



T-TOWN HOME CATALOG

HOUSING OPTIONS MADE EASY



flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING

J GRIFFIN DESIGN, LLC









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INTRODUCTION

One in a suite of targeted solutions to address the housing crisis by the City of Tulsa, **the T-Town HOME (Housing Options Made Easy) Catalog is designed to accelerate and expand housing opportunities across Tulsa by offering a library of pre-approved building plans specifically selected for the city's existing lot patterns.**

Pre-approved plans, sometimes referred to as permit-ready or pre-reviewed plans, are architectural designs for housing units that have already been reviewed and approved by local planning and building departments. These plans allow builders and homeowners to bypass much of the traditional approval process.

Municipalities create these programs to provide builders and homeowners with access to standardized designs that meet local housing requirements. **The programs also incentivize less-common (but needed) housing types like Accessory Dwelling Units (ADUs), duplexes, and house-sized multi-unit buildings, as well as small detached houses.**

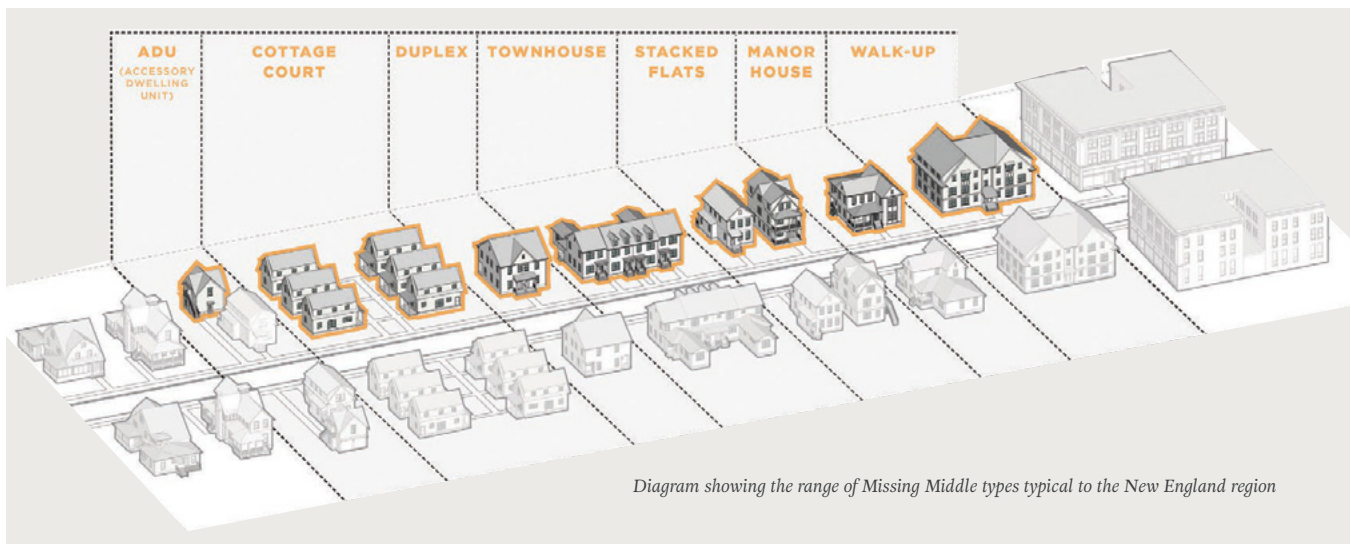
Though this program is available for use citywide, the plans were selected to fit the specific needs of infill lots within near-downtown neighborhoods,

which are often the most difficult infill sites because lots are commonly narrower and smaller than modern lots. The lot needs to have appropriate zoning, access to infrastructure, and not be located in a floodplain.

Because plans in the Catalog are pre-approved by the City, users get a shortcut through the most time-consuming and expensive parts of pre-development and thus reduce soft costs for builders, save city staff considerable review time, and allow homes to move from concept to construction at a much faster pace.

For small-scale builders, homeowners, or neighborhood-based investors, this clarity and efficiency can mean the difference between a project that pencils out and one that never leaves the drawing board.

The program also reduces barriers for folks who are new to development. Instead of requiring expensive, custom design work or deep technical expertise, the Catalog provides clear, construction-ready plans that comply with Tulsa's codes and lot patterns.



Middle Housing Types

Source: Union Studio

This makes it easier for everyday Tulsans—whether a homeowner building an accessory dwelling, a small contractor adding a duplex, or a neighborhood group activating vacant lots—to participate in the development process.

The T-Town HOME Catalog can be used as a guide to development, reducing uncertainty and giving homeowners and builders of all levels of expertise the confidence that their projects will be permitted, buildable, and financially feasible.

Infill development through the T-Town HOME Catalog not only increases housing supply but also strengthens the city's fiscal position. More households contribute to the tax base without the burden of new infrastructure, ensuring that Tulsa's neighborhoods can remain resilient and well-maintained.

By directing growth into already platted lots, the program helps transform underutilized land into productive, affordable housing while preserving the city's sense of place.



Front-to-Back Duplex



Stacked Duplex



Berkeley



Myrtle 4-Plex

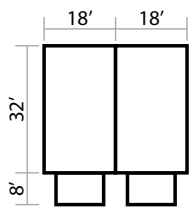


Nell

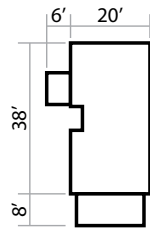


Standard House

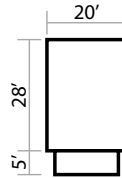
BUILDING FOOTPRINTS



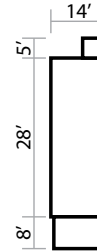
AUDREY



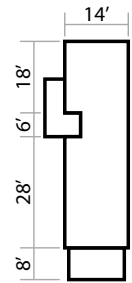
AZALEA+



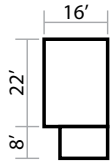
BERKELEY



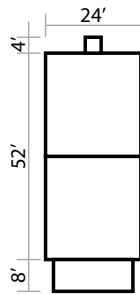
BLUEBIRD



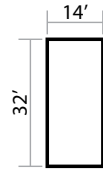
CHICKADEE+



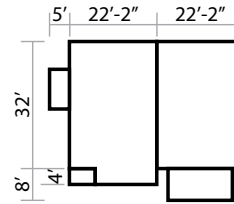
DAFFODIL



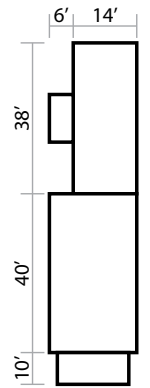
**FRONT-TO-BACK
DUPLEX**



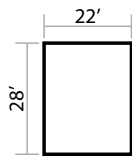
LIA



LYDIA



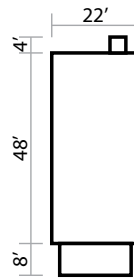
MARIE-LOUISE



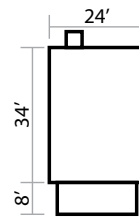
NELL



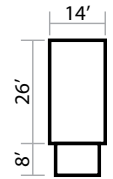
SIDE HUSTLE



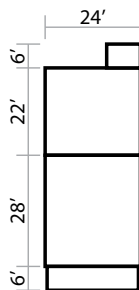
**STACKED
DUPLEX**



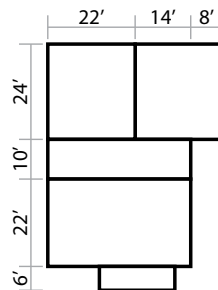
**STANDARD
HOUSE**



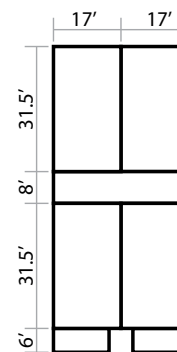
TOMMIE



**MYRTLE
4-PLEX**



**CARROLL
6-PLEX**



**OAKDALE
10-PLEX**

IRC PLANS

INTERNATIONAL RESIDENTIAL CODE

AUDREY



DETAILS

Units: 2

Unit A: 2 bed, 2.5 bath (1,156 sf)

Unit B: 2 bed, 1.5 bath (1,156 sf)

Stories: 2

Height (top of slab to eave): 20'-6"

Height (top of slab to ridge): 30'-11"

Overall Size: 36'×32' + 8' porch

Affordability: 120% AMI

DESCRIPTION

Compact and versatile, this plan has been built as a freestanding cottage, duplex, or townhouse.

Its efficient layout provides valuable affordable housing that works well for roommates, couples, or small families.

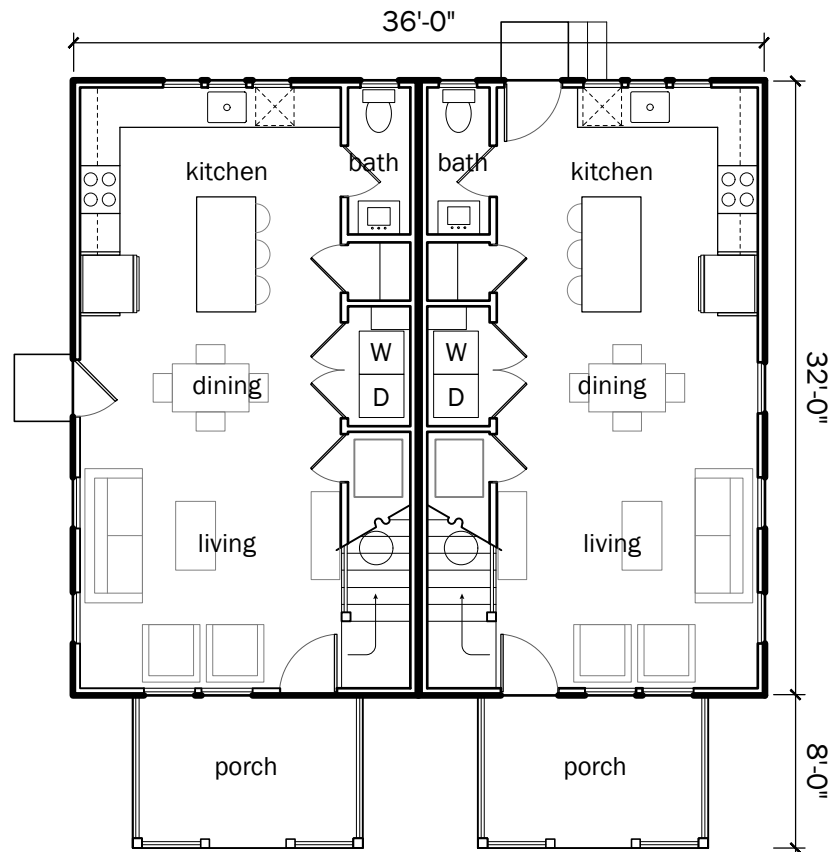
One unit includes two private bathrooms on the upper floor for roommate rental, while the other unit includes one shared bathroom on the upper floor.

Audrey's flexible form makes it a dependable option for filling gaps in a variety of neighborhood contexts.

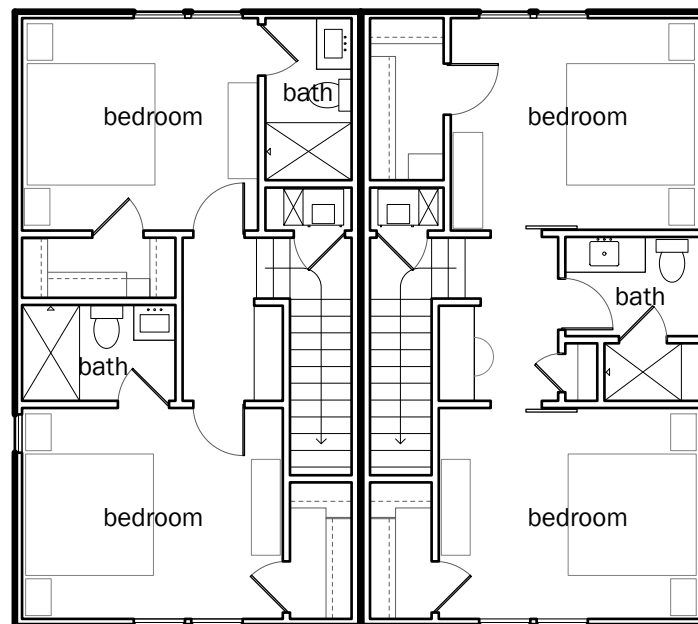
HIGHLIGHTS

- **Attached Units** (duplexes, townhouses)
- **International Residential Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR



DETAILS

Units: 1 + Rooming Unit

Main Unit: 1 bed, 1 bath
(1,030 sf)

Rooming Unit: Studio, 1 bath
(320 sf)

Stories: 2

Height (*top of slab to eave*): 19'-0"

Height (*top of slab to ridge*): 27'-0"

Overall Size: 20'+6' Porch ×
38'+8' porch

Affordability: 100% AMI (main
unit) / 60% AMI (Rooming Unit)

DESCRIPTION

This two story plan offers two distinct living options under one roof. The front unit is a spacious one-bedroom, two story home perfect for one- or two-person households.

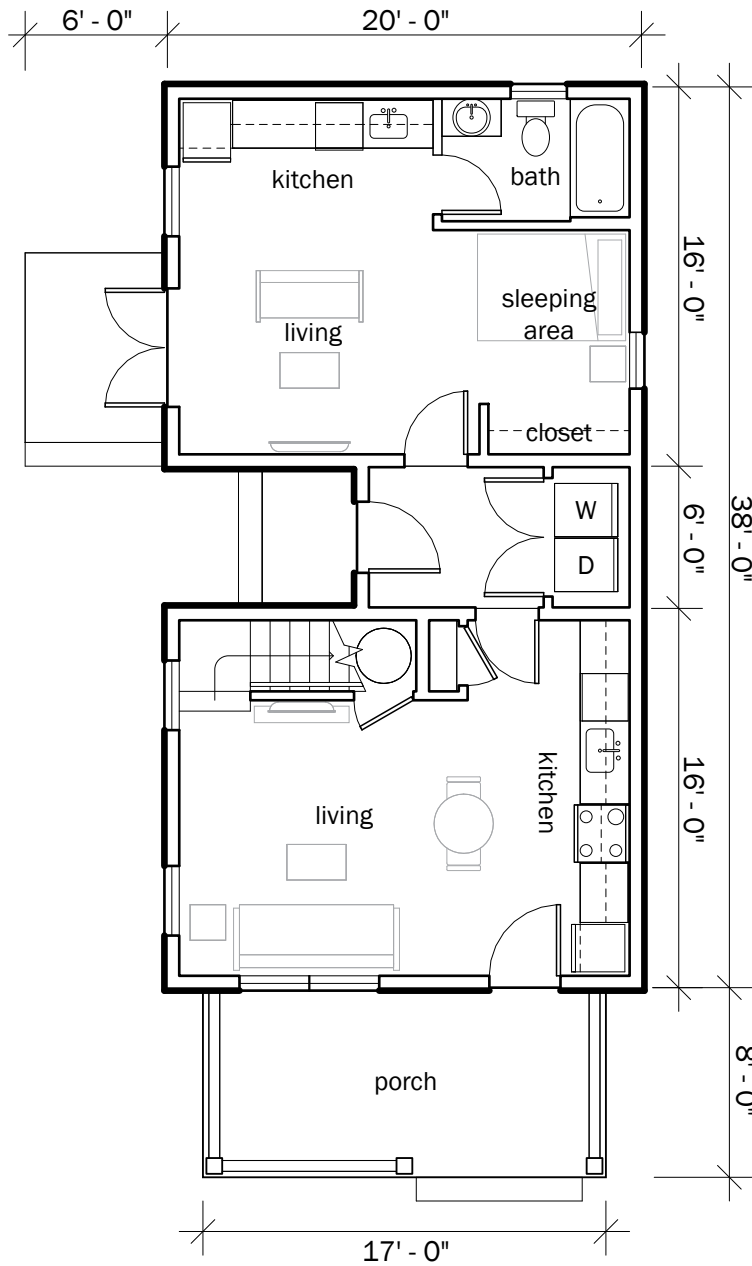
Connected by a rear entry mudroom/laundry is a connected studio rooming unit with its own wet bar. The units can function as one oversized two bedroom home, a roommate house with privacy, a multi-generational household, or flexible co-living arrangements.

The rear rooming unit can offer affordable rental space but could also serve as an attached home office.

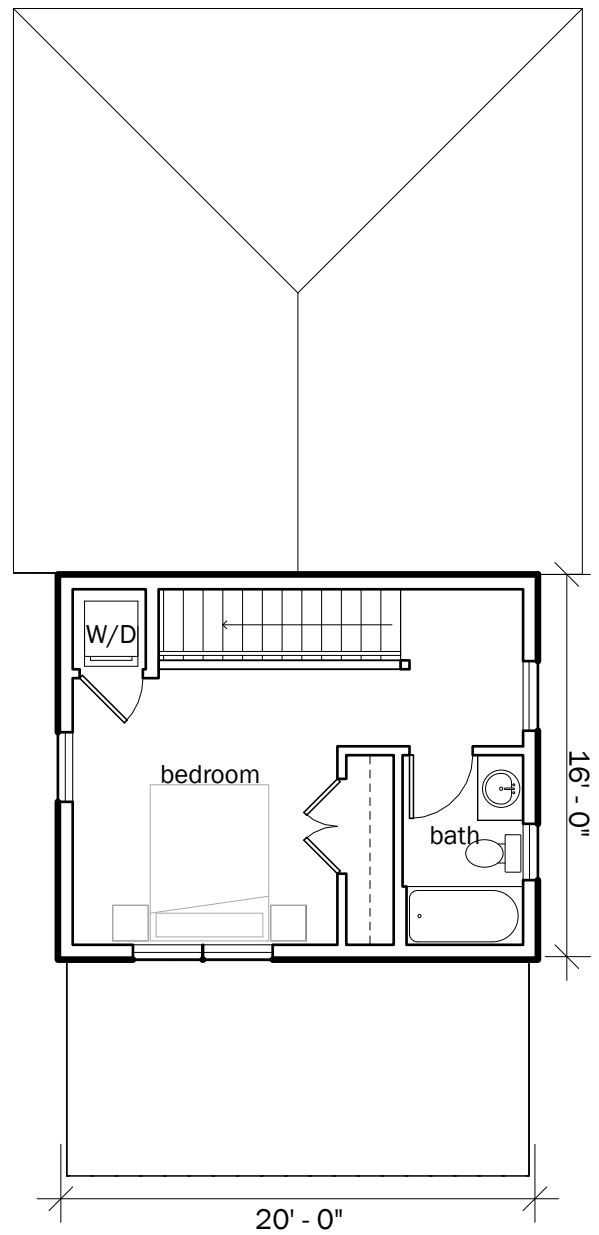
HIGHLIGHTS

- **Affordable** (Under 80% AMI)
- **Includes a Rooming Unit**
(not a full, separate dwelling unit)
- **Includes Ground Floor Unit**
- **International Residential Code**

*Additional height depending on site slope and foundation design



1ST FLOOR



2ND FLOOR

BERKELEY



DETAILS

Units: 1

Type: 1 bed, 1 bath (560 sf)

Stories: 1

Height (*top of slab to eave*): 10'-0"

Height (*top of slab to ridge*): 15'-9"

Overall Size: 20'×28'+5' porch

Affordability: 80% AMI

DESCRIPTION

A right-sized one-bedroom cottage, this single-story plan is fully wheelchair adaptable and perfect for aging in place.

