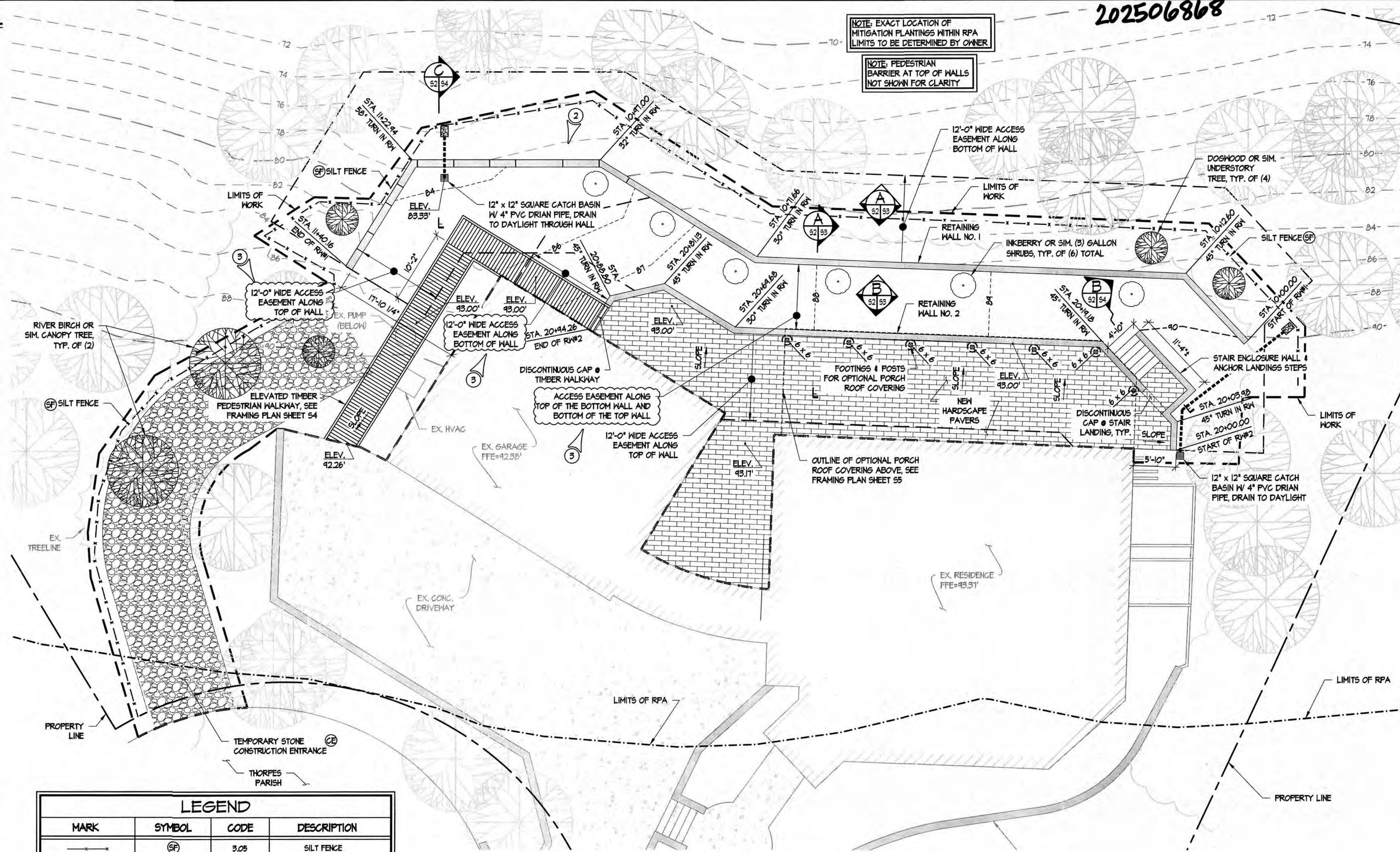


GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- A. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC), 2018 EDITION
 - B. THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION AS AMENDED BY THE VUSBC.
 - C. ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
2. DESIGN LOADS:
- A. BUILDING CLASSIFICATION CATEGORY: I
 - B. GROUND SNOW, P_g : 15 PSF
 - C. ULTIMATE WIND SPEED: 105 MPH
 - D. EXPOSURE: B
 - E. SCILL UNIT HEIGHT: 120 PCF
 - F. LINE LOADS: UNIFORM 50 PSF
 - F. SEISMIC DESIGN: SEISMIC IMPORTANCE FACTOR, I : 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION S_a : 0.11
MAPPED SPECTRAL RESPONSE ACCELERATION S_l : 0.043
SITE SOIL CLASS: F
SPECTRAL COEFFICIENT, S_{ds} : 0.175
SPECTRAL COEFFICIENT, S_{d1} : 0.12
SEISMIC DESIGN CATEGORY: B
BASIC STRUCTURAL SYSTEM: SEGMENTAL BLOCK RETAINING WALL
3. THE CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION OF MEMBERS AND COMMENCING WORK.
4. CONTRACTOR SHALL NOTIFY MISS UTILITY OF VIRGINIA PRIOR TO BEGINNING EXCAVATION FOR LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR COSTS ASSOCIATED WITH DAMAGE AND REPAIR OF ANY LINES MARKED BY MISS UTILITY OF VIRGINIA.
5. PROVIDE TEMPORARY BRACING AS REQUIRED TO RESIST SOIL PRESSURE AND OTHER LOADS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, EQUIPMENT, ADJACENT GROUNDS, SPRINKLERS, TREES AND PLANTS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT NO ADDITIONAL COSTS TO THE OWNER, ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
7. UNLESS NOTED OTHERWISE, ALL UTILITIES WHICH CROSS FOOTINGS MUST PASS ABOVE FOOTINGS THROUGH THE RETAINING WALL. STEP FOOTINGS WHERE REQUIRED.
- RETAINING WALL LEVELING PAD:**
8. LEVELING PAD FOR SEGMENTAL BLOCK RETAINING WALLS SHALL BE A MINIMUM OF 8" THICK COMPACTED NO. 21A CRUSHED STONE WRAPPED IN FILTER CLOTH. ALTERNATELY, 8" THICK 350 PSI FLOWABLE FILL MAY BE UTILIZED FOR THE LEVELING PAD.
9. ALL FLOWABLE FILL SHALL BE MIXED, PLACED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
10. ALL FLOWABLE FILL SHALL HAVE A SLUMP OF 1" ± 1" UNLESS NOTED OTHERWISE.
11. ALL FLOWABLE FILL TO BE POURED IN COLD WEATHER, AS DEFINED IN SECTION 11 OF ACI 306R, COLD WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 306.1, STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING, AND 306R.
