Celebration Residential Owners Association, Inc.
Celebration Non-Residential Owners Association, Inc.
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REQUEST FOR APPROVAL (PATIOS, WALKS & PORCH TILE / PAVERS)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (http://www.celebration.fl.us) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: ❑ Single-Family; ❑ Townhome/Duplex/Triplex; ❑ Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

*[**Required If a condo**] Attach letter of approval from Condominium association*
*[**Required**] Property survey or plot plan with patio and/or walkways indicated, in scale, with dimensions*
***[Required]** Impervious Surface Area Ratio worksheet (see Guideline for information)*
***[Required]** If using a material other than concrete, include a color brochure or provide a physical sample*
DESCRIBE PROJECT IN DETAIL (or attach separate sheet)
( ) By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.
( ) By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).
Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval. Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

PATIO			LOT	
SIDEWALK			VIL	
RCV	PUR		ACCT	
LOT			CENN	
ARCH			START	COMP

Internal Administrative Use

Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.

PATIOS, WALKWAYS & PORCH TILE/PAVERS

A patio may significantly increase the usable "living space" of a home with relatively little expense. Consideration should be given to not just the patio, but also to landscaping nearby, which may include planting areas to provide a buffer between the patio and the house.

Contrary to patios, walkways are strictly utilitarian. Typically, the purpose of a walkway is to provide easy access from one point to another. The overall mass of walks should be compatible with the width of the available space and the size of the structure.

PLEASE NOTE: This Design Guideline also applies to installing pavers or tile on a porch.

Patios

- Patios may be as simple or as elaborate as the owner wishes, but the design and selection of materials should be complementary to the home's architecture and existing or planned landscaping.

Hardscape areas act as "Heat Islands" – absorbing heat throughout the day and slowly releasing heat overnight. Consider having tall landscape nearby to shade hardscape which may reduce solar heat absorption and provide measurably cooler temperatures around your home. Google "urban heat islands" for more information.

Walkways

Easy and unhindered entry/exit for handicapped residents and their guests is considered a valuable asset. Therefore, special walkways, railings, ramps and other similar supporting facilities must be constructed to be harmonious with the existing house and landscaping. Both the addition and removal of these facilities require approval from the ARC.

- Walks from the front entry door (or porch steps) of the home must be a minimum of 3 feet wide and be perpendicular to the Main Body of the house.
- For a sidewalk on the front of the home, the pedestrian sidewalk parallel to the primary street (which is in the CDD-owned easement) may not be altered.
- Transitions from the pedestrian sidewalk (passing in front of the home) to the walkway leading to the front door must be even. For example, if brick pavers are installed as a walkway, the existing concrete must be removed and pavers installed so the tops of the pavers are even with the sidewalk and any other adjacent hardscape.
- Materials other than concrete, such as brick pavers, are encouraged. When selecting a color, choose one which is existing or complementary to the home. For example, a red brick home might have a red brick walkway; a home which has no brick might choose a neutral sand-colored paver.
- When brick pavers (or similar small dimension materials) are installed, an invisible retaining edge must also be installed to prevent pavers from shifting.

- If thin pavers (less than 1¼" thick) are used, an approximately 10' long segment of existing concrete slab may be removed, milled or replaced to create a lower end for transition from an existing hardscape to the higher end transitioning to hardscape which will have thin pavers installed. Show the actual dimensions on the proposed plan, including how paver placement (design) will accommodate the joint.
- Other than clear sealers applied to brick pavers, other surface coatings, such as paint, are not permitted. Surfaces are to remain natural.
- Owners must ensure that drainage patterns on the lot are not changed.

Often, when owners install a paver walkway leading to the front of the house, they continue the pavers up the steps and across the stoop or porch to the front door.

- Porch steps must have 90-degree angled edges (not rounded edges).
- Bull-nose pavers are required on all edges (steps and stoop/porch). If a bull-nose is not available then the top edge of the top course of each street-facing row of tile or pavers on each vertical surface must be installed level with the top surface of the pavers behind it. In other words, a course of full-height tile or pavers will be at the top of each vertical surface before a seam or groutline is visible.
- Entire porch surface must be covered with the new material, not just the area leading to the front door.

	
Pavers may be installed on steps with straight edges; bull-nose pavers are required	Pavers may not be installed on steps with round edges

- Anything mounted to the surface of the porch (such as columns or posts supporting railings) must either be raised (column bases) or have pavers fitted around them (railing posts).

Impervious Surface Area Ratio (Defined)

Impervious surfaces do not permit water to pass through them unhindered to the ground below. For Celebration residential properties brick pavers are classified as impervious. Each lot type has a limitation of the amount of surface area which may be impervious.

