



STANDARD 21: PATIO SLABS, WALKWAYS & PAVERS

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

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

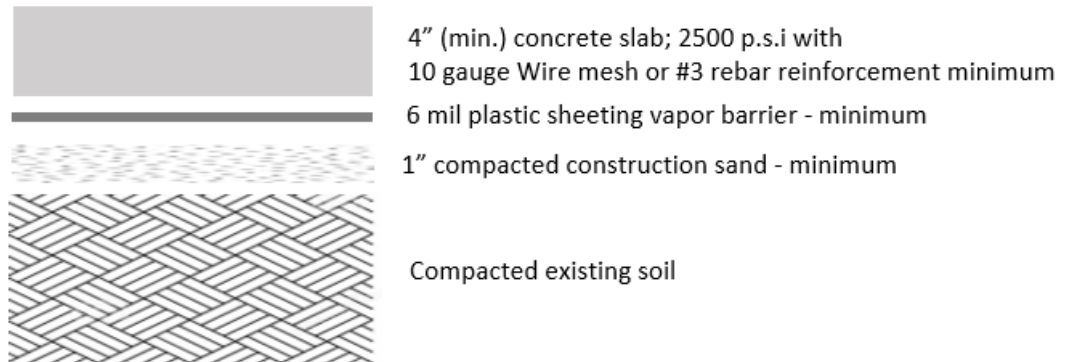
2.0 PREPARATIONS

- 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** 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 will be allowed that will restrict drainage or that will restrict access to areas where maintenance is required.

3.0 APPLICATIONS

- 3.1** Patios and walkways may be constructed of a concrete slab or interlocking concrete pavers.
- 3.2** Plantings or dirt areas inside the defined patio squared 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.



PATIO SLAB SECTION

- 3.4** All installations must have a minimum slope and be able to drain to inlets or landscaping.
- 3.5** Concrete stamping to be reviewed and approved by Manor Alterations. Color, style, fashion or design shall be optional.
- 3.6** Interlocking paver installations must use treated wood, redwood, or plastic edging if required by manufacturer. Edging shall be secured in place per manufacturer's specifications. Edging not required when abutting to walls or concrete slabs or walkways.
- 3.7** Interlocking paver installations must use a "Class 2" subbase of a minimum of 4 inches deep and must use a coarse sand layer of a minimum of 1 inch thick as bedding for pavers. Paved area must be compacted with a vibrating flat plate or hand tamper to lock pavers into place.
- 3.8** Pavers may be 7/8 of an inch to one inch thick if overlaid on an existing concrete slab. 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 shall not encroach into common area.
- 3.11** Paver extensions shall not encroach into common area unless a variance is granted.