

ECHO HORIZON SCHOOL
2022 CUP UPDATES

3430McMANUS AVENUE
CULVER CITY, CA 90232

CONDITIONAL USE PERMIT APPLICATION DRAWINGS

PROJECT TEAM

OWNER: Echo Horizon School
3430 McManus Avenue
Culver City, CA 90232
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ARCHITECT: Pica & Sullivan Architects, Ltd.
5900 Wilshire Blvd, Suite 750
Los Angeles CA 90036
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EMAIL: joe@picasullivan.com

LANDSCAPE ARCHITECT: Carter Romanek Landscape Architects
Agoura Hills Studio
Agoura Hill, CA 90301
PH: 310.477.3900
EMAIL: wayne@crlainc.com

PROPOSED DEVELOPMENT CHART

Key No.	Building Name	Floor	Existing Area	To Be Removed	New/Addition	Total Area	Building Height ³			Classrooms				Remarks
			GSF	GSF	GSF	GSF	L. P. Grade (3.4' Perimeter)	H. P. Building (Elevation)	Measure (Feet)	Existing	To Be Removed	New	Total Classrooms	
1	(E) Classroom Building	First	(E) 25,270	0	0	(E) 25,270				(E) 19	0	0	(E) 19	
		Second	(E) 15,741	0	0	(E) 15,741								
		Total	(E) 41,011	0	0	(E) 41,011			30.00'	(E) 19	0	0	(E) 19	

BUILDING / SITE INFORMATION

Classroom Building Addition

AREA CALCULATIONS

TOTAL BUILDING AREA: (E) 41,011 SF (No Change)
*GROSS FLOOR AREA

TOTAL SITE AREA: (E) 80,823 SF (No Change)

SITE COVERAGE BY STRUCTURES: (E) 25,270/ 80,823 = 31.3% (No Change)

Number of Floors: (E) 2 (No Change)

Number of Classrooms: (E) 20 (No Change)

Existing Use of Building: Private School Building (No Change)

Proposed Use of Building: Private School Building (No Change)

Building Height

Total Building Height: (E) 30.00' * (No Change)
*MEASURED FROM (A.N.G.) AVERAGE NATURAL GRADE TO ROOF HEIGHT

Legal Description

LOTS 153 THROUGH 159 AND LOTS 195 THOUGH 202 OF TRACT NUMBER 5560, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGE 19 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR PARCEL NO. 4205-012-903

Existing Parking Information

(E) 42 TOTAL PARKING SPACES FOR STAFF PROVIDED ON-SITE (NO CHANGE)

(E) 15 Compact (E) 2 Handicap (E) 25 Standard
Note: Parking as provided under previous submission in 1994.

Landscape Information

EXISTITNG LANDSCAPE AREA : (E) 9,030 SQ. FT. (No Change)

EXISTING HARDSCAPE AREA: (E) 46,523 SQ. FT. (No. Change)

