

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC029A
POLICY TITLE: PAVER PATIO WITHOUT INTEGRATED
**FLOWER BED (Not applicable For Garden
Window and Walkout Basements) ***
POLICY ADOPTED: JUNE 16, 2008
POLICY REVIEWED: JUNE 18, 2018
POLICY REVISED:

POLICY STATEMENT:

Co-owners may replace the low-level wood deck with a brick paver patio that meets the following City code compliant design/construction guidelines. Reference the attached views of policy described design features, and the design layout sheet labeled illustrations for MRC Policies 029A and 029B or the full-size CAD drawing which is available from the management company.

1. The brick paver patio shall have squared-off corners for uniformity purposes. The Ranch size shall be (13ft x12ft) and the Cape size (14ft x12ft). The patio shall also have a 2% slope away from the unit.
2. The patio shall consist of brick pavers in a herringbone pattern contained by a wall system (cap and wall stones).
3. The patio shall have a step (4 feet wide and 16 inches minimum step tread) outside the door wall(s) to the patio surface and step(s) (12 inches step tread) from the patio surface to grade level. The location of the step(s) to grade level may be changed from the deck position to facilitate a direct route to the front of the unit or to avoid landscape features, such as trees and boulder walls. Step height (rise) shall not exceed 7.5 inches. The standard height of the paver patio surface should not be more than 12 inches from the grade. For patio surface heights greater than 12 inches, see Policy MRC029B.
4. The approved brick pavers are; **Holland 4X8** by Fendt and **Classic Series 4X8** by Oaks and the approved wall product is **Ortana** by Oaks. The colors for these products are coordinated with Unit brick colors as follows:

*Unit Brick Colors	Paver Product Colors/Mfg	Wall Product Colors
Grey	Sandstone blend/Fendt	Brown/Timberwood
Grey	Greyfield/Oaks	Timberwood
Light Red	Forest blend/Fendt	Colonial/Brown
Dark Red	Rustic blend/Fendt	Colonial/Brown/Timberwood

* Both units of a building shall use the same colored paver and wall products

5. The wall system shall consist of stacked interlocking wall stones, with the wall stones and pavers set on compacted 21AA gravel and leveled/compacted 30-A slag bedding sand. The cap stones shall be installed with a one inch nosing (overhang) and secured to the wall stone using concrete adhesive. The wall stones shall also be secured to each other with concrete adhesive.

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6. The base gravel and the slag bedding sand with pavers shall be compacted with multiple passes of a plate vibrator/hand tamper to a minimum depth of 6 inches and a maximum depth of 1 inch, respectively. The base gravel supporting the wall stone shall be a minimum of 18 inches wide.
7. The pavers shall be interlocked with jointing sand in the gaps between the pavers. Polymeric joint sand is recommended because it hardens and thereby resists insects, weeds, and erosions.

Optional Design Features:

1. The Co-owner may elect to have a specific section of the wall stone built into a low seatwall (approx. 18 inches high) to form an edge barrier and/or a noise/sight buffer for the air conditioning unit.
2. Low wattage, 12 volt landscape lighting may be used to illuminate steps and patio edges. Step lighting from Integral Lighting and the flush stone mounted LED-Lite from In-lite Design Corp. are recommended.

