal heat pump. They cost more up front but they save you money every month of every year.

What will it cost to build a house from your plans?

Because of the variability of building costs in different parts of the United States and other parts of the world, we do not know what it will cost to build one of our plans where you live. Also, different people choose different building materials to suit their tastes and budgets. Our plans should not cost much more than typical custom homes in your area. We do not mean the cheaper builder grade homes, but typical custom homes. Items that can add additional cost to your home would include wood siding, commercial windows, flat roofs, ICFs or SIPs, geothermal heating or radiant floor heating, etc.

We suggest that you download the floor plans and 3D images on our web site and give them to your contractor for review. This should provide them with enough information to give you a rough estimate. After that, you can purchase the plans you want and have your contractor give you a more accurate bid for construction costs.

Do the plans meet the building codes in my area?

Building codes vary from location to location. We do design our plans to meet the local building codes and practices typically used in our area, Kansas. These may or may not be adequate for

where you intend to build. If you live in areas of extreme weather or seismic activity, you may need to engage a local designer or engineer to adapt our plans for your area.

Have the plans been stamped by a structural engineer?

No, our plans have not been stamped by a structural engineer. Most residential buildings do not require a stamp from a structural engineer. This is typically only required by either local building codes or by the local building code officials. Our plans are designed to use traditional frame construction practices utilized in most areas of the US. We can have a structural engineer review your plans for an additional fee or you could engage a local engineer to provide this service.

Can I copy the plans and give them to my mom so that she can build a house?

Sorry, no. The plans we sell to you are meant for your use only and are personalized with your name and address. You cannot give a copy to your mother if she wants to build the same house. But, we would be happy to sell her some plans of her own.

Why are there no mechanical drawings included?

Because there is too much variation of standard mechanical systems in different areas, we do not include mechanical drawings. Also, most mechanical sub contractors will design these systems to fit your house and do not require mechanical drawings.

How is the total square footage calculated?

Square footage of the plans is typically calculated from the exterior walls of the above ground living areas. The square footage of the basement is added to designs with walk-out basements. This does not include any garages, decks or patios. If the design has a stairwell, the square footage of it is calculated only on one floor, but not the second or third floors.

Is a materials list included with the plans?

No, sorry, we do not include a materials list with our plans. Variability of building practices from region to region would make any material list we create of limited use. Your builder will do a much more accurate job of this.