



## **STANDARD 21: PATIO SLABS, WALKWAYS, PAVERS & DRIVEWAYS**

FEBRUARY 1985

REVISED FEBRUARY 2003, RESOLUTION 03-03-17

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED MARCH 2018, RESOLUTION 03-18-44

REVISED FEBRUARY 2024, RESOLUTION 03-24-18

REVISED MAY 2025, RESOLUTION 03-25-86

REVISED AUGUST 2025, RESOLUTION 03-25-132

### **1.0 GENERAL REQUIREMENTS**

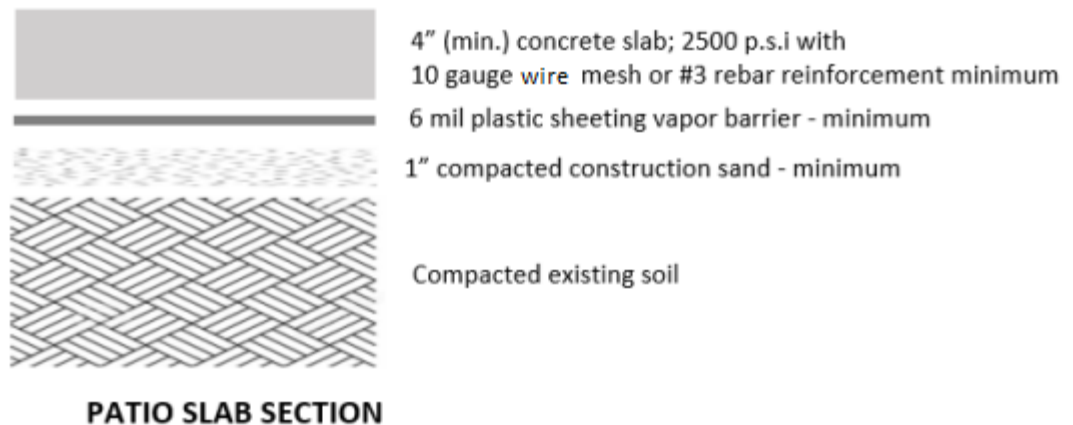
See Standard 1: General Requirements

### **2.0 PREPARATIONS**

- 2.1** All proposed locations and areas directly connected with proposed locations will be reviewed by Manor Alterations in the plan review process for conformance to existing guidelines. A site inspection may be required prior to approval.
- 2.2** VMS Landscape Services to be notified prior to excavation to locate all irrigation components in the vicinity of the work. All irrigation relocations shall be performed by VMS staff. Remaining irrigation lines shall be sleeved with PVC 1.5 times the size of the irrigation line. Member is responsible for any and all VMS Landscape Services and irrigation relocation costs.
- 2.3** If the proposed slab is adjoined to an existing slab, detail of how the slab will be doveled to existing must be shown.
- 2.4** No slab extensions or paver installations will be allowed that will restrict drainage or that will restrict access to areas where maintenance is required.

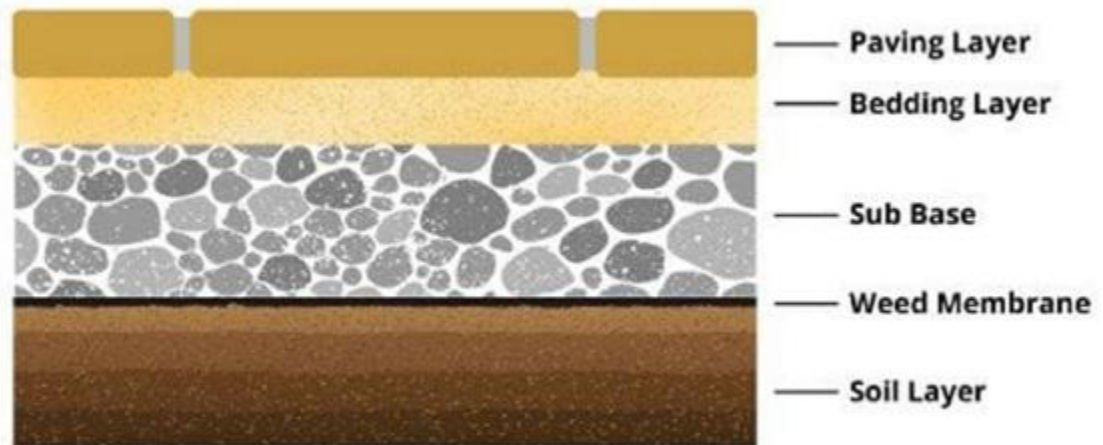
### 3.0 **APPLICATIONS**

- 3.1 Patios, walkways and driveways and adjacent walkways may be constructed of a concrete slab or interlocking concrete pavers.
- 3.2 Plantings or dirt areas inside the defined patio square off perimeters may be paved over with concrete or interlocking pavers providing the paving does not extend beyond the wall.
- 3.3 Concrete slabs to be constructed as per section detail.



- 3.4 All installations must have a minimum slope of  $\frac{1}{4}$ " per foot and be able to drain to inlets or landscaping.
- 3.5 Interlocking paver installations must use treated wood, redwood, or plastic edging if required by manufacturer with exception to Section 3.6. Edging shall be secured in place per manufacturer's specifications. Edging not required when abutting to walls or concrete slabs or walkways.
- 3.6 All new or replacement concrete pavers that abuts landscape will require a 6" concrete mow curb with one #3 rebar OC (on center).

- 3.7** Interlocking paver installations must use a Class 2 subbase of a minimum of 4 inches deep (6 inches for driveways) and must use a coarse sand layer of a minimum of 1 inch thick as bedding for pavers. Paved area must include a minimum 3.5 oz weed barrier/membrane and be compacted with a vibrating flat plate or hand tamper to lock pavers into place as per pavers section detail below:



- 3.8** Pavers may be 7/8 inch to 1 inch thick if overlaid on an existing concrete slab (patio or walkway only). Otherwise pavers must be a minimum of 2 3/8 inches thick.
- 3.9** Refer to Standard 11: Exclusive Use Common Area Floor Coverings for specifications regarding covering of patio slabs.
- 3.10** Patio slab extensions or paver installations shall not encroach into Common Area, with the exception of Section 3.11 and 3.13.
- 3.11** Replacing driveways and adjacent walkway concrete slabs with pavers is permitted, like-for-like in dimension and location only. All maintenance of pavers and costs involved with removal/replacement of pavers for mutual maintenance are the responsibility of the member.
- 3.12** Replacement pavers must not extend beyond the existing layouts of any patio slabs, walkways and driveways.
- 3.13** Driveways and adjacent walkways leading to the entry of the manor shall remain classified as Common Area and shall continue to be subject to existing Common Area Usage Policies, Bylaws and CC&R's restrictions in effect.

- 3.14** Concrete paver patterns shall be geometric and may not form or contain any pictures, symbols, or wording. Colors shall be of earthy muted tones. All patterns and colors shall be approved by agent's staff prior to installation. Concrete slab stamping to be reviewed and approved by Manor Alterations.