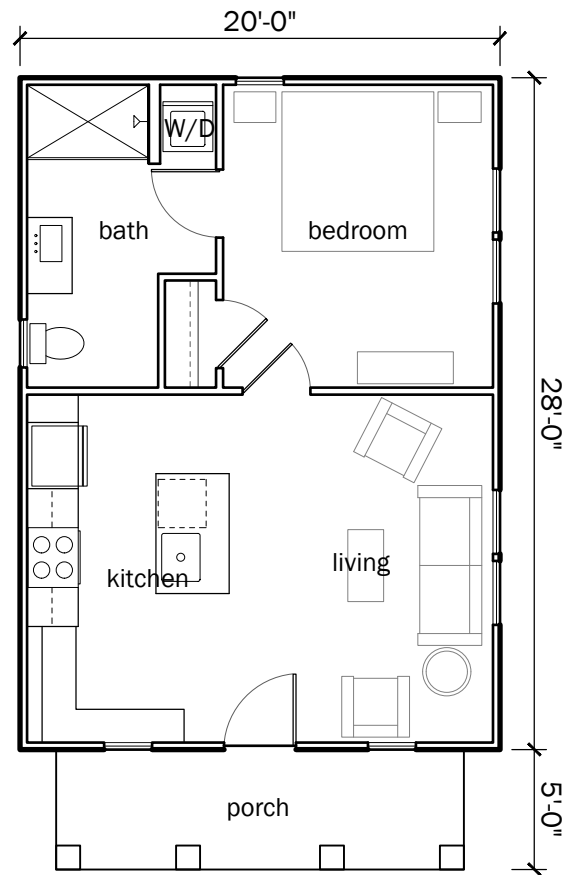
With its accessible layout and welcoming footprint, it works equally well for first-time buyers, as a backyard cottage for rental income, or for anyone seeking barrier-free living in a thoughtfully designed small home.

These affordable units fit into existing neighborhoods as accessory dwelling units, cottage courts, or as a primary house on a small lot.

HIGHLIGHTS

- **ADU-Ready** (could be built as an Accessory Dwelling Unit)
- **Affordable** (Under 80% AMI)
- **Includes Ground Floor Unit**
- **International Residential Code**

*Additional height depending on site slope and foundation design



FLOOR PLAN



SIDE

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BLUEBIRD



DETAILS

Units: 1

Unit: 2 bed, 2.5 bath (1,120 sf)

Stories: 2

Height (*top of slab to eave*): 19'-0"

Height (*top of slab to ridge*): 26'-0"

Overall Size: 14'×40'+8' porch + 5' porch

Affordability: 120% AMI

DESCRIPTION

At just 14 feet wide, this two-story, two-bedroom plan is tailor-made to fit on existing 25-foot platted lots or attached townhouse formats.

The two bedrooms each feature their own private bathrooms, ideal for roommates, small families, or guests.

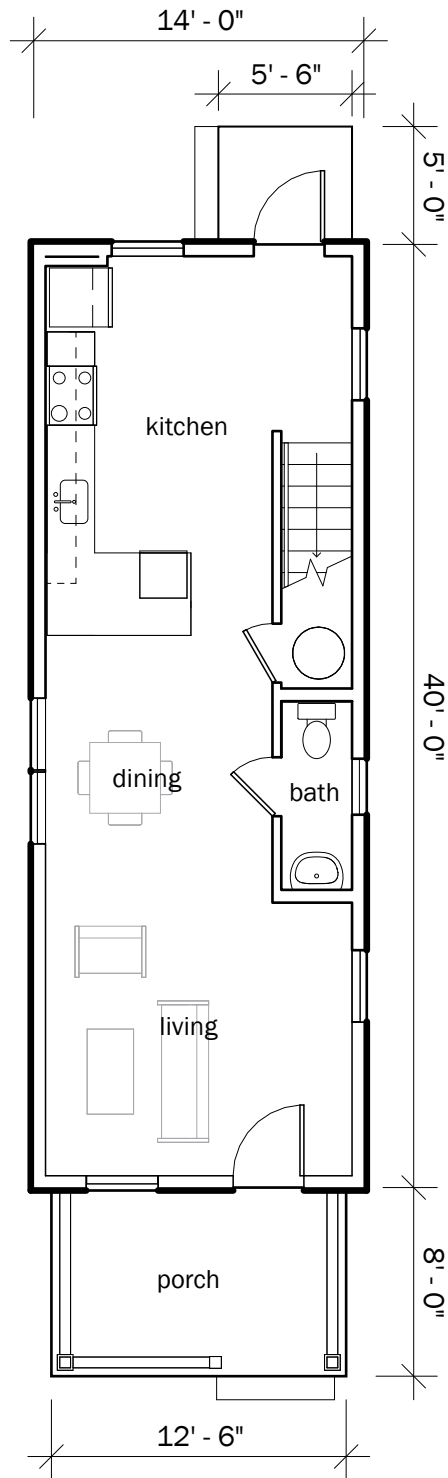
This slender footprint slips easily into traditional neighborhood fabric while still delivering a smart, comfortable interior.

This plan brings high livability to compact lots and missing middle projects.

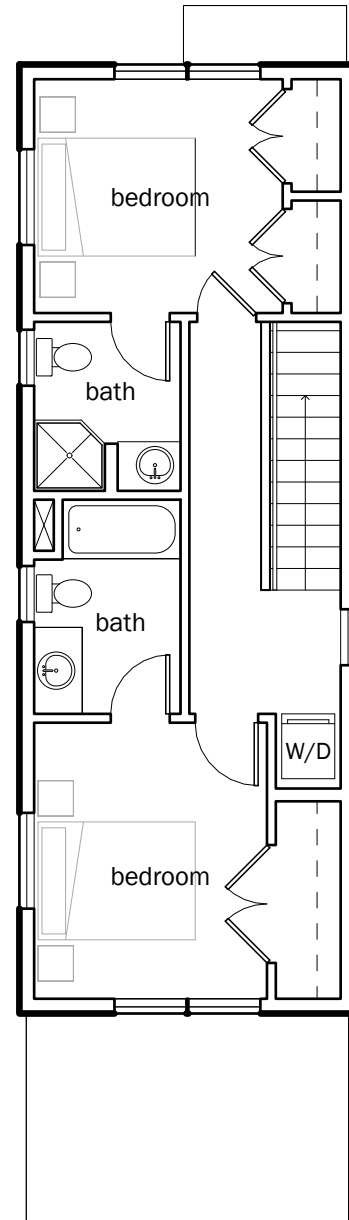
HIGHLIGHTS

- **Skinny Plan** (under 18' wide)
- **International Residential Code**

*Additional height depending on site slope and foundation design



1ST FLOOR



2ND FLOOR

CHICKADEE+



DETAILS

Units: 1 + Rooming Unit

Main Unit: 2 bed, 1.5 bath
(1,162 sf)

Rooming Unit: Studio, 1 bath
(288 sf)

Stories: 1.5

Height (top of slab to eave): 19'-0"

Height (top of slab to ridge): 27'-0"

Overall Size: 16'+5' porch × 52'
+8' porch

Affordability: 100% AMI (main
unit) / 60% AMI (rooming unit)

DESCRIPTION

This flexible, two-story detached home pairs a 2-bedroom, 1.5-bath front unit with an attached rooming unit for added income, multigenerational living, or co-housing solutions.

A shared laundry and rear entry porch connect the units in a format that provides privacy.

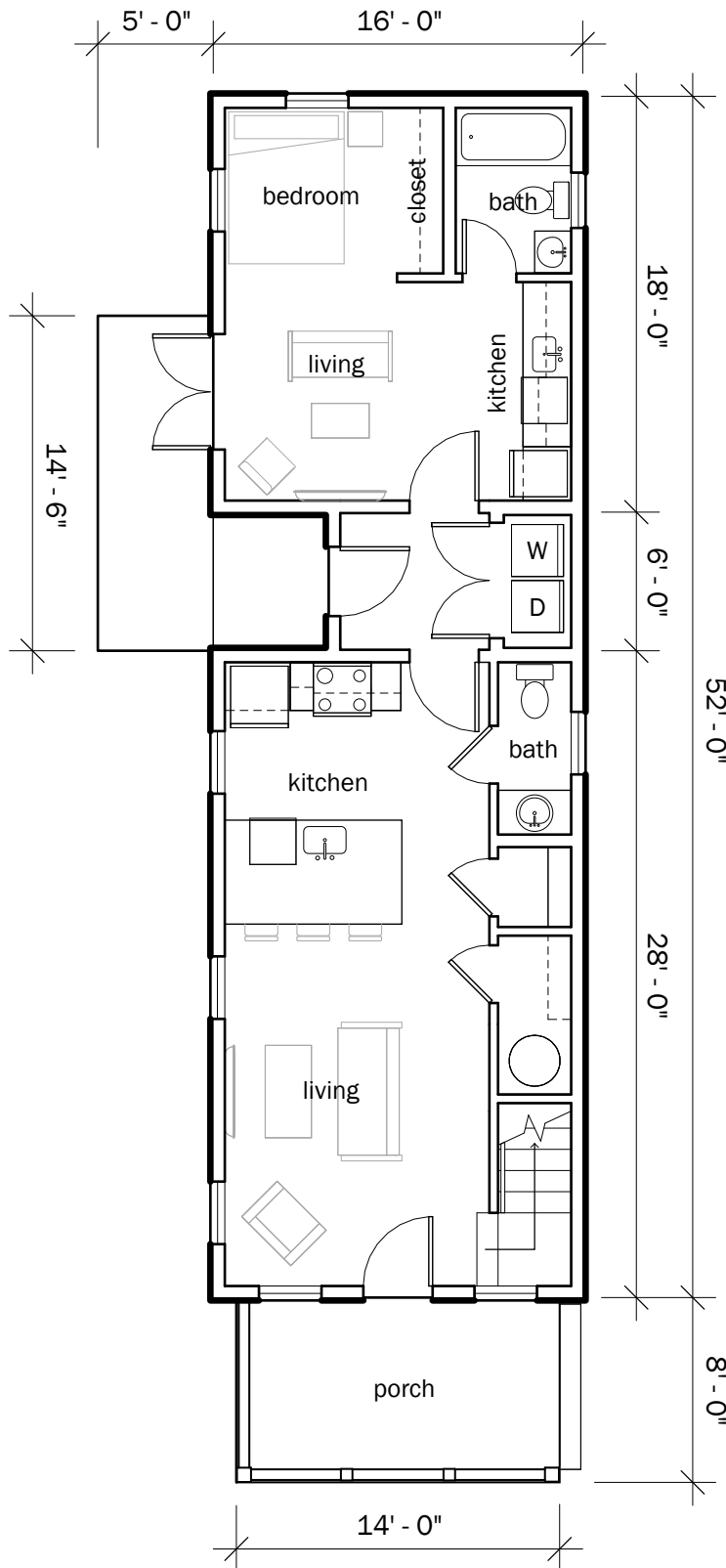
The rooming unit can also be joined with the main unit to function like a three-bedroom, 2.5-bath home, giving households long-term adaptability.

Chickadee+ balances comfort, versatility, and affordability in a right-sized form.

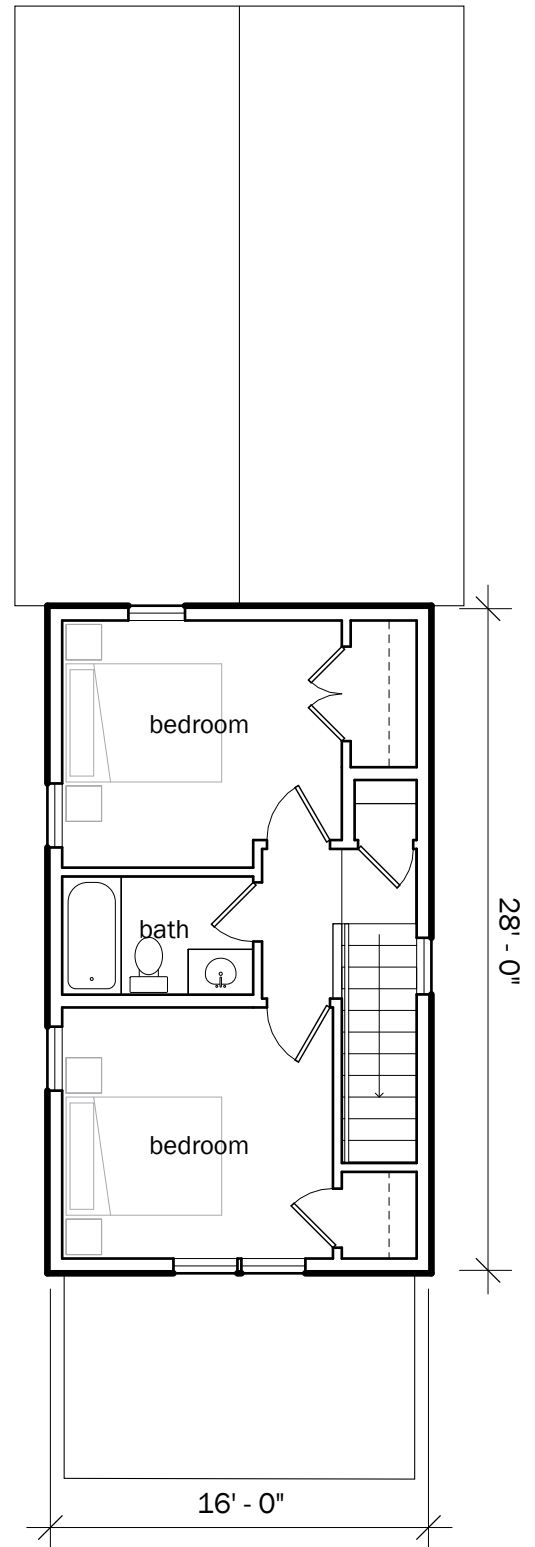
HIGHLIGHTS

- **Affordable** (Under 80% AMI)
- **Includes a Rooming Unit**
(not a full, separate dwelling unit)
- **Includes Ground Floor Unit**
- **Skinny Plan** (under 18' wide)
- **International Residential Code**

**Additional height depending on site slope and foundation design*

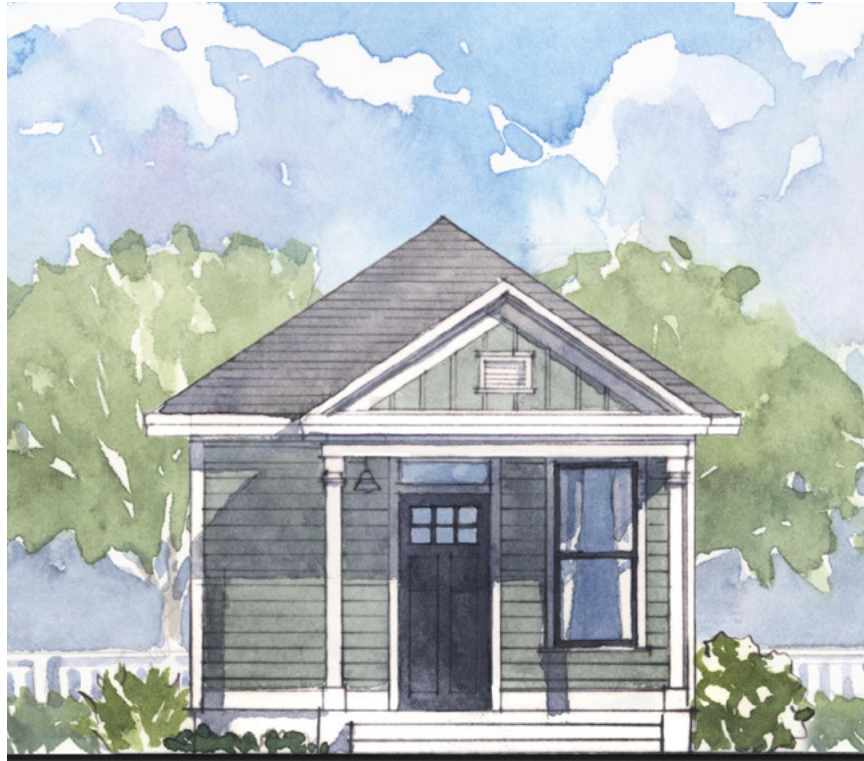


1ST FLOOR



2ND FLOOR

DAFFODIL



DETAILS

Units: 1

Unit: 1 bed, 1 bath (352 sf)

Stories: 1

Height (top of slab to eave): 9'-0"

Height (top of slab to ridge): 16'-0"

Overall Size: 16'×22' + 8' porch

Affordability: 60% AMI

DESCRIPTION

This compact plan is an ultra-adaptable workhorse of affordable infill housing.

Perfect as a backyard cottage behind an existing home, this unit can hit the affordability sweet spot for single-person workforce households when it doesn't have to come with a full size lot.

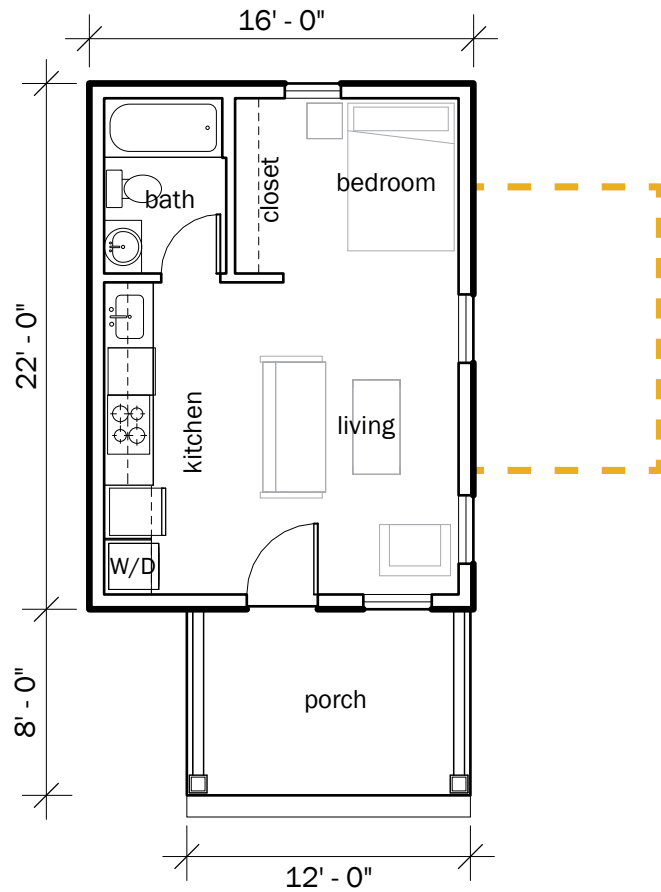
Whether tucked into a small lot, added to a cottage cluster, or filling a gap in your neighborhood fabric, this little plan brings big charm.

With its one-story layout and friendly footprint, it's also a great fit for age-in-place residents.