Impervious Surface Area Ratio (Calculation)

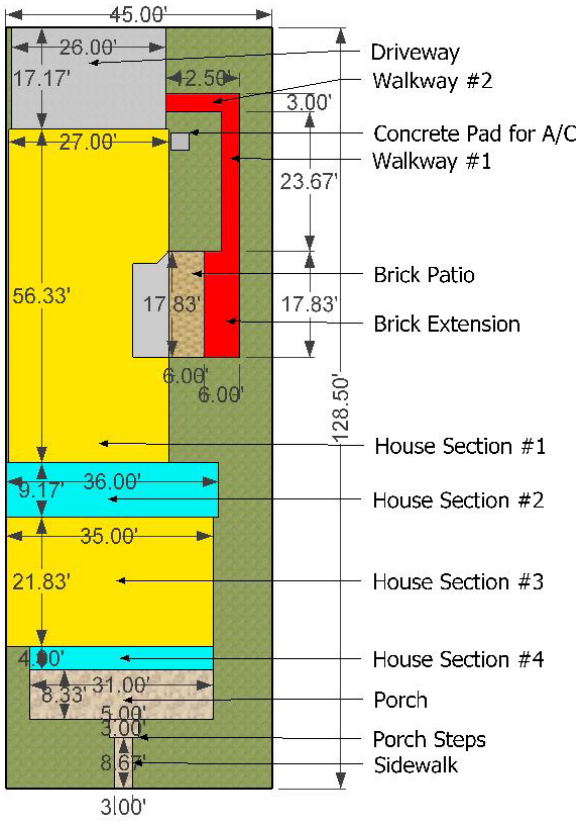
(The drawing below illustrates these steps. The color version available on My Front Porch – versus a printed black and white copy – is easier to follow.)

Step 1: Make a copy of the property survey / plot plan.

Zoom in (enlarge) on the property boundaries as much as possible to make it easier to work with.

Step 2: Calculate the total square footage of the entire lot.
In the example, the lot is 45 feet wide and 128.50 feet deep. The total area of the lot is 5,782.50 square feet (45 x 128.50 = 5,782.50).

Step 3: Determine the Lot Type.
If the lot type is uncertain refer to the **Design Guidelines: Lot Type, Builder, Home Plan and Architecture Reference** to determine or verify the type.
In the example, the Lot Type is "Cottage."



Step 4: Calculate the maximum Impervious Surface Area square footage permitted for the specific lot.

Maximum Impervious Surface Area Percentages

- 65% for Estate and Manor lots
- 66% for Village lots
- 68% for Cottage lots
- 75% for Bungalow, Garden and Townhome lots

In the example, the maximum impervious surface area is 3,932.1 square feet (5782.5 [from Step 2] x 68% [from table above] = 3,932.1 square feet).

Step 5: Calculate the total square feet of impervious surface area on the lot.
Hint*: Sometimes it is easier to divide irregular shapes into common shapes to calculate them; mark each section of the building for reference.*
In the example (working from top to bottom):

- *Driveway is 446.42 square feet (26 x 17.17 = 446.42)*
- *Concrete pad under A/C compressor is 9.00 square feet (3 x 3 = 9)*
- *House section #1 is 1,520.91 square feet (27 x 56.33 = 1,520.91)*
- *House section #2 is 330.12 square feet (36 x 9.17 = 330.12)*
- *House section #3 is 764.05 square feet (35 x 21.83 = 764.05)*
- *House section #4 is 124.00 square feet (31 x 4 = 124.00)*
- *Porch is 258.23 square feet (31 x 8.33 = 258.23*
- *Porch Steps is 15.00 square feet (5 x 3 = 15.00)*
- *Sidewalk is 37.50 square feet (3 x 12.50 = 37.50)*
- *Brick Patio on side (added 2 years ago) is 106.98 square feet (6 x 17.83 = 106.98)*

Total existing impervious surface area is 3,612.21 square feet (add all items above)

Step 6: Calculate the maximum square footage which may be used for new impervious surfaces.
In the example, the remaining space which may become impervious is 319.89 square feet (3,932.10 – 3,612.21 = 319.89)

Step 7: Calculate the total square feet of impervious surface area for proposed project:
In the example the proposed project is:

- *Extend brick patio (for Sun Room) by 106.98 square feet (6 x 17.83 = 106.98)*
- *Add sidewalk #1 of 71.01 square feet (3 x 23.67 = 71.01)*

- *Add sidewalk #2 of 37.50 square feet (3 x 12.50 = 37.5)*

Total NEW impervious surface area is 215.48 square feet (add all items above)

Step 8: Is new impervious surface area less than the available impervious surface area?
If "yes," the project may be submitted for ARC review; if "no" the project design will need to be altered to reduce the impervious surface area.
In the example the new impervious surface area of 215.48 square feet is less than the 319.89 square feet available and the project may be submitted for review.
Note: In this example, only 104.41 square feet remains for future projects which have an impervious surface requirement.

Include the diagram showing all calculations with the ARC application.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	The condominium association's Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association's approval with the CROA application.
All residential properties	Streamline review by ARC Coordinator	No applications qualify for "streamlined" review.
All residential properties	Formal review by ARC team at ARC meeting	All applications will be reviewed at a scheduled ARC meeting.

General Timelines:

Must **begin** project within	45 days of date on ARC approval letter
Must **complete** project within	15 days from start of project

References:
