

SITE PLAN HYDROZONES

HYDROZONE SCHEDULE

SYMBOL	DESCRIPTION	AREA
[Green Box]	HYDROZONE 1	132 sf
[Yellow Box]	HYDROZONE 2	24 sf
[Orange Box]	HYDROZONE 3	117 sf
[Purple Box]	HYDROZONE 4	18 sf
[Blue Box]	HYDROZONE 5	145 sf
[Red Box]	HYDROZONE 6	171 sf

LANDSCAPE TABULATIONS

COMMON OPEN SPACE PROVIDED	SF	REQ. 25% SF
Rear Yard	650	103
TOTAL:	650	103
LANDSCAPE AREA PROVIDED	REQ. MET?	
Rear Yard	316	Yes
TOTAL:	316 SF	
LANDSCAPE TO OPEN SPACE RATIO:	48.6 %	

MWELO CALCULATIONS

Maximum Applied Water Allowance (MAWA)
 $MAWA = (Eto) \times 0.62 \times (0.55 \times LA + 1 \times SLA)$

(Eto)	REGULAR LANDSCAPE AREA (RLA)	ETAF	SPECIAL LANDSCAPE AREA (SLA)	MAWA	ETWU
50.0	607	0.55	0.00	10,349.35 GAL/YR	7,152.96 GAL/YR

Hydrozone Table for Calculating Estimate Total Water Use (ETWU)
 $ETWU = ETAF \times MA \times Eto \times 0.62$

Zone	Planting Description	Water Needs	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone e Area (HA)	Estimated Water Use (EWU)
1	GC	Low	0.3	Drip	0.81	0.37	132	1,515.56
2	TR	Med	0.5	Drip	0.81	0.62	24	459.26
3	GC/SH/SU	Low	0.3	Drip	0.81	0.37	117	1,343.33
4	TR	Low	0.3	Drip	0.81	0.37	18	206.67
5	SH	Low	0.3	Drip	0.81	0.37	145	1,664.81
6	GC	Low	0.3	Drip	0.81	0.37	171	1,963.33
RLA SUM							607	7,152.96

SPECIAL LANDSCAPE AREA (SLA)

SLA #	Area	ETAF	Water Use
SLA 1		1.00	0.00
SLA 2		1.00	0.00
SLA 3		1.00	0.00
SUM		0	0.00
ETWU TOTAL			7,152.96

GC=Groundcover, GR=Grasses, LA=Lawn, SH=Shrubs, SU=Succulents, TR=Trees, VN=Vines

CITY POINTS

Potential Landscape Area (Lot Area minus Building Footprint)

LOT AREA:	7,153 SF
BUILDING FOOTPRINT:	5,965 SF
TOTAL POTENTIAL LANDSCAPE AREA:	1,188 SF

Open Space Required

UNITS @125 SF:	1	125 SF
UNITS @175 SF:	3	525 SF
TOTAL:	4	650 SF

Exterior Open Space Provided

REAR YARD	650 SF
TOTAL:	650 SF

DETAIL OF POINTS PROVIDED

Lot area (SF)	Req'd Guidelines D points:	10
7,153	Soil amended w/ Class 1 compost	3
	Pathway planting - no lawn	350
	Continuously planted pathway	14
	Street tree planted > 15 gal. (per tree)	24
	50+ SF Unpaved planted pathway per street tree	2
GUIDELINES D PROVIDED POINTS TOTAL:	40	

Lot area (SF) 7,153

Req'd Guidelines AA points:	100
Landscape meter (25% of required points)	25
Sensor for rain	1
Automatic irrigation controller	5
Drip irrigation	5
No lawn	10
Plants requiring monthly summer water after 3-years established	2
GUIDELINES AA PROVIDED POINTS TOTAL:	203

I have reviewed the approved "Solar Energy Feasibility Report" prepared by Aaron Brinner & Associates, Architects Inc. dated February 2, 2026 and the Conditions of Approval dated April 7, 2025 prior to preparing the landscape plan. The landscape plan satisfies the conditions of SL-2. The subdivision shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- 30 days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / property owners association a Certified of Substantial Completion (1240 G LAMC), the landscape and irrigation installation.
- The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 90 days after landscape and irrigation installation.

PLANS APPROVED
 City of Los Angeles
 Department of City Planning

DATE: 05/07/2026 PAGE NO: 1 of 5
 POS NO: 25010-10000-05593 | 05715 - 05717
 CASE NO: AA-2025-6487-VPM-SL-SH-VHCA
 PLANNER: Daniel Coronado

GREEN BUILDING NOTES - PERFORMANCE APPROACH

TOTAL LANDSCAPE AREA: 607 SF
 WATER SUPPLY TYPE: Potable, LADWP

A minimum 3 inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 inches of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 inches into the soil.

Recirculating water systems shall be used for water features.

I have complied with the performance compliance option criteria of the MWELO and applied them accordingly for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filed out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

I agree to comply with requirement of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.



Signed: [Signature]
 Date: 04/27/2026

NOTES:
 1. Refer to Civil plans for LID and drainage systems
 2. If plant availability requires changes to the plant palette, please contact the landscape architect for substitutions.

