



Advanced Environmental Landscape  
Design & Consulting, LLC

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## **WATER MANAGEMENT** **WATER ANALYSIS & RECOMMENDATIONS**

**Property Name:** The View  
**Report Dated:** 11/27/2017

### **HIGH PRIORITY RECOMMENDATIONS**

**High Priority Recommendations & Preventative Maintenance**

### **WEBSITE LOGIN INFORMATION**

Visit [www.aelandscapedesign.com/nationalcore](http://www.aelandscapedesign.com/nationalcore)  
Enter Password- watercore

1. Great Job, you have taken care of all your recommendations. There are no recommendations at this time, thank you!

### **WATER USAGE ANALYSIS SUMMARY**

(See individual meter reports for more detailed information)

**This property is billed on bi-monthly basis.**

#### **DOMESTIC**

**Domestic Usage:**

**Meter #2:** Daily Average, Projected Monthly Average, and latest water bill are each below budget.

#### **LANDSCAPE**

**Landscape System:**

**Irrigation Map:** Irrigation Map is not available at this time, as soon as it is completed we will notify you.

**Weather Based Irrigation Controllers:** Does not have the Solar Sync installed. This has been brought to the property's attention.

**City of Downey - Utilities Division Watering Restrictions:** Please check our website for your district's current restrictions.

**Controller in Compliance:** Irrigation is all drip system.

**Landscape Usage:**

**Meter# 1:** Daily Average, Projected Monthly Average, and latest water bill are each below budget.

**Pressure Testing:**

**Building overall pressure is 65 PSI.**

***“Save Water Today, So We Have Water Tomorrow”***

# Meter Summary Coversheet

Property Name **The View**

Meter ID	Account Number	Meter Number	Meter Type
1	1314-006-001	76981	Landscape
2	1314-005-001	60809238	Domestic
3	1314-007-001	45107807	Fire Service

# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LLC

METER ID# 1

Property Name	The View		
Meter Number	76981	Meter Type	Landscape
Account Number	1314-006-001	Meter Type	2"

REPORT DATED  
11/27/2017

Backflow Details: Designated Backflow  Size 1.5" Pressure Regulator?

## LANDSCAPE ANALYSIS

The following calculations are based on the data collected from the physical meter readings and water bills:

	MAWA Analysis
Current ETo (Monthly)	7.21
Monthly Budget	16.73
Bi-Monthly Budget	33.47

Allocated S/F (Landscape) 4,000

WBIC (Weather Based Irrigation Controller)

WBIC-MAKE/MODEL (3) I Core-No Solar Sync

PRECISION NOZZLES

DROUGHT TOLERANT LANDSCAPE

## Projected vs. Actual Water Bill Analysis

		Projected		Most Recent	
Tier 1 @	\$1.99	24	\$47.64	19	\$37.72
Tier 2 @					
Tier 3 @					
Tier 4 @					
Tier 5 @					
<b>WATER CONSUMPTION TOTALS</b>		<b>24</b>	<b>\$47.64</b>	<b>19</b>	<b>\$37.72</b>
1" Fixed Meter Charge			\$34.58		\$34.58
LATE NOTICE FEE					\$2.00
<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$82.22</b>		<b>\$74.30</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
11/1/2017 3:00 PM	42,040.0	RST	4.40	3,291.20	11	0.400	269	0.016
10/21/2017 10:00 AM	41,600.0	WB	2.38	1,780.24	11	0.216	265	0.009
10/10/2017 9:50 AM	41,362.0	RST	16.62	12,431.76	52	0.320	1247	0.013
8/19/2017 10:00 AM	39,700.0	WB	16.00	11,968.00	56	0.286	1344	0.012
6/24/2017 10:00 AM	38,100.0	WB	9.00	6,732.00	24	0.375	578	0.016
5/31/2017 8:35 AM	37,200.0	RST	3.74	2,797.52	30	0.125	718	0.005
5/1/2017 10:45 AM	36,826.0	RST	4.26	3,186.48	9	0.473	216	0.020
4/22/2017 10:00 AM	36,400.0	WB	8.24	6,163.52	52	0.158	1248	0.007
3/1/2017 10:00 AM	35,576.0	RST	0.76	568.48	4	0.190	96	0.008
2/25/2017 10:00 AM	35,500.0	WB	-0.74	-553.52	24	-0.031	578	-0.001
2/1/2017 8:30 AM	35,574.0	RST	2.36	1,765.28	19	0.124	456	0.005

This report was prepared by Advanced Environmental Landscape. If you have any questions regarding this report please contact us at (909) 980-8300 or water@a landscapedesign.com

# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LLC

METER ID# 1

1/13/2017	8:15 AM	35,338.0	RST	7.85	5,871.80	9	0.872	209	0.038
1/4/2017	3:05 PM	34,553.0	RST	8.81	6,589.88	1	8.810	21	0.420
1/3/2017	6:50 PM	33,672.0	RST	118.72	88,802.56	10	11.872	248	0.479
12/24/2016	10:00 AM	21,800.0	WB	96.37	72,084.76	23	4.190	553	0.174
12/1/2016	9:15 AM	12,163.0	RST	5.90	4,413.20	30	0.197	720	0.008
11/1/2016	9:00 AM	11,573.0	RST	3.73	2,790.04	10	0.373	239	0.016
10/22/2016	10:00 AM	11,200.0	WB	0.00	0.00	63	0.000	1512	0.000
8/20/2016	10:00 AM	11,200.0	WB	12.05	9,013.40	19	0.634	456	0.026
8/1/2016	10:35 AM	9,995.0	RST	5.95	4,450.60	37	0.161	888	0.007
6/25/2016	10:00 AM	9,400.0	WB	0.88	658.24	16	0.055	385	0.002
6/9/2016	9:25 AM	9,312.0	RST	4.91	3,672.68	37	0.133	889	0.006
5/3/2016	8:15 AM	8,821.0	RST	2.21	1,653.08	10	0.221	238	0.009
4/23/2016	10:00 AM	8,600.0	WB	3.38	2,528.24	32	0.106	770	0.004
3/22/2016	8:45 AM	8,262.0	RST	1.76	1,316.48	21	0.084	504	0.003
3/1/2016	8:15 AM	8,086.0	RST	1.86	1,391.28	3	0.620	70	0.027
2/27/2016	10:00 AM	7,900.0	WB	0.58	433.84	25	0.023	602	0.001
2/2/2016	8:20 AM	7,842.0	RST	4.42	3,306.16	45	0.098	1078	0.004
12/19/2015	10:00 AM	7,400.0	WB	17.00	12,716.00	63	0.270	1512	0.011
10/17/2015	10:00 AM	5,700.0	WB	16.03	11,990.44	50	0.321	1198	0.013
8/28/2015	12:35 PM	4,096.8	WMT	0.70	523.60	7	0.100	166	0.004
8/21/2015	2:20 PM	4,027.3	WMT	0.08	59.84	1	0.080	24	0.003
8/20/2015	2:45 PM	4,019.5	WMT	1.20	897.60	4	0.300	100	0.012
8/16/2015	10:00 AM	3,900.0	WB	9.00	6,732.00	57	0.158	1368	0.007
6/20/2015	10:00 AM	3,000.0	WB	6.00	4,488.00	62	0.097	1488	0.004
4/19/2015	10:00 AM	2,400.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

## METER EVALUATION NOTES:

See Findings and Recommendations Report for specific meter notes.

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# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 2

Property Name	The View		
Meter Number	60809238	Meter Type	Domestic
Account Number	1314-005-001	Meter Type	2"

REPORT DATED  
11/27/2017

Backflow Details: Designated Backflow  Size 3" Pressure Regulator?

## DOMESTIC ANALYSIS

Each meter services different types of buildings, water features, etc. The following budgets have been created for each type of coverage below:

Coverage Type	Multi-Unit Building (2 BDR)	Multi-Unit Building (3 BDR)	Laundry MAH21PRDWW	Other Community RM/OFC	TOTALS
Description					
Units Served	35	15	10	2	62
Budget/Month/Unit	14	20	7.2	9	
Daily Budget Total	16.11	9.86	2.37	0.59	28.9
Monthly Budget Total	490.00	300.00	72.00	18.00	880.0
<b>Bi-Monthly Budget Total</b>					<b>1,760.0</b>

The following calculations are based on the data collected from the physical meter readings and water bills:

		Projected vs. Actual Water Bill Analysis					
		Projected		Most Recent			
Physical Daily-Average	10.455	Tier 1 @	\$1.40	200	\$279.40	200	\$279.40
Physical Monthly-Average	318.01	Tier 2 @	\$1.82	280	\$508.48	262	\$475.79
Physical Bi-Monthly-Average	636.01	Tier 3 @	\$2.94	156	\$458.64		
		Tier 4 @	\$5.19				
		Tier 5 @					
		<b>WATER CONSUMPTION TOTALS</b>		<b>636</b>	<b>\$1,246.52</b>	<b>462</b>	<b>\$755.19</b>
		2" Fixed Meter Charge					\$82.50
		Sewer Charge					\$66.22
		State Fee (AB 939)					\$90.00
		Late Fee Notice					\$2.00
		<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$1,246.52</b>		<b>\$995.91</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
11/1/2017 3:00 PM	742,000.0	RST	115.00	86,020.00	11	10.455	269	0.428
10/21/2017 10:00 AM	730,500.0	WB	60.10	44,954.80	11	5.464	265	0.227
10/10/2017 9:50 AM	724,490.0	RST	401.90	300,621.20	52	7.729	1247	0.322
8/19/2017 10:00 AM	684,300.0	WB	480.00	359,040.00	56	8.571	1344	0.357
6/24/2017 10:00 AM	636,300.0	WB	387.50	289,850.00	54	7.176	1296	0.299
5/1/2017 10:46 AM	597,550.0	RST	86.50	64,702.00	9	9.611	216	0.400
4/22/2017 10:00 AM	588,900.0	WB	335.50	250,954.00	52	6.452	1248	0.269
3/1/2017 10:03 AM	555,350.0	RST	95.50	71,434.00	4	23.875	96	0.995
2/25/2017 10:00 AM	545,800.0	WB	148.50	111,078.00	24	6.188	578	0.257
2/1/2017 8:33 AM	530,950.0	RST	201.90	151,021.20	29	6.962	686	0.294

