



FORT WAYNE

HOME

CATALOG

PROGRAM CATALOG

HOUSING OPTIONS MADE EASY

flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING



Incremental
Development
Alliance

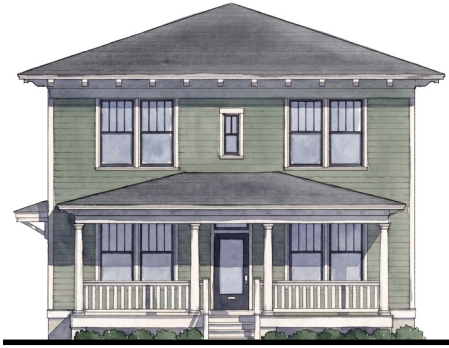


UNION



Neighborhood Workshop

JULY 2026



This Program Guide and Housing Catalog was produced in partnership with the City of Fort Wayne by the following firms:



Flintlock LAB (landscape, architecture, building) is a multidisciplinary consulting firm based in Fayetteville, Arkansas. Flintlock was founded by architect + landscape architect Allison Thurmond Quinlan and has grown to a team of fifteen. Flintlock is a flexible and creative small business with a focus on building lovable places that are sustainable socially, environmentally, and economically. We marry creative problem solving with deep technical knowledge, constantly striving to find beautiful, functional solutions.



Neighborhood Workshop

Neighborhood Workshop brings technical expertise in small-scale development, zoning analysis, financial pro forma modeling, 3D modeling, and site design to provide a practical, real estate-based approach to examining the feasibility of residential development.



Kronberg Urbanists + Architects (KUA) is a multidisciplinary design studio based in Atlanta, Georgia, utilizing their expertise in architecture, urban design, policy making, and real estate development to make neighborhoods better. Our goal is to help small businesses, nonprofits, private developers, and municipalities visualize and realize neighborhood redevelopment projects to achieve financial, social, and environmental success.



Places of Value. Value of Place.

Union is a nationally practicing, mission-based firm committed to designing sustainable places that will be loved for generations. Our work includes urban planning and community design, civic and institutional buildings, mixed-use developments, and housing of all types. We bring a comprehensive approach to the design of buildings and places, infusing our work with rigorous technical detail while pulling from a breadth of design experience that integrates a broad understanding and respect for key building trades. Our expertise lies in understanding the overlapping and interwoven needs of the community and client to shepherd the creation of new places that are financially and socially successful and benefit the community and the environment.



The Incremental Development Alliance helps locals strengthen their neighborhoods through small-scale real estate projects. We train small developers and help city champions get the kind of development their community wants. For the last 10 years, we've trained nearly 9,000 small developers and cities in 32 states and 2 Canadian provinces. We focus on infill development, helping people stay, return, and build community wealth in the places they love.

USER AGREEMENT

The following agreement outlines the terms and conditions for use of the construction documents in the HOME Catalog Program. Refer to “How to Use the Program” for more information on accessing documents.

USE OF CONSTRUCTION DRAWINGS CONSTITUTES YOUR ACKNOWLEDGMENT THAT YOU HAVE READ AND AGREED TO THE TERMS BELOW. IF YOU DO NOT AGREE, DO NOT USE THESE DRAWINGS AND CONTACT THE PROGRAM ADMINISTRATOR FOR A REFUND.

I acknowledge that I am receiving a building plan set (“The Plans”) under the terms of the program. I understand that this plan set does not serve as a building permit and that I must apply for a building permit and be approved by all bodies with jurisdiction over my site before beginning any construction or development. I agree that approval by any permitting authority is not guaranteed.

Authorship & Copyright

The Building Plans and corresponding Building Permit Sets (the “Plans”) were designed by Flintlock Ltd Co, the “Designers” and the “Program Administrator”. **Flintlock Ltd Co** holds authorship and copyright to the following Building Plans: Avocet, Beebalm, Blackbird, Gull, Magnolia, and Mayapple.

License

The User is granted a limited, non-exclusive, non-transferable, revocable license to use the Plans for the construction of a single building per plan set within the applicable jurisdiction, subject to compliance with this Agreement and the program requirements, from the Program Administrator.

The license granted herein shall automatically terminate upon any unauthorized use, transfer, or modification of the Plans in violation of this Agreement. Upon termination, the User must cease all use of the Plans and destroy all copies, except as required for permitted construction already underway.