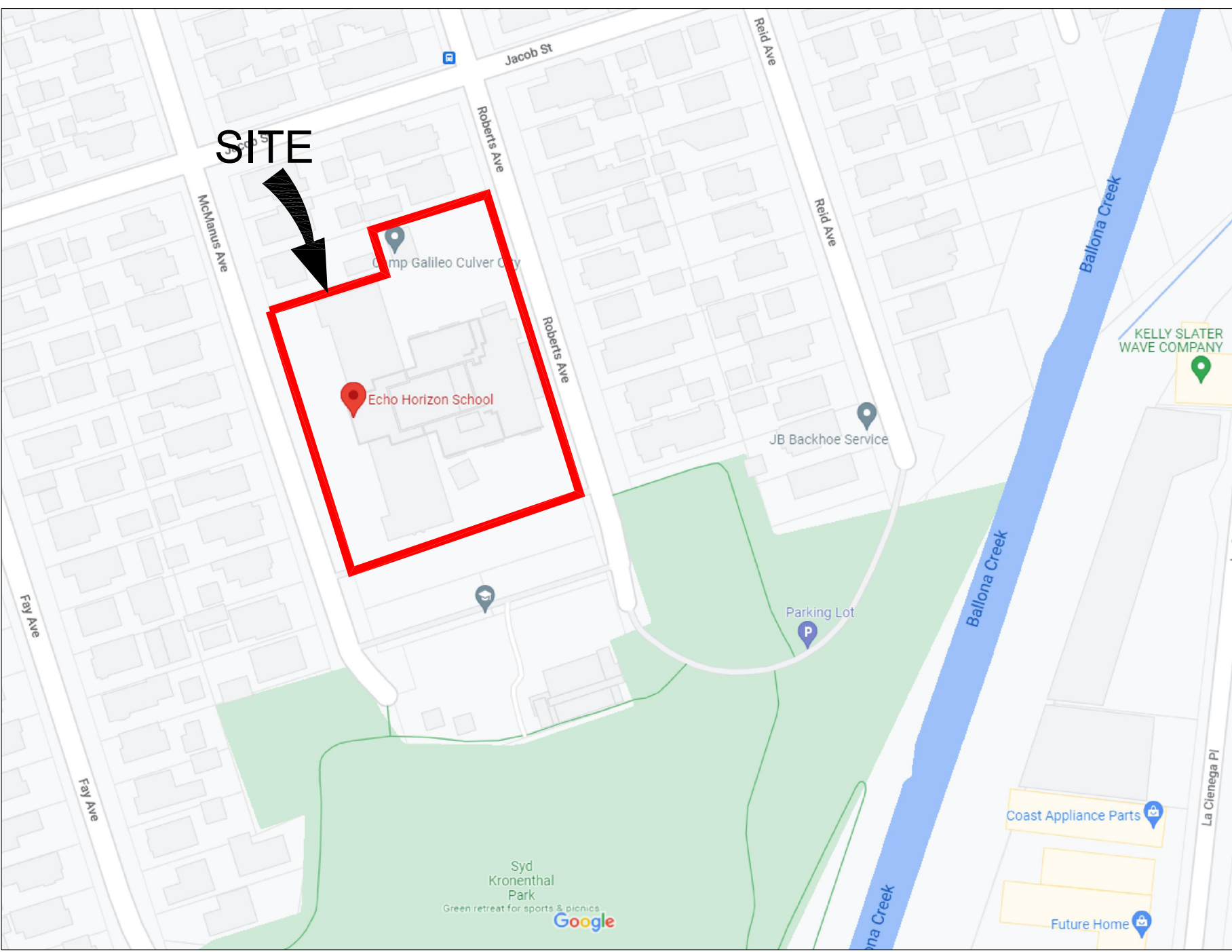
DRAWING INDEX

T1.01	TITLE SHEET
SURVEY	ARCHITECTURAL SURVEY
A1.01 A	EXISTING SITE PLAN
A1.01 B	EXISTING COLORED SITE PLAN
A2.01	EXISTING FIRST FLOOR PLAN
A2.02	EXISTING SECOND FLOOR PLAN
A3.01 A	EXISTING EXTERIOR ELEVATIONS
A3.01 B	EXISTING COLORED EXTERIOR ELEVATIONS
L2.01	EXISTING LANDSCAPE PLAN

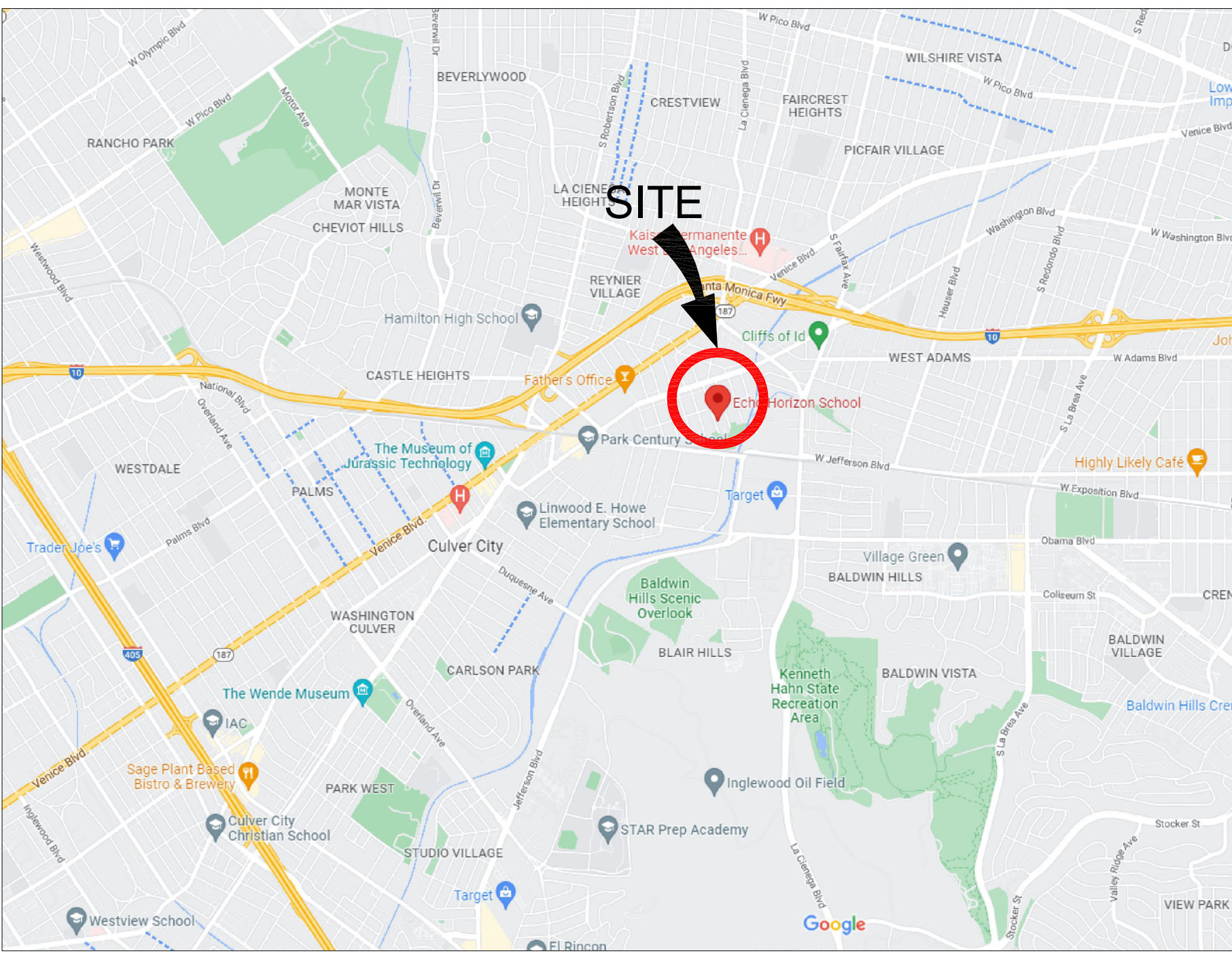
PROJECT DESCRIPTION

TO REQUEST FOR A CONDITIONAL USE PERMIT EXTENSION OF EXISTING CONDITIONAL USE PERMIT (CUP/M P-2004143) TO ALLOW THE CONTINUED USE OF ECHO HORIZON SCHOOL IN AN R-2 ZONE AS WELL AS A MODIFICATION TO INCREASE THE NUMBER OF STAFF MEMBERS FROM 40 TO 52. THE CAMPUS AND OVERALL OPERATIONS FOR THE ECHO HORIZON SCHOOL WILL REMAIN UNCHANGED FROM THOSE ORIGINALLY APPROVED UNDER ITS CURRENT CUP. NO INCREASE IN STUDENT ENROLLMENT AND NO NEW CONSTRUCTION OR MODIFICATIONS TO THE EXISTING BUILDING OR FACILITIES ARE PROPOSED.

