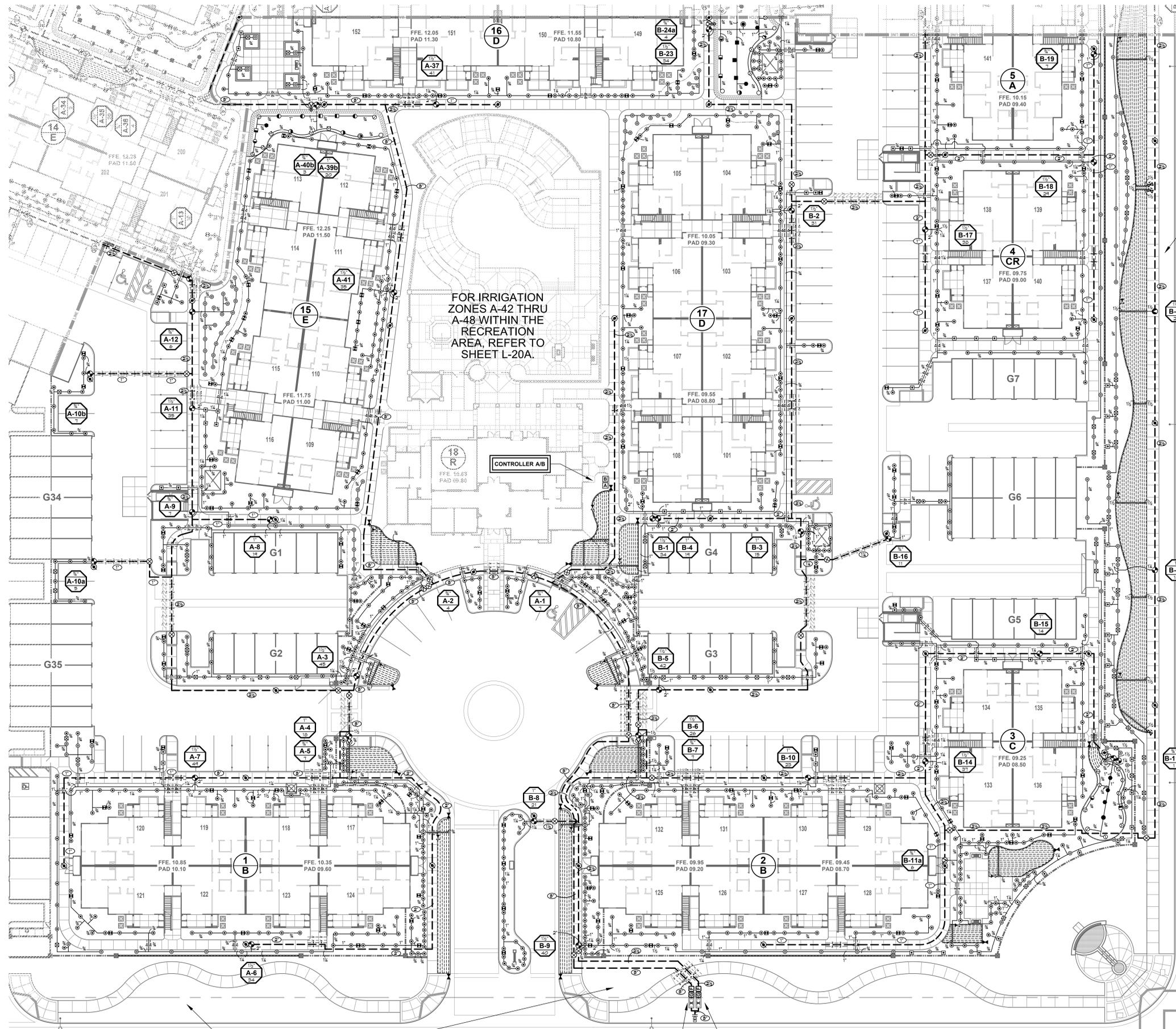


SEE SHEET L-22

SEE SHEET L-21



EXISTING PARKWAY NOT A PART.

RIVERWALK PARKWAY

SIERRA VISTA AVENUE

FOR THIS AREA REFER TO LANDSCAPE PLANS BY ROBERT MITCHELL & ASSOC. PROJ. #329LMD

1 1/2" PRESSURE-REDUCING MASTER VALVE: SET TO 82 PSI WHEN ZONES A-26 & B-11 ARE OPERATING TOGETHER.

1 1/2" PRESSURE-REDUCING MASTER VALVE: SET TO 47 PSI WHEN ZONES A-25 & B-37 ARE OPERATING TOGETHER.

PULL THREE (3) UNIQUELY-COLORED #14UF WIRES FROM THE CONTROLLER TO THE MASTER VALVE FOR SYSTEM 'A'.

PULL THREE (3) UNIQUELY-COLORED #14UF WIRES FROM THE CONTROLLER TO THE MASTER VALVE FOR SYSTEM 'B'.

WATER SERVICE INFORMATION P.O.C. REF. NO. #1

TYPE OF SOURCE: POTABLE

SERVICE LINE SIZE: 2"

WATER METER SIZE: 2"

(** PER STREET and/or WATER IMPROVEMENT PLANS)

METER ADDRESS: SIERRA VISTA AVE

METER STATION POINT: SIERRA VISTA AVE

EXISTING WATER PRESSURE: 92 - 97 PSI

MINIMUM OPERATING PRESSURE: 80 PSI

PEAK IRRIGATION DEMAND: 96 GPM

FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	A-23
HEAD / BUBBLER / EMITTER ADV:	30.00
LATERAL LINE & FITTINGS:	2.38
PRESSURE REGULATOR FILTER:	
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	1.31
PRESSURE MAIN LINE:	7.08
FLOW SENSOR:	0.22
PRESSURE REDUCER:	3.00
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	5.00
WATER METER:	6.20
SERVICE LINE:	3.98
ELEVATION DIFFERENCE:	2.60
CONTINGENCY:	3.66
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	15.07

FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	B-11
HEAD / BUBBLER / EMITTER ADV:	30.00
LATERAL LINE & FITTINGS:	2.62
PRESSURE REGULATOR FILTER:	
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	1.38
PRESSURE MAIN LINE:	7.83
FLOW SENSOR:	0.23
PRESSURE REDUCER:	3.28
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	5.50
WATER METER:	6.20
SERVICE LINE:	2.15
ELEVATION DIFFERENCE:	0.87
CONTINGENCY:	3.56
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	16.86

FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	A-25
HEAD / BUBBLER / EMITTER ADV:	30.00
LATERAL LINE & FITTINGS:	3.03
PRESSURE REGULATOR FILTER:	
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	1.42
PRESSURE MAIN LINE:	7.08
FLOW SENSOR:	0.23
PRESSURE REDUCER:	3.42
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	6.00
WATER METER:	6.20
SERVICE LINE:	4.22
ELEVATION DIFFERENCE:	3.34
CONTINGENCY:	3.81
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	12.95

FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	B-37
HEAD / BUBBLER / EMITTER ADV:	30.00
LATERAL LINE & FITTINGS:	2.49
PRESSURE REGULATOR FILTER:	
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	1.24
PRESSURE MAIN LINE:	10.84
FLOW SENSOR:	0.21
PRESSURE REDUCER:	2.76
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	4.50
WATER METER:	6.20
SERVICE LINE:	1.99
ELEVATION DIFFERENCE:	3.60
CONTINGENCY:	3.72
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	13.95

FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	A-26
HEAD / BUBBLER / EMITTER ADV:	40.00
LATERAL LINE & FITTINGS:	3.33
PRESSURE REGULATOR FILTER:	
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	0.95
PRESSURE MAIN LINE:	4.38
FLOW SENSOR:	0.17
PRESSURE REDUCER:	1.50
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	3.50
WATER METER:	4.90
SERVICE LINE:	3.21
ELEVATION DIFFERENCE:	3.04
CONTINGENCY:	3.92
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	11.72

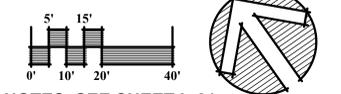
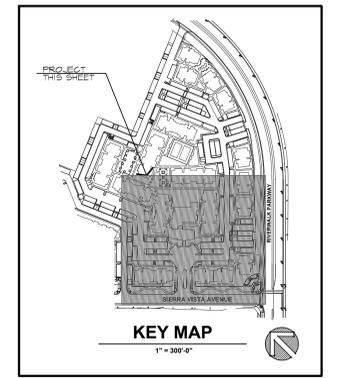
FRICITION LOSS CALCULATION

WATER METER REF. NO.:	#1
VALVE STATION NO.:	B-41
HEAD / BUBBLER / EMITTER ADV:	25.00
LATERAL LINE & FITTINGS:	0.54
PRESSURE REGULATOR FILTER:	1.00
MIN. RCV PRV DIFFERENTIAL CONTROL VALVE:	0.69
PRESSURE MAIN LINE:	6.63
FLOW SENSOR:	0.14
PRESSURE REDUCER:	1.30
BACKFLOW PREVENTER:	11.50
STRAINER / FILTER:	2.50
WATER METER:	4.30
SERVICE LINE:	1.59
ELEVATION DIFFERENCE:	2.16
CONTINGENCY:	3.22
MINIMUM PSI REQ'D. (EXISTING PSI):	-92.00
RESIDUAL PSI:	24.33

ELECTRIC SERVICE INFORMATION CONTROLLER REF. NO. A / B

METER ADDRESS: Power Plant

UTILITY COORDINATOR: 508 W. Mission Ave., Suite 101
Escondido, CA 92025
(760) 781-3556



FOR IRRIGATION NOTES, SEE SHEET L-21
FOR IRRIGATION LEGEND, SEE SHEET L-22

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CLIENT REVISIONS REVISE	5/25/13	RWM
2	CLIENT REVISIONS REVISE	12/27/13	RWM
3	CLIENT REVISIONS REVISE	5/28/14	RWM
4	CLIENT REVISIONS REVISE	6/26/14	RWM
5	CLIENT REVISIONS REVISE	6/26/14	RWM
6	CLIENT REVISIONS REVISE	6/26/14	RWM
7	CLIENT REVISIONS REVISE	6/26/14	RWM
8	CLIENT REVISIONS REVISE	6/26/14	RWM
9	CLIENT REVISIONS REVISE	6/26/14	RWM
10	CLIENT REVISIONS REVISE	6/26/14	RWM
11	CLIENT REVISIONS REVISE	6/26/14	RWM
12	CLIENT REVISIONS REVISE	6/26/14	RWM
13	CLIENT REVISIONS REVISE	6/26/14	RWM
14	CLIENT REVISIONS REVISE	6/26/14	RWM
15	CLIENT REVISIONS REVISE	6/26/14	RWM
16	CLIENT REVISIONS REVISE	6/26/14	RWM
17	CLIENT REVISIONS REVISE	6/26/14	RWM
18	CLIENT REVISIONS REVISE	6/26/14	RWM
19	CLIENT REVISIONS REVISE	6/26/14	RWM
20	CLIENT REVISIONS REVISE	6/26/14	RWM
21	CLIENT REVISIONS REVISE	6/26/14	RWM
22	CLIENT REVISIONS REVISE	6/26/14	RWM
23	CLIENT REVISIONS REVISE	6/26/14	RWM
24	CLIENT REVISIONS REVISE	6/26/14	RWM
25	CLIENT REVISIONS REVISE	6/26/14	RWM
26	CLIENT REVISIONS REVISE	6/26/14	RWM
27	CLIENT REVISIONS REVISE	6/26/14	RWM
28	CLIENT REVISIONS REVISE	6/26/14	RWM
29	CLIENT REVISIONS REVISE	6/26/14	RWM
30	CLIENT REVISIONS REVISE	6/26/14	RWM
31	CLIENT REVISIONS REVISE	6/26/14	RWM
32	CLIENT REVISIONS REVISE	6/26/14	RWM
33	CLIENT REVISIONS REVISE	6/26/14	RWM
34	CLIENT REVISIONS REVISE	6/26/14	RWM
35	CLIENT REVISIONS REVISE	6/26/14	RWM
36	CLIENT REVISIONS REVISE	6/26/14	RWM
37	CLIENT REVISIONS REVISE	6/26/14	RWM
38	CLIENT REVISIONS REVISE	6/26/14	RWM
39	CLIENT REVISIONS REVISE	6/26/14	RWM
40	CLIENT REVISIONS REVISE	6/26/14	RWM
41	CLIENT REVISIONS REVISE	6/26/14	RWM
42	CLIENT REVISIONS REVISE	6/26/14	RWM
43	CLIENT REVISIONS REVISE	6/26/14	RWM
44	CLIENT REVISIONS REVISE	6/26/14	RWM
45	CLIENT REVISIONS REVISE	6/26/14	RWM
46	CLIENT REVISIONS REVISE	6/26/14	RWM
47	CLIENT REVISIONS REVISE	6/26/14	RWM
48	CLIENT REVISIONS REVISE	6/26/14	RWM
49	CLIENT REVISIONS REVISE	6/26/14	RWM
50	CLIENT REVISIONS REVISE	6/26/14	RWM
51	CLIENT REVISIONS REVISE	6/26/14	RWM
52	CLIENT REVISIONS REVISE	6/26/14	RWM
53	CLIENT REVISIONS REVISE	6/26/14	RWM
54	CLIENT REVISIONS REVISE	6/26/14	RWM
55	CLIENT REVISIONS REVISE	6/26/14	RWM
56	