Each Designer retains all intellectual property rights and copyrights in and to their respective Building Plans and related documents. The Catalog is a compilation of plans licensed for use in specific programs and no part of the Catalog shall be deemed to transfer any rights, title, or interest in the Plans from the Designers to the Users. The Plans may not be incorporated into any other catalog, database, or plan library without the written consent of the Designers.

Any creation of derivative works outside of the pre-approved variations or without authorization from the applicable Designer is a violation of the Designer’s intellectual property rights. The Designers reserve all rights in this regard.

Use of the Plans does not create a professional relationship between the User and any Designer or Program Administrator, and no Designer is providing site-specific architectural services unless separately engaged.

The Plans are provided without charge. The absence of a fee reflects the allocation of all risk to the User and does not create any expectation of performance or liability.

Governing Law And Venue

This Agreement shall be governed by the laws, and any dispute arising out of or relating to this Agreement shall be brought exclusively in the courts, of the jurisdiction applicable to the program through which the User accessed or downloaded the Plans. The Fort Wayne HOME Catalog is governed by the laws of the State of Indiana, venue in Allen County, Indiana.

Terms of Use

By utilizing the plans, Users agree to:

- Assume all responsibility and risk for the use of the Plans. The Plans are provided on an “as is” basis and are prototypical in nature and not site-specific. The Designers make no representations or warranties of any kind, express or implied, as to the use of the Plans to construct a home or other structure.
- Take sole responsibility to obtain all necessary approvals from the appropriate local authorities before commencing construction.
- Acknowledge that they are not relying on the Plans as a substitute for professional judgment, site-specific design, or regulatory approval.
- Ensure their site has appropriate zoning.
- Hire qualified and licensed design professionals to provide a Program Guide Site Plan Checklist-compliant permit site plan, where applicable.
- Build the plans only as drawn and pre-approved (as applicable), utilizing only the pre-approved variations defined in the Building Permit Sets.
- Contact the Designer for any desired modifications outside the pre-approved variations for guidance on compliance with code and program requirements.
- Any modifications made without Designer authorization violate this Agreement and are undertaken at the User’s sole risk.
- Accept full and complete liability for the accuracy and overall integrity of variations made to the Plans.
- Review the Plans and verify their suitability for the User’s specific site, including coordination with applicable codes, site conditions, utilities, and local requirements.
- Limit distribution of the issued plan set only to associates and subcontractors for their use in assisting the User with construction of the building(s) within the program’s applicable city limits reflected in the address and serial number issued with the corresponding Building Permit Set. Users may not otherwise transfer or sell the Plans or any derivative works of the Plans, or any reproductions or rights thereto.

- To hold harmless, defend, and indemnify the Designers against any and all claims, liabilities, damages, losses, and expenses (including attorney's fees and costs) arising from:
 - The use, misuse, or reuse of the Plans;
 - Conversion or modification of the Plans;
 - Any alleged defects in the Plans or failure of the Plans to meet code, regulatory, or site-specific requirements;
 - The construction work performed using the Plans;
 - The construction, occupancy, or use of any structure built using the Plans;
 - Any third-party claims related to the construction project; or
 - Electronic files, drawings, and data provided by the Designers or the City.

To the full extent permissible by applicable law, the Designers disclaim all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose, and non-infringement of intellectual property rights or other proprietary rights.

The Designers do not warrant that the Plans comply with all applicable codes, ordinances, or site-specific requirements, and such compliance is the responsibility of the User and their retained professionals. No oral or written information provided by the Designers or Program Administrator shall create any warranty.

The Designers and Program Administrator have no obligation to update the Plans for changes in codes, regulations, or best practices.

The Designers have no responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with construction.

This license may not be assigned, transferred, or sublicensed by the User without the prior written consent of the Program Administrator. Each use of the Plans requires a separate license and associated plan set. Unauthorized reuse constitutes a material breach of this Agreement.

The Program Administrator may update, modify, or remove Plans from the Catalog at any time, provided that such changes do not affect valid licenses already issued to Users.

To the fullest extent permitted by law, the total liability of the Designers arising out of or relating to the use of the Plans shall not exceed the amount paid by the User for the Plans. Where the Plans are provided without charge, no monetary damages may be recovered.