12. ALL FLOWABLE FILL TO BE POURED IN HOT WEATHER, AS DEFINED IN SECTION 12 OF ACI 305R, HOT WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 305.1, STANDARD SPECIFICATIONS FOR HOT WEATHER CONCRETING, AND ACI 305R.
- RETAINING WALL:**
13. ELEVATIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LAND TECH RESOURCES, INC. AND DATED JULY 26, 2022.
14. FOUNDATION DESIGN HAS BEEN BASED ON GEOTECHNICAL REPORT PREPARED BY EGS MID-ATLANTIC, LLC & DATED AUGUST 11, 2022. CONSULT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION FOR COMPACTION AND LIFTS.
15. EXISTING SITE SOILS ARE NEWPLAT SILT LOAM WITH HIGH SHRINK-SWELL POTENTIAL.
16. LEVELING PAD HAS BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE AND A MINIMUM OF 3'-0" BELOW THE EXISTING GRADE UNLESS NOTED OTHERWISE WITH A MINIMUM SOIL BEARING PRESSURE OF 1500 PSF UNLESS NOTED OTHERWISE.
17. BACKFILL MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS USING A VIBRATORY PLATE COMPACTOR. ALL BACKFILL SHALL BE FREE-DRAINING, NON-FROST SUSCEPTIBLE GRANULAR MATERIAL 5M OR BETTER, UNLESS NOTED TO BE STONE. RETAINED BACKFILL MATERIAL SHALL HAVE A MINIMUM FRICTION ANGLE OF 35 DEGREES, EXCEPT IN THE REINFORCED ZONE. BACKFILL MATERIAL TO BE USED IN THE REINFORCED ZONE SHALL BE 5M OR BETTER WITH MINIMUM FRICTION ANGLE OF 32 DEGREES.
18. CHIMNEY DRAIN ADJACENT TO MODULAR WALL UNITS AND MATERIAL USED TO FILL MODULAR WALL UNITS SHALL BE VIBRATORY PLATE COMPACTED NO. 31 STONE, OR A WELL GRADED COMPACTIBLE NO. 21A STONE, 1/4" TO 1 1/2" DIAMETER WITH NO MORE THAN 10% PASSING THE #200 SIEVE.
19. PLACE A 4" DIAMETER PERFORATED PVC DRAIN PIPE WRAPPED IN FILTER CLOTH ADJACENT TO INSIDE FACE OF THE MODULAR CONCRETE UNIT RETAINING WALL. PROVIDE DRAINAGE TO DAYLIGHT.
20. ANY VARIATION IN LOCATION OR ELEVATION OF RETAINING WALL, ELEVATION IN THE GRADE EITHER ABOVE OR BELOW THE WALL, OR THE RECOMMENDED INSTALLATION DETAILS, REQUIRE REVIEW BY THE ENGINEER OF RECORD.
21. ALL GEOSGRID REINFORCEMENT TO BE MIRAGRID 2XT SERIES MANUFACTURED BY TENCATE GEOSYNTHETICS. LENGTH OF GEOSGRID SHOWN ON DRAWINGS IS TAKEN FROM OUTSIDE FACE OF RETAINING WALL. GEOSGRID SHALL BE PULLED TAUGHT PRIOR TO INFILLING BACKFILL.
22. SEGMENTAL RETAINING WALL UNITS SHALL BE DIAMOND 10DS UNITS MANUFACTURED BY ANCHOR WALL SYSTEMS, LLC.
