

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex tasks. The architect and contractor must cooperate to perform their services with due care and diligence. They cannot guarantee perfection. Communication is required to coordinate and clarify the design. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to do so may result in misunderstanding and increases construction costs. Failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences of any error or omission. Without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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Eric Smith Associates, P.C.

1. ALL PMB UNITS SHALL BE WET-CAST PRECAST MODULAR RETAINING WALL UNITS CONFORMING TO ASTM C1776.
2. ALL PMB UNITS FOR THE PROJECT SHALL BE OBTAINED FROM THE SAME MANUFACTURER. THE MANUFACTURER SHALL BE LICENSED AND AUTHORIZED TO PRODUCE THE UNITS BY THE PRECAST MODULAR BLOCK SYSTEM PATENT HOLDER/LENSOR, RED-ROCK INTERNATIONAL LLC, AND SHALL DOCUMENT COMPLIANCE WITH RED-ROCK'S PUBLISHED RECOMMENDATIONS. THE MANUFACTURER SHALL BE LICENSED FOR THE PREVIOUS THREE YEARS, OR THE TOTAL TIME THE MANUFACTURER HAS BEEN LICENSED, WHICHEVER IS LESS.
3. CONCRETE USED IN THE PRODUCTION OF THE PMB UNITS SHALL BE FIRST-PURPOSE, FRESH CONCRETE. IT SHALL NOT CONSIST OF RETURNED, RECONSTITUTED, SURPLUS OR WASTE CONCRETE. IT SHALL BE AN ORIGINAL PRODUCTION MIX MEETING THE REQUIREMENTS OF ASTM C94 AND EXHIBIT THE PROPERTIES SHOWN IN THE TABLE ABOVE.
4. EACH PMB UNIT SHALL BE CAST IN A SINGLE CONTINUOUS POUR WITHOUT COLD JOINTS. PMB UNITS AND THEIR JOINTS SHALL BE KNOWN TO CONFORM TO THE DIMENSIONS AND TOLERANCES PUBLISHED BY RED-ROCK.
5. ALL PMB UNITS SHALL BE SHOWN A FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE UNIT OR IMPAIR THE STRENGTH OR PERFORMANCE OF THE CONSTRUCTED WALL.
6. PMB WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RED-ROCK'S PUBLISHED RECOMMENDATIONS. SUBSEQUENT COURSES OF PMB UNITS SHALL BE INSTALLED WITH A RUNNING BOND.

1. THE STRUCTURAL DRAWINGS ARE COPYRIGHTED AND SHALL NOT BE COPIED FOR USE AS ERECTION PLANS OR SHOP DETAILS. USE OF JVA'S ELECTRONIC FILES AS THE BASIS FOR SHOP DRAWINGS REQUIRES PRIOR APPROVAL BY JVA. A SIGNED RELEASE OF LIABILITY BY THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS, AND DELETION OF JVA'S NAME FROM ALL SHEETS SO USED.
2. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO MODIFY THE STRUCTURAL DRAWINGS OR PROJECT SPECIFICATIONS.
3. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED (AFTER HAVING BEEN CHECKED) BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR STRUCTURAL ENGINEER'S REVIEW; SHOP DRAWING SUBMITTALS NOT CHECKED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER WILL BE REJECTED FOR REVIEW.
4. FURNISH ELECTRONIC VERSION (PDF) OF SHOP AND ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION FOR:
 - A. CONCRETE MIX DESIGNS
 - B. CONCRETE REINFORCING STEEL
 - C. PRECAST MODULAR BLOCKS
5. SUBMIT IN A TIMELY MANNER TO PERMIT 10 WORKING DAYS FOR REVIEW BY THE STRUCTURAL ENGINEER.
6. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "REQUEST FOR CHANGE IN WRITING" UNLESS SPECIFIC SUGGESTED CHANGES ARE CLEARLY MARKED. IN ANY EVENT, CHANGES MADE BY MEANS OF THE SHOP DRAWING SUBMITTAL PROCESS BECOME THE RESPONSIBILITY OF THE ONE INITIATING THE CHANGE.

1. THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED AND/OR BRACED.
2. THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
3. ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
4. ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS, FABRICATORS OR OTHERS. THE GENERAL CONTRACTOR SHALL BE THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION.
6. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
7. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE STRUCTURAL DRAWINGS DO NOT DESCRIBE METHODS OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO TEMPORARY BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROTECTORS OF ALL TYPES, AND BRACING OR CRADLES FOR ERECTION OF EQUIPMENT.
9. THE ARCHITECT AND STRUCTURAL ENGINEER BEAR NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTIONS OF THESE ITEMS.

1. PORTIONS OF THE STRUCTURE HAVE ELEMENTS OF PROPRIETARY DESIGN AND FABRICATION, WHICH SHALL BE SUBMITTED BY THE SUPPLIER FOR APPROVAL AFTER AWARD OF CONTRACT.
2. THE ITEMS SHALL CONFORM TO THE FOLLOWING: LOAD, CAPACITY, SIZE, GEOMETRY, CONNECTION, AND SUPPORT CRITERIA NOTED ON THE STRUCTURE DRAWINGS.
3. SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED BY AN ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED. FINAL SHOP DRAWING SUBMITTALS SHALL BE STAMPED AND SIGNED.
4. FURNISH DEFERRED SUBMITTALS FOR:
 - A. PRECAST MODULAR BLOCKS
 - B. PERMANENT SOIL-NAILED RETAINING WALL
5. DEFERRED SUBMITTALS WILL BE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD FOR COMPLIANCE WITH THE SPECIFIED DESIGN REQUIREMENTS, STAMPED AS "REVIEWED," AND RETURNED TO THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL FORWARD THE REVIEWED DEFERRED SUBMITTALS TO THE LOCAL BUILDING AUTHORITY FOR REVIEW AND APPROVAL BEFORE THE INSTALLATION OF DEFERRED SUBMITTAL ITEMS.
6. FINAL ISSUE OF THE BUILDING PERMIT MAY, AT THE AUTHORITY'S OPTION, BE CONTINGENT ON APPROVAL OF THE DEFERRED SUBMITTAL DOCUMENTS.
7. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN CALCULATIONS AND DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT, STRUCTURAL ENGINEER, AND/OR LOCAL BUILDING AUTHORITY AS REQUIRED.

