

Requirements for Construction Plans Submitted to the WHCA for Review

Definitions:

AERIAL EASEMENT - The air space needed by utilities for overhead utility lines (power, telephone, etc.)

ELEVATION - The drawing showing height of the building (viewed from outside the building)

EXISTING STRUCTURE - Buildings that are on the property before new construction begins

FOOTPRINT - The perimeter of the existing structure at ground level

NEW BUILD - New construction that changes the existing footprint

PLAT - A plat or plat map is not the same as a site plan. Plats usually show blocks, streets, or even a whole subdivision.

PROPERTY LINE - Official line defined by iron stakes in the ground at each corner of the property. Fences are not necessarily on property lines.

SCALE - How many inches equal how many feet

SITE PLAN - A drawing showing structures on a property and where these structures sit relative to the property lines

The WHCA requests drawings of proposed changes to any structure in a deed restricted subdivision. A drawing by a surveyor or property owner is acceptable as long as it meets the requirements below. Highlighter pen markings are not acceptable. Requirements for drawings are:

It must be drawn on paper at least 8 1/2' X 11" in size

It must be legible, meaning numbers and writing must not be too small or blurred

It must show all "new build" structures

It must be fully dimensional, meaning the scale of the drawing must be represented on each page, and the following items must be shown on at least one of the drawings:

1. Width of property
2. Depth of property
3. Where the building sits on property now and where it will sit after construction
4. Distance from property line to driveway
5. Width of driveway
6. Elevation of new construction, including aerial easement
7. Right-of-way width of streets, if property is on a corner lot

If the property owner will be adding a second story to an existing structure, it is not necessarily considered a "new build." However, the WHCA still requests plans be submitted. Requirements for those drawings are the same as above. In addition, the following standards of building must be followed:

It must not go over height limitations set by applicable deed restrictions

It must not encroach on any aerial easement

Property owners are required to have the City of Houston Planning and Development Department inspect the existing structure to confirm the slab or pier and beams can support the weight of a second story