23. CONTRACTOR SHALL FOLLOW INSTRUCTIONS PROVIDED BY BLOCK MANUFACTURER REGARDING THE CONSTRUCTION OF THE MODULAR CONCRETE UNIT WALLS. ANY INSTRUCTIONS THAT DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
24. PEDESTRIAN PROTECTION IS REQUIRED WHEN WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE. GUARD RAILINGS, FENCING, AND/OR LANDSCAPE SHRUBBERY SHALL BE PROVIDED WHERE WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE.
25. RETAINING WALL MINIMUM DESIGN SAFETY FACTORS:
- A. OVERTURNING - 2.0
 - B. SLIDING - 1.5
 - C. GLOBAL STABILITY - 1.5
- CONCRETE**
26. CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND A MAXIMUM WATER-CEMENT RATIO OF 0.55.
27. ALL CONCRETE SHALL BE MIXED, PLACED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
28. ALL CONCRETE SHALL HAVE A SLUMP OF 4" ± 1" UNLESS NOTED OTHERWISE.
29. ALL CONCRETE TO BE POURED IN COLD WEATHER, AS DEFINED IN SECTION 11 OF ACI 306R, COLD WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 306.1, STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING, AND 306R.
30. ALL CONCRETE TO BE POURED IN HOT WEATHER, AS DEFINED IN SECTION 12 OF ACI 305R, HOT WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 305.1, STANDARD SPECIFICATIONS FOR HOT WEATHER CONCRETING, AND ACI 305R.
31. REINFORCING BARS SHALL BE ASTM A-615, GRADE 60.
32. ALL CONCRETE REINFORCING SHALL BE DETAILED AND CONSTRUCTED PER ACI 318.
33. ALL CONCRETE EXPOSED TO THE EXTERIOR ENVIRONMENT OR TO DEICING CHEMICALS SHALL BE AIR-ENTRAINED 6% BY VOLUME ± 1% UNLESS SHOWN OTHERWISE ON DRAWING.
- WOOD:**
34. WOOD FRAMING IS BASED ON DESIGN VALUES NOTED IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
35. ALL STRUCTURAL LUMBER UNLESS OTHERWISE NOTED, SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) KILN DRIED, SURFACED, WITH A MAXIMUM 18% MOISTURE CONTENT, WITH THE FOLLOWING MINIMUM NON-FACTORED ALLOWABLE STRESSES:
- | | F _b | F _v | F _c | E |
|----------------------------------|----------------|----------------|----------------|-----------|
| A. EXTREME FIBER STRESS | 425 PSI | 175 | 565 | 1,400,000 |
| B. HORIZONTAL SHEAR STRESS | 175 | 175 | 565 | 1,400,000 |
| C. COMPRESSION PERP. TO GRAIN | 565 | 565 | 565 | 1,400,000 |
| D. COMPRESSION PARALLEL TO GRAIN | 1350 PSI | 1300 | 1,250 | 1,400,000 |
| E. MODULES OF ELASTICITY | 1,400,000 | 1,400,000 | 1,400,000 | 1,400,000 |