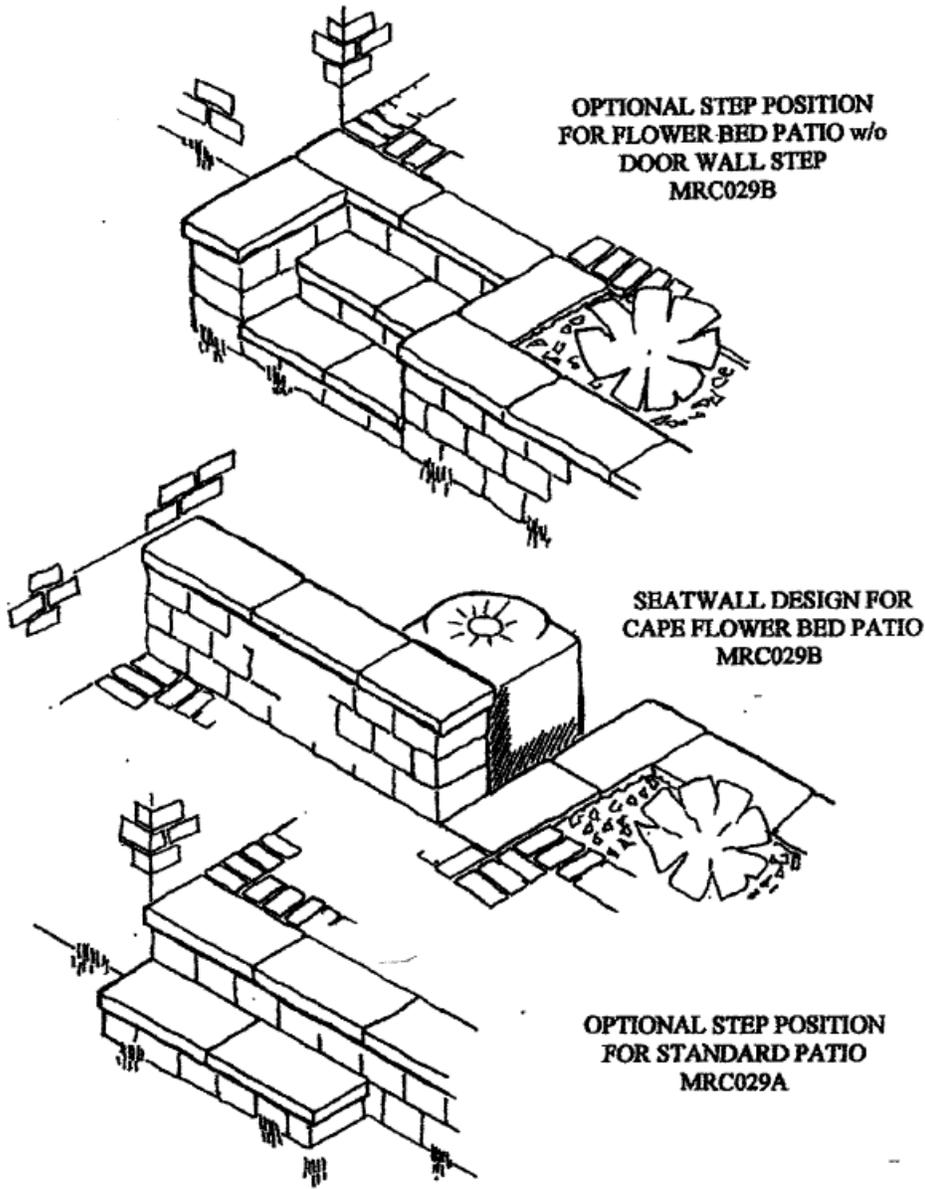
The Co-owner shall also comply with the following requirements:

1. A detailed drawing shall be submitted with the modification request.
2. The brick paver patio shall be professionally installed by a licensed and ensured contractor. Owner may want to use an ICPI (International Concrete Paver Institute) certified contractor.
3. The co-owner shall provide the contractor with a copy of this policy and the drawings specific to their unit.
4. Deviations from the design/construction guidelines require Board approval.
5. The co-owner is responsible for the deck removal and any repairs resulting from that removal.
6. The co-owner is responsible for patio maintenance.
7. Sprinkler heads that interfere with the patio construction shall be moved at the co-owner's expense and approved by the irrigation committee.
8. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.**