1. THE FOLLOWING SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR RETAINED BY THE OWNER, IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF IBC CHAPTER 17:

- A. SECTION 1704 SPECIAL INSPECTIONS, CONTRACTOR RESPONSIBILITY, AND STRUCTURAL OBSERVATIONS AND THE FOLLOWING SUB-SECTIONS:
 - 1. 1704.2 SPECIAL INSPECTIONS AND TESTS
 - 2. 1704.3 STATEMENT OF SPECIAL INSPECTIONS
- B. SECTION 1705 REQUIRED VERIFICATION AND INSPECTION AND THE FOLLOWING SUB-SECTIONS:
 - 1. 1705.3 CONCRETE CONSTRUCTION
 - 2. 1705.6 SOILS
- C. SECTION 1706 DESIGN STRENGTHS OF MATERIALS

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE OWNER, IN THE PERFORMANCE OF THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE APPROVED INSPECTOR MUST BE INDEPENDENT FROM THE CONTRACTOR RESPONSIBLE FOR THE WORK BEING INSPECTED.

3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO INSPECT AND/OR TEST THE WORK OUTLINED ABOVE AND WITHIN THE STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC AND BE IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

4. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

5. PER SECTION 1704.2.4 THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, CORRECTION OF DEFICIENCIES, REPAIRS, AND CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE STRUCTURAL ENGINEER OF RECORD.

6. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN 10 DAYS OF THE FINAL SPECIAL INSPECTION STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.

7. EXCEPT AS NOTED, THE SPECIAL INSPECTIONS OUTLINED ABOVE ARE IN ADDITION TO, AND BEYOND THE SCOPE OF, PERIODIC STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1704.6. STRUCTURAL OBSERVATIONS ARE INCLUDED IN THE STRUCTURAL ENGINEERING DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES PROVIDED BY THE STRUCTURAL ENGINEER.

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ESF

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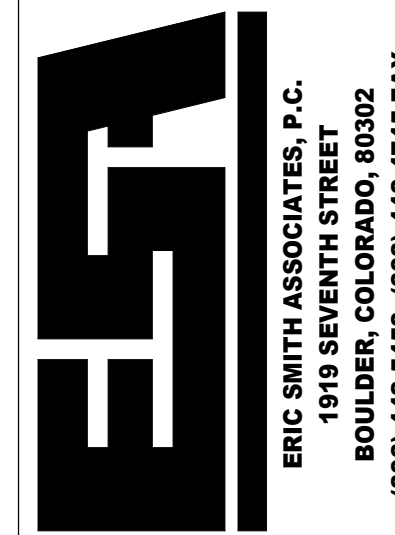
Project Phase
PERMIT
Sheet Title
GENERAL NOTES

Sheet Number
S001

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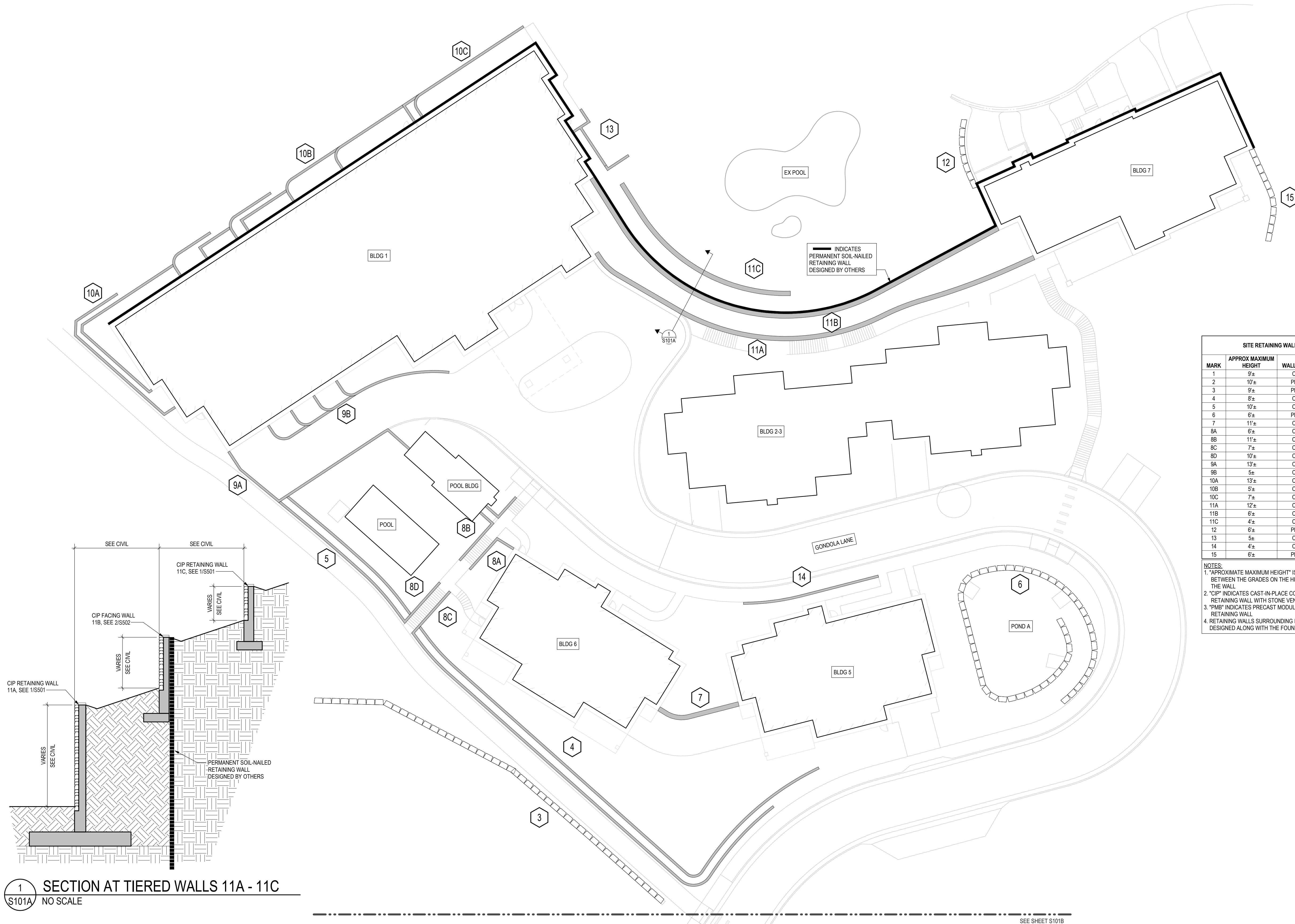
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**THE ASTRID
SITE RETAINING WALLS**
2410 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO



Project Phase
PERMIT
Sheet Title
SITE RETAINING WALL KEY PLAN - NORTH

Sheet Number
S101A



1 SECTION AT TIERED WALLS 11A - 11C
S101A NO SCALE



NORTH

SITE RETAINING WALL KEY PLAN - NORTH

1" = 20'-0"

- SEE CIVIL FOR TOP OF WALL AND GRADE ELEVATIONS
- PMB LAYOUT SHOWN IS CONCEPTUAL



NOTICE: DUTY OF COOPERATION

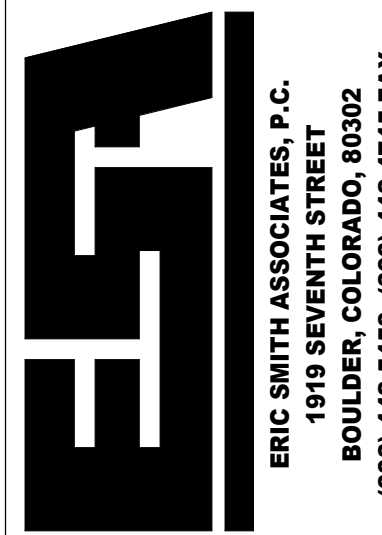
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REVISIONS

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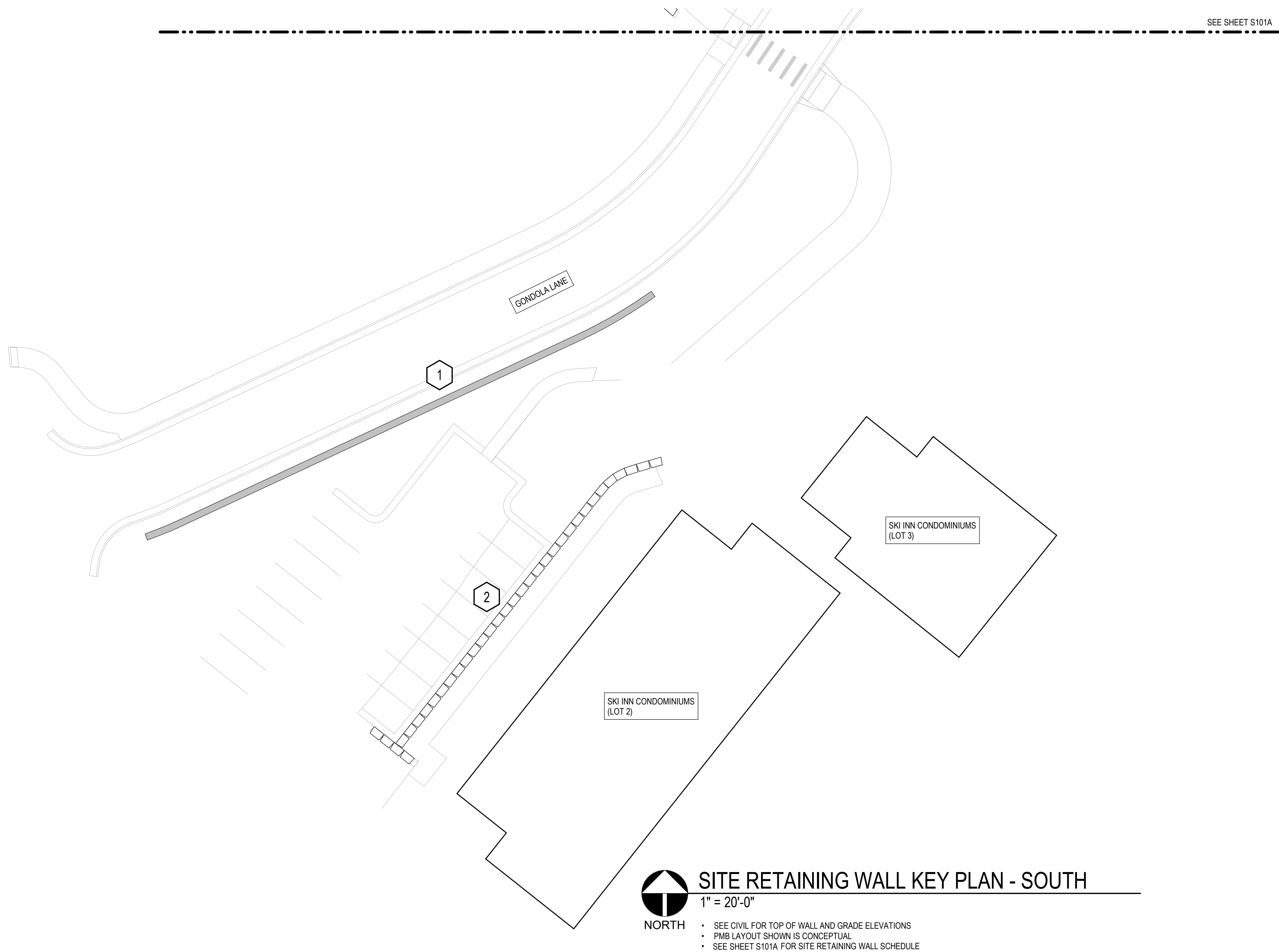
THE ASTRID
SITE RETAINING WALLS
2410 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO



Job Number:	-
Date:	02/23/24
Drawn By:	DJM
Checked By:	CDT

Project Phase
PERMIT
Sheet Title
SITE RETAINING WALL KEY PLAN - SOUTH

Sheet Number
S101B



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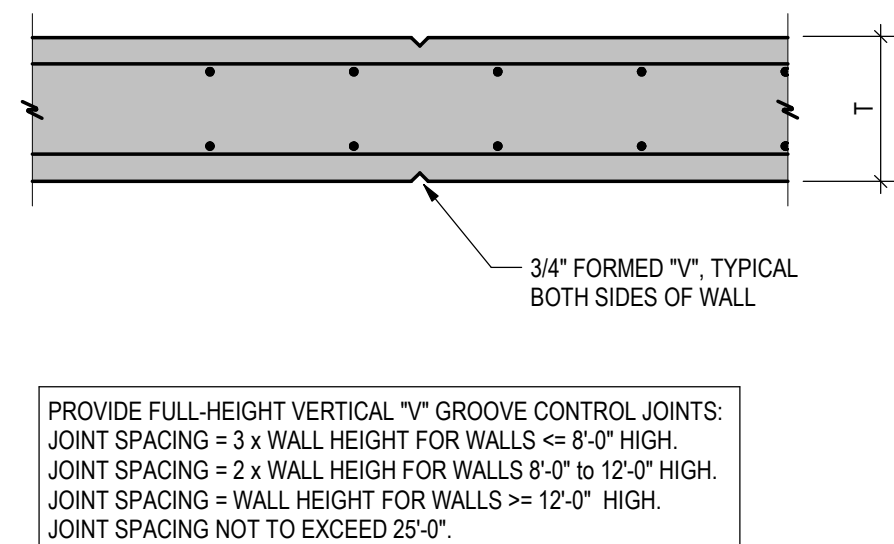
REVISIONS

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Project Phase
PERMIT
Sheet Title
CIP SCHEDULES & TYPICAL DETAILS
Sheet Number
S501



STD LAP SPLICE

3/4" CHAMFER JOINT

VERTICAL WALL REINFORCING

HORIZ REINF

SINGLE CURTAIN

2x4 BEVELED KEY, 8" LONG, @ 8" CLEAR SPACING

STD LAP SPLICE

3/4" CHAMFER JOINT

VERTICAL WALL REINFORCING

HORIZ REINF

DOUBLE CURTAIN

2x4 BEVELED KEY, 8" LONG @ 8" CLEAR SPACING

Diagram illustrating the cross-section of a stepped footing. The diagram shows a stepped profile with a horizontal top surface labeled "TOP OF FTG". A vertical line indicates a "STEP". The bottom reinforcement is shown as a horizontal line labeled "BOTTOM REINFT BARS, SEE SCHED". A Z-bar is shown extending from the bottom reinforcement, labeled "Z-BAR TO MATCH AND LAP W/ EA BOTTOM REINFT BAR". The Z-bar is bent at a 90-degree angle, with a vertical segment labeled "2" and a horizontal segment labeled "1". The horizontal segment is dimensioned as "1' - 0\"".

CIP RETAINING WALL SCHEDULE							
H	REINFORCEMENT			TW	W	TOE	TF
	A	B	C				
3'-0" TO 4'-0"	#5 @ 12"	#5 @ 12" TOP & BOTTOM	(3) #5 BOTTOM	8"	3'-0"	11"	1'-0"
4'-1" TO 7'-0"	#5 @ 12"	#5 @ 12" TOP & BOTTOM	(5) #5 BOTTOM	8"	4'-6"	1'-8"	1'-0"
7'-1" TO 10'-0"	#6 @ 12"	#5 @ 12" TOP & BOTTOM	(7) #5 BOTTOM	8"	6'-6"	2'-8"	1'-2"
10'-1" TO 13'-0"	#7 @ 12"	#6 @ 12" TOP & BOTTOM	(9) #6 BOTTOM	10"	9'-0"	3'-10"	1'-6"
13'-1" TO 16'-0"	#8 @ 9"	#7 @ 12" TOP & BOTTOM	(12) #7 BOTTOM	10"	12'-0"	5'-4"	1'-8"