General Notes

Firm Name and Address
 Harmony Gardens, Inc.
 Paul E. Gagne, RLA #6223
 6620 Murieta Avenue
 Van Nuys, CA 91405
 818-505-7983
 paul@harmonygardens.net



MWELO CALCULATIONS, HYDROZONES AND CITY DATA

SHEET INDEX:

L0 Title, MWELO, City Data
 L1 Landscape Plan
 L2 Irrigation Plan
 L3 LS and IR Details
 L4 LS and IR Specifications

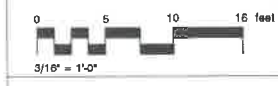
LEGAL DESCRIPTION:

Preliminary Parcel Map No: AA-2025-6487-VPM-SL-SH-VHCA
 APN: 5589-035-012
 TRACT: HOLBY AVENUE OF TRACT NO. 2
 BLOCK: D, LOT: 33
 MAP REF: M B 9/191

No.	Revision/Issue	Date
	Revised arch. bkgd.	02/13/26

Project Name and Address:
 1742 N. Kenmore Avenue
 Los Angeles, CA 90027

Owner Name and Address:
 Kenmore Place LLC
 Holland Ashrafnia
 433 N Camden Dr, Ste. 600
 Beverly Hills, CA 90210



Drawn By: PG
 Date: 04/27/2026
 Scale: 3/16\"/>

Sheet: L0
 1 of 5

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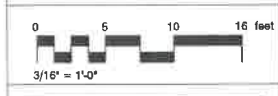
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LANDSCAPE PLAN

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 BLOCK: D OF TRACT NO. 2
 LOT: 33
 MAP REF: M B 9/191

No.	Revision/Issue	Date
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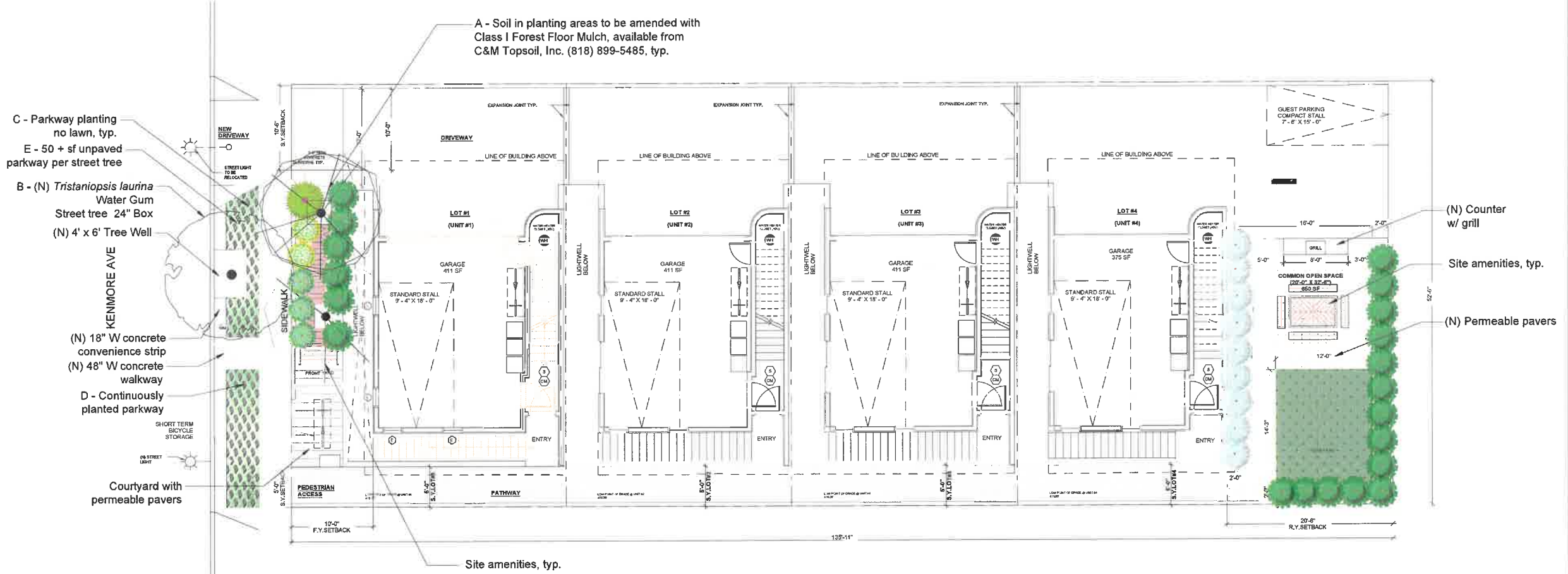
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 3/16" = 1'

Sheet:
L1
 2 of 5



SITE PLAN

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	SIZE @ PLANTING	SIZE @ MATURITY	WUCOLS
TREES						
	2	Acacia stenophylla Shoestring Acacia Fire zone A + 15'	24\"/>			

PLANT SCHEDULE

PHOTO	BOTANICAL / COMMON NAME
	Acacia stenophylla Shoestring Acacia
	Tristaniopsis laurina Water Gum (Street tree)

PLANT SCHEDULE

PHOTO	BOTANICAL / COMMON NAME
	Agave attenuata 'AGAVUS' Ray of Light Foxtail Agave
	Carpentaria californica 'Elizabeth' Elizabeth Bush Antennaria
	Fraxinus californica 'Leatherleaf' Leatherleaf Currant
	Lonicera sargentii Dunesweet
	Salvia leucantha 'Santa Barbara' Santa Barbara Mexican Bush Sage

PLANT SCHEDULE

PHOTO	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Point Reyes' Point Reyes Manzanita
	Lippia nodiflora 'Kumple 51' Kumple®
	Salvia spathacea 'Las Pitas' Las Pitas Hummingbird Sage

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