



Advanced Environmental Landscape  
Design & Consulting, LLC

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

**Property Name:** San Marino Apartments  
**Report Dated:** 09/30/2017

### **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)

#### **DOMESTIC**

**Meter# 1:** Daily Average, Projected Monthly Average, and Current water bill are all 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.

**Turf Removal:** Turf removal is not recommended for this property.

**Controller in Compliance:** Controller is not currently, please notes below in Landscape Description.

**Landscape Usage:**

**Meter# 2:** *Daily Average, Projected Monthly and Recent Water bill are all above budget.*

*9/30/17: Current landscape schedule and usage being assessed. Will update on next report.*

**Testing:** Building does have a pressure regulator. Pressure reading is 50 PSI, pressure is average, no concern.

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

# Meter Summary Coversheet

Property Name **San Marino Apartments**

Meter ID	Account Number	Meter Number	Meter Type
1	067-020-00	70562552	Domestic
2	067-019-00	70562551	Landscape
3	067-021-00	35478276	Fire Service

# Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 1

Property Name	San Marino Apartments		
Meter Number	70562552	Meter Type	Domestic
Account Number	067-020-00	Meter Type	2"

REPORT DATED  
10/2/2017

Backflow Details: Designated Backflow  Size 2" 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	Multi-Unit Building	Laundry	Other	
Description	10355 (1 BDR)	10355 (2 BDR)	CAM2762TQ2	Comm Center/OFC	<b>TOTALS</b>
Units Served	83	1	9	2	<b>95</b>
Budget/Month/Unit	9	14	13	9	
Daily Budget Total	24.56	0.46	3.85	0.59	<b>29.5</b>
Monthly Budget Total	747.00	14.00	117.00	18.00	<b>896.0</b>
				<b>Bi-Monthly Budget Total</b>	<b>1,792.0</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	7.520	Tier 1 @	\$2.39	457	\$1,092.23	412	\$984.68
Physical Monthly-Average	228.73	Tier 2 @					
Physical Bi-Monthly-Average	457.47	Tier 3 @					
		Tier 4 @					
		Tier 5 @					
		<b>WATER CONSUMPTION TOTALS</b>		<b>457</b>	<b>\$1,092.23</b>	<b>412</b>	<b>\$984.68</b>
		Readiness To Serve			\$156.25		\$156.25
		Montclair Utility Tax					\$44.38
		<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$1,248.48</b>		<b>\$1,185.31</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)
9/14/2017 10:15 AM	2,310,050.0	RST	225.60	168,748.80	30	7.520	722	0.312
8/15/2017 8:31 AM	2,287,490.0	RST	87.90	65,749.20	12	7.325	286	0.307
8/3/2017 10:00 AM	2,278,700.0	WB	113.50	84,898.00	17	6.676	405	0.280
7/17/2017 1:41 PM	2,267,350.0	RST	234.30	175,256.40	32	7.322	773	0.303
6/15/2017 8:08 AM	2,243,920.0	RST	64.20	48,021.60	9	7.133	214	0.300
6/6/2017 10:00 AM	2,237,500.0	WB	156.30	116,912.40	22	7.105	527	0.297
5/15/2017 11:44 AM	2,221,870.0	RST	242.90	181,689.20	31	7.835	746	0.326
4/14/2017 9:18 AM	2,197,580.0	RST	79.80	59,690.40	9	8.867	215	0.371
4/5/2017 10:00 AM	2,189,600.0	WB	219.60	164,260.80	21	10.457	506	0.434
3/15/2017 8:03 AM	2,167,640.0	RST	261.20	195,377.60	28	9.329	666	0.392

This report was prepared by Advanced Environmental Landscape Design & Consulting, LLC. If you have any questions regarding this report, please contact us at (909) 980-8300 or water@aelandscaped.com