1
S501

TYP CIP CONC CANTILEVERED RETAINING WALL

3/4" = 1'-0"

3/4"

0 6" 1' 2' 3'

STANDARD HOOKS

180°

90°

MIN D = 6 db FOR #3 THROUGH #8

MIN D = 8 db FOR #9, #10, AND #11

	STANDARD HOOKS		STIRRUPS & TIE HOOKS	
BAR SIZE	180° (J)	90° (A OR G)	180° (J)	90° (A OR G)
#3	3"	6"	2 1/4"	4 1/8"
#4	4"	8"	3"	4 1/2"
#5	5"	10"	3 3/4"	5 5/8"
#6	6"	1'-0	6"	1'-0
#7	7"	1'-2	7"	1'-2
#8	8"	1'-4	8"	1'-4
#9	11 3/4"	1'-7		
#10	1'-1 1/4	1'-10		
#11	1'-2 3/4	2'-0		

ALL GRADES OF STEEL

D = FINISHED INSIDE BEND DIAMETER

db = NOMINAL BAR DIAMETER

The image contains two technical drawings of reinforcement details for curtain walls, labeled "DOUBLE CURTAIN" and "SINGLE CURTAIN".

DOUBLE CURTAIN: This drawing shows a cross-section of a double curtain wall. It features two vertical reinforcement bars on the left side, labeled "STD 90° HOOK". A horizontal reinforcement bar is shown at the top, labeled "STD 90° HOOK, TYP". The horizontal bar is connected to the vertical bars by "CORNER BAR TO MATCH SIZE AND SPACING OF HORIZONTAL REINFORCING". The horizontal bar is also labeled "STD LAP SPLICE". The vertical bars are labeled "STD HOOK". A note on the left states: "NOTE: FOOTING INTERSECTIONS SIMILAR". A label "DOUBLE CURTAIN" is centered below the drawing.

SINGLE CURTAIN: This drawing shows a cross-section of a single curtain wall. It features a vertical reinforcement bar on the left side, labeled "ALT HOOKS". A horizontal reinforcement bar is shown at the top, labeled "STD 90° HOOK". The horizontal bar is connected to the vertical bar by "CORNER BAR TO MATCH SIZE AND SPACING OF HORIZONTAL REINFORCING". The horizontal bar is also labeled "STD LAP SPLICE". The vertical bar is labeled "STD HOOK". A label "SINGLE CURTAIN" is centered below the drawing.

Both drawings include labels for "STD LAP SPLICE" and "STD HOOK". A note on the right side of the "DOUBLE CURTAIN" drawing states: "SEE SECTIONS FOR REINFORCEMENT".

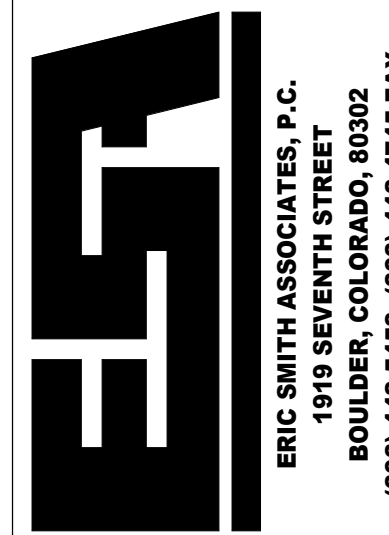
4
S501

TYP REINF AT CONC WALL
CORNERS & INTERSECTIONS
3/4" = 1'-0"