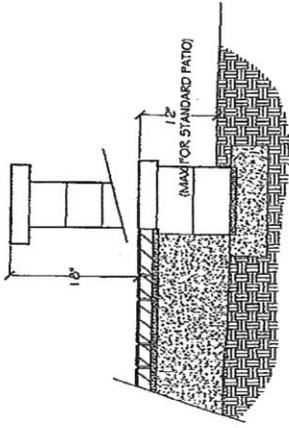
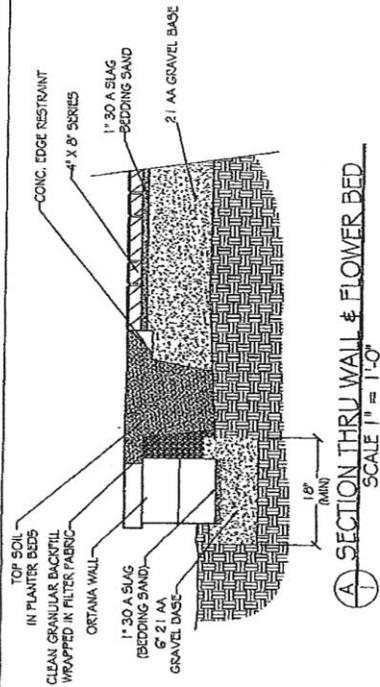
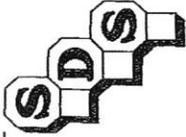
NOTE: Co-owners must submit a MODIFICATION REQUEST FORM, a MODIFICATION AND ALTERATION AGREEMENT, and DETAILED DRAWINGS to the Management Company. APPROVAL must be obtained PRIOR to having this work started.

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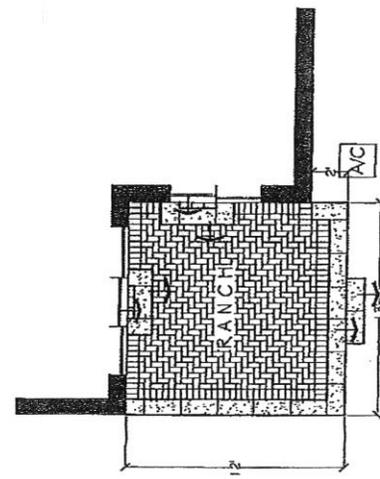
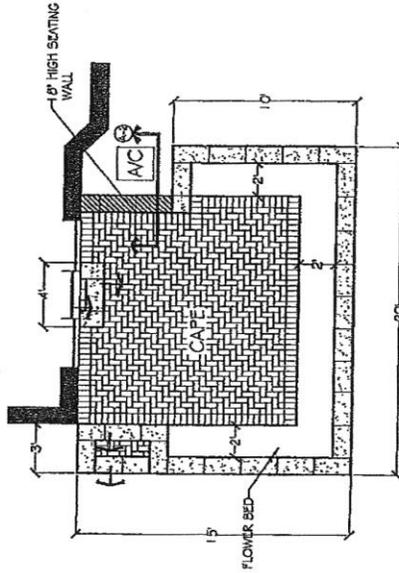
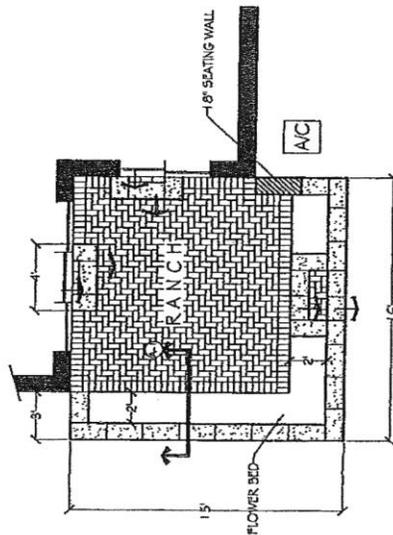
Design Feature Illustrations for MRC029A&B



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SECTION 3: SECTION THRU WALL / SEATING WALL. Scale 1" = 1'-0". This diagram shows a cross-section of a wall and seating wall. The wall is 18 inches high. The seating wall is 12 inches high. The wall is constructed with 18-inch high scating walls. The seating wall is filled with 2:1 AA gravel base, 6 inches of 2:1 AA bedding sand, and 1 inch of 30 A slag bedding sand. The wall is constructed with 18-inch high scating walls. The seating wall is filled with 2:1 AA gravel base, 6 inches of 2:1 AA bedding sand, and 1 inch of 30 A slag bedding sand.



Scale: 1/4" = 1'-0"

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