# Water Meter Inspection and Evaluation

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METER ID# 1

2/15/2017	2:03 PM	2,141,520.0	RST	93.20	69,713.60	9	10.356	220	0.424
2/6/2017	10:00 AM	2,132,200.0	WB	152.30	113,920.40	24	6.346	572	0.266
1/13/2017	2:25 PM	2,116,970.0	RST	215.60	161,268.80	29	7.434	697	0.309
12/15/2016	1:47 PM	2,095,410.0	RST	102.10	76,370.80	10	10.210	243	0.420
12/5/2016	10:00 AM	2,085,200.0	WB	121.60	90,956.80	20	6.080	475	0.256
11/15/2016	3:21 PM	2,073,040.0	RST	236.00	176,528.00	32	7.375	775	0.305
10/14/2016	8:38 AM	2,049,440.0	RST	64.40	48,171.20	9	7.156	214	0.301
10/5/2016	10:00 AM	2,043,000.0	WB	113.10	84,598.80	16	7.069	386	0.293
9/19/2016	8:39 AM	2,031,690.0	RST	246.30	184,232.40	35	7.037	837	0.294
8/15/2016	11:12 AM	2,007,060.0	RST	84.60	63,280.80	12	7.050	289	0.293
8/3/2016	10:00 AM	1,998,600.0	WB	129.30	96,716.40	19	6.805	451	0.287
7/15/2016	3:26 PM	1,985,670.0	RST	196.70	147,131.60	30	6.557	721	0.273
6/15/2016	2:31 PM	1,966,000.0	RST	63.00	47,124.00	9	7.000	220	0.286
6/6/2016	10:00 AM	1,959,700.0	WB	348.00	260,304.00	52	6.692	1247	0.279
4/15/2016	11:51 AM	1,924,900.0	RST	67.00	50,116.00	9	7.444	217	0.309
4/6/2016	10:00 AM	1,918,200.0	WB	154.00	115,192.00	22	7.000	525	0.293
3/15/2016	1:32 PM	1,902,800.0	RST	204.00	152,592.00	28	7.286	675	0.302
2/16/2016	10:52 AM	1,882,400.0	RST	156.00	116,688.00	13	12.000	312	0.500
2/3/2016	10:00 AM	1,866,800.0	WB	81.00	60,588.00	19	4.263	453	0.179
1/15/2016	1:43 PM	1,858,700.0	RST	226.00	169,048.00	31	7.290	747	0.303
12/15/2015	10:00 AM	1,836,100.0	RST	95.00	71,060.00	12	7.917	288	0.330
12/3/2015	10:00 AM	1,826,600.0	WB	429.00	320,892.00	59	7.271	1416	0.303
10/5/2015	10:00 AM	1,783,700.0	WB	240.40	179,819.20	31	7.755	742	0.324
9/4/2015	12:10 PM	1,759,660.0	WMT	74.10	55,426.80	8	9.263	193	0.384
8/27/2015	11:20 AM	1,752,250.3	WMT	8.00	5,984.00	1	8.000	24	0.333
8/26/2015	11:20 AM	1,751,450.1	WMT	180.50	135,014.00	19	9.500	457	0.395
8/7/2015	10:00 AM	1,733,400.0	WB	521.00	389,708.00	64	8.141	1536	0.339
6/4/2015	10:00 AM	1,681,300.0	WB	449.00	335,852.00	57	7.877	1368	0.328
4/8/2015	10:00 AM	1,636,400.0	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, LLC

METER ID# 2

Property Name	San Marino Apartments		
Meter Number	70562551	Meter Type	Landscape
Account Number	067-019-00	Meter Type	2"

REPORT DATED  
10/2/2017

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	25.76
Bi-Monthly Budget	51.52

Allocated S/F (Landscape) 6,158

WBIC (Weather Based Irrigation Controller)

WBIC-MAKE/MODEL

PRECISION NOZZLES

DROUGHT TOLERANT LANDSCAPE

## Projected vs. Actual Water Bill Analysis

		Projected		Most Recent	
Tier 1 @	\$2.23	171	\$381.33	171	\$381.33
Tier 2 @	\$3.19	49	\$156.31	2	\$6.38
Tier 3 @					
Tier 4 @					
Tier 5 @					
<b>WATER CONSUMPTION TOTALS</b>		<b>220</b>	<b>\$537.64</b>	<b>173</b>	<b>\$387.71</b>
Readiness To Serve			\$156.25		\$156.25
Montclair Utility Tax					\$21.16
<b>TOTAL USAGE &amp; CHARGES</b>			<b>\$693.89</b>		<b>\$565.12</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)
9/14/2017 10:16 AM	756,130.0	RST	109.90	82,205.20	30	3.663	722	0.152
8/15/2017 8:32 AM	745,140.0	RST	46.40	34,707.20	12	3.867	286	0.162
8/3/2017 10:00 AM	740,500.0	WB	57.40	42,935.20	17	3.376	405	0.142
7/17/2017 1:42 PM	734,760.0	RST	96.30	72,032.40	32	3.009	773	0.125
6/15/2017 8:09 AM	725,130.0	RST	16.30	12,192.40	9	1.811	214	0.076
6/6/2017 10:00 AM	723,500.0	WB	40.70	30,443.60	22	1.850	527	0.077
5/15/2017 11:45 AM	719,430.0	RST	102.60	76,744.80	31	3.310	746	0.138
4/14/2017 9:18 AM	709,170.0	RST	8.70	6,507.60	9	0.967	215	0.040
4/5/2017 10:00 AM	708,300.0	WB	17.50	13,090.00	13	1.346	312	0.056
3/23/2017 10:00 AM	706,550.0	WMT	0.00	0.00	1	0.000	24	0.000
3/22/2017 10:00 AM	706,550.0	RST	4.30	3,216.40	7	0.614	170	0.025

