**ATTACHMENT NO. 4**

# 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
PH: 310.838.2442
EMAIL: pprocter@echohorizon.org

LANDUSE CONSULTANT: Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034
PH: 310.838.2400
EMAIL: donna@craiglawson.com

ARCHITECT: Pica & Sullivan Architects, Ltd.
5900 Wilshire Blvd, Suite 750
Los Angeles CA 90036
PH: 323.653.7124
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 (5-ft 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

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

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

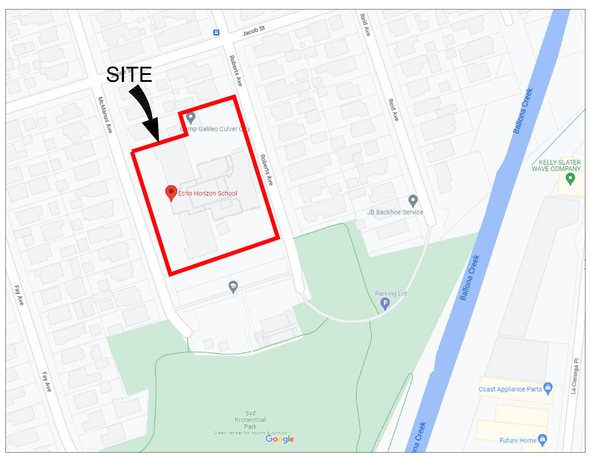
## DRAWING INDEX


| | |
|---|---|
| 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 |

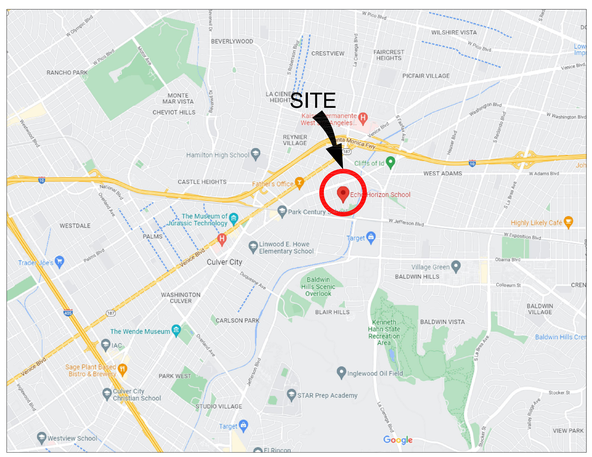

## PROJECT DESCRIPTION

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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LICENSED ARCHITECT MAUREEN SULLIVAN C-17422 DEC. 31, 2023 REGISTERED STATE OF CALIFORNIA

CONSULTANT

PROJECT
ECHO HORIZON SCHOOL
2022 CUP UPDATES
3430 McMANUS AVENUE
CULVER CITY, CA 90232

ISSUE

| | | |
|---|---|---|
| 03-11-2022 | CUP UPDATES | 1 |

REVISION

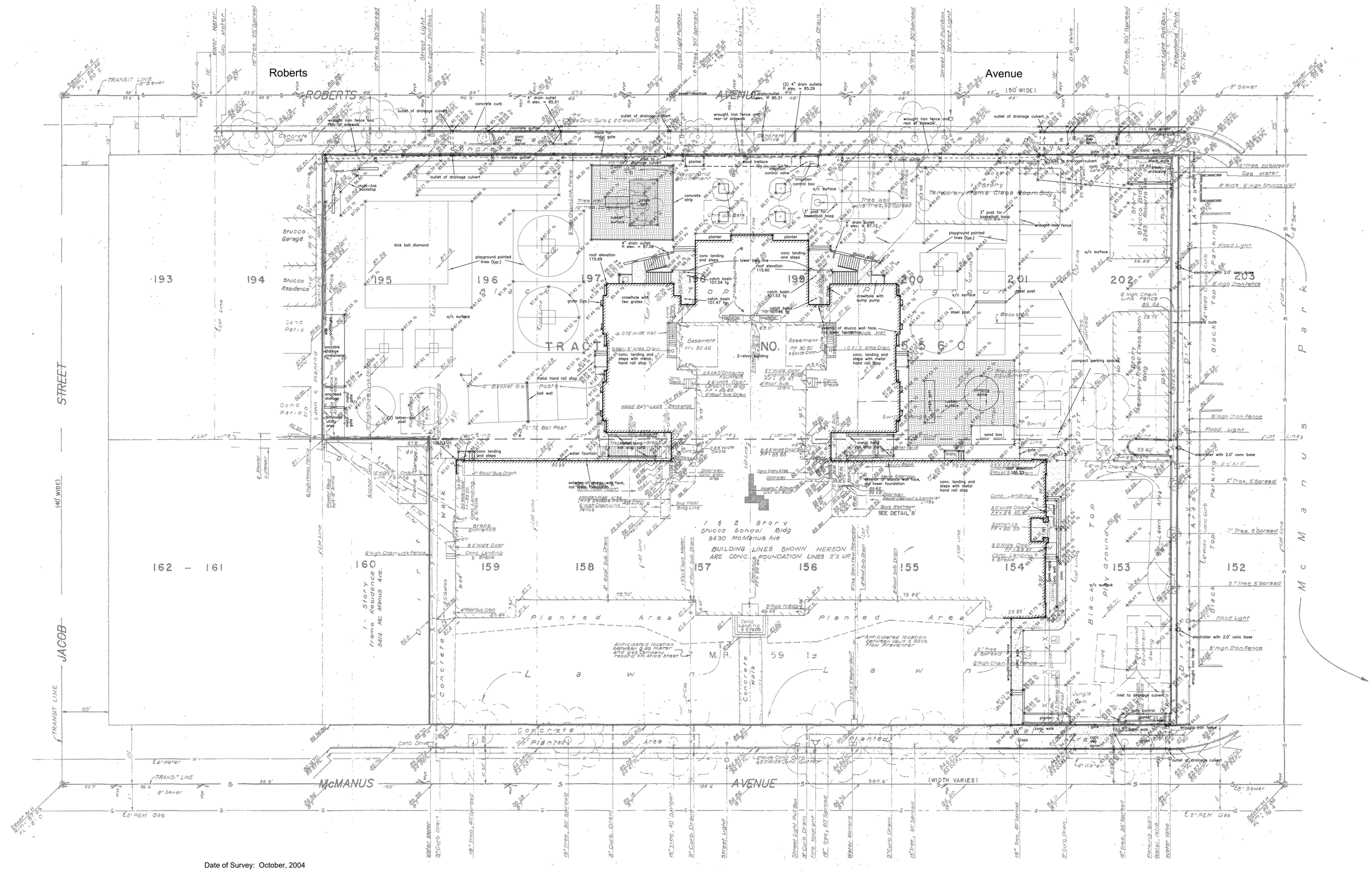
SHEET
TITLE SHEET

SCALE: N.T.S.

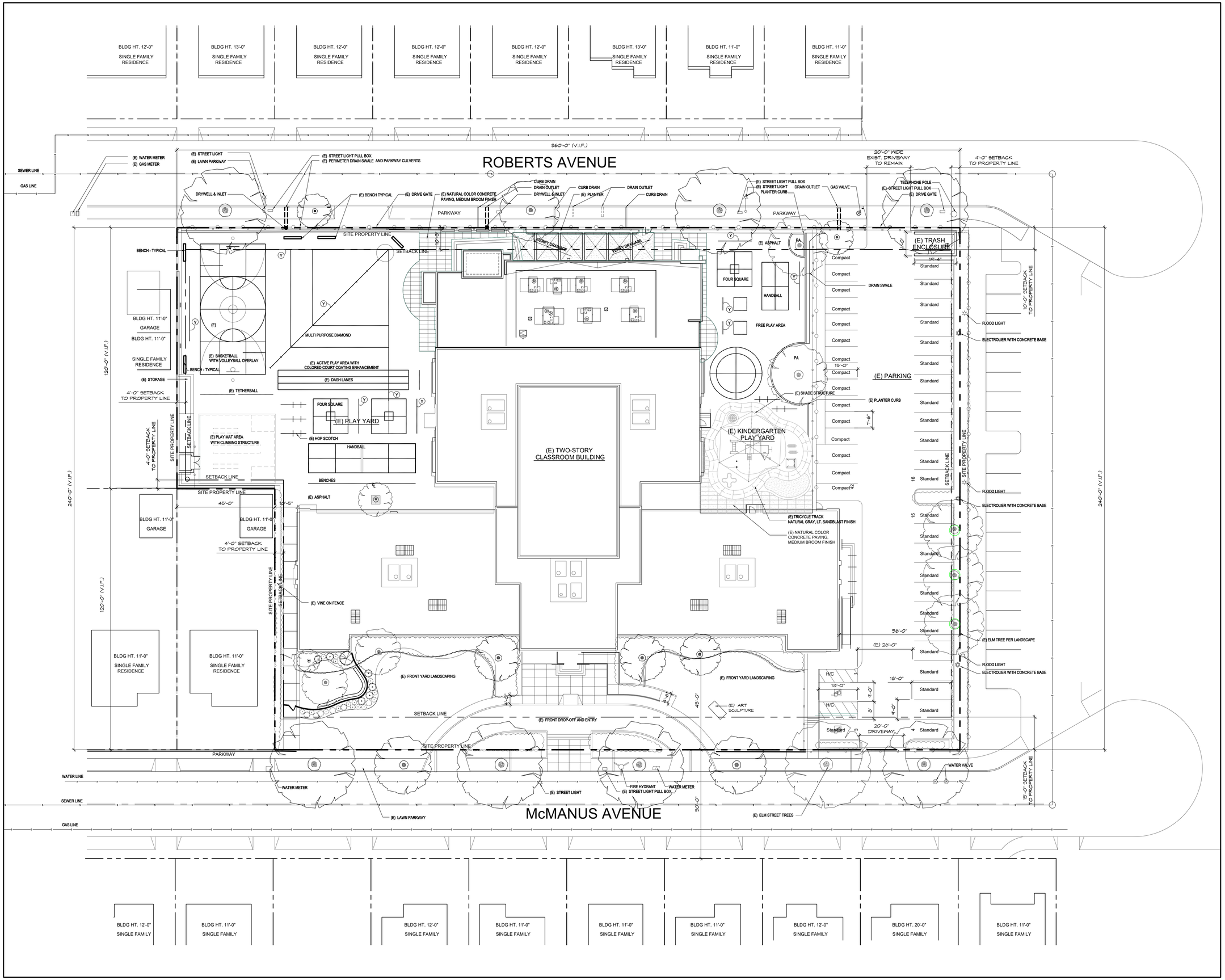
DRAWN BY:
PLOT DATE: 3/9/2022
PROJECT NO: 04-190
FILENAME: T0101_TS

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 hereon 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 gaurantee 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 hereon.