HIGHLIGHTS

- **ADU-Ready** (could be built as an Accessory Dwelling Unit)
- **Affordable** (Under 80% AMI)
- **Includes Ground Floor Unit**
- **Skinny Plan** (under 18' in width)
- **International Residential Code**

**Additional height depending on site slope and foundation design*



**ALLOWABLE
VARIATION:**

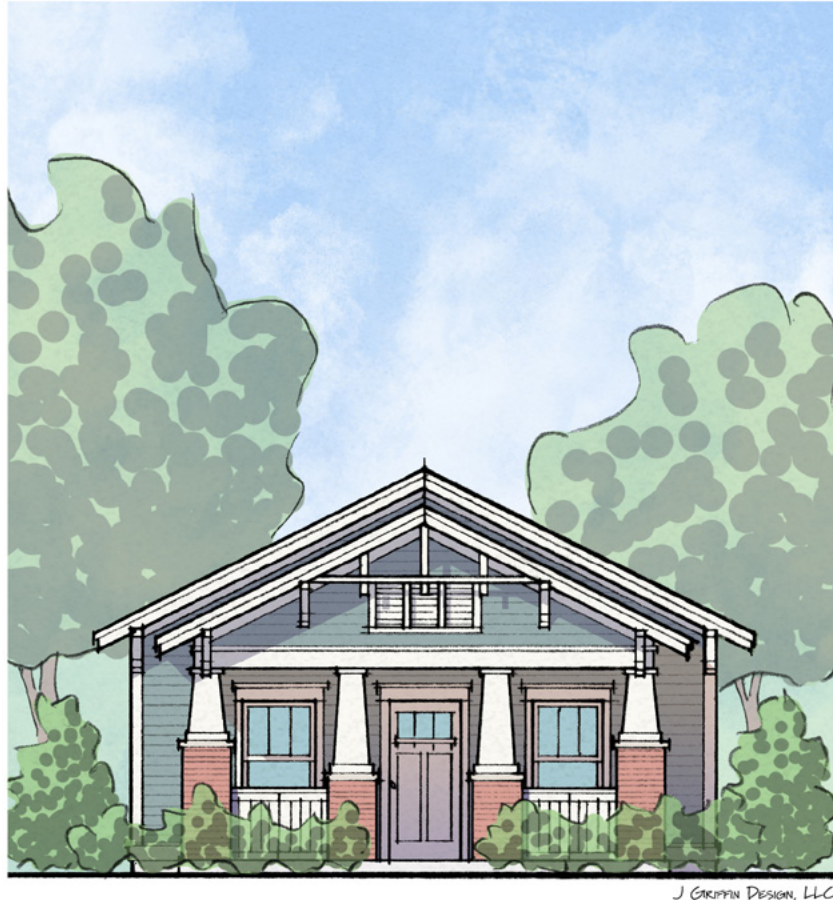
To allow for alternate site layouts, the front porch and front door may rotate into the center long wall window.

FLOOR PLAN



SIDE

FRONT-TO-BACK DUPLEX



DETAILS

Units: 2

Front Unit: 1 bed, 1 bath (624 sf)

Rear Unit: 1 bed, 1 bath (624 sf)

Stories: 1

Height (top of slab to eave): 9'-6"

Height (top of slab to ridge): 16'-4"

Overall Size: 24'×52' + 8' porch

DESCRIPTION

This clever layout tucks two one-bedroom, single-story units front-to-back on a single lot.

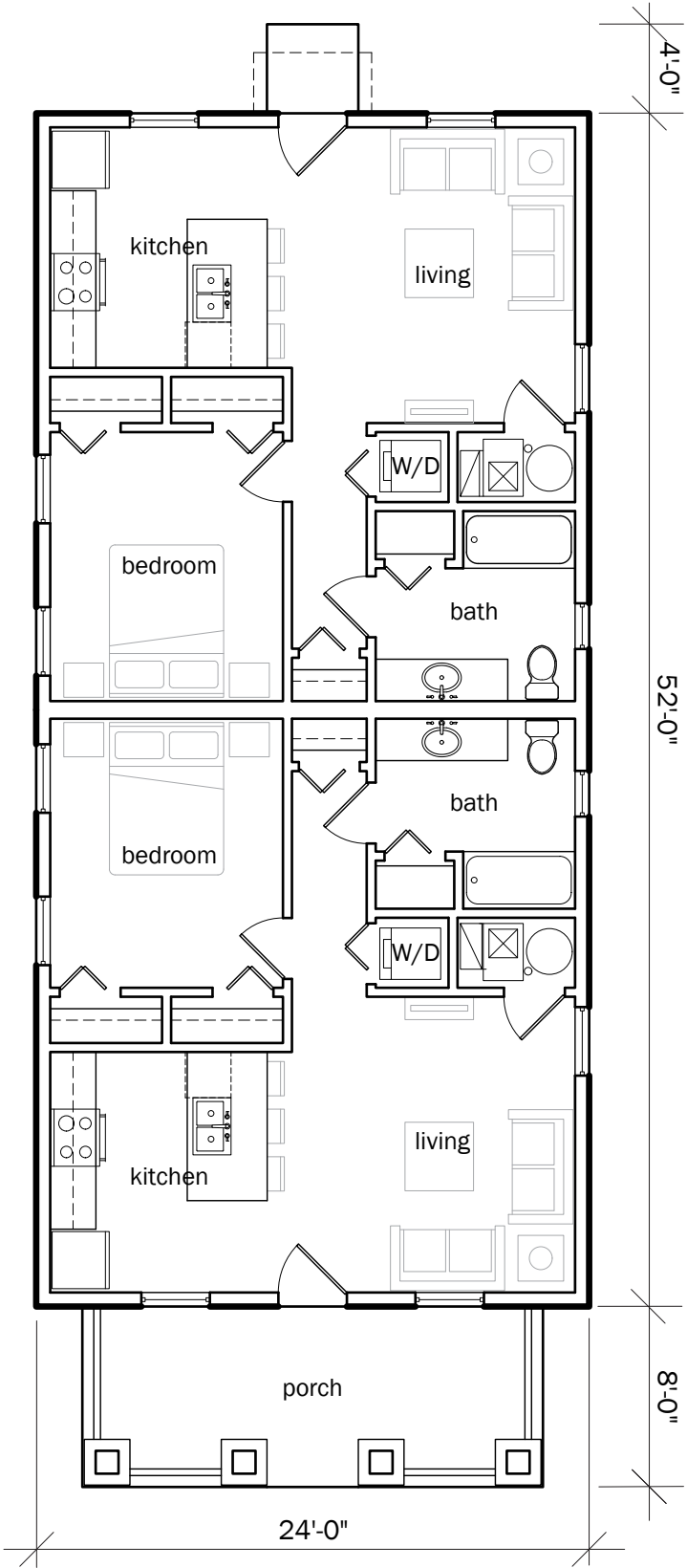
With its modest footprint and neighborhood-friendly appearance, it slips easily into small-home districts. Each unit is a natural fit for affordable age-in-place or senior housing.

A downsizing couple or single senior might build this unit rather than a single cottage to provide long-term rental income and potential on-site housing for family or a caregiver in the future.

HIGHLIGHTS

- **Attached Units** (duplex)
- **Includes Ground Floor Units**
- **International Residential Code**

**Additional height depending on site slope and foundation design*



FLOOR PLAN

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DETAILS

Units: 1

Unit: Studio, 1 bath (583 sf)

Stories: 2

Height (top of slab to eave): 19'-0"

Height (top of slab to ridge): 25'-8"

Overall Size: 14'×32'

Affordability: 80% AMI

DESCRIPTION

This compact garage apartment is a perfect fit for tight infill sites, combining parking with an efficient studio unit above with a minimal footprint.

This unit creates affordable housing options in desirable walkable neighborhoods that would otherwise be out of reach for workforce residents.

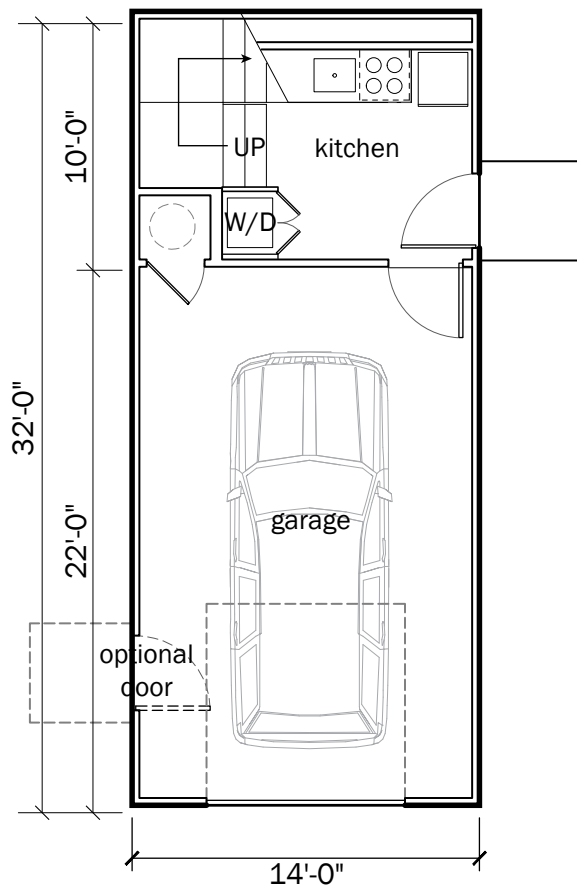
Whether serving as a backyard rental for additional income, a standalone unit on a small lot, or an accessory space to an existing home, this plan delivers big utility in a small package, all while blending seamlessly into neighborhood fabric.

HIGHLIGHTS

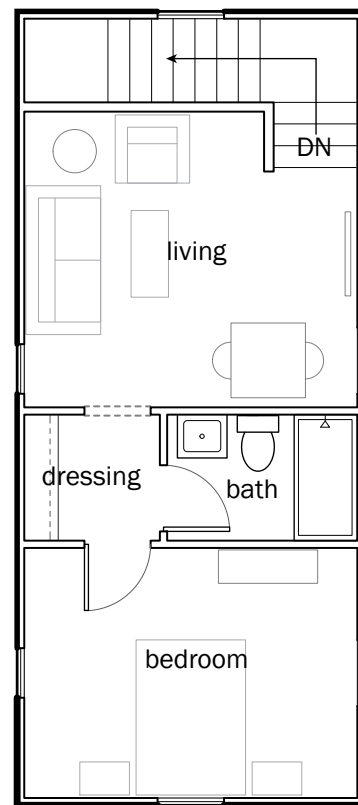
- **ADU-Ready** (could be built as an Accessory Dwelling Unit) Note: Height limit in rear setback is 25'.
- **Affordable** (Up to 80% AMI)
- **Skinny Plan** (under 18' in width)
- **International Residential Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.**** See *Allowable Variations* section for more details.

**Additional height depending on site slope and foundation design*

*** Due to height limits, this plan is only allowed within the rear setback if ceiling heights or roof pitch are reduced (see Allowable Variations section), or if a variance from the Board of Adjustment is granted.*



1ST FLOOR



2ND FLOOR

LYDIA



DETAILS

Units: 2

Unit A: 2 bed, 2.5 bath (1,542 sf)

Unit B: 2 bed, 2.5 bath (1,418 sf)

Stories: 2

Height (top of slab to eave): 20'-6"

Height (top of slab to ridge): 32'-0"

Overall Size: 44'-4" + 5' Porch × 36'

Affordability: 150% AMI

DESCRIPTION

Designed with young professional roommates in mind, each unit offers two bedrooms, 2.5 baths, and a small study or work-from-home office in a compact, two-story layout.

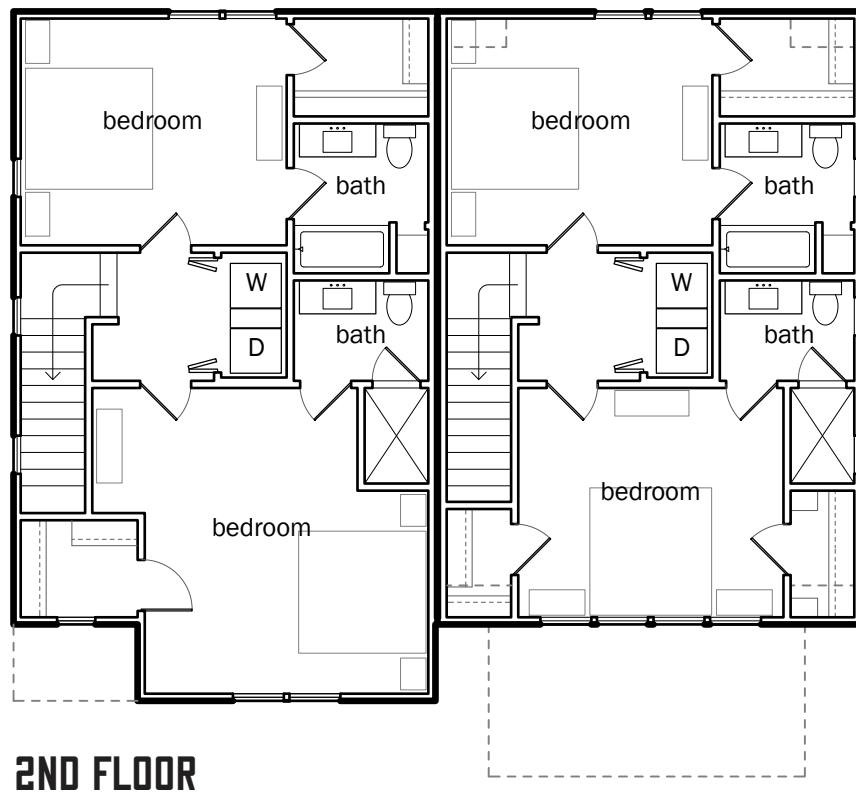
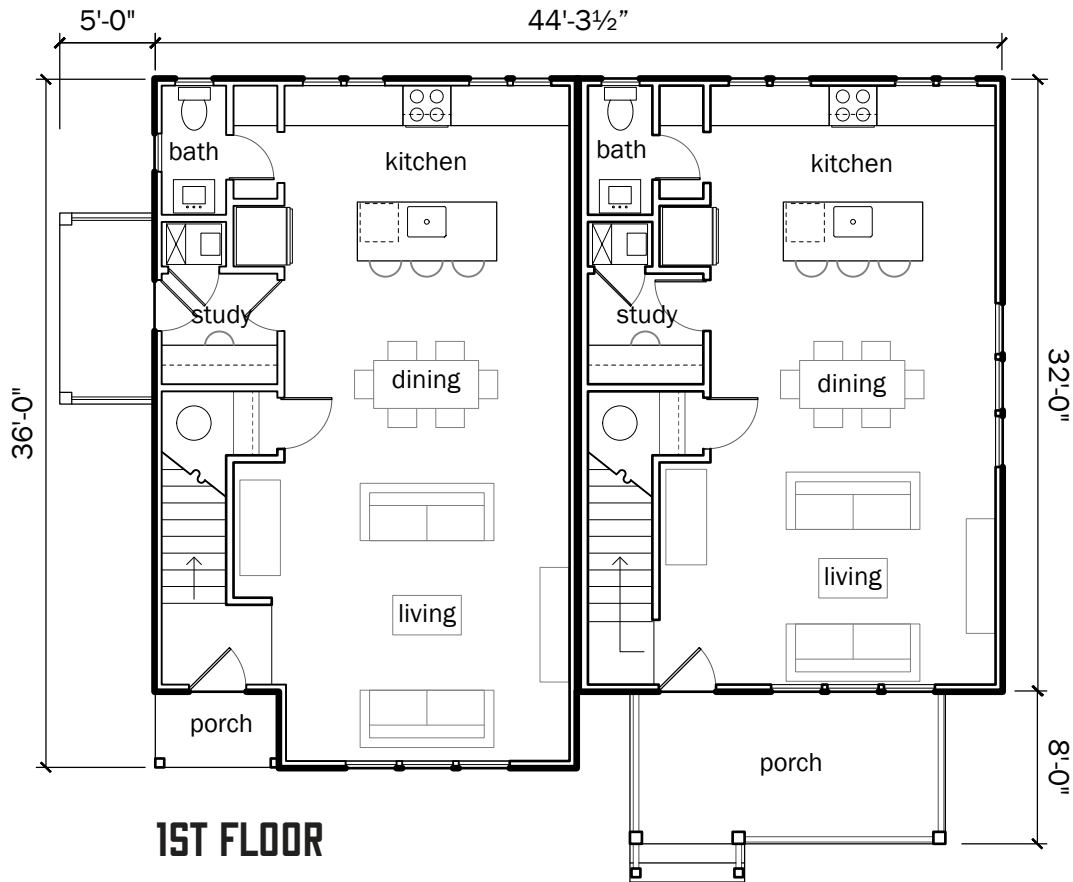
Buildable as a single, duplex, or townhouse, Lydia provides flexible housing options for a variety of sites and households.

HIGHLIGHTS

- **Attached Units** (duplexes, townhouses)
- **International Residential Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.**** See *Allowable Variations* section for more details.

**Additional height depending on site slope and foundation design*

*** If average site grade would cause the building to exceed the zoning code's height limit, ceiling heights or roof pitch may be reduced for this plan, or a variance from the Board of Adjustment may be requested.*



MARIE-LOUISE



DETAILS

Units: 2

Unit A: 3 bed, 2.5 bath (1,711 sf)

Unit B: 1 bed, 1 bath (658 sf)

Stories: 2

Height (top of slab to eave): 19'-6"

Height (top of slab to ridge): 29'-8"

Overall Size: 22'×78' + 10' porch

Affordability: 150% AMI (Unit A) /
100% AMI (Unit B)

DESCRIPTION

We call these “lifelong houses”: detached homes with attached wheelchair accessible second units, designed for flexibility and aging in place.

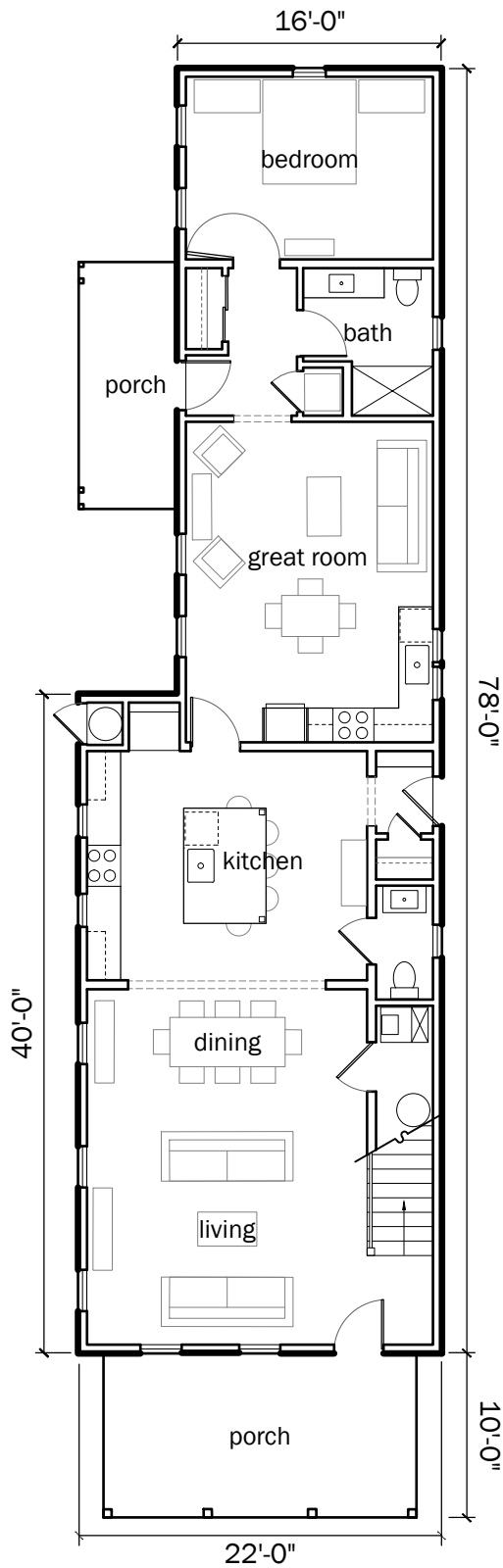
This home can function as a three-bedroom home with a separate wheelchair-accessible unit (permitted as a duplex), or as a four-bedroom home with a wheelchair-accessible ground-floor master.

