

Patio Extensions

Purpose: To improve drainage of water off of patios and runoff of the awnings eliminating sitting water on the concrete and mud in front of the patios. To enhance the appearance of the patios.

Parameters: A patio extension up to 16 inches from the front edge of the concrete and the width of the existing patio is allowed with the submission of an architectural change form that is approved by the Board of Managers. The area shall be filled with white landscape stone, also called marble rock.

Procedure: Fill out an architectural change form and submit it to management. Board approval is required prior to start of work and it will be inspected after completion. Questions should be directed to the manager who will contact the Board.

Construction:

1. A straight edge shovel should be used to dig a straight line across the front of the patio up to 16 inches from the edge of the concrete. The depth should be enough for the landscape edging to sit in the dug out area allowing for the rounded top of the edging to sit above the grass and form a barrier for the stone.
2. The grass in the area shall be removed to a minimum depth of 4 inches.
3. Landscape edging approximately 4-5 inches in height with a rounded top must be used to frame out the area. You cannot use "no dig" trim. The edging should start at the existing trim on the side of the patio, or if there isn't any, the side of the concrete and extend out the distance, maximum 16", and return to the other side of the patio. It's preferable to run one continuous piece of edging. The corners should be rounded. Landscape edging examples:
 - a. Lowes: Suncast Dig-in Resin Black plastic landscape edging roll. 5.5" high.
 - b. Home Depot: Vigora Black Plastic Lawn Edging 4.5" high
 - c. Arbordale: Cobra Commercial Bulk Edging 5.5 inches high.
4. The edging shall be secured with stakes in the ground. The stakes come with the edging.
5. Black landscape fabric shall be placed in the extension area and trimmed to fit the area without fabric sticking above the trim. Plastic landscape covering should not be used as it will cause drainage problems. Fabric examples:
 - a. Lowes: Sta Green Landscape Fabric
 - b. Home Depot: Vigoro Weed Control Landscape Fabric.

6. The extension area will be filled with medium sized white landscape stone. It should be filled level with the concrete and just below the rounded top of the edging. Some examples are:
 - a. Lowes: Kolorscape Marble Rock (0.4 Cu Ft.)
 - b. Home Depot: Vigoro Marble Chip Landscape Rock (0.5 Cu Ft)
 - c. Arbordale: Hardscapes Marble Chips
7. This patio extension must be maintained by the unit owner. If the stone settles or discolors, the owner will be responsible for topping off the stone to keep it looking neat and clean.