LEGEND			
MARK	SYMBOL	CODE	DESCRIPTION
	Ⓢ	3.05	SILT FENCE
	Ⓢ	3.02	CONSTRUCTION ENTRANCE

WOOD (CONT.):

36. MULTIPLE MEMBER FLOOR AND ROOF BEAMS, EXCEPT ROOF TRUSSES, SHALL BE FASTENED TOGETHER WITH A MINIMUM (2) ROWS OF 16D NAILS OR 1/2" DIAMETER BOLTS AT 12" O.C., UNLESS NOTED OTHERWISE ON THE DRAWINGS OR BY THE MANUFACTURER.
37. ALL WOOD IN CONTACT WITH EXTERIOR ELEMENTS, CONCRETE, OR MASONRY SHALL BE TREATED WITH AN APPROVED PRESERVATIVE IN ACCORDANCE WITH ANFA STANDARDS.
38. FASTENERS FOR PRESERVATIVE-TREATED & FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
39. TIMBER POST AND COLUMN BASES SHALL BE "AB" SERIES STRONG TIE CONNECTORS BY SIMPSON COMPANY OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
40. ALL SHEATHING SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH U.S. DEPARTMENT OF COMMERCE (DOC) PRODUCT STANDARD PS 1-01 FOR PLYWOOD CONSTRUCTION FROM GROUP I SPECIES OR DOC PRODUCT STANDARD PS 2-04 FOR ORIENTED STRAND BOARD (OSB). EACH SHEET SHALL BEAR THE APA® GRADE TRADEMARK.
41. ROOF SHEATHING SHALL CONFORM TO APA C-D RATED EXPOSURE I FOR PLYWOOD OR EXPOSURE I OSB 1/2" MINIMUM THICKNESS SHEATHING UNLESS NOTED OTHERWISE. PROVIDE APPROPRIATE SPACING BETWEEN BUTT JOINTS. USE OF "H" CLIPS REQUIRED ON ROOF SHEATHING.
42. PLYWOOD WALL SHEATHING SHALL CONFORM TO APA C-D RATED EXTERIOR 1/2" MINIMUM THICKNESS PLYWOOD SHEATHING. PROVIDE APPROPRIATE SPACING BETWEEN BUTT JOINTS.
43. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE RAFTERS.
44. ALL PLYWOOD END JOINTS SHALL BE STAGGERED AND SHALL BE LOCATED ALONG THE CENTER LINES OF THE FRAMING MEMBERS.
45. NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE PLYWOOD SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 3/8" FOR 8D NAILS AND 1 1/2" FOR 10D NAILS.