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REVISION

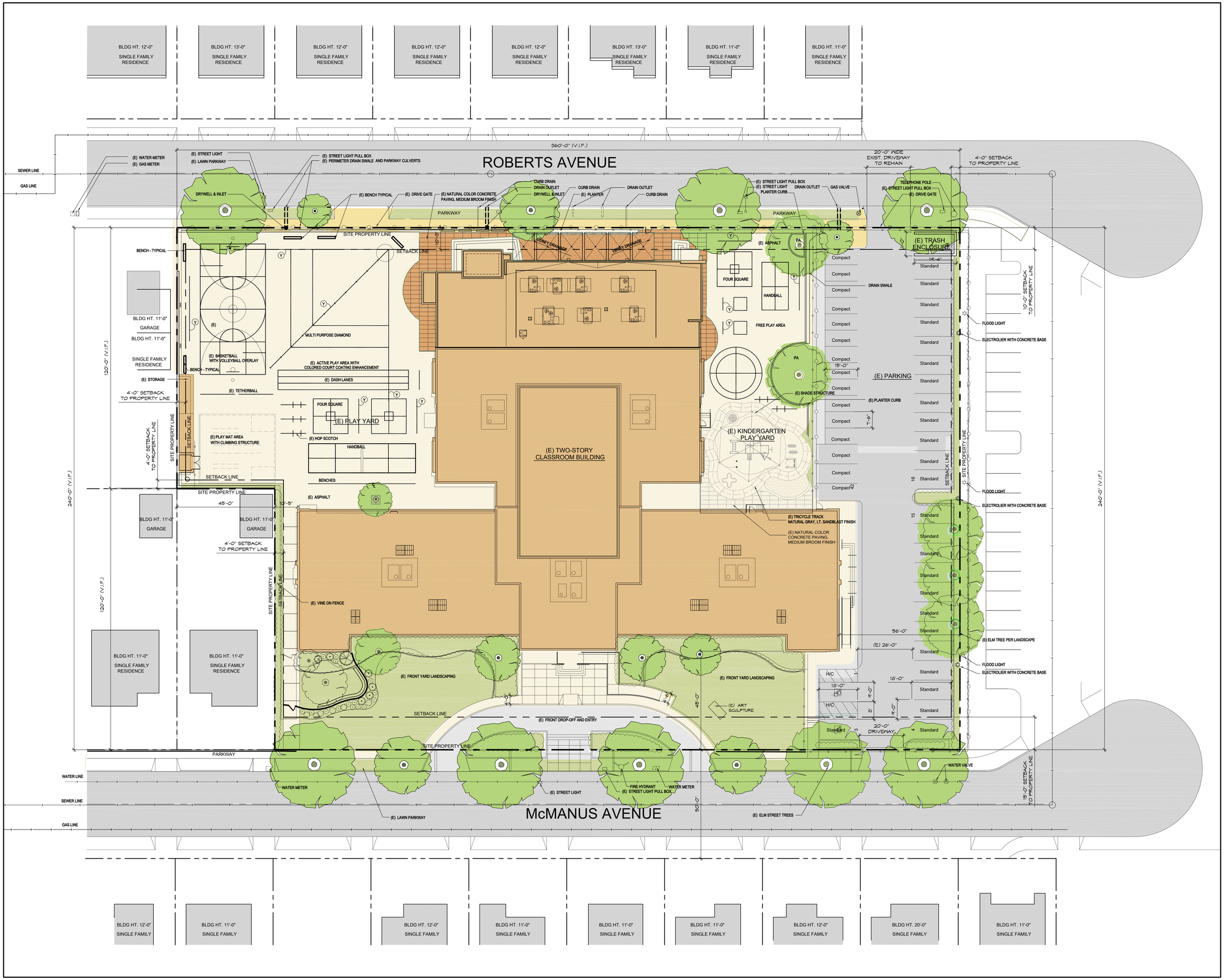
SHEET

EXISTING SITE PLAN

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

DRAWN BY:
PLOT DATE: 03-11-22
PROJECT NO: A0101_SP
FILENAME: A0101_SP

A1.01 A





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| | | |
|---|---|---|
| 03-11-2022 | CUP UPDATES | 1 |

