PRIVATE STREETS A & B - ENTRY

PRIVATE PARKWAY EASEMENT

76' - PRIVATE STREET EASEMENT

PRIVATE PARKWAY EASEMENT

12'  4'  68'  4'  12'

6' SIDEWALK

6' SIDEWALK

PRIVATE PARKWAY EASEMENT

24'  20'  24'

MEDIAN

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013

FUSCOE ENGINEERING
PRIVATE STREETS D,E, & F - TYPICAL

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013
PRIVATE STREETS M & N - TYPICAL

32' PRIVATE STREET EASEMENT

28' 0'

14' 14'

4' 4' SIDEWALK

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013
PRIVATE STREETS C,E,G,H,I,J,K & L - TYPICAL

6' SIDEWALK

PRIVATE PARKWAY EASEMENT

44' - PRIVATE STREET EASEMENT

VARIES 6.5'-7'

4'

36'

VARIES 6.5'-7'

18'

18'

PRIVATE PARKWAY EASEMENT

6' SIDEWALK

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013

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full circle thinking
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PHONE 213.985.8802 FAX 213.985.8803

SHEET 8 OF 15
PRIVATE STREET K - TYPICAL

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013
PRIVATE ACCESS ROADWAY 0 - TYPICAL

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013

J

FUSCOE
ENGINEERING
full circle thinking
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NTS
PRIVATE STREET 'ALLEY' Q - TYPICAL

OPTION 1

OPTION 2

PONTE VISTA
SPECIFIC PLAN
STREET STANDARDS
09.26.2013

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full circle thinking
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SHEET 12 OF 15
DRIVEWAY CASE 2 (SINGLE FAMILY)

PRIVATE STREET

SIDEWALK/PARKWAY
AS APPLICABLE PER STREET
STANDARDS FOR ADJACENT
PRIVATE STREET.

PRIVATE STREET

W=18'

X=3'

X=3'

Y

R=1/2"

1/4" PER FT.

6.5'

4' MIN.

10.5'

SECTION A-A

NTS

PONTE VISTA
SPECIFIC PLAN
DRIVEWAY STANDARDS
09.26.2013
DRIVEWAY CASE 4 (MULTI- FAMILY)

PRIVATE DRIVEWAYS

PRIVATE DRIVE

CURB FACE

SIDEWALK/PARKWAY

PRIVATE STREET

W=28'

R=5' MIN.

SIDEWALK/PARKWAY
AS APPLICABLE PER STREET
STANDARDS FOR ADJACENT
PRIVATE STREET.

SIDEWALK/PARKWAY
AS APPLICABLE PER STREET
STANDARDS FOR ADJACENT
PRIVATE STREET.

CF=6"

SECTION A-A

PRIVATE STREET

5'

4' MIN.

1/4" PER FT.

9' MIN.

09.26.2013

PONTE VISTA
SPECIFIC PLAN
DRIVEWAY STANDARDS

REINFORCEMENT AND SLOPE REGIME PER
CITY OF LOS ANGELES STANDARD PLAN S-440-3

FUSCOE ENGINEERING
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SHEET 14 OF 15
DRIVEWAY CASE 4A (MULTI-FAMILY)

PRIVATE STREET

R=1/2"

16'

SECTION A-A

PRIVATE STREET

W=24'

ST. GR

ST. GRADE

CURB LINE

R=20'

PONTÉ VISTA

SPECIFIC PLAN

DRIVEWAY STANDARDS

09.26.2013

REINFORCEMENT AND SLOPE REGIME PER CITY OF LOS ANGELES STANDARD PLAN S-440-3

FUSCOE
ENGINEERING

FULL CIRCLE THINKING

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SHEET 15 OF 15