The User acknowledges that electronic files may differ from printed documents and that the Designers are not responsible for any discrepancies arising from file translation, transmission, or unauthorized modification.

The User assumes all liability arising from the use of the Plans and the subsequent construction project. The Designers will not be liable for any damages of any kind arising from the use of these Plans, including, but not limited to direct, indirect, special, incidental, punitive, consequential damages or damages resulting from personal injury or loss of property arising out of or in any way connected with the use of these Plans, or the inability to use these Plans, or any portion thereof, whether based on contract, tort, negligence, strict liability or otherwise, even if the Designers have been advised of the possibility of such damages.

The Program Administrator distributes the Plans on behalf of the Designers and facilitates access to the Catalog. The Program Administrator does not review or approve site-specific applications of the Plans and assumes no responsibility for their use.

This Agreement does not create any rights in any third party, including municipalities, contractors, or consultants.

This Agreement constitutes the entire agreement between the Designer and User with respect to the subject matter herein and supersedes all prior or contemporaneous understandings or agreements, whether written or oral. No amendment or modification of this Agreement shall be binding unless in writing and signed by both parties.

By accessing, downloading, or using the Plans, the User acknowledges that they have read, understood, and agree to be bound by the terms of this Agreement.

AVOCET

OPTION A



OPTION B



***ALTERNATE CONFIGURATIONS (OPTIONAL):**

- a. Both units may be built with 1.5 baths (per right unit) or with 2.5 baths (per left unit).
- b. Either kitchen layout may be used in either unit.
- c. Optional primary suite (option A) may be built with either unit, neither unit, or both units.
- d. Plan can be built as a single unit. For option a, preferred facade is indicated on elevation.

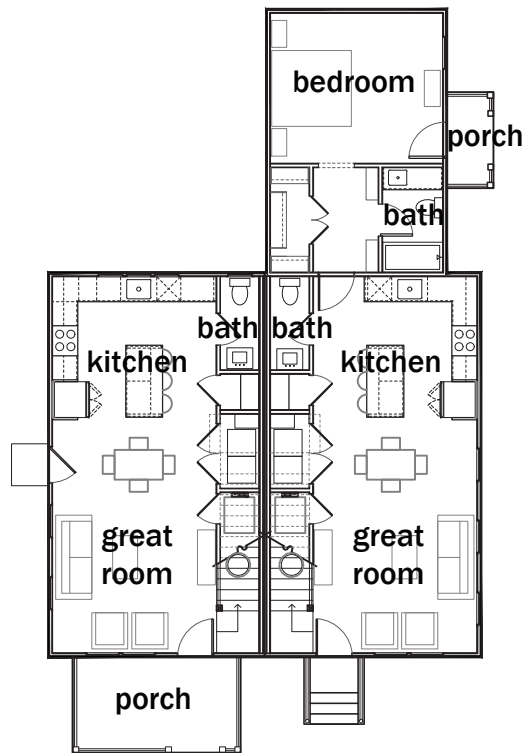
UNIT SPECS

UNITS:	2	2
TYPE:	2 BED / 2.5 BATH, or 2 BED / 1.5 BATH + 1 BED / 1 BATH	2 BED / 1.5 BATH, or 2 BED / 2.5 BATH
STORIES:	2	2
HEIGHT (top of slab to eave):	20' - 6"	20' - 6"
HEIGHT (top of slab to ridge):	30' - 11"	30' - 11"
OVERALL SIZE:	36' x 54' + 8' PORCH	36' x 32' + 10' PORCH
AREA:	1,156 SF / UNIT + 329 SF	1,156 SF / UNIT

