

# RIVER CITY COMMONS ASSOCIATION

## RCCA DRIVEWAY MAINTENANCE STANDARDS

**DISPLACEMENT:** A driveway section that has been vertically displaced (risen or sunken) relative to adjacent concrete areas by 3/4 inch or more is unacceptable and must be replaced.

**CRACKS:** A driveway section that has cracks  $\frac{1}{4}$  inch wide or greater and/or have crumbled areas is unacceptable and must be replaced.

**UNSIGHTLY REPAIR:** Driveway sections with unsightly, uneven, unlevelled, or non-aggregate patched repairs are unacceptable and must be replaced.

**Remedy** - Replace each section with natural exposed aggregate according to the RCCA Driveway Standards.

**DINGY:** Driveways with moss, oil stains or dirt-covered areas are unacceptable.

**Remedy** - Power wash to brighten and clean; Scrub moss with vinegar.

*The property management company will send notices to owners with driveways that do not meet these maintenance standards. The notice will:*

- instruct the owner to submit a Home Improvement Application describing how they plan to resolve the problem to ensure that it is fixed appropriately
- include a Home Improvement Application form
- include photos with the damaged sections circled
- include copies of the 2-page RCCA Driveway Standards and the RCCA Driveway Recommendations

# RIVER CITY COMMONS ASSOCIATION

## RCCA DRIVEWAY ARCHITECTURAL STANDARDS

### Replacement Specifications

Concrete product - 5 sack mix minimum; 6 sack mix preferred (The number of sacks of cement in a cubic yard of concrete. One sack weighs 94 pounds.)

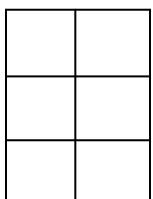
Thickness - 4 inch minimum

Compaction - base material shall be compacted to 95%

Finish - natural exposed aggregate

- If replacing entire driveway: use rock in assorted colors including black, brown, gray, cream, (not bright white) and in assorted sizes ranging from  $\frac{1}{2}$  inch to 1 inch.
- If you are replacing a portion of the driveway: the replacement must closely match the color of concrete and rock, and rock sizes in the existing sections.

Section sizes -space score lines or expansion joints consistently to achieve a uniform look and minimize future failure. For example, a 10' wide X 21' long single car driveway would have 6 equal sections of 5' X 7' divided by score lines and/or expansion joints.



(Example)

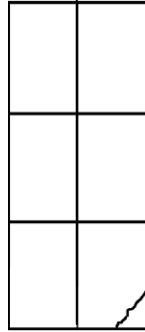
Drainage - the slope of a replaced drive must not be regraded to cause water to run-off onto neighbor's yard.

# RCCA DRIVEWAY ARCHITECTURAL STANDARDS

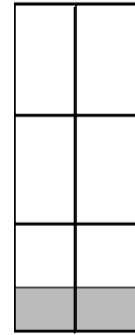
## Replacing Smaller Area

- Filling in displaced and/or damaged areas with cement is not allowed.
- Instead of replacing an entire section, damage to a smaller area may be repaired by cutting a straight line perpendicular to the sides of the drive across two (or all) sections, then replacing just that portion. See example:

*Section with damaged corner:*



*Replace portion of bottom sections all the way across:*



## Driveway Dividers Between Halfplexes

- When an entire driveway is going to be replaced and the divider between your drive and the neighbor's is currently filled with concrete, then the following requirements apply:
  - 1) the concrete in the divider area must be removed
  - 2) the divider area must not be refilled with concrete
  - 3) At a minimum, the divider area must be landscaped with 1" multi-colored river rock
- Curbs around the driveway divider are not allowed.

## Driveway Extensions

- A Board-approved addition to a driveway's width requires that the owner removes the existing driveway and constructs a new aggregate driveway in one piece.

## Oil Pan Openings

- The intent is to eliminate all driveways with oil pan openings eventually. Therefore, when replacing the entire driveway, do not construct oil pan openings. Existing oil pan openings may only be filled with matching exposed aggregate level with existing driveway or 1/2 to 1 inch multi-colored river rock. Note: the above does not apply to oil pan openings in a carport.

# RIVER CITY COMMONS ASSOCIATION

## RCCA DRIVEWAY RECOMMENDATIONS

### Your Contractor

- Make sure your contractor will: 1) follow standard driveway construction practices, 2) prevent concrete run-off into storm drains during construction, and 3) procure a city permit.
- Many fly-by-nights and cheap contractors do such poor work that the driveway fails in a short time and has to be reconstructed. To avoid them, call their references and check their license with the California State Licensing Board at <http://www.cslb.ca.gov/> to certify that the contractor is in good standing.

### Preventing Future Driveway Damage

- Never allow a heavy bin or dump truck on your driveway as it may cause significant cracking. Consider requesting your roofer use a light trailer to load roof debris.
- Before replacing all or some sections of the driveway, identify the source of the damage and take measures to remove or minimize them. Concrete is susceptible to the damage associated with earth movement, water runoff undermining the structure, excess weight of heavy trucks, uneven distribution of weight when owners run over the corners of a driveway near the street, and from root pressure of nearby trees. To request advice from the City tree arborist, call 311.

FYI: RCCA does not enforce City sidewalk maintenance. City inspectors enforce City street sidewalk standards. To report sidewalk trip-and-fall hazards or unsightly damage, call 311.