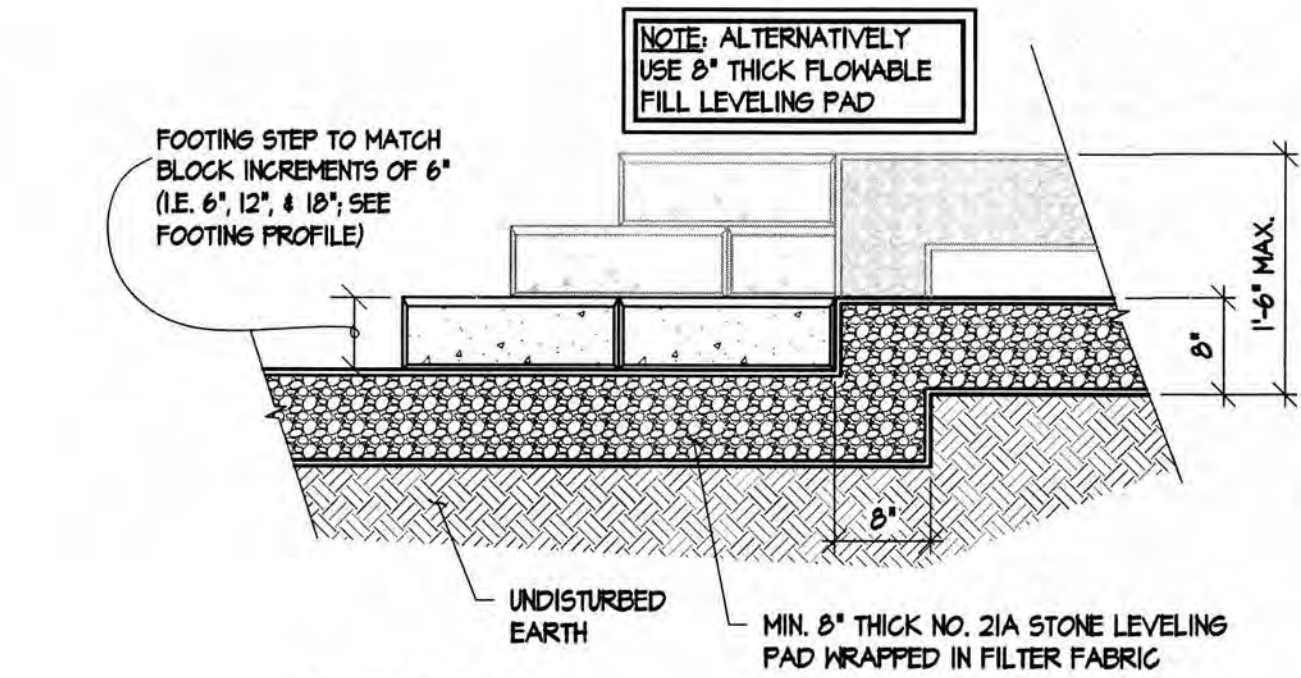
ABBREVIATIONS			
APPROX. E.C. CONT. DIA. ELEV. EX. HORIZ. MAX. MIN.	APPROXIMATE CENTERLINE CONTINUOUS CONCRETE DIAMETER ELEVATION EXISTING HORIZONTAL MAXIMUM MINIMUM	NO. O.C. REINF. RW STA. TYP. VERT. W. W.U.F.	NUMBER ON CENTER REINFORCEMENT RETAINING WALL STATION TYPICAL VERTICAL WITH WELDED WIRE FABRIC
A. 2 x 8	2 x 12	800	750
B. 175	175	175	565
C. 565	565	565	565
D. 1350 PSI	1300	1,250	1,250
E. 1,400,000	1,400,000	1,400,000	1,400,000

PLANT SCHEDULE			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
6	ILEX GLABRA	INKBERRY SHRUB	18" MIN.
4	CORNUS FLORIDA	DOSHWOOD TREE	15" MIN. CALIPER
2	BETULA NIGRA	RIVER BIRCH	15" MIN. CALIPER

SITE PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10'