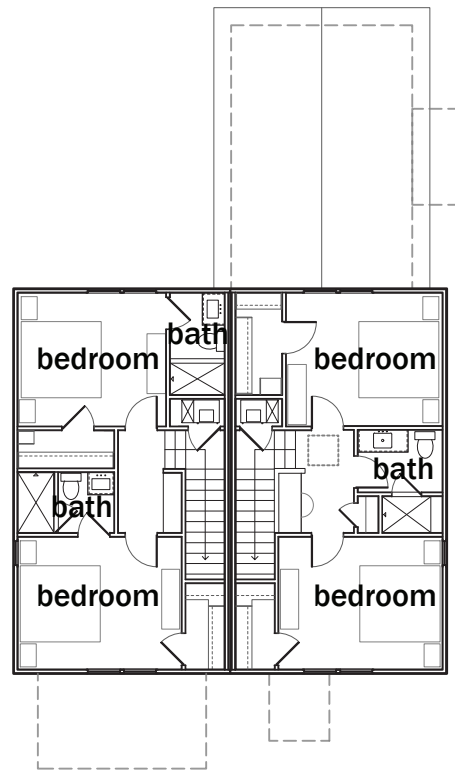
OPTION A

OPTION B

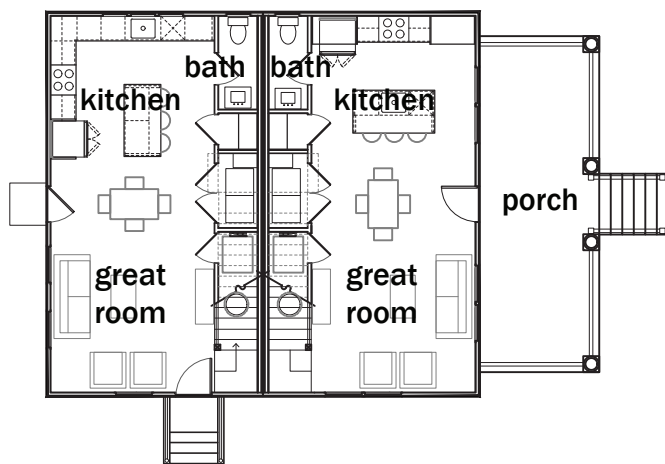
*Additional height depending on site slope and foundation design



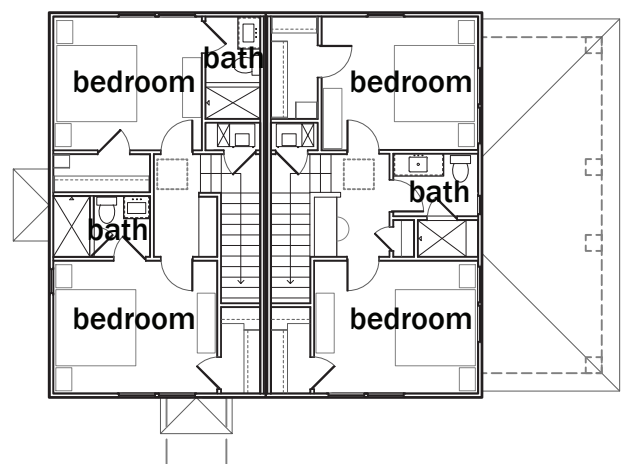
1ST FLOOR PLAN (OPTION A)



2ND FLOOR PLAN (OPTION A)



1ST FLOOR PLAN (OPTION B)



2ND FLOOR PLAN (OPTION B)

BEEBALM



UNIT SPECS

UNITS:	1
TYPE:	1 BED / 1 BATH
STORIES:	1
HEIGHT (top of slab to eave):	10' - 0"
HEIGHT (top of slab to ridge):	15' - 9"
OVERALL SIZE:	20' x 28' + 5' PORCH
AREA:	560 SF

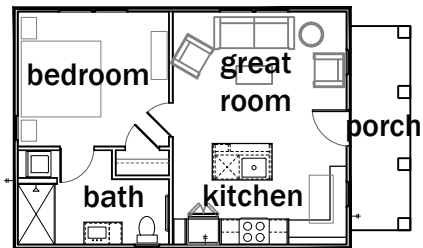
***DETACHED ADU**

This plan is considered a detached ADU under zoning code.

