



LINKWOOD PLAN SUBMISSION GUIDELINES AND Q&A's (revised August 23, 2022)

What types of construction or remodeling must be approved by Linkwood's Deed Restrictions Committee?

Per Para (18), the following new construction or remodeling must be reviewed and approved by Linkwood's Deed Restrictions Committee:

1. Any remodeling of an existing residence which alters:
 - a) the front, side, or rear façades of the residence;
 - b) any portion of the footprint of the residence; or,
 - c) any portion of the residence roofline. This includes these same alterations to an attached or detached garage.
2. Any elevation of the residence (including for flood mitigation).
3. Any new residence construction.
4. Any construction or alteration of an outbuilding on the property.

The following remodeling does not require review or approval by Linkwood's Deed Restrictions Committee: Any interior remodeling that does not affect the items listed in #1 above.

What documents must be submitted for new construction?

All of the following must be submitted to Linkwood's Deed Restrictions Committee for review and approval:

1. A plot plan, including survey prepared for the project and/or used for building permit, clearly showing the precise location of the new residence relative to the lot lines, easements, etc. The total square footage of the lot and the footprint of the new residence must be clearly shown, either on this plot plan or on a similar drawing. Also, any fencing must be clearly shown, including type, location, and height.
2. PDF set of building plans for the residence. Required for review are site plan, floor plan, roof plan, and exterior elevations. These plans must include dimensions, sizes, slopes, calculations, façade materials, roof type, etc. which clearly demonstrate compliance with each of the provisions of the restrictions. Reliance on scaling of dimensions by the committee may impede review.

3. A grading plan for the entire lot showing drainage paths, swales, berms, etc. which demonstrate compliance with Para (21)(g). Please include COH pervious area calculation sheet.
4. A landscaping plan demonstrating compliance with Para (21)(g), including a depiction of existing specimen trees that are to be preserved per the restrictions. Oftentimes, a landscaping plan can be submitted following the start of construction, with the exception of the depiction of existing specimen trees that are to be preserved which must be submitted with the original set of plans. A letter of commitment regarding the future submission of a landscaping plan that is in compliance with Linkwood's Deed Restrictions must be signed and dated by the owner or builder and submitted with the original set of plans.
5. One complete PDF set of all of the above plans.
6. The fee for new home construction plan review is \$350. The fee for remodel plan review is \$250. These fees are to be paid directly to the architectural firm at the time plans are submitted for review. The architect will make a recommendation to the DRC, which will then communicate to applicants whether plans are in compliance with the restrictions.
7. Plans must be sent by email as PDFs to **Steve Grossman, AIA Fehr Grossman Architects** sgrossman@fgca.cc Office: 713.797.0404 Cell: 713.419.8839 Cc: **Julian Pittman Lead, Linkwood Deed Restrictions Committee** jpittman@jacksonryan.com and **President, Linkwood Civic Club** (president@linkwoodhouston.com).

Most provisions within Linkwood's Deed Restrictions are prescriptive and well defined. A careful reading of the restrictions is usually all that is needed. However, the following are some of the most frequently asked questions pertaining to Linkwood's restrictions. These are provided to facilitate the submission process. However, in case of any apparent conflicts with the deed restrictions, the actual wording in the deed restrictions will prevail.

Can steps extend beyond the building line for the lot as defined in Para (15)?

Yes, but only for residences which are required to be elevated for flood mitigation. Homes with first floor living space elevated above grade level (typically for flood mitigation) may have stairs which extend beyond the front building line with the following requirements and limitations:

- Exterior stairs facing the street should be a maximum of 8-feet wide.
- Exterior stairs parallel to the street should be a maximum of 5-feet wide.
- With the above allowances, the total area of the exterior stairs, including landings, should be kept to the absolute minimum required for safety.
- Exterior stairs may have open railings. Closed railings and/or walls extending above the stair treads shall not be allowed.
- All sides of exterior stairs visible from the street(s) shall have the same facade material as the remainder of the front facade or apron of the residence. Where more than one facade material for the residence itself is involved, the facade or apron material that is the least obtrusive shall be used on the sides of the exterior stairs.
- All sides of exterior stairs shall have landscaping which is wholly incorporated within and contiguous with the landscaping of the residence. This shall be shown on the landscaping plan.

Exterior stairs for homes with living space which is situated above a first floor without living space shall be wholly contained within the building and setback lines for the residence.

In Para (18), does fiber cement siding count as “masonry”? Yes.

In Para (21)(c), how is “floor area” calculated?

“Floor area” is the net porch area, not the gross porch area (which may include columns, roof overhangs, walls/railings, etc.). “Floor area” is the actual space that a person can occupy when on the porch.

In Para (21)(f), how is the required 8’ setback for the garage determined?

This setback is measured from the front “plane” of the forward most portion of the actual residence, whether that be the exterior wall of interior living space or the front of a forward-facing porch, excluding steps.