

We thought you'd like to know...

Proprietary Plans

The plans in our brochure, referred to as the “Essex Park Portfolio of Design”, are proprietary. That means that they’ve been developed by an architectural firm specifically at our direction, and for our use. In other words, these plans are copyrighted, and are the exclusive property of Coolman Communities.

There is a sort of urban myth that building plans are more or less “public property”, and all someone has to do is take someone else’s plans, make a few minor revisions, and build someone else’s design with impunity.

That may have once been true, but it’s no longer the case. Multiple court cases have upheld the principal that original design is protected under copyright law, and even making “significant revisions” is not sufficient to violate the principal that architectural plans are the property of the original designer, and may not be used without just compensation. Courts have generally upheld, in these cases, that the builder who originated the plans is entitled to the gross profit that they would have received, had they built the home.

While we acknowledge that “imitation is the highest form of flattery”, please spare both of us a lot of headache (and you a lot of money). Don’t “borrow” our plans and take them to someone else to build. Essex Park plans are highly distinctive, and demonstrating that someone “used” our plans is not difficult.

Thank you for your consideration on this matter.