



STANDARD 22: PATIO SLABS, WALKWAYS AND PAVERS

MAY 1996, RESOLUTION U-96-62
GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104
GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08
REVISED FEBRUARY 2019, RESOLUTION 01-19-20
REVISED MAY 2024, RESOLUTION 01-24-46

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. Member is responsible for any and all VMS Landscape Services irrigation relocation costs.
- 2.3** No patio extensions will be allowed that will restrict drainage or that will restrict access to areas where on-going maintenance is required.

3.0 APPLICATIONS

- 3.1** All installations must have a minimum slope and be able to drain to inlets or landscaping.
- 3.2** Plantings or dirt areas inside the defined patio squared off perimeters may be covered over providing the paving area does not extend beyond the existing walls.
- 3.3** Patio slab extensions shall not encroach into common areas.
- 3.4** An approved variance will be required if proposed plan does extend into common areas.

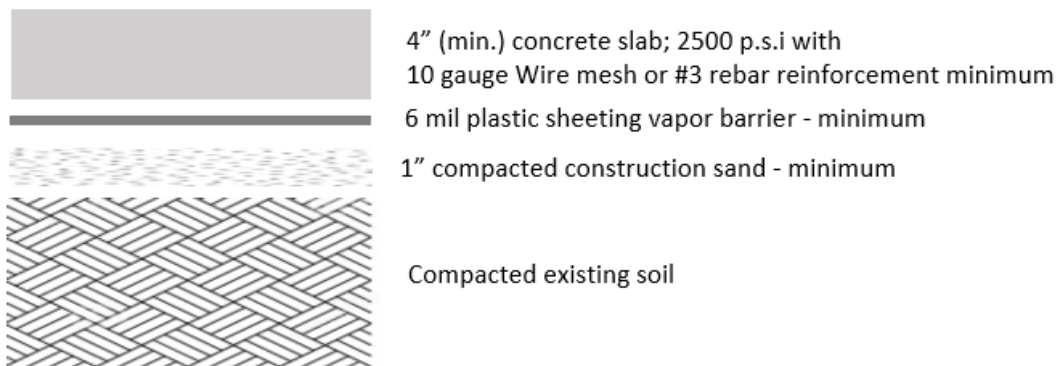
3.5 Patios and walkways may be constructed of a concrete slab or interlocking concrete pavers.

3.6 Interlocking concrete pavers

- A. Pavers may be 7/8 of an inch to 1 inch thick if overlaid on existing concrete slab. Pavers must be a minimum of 2 3/8 inches thick if overlaid on sand.
- B. Interlocking paver installations over sand must use a 4 inch deep 'Class 2' sub-base under a 1 inch thick layer of course sand as the top-base. Paved area must be compacted with a vibrating flat plate or hand tamper to lock pavers into place.
- C. Interlocking paver installations must use treated wood, redwood, or plastic edging if required by manufacturer. Edging shall be secured in place per manufacturer's guidelines. Edging will not be required when abutting to walls or concrete slabs or walkways.

3.7 Concrete slabs

- A. If the proposed patio slab is adjoined to an existing slab, a detail of how the slab will be doveled to existing slab must be provided.
- B. Concrete slabs to be constructed as per this section detail:



PATIO SLAB SECTION

- C. Slip resistance finish: For safety considerations, it is recommended that any finish of a concrete slab have a SCOF (Static Coefficient of Friction) of .06 or higher, conforming to established ADA guidelines.
- D. Concrete stamping options to be reviewed and approved by Manor Alterations for conformance to Mutual's standards.