VICINITY MAP



LOCATION MAP

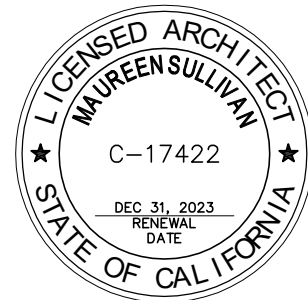


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ISSUE

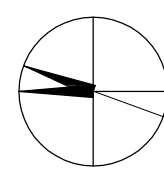
03-11-2022 CUP UPDATES

1

REVISION

SHEET

TITLE SHEET

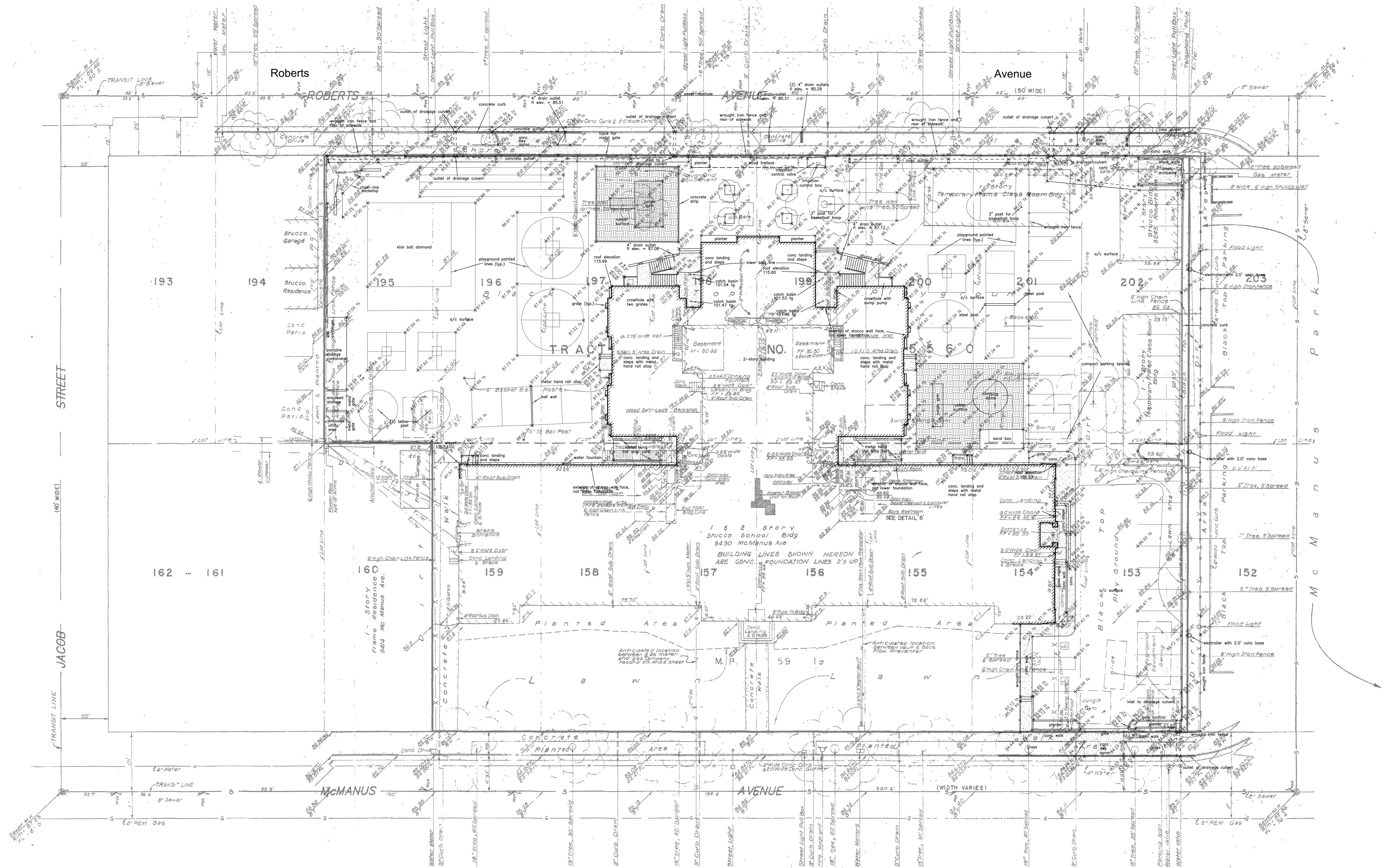


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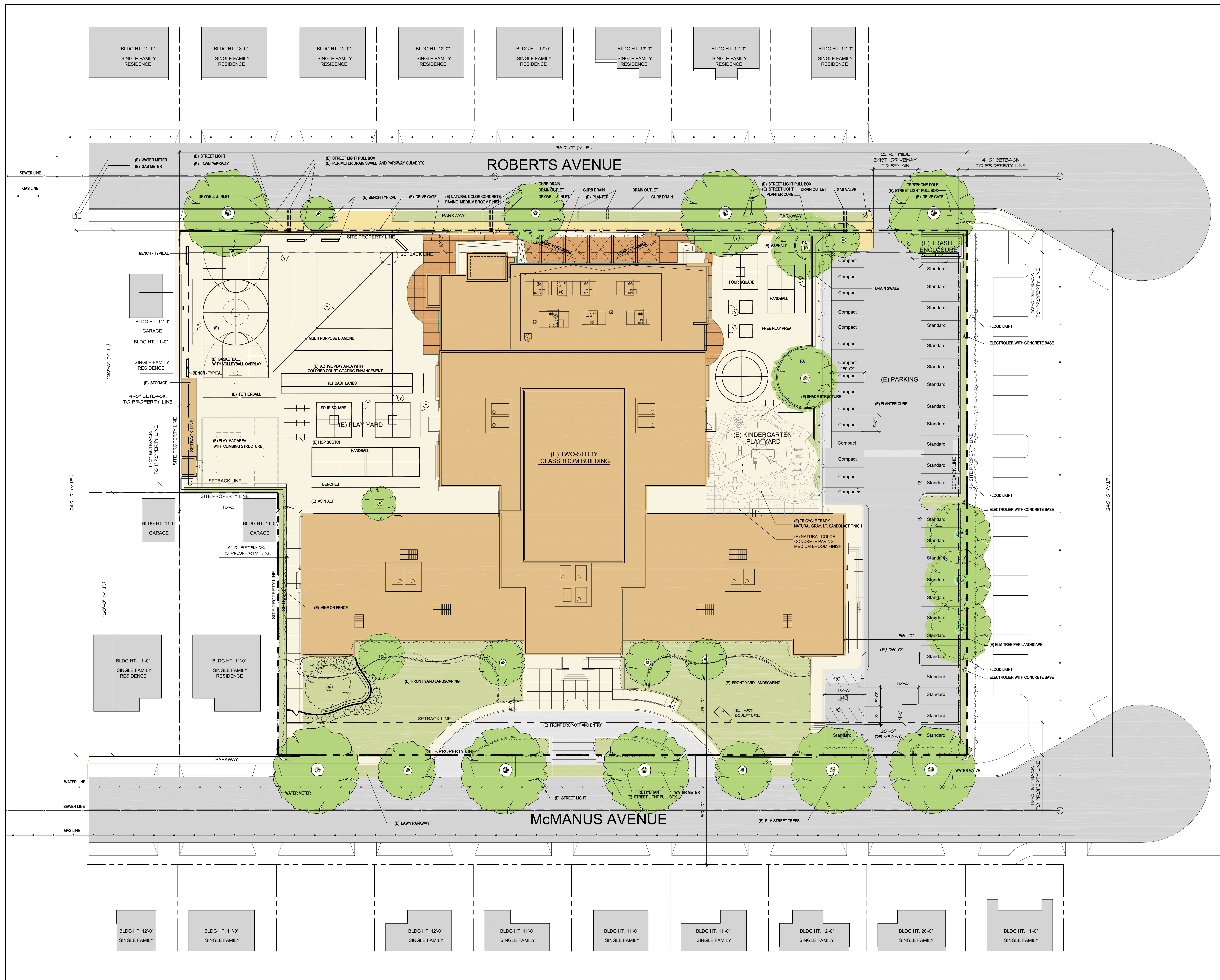
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PROJECT NO: 04-180
FILENAME: T0101_TS

