

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC029B
POLICY TITLE: PAVER PATIO WITH INTERGRATED 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 with flowerbed shall have squared-off corners for uniformity purposes, plus the allowed three foot planting zone. The Ranch patio size shall be (13+3ft x12+3ft) and the Cape patio size shall be (14+3ft x12+3ft). The patio shall also have a 2% slope away from the unit.
2. The patio shall consist of brick pavers in a herringbone pattern and an integrated flowerbed contained by a wall system (cap and wall stones). A specific section of the wall stone shall be built up into a low seatwall (approx. 18 inches high) to form an edge barrier and/or a noise/sight buffer for the air conditioning unit.
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.
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

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secured to the wall stone using concrete adhesive. The wall stones shall also be secured to each other with concrete adhesive.

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.
8. The patio design with the flower bed shall include a granular backfill with a landscape filter fabric between the backfill and flowerbed soil to prevent soil leaching into the backfill.
9. Flower bed plants shall have shallow/compact root systems with a mature height not to exceed three feet, such as annuals, perennials, boxwood, yews and roses. A landscaping plan must be submitted for Board approval with detailed drawing.

Optional Design Features:

1. The Co-owner may elect to eliminate the door wall step described in Item 3 above, thereby, stepping from the door wall sill directly on to the patio surface providing City Codes are observed.
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.
3. Irrigation may be added to the flowerbed for a drip-watering system at co-owner's expense.

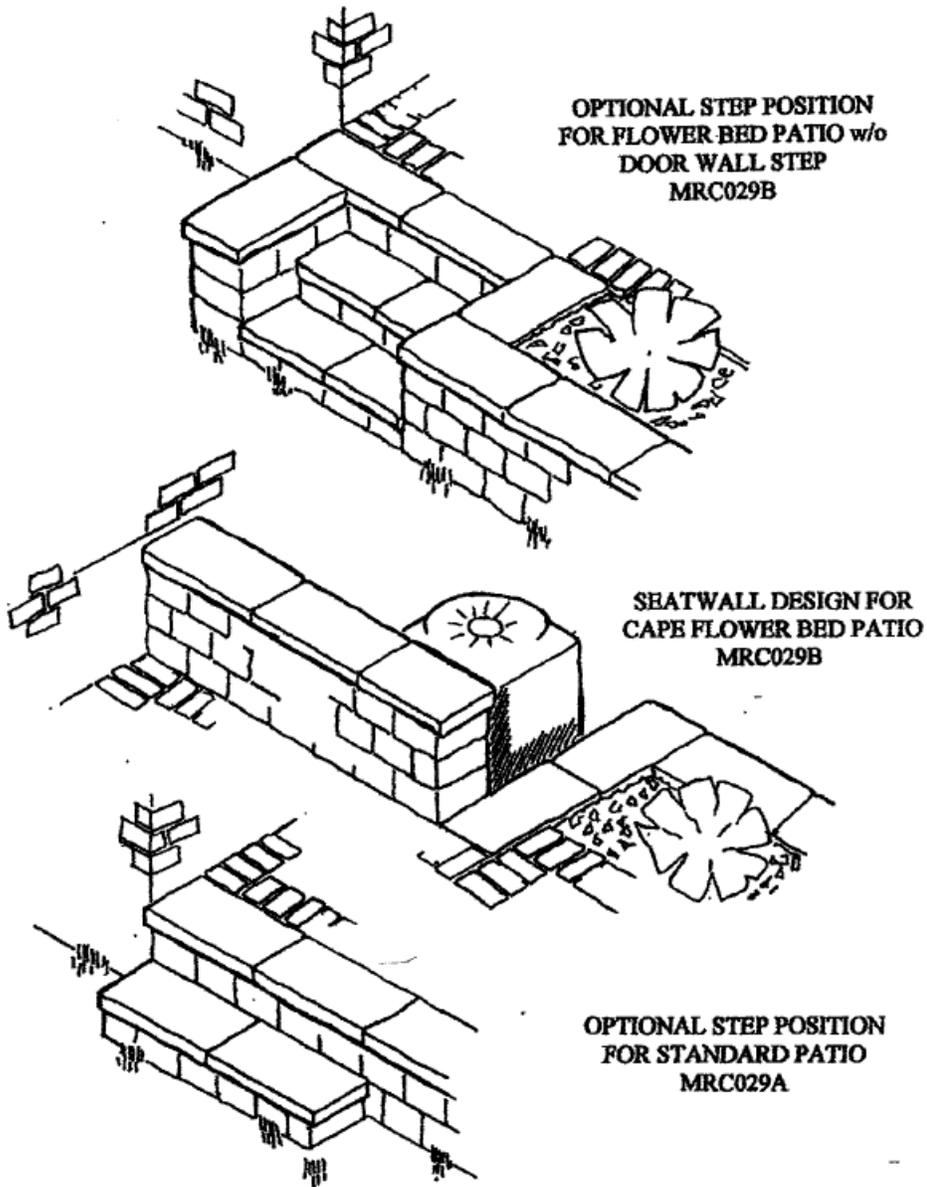
The Co-owner shall also comply with the following requirements:

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.**

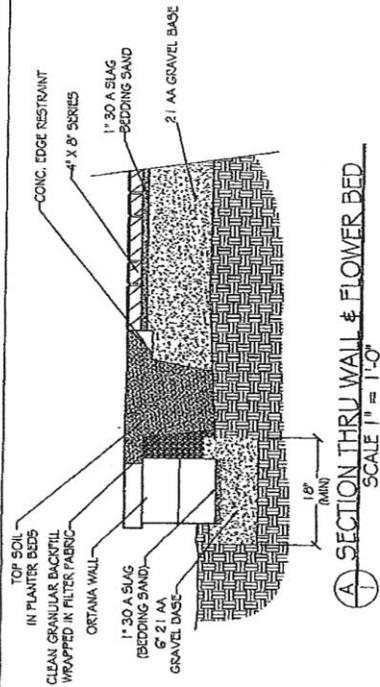
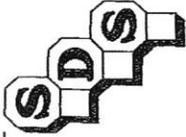
NOTE: Co-owners must submit a *MODIFICATION REQUEST FORM*, a *MODIFICATION AND ALTERATION AGREEMENT*, and *DETAILED DRAWINGS* with *LANDSCAPE PLAN* to the Management Company. *APPROVAL* must be obtained *PRIOR* to having this work started

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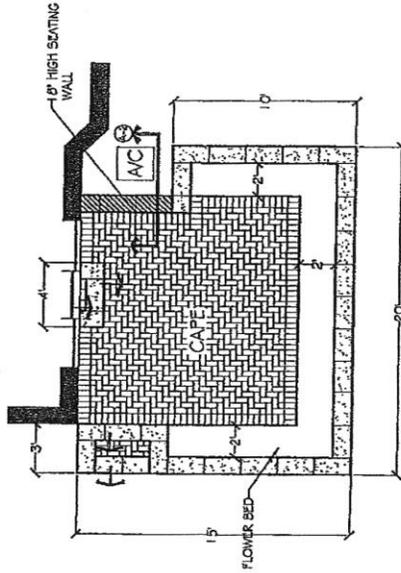
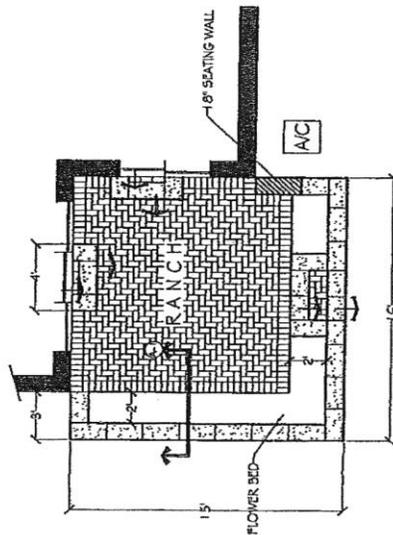
Design Feature Illustrations for MRC029A&B



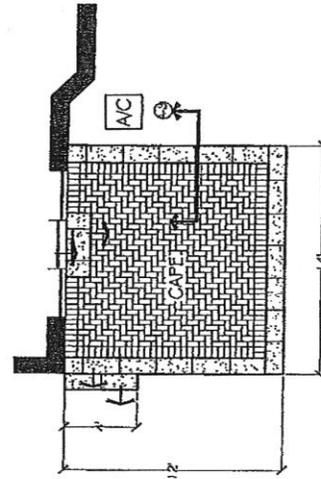
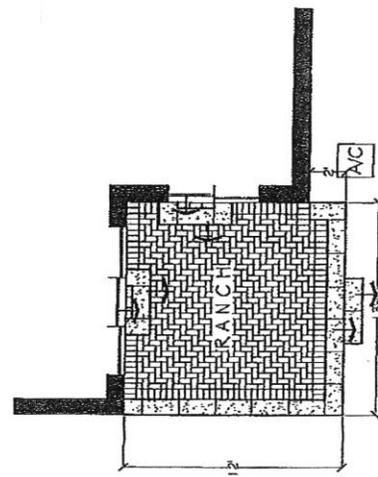
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SECTION 2
SECTION THRU WALL / SEATING WALL
SCALE 1" = 1'-0"



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



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