*Additional height depending on site slope and foundation design

***ACCESSIBLE:**

*This plan is accessible,
compliant to ADA standards.*



1ST FLOOR PLAN



ELEVATION

BLACKBIRD

OPTION A



OPTION B



UNIT SPECS

UNITS:	1	1
TYPE:	2 BED / 1 BATH	3 BED / 1 BATH
STORIES:	1	1
HEIGHT (top of slab to eave):	10'	10'
HEIGHT (top of slab to ridge):	16' - 9"	16' - 9"
OVERALL SIZE:	25' x 40' + 8' PORCH	24' x 40' + 8' PORCH
AREA:	1050 SF	960 SF

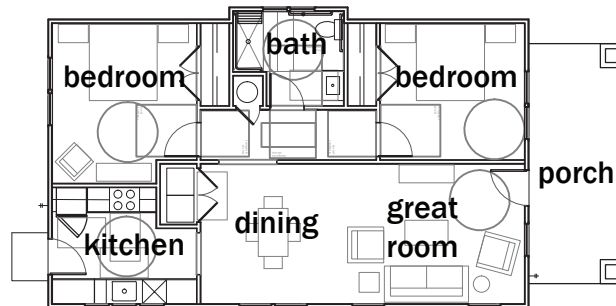
OPTION A

OPTION B

*Additional height depending on site slope and foundation design

***ACCESSIBLE:**

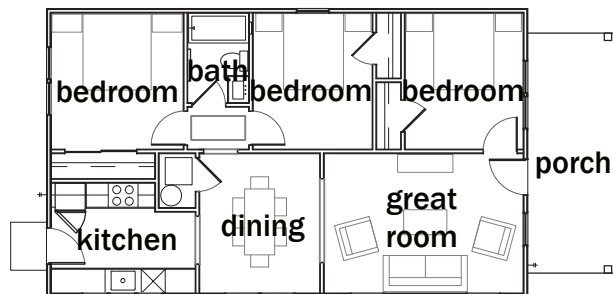
*Option A is accessible,
compliant to ADA standards.*



1ST FLOOR PLAN (OPTION A)

***ACCESSIBLE:**

*Option B is accessible,
designed to Universal Design
standards.*



1ST FLOOR PLAN (OPTION B)

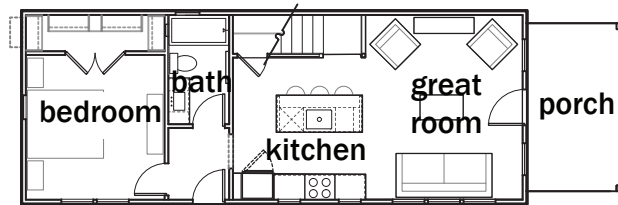
GULL



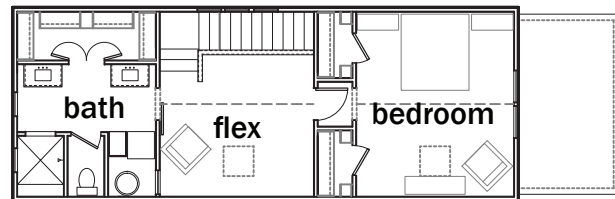
UNIT SPECS

UNITS:	1
TYPE:	2 BED / 2 BATH
STORIES:	2
HEIGHT (top of slab to eave):	20' - 6"
HEIGHT (top of slab to ridge):	29' - 6"
OVERALL SIZE:	16' x 40' + 7' PORCH
AREA:	1408 SF

