



SECTION 21 PATIO SLABS

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

1.0 GENERAL REQUIREMENTS

See Standard Section 1: General Requirements

2.0 PREPARATIONS

- 2.1 In each case, the site will be inspected prior to work for adjustments pertaining to this section.
- 2.2 No slab will be allowed that will hinder yard drainage.
- 2.3 No slab will be allowed in areas where access for maintenance is required.
- 2.4 In no case will concrete cover over sprinklers, sprinkler lines, or other related items.

3.0 APPLICATIONS

- 3.1 Patios may be constructed of a concrete slab or interlocking concrete pavers only.
- 3.2 Planting or dirt areas inside the defined patio walls may be paved over with concrete or interlocking pavers providing the paving does not extend beyond the wall.
- 3.3 Concrete slabs will be 4" minimum in thickness and will be constructed of 520-C-2500 concrete. Wire mesh or #3 rebar and a vapor barrier with minimum of 1" sand cover are required.
- 3.4 All installations must have a minimum slope of $\frac{1}{4}$ " per foot and drain to drain inlets or landscaping.

- 3.5 Interlocking paver installations must use treated wood, redwood, or plastic edging. Edging shall be secured in place per manufacturer's specifications.
- 3.6 Interlocking paver installations must use a "Class 2" subbase of a minimum of 4 inches deep and must use a coarse sand layer of at least 1 inch thick as bedding for pavers. Paved area must be compacted with a vibrating flat plate to lock pavers into place.
- 3.7 Pavers may be 7/8 of an inch to one inch thick if overlaid on an existing concrete slab. Otherwise pavers must be 2 3/8-inches thick.
- 3.8 Pavers may not form or contain any pictures, symbols or wording.
- 3.9 Refer to Section 11 – Exterior Floor Coverings for specifications regarding covering patio slabs.
- 3.10 Patio slab extensions shall not encroach into Common Area.

4.0 **SPRINKLER REVISIONS**

- 4.1 Any required landscape or irrigation revisions will be performed only by the managing agent's landscape crews, and the cost of such revisions shall be at the cost of the Mutual member performing the alteration.
- 4.2 No sprinklers will be placed inside any patio area by the managing agent's landscape crews. Any systems added shall not be connected to the Mutual-owned system.