This adaptability supports families through all stages of life, allowing for housing flexibility and income potential.

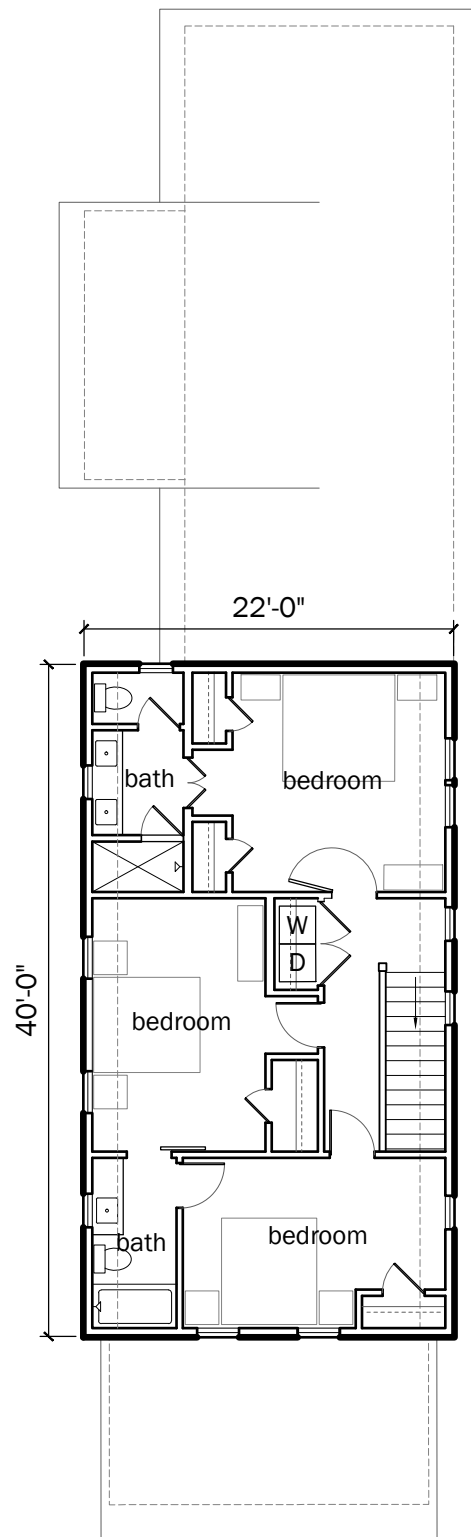
HIGHLIGHTS

- **Attached Units** (duplex)
- **Includes Ground Floor Unit**
- **International Residential Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR



DETAILS

Units: 1

Unit: 1 bed, 1 bath (692 sf)

Stories: 2

Height (top of slab to eave): 18'-6"

Height (top of slab to ridge): 25'-10"

Overall Size: 22'x28'

Affordability: 80% AMI

Note: Slab foundation is required.

DESCRIPTION

This plan combines everyday convenience with financial flexibility. The ground floor provides a full two-car garage for the main household, while the one-bedroom unit above offers income potential, multigenerational living space, or a guest suite.

The flexible upper-level layout makes the unit adaptable to a wide range of living needs.

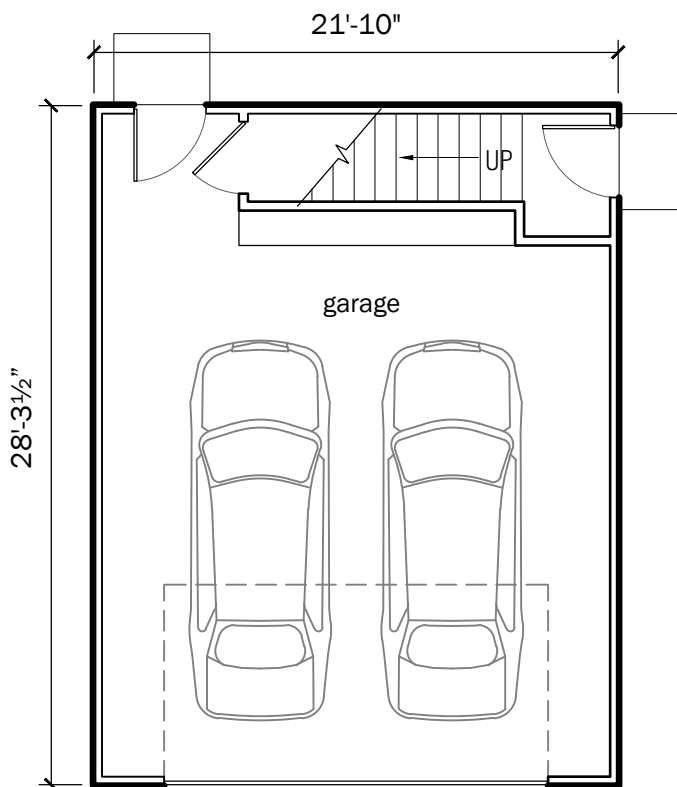
The apartment can be accessed from the garage or from a private outdoor entry.

HIGHLIGHTS

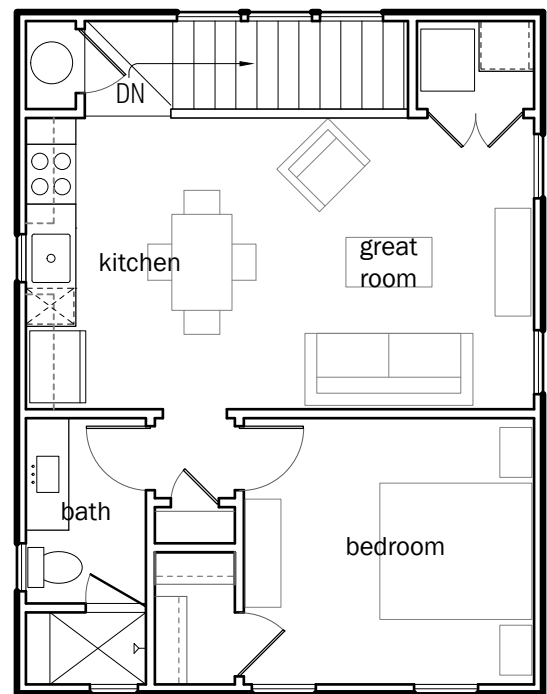
- **ADU-Ready** (could be built as an Accessory Dwelling Unit) Note: Height limit in rear setback is 25'.
- **Affordable** (Up to 80% AMI)
- **International Residential Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.**** See *Allowable Variations* section for more details.

*Additional height depending on site slope and foundation design

** Due to height limits, this plan is only allowed within the rear setback if ceiling heights or roof pitch are reduced (see *Allowable Variations* section), or if a variance from the Board of Adjustment is granted.



1ST FLOOR



2ND FLOOR

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.

SIDE HUSTLE



DETAILS

Units: 1

Unit: 2 bed, 1.5 bath (1,152 sf)

Stories: 2

Height (top of slab to eave): 18'-0"

Height (top of slab to ridge): 23'-0"

Overall Size: 18'×32' + 8' porch

Affordability: 120% AMI

DESCRIPTION

This two-bedroom, 1.5-bath plan is designed with adaptability and future growth in mind.

Homeowners can start with the efficient base layout and later add a rear ground-floor primary suite or a side office/workshop as needs evolve.

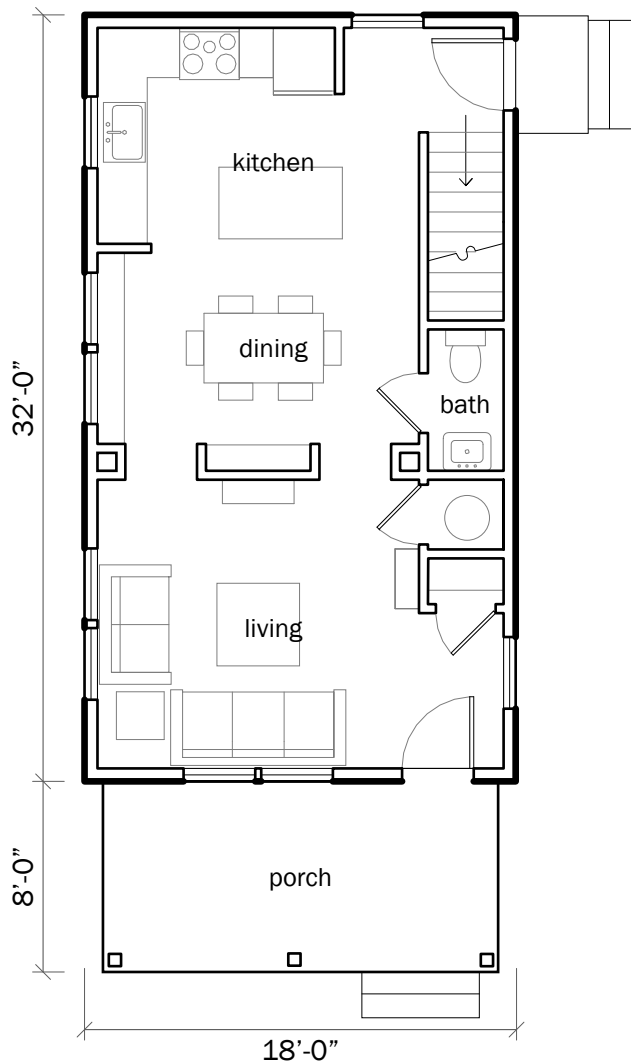
With expansion options built in, this unit is perfect for small households today and flexible enough to grow with them tomorrow.

The future addition modules focus on income-generating potential, with options for rental space or a home office.

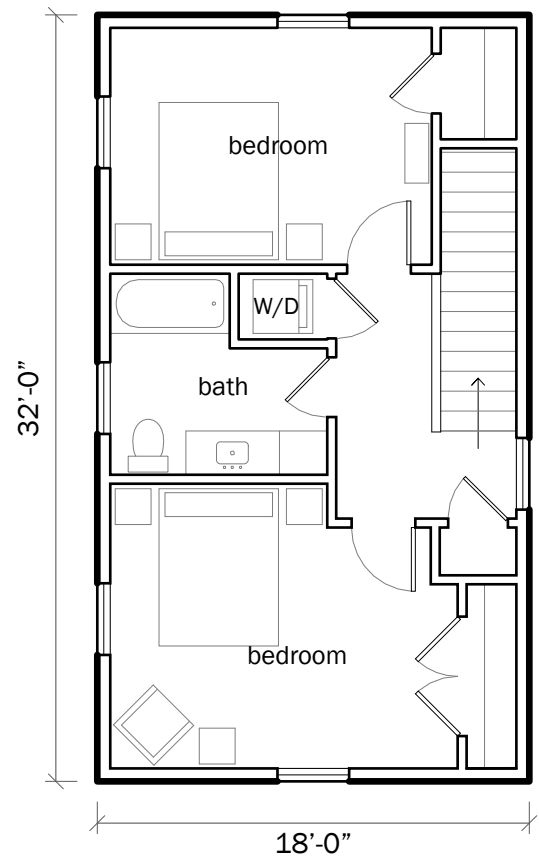
HIGHLIGHTS

- **Adaptable** (see optional additions on the next page)
- **Skinny Plan** (under 18' in width)
- **International Residential Code**

**Additional height depending on site slope and foundation design*

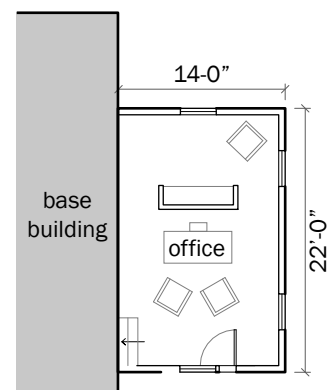
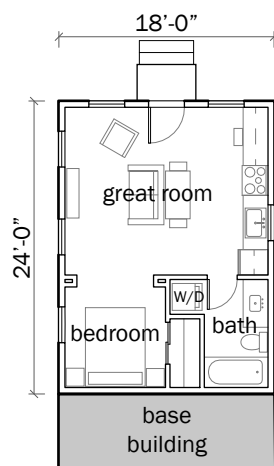


1ST FLOOR



2ND FLOOR

**OPTIONAL
ADDITIONS:**



STACKED DUPLEX



DETAILS

Units: 2

Both Units: 2 bed, 1 bath
(1,056 sf)

Stories: 2

Height (top of slab to eave): 18'-10"

Height (top of slab to ridge): 25'-2"

Overall Size: 22'×48' + 8' porch

DESCRIPTION

At first glance, this plan resembles a detached home, but inside are two two-bedroom, one-bath units, one on each floor.

The format blends seamlessly into neighborhood streets while offering hidden an extra unit.

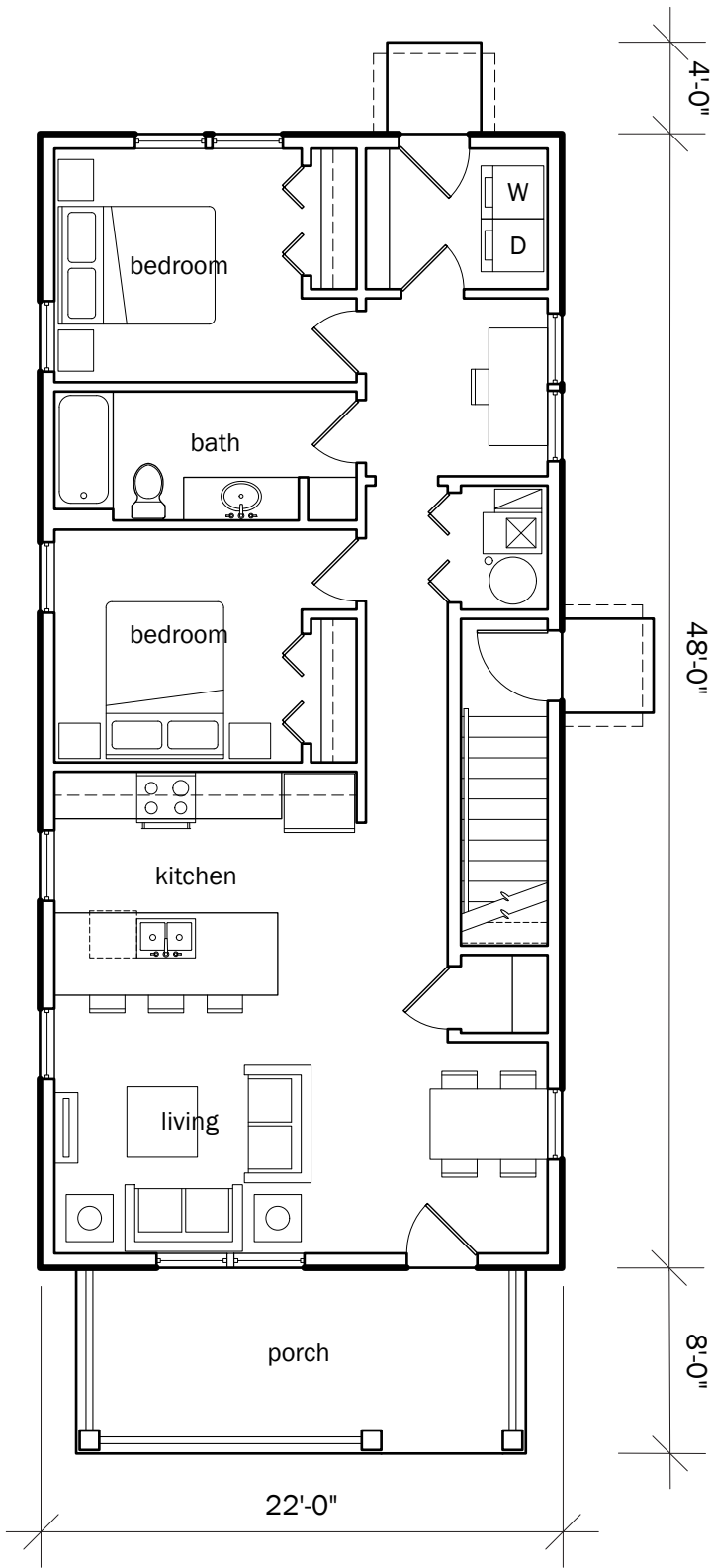
The ground-floor unit is age-in-place friendly, while the upper unit provides income potential for owners who want to offset their mortgage by renting one level.

By disguising two households in a familiar form, this plan adds housing diversity in a charming, traditional design.

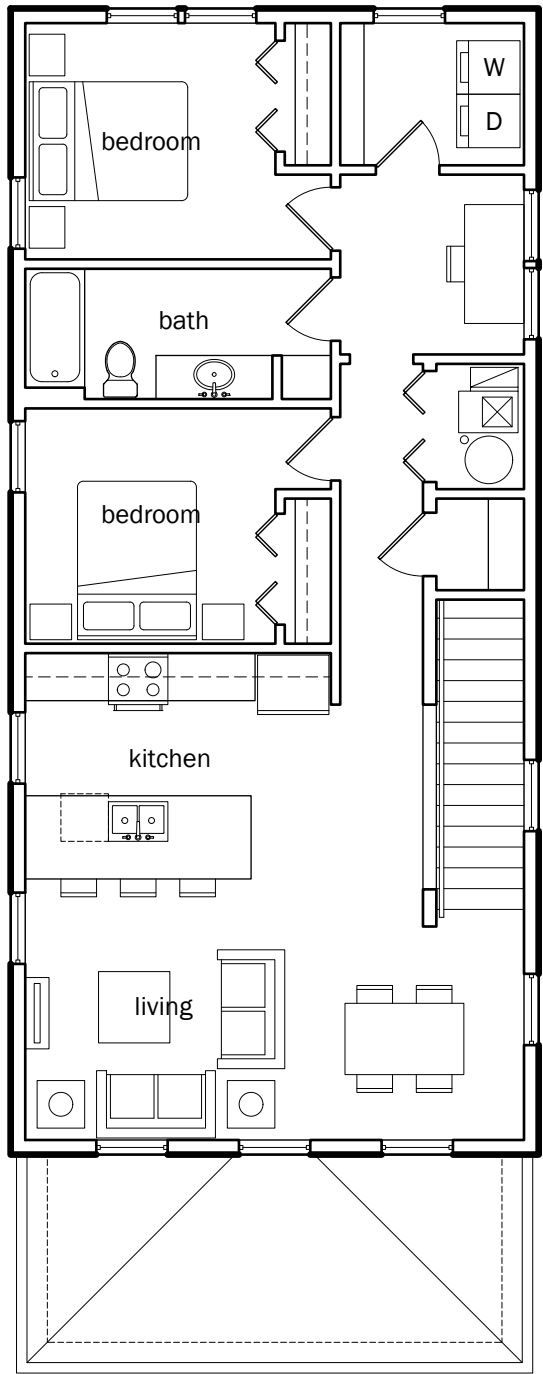
HIGHLIGHTS

- **Attached Units** (duplex)
- **Includes Ground Floor Unit**
- **International Residential Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR

STANDARD HOUSE



DETAILS

Units: 1

Unit: 3 bed, 2.5 bath (1,632 sf)

Stories: 2

Height (top of slab to eave): 18'-10"

Height (top of slab to ridge): 27'-8"

Overall Size: 24'×34' + 8' porch

DESCRIPTION

This three-bedroom, 2.5-bath plan is a classic family home scaled for near-downtown neighborhood lots.

Its layout leaves space for backyard parking or even an accessory dwelling unit behind, offering flexibility as household needs change.