REVISION

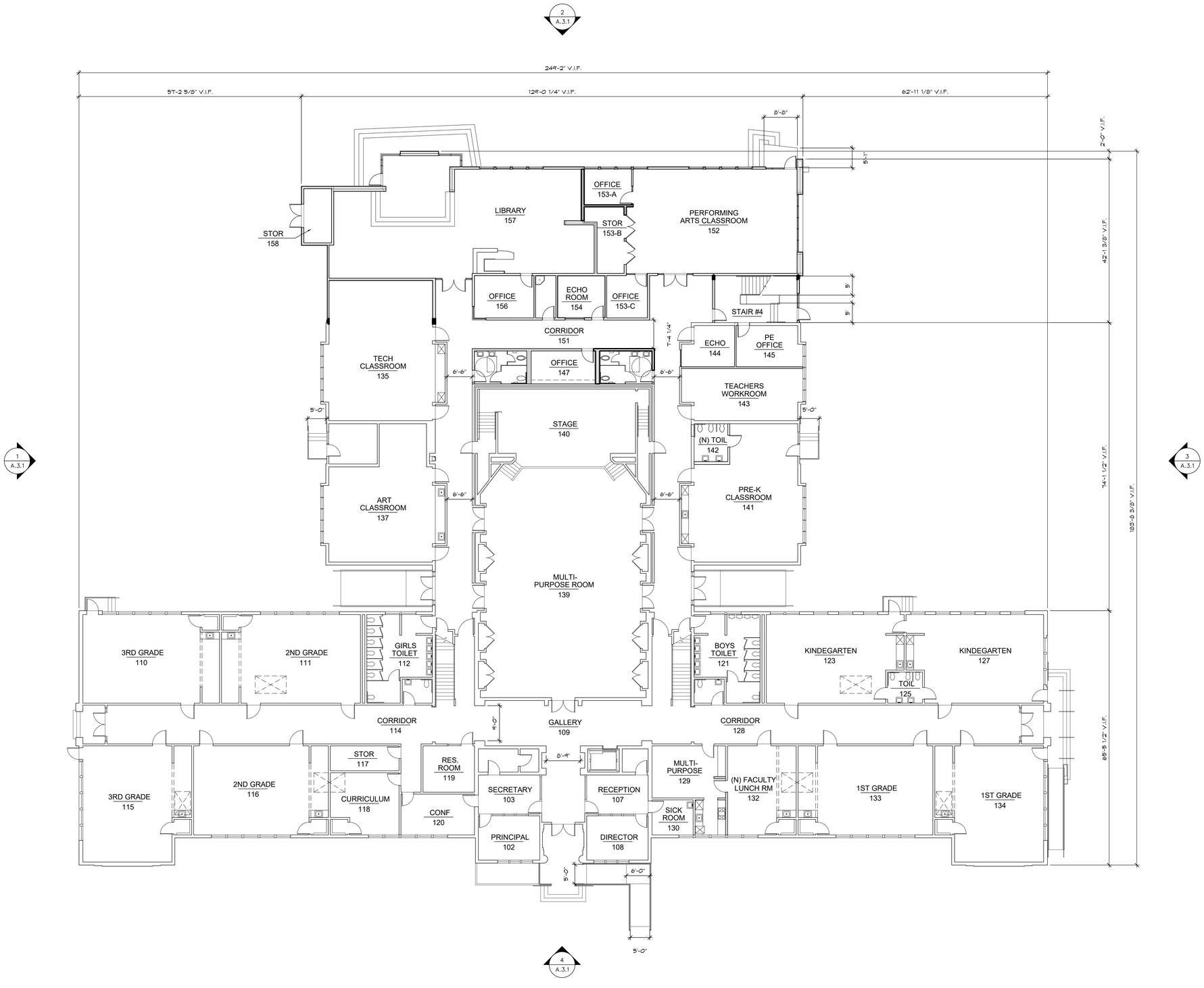
SHEET

EXISTING COLORED SITE PLAN

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

DRAWN BY:
PLOT DATE: 03-11-22
PROJECT NO: A0101_SP
FILENAME: A0101_SP

A1.01 B





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REVISION

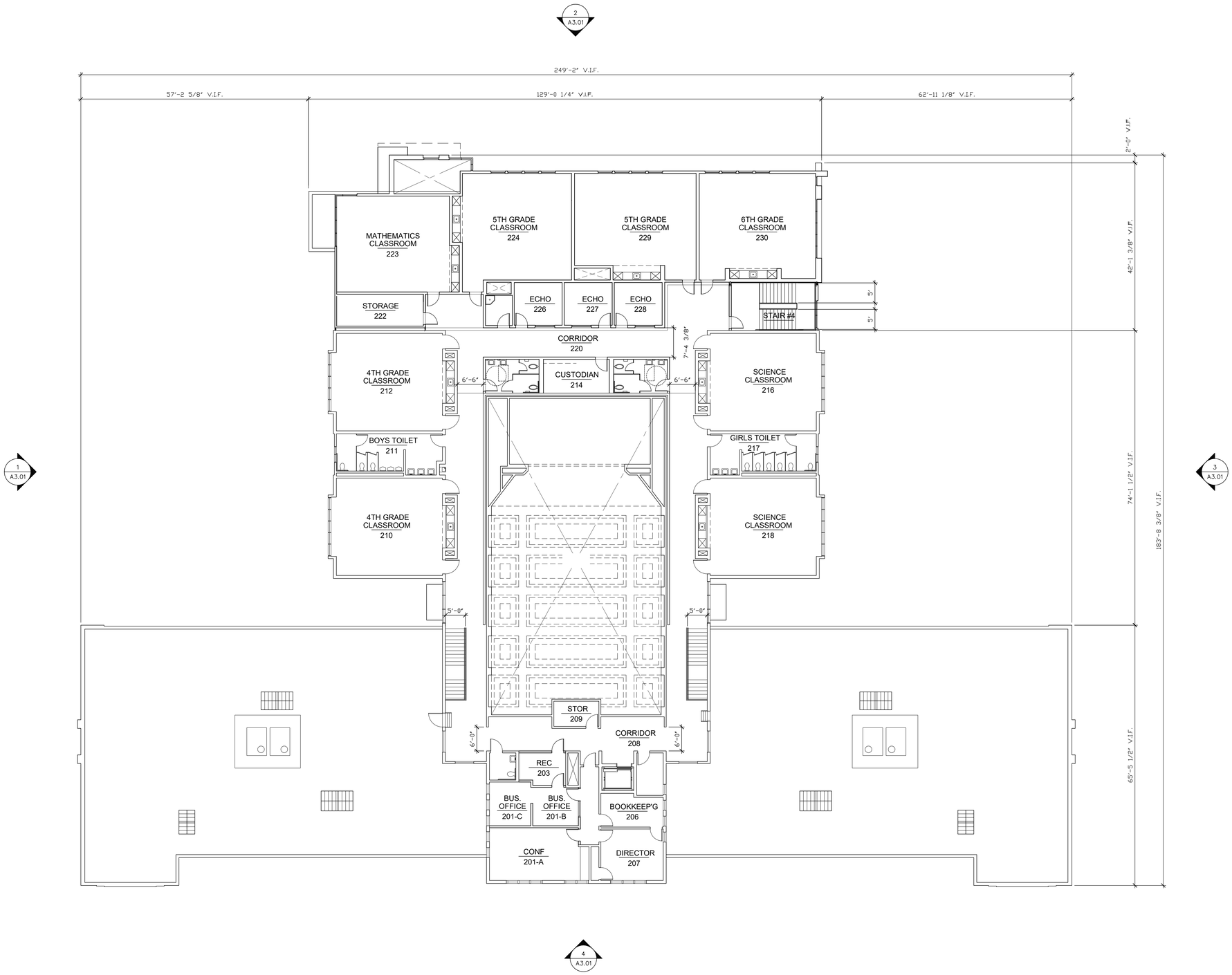
SHEET

EXISTING
FIRST FLOOR
PLAN

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

