



**ORONOQUE VILLAGE CONDOMINIUM  
ASSOCIATION  
STANDARD FOR  
GROUND LEVEL PATIOS**

**Purpose:** To define the requirements for Ground Level Patios

**Notice:** Ground Level Patios shall be limited to an area where a deck cannot be properly constructed at a particular location. A Ground Level Patio will be considered as an alternate for a deck at that location.

A. **Application:**

Application for a Ground Level Patio shall be submitted to the OVCA Architectural Committee for approval. The application shall contain the following:

1. Drawing

- a. Drawing prepared to 1/4" scale on graph paper (provided) showing location and layout of patio with respect to the building.
- b. Any proposed change to landscaping shall be indicated on drawing.
- c. The pattern of pavers shall also be shown.

2. Material

- a. The proposed material for patio pavers including paver color shall be indicated in the application.
- b. Paver shall be:
  - i. 1½" bluestone (flagstone) or
  - ii. "Unilock" Paving Stone or
  - iii. Pavers by "Ideal"
  - iv. Or an approved equivalent.

Samples and information on the above is available at the OVCA Maintenance Department.

**B. Installation**

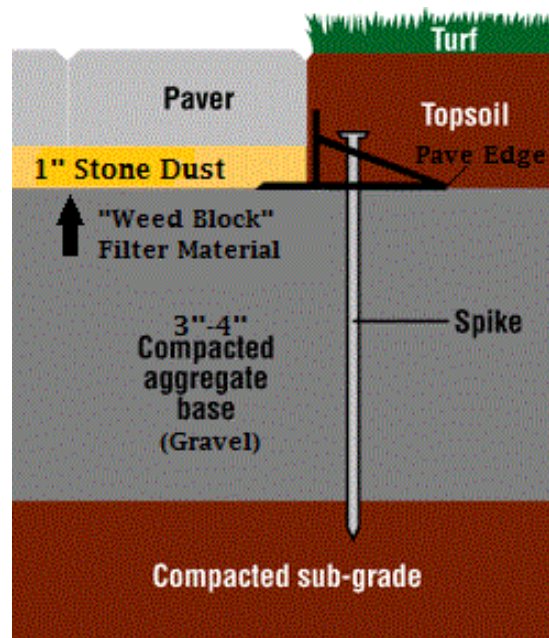
New and or replacement Ground Level Patios, their construction, repair and/or maintenance shall be done by the Oronoque Village Condominium Association Maintenance Department (or its subcontractor) in accordance with the standard..

The Oronoque Village Maintenance Department shall provide, prior to start of construction, an estimate of cost to be borne by unit owner.

**C. Procedure. Requirements**

**1. Cross Section**

Patio construction to be (all dimensions are minimum dimensions):



**2. Procedure**

- a. Remove existing grass, topsoil to depth required for gravel, stone dust and pavers (7" – 8"). Allow for slope

- (pitch) of final paver surface to properly drain rain water.
- b. Install gravel base and compact to grade.
  - c. Install edging material.
  - d. Install stone dust, level off and compact with vibrator (compactor).
  - e. Apply thin layer of stone dust and screed to level for pavers.
  - f. Lay (place) pavers in specified pattern.
  - g. Sweep stone dust into paver joints. Run compactor over area.
  - h. Sweep stone dust over area a number of times to assure penetration into joints.
3. If existing levels (grade) at patio location require filling of the area and thus requiring construction of a retaining wall(s), design of the retaining wall shall be submitted for approval.
  4. All patios shall be enclosed on the open sides (or edges) with approved “barriers” such as shrubbery. One access/egress space from a sidewalk shall be included. See attached sketch.
  5. When pavers or flagstone are used, mortared joints may be employed in lieu of stone dust joints. Applications for mortared joints shall specify the proposed method and material.

