

Home Design Plans List

Here's a fairly comprehensive list that is a bit more expanded than what we typically see, but a really good set of plans would have most all of the things listed or addressed in a Spec Sheet:

1. Site Plan (property boundaries, set backs, domestic water, sewage, drainage, utilities, contours where required, building location and orientation on property with dimensions)
2. Building Code Info and Authorities with site address
3. Plan Areas, include a Mech. Room (room labels)
4. Plan Index (on first page and name of each page)
5. 3D Views of Building
6. Presentation Plan Views (only max. exterior dimensions shown; includes furnishings)
7. Foundation Plan & Notes (show frost step locations)
8. Floor Framing Plan (Floor Engineering & Notes)
9. Basement Level Plan, show all back filled areas on elevations (where applicable)
10. Main Level Plan (show final floor finishes at each level)
11. Dimension Plan, dimension from interior, most items greyed or removed, for each Level
12. 2nd Level Plan (where applicable)
13. ICF Wall (in all plans) Wall Sections, Pockets, Hangers, Anchors, Penetrations, Details
14. Roof Framing Plan, vaults, pitch, energy heel, overhang (Truss Engineering & Notes)
15. Insulation Materials & Depth, all locations, Attic & Soffit Ventilation Details
16. Deck Plans with Deck Floor Framing Plan and Notes
17. Elevation Views (N, S, E, W) – Shows Key Elevation Measurements, Exterior Materials
18. Structural Connections (floor framing to walls; deck framing to walls; roof framing to walls; beams to walls and/or posts; posts to piers and/or footings or slabs)
19. Ceiling Plans (for trays, beamed ceilings, mechanical soffit, etc.)
20. Trim Details, Materials & Schedule
21. Door Schedule
22. Window Schedule
23. Fixture Schedule
24. Cabinets Plan, Cabinets Schedule & Cabinet (Wall) Elevations
25. Room and Floor Finish Schedule
26. Plumbing Plan and Plumbing Schematic, Hot/Cold Water, DHW Recirc., DWV, etc.
27. Electrical Plan, Panels, Back Up, Transfer Switch and Low Voltage as desired
28. Building Cross Sections & Longitudinal Sections with Complete Detailed Wall Sections
29. Stairs Sections & Details
30. HVAC Plan, Controls and Details (Energy Analysis, Major Mech. Components, duct work, radiant floor tubing layout, ventilation layout, dehumidification, HRV, etc.)
31. Energy Schedule, show all primary, alternative, back-up & recovered energy