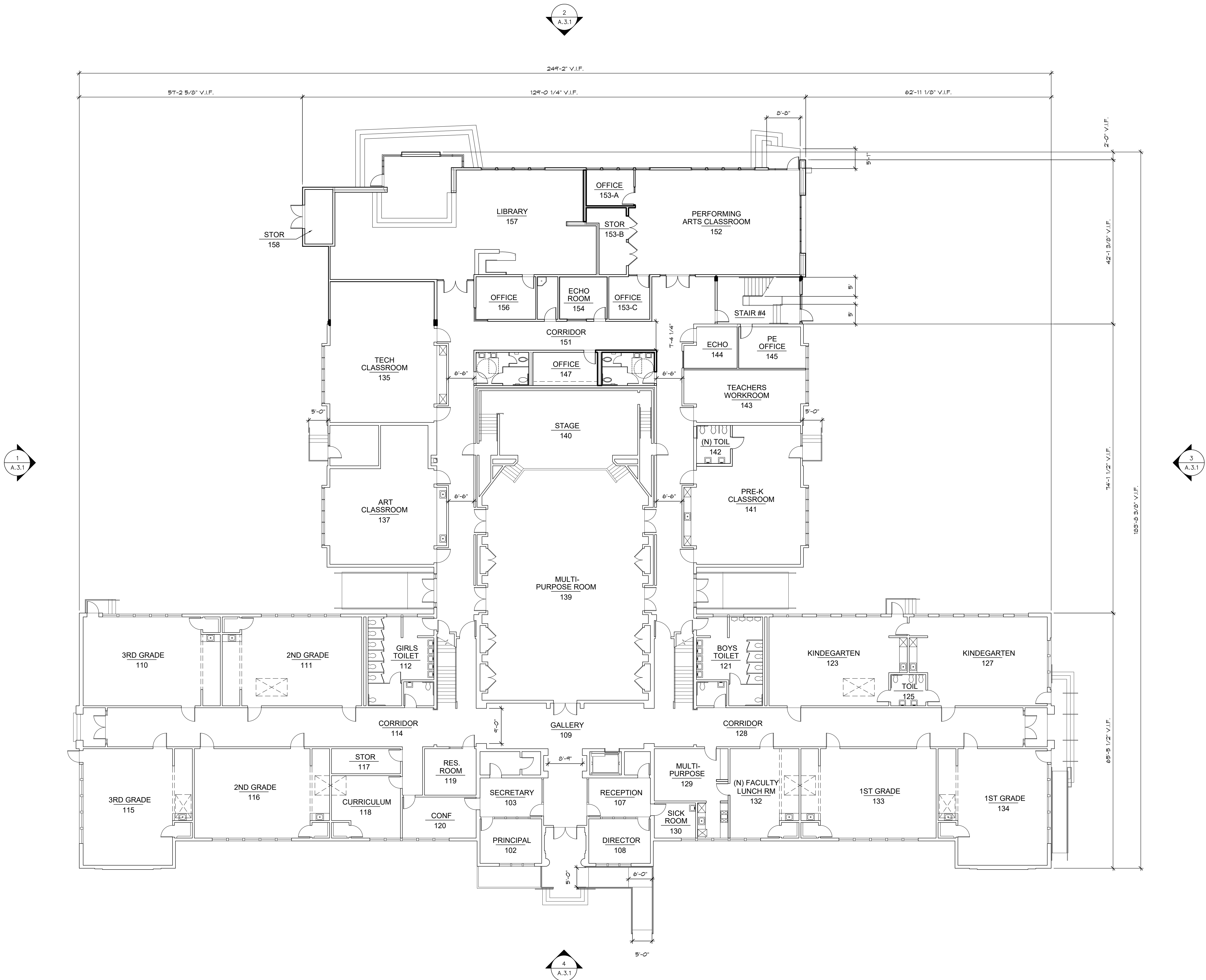
T1.01

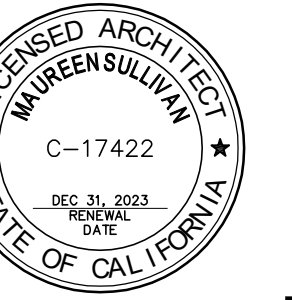
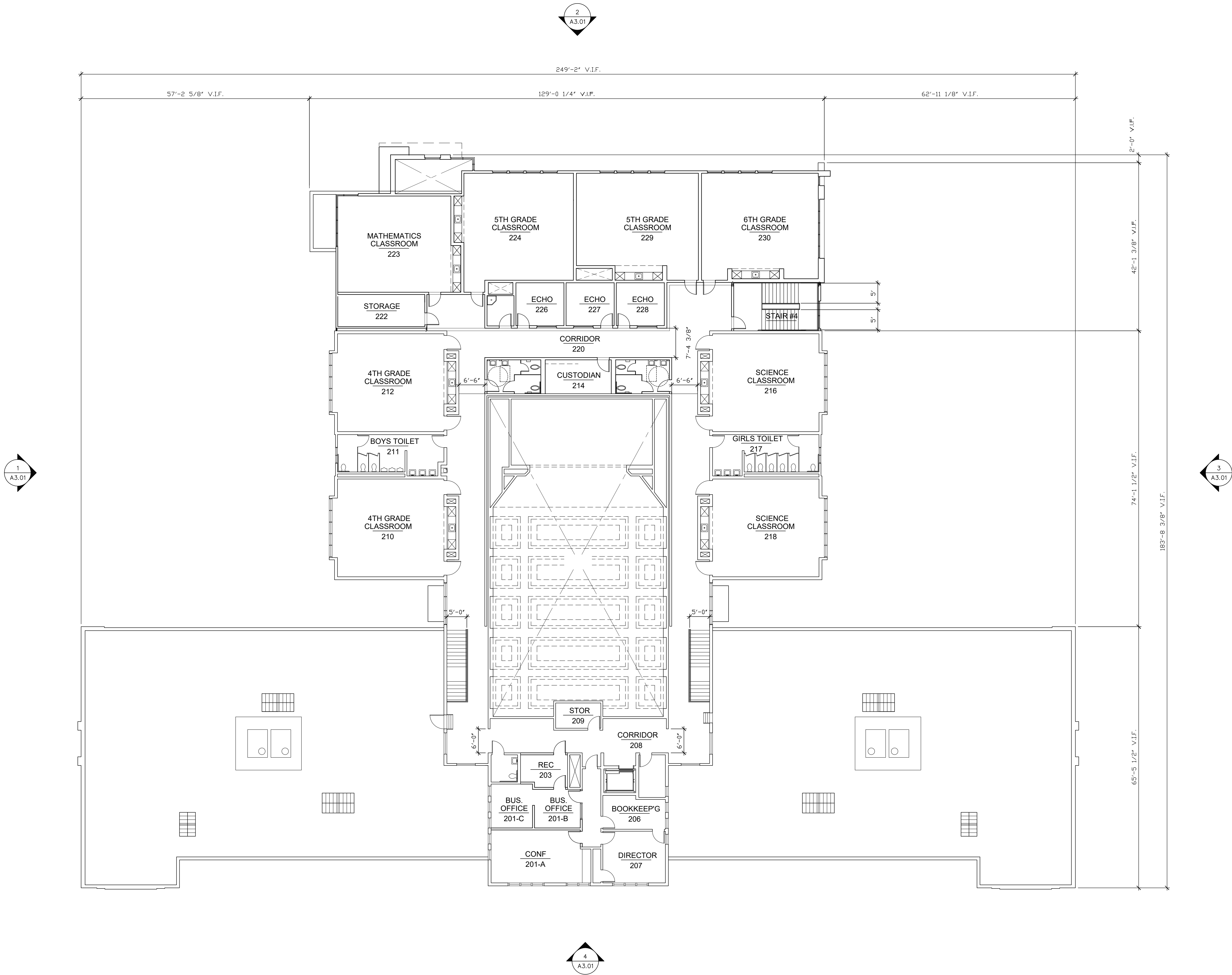
Architectural Survey



The intent of this survey is to provide additional information to update an existing survey map prepared by Mollenhauer, Higashi & Moore, Inc. on February 1, 1993. Refer to said map for notes and details pertaining to this project. The more dark linework and text shown herein is recent field locations made by us in October of 2004. The more light or faded mapping is a scanned image of said map prepared by Mollenhauer, Higashi and Moore, Inc. We do not guarantee the accuracy or completeness of work performed by others. Boundary Lines have not been established by us during the course of this survey. Updated locations and mapping are shown only in specific areas of concern to a new design process. Other areas throughout this property may have changed since the 1993 mapping that are not shown herein.







