

RESIDENT INSTALLED WALKWAY SPECIFICATIONS

- I. The Covenants Committee will approve the layout and scope of each walkway on a case by case basis taking into consideration the existing landscaping, impact on neighboring units, and overall aesthetics.
- II. The homeowner must submit a design/drawing with the Covenants Application for Non-Routine Changes. The Ground Manager will inspect the area, drainage, erosion, storm drain deficiencies, etc. if it is feasible. Correction of erosion problems might involve the placement of landscape erosion/timber wall. These walls may alter the design, or scope of the resident's design. The placement of erosion walls might require the installation of steps along the walkway and in some cases the installation of a handrail.
- III. The walkway may not be of a permanent construction except in cases of providing acceptable access for persons with disabilities. These individuals may require the construction of a walk with more substantial materials in order to have full enjoyment of their immediate limited common element area, etc. Such permanent walks should conform to existing Parkfairfax walks. This is concrete or flagstone.

IV. MATERIALS

- a. **Concrete and Flagstone for Walkways Designed for Disability Access Only:** Base should be a minimum of 4 inches in thickness. The concrete should provide a strength of 2,500 pounds per square inch upon curing for 28 days. For concrete walks, a control joint should be placed at four-foot intervals, and an expansion joint at 15-foot intervals and with an expansion joint provided wherever the walk will abut another walk, building, or other permanent structure. The width of the walk should not be more than 36 inches. However, the actual required width should be determined by the needs of the individual. Ice melting chemicals should not be used on new concrete or flagstone for the first two years following installation.
- b. **Slate, Stone, Flagstone or Brick:** must be placed evenly across the width and length of the walkway to avoid trip hazards. The material must be soundly placed and any gaps between the material units must be properly filled with material suitable to the aesthetics of the design. Walkways must be a maximum of 30 inches wide and installed on a base of fine sand at a depth of a minimum of 4 inches. A border or placement of edging material is desirable to protect against grass or weed encroachment. Lumber used as a border on either type of walkway must be pressure treated or processed to resist decay and termite infestation.

- c. **Flagstone Simple Path:** A path may be set into the earth at a maximum of 30 inches with the top of the flagstone being level with the surface grade. This path may be within a mulched boundary, or turf may be established between the stone.
- d. **Crushed Stone or Gravel:** These walkways may be a minimum of 24 inches and are limited to a maximum width of 30 inches. An even depth of 4 inches should be maintained using a tan or dark gray color. Border/edging materials are required for these installations. Crushed stone or gravel walkways will not be allowed if a lawnmower must cross over the walkway to cut grass on the opposite side.

V. GENERAL CONDITIONS

- a. No walkway should be constructed so as to create a hazard. The walkway must be kept in a proper state of repair, and maintained free from hazardous conditions. It is the responsibility of the homeowner to maintain these walks. If Parkfairfax has to repair or remove any walkway due to hazardous conditions, Parkfairfax will charge the Unit Owner for labor and materials expense.
- b. Any walkway that meets an existing sidewalk or entry slab/platform must either maintain even top surface levels (with no trip hazard), or it must step “up” or “down.” Any step along the walkway must rise a minimum of 4 inches, and be no more than 7 inches at the maximum. Any portion of the walkway that has more than three continuous steps must have a handrail of proper design (City of Alexandria Code).
- c. The installed walkway must have proper drainage. The walkway must not drain toward the building nor should there be any ponding of surface water. Border/edging materials must not interfere with the proper drainage of either surface or below grade water.
- d. Miss Utility must be called a minimum of two working days prior to the start of any excavation to install a walkway.
- e. The Parkfairfax Condominium Association or its agents shall not be held liable for replacement of any walkway that must be removed or damaged in order to perform necessary work on the property other than in cases of gross negligence. Whenever possible, the Association Office will inform residents of any impending work that might affect their walkway.