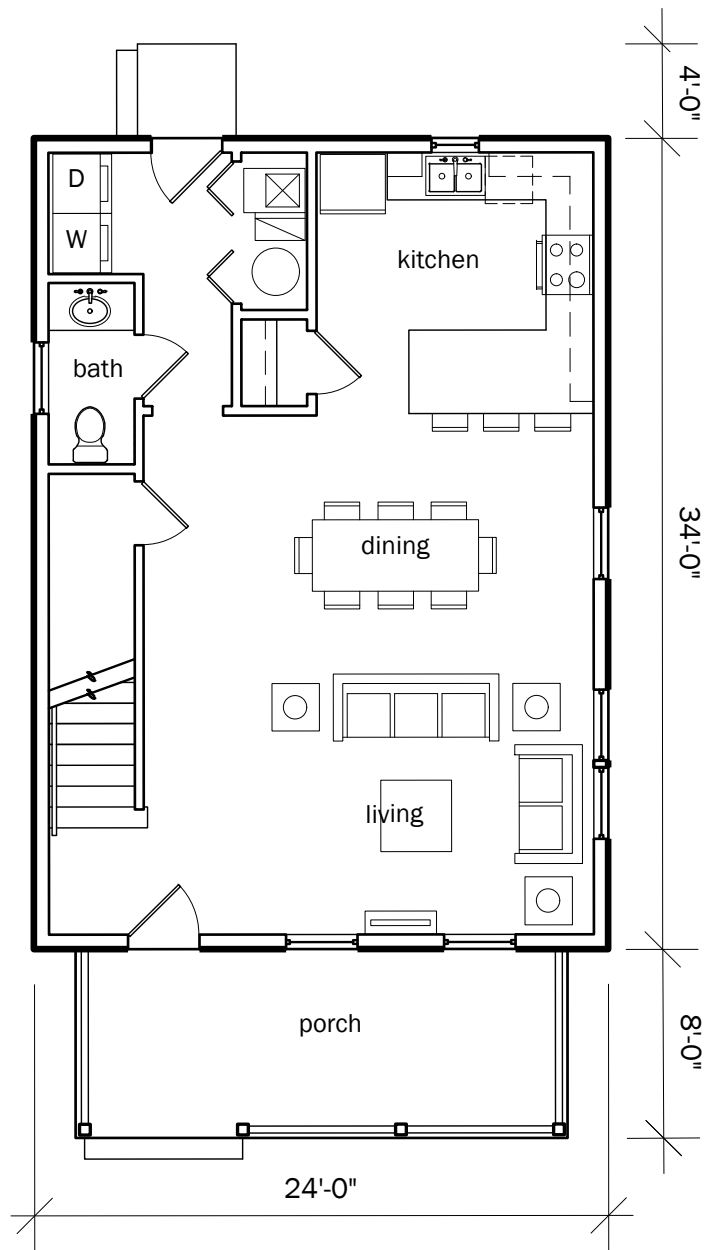
With a generous living area, efficient bedroom layout, and a traditional street-facing presence, it delivers everything families expect in a full-size house while keeping the footprint modest.

The Standard House provides lasting value for households while strengthening neighborhood fabric.

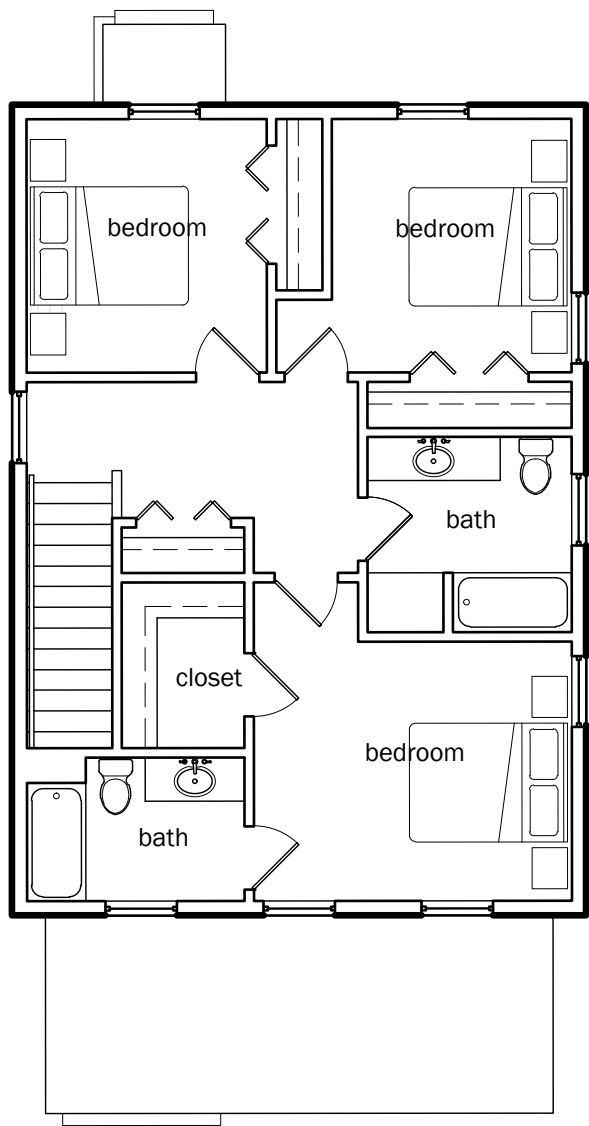
HIGHLIGHTS

- **International Residential Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR

TOMMIE



DETAILS

Units: 1

Unit: 1 bed, 1.5 bath (728 sf)

Stories: 2

Height (top of slab to eave): 20'-6"

Height (top of slab to ridge): 28'-3"

Overall Size: 14'×26' + 8' porch

Affordability: 100% AMI

DESCRIPTION

This versatile plan can stand alone as a freestanding cottage or flex into multiple formats—an accessory dwelling unit, two units built as a duplex, or even a townhouse.

Its vertical layout allows for compact footprints while still delivering a generous, livable interior.

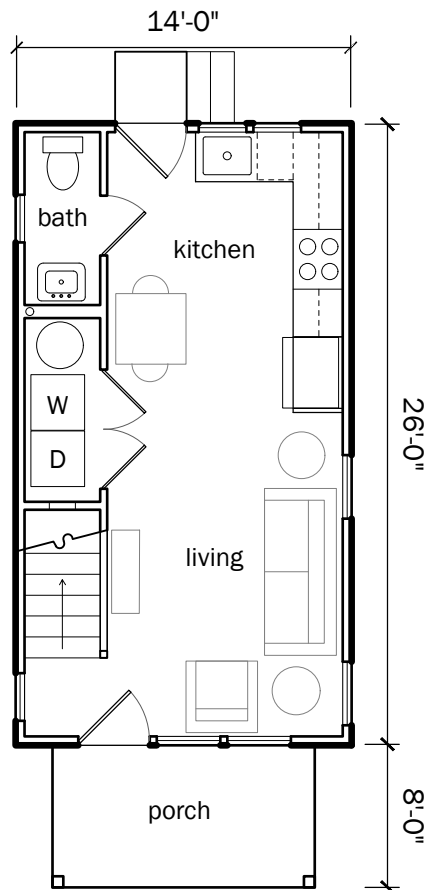
Thoughtfully proportioned spaces and a classic small-scale form make it an ideal choice for one- and two-person households, offering an adaptable missing middle building type that can respond to a wide variety of housing needs and lot layouts.

HIGHLIGHTS

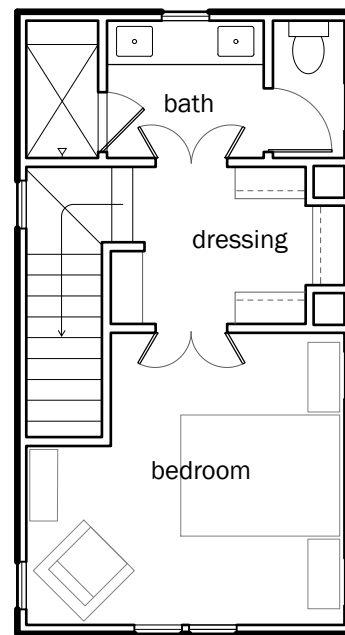
- **ADU-Ready** (could be built as an Accessory Dwelling Unit)
- **Skinny Plan** (under 18' in width)
- **International Residential Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.**** See *Allowable Variations* section for more details.

**Additional height depending on site slope and foundation design*

*** Due to height limits, this plan is only allowed within the rear setback if ceiling heights or roof pitch are reduced (see *Allowable Variations* section), or if a variance from the Board of Adjustment is granted.*



1ST FLOOR



2ND FLOOR





IBC PLANS

INTERNATIONAL BUILDING CODE

MYRTLE



DETAILS

Units: 4

Front Unit: 1 bed, 1 bath (672 sf)

Rear Unit: 1 bed, 1 bath (528 sf)

Stories: 2

Height (top of slab to eave): 22'-0"

Height (top of slab to ridge): 29'-0"

Overall Size: 24'x50' + 6' porch
+ 6' porch

Affordability: 120% AMI (Front
Units) / 80% AMI (Rear Units)

DESCRIPTION

Sized like a traditional house but containing four compact units, Myrtle provides affordable living in a familiar form.

Homeowners can finance it with a standard mortgage, live in one unit, and cover their payments with rent from the other three.

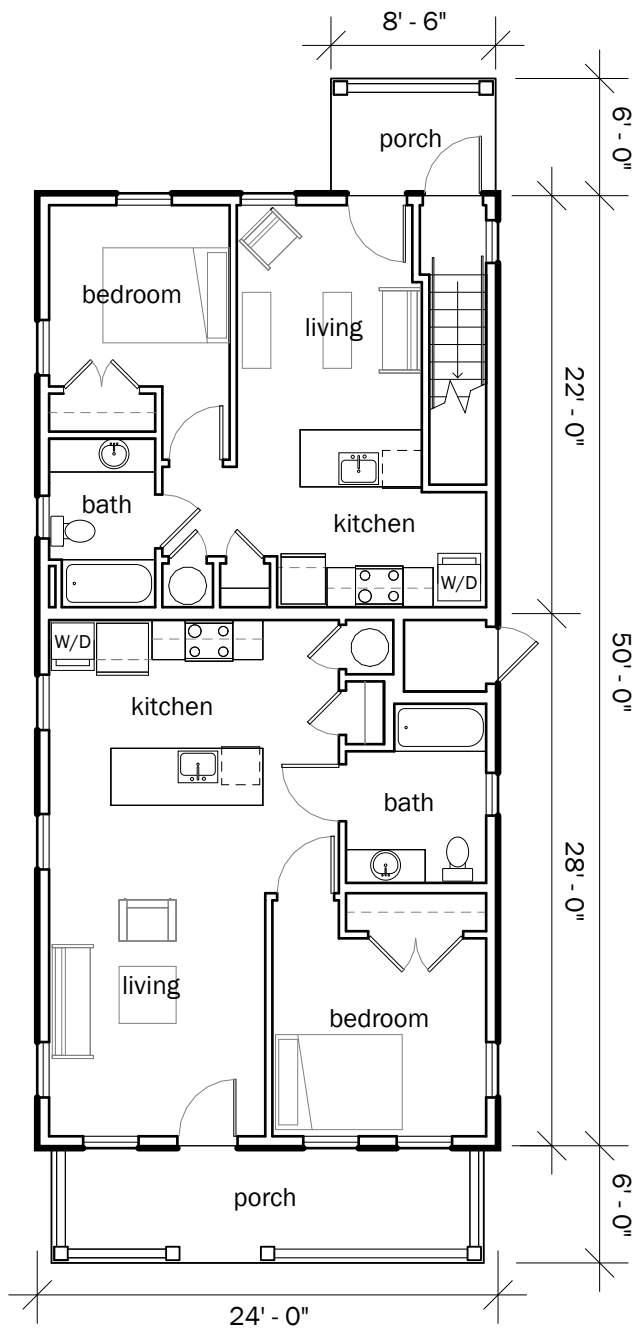
This smart four-plex balances community character with attainable housing supply and long-term financial stability.

Its compact footprint and house-like scale allow it to nestle into existing blocks, delivering multi-unit housing in places that might otherwise resist it.

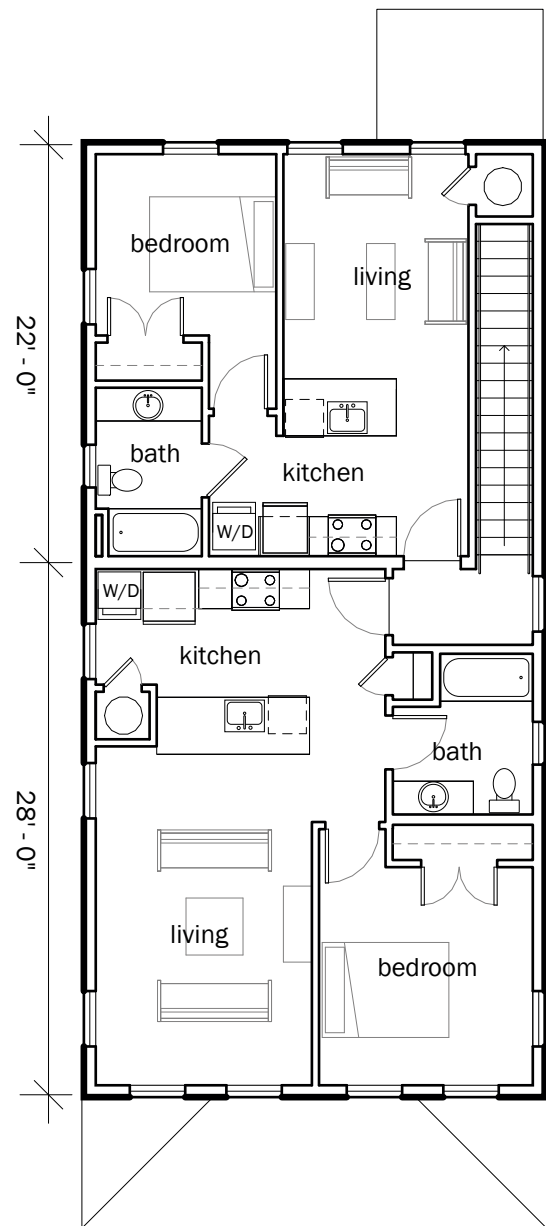
HIGHLIGHTS

- **Affordable** (Up to 80% AMI)
- **Attached Units** (quadplex)
- **Includes Ground Floor Units**
- **International Building Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR

CARROLL



DETAILS

Units: 6

Front Unit: 2 bed, 1 bath (792 sf)

Rear Units: 1 bed, 1 bath (528 sf)

Stories: 2

Height (top of slab to eave): 22'-0"

Height (top of slab to ridge): 32'-0"

Overall Size: 44'x56' + 6' porch

Affordability: 100% AMI (Front Unit) / 80% AMI (Rear Units)

DESCRIPTION

Carroll is a house-sized building designed under the International Building Code, containing four one-bedroom apartments and two two-bedroom apartments.

Its balanced mix of units meets the needs of a variety of households and price points, from singles to small families.

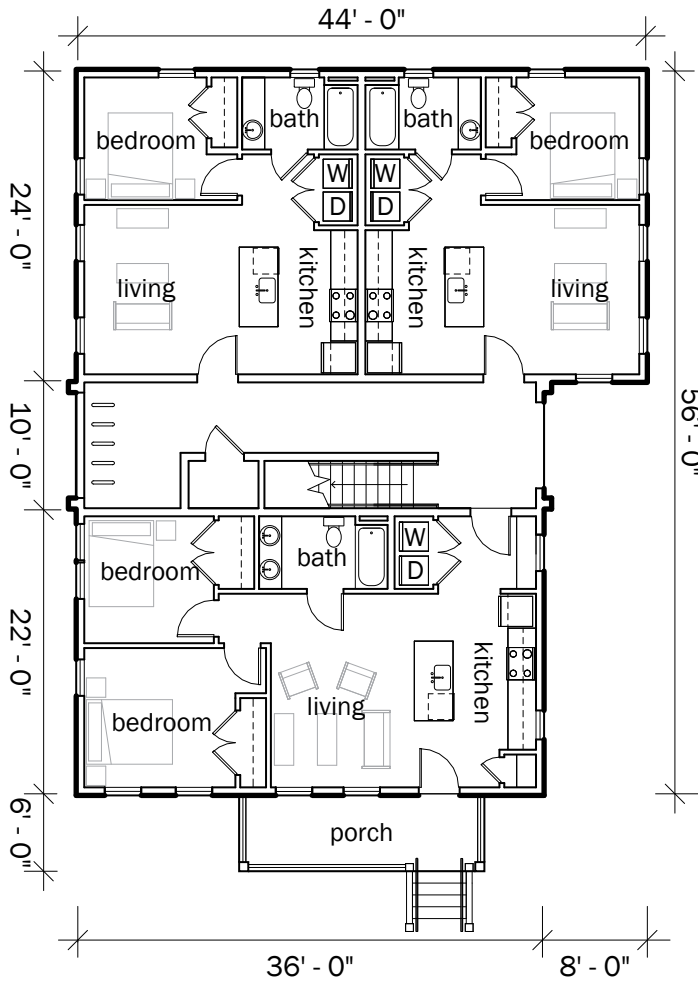
With its modest scale, Carroll blends comfortably into residential neighborhoods while delivering six much-needed homes in the footprint of a large house.

Best suited for larger parcels where at least two buildings can share a common green space, Carroll creates community.

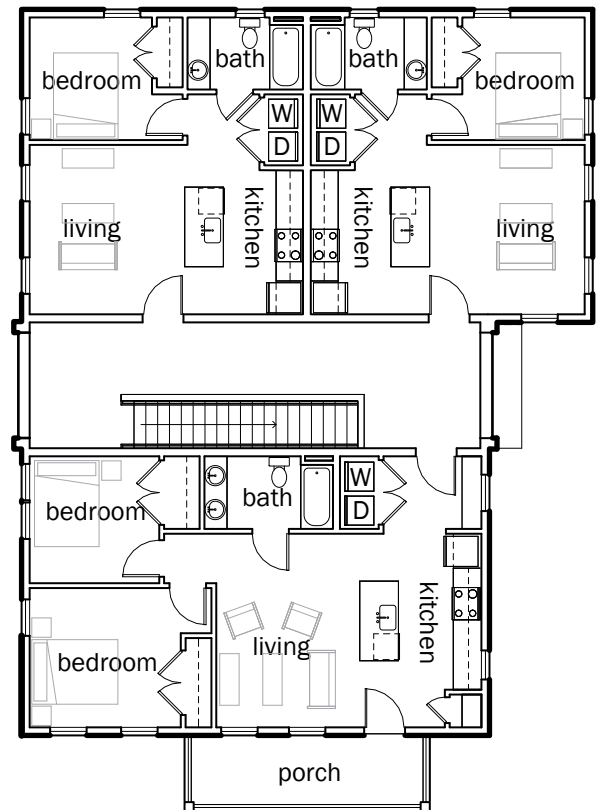
HIGHLIGHTS

- **Affordable** (Up to 80% AMI)
- **Attached Units** (apartments)
- **Includes Ground Floor Units**
- **International Building Code**

**Additional height depending on site slope and foundation design*



1ST FLOOR



2ND FLOOR

OAKDALE



DETAILS

Units: 10

Floors 1-2: 1 bed, 1 bath (535 sf)

Top Floor: 1 bed, 1 bath (670 sf)

Stories: 2.5

Height (top of slab to eave): 32'-0"

Height (top of slab to ridge): 36'-0"

Overall Size: 34'x71' + 6' porch

Affordability: 80% AMI (Floor 1-2 Units) / 100% AMI (Top Floor Units)

DESCRIPTION

Oakdale is a 2.5-story building in an approachable neighborhood scale.