*Additional height depending on site slope and foundation design



1ST FLOOR PLAN



2ND FLOOR PLAN

MAGNOLIA

OPTION A



OPTION B

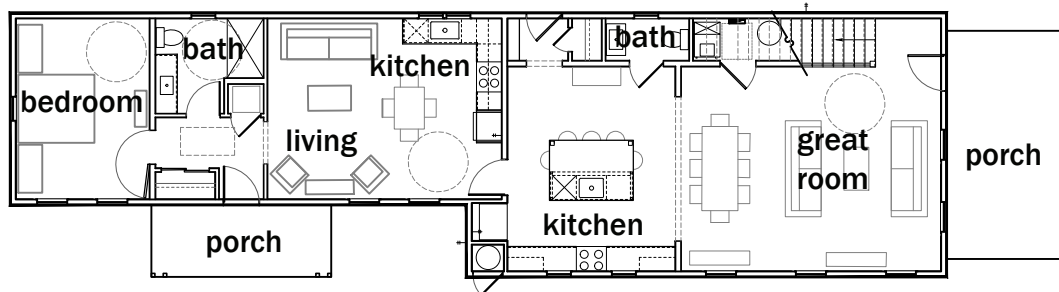


UNIT SPECS

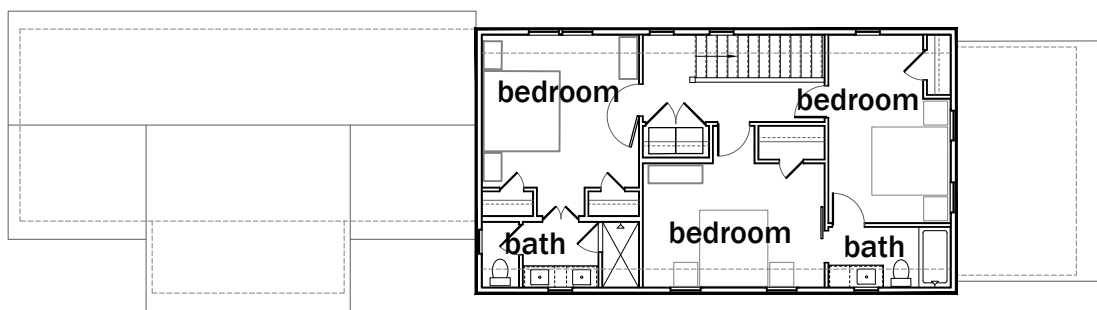
UNITS:	2
TYPE:	3 BED / 2.5 BATH + 1 BED / 1 BATH (ADU)
STORIES:	2
HEIGHT (top of slab to eave):	19' - 6"
HEIGHT (top of slab to ridge):	29' - 8"
OVERALL SIZE:	22' x 78' + 10' PORCH
AREA:	1,711 + 658 = 2,368 SF

*Additional height depending on site slope and foundation design

ADU



1ST FLOOR PLAN



2ND FLOOR PLAN

MAYAPPLE



UNIT SPECS

UNITS:	1
TYPE:	1 BED / 1 BATH
STORIES:	2
HEIGHT (top of slab to eave):	18' - 6" - SLAB REQUIRED
HEIGHT (top of slab to ridge):	25' - 10" - SLAB REQUIRED
OVERALL SIZE:	22' x 28'
AREA:	692 SF

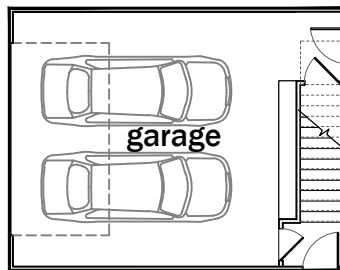
***DETACHED ADU**

This plan is considered a detached ADU under zoning code.

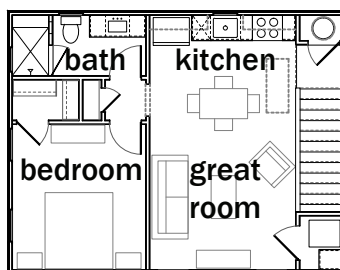
*Additional height depending on site slope and foundation design

***ALLOWABLE
VARIATION:**

The garage door may face any direction other than the stair wall for site flexibility, allowing the plan to turn sideways on wider lots.



1ST FLOOR PLAN



2ND FLOOR PLAN

HOW TO USE THE PROGRAM

The Fort Wayne HOME Catalog program streamlines the permitting process and ensures high-quality housing design. If you're ready to get started, visit the [program website](#) to browse the plans and learn more.

1 FIGURE OUT WHAT FITS ON YOUR SITE

Start by identifying natural features like significant trees, shrubs, and landforms that should be preserved whenever feasible. Use the Site Plan Checklist to guide your layout while considering important constraints such as setbacks, utility easements, and required green or private space. See the Site Plan Principles and Approaches for helpful site planning tips. Make sure to account for necessary elements like building footprints, parking (on-street or off-street), and access routes, minimizing site disturbance wherever possible. Thoughtful planning can help balance functional needs with environmental sensitivity and regulatory requirements.

2 PICK YOUR PLAN(S)

Choosing the right home starts with the right plan. The catalog features six thoughtfully designed, permit-ready plans—with practical design variations available—that balance architectural quality, local character, and functional living space.

Browse the Fort Wayne HOME Catalog on the program website to explore a range of floor plans and exterior styles, from compact cottages and ADUs to small single-family homes. Whether you're building for your family, creating a rental unit, or adding to the community's housing mix, there's a plan to meet your needs and your neighborhood's character.