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03-11-2022 CUP UPDATES

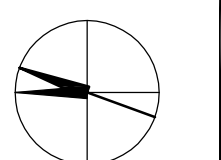
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REVISION

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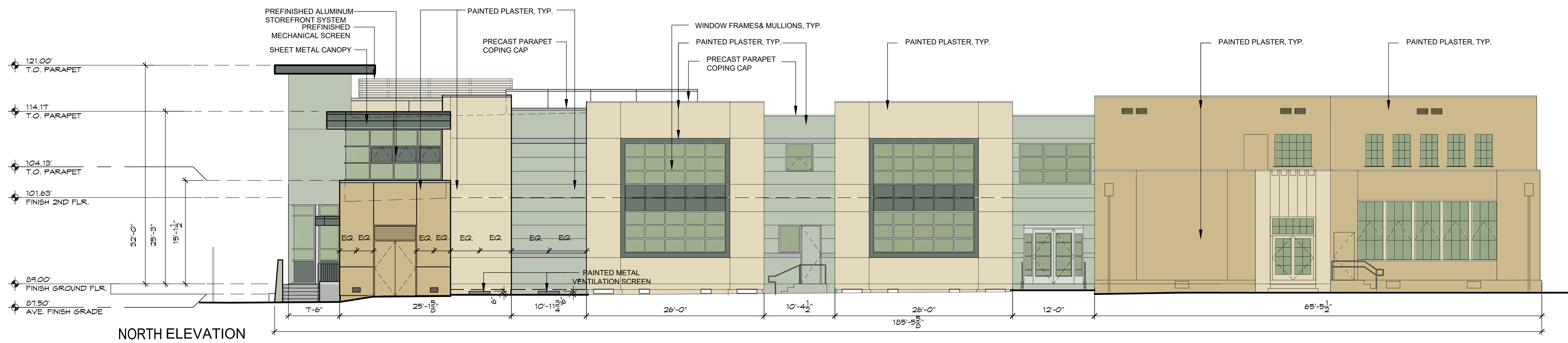
SECOND FLOOR
PLAN



SCALE: 3/32"=1'-0"

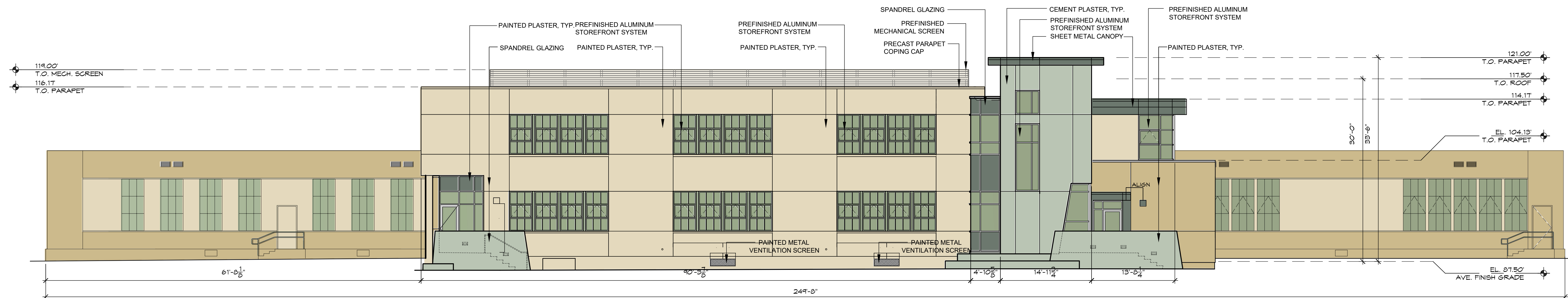
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PLOT DATE: 10-26-24
PROJECT NO: 2004-160
FILENAME: EPL_A2_000

A2.02



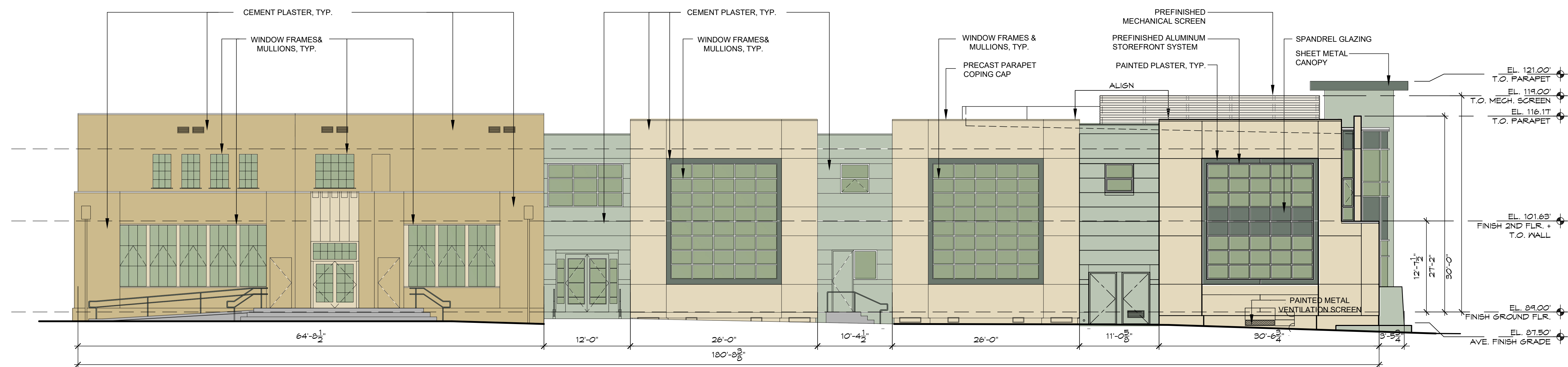
NORTH ELEVATION

1



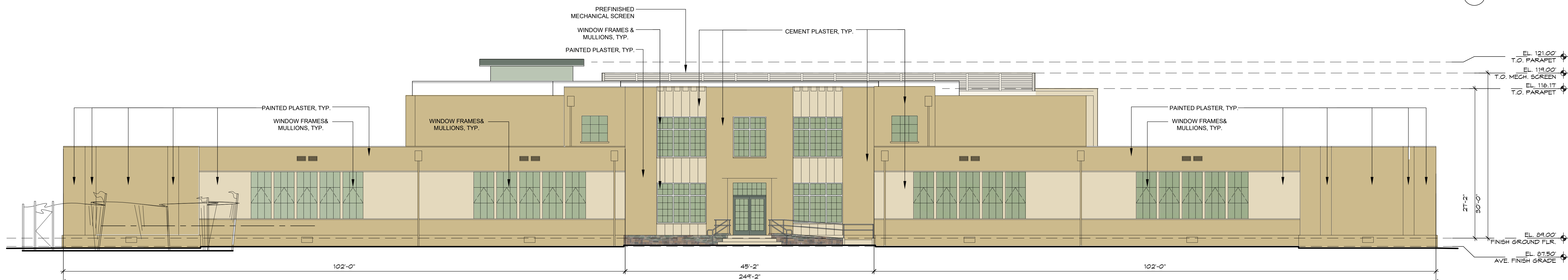
EAST ELEVATION

2



SOUTH ELEVATION

3



WEST ELEVATION

4

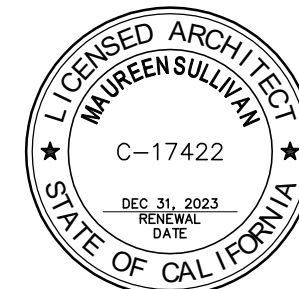
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03-11-2022 CUP UPDATES