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# Water Meter Inspection and Evaluation

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METER ID# 2

3/15/2017	8:03 AM	706,120.0	RST	25.80	19,298.40	28	0.921	666	0.039
2/15/2017	2:04 PM	703,540.0	RST	43.40	32,463.20	9	4.822	220	0.197
2/6/2017	10:00 AM	699,200.0	WB	8.20	6,133.60	24	0.342	572	0.014
1/13/2017	2:23 PM	698,380.0	RST	25.70	19,223.60	29	0.886	697	0.037
12/15/2016	1:47 PM	695,810.0	RST	52.10	38,970.80	10	5.210	243	0.214
12/5/2016	10:00 AM	690,600.0	WB	58.40	43,683.20	20	2.920	475	0.123
11/15/2016	3:22 PM	684,760.0	RST	93.70	70,087.60	32	2.928	775	0.121
10/14/2016	8:37 AM	675,390.0	RST	34.90	26,105.20	9	3.878	214	0.163
10/5/2016	10:00 AM	671,900.0	WB	60.70	45,403.60	16	3.794	386	0.157
9/19/2016	8:38 AM	665,830.0	RST	105.30	78,764.40	28	3.761	672	0.157
8/22/2016	8:30 AM	655,300.0	WMT	25.80	19,298.40	7	3.686	165	0.156
8/15/2016	11:12 AM	652,720.0	RST	43.20	32,313.60	12	3.600	289	0.149
8/3/2016	10:00 AM	648,400.0	WB	86.10	64,402.80	19	4.532	451	0.191
7/15/2016	3:27 PM	639,790.0	RST	135.90	101,653.20	30	4.530	721	0.188
6/15/2016	2:32 PM	626,200.0	RST	12.00	8,976.00	9	1.333	220	0.055
6/6/2016	10:00 AM	625,000.0	WB	57.00	42,636.00	52	1.096	1247	0.046
4/15/2016	11:50 AM	619,300.0	RST	7.00	5,236.00	9	0.778	217	0.032
4/6/2016	10:00 AM	618,600.0	WB	6.00	4,488.00	22	0.273	525	0.011
3/15/2016	1:33 PM	618,000.0	RST	10.00	7,480.00	28	0.357	675	0.015
2/16/2016	10:51 AM	617,000.0	RST	4.00	2,992.00	13	0.308	312	0.013
2/3/2016	10:00 AM	616,600.0	WB	0.00	0.00	19	0.000	453	0.000
1/15/2016	1:42 PM	616,600.0	RST	0.00	0.00	31	0.000	747	0.000
12/15/2015	10:05 AM	616,600.0	RST	8.00	5,984.00	12	0.667	288	0.028
12/3/2015	10:00 AM	615,800.0	WB	89.00	66,572.00	59	1.508	1416	0.063
10/5/2015	10:00 AM	606,900.0	WB	61.70	46,151.60	31	1.990	742	0.083
9/4/2015	12:10 PM	600,730.1	WMT	19.79	14,802.92	8	2.474	193	0.103
8/27/2015	11:45 AM	598,750.7	WMT	0.00	0.00	1	0.000	24	0.000
8/26/2015	11:20 AM	598,750.7	WMT	47.51	35,537.48	19	2.501	457	0.104
8/7/2015	10:00 AM	594,000.0	WB	149.00	111,452.00	64	2.328	1536	0.097
6/4/2015	10:00 AM	579,100.0	WB	140.00	104,720.00	57	2.456	1368	0.102
4/8/2015	10:00 AM	565,100.0	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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