Construction of pre-approved buildings should closely follow the approved drawings, details, specifications, and program guide. Some homeowner variations can enhance architectural variety and address practical challenges. **Explore the Allowable Variations** in the program.

3 APPLY FOR CONSTRUCTION FINANCING

Applying for construction financing in Fort Wayne starts with a clear understanding of your approved housing plans, site survey requirements, and any additional engineering needs for septic or soil conditions. After selecting your house plan(s), approach a local lender or bank to learn about the types of construction loans they offer. Submit a formal loan application for construction financing with the required documentation (e.g. plans, a detailed construction budget, contractor information, proof of land ownership or purchase agreement, personal financial documents, etc.). The lender will review your application, order an appraisal based on the plans, and determine loan eligibility. Once approved, funds are typically disbursed in stages as construction progresses.

4

APPLY FOR A BUILDING PERMIT

Send the project designers your project address and serial number provided from the city (if applicable). We'll send you a full set of building plans within three business days.

Apply for any required approvals for your unique project and site (e.g. planning commission, board of adjustment, historic preservation, right-of-way, etc.). Confirm that your permit site plan is complete with all of the information necessary for the permit application.

Apply for your building permit. In addition to the required application documents, be sure to include:

- A Fort Wayne HOME Catalog Plans Building Permit Set;
- A signed User Agreement document for use of the Fort Wayne HOME Catalog Building Permit Set.

We recommend scheduling a New Projects Meeting with city staff prior to submitting for permits to discuss your project and to understand the required approvals. Make sure to review the city's permitting processes and applications.

5

OBTAIN APPROVAL AND BEGIN CONSTRUCTION

After submitting your application and paying fees, the city will review it and schedule any required inspections. Most applicants receive construction approval within 1–2 weeks, assuming no technical issues arise. Multiple rounds of inspections will be required throughout construction.

ALLOWABLE VARIATIONS

The construction of pre-approved buildings is required to match the construction drawings, details, specifications, and program guide requirements to the greatest extent possible; however, some minor variations by homeowners when utilizing pre-approved plans can contribute positively to natural architectural variety (and practical construction challenges). **How much can you vary a HOME plan and still have city pre-approval apply?**

Generally, the program recommends a reasonable amount of variation be allowable, especially non-structural and interior minor changes that won't have code implications. These variations may be administratively approved if noted on the building permit set in red for clear building permit review. Some other allowable variations are always allowed, as outlined below.

We recommend that homeowners and builders check with the Allen County Building Department before making any changes to the pre-approved plans. Also note that the non-exclusive license to build the home provided by the program provides no liability protections if a homeowner or builder makes changes to the plan that cause the building to be out of compliance with any building, fire, or zoning code.

If you're interested in additional variations, please contact the project designers on the program website to hire them for custom variations.

Design Variations

- Some of the plans include an alternative design variation, such as an optional integrated suite or two elevation designs to choose from. These variations are included in the building permit set, and have been pre-reviewed by city staff.
- Plan configurations can be mirrored to work for your specific site. Note the mirrored plan condition clearly in both building and site permit sets, and request a mirrored construction plan set from the program website if your builder needs one.

Exterior Materials

- Siding, eaves, and exterior trim options are limited to those available for selection on each plan's pre-defined checklist of options. Indicate intended selections on building permit set.
- Porch railings and post designs are encouraged to be varied for architectural variety, as long as the proposed design meets code requirements.
- Porch railings may be removed if compliant with building code (generally under a 30" drop).
- Confirm paint color and material limitations with underlying historic district requirements if your lot falls within a historic district. Additionally, new homes in Local Historic Districts will require approval of a certificate of Appropriateness by the Historic Preservation Commission.

Roof

- Roof pitch may vary in allowable increments up to 2:12, either higher or lower, as long as code-required overall heights are maintained. (Note that zoning will control overall building height and fire code will limit eave height unless aerial access may be provided). If changes to roof pitch increase height to more than 40 feet, then a development standards variance approval by

the Board of Zoning Appeals would be required.

- A garage or a shed roof addition to the side of the house may be added for parking. Indicate the size, height, and slope of the garage or carport shed roof in site plans.