DRAWN BY:
PLOT DATE: 3/9/2022
PROJECT NO: 2004-160
FILENAME: A0201_FP

A2.01

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| 03-11-2022 | CUP UPDATES | 1 |

REVISION

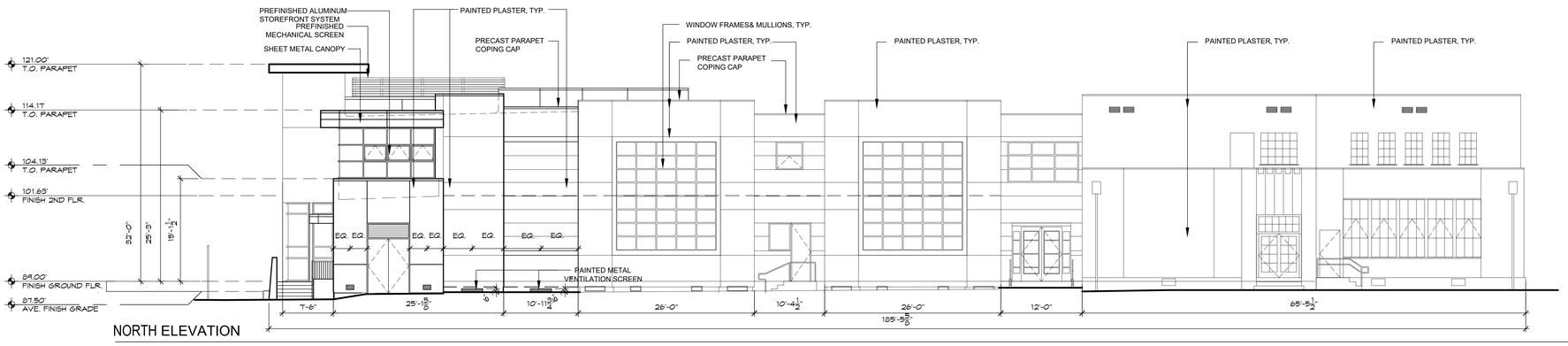
SHEET

SECOND FLOOR PLAN

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

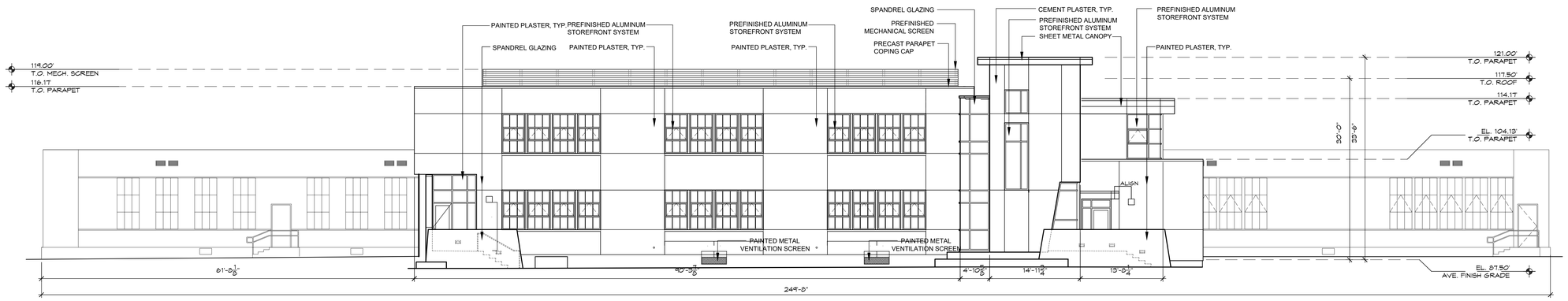
DRAWN BY: PWISK
PLOT DATE: 10-28-04
PROJECT NO: 2004-160
FILENAME: EH_A5_cup