#### D. Maintenance

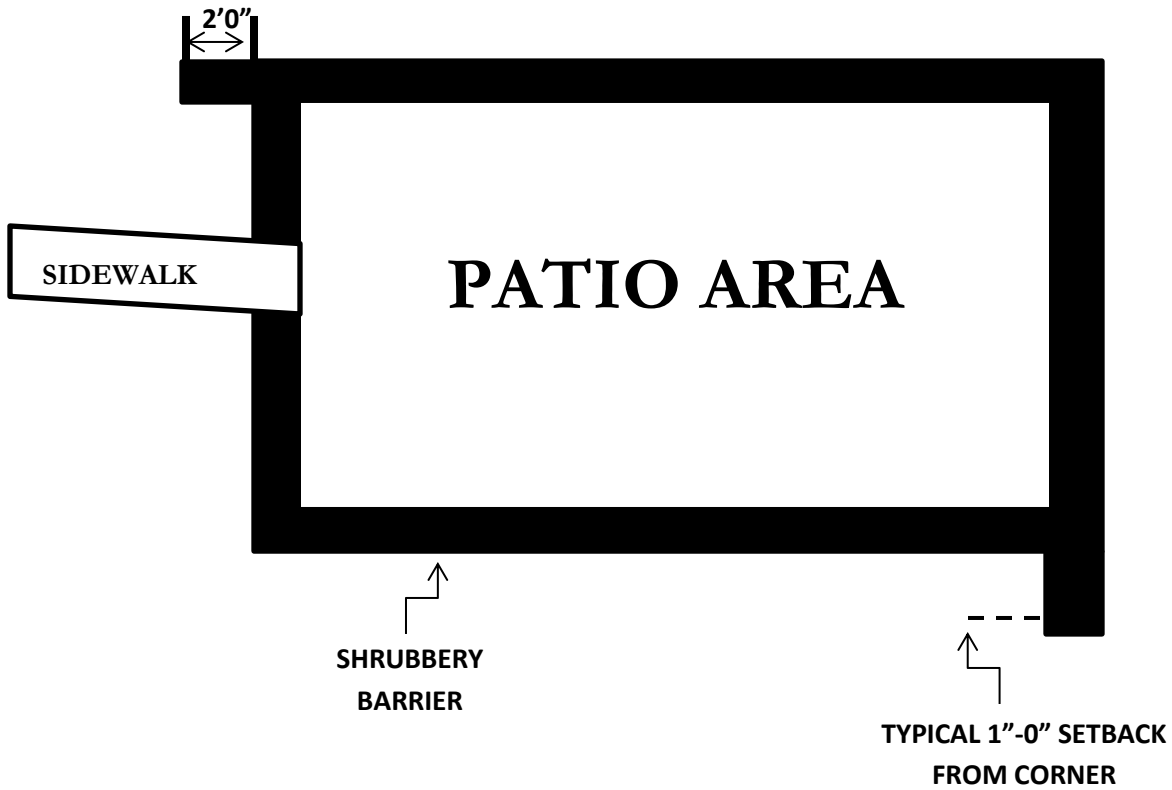
The cost for maintenance and/or repair of patios is the responsibility of the unit owner.

OVCA Maintenance Department (or its subcontractor) shall perform all work required to maintain the patio in safe condition. This shall also include trimming of any overgrown shrubbery used as a perimeter barrier.

## E. Other Considerations

1. The size of a patio shall be limited to be no larger than that of a corresponding deck at the same location.
2. “Siting,” as with desk(s), shall be considered in approval of patio installations as related to neighbors and visibility.
3. Appearance & Usage
  - a. Due to the open nature of a patio and its impact on neighbors, the unit owner has the added responsibility to ensure that the appearance of the patio does not become an eyesore or that the use of the patio does not become a nuisance to the neighborhood. (Refer to By-law Article VI Section 9.b.).
4. Furniture – (Furnishings)
  - a. Appropriate patio furniture is permitted, such as chairs, table, cooking grills, etc. The table may have a collapsible umbrella of the same color as that permitted for deck awnings.
  - b. The following are prohibited:
    - i. Cabinets
    - ii. Bookcases
    - iii. Storage Lockers
    - iv. Screen Rooms
    - v. Playground Equipment (Swing sets, jungle gyms, sand boxes, etc.).
  - c. The patio shall not be used as a storage area.

# OVCA GROUND LEVEL PATIO



## PLAN VIEW

## TYPICAL PERIMETER BARRIER