Windows + Doors

- The location, proportion, and quantity of windows and doors may not be changed except as noted as optional in the building permit set.
- Window sizes may vary by up to 3" in width or height to accommodate varying window manufacturers' standards. For example, a specified 2'-4" x 5'-4" window can be substituted with a 2'-6" x 5'-6" window, as long as required egress is maintained.
- Window muntin patterns can be altered from what is shown in the building permit set. Projects in historic neighborhoods may be better suited for 1/1 windows, 2/1 windows, or other historically appropriate muntin patterns.
- Window and door trim details are only allowed within the standard provided details. Indicate intended selections on building permit set.
- Builders should confirm which windows will be required by code to have tempered glass before ordering windows and should note this on building permit plans.

Porches

- Porch depths may be adjusted to a minimum of 6' deep or a maximum of 12' deep. Note the modified porch depth clearly in both building and site permit sets.

Foundation + Walls

- Foundation details will require an engineer's design and stamp in the following non-typical conditions.
 - 100 Year Flood (Zones AE + VE) per latest approved FEMA maps
 - Non-typical soil conditions that would require custom design
- Accessible plans are shown with slab on grade zero step entries. Raising the house between 12" and 24" above the adjacent grade is acceptable (for a more historically compatible exposed foundation within a historic neighborhood, for example). If a fully custom foundation is preferred, the program plan from the sill plate up may still be considered pre-approved.
- Walls may be constructed using Structural Insulated Panels or other pre-engineered wall system that meets design intent and exterior detailing of pre-approved plans, as long as manufacturer engineering is provided with the building permit set.
- Minor variation of the interior layout for resident preference is acceptable, as long as the revised layout is materially similar to the pre-approved design (such as adjusting wall locations slightly or making small dimensional changes); the exterior of the building is unaffected; and all building code requirements are met. The builder inspector will ensure applicable codes are met during the inspection process.



South St Cottages, Fayetteville, AR
Source: Flintlock LAB

ACCESSIBILITY CONSIDERATIONS

The Fort Wayne HOME Catalog was designed with accessibility as a core priority, reflecting input gathered directly from local community stakeholders. Dedicated workshop/focus group sessions helped to understand the types of disability needs that are underserved in the local market, what populations the program should be designing for, and what accessibility standards should guide the work. This process shaped a program that goes beyond minimum code requirements, incorporating several fully accessible plans in the catalog as well as supplemental accessibility and visitability details, which are readily available for the local community—making accessible building easier for builders and residents across the city.

The following considerations (included within the accessibility and visitability details in the building permit sets), have been assembled from local research and feedback heard. Beyond the plans themselves, the program also encourages builders to consider a range of low-cost improvements such as zero-step entrances, wider doorways, lever-style door handles, accessible bathroom fixtures, and adaptable kitchen configurations—that can make any home significantly more livable for people with disabilities, aging residents, and visitors with mobility needs. These choices, made early in the construction, can have an outsized impact on how welcoming and functional a home is for the whole community.

General Overall

- Controls and handles that can be reached from the front, including washers, dryers, ranges, and storage cabinetry
- Medical responsible systems such as a voice-activated assistants (I.E Amazon Alexa)
- Additional exterior lighting at entry doors, and with motion detector controls
- Smart home features, such as phone-controlled thermostats
- Easy-touch, rocker or hands-free switches
- Door levers instead of door knobs
- Zero step entrances
- 32" clear passages and doorways

Kitchens

- Separated stovetop and oven configuration with front controls below 54"
- Dishwashers raised on a platform or installed as a drawer unit (to help make the bottom rack within easier reach)
- Microwaves should not be mounted above the stovetop

- Refrigerators with easy access including side-by-side, drawer-type with optimum access above 36", or a bottom-located drawer-style freezer
- Lowered countertops at 34" max, or multiple work surface heights between 29" and 34"
- Lowered storage height with a 48" max A.F.F for unobstructed reaches, and 44" when reaching over a countertop
- Drawer base cabinets
- Adjustable-height shelves in wall cabinets
- Easy access pull-out and/or adjustable-height shelves
- Under-wall cabinet lighting
- Glare-free task lighting

Bathrooms

- Dual use (or "hand holds") toilet dispenser, soap dish, and/or towel bar
- Controls located at the "open" end of the bath/shower
- Hand-held showers in baths/showers, in addition to fixed heads
- Accessible bathroom on the main level of the home