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# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 2

1/3/2017	6:55 PM	510,760.0	RST	94.60	70,760.80	10	9.460	248	0.381
12/24/2016	10:00 AM	501,300.0	WB	145.30	108,684.40	23	6.317	553	0.263
12/1/2016	9:15 AM	486,770.0	RST	219.40	164,111.20	30	7.313	720	0.305
11/1/2016	9:30 AM	464,830.0	RST	86.30	64,552.40	10	8.630	239	0.361
10/22/2016	10:00 AM	456,200.0	WB	120.50	90,134.00	21	5.738	505	0.239
10/1/2016	9:30 AM	444,150.0	RST	231.90	173,461.20	30	7.730	721	0.322
9/1/2016	8:40 AM	420,960.0	RST	79.60	59,540.80	12	6.633	286	0.278
8/20/2016	10:00 AM	413,000.0	WB	142.79	106,806.92	19	7.515	456	0.313
8/1/2016	10:35 AM	398,721.0	RST	312.21	233,533.08	37	8.438	888	0.352
6/25/2016	10:00 AM	367,500.0	WB	77.10	57,670.80	16	4.819	385	0.200
6/9/2016	9:25 AM	359,790.0	RST	263.10	196,798.80	37	7.111	889	0.296
5/3/2016	8:15 AM	333,480.0	RST	96.80	72,406.40	10	9.680	238	0.407
4/23/2016	10:00 AM	323,800.0	WB	204.90	153,265.20	32	6.403	770	0.266
3/22/2016	8:46 AM	303,310.0	RST	233.10	174,358.80	24	9.713	574	0.406
2/27/2016	10:00 AM	280,000.0	WB	418.00	312,664.00	70	5.971	1680	0.249
12/19/2015	10:00 AM	238,200.0	WB	494.00	369,512.00	63	7.841	1512	0.327
10/17/2015	10:00 AM	188,800.0	WB	336.50	251,702.00	50	6.730	1198	0.281
8/28/2015	12:35 PM	155,150.1	WMT	55.09	41,207.32	7	7.870	166	0.332
8/21/2015	2:05 PM	149,640.7	WMT	7.41	5,542.68	1	7.410	24	0.309
8/20/2015	2:50 PM	148,900.1	WMT	56.00	41,888.00	4	14.000	100	0.560
8/16/2015	10:00 AM	143,300.0	WB	411.00	307,428.00	57	7.211	1368	0.300
6/20/2015	10:00 AM	102,200.0	WB	272.00	203,456.00	62	4.387	1488	0.183
4/19/2015	10:00 AM	75,000.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

## METER EVALUATION NOTES:

See Findings and Recommendations Report for specific meter notes.

*This report was prepared by Advanced Environmental Landscape Design & Consulting, LLC  
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# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 3

Property Name	The View		
Meter Number	45107807	Meter Type	Fire Service
Account Number	1314-007-001	Meter Type	

REPORT DATED  
11/27/2017

Backflow Details: Designated Backflow  Size 6" Pressure Regulator?

## DOMESTIC ANALYSIS

Each meter services different types of buildings, water features, etc. The following budgets have been created for each type of coverage below:

Coverage Type	Fire Service				
Description	Fire Service				TOTALS
Units Serviced	0				0
Budget/Month/Unit	0				
Daily Budget Total	0.00				0.0
Monthly Budget Total	0.00				0.0
<b>Bi-Monthly Budget Total</b>					<b>0.0</b>

The following calculations are based on the data collected from the physical meter readings and water bills:

	Physical Daily-Average	Physical Monthly-Average	Physical Bi-Monthly-Average	Projected vs. Actual Water Bill Analysis				
					Projected		Most Recent	
	0.000	0.00	0.00	Tier 1 @	0		0	
				Tier 2 @				
				Tier 3 @				
				Tier 4 @				
				Tier 5 @				
				<b>WATER CONSUMPTION TOTALS</b>	<b>0</b>	<b>\$0.00</b>	<b>0</b>	<b>\$0.00</b>
				6" Meter Fixed Charge				\$298.98
				<b>TOTAL USAGE &amp; CHARGES</b>		<b>\$0.00</b>		<b>\$298.98</b>

## PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
9/30/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
7/29/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
5/27/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
4/1/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
1/28/2017 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
12/3/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
10/1/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
7/30/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
5/28/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
4/2/2016 10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

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# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

**METER ID# 3**

12/19/2015	10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
10/17/2015	10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
8/28/2015	12:35 PM	0.0	WMT	0.00	0.00	7	0.000	166	0.000
8/21/2015	2:05 PM	0.4	WMT	0.00	0.00	1	0.000	23	0.000
8/20/2015	3:00 PM	0.4	WMT	0.00	0.00	N/A	N/A	N/A	N/A
8/16/2015	10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
6/20/2015	10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A
4/19/2015	10:00 AM	0.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

## METER EVALUATION NOTES:

See Findings and Recommendations Report for specific meter notes.

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