

TERRACES

INDEPENDENT TERRACED WALLS

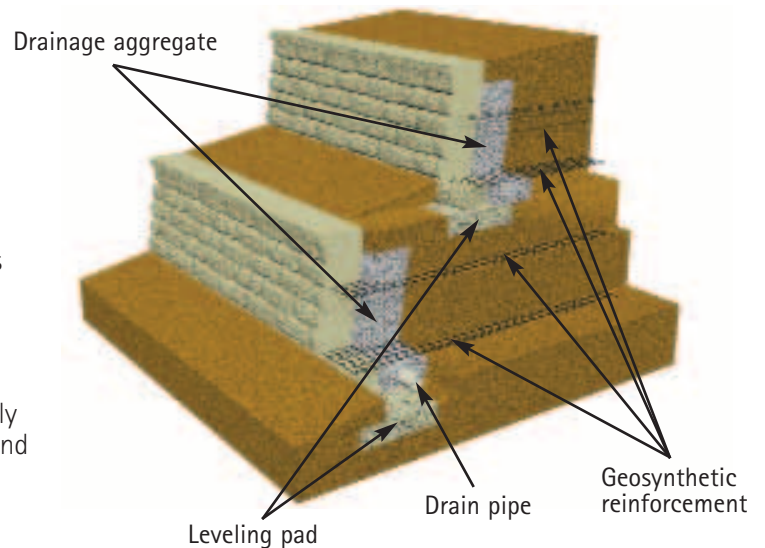
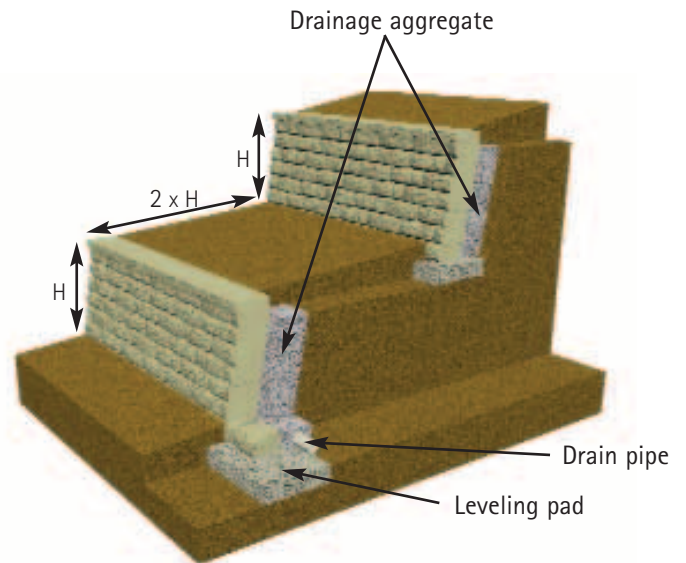
For each wall to be independent of others, it must be built using a 2:1 ratio – the upper wall must be built a distance away from the lower wall of at least twice the height of the lower wall. In addition, the upper wall must also be equal to or less than the height of the lower wall. Exceptions to this general rule include weak soil conditions or where slopes exist above, below or between wall locations. For example, if the lower terrace is 4 feet tall, the distance between the terraces must be at least 8 feet and the upper wall must not be higher than 4 feet.

Drainage is vital to maintaining stable, long-lasting terraced walls. Drain tile must be installed so that the water is directed around or under the lower wall (never place the drain tile outlet for the upper wall above or behind the lower wall).

For more detailed information about drainage, see Daylighting and Drainage Swales on page 28.

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When the distance between the lower and upper walls is less than twice the height of the lower wall, the walls become structurally dependent on each other. In this situation, it is important to take global stability into account, incorporating additional reinforcement – and longer layers – into the wall plan. In addition, structurally dependent walls require even more excavation, backfill and time. So plan ahead. Be sure to check the wall plan for specific requirements. For structurally dependent walls, consult with a qualified engineer.



FENCES

Know the dimensions of the fence to determine the placement of the sleeves. Provide at least 1 inch clearance between the inside of the sleeve and the outside of the post, and allow for mortar and grout. Install the sleeves according to the wall plan during the construction of the wall.

If the fence is at least 3 feet behind the wall, generally no additional reinforcement is required. If the fence is installed within 3 feet, there may be some load transferred to the wall from wind, snow or pedestrians. Additional reinforcement around the fence sleeves may be needed.

Grout the fence post into the sleeve after the wall is built.

Tip: Visit www.fencesleeve.com for information about sleeves.