1

REVISION

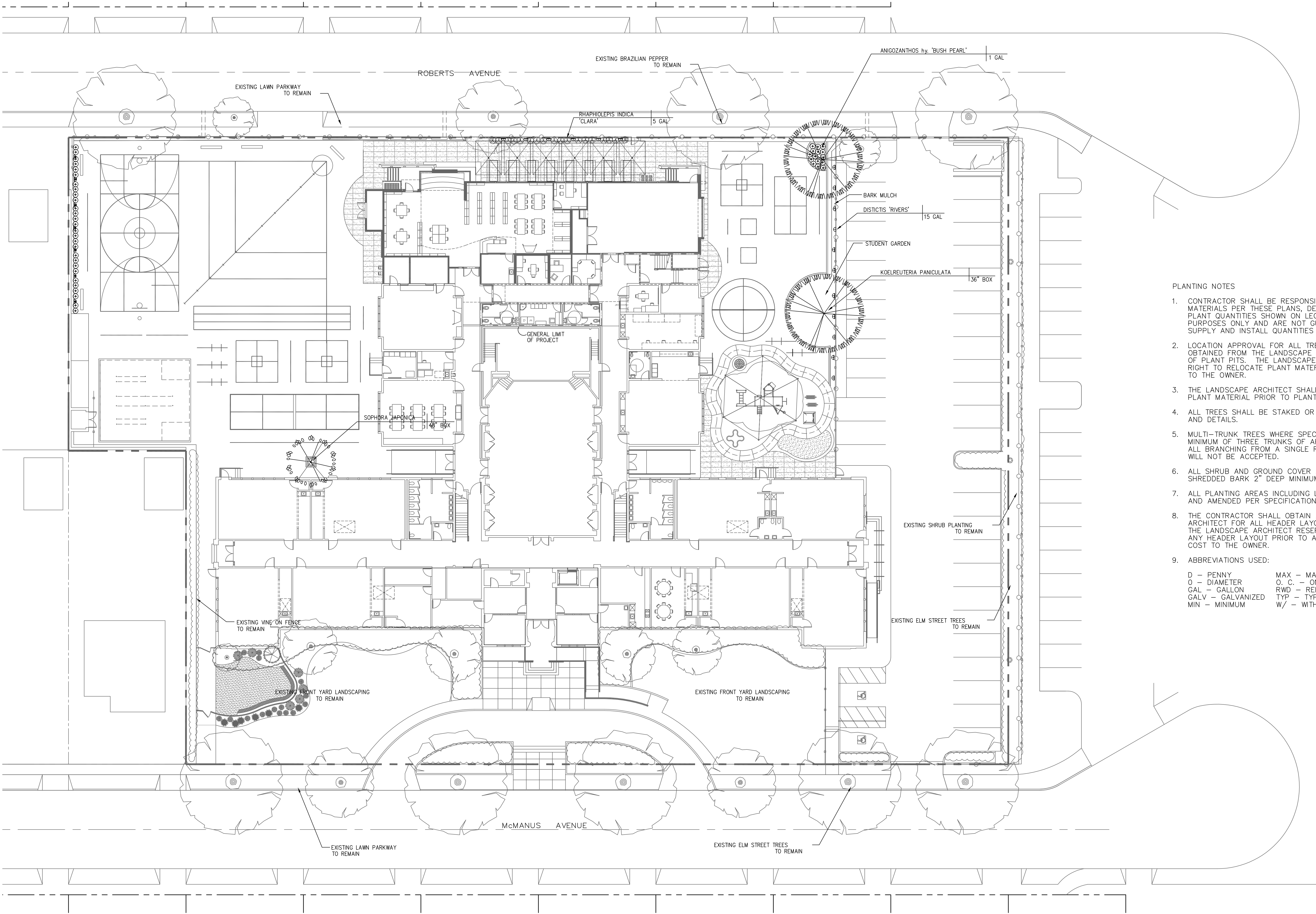
SHEET

EXISTING
COLORED
EXTERIOR
ELEVATIONS

SCALE: 3/32" = 1'-0"

DRAWN BY:
PLOT DATE: 3/9/2022
PROJECT NO: 2004-160
FILENAME: A0301_E0

A3.01B



PLANT MATERIAL LEGEND

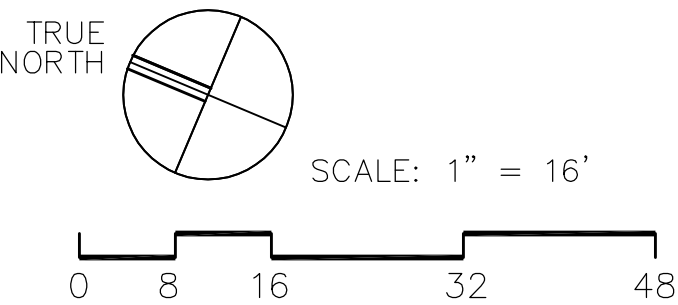
	SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HT.	WID.	NOTES	DET.
TREES		KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2	36" BOX	10'-12'	6'-8'	MULTI-TRUNK W/ ROOT BARRIER	3
		SOPHORA JAPONICA	CHINESE SCHOLAR TREE	1	48" BOX	14'-16'	6'-7'	STANDARD WITH W/ ROOT BARRIER	3 SIM.
VINES									
SHRUBS		ANIGOZANTHOS hy. 'BUSH PEARL'	KANGAROO PAW	43	1 GAL				9
		COPROSMA REPENS 'MARBLE QUEEN'	MIRROR PLANT	10	5 GAL				9
		HEUCHERA SANGUINEA	CORAL BELLS	22	1 GAL				9
		PHILODENDRON x 'XANADU'	XANADU CUT-LEAF PHILODENDRON	6	5 GAL				9
		RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	18	5 GAL				9
		DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	24	15 GAL			TRAIN TO WALL/FENCE	9

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIALS PER THESE PLANS, DETAILS, AND SPECIFICATIONS. PLANT QUANTITIES SHOWN ON LEGEND ARE FOR ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. CONTRACTOR SHALL SUPPLY AND INSTALL QUANTITIES AS DRAWN ON THE PLANS.
- LOCATION APPROVAL FOR ALL TREES AND SHRUBS SHALL BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANT PITS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE PLANT MATERIAL WITHOUT ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING AT THE SITE.
- ALL TREES SHALL BE STAKED OR GUYED AS PER PLANT LEGEND AND DETAILS.
- MULTI-TRUNK TREES WHERE SPECIFIED SHALL CONSIST OF A MINIMUM OF THREE TRUNKS OF APPROXIMATELY EQUAL DIAMETER ALL BRANCHING FROM A SINGLE ROOT CROWN. MAKE-UP MULTI'S WILL NOT BE ACCEPTED.
- ALL SHRUB AND GROUND COVER AREAS ARE TO BE MULCHED WITH SHREDDED BARK 2" DEEP MINIMUM, FLUSH WITH TOP OF CURB.
- ALL PLANTING AREAS INCLUDING LAWN AREAS ARE TO BE TILLED AND AMENDED PER SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL HEADER LAYOUTS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY HEADER LAYOUT PRIOR TO APPROVAL WITHOUT ADDITIONAL COST TO THE OWNER.

ABBREVIATIONS USED:

D - PENNY	MAX - MAXIMUM
O - ON CENTER	O.C. - ON CENTER
GAL - GALLON	RWD - REDWOOD
GALV - GALVANIZED	TYP - TYPICAL
MIN - MINIMUM	W/- WITH



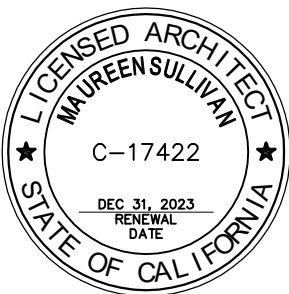
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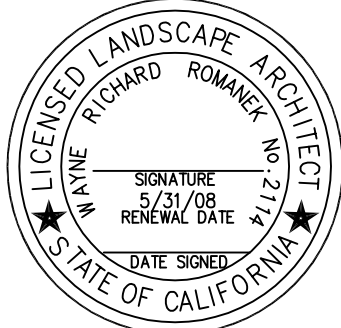
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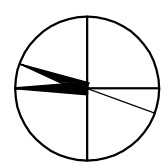
03-11-2022 CUP UPDATES

1

REVISION

SHEET

PLANTING PLAN



SCALE: 1/16"=1'-0"

DRAWN BY: 06-27-2008
PLOT DATE: 04-160
PROJECT NO:
FILENAME: L301_LP

L3.01