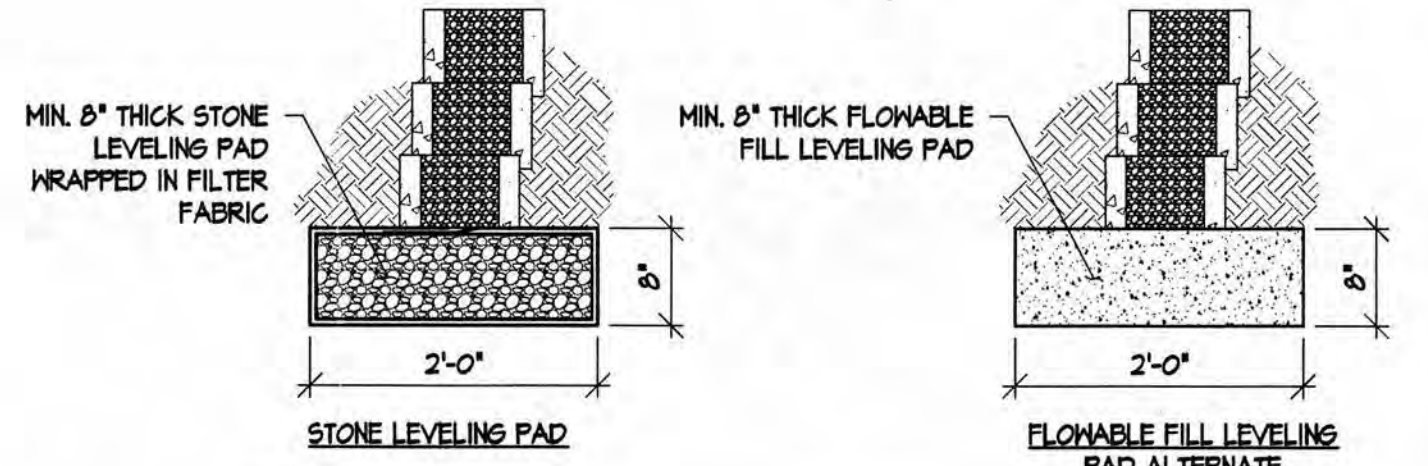


DETAIL

SCALE: 3/4" = 1'-0"

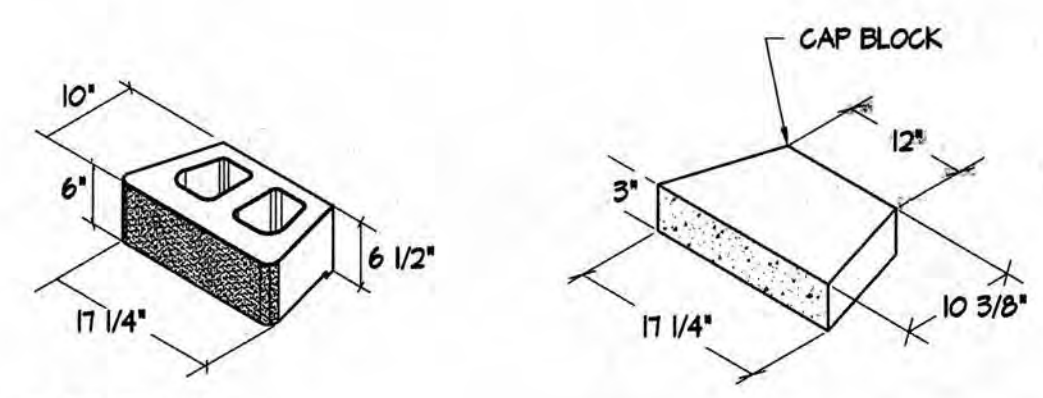
1 Large/Small Plat(s) Recorded
herewith as # 202506868

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 21, 2025
at 1:38 AM PM PG.
Document # 202506868
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor Clerk



DETAIL

SCALE: 3/4" = 1'-0"



DETAIL

SCALE: NONE

GENERAL NOTES, SITE PLAN & DETAILS

Sheet

RETAINING WALL
TANKERSLEY RESIDENCE
109 THORPES PARISH
JAMES CITY COUNTY

2 of 5

Project #: VA2126DES

Date: 7/19/2023

Site Revision 3

Contractor Site Revision 2

No. 1

Revisions

Reviewed by: MAY

Drawn by: JAK

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