With ten efficient, one-bedroom apartments, it provides attainable housing options for singles, couples, and small households who want to live in walkable neighborhoods.

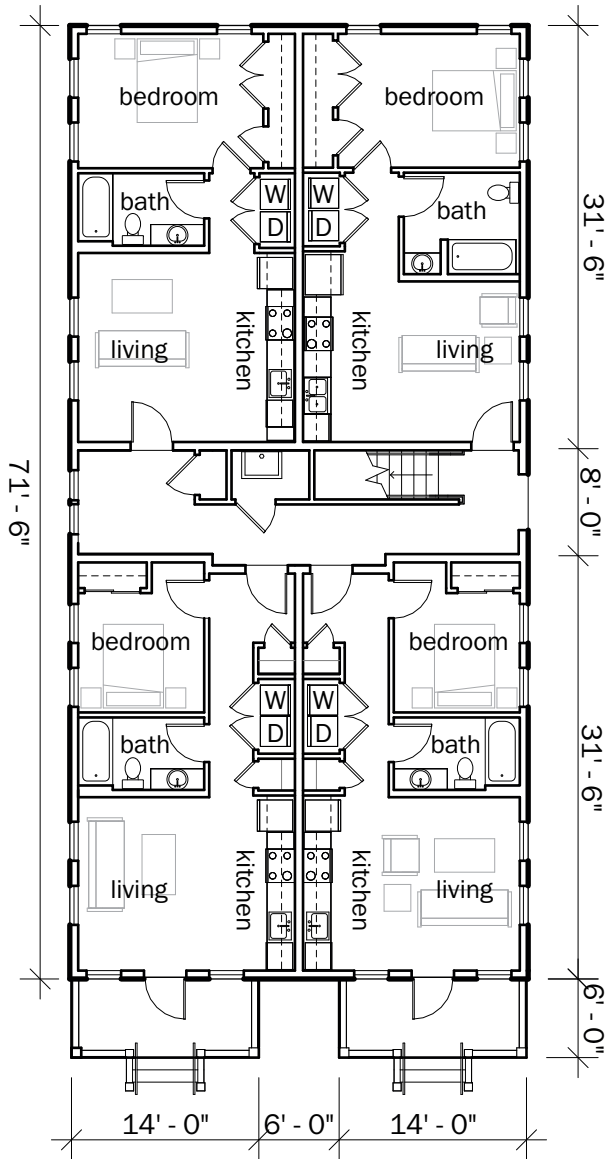
Despite its larger capacity, Oakdale maintains a form that is compatible with traditional neighborhoods, offering density without overwhelming its context.

The Oakdale helps meet pressing housing needs while preserving the feel of established neighborhoods.

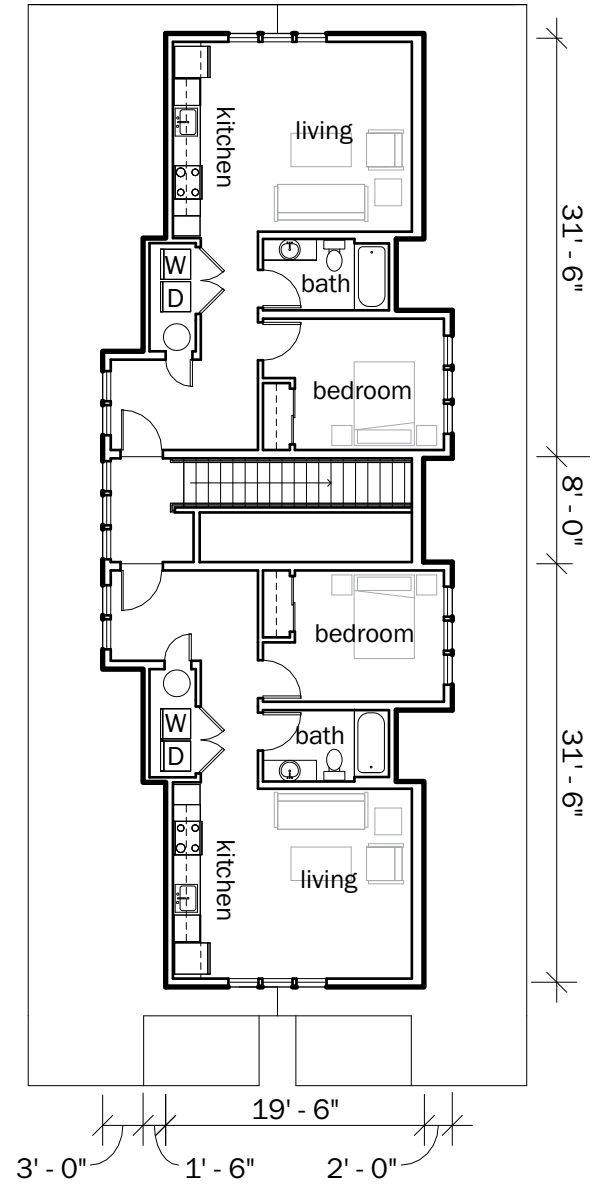
HIGHLIGHTS

- **Affordable** (Up to 80% AMI)
- **Attached Units** (apartments)
- **Includes Ground Floor Units**
- **International Building Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.** See *Allowable Variations* section for more details.

**Additional height depending on site slope and foundation design*



1ST & 2ND FLOOR

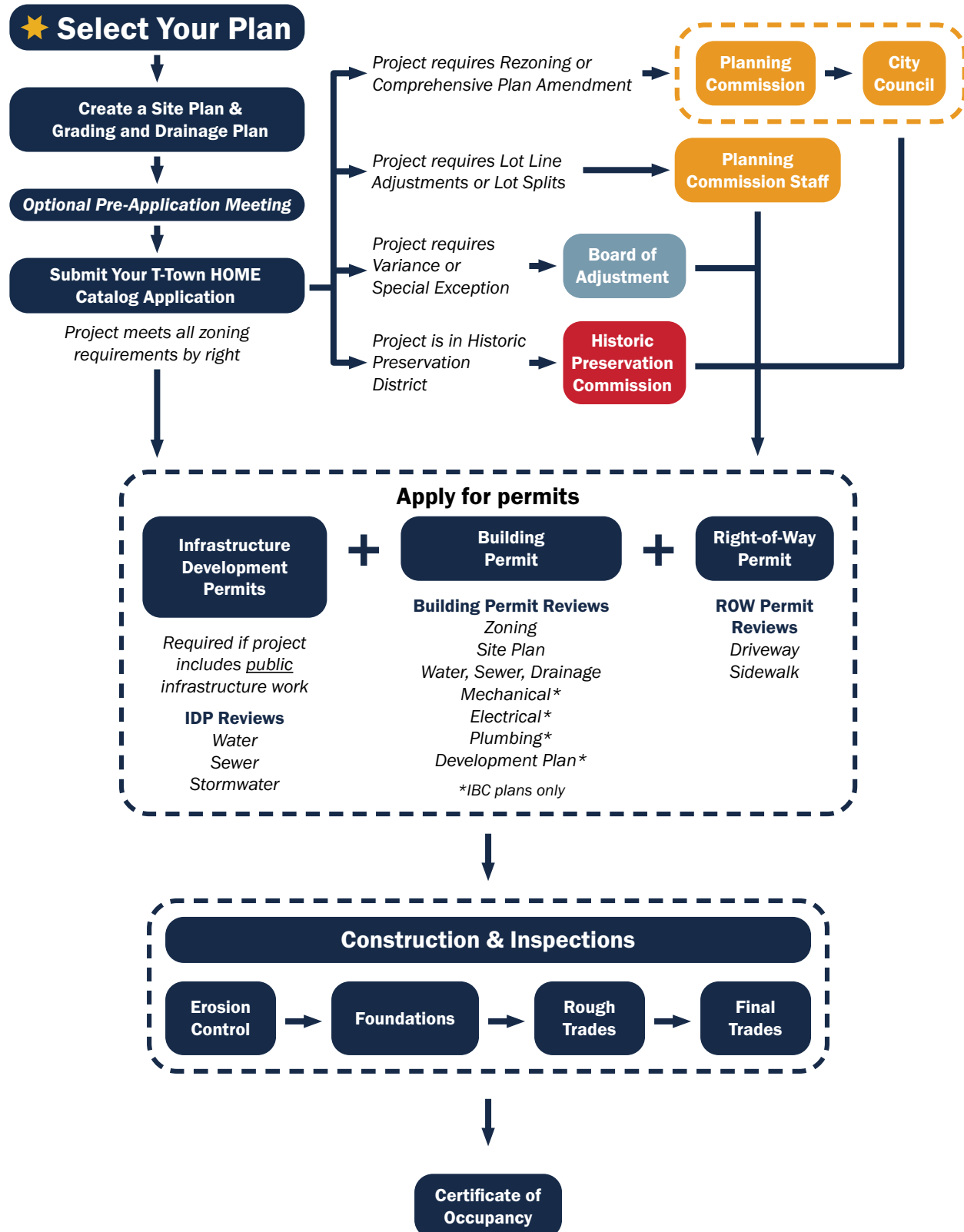


TOP FLOOR

HOW TO USE THE CATALOG

PRE-APPROVED PLANS PERMITTING

T-TOWN HOME CATALOG PERMITTING PROCESS



GET STARTED

1

BUILDING & SITE LAYOUT

- ❑ **Select a Plan:** Select a building plan from the T-Town HOME Catalog. Ensure that you have a valid address for your project. For address changes, send an email to addresschange@cityoftulsa.org.
- ❑ **Verify Zoning:** Confirm that the selected building type is allowed in the applicable zoning district and that it can fit on your property, accounting for all required setbacks. Find your property's zoning at maps.cityoftulsa.org/tulsazoning. Learn what is allowed in each zoning district in the zoning code at tulsaplanning.org/resources/plans.
- ❑ **Create a Site Plan & Grading and Drainage Plan:** Visit maps.cityoftulsa.org/lotviewer to download maps of your lot that include city infrastructure and other required information. You may use those maps in developing your **site plan** and **grading and drainage plan**, showing the location and orientation of your buildings. Review the **Site Planning 101** section in the catalog for design principles and the site plan checklist.
- ❑ **Submit Your Application:** Send your completed T-Town HOME Catalog application (available at cityoftulsa.org/homecatalog) to catalog@cityoftulsa.org. Schedule a pre-application meeting, if desired. After your application review is complete, you will then receive your building permit plan sets.

2

DESIGN DEVELOPMENT

- ❑ **Variations:** Review the list of allowable variations in the catalog and on the building permit plan sets, and select your preferred variations, if any, on the permit set. If any proposed changes are not listed, you may request customizations to the plan from the plan designers.
- ❑ **Contact:** Identify your General Contractor and any sub-contractors (electrician, plumber, and HVAC) who will be involved in completing your project. Make sure they are familiar with the requirements of the program as well as your design selections.
- ❑ **Other Approvals:** Secure the other required approvals, which may include those from the Planning Commission, Board of Adjustment, City Council, and Preservation Commission.

3

SUBMITTAL

- ❑ **Apply for Permits:** Submit your building permit application, including your site plan, grading and drainage plan, right-of-way permit application, and pay all applicable fees online at cityoftulsa.org/permitting (your general contractor might complete this step.) If your project includes extending, replacing, or relocating water, sewer, or stormwater mains, you may need to apply for an Infrastructure Development Permit (IDP.)
- ❑ **Review:** Development Services will review your application, and may request further information or modifications pertaining to your application or site plan or grading and drainage plan before issuing your building permit. This review could take up to five days.
- ❑ **Inspections:** Inspections will occur after construction begins. All inspections must be passed before you are issued a Certificate of Occupancy.

APPLYING FOR PERMITS

INFRASTRUCTURE DEVELOPMENT PERMIT

If your project includes extending, replacing, or relocating public infrastructure, you may be required to apply for an Infrastructure Development Permit (IDP.) Infrastructure work must be completed before permits are issued.

BUILDING PERMIT

You can apply for your building permit after obtaining any necessary approvals from Planning Commission, Board of Adjustment, the Preservation Commission, and City Council.

Apply for your permit through the Permit Center. Note that the application fee must be paid for reviews to start. Applications can be submitted online or in person; online applications will be put in the queue to be processed by permit specialists, while in-person applications will be processed by the permit specialist during your visit. After being processed by the permit center, the project is considered “Submitted” in the system and reviewers will be assigned to projects from the queue.

- Projects using IRC buildings in this catalog will undergo reviews for zoning and WSD (water, sewer, and drainage.)
- Projects using IBC buildings in this catalog will undergo reviews for architectural, mechanical, electrical, plumbing, fire, zoning, and WSD (water, sewer, and drainage.)

If the application passes all reviews, the permit will be issued. If the application fails one or more reviews, a Plan Corrections Summary will be issued, and a resubmittal will be required.

RIGHT-OF-WAY PERMITS

Constructing driveways, curbs, and sidewalks requires a right-of-way permit. Start this process as soon as you are able, as this permit is required before a Certificate of Occupancy can be issued. There are two types of right-of-way permits:

- **Right-of-Way Temporary Use Permits** are required for projects utilizing streets for temporary activity, including the placement of equipment or temporary construction accessory buildings supporting construction activity in the right-of-way, but not including special events permits.
- **Right-of-Way Minor Construction Permits** includes driveways, curbs, and sidewalks, which must adhere to the City’s details in standard 701. It also applies to work that does not require certification by a licensed professional engineer unless required by Title 11, Chapter 12, Tulsa Revised Ordinances.

CONSTRUCTION

Following the required approvals, construction can begin. Inspections will be required throughout construction as work is completed.

The first inspection that will take place is the Erosion Control Inspection. Once foundation work and foundation utility work (rough-in mechanical, electrical, and plumbing) is complete, schedule rough trade inspections and a building foundation inspection.

Once framing and utilities are in place, schedule final trade inspections and a final building inspection. See the inspection services webpage on the City of Tulsa website for more information.

CERTIFICATE OF OCCUPANCY

After construction is complete and all required approvals have been obtained, apply for a Certificate of Occupancy. See the Permit Center webpage for more information.

T-TOWN LOT VIEWER ADVICE

Here are some helpful tips in creating this plan using the T-Town Lot Viewer: Find your project property in the map and zoom so you can see one full lot beyond yours on all sides. Export this to a PDF and print it. Draw in your building footprint, distance from lot lines, and add arrows indicating the current and future water flows.

OTHER APPROVALS YOU MAY NEED

PLANNING COMMISSION

Projects requiring rezoning, comprehensive plan amendments and subdivisions will need approval from the Planning Commission.

When submitting your application, ensure that you follow the specific requirements and meet the application deadlines. Projects requiring rezoning and comprehensive plan amendments will also require City Council approval. City Council will discuss the item at a committee meeting prior to official action: a “first reading” and then a “second reading” with a vote.

After approval, it will be added to the mayor’s signing agenda. It will take effect 30 days after publication in the newspaper. The entire process takes a minimum of 120 days, and we recommend starting as early as you are able to. Visit tulsaplanning.org for more information.

BOARD OF ADJUSTMENT

Your project may require special exceptions and/or variances from the Board of Adjustment. When submitting your application, ensure that you follow the specific requirements and meet application deadlines.

The Board will consider the item and following approval, you will be able to apply for a building permit. This process takes a minimum of around 40 days, and we recommend starting as early as you are able to. Visit tulsaplanning.org for more information.

HISTORIC PRESERVATION

Projects (including exterior alterations or repair, new construction, and demolition) within a historic preservation-zoned district must be approved by the Tulsa Preservation Commission or its staff. Refer to the city’s zoning map to confirm if your project is located in an HP overlay district. Review the design guidelines for your project’s neighborhood; variations to the plans are allowed (see the Allowable Variations), but the Preservation Commission may prohibit certain modifications.

An HP permit is required before a building permit application can be submitted. To obtain an HP permit, you must first apply for a permit with supporting plans, photographs, and brochures. The typical review process is administered through public meetings. Decisions may be appealed to the Board of Adjustment. See the Preservation Commission’s website for more detailed information on the review process.

T-Town HOME Catalog plans were reviewed by the Tulsa Preservation Commission to help ensure future approvals for program users, but official historic preservation permits are still required if your project falls within a historic preservation overlay-zoned district.

For additional information or to contact Tulsa Preservation Commission staff, visit tulsapreservationcommission.org.

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 are acceptable. **How much can you vary a T-Town HOME Catalog plan and still have city pre-approval apply?**

A reasonable amount of variation is allowable, especially non-structural and interior minor changes that won't have code implications. These variations may be administratively approved if noted on the permit drawings 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 Permit Center before making any changes to the pre-approved plans. Also note that the non-exclusive license to build a pre-approved plan provides no liability protections if a homeowner or builder makes changes to the plan that cause the building to be out of compliance with code.

MIRRORED PLANS

- Plan configurations can be mirrored to work for your specific site.
- Note the mirrored plan condition clearly in both building and site permits.

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 material limitations with underlying historic district requirements if your lot falls within a historic preservation overlay district.

ROOF

- In instances where the building would exceed the zoning code's height limits, roof pitch may be reduced by up to 4:12. For example, a 12:12 roof pitch may be reduced to as low as 8:12. No roof pitch may be reduced to lower than 4:12. No roof pitch variations are allowed for the Front-to-Back Duplex, Stacked Duplex, or Standard House.
- Carports may be added by incorporating a shed roof addition to the side of the house. Indicate the size, height, and slope of the carport shed roof in plans.

CEILING HEIGHTS

- In instances where the building would exceed the zoning code's height limits, ceiling heights may be reduced from 10' to 9' or from 9' to 8', except that no ceiling height variations are allowed for the Front-to-Back Duplex, Stacked Duplex, or Standard House.

WINDOWS + DOORS

- The location, proportion, and quantity of windows and doors may not be changed except as noted as optional in the permit drawings.
- Window sizes may vary by up to 3" in vertical or horizontal dimensions to allow for varying window manufacturers' standards. For example, a specified 2'-4" × 5'-4" window can substitute for a 2'-6" × 5'-6" window if the required minimum egress is maintained.
- Window and door trim details are only allowed within the standard provided details. Indicate intended selections on the 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 permit plans.

FOUNDATION + WALLS

- Foundation details will require an engineer's design and stamp in the following non-typical conditions:
 - 100-year floodplain (Zones AE, AO, or A) per latest approved FEMA maps
 - City of Tulsa Regulatory Floodplain
 - Sites with greater than 15% slope
 - Non-typical soil conditions that would require custom design
 - Basement foundations
 - Crawl space foundations with walls over 4 feet tall
- The home from the sill plate up may still be considered pre-approved if using a catalog plan on a custom foundation.
- Walls may be constructed using Structural Insulated Panels or other pre-engineered wall systems that meet the design intent and exterior detailing of pre-approved plans, as long as manufacturer engineering data sheets are provided with the building permit.
- Interior layout adjustments require red call-outs on permit drawings. If the revised interior layout is materially similar to the pre-approved design, all building code requirements are met, and the exterior of the building is unaffected, minor variation for resident preference is acceptable; however, it is up to building permit reviewer discretion whether proposed changes to interior layout fall within acceptable pre-approval program requirements, or if they require the building to go through the normal building permit review process.

SITE PLAN

REQUIREMENTS

Every T-Town HOME Catalog building permit application requires a site plan. While the catalog provides pre-approved building designs, each lot in Tulsa has unique conditions—utilities, grading, drainage patterns, and neighboring structures—that must be considered before construction.

A site plan ensures that your chosen Catalog building type is accurately placed on your lot and that it functions as intended. Additional guidance is provided in this checklist to ensure that adequate information is provided for your awareness, your contractor's awareness, and so reviewers have enough information to approve a project quickly.