A2.02



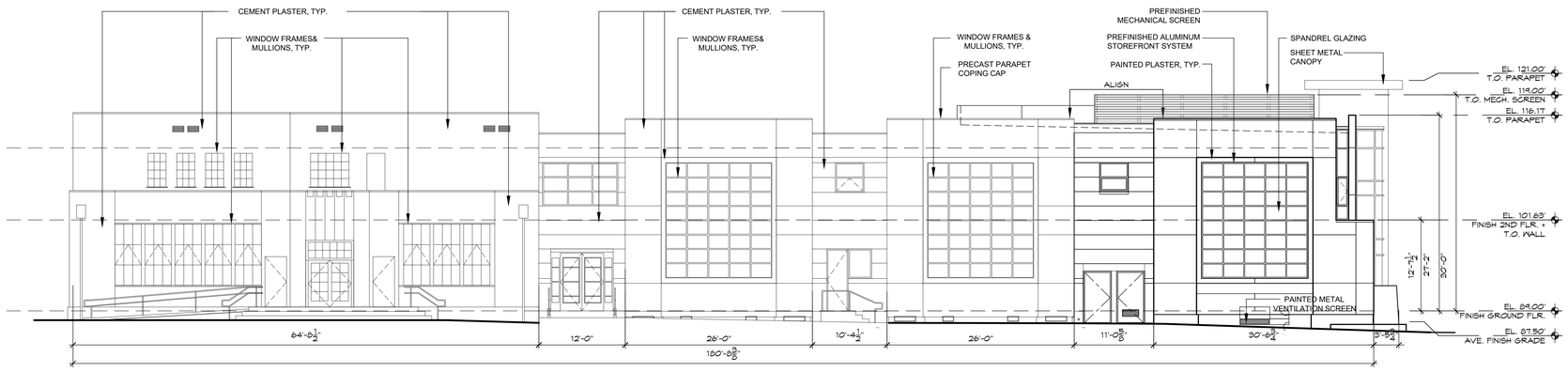

NORTH ELEVATION

1



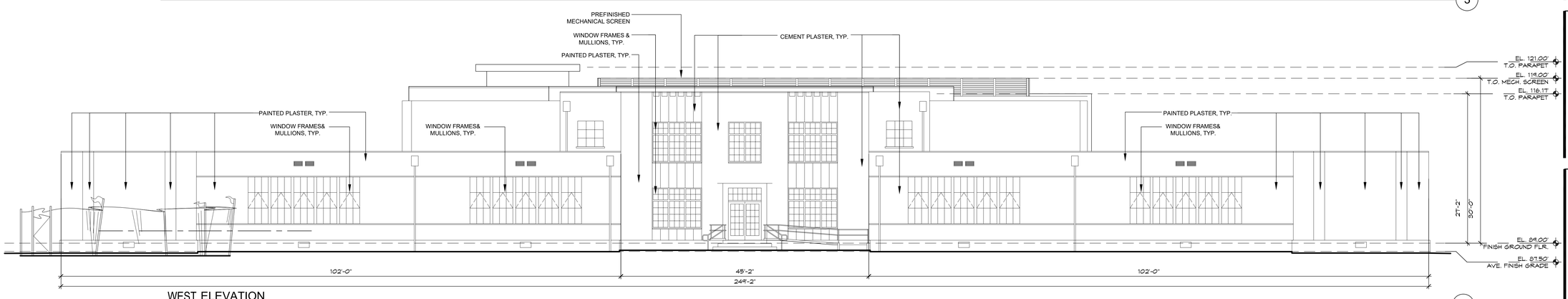

EAST ELEVATION

2




SOUTH ELEVATION

3




WEST ELEVATION

4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| 03-11-2022 | CUP UPDATES | 1 |

REVISION

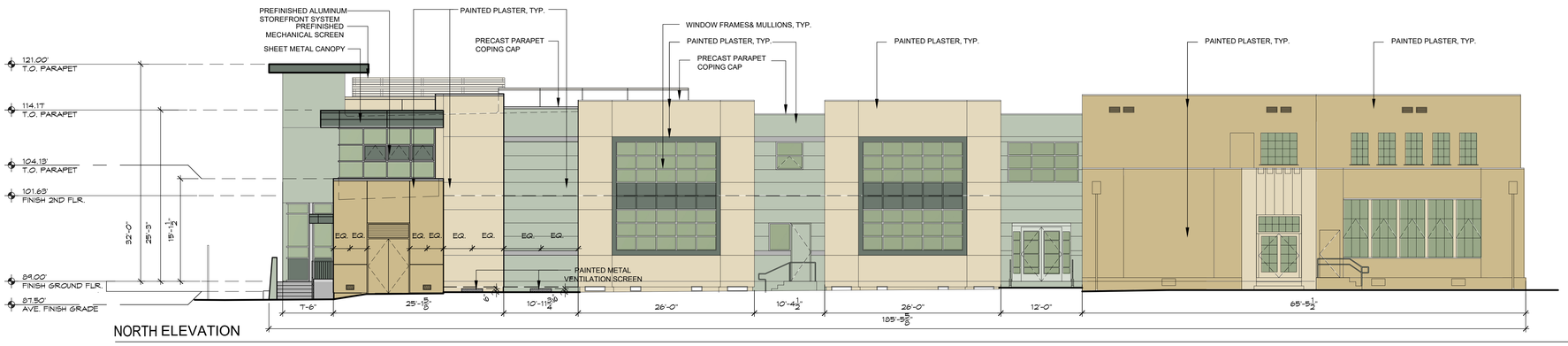
SHEET

EXISTING EXTERIOR ELEVATIONS

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

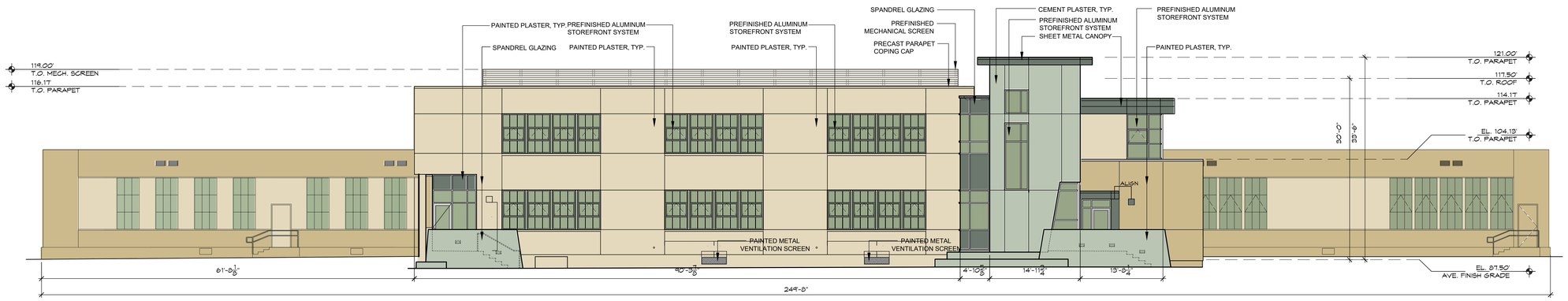
DRAWN BY:
PLOT DATE: 3/9/2022
PROJECT NO: 2004-160
FILENAME: A0301_EE

A3.01A



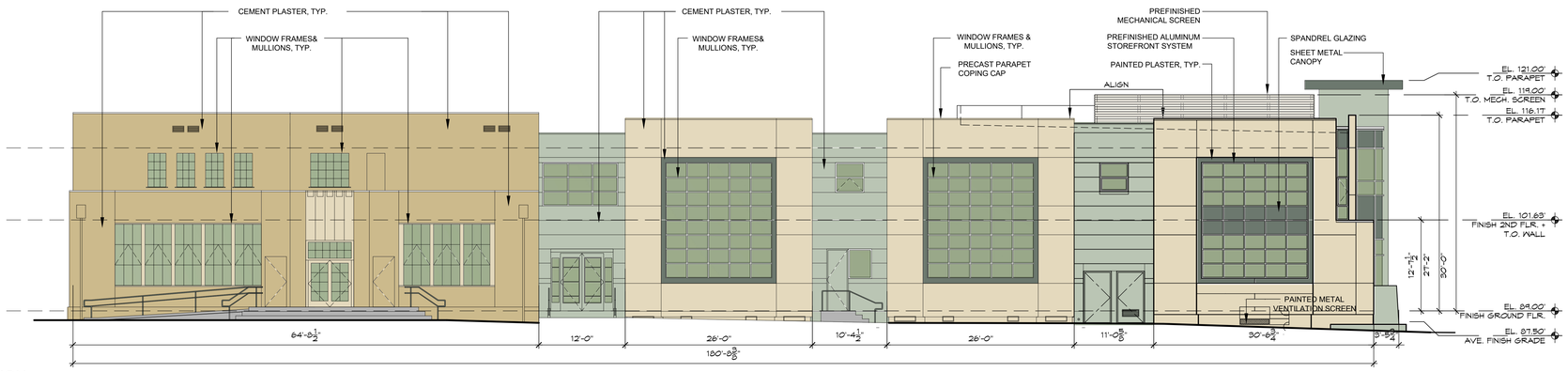

NORTH ELEVATION

1



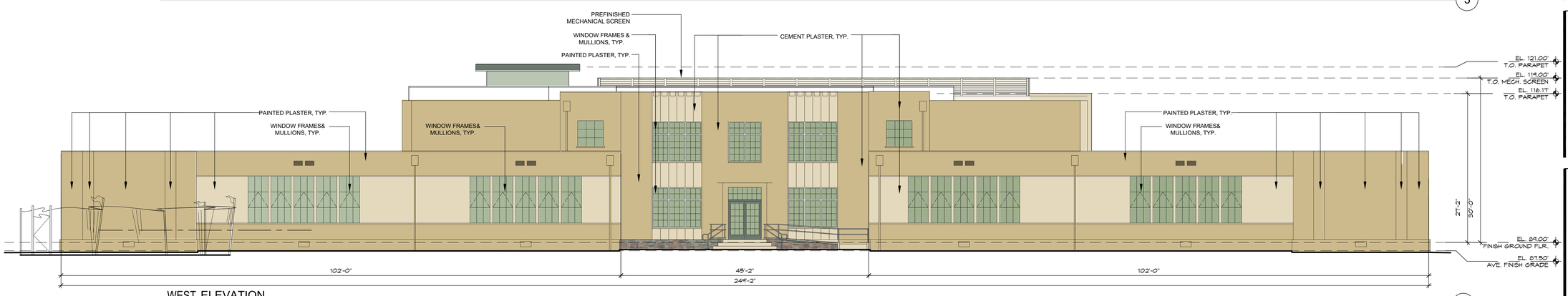

EAST ELEVATION

2




SOUTH ELEVATION

3




WEST ELEVATION

4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C-17422
DEC 31, 2023
RENEWAL DATE
STATE OF CALIFORNIA

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PROJECT

ECHO HORIZON SCHOOL
2022 CUP UPDATES

3430 McMANUS AVENUE
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ISSUE

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|---|---|---|
| 03-11-2022 | CUP UPDATES | 1 |

