



Patio Specification

Revised 01.2022

You must first submit a modification request with drawing(s) to the Maintenance & Modification Committee for approval prior to commencement of work.

The patio must:

- Not project beyond the edge of the building (if an end unit)
- Not project further than 10 ft away from the building
- Not be closer than 4ft to the beginning of your neighbor's unit

Material Specs

Gravel Base: $\frac{3}{4}$ " crushed stone and sand mix

Sand: Coarse washed concrete sand

Paver Type + Color: See section below

Edging: Unilock's plastic edge restraint or Spikedge

Paver Type + Color

- **Any standard variety of "paver" or "paver stone" is allowed** including Holland Stone, Vintage, and Tumbled Vintage. These are materials intended to be used for walking surfaces, rather than bricks or blocks intended for constructing walls of buildings and which have large holes. Rubber pavers are also not allowed.
- **"Natural" stone may not be used.** Natural stone materials are (naturally!) not engineered for walking surfaces, so they may break easily (flagstone) or be uneven (fieldstone).
- **Any standard "blended" color may be used, except for black or white,** as long as the same color is used for the entire patio. If more than one color is to be used to create a pattern, a drawing showing the pattern must be submitted with the application for approval.
- **Pavers may be arranged in any pattern** if that pattern allows for proper installation; i.e. no gaps are created between stones that would allow them to shift over time.
- **No materials with glaze may be used.** (This is for safety purposes.)

Installation must be done by a licensed contractor!

Installation Guidelines

1. Planning
 - a. Draw plan view showing measurements and grade elevations.
2. Preparation
 - a. Mark the location of the patio with orange paint or ropes. Call Miss Dig prior to digging.
3. Excavate
 - a. Excavate a minimum of 7" deep (6" gravel base and 1" sand base). Excavate more if the soil has been previously disturbed and remove all loose soil. Remember, you should always excavate a minimum of 3" wider than the actual patio.
4. Base
 - a. Fill the area with 6" of gravel (3/4" crushed stone and sand mix). Grade the base gravel as closely as possible to the final contour of the finished job. Slope all installations away from the building for drainage purposes. The gravel should be 3" below finished height. Compact this gravel with several passes of the compactor until solid.
5. Screeding
 - a. Pavers are laid on a 1" to 1 ½ " bed of coarse sand (coarse washed concrete sand), placed directly on the compacted base. Level the sand evenly.
6. Laying the Pavers
 - a. Place the pavers directly on the screeded bed of sand. Start by laying the longest straight side. Keep lines straight using a string line.
7. Edging
 - a. Edge restraints are a required element for the durability of a paver installation. They prevent the pavers from moving and shifting over time.
8. Compacting
 - a. After the installation is complete, including edging, the pavers must be swept clean and then compacted with a plate compactor. This helps settle the pavers into the bedding sand and creates a flat surface.
9. Finishing
 - a. Sweep specially graded jointing sand into the joints between the pavers. This locks the pavers together creating a very durable surface.

Please note: All areas will not be approved. Some areas are not suitable due to sloping, drainage, wet areas, etc. Requests will be approved on a case by case basis.