EXIST R/W

WHEELER STREET
(R/W VARIES)

N

5' SIDEWALK
3' GRASS BUFFER

ADJUST UTILITY BOX
TO SIDEWALK GRADE

EXIST R/W

EXIST R/W

RELOCATE
STOP SIGN

REQD R/W

H

CITY STANDARD
SEAT WALL

SIDEWALK

LATIMER STREET
(R/W VARIES)

SIDEWALK

EXIST R/W

EXIST R/W

McAFEE STREET
(R/W VARIES)

EXIST R/W

EXIST R/W

I

N/F
WOODSTOCK DOWNTOWN
RESIDENTIAL ASSOCIATION
326 McAFFEE STREET

EXIST R/W

SEATING WALL DETAIL

NOTE:
FILL CMU BLOCKS WITH 4000 PSI GROUT.
#4 REBAR TO BE PLACED @ 16" ON CENTER.
FOOTING TO BE 3500 PSI CONCRETE 6" THICK.

6"x16" CMU WITH 3/8" GROUT JOINTS (ALTERNATE EACH ROW)
#4 REBAR SPACED 16" ON CENTER
RUNNING BOND BRICK (ALTERNATE EACH ROW)
BULLNOSE BRICK WITH 1" OVERHANG
WALL FOOTING BELOW (TYP)
CUT BRICK TO 2 FOR INTERIOR SECTION OF BRICK
SEAT WALL
COLUMN FOOTING BELOW (TYP)

TYPICAL EXPANSION JOINT
#4 REBAR SPACED 16" ON CENTER
RUNNING BOND BRICK (ALTERNATE EACH ROW)
BULLNOSE BRICK WITH 1" OVERHANG
FOOTING (3500 PSI CONCRETE)
6"x16" CMU WITH 3/8" GROUT JOINTS (ALTERNATE EACH ROW)
UPPER LEVEL FINISHED GRADE (VARIES)
LOWER LEVEL FINISHED GRADE (VARIES)
#4 REBAR EVENLY SPACED W/ MIN. 3" FROM ALL EDGES CENTERED IN FOOTING. 12" MAXIMUM SPACING
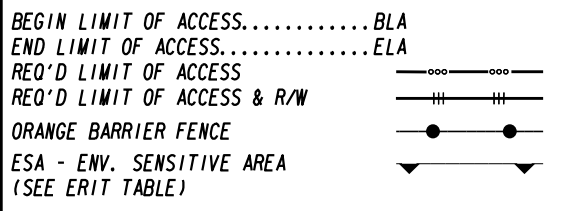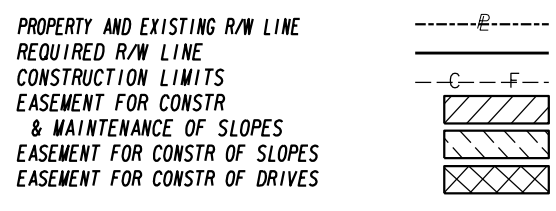
1'-3"   1'-11"

1'-6"

GENERAL NOTES:
1. RELOCATE I STOP SIGN. COST INCLUDED IN TRAFFIC CONTOL.
2. ADJUST UTILITY BOX TO SIDEWALK GRADE. COST INCLUDED IN PRICE OF "CONCRETE SIDEWALK, 4 IN".
3. CONDUITS SHALL BE PLACED UNDER SIDEWALK FOR EXISTING TREE LIGHT ELECTRICAL WIRE. COST INCLUDED IN "CONDUIT - TREE LIGHTS".
4. MODIFICATIONS TO EXISTING IRRIGATION MAY BE REQUIRED DUE TO NEW SIDEWALK AND WALL. COST INCLUDED IN "IRRIGATION MODIFICATIONS".
5. CONTRACTOR RESPONSIBLE FOR FINAL GRADING. CITY TO INSTALL LANDSCAPING AFTER FINAL GRADING COMPLETED.
6. ANY DISTURBANCES OUTSIDE OF REQUIRED RW LINE SHALL BE REPLACED IN-KIND AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL EXISTING TREES ARE TO REMAIN IN PLACE.

QUANTITIES

ITEM	UNIT	QUANTITY
TRAFFIC CONTROL -	LUMP	1
GRADING COMPLETE -	LUMP	1
CONCRETE SIDEWALK, 4 IN	SY	45
SEATING WALL	LF	40
IRRIGATION MODIFICATIONS	LUMP	1
CONDUIT - TREE LIGHTS	LUMP	1

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS............BLA
END LIMIT OF ACCESS..............ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CALCO
ENGINEERING

SCALE IN FEET
0   10   20   40

REVISION DATES

CONSTRUCTION PLAN
WHEELER STREET
SIDEWALK IMPROVEMENTS

		DATE:
CHECKED:		DATE:
BACKCHECKED:		DATE:
CORRECTED:		DATE:
VERIFIED:		DATE:

DRAWING No.
0001

10/23/20I5   GPLN