REVISION

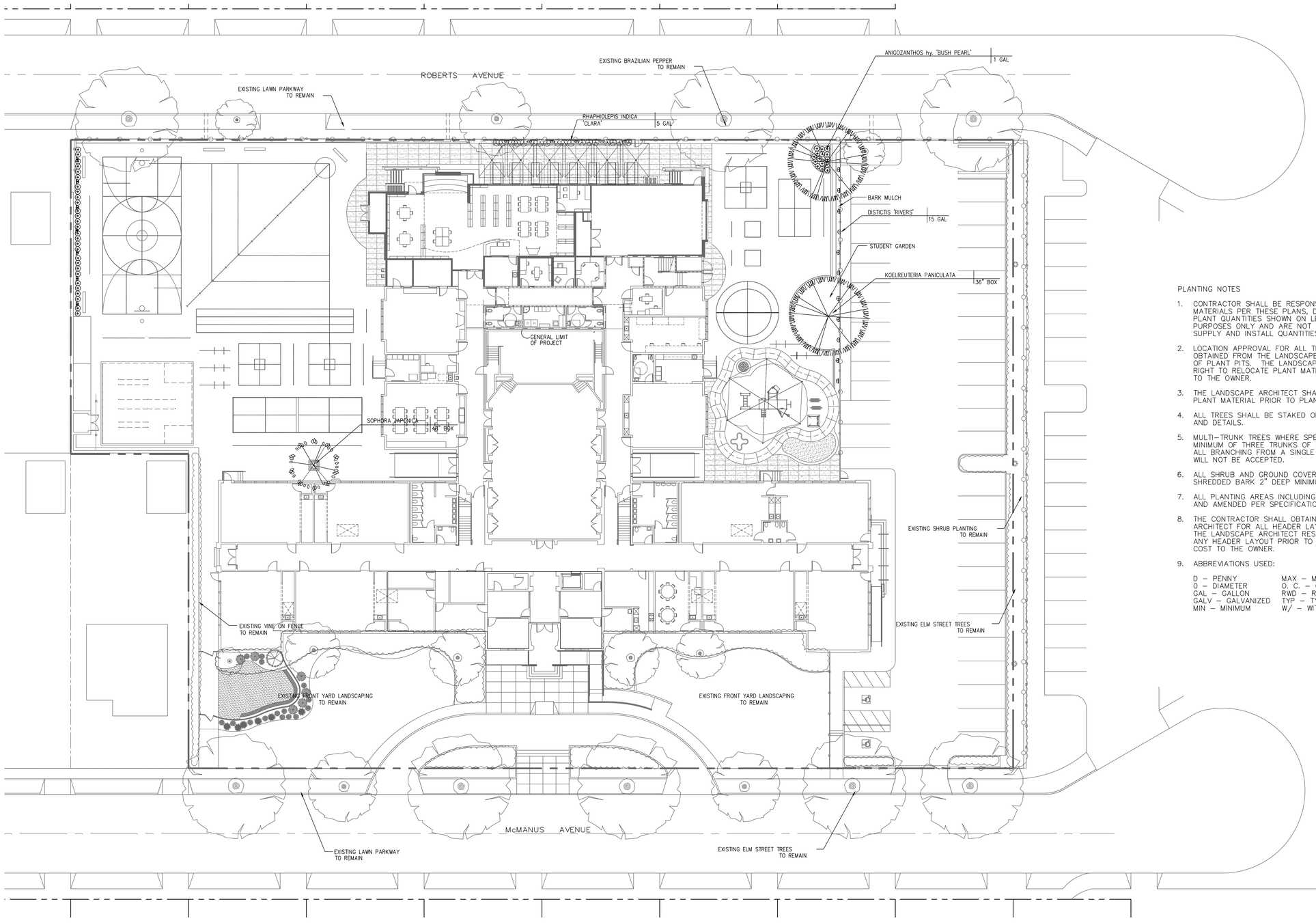
SHEET

EXISTING COLORED EXTERIOR ELEVATIONS

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

DRAWN BY:
PLOT DATE: 3/9/2022
PROJECT NO: 2004-160
FILENAME: A0301_EE

A3.01B




PLANTING NOTES

1. 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.
2. 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.
3. THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING AT THE SITE.
4. ALL TREES SHALL BE STAKED OR GUYED AS PER PLANT LEGEND AND DETAILS.
5. 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.
6. ALL SHRUB AND GROUND COVER AREAS ARE TO BE MULCHED WITH SHREDDED BARK 2" DEEP MINIMUM, FLUSH WITH TOP OF CURB.
7. ALL PLANTING AREAS INCLUDING LAWN AREAS ARE TO BE TILLED AND AMENDED PER SPECIFICATIONS.
8. 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.
9. ABBREVIATIONS USED:

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

## PLANT MATERIAL LEGEND

TREES

| SYMB | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HT. | WID. | NOTES | DET. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | 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

| SYMB | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NOTES | DET. |
|---|---|---|---|---|---|---|
| | | | | | | |
| | 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 |
| | | | | | | |
| | | | | | | |

TRUE NORTH

SCALE: 1" = 16'

0 8 16 32 48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LICENSED ARCHITECT MAUREEN SULLIVAN C–17422 DEC. 31, 2003 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT


CARTER, ROMANEK
Landscape Architects, Inc.

11110 Ohio Avenue, Suite 102
Los Angeles, California 90025
(310)477–3900 fax(310)477–3977
email: webhost@crlainc.com


LICENSED LANDSCAPE ARCHITECT NAME RICHARD ROMANEK SIGNATURE 5/31/06 RENEWAL DATE DATE SIGNED STATE OF CALIFORNIA

PROJECT

ECHO HORIZON SCHOOL
2022 CUP UPDATES

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CULVER CITY, CA 90232

ISSUE

| | | |
|---|---|---|
| 03-11-2022 | CUP UPDATES | 1 |

REVISION

SHEET

PLANTING PLAN

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

DRAWN BY:
PLOT DATE: 06-27-2006
PROJECT NO: 04-160
FILENAME: L3.01_LP

L3.01