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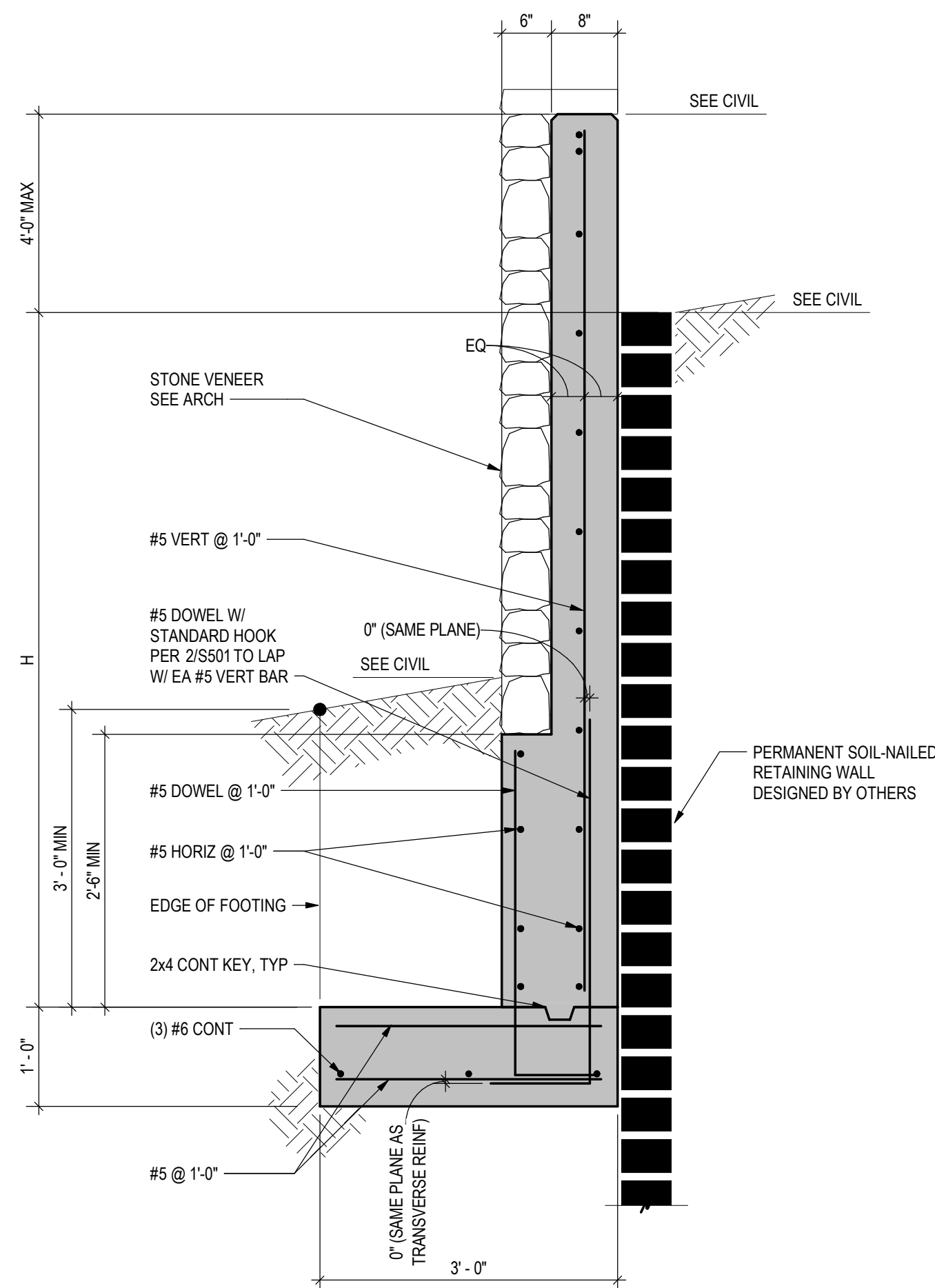
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**THE ASTRID
SITE RETAINING WALLS**
2410 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO



Project Phase
PERMIT
Sheet Title
CIP DETAILS

Sheet Number
S502



- NOTES:
1. SEE CIVIL DRAWINGS FOR RETAINING WALL LOCATIONS AND GRADING INFORMATION.
 2. PROVIDE REINFORCING LAP SPLICES PER 2/S501. PROVIDE REINFORCING HOOKS PER 3/S501.
 3. PROVIDE REINFORCING AT CORNERS AND INTERSECTIONS PER 4/S501.
 4. PROVIDE WALL CONTROL JOINTS PER 5/S501 AND WALL CONSTRUCTION JOINTS PER 6/S501.
 5. STEP FOOTING AS REQUIRED PER 7/S501.
 6. PROVIDE TWO CONTINUOUS HORIZONTAL BARS AT TOP OF WALL.
 7. SEE STRUCTURAL GENERAL NOTES FOR REINFORCING BAR CONCRETE COVER REQUIREMENTS NOT NOTED

2-TIER RETAINING WALL

1
S502

$3/4" = 1'-0"$

0 6" 1' 2' 3'

2 FACING WALL
S502 3/4" = 1'-0"

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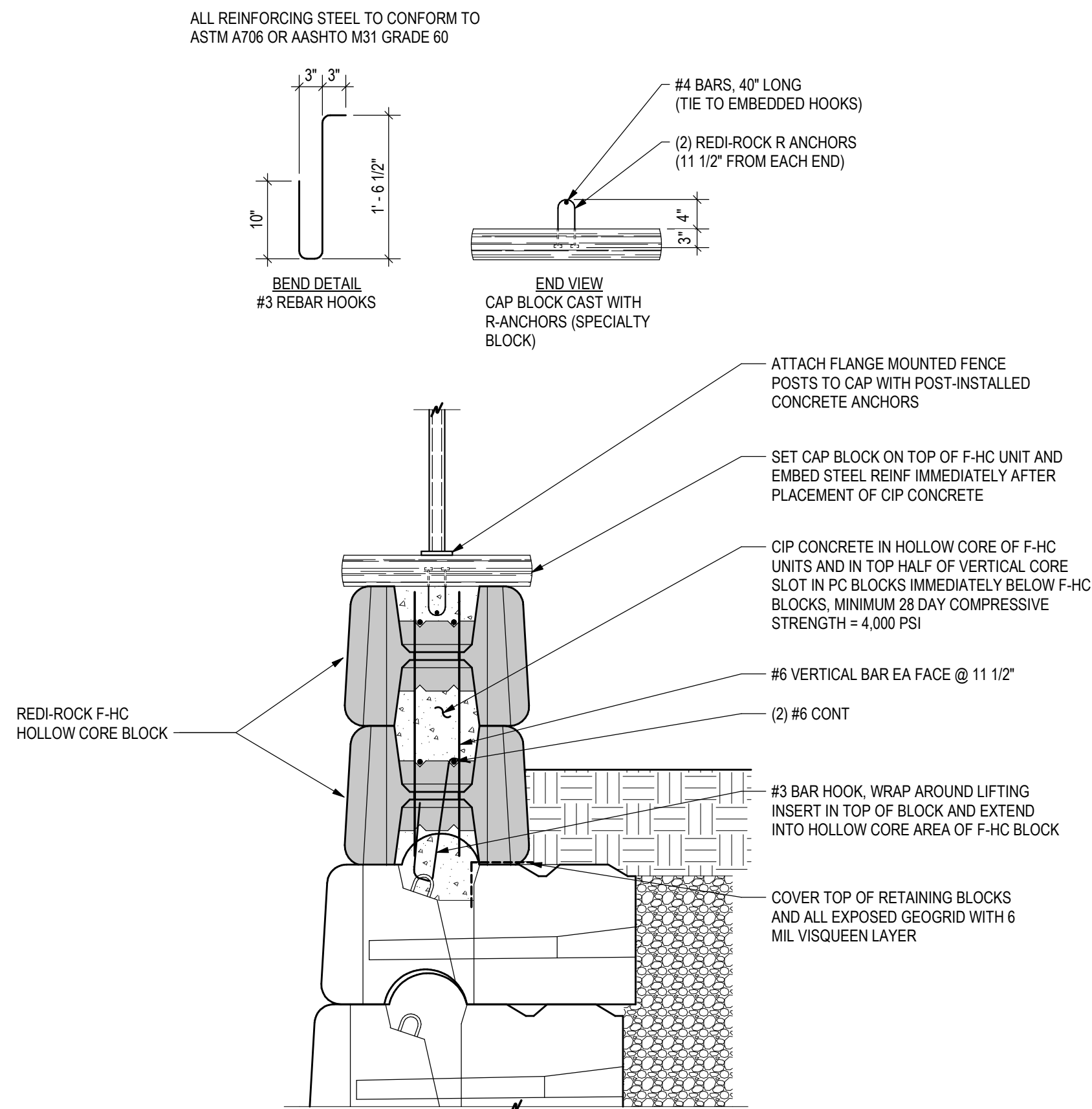
**THE ASTRID
SITE RETAINING WALLS**
2410 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO



Job Number:	-
Date:	02/23/24
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Project Phase
PERMIT
Sheet Title
PMB SCHEDULES & TYPICAL DETAILS

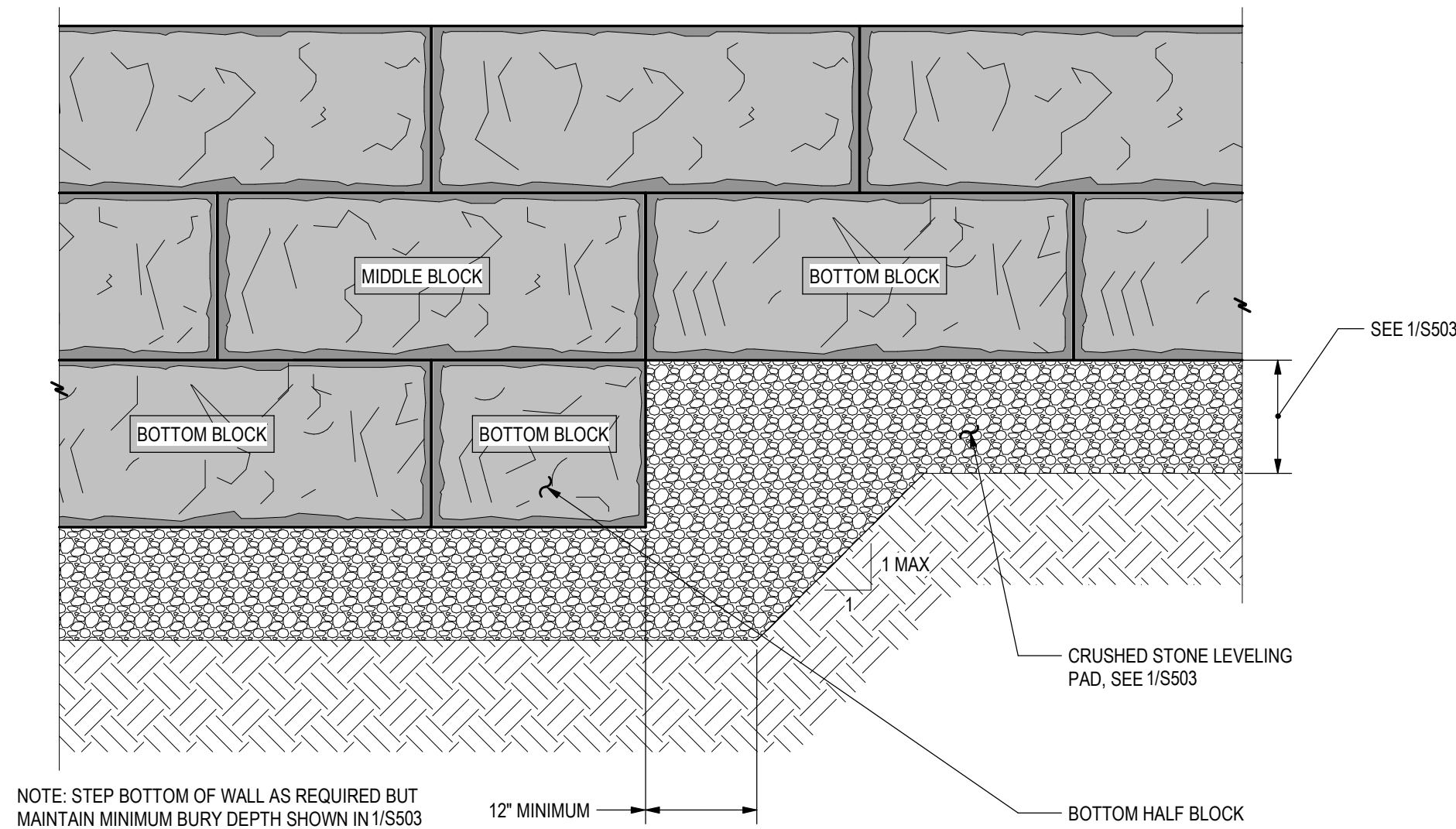
Sheet Number
S503



3
S503

TYP PMB GRAVITY RETAINING WALL PARAPET

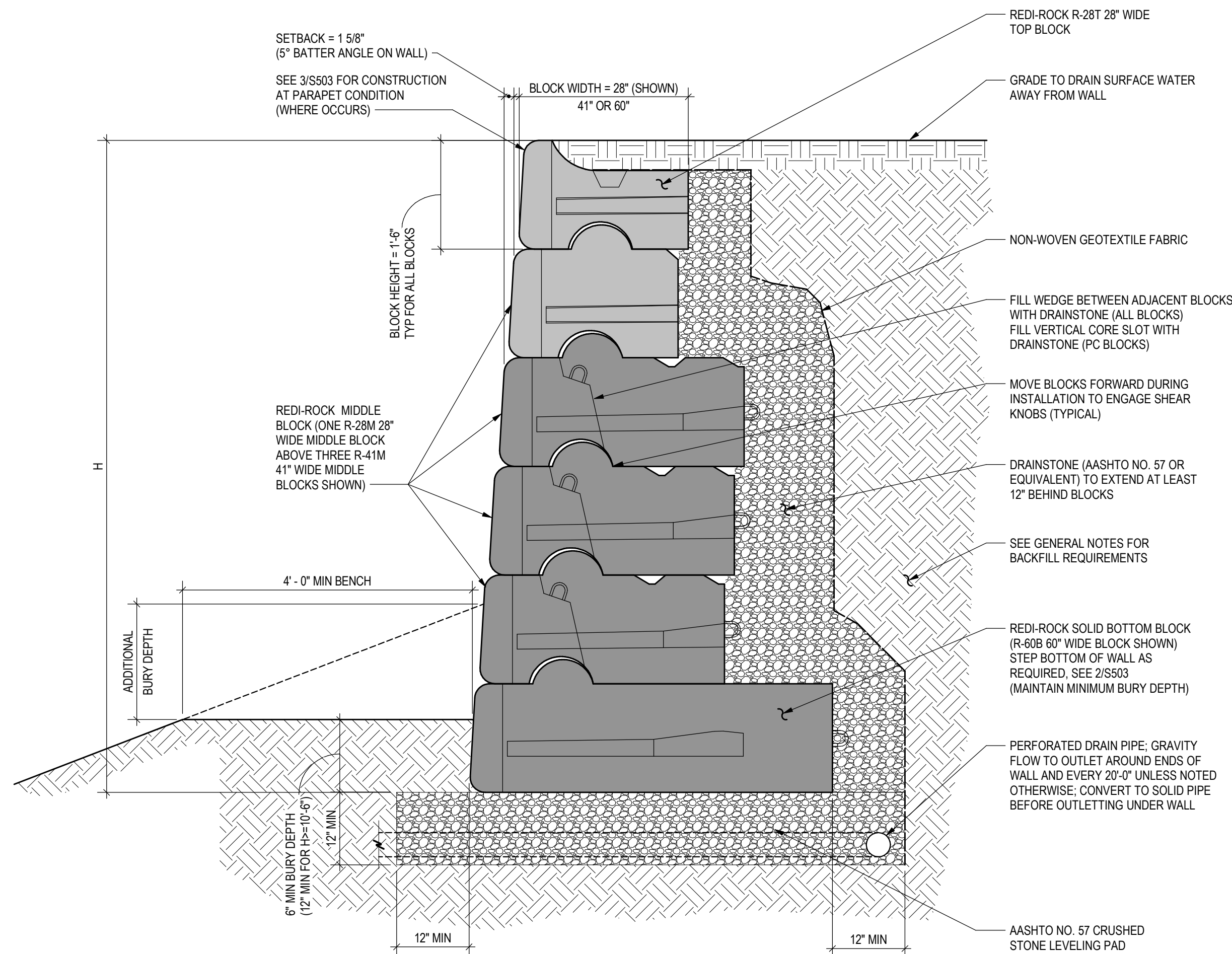
3/4" = 1'-0"



ELEVATION VIEW - TYP BOTTOM OF PMB GRAVITY
RETAINING WALL STEP

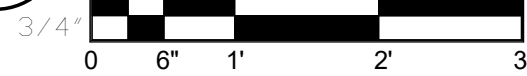
2 RETAIN
S503 3/4" = 1'-0"

PMB RETAINING WALL SCHEDULE							
	H						
	3'-0"	4'-6"	6'-0"	7'-6"	9'-0"	10'-6"	12'-0"
# OF 28" WIDE BLOCKS	1	1	1	1	1	1	1
# OF 41" WIDE BLOCKS	1	2	2	3	4	4	4
# OF 60" WIDE BLOCKS	0	0	1	1	1	2	3
TOTAL # OF BLOCKS	2	3	4	5	6	7	8



TYP PMB GRAVITY RETAINING WALL

3/4" = 1'-0"



- SEE CIVIL DRAWINGS FOR RETAINING WALL LOCATIONS AND GRADING INFORMATION
- SEE SCHEDULE FOR THE REQUIRED NUMBER OF BLOCKS FOR EACH GIVEN RETAINED HEIGHT, H. INSTALL THE WIDEST UNITS ON THE BOTTOM AND NARROWER UNITS FURTHER UP THE WALL
- SUBSEQUENT COURSES OF BLOCKS SHALL BE INSTALLED WITH A RUNNING BOND
- PROVIDE CORNER BLOCKS AT OUTSIDE CORNERS AND ENDS, SEE REDI-ROCK TYPICAL DETAILS