Missing, incorrect, or unclear information may require revisions to your site plan, extending your time in permit review.

The site plan is critical not only for quick permit reviews but also to ensure that your builder and subcontractors on site have coordinated and accurate information about the infrastructure and layout of the site. Many of the recommended site plan arrangements at the end of the catalog have little extraneous space, making coordination and accurate layouts key to success.

Utility connections and service lines should be carefully planned and coordinated for on-site installation, including ensuring the latest equipment sizes and required service easements are provided to meet both city (water, sewer, refuse) and franchise utility (cable, gas, electric, high-speed internet, etc.) requirements.

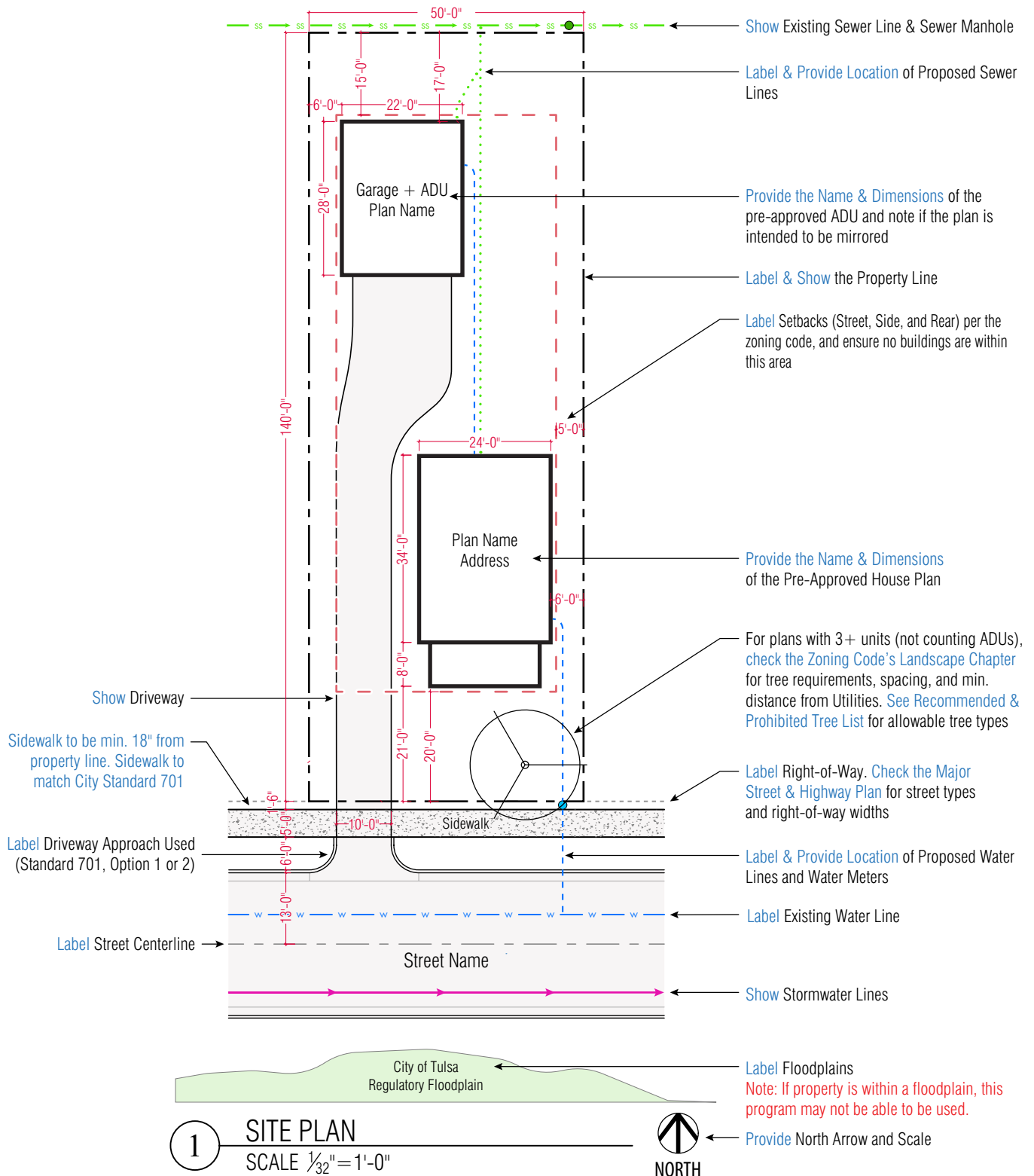
For IBC plans, fire access requirements should be clearly diagrammed to ensure that the fire department can access the buildings in an emergency. A clear 20' street width should be maintained in front of the building to provide a compliant fire access route, and all parts of the building should be within a 150' distance from this fire access route.

CHECKLIST

- ☐ Property Address (lot-block-plat name), Parcel, or Legal Description. For address changes, email addresschange@cityoftulsa.org.
- ☐ Property Lines, Right-of-Way, Easements, setbacks
- ☐ Designer/Owner/Contractor Contact Information (if applicable)
- ☐ Existing and/or New Building(s) and Structures
- ☐ Names and Overall Dimensions of T-Town HOME Catalog Building Plans
- ☐ Labeled Dimensions between Lot Lines, Setbacks, and all Structures
- ☐ Existing Utilities serving Lot/Property
- ☐ Proposed Utility Service Lines or Utility Upgrades
- ☐ Driveway Approach, Driveway on Lot, and Required Sidewalks / Sidewalk Improvements (remember all work inside the city's right-of-way will require a separate right-of-way permit)
- ☐ IBC only: Fire access compliance diagram (generally a fire hose pull of 150' max from the fire access route to all parts of all buildings)
- ☐ For more guidance, refer to the Residential Plan Guidelines Process document. Visit cityoftulsa.org/permitting and scroll down to the Residential & Commercial Guideline Process section.

EXAMPLE SITE PLAN

All information on the checklist should be provided on a site plan with your building permit application. The City of Tulsa created the T-Town Lot Viewer, an interactive site plan tool, to help applicants with this process. Visit maps.cityoftulsa.org/lotviewer to get started.



GRADING + DRAINAGE PLAN

REQUIREMENTS

In many cases, infill development in Tulsa has resulted in lots being filled or graded in ways that significantly change stormwater flows, without consideration of the effects of such changes on neighboring properties. This can result in flooding and damage to existing properties.

In order to provide more efficient permit review and approvals, and to limit stormwater runoff issues with neighbors, users of T-Town HOME Catalog Plans are asked to provide a bit more information pertaining to grading and drainage for your lot and the surrounding lots, in order to provide appropriate context for reviewers to understand the existing and proposed site conditions.

Provide a detailed grading and drainage plan at the same scale as your site plan (with the required information found in the checklist to the right), which may be provided via the **T-Town Lot Viewer**, the City's online site mapping tool, at maps.cityoftulsa.org/lotviewer.

The plans should clearly convey to a reviewer the context of current and proposed grading and storm flows across the site, especially on sites with steep slopes.

Water flows should generally remain the same pre- and post-development.

In some cases, development may have an opportunity to improve existing storm flow conditions by re-routing stormwater in a more advantageous way. Such changes are encouraged to be clearly described for site plan review approval.

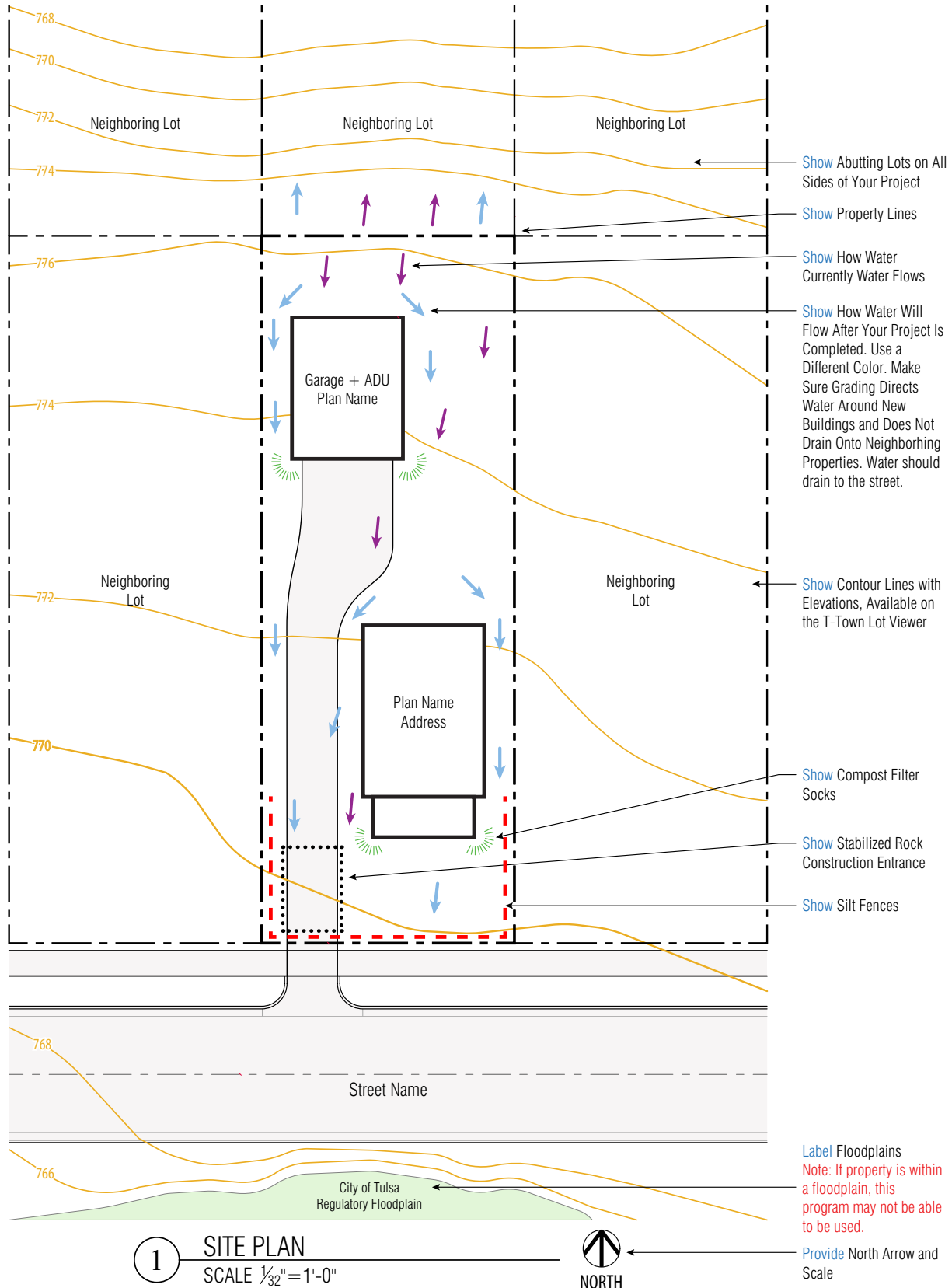
For sites with particularly challenging stormwater flow conditions, a more detailed Drainage and Detention Report may be required, in accordance with Section 503 of the Stormwater Management Criteria Manual. Visit cityoftulsa.org/government/departments/development-services/infrastructure-development, click the Infrastructure Development Process (IDP) dropdown, and then click on the link to the Stormwater Management Criteria Manual.

CHECKLIST

- ☐ Property Lines and Easements
- ☐ Neighboring Lots on All Sides
- ☐ Streets, Roads, and Highways Adjacent to the Property
- ☐ Erosion Control Placement Measures and Stabilized Construction Entrances. You are responsible for all temporary and permanent erosion controls.
- ☐ Existing and Proposed Contours
- ☐ Existing and Proposed drainage flow arrows, using different colors Existing Drainage Features, including curbs and gutters, ditches, swales, pipes, culverts, and other elements that affect the flow of stormwater
- ☐ Grading Cut and Fill Estimated Quantities (if applicable)
- ☐ Finished Floor Elevations of all structures
- ☐ Floodplain zones
- ☐ Proposed Outfall Point for Runoff (current and proposed)
- ☐ Signed and Sealed Residential Drainage Report (if applicable)
- ☐ For more guidance, refer to the Residential Plan Guidelines Process document. Visit cityoftulsa.org/permitting and scroll down to the Residential & Commercial Guideline Process section.

EXAMPLE GRADING + DRAINAGE PLAN

All information on the checklist should be provided on a grading and drainage plan with your building permit application. The City of Tulsa created the T-Town Lot Viewer, an interactive site plan tool, to help applicants with this process. Visit maps.cityoftulsa.org/lotviewer to get started.



RIGHT-OF-WAY PERMIT

Projects requiring a right-of-way permit can utilize the site plan from the T-Town Lot Viewer for the application, with the addition of the following information:

- ☐ The measurement from middle of street to front of the house/porch
- ☐ Dimensions of proposed new driveway
- ☐ The size of any culverts
- ☐ Total dimension(s) at approach after proposed addition
- ☐ The location of all meters, valves, manholes, and stormwater drains
- ☐ Existing and proposed sidewalks

Traffic Control Plan: For driveways that are on or adjacent to an arterial street, the City of Tulsa will require a traffic control plan. Traffic control plan may be obtained from several companies including Action Safety Supply, Advanced Workzone Services, Direct Traffic Control, RoadSafe Traffic Systems, and Area Wide Protective.

For driveways on residential streets, the City of Tulsa does not require a traffic control plan.

Driveways being installed on an arterial streets, or for dwellings bigger than duplexes will require an Access Review from traffic engineering. The contractor doing the work will need to be either IDP approved for transportation or Pre-qualified with an A or C certification.

Sidewalk Requirements: Sidewalks are required on all arterial roads and new residential homes that abut curbed streets. If you do not want to build sidewalk, you can request to pay a fee in lieu of by emailing sidewalk-fee@cityoftulsa.org. The sidewalk will need to be built, or the fee will need to be paid before the final right-of-way inspection can occur. Not doing either will hinder the ability to obtain a certificate of occupancy.

Bonding Requirements: Each driveway for single family residential homes or duplexes built in the City of Tulsa will require a driveway bond in the amount of \$5,000.00. You will need to provide the original copy of the bond along with the power of attorney page your insurance provider gives you, either by mail or by bringing it to the 4th floor of City Hall. All bonds will be reviewed by the City's legal department and are subject to approval. For dwellings larger than duplexes, if the permit involves arterial streets, the amount of the bond shall be \$250,000; if the permit is for non-arterial streets, the amount shall be \$100,000.

SITE PLANNING 101

SITE DESIGN PRINCIPLES

HOW TO LAY OUT HOME CATALOG PLANS ON YOUR LOT

While architectural plans can be pre-approved, all pre-approved programs require a site-specific permit plan to show how the plans will be utilized on your specific site. Site design will be site specific and likely constrained by practical factors. Start your project thinking about the following high-level considerations.

1

PRIORITIZE THE PEDESTRIAN EXPERIENCE

- Engage your neighbors by designing your site for a human scale.
- Keep parking secondary—people go in the front of your site and cars go in the back.
- This is achievable even on lots without built-out alleys. Example site plans show how side driveways and on-street parking can keep cars out of the front yard on all but the narrowest lots.
- Ensure clear, direct connections between building entrances and sidewalks to reinforce accessibility and movement.

CHARACTER AND CONTEXT IS CRITICAL

2

- Combine multiple plans on one site: arrange buildings and setbacks for practical site design for efficient housing and positive place.
- Don't feel the need to strictly adhere to existing neighborhood fabric - good urbanism can handle some variety.
- Buildings close to the street maximize the use of your lot and shortens the length of utility connections to the house. Landscape smaller front yards lushly: low maintenance native shrubs and perennials maintain front porch privacy and improve curb appeal for residents and neighbors alike.
- Think about the existing stormwater flow of your entire block. Don't fill natural drainage ways or place buildings in them. Ensure the block-level water flow patterns follow the same route before and after your project.

BALANCE SECURITY AND PRIVACY

3

- Orient windows and doors toward public spaces to foster natural surveillance and community interaction—eyes on the street make safer neighborhoods.
- Design sensitively to maintain privacy for adjacent properties while keeping homes open and connected to their surroundings. Use fencing and plants to screen as necessary.
- Consider nesting properties—use the “active” side of the homes with primary windows to face one direction, and utilize frosted glass and planting to create a “passive” side of each house.

4

MAKE OPEN SPACE MEANINGFUL

- Every unbuilt area should contribute—prioritize shared or private outdoor spaces that add value to daily life.
- Provide service areas for equipment, trash bins, and outdoor storage.
- For larger projects, organize the site so open space is a focal point, not an afterthought—parking lots shouldn't dominate the experience.
- When possible, preserve existing trees by keeping buildings, paving, and construction traffic out of their dripline (underneath the branches).

5

BUILD FOR LONGEVITY AND SUSTAINABILITY

- Choose durable, high-quality materials that age well and contribute to a lasting presence.
- Incorporate passive design strategies and energy-efficient technologies to reduce environmental effects. Shade trees on the south side of the house and over parking areas can keep the home more comfortable in the summer heat. Deep porches shade windows and create low cost outdoor living spaces.
- Manage stormwater thoughtfully—integrate permeable surfaces and landscape solutions like rain gardens, infiltration trenches, and rain barrels to mitigate runoff.
- Be a good neighbor—use thoughtful design to ensure you don't create drainage, access, or privacy issues for your neighbors.

SITE PLAN APPROACHES

HOW TO LAY OUT HOME CATALOG PLANS ON YOUR LOT

These example site plan approaches provide an idea of the way T-Town HOME Catalog plans can be combined on typical Tulsa lots. Site designers can request .dwg footprints of the catalog plans for site planning use at cityoftulsa.org/homecatalog.

1

SURVEY YOUR SITE

- A survey is recommended to identify site-specific challenges like easements, underground utilities, encroachments by neighboring buildings, and other unseen conditions.
- A survey can also help provide more accurate topography, tree locations, exact property boundaries, and other information critical for small site design.
- When upfront cost is an issue, many detached home-type applications can be permitted using the T-Town Lot Viewer, at maps.cityoftulsa.org/lotviewer.
- Be aware that all GIS map information is approximate, and additional costs during construction may be required to fix unknown conditions.

2

ENGAGE A SITE DESIGNER

- Example permit site plans have been provided that list all the information that will be required to submit for a building permit.
- Most local civil engineers, landscape architects, and other site designers can draft a simple permit-compliant plan for you. Some builders may be able to draft your plan.

3

PLAN UTILITIES AND CIRCULATION

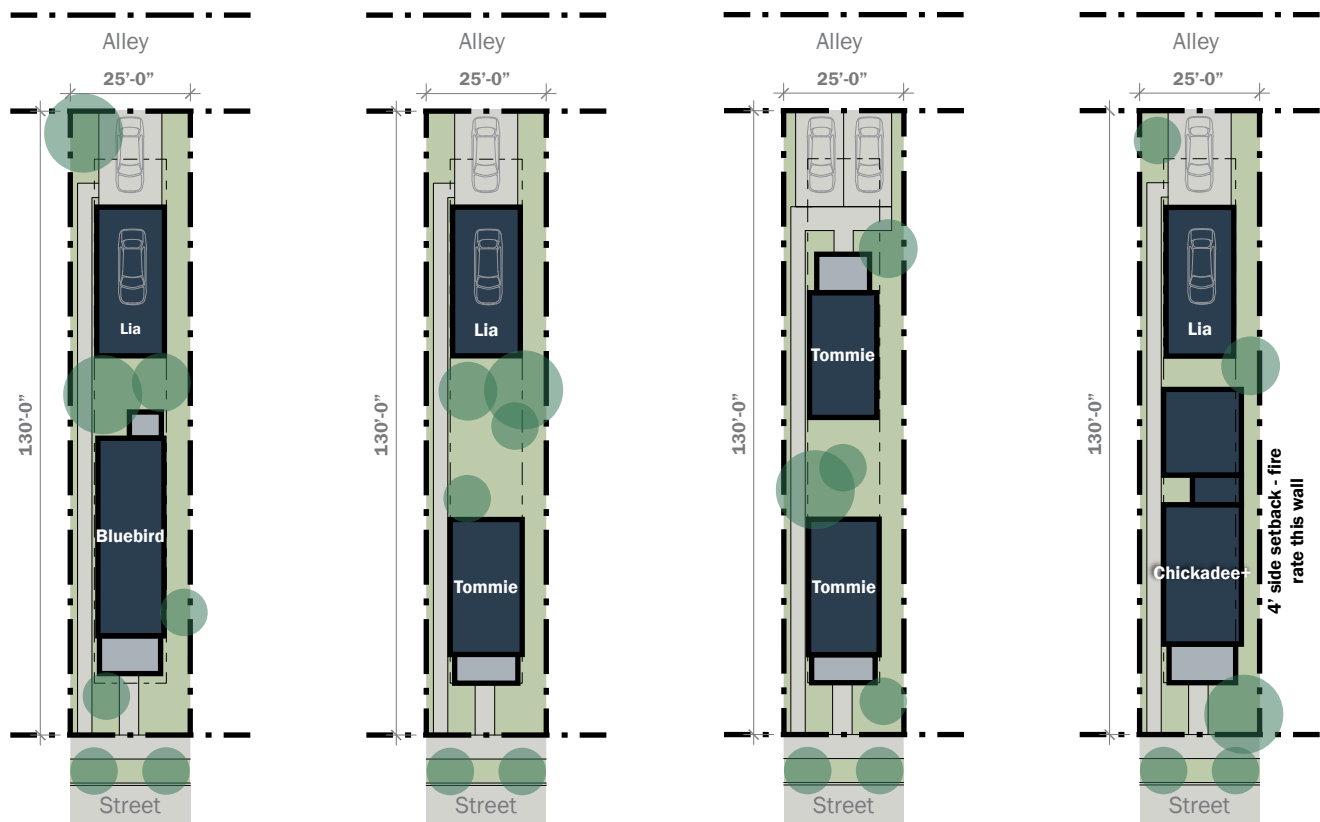
- City GIS data will show you existing utilities around your lot.
- Consider your utility connections carefully. Consider where electric, cable, and gas connections/meters will go, as well as city water and sewer. Show where trash cans will be stored and where AC condensers will go.
- If you want to split a rear flag lot, you'll need a flag from the front lot to the back (for water service lines) and a flag from the front lot to the back (for sewer service lines). Generally, service lines cannot cross property lines, and need adequate space around them to maintain them in the future.

4

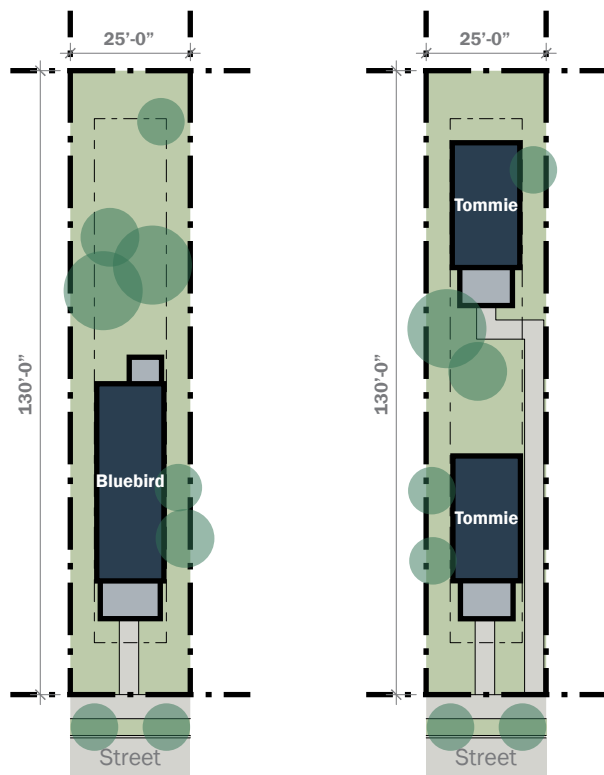
MAXIMIZE YOUR LOT

- Even if your budget is limited to one building initially, lay out your site to preserve intentional space to add additional units later.

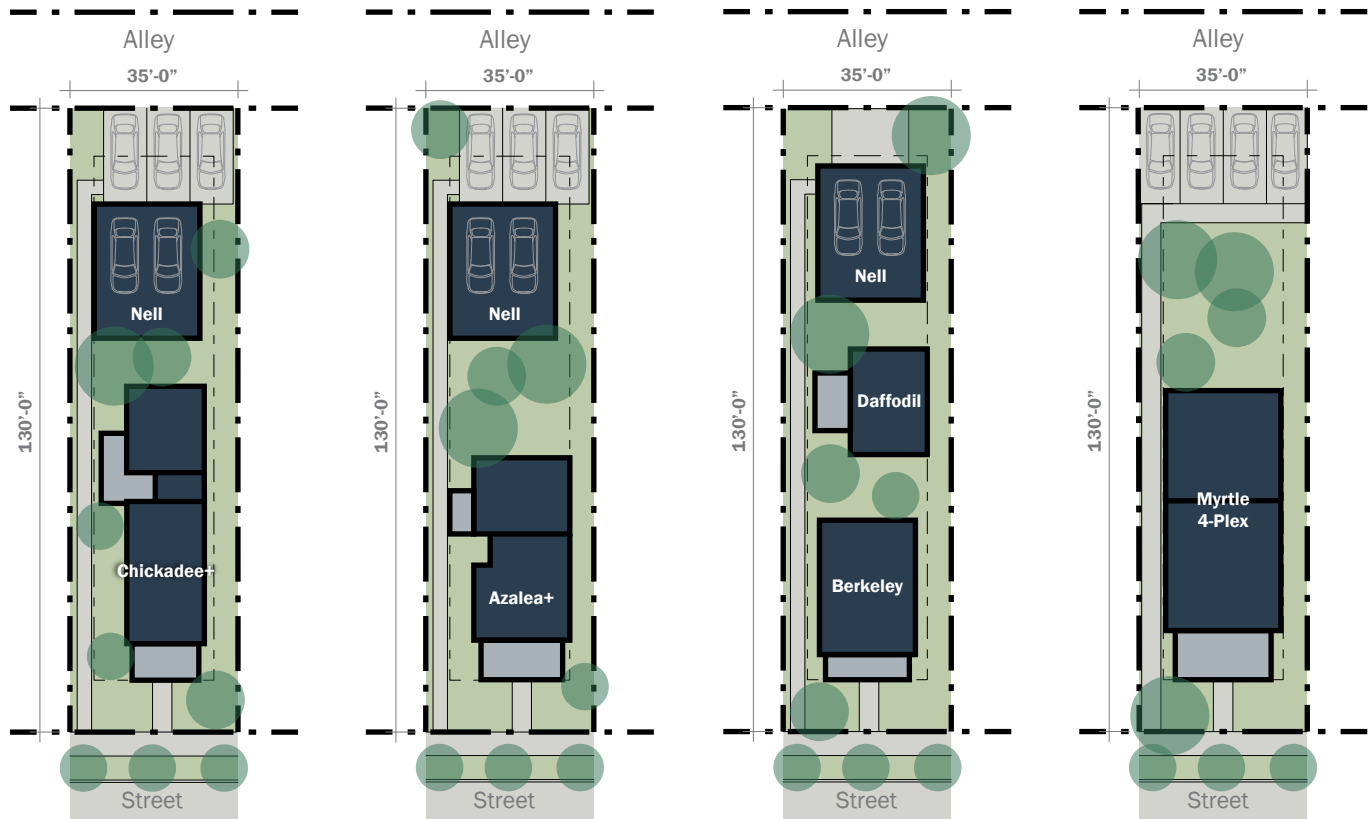
25' WIDE EXAMPLE MIDBLOCK LOTS WITH REAR ALLEY



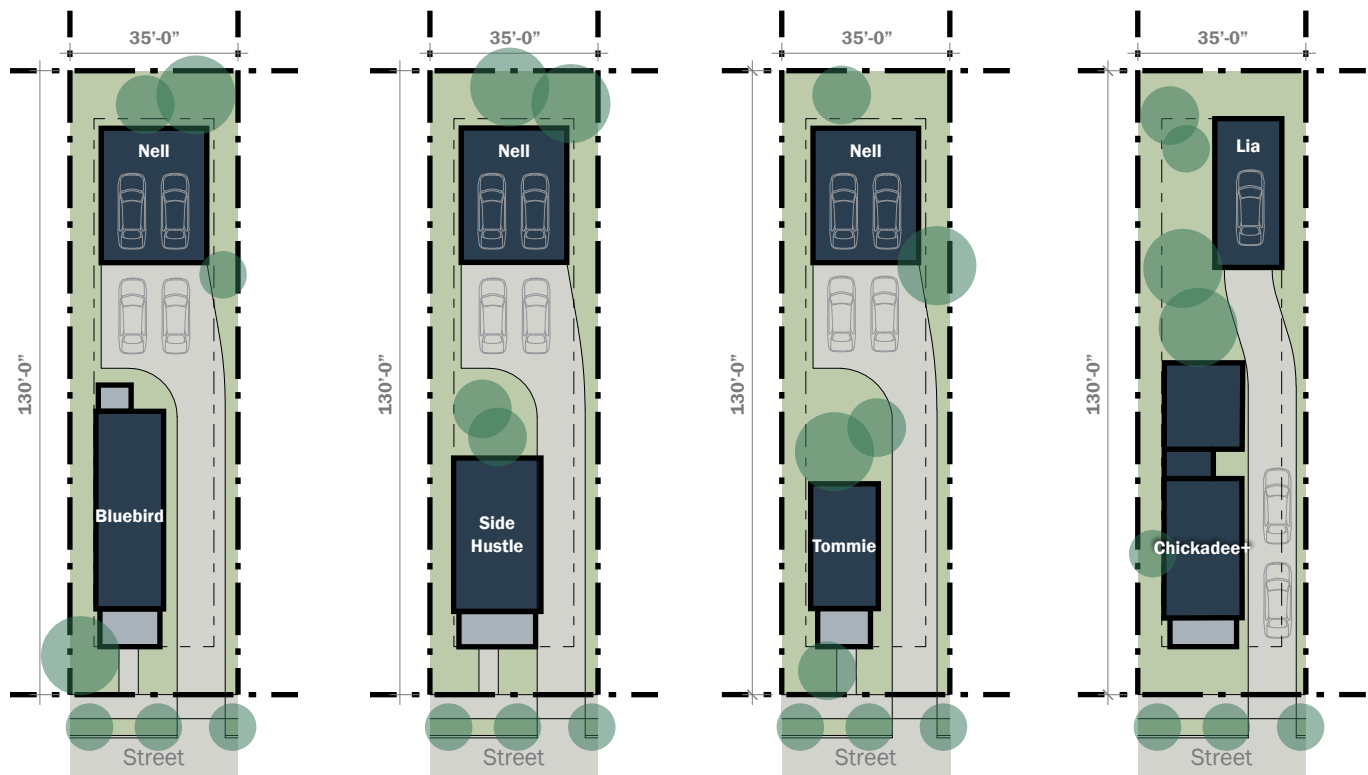
25' WIDE EXAMPLE MIDBLOCK LOTS WITH NO ALLEY

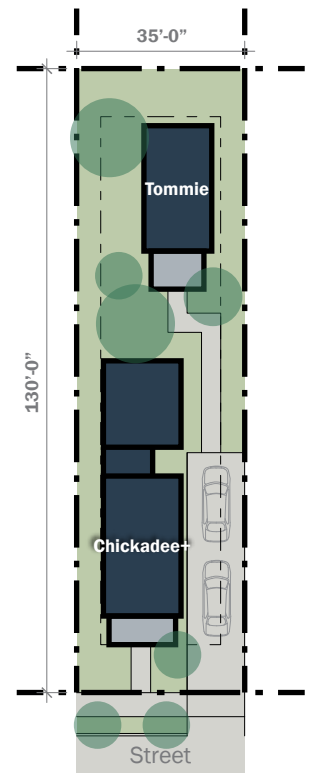
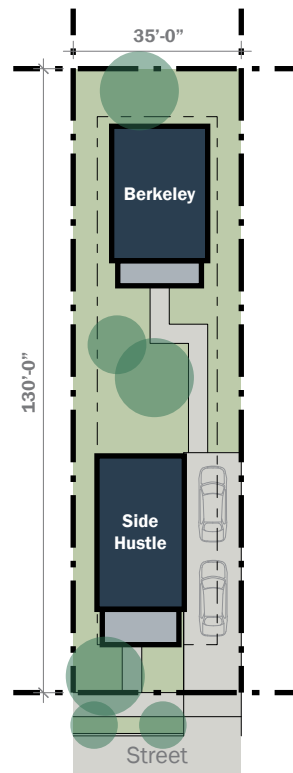
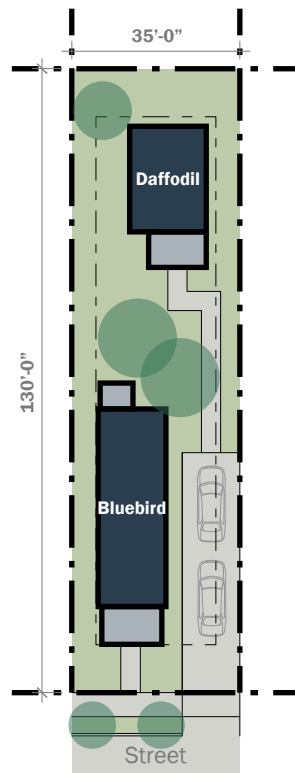
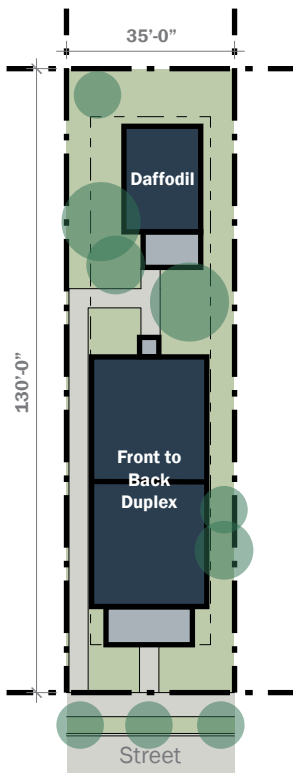
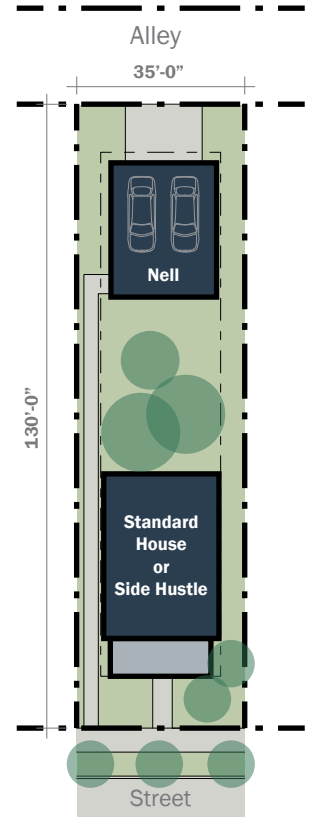
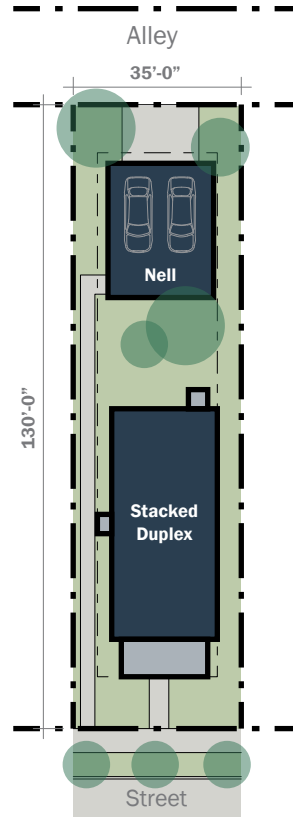
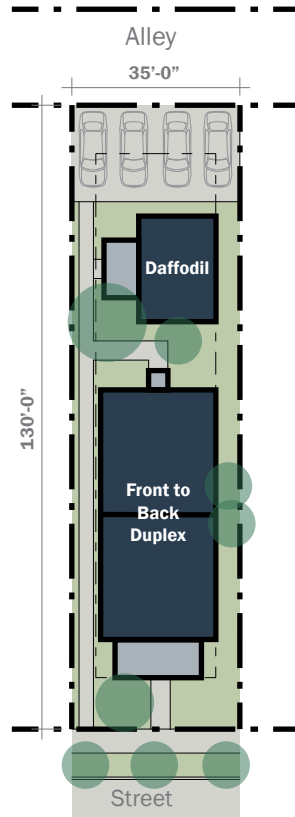
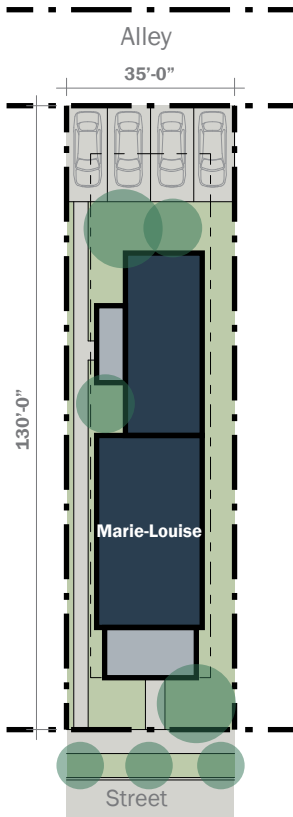


35' WIDE EXAMPLE MIDBLOCK LOTS WITH REAR ALLEY

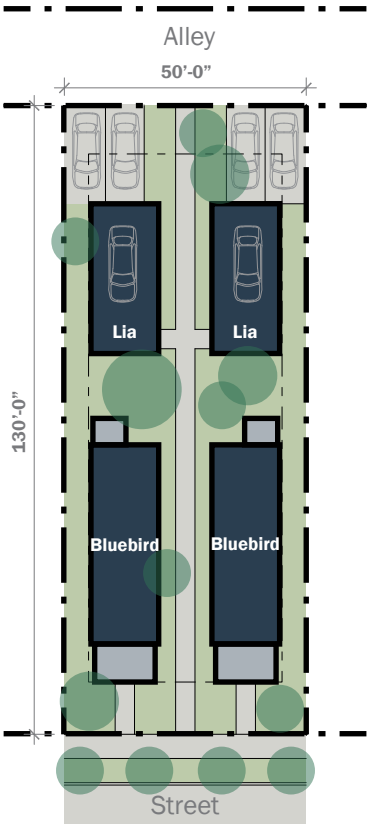


35' WIDE EXAMPLE MIDBLOCK LOTS WITH NO ALLEY





50' WIDE EXAMPLE MIDBLOCK LOTS WITH REAR ALLEY



50' WIDE EXAMPLE MIDBLOCK LOTS WITH NO ALLEY

