Town of Westlake
Granada / PD1-3
Plan Submittal Checklist

Applicants must adhere to Ord. 693 and any additional amendments to said ordinance. This checklist is not intended as a supplement to the Granada ordinance.

Address: _____ Issue Date: _____

Reviewed by: _____ Date: _____

Check boxes where applicable.

Plans must include:

- ☐ Site plan – include lot coverage %; fences and walls; accessory buildings.
- ☐ Erosion control and tree protection plan.
- ☐ Lot grading/drainage plan.
- ☐ Floor plan for every floor or portion thereof.
- ☐ Exterior elevations – include % of brick or stucco if used; height of mid-span of highest roof span.
- ☐ Door and window schedule with sill heights and "egress compliant windows indicated."
- ☐ Wall section details showing window and door recesses.
- ☐ Landscape plan – include % of front yard covered by grass; Tree sizes and locations.

Lot dimensions:

- ☐ Lot size greater than 23,500 sq. ft.
- ☐ Lot width greater than 80 ft.
- ☐ Footprint of main level max 30% of lot area

Setbacks:

- ☐ Front - 40 ft. (+-) 10 ft. with staff approval.
- ☐ Side - 15 ft. (+-) 5 ft. with staff approval.
- ☐ Side - 15 ft. (+-) 5 ft. with staff approval.
- ☐ Rear - 40 ft. (+-) 10 ft. with staff approval.

Building height:

- ☐ Max. 2.5 stories or 28 ft. to mid-span of highest roof span, or as approved by ACC.

Square footage:

- ☐ Min. 3,000 single story, 4,000 two story.

Landscape requirements:

- ☐ Max grass in front yard 75%,
- ☐ Flower beds completely around house with min. 5 ft. depth from foundation.
- ☐ Trees – 6 per 100 linear ft. of roadway; 2 large and 2 small trees in rear yards backing up to Dove or Davis.

Exterior lighting:

- ☐ Dark skies and Town ordinances. No visible bulbs, shielded floodlights, no up-lights over 25 watts, etc.
- ☐ Lights do not illuminate walls higher than 4 ft. above grade
- ☐ Lights fully shielded from view of adjacent properties and right-of-ways
- ☐ No floodlights

Roofing:

- ☐ Concrete or clay tile, or slate, with exceptions for projections under 200 sq. ft.
- ☐ Standing seam metal roofs less than 200 sq. ft.
- ☐ Min 8:12 slope on all roofs, unless Tuscan or Mediterranean then 4:12

Exterior walls:

- ☐ Exterior walls – Horizontal and vertical articulations (2 ft. offset or change material within 30 lin. ft.),
- ☐ Brick - max. 30%, used as an accent,
- ☐ Stone, unlimited.
- ☐ Stucco (3/4 inch thick) 30% max as accent, (Tuscan or Mediterranean style home up to 100 %)
- ☐ Siding is prohibited.

Exterior doors and windows:

- ☐ Min. 3-inch recess for doors and windows, 6 inch for garage doors.
- ☐ Windows must be wood and, if visible from off-site, have mullions or muntins.

- ☐ If the same primary entry door is used on houses within the same block, trim, accents or other architectural enhancements shall be used to create a diverse appearance and maintain the appearance of a custom home neighborhood.
- ☐ Garage doors are sectional wood or wood clad. Aluminum and fiberglass doors prohibited.
- ☐ **Provide cross section details of how windows and doors will achieve the recesses required.**

Parking:

- ☐ Minimum three car garage.
- ☐ Front facing garage doors are allowed if located further back on the lot than the side- facing garage portion, are in a motor court setting, and behind a gate that extends over the driveway.

Mechanical equipment screening:

- ☐ All equipment must be screened, if plants are used – 75% screening at building final.

Accessory buildings:

- ☐ Walls and roofing same as primary structure.

Driveways and sidewalks:

- ☐ Enhanced concrete, stone, or pavestone required. Driveway must be min. 1 ft. from side property line.
- ☐ Concrete can be exposed aggregate finish, salt finish, or stamped and stained

Fencing and gates:

- ☐ Masonry or decorative metal required. Decorative post caps are required.

Drainage:

- ☐ Drainage inlets and outfalls shall appear natural.
- ☐ Run-off quantities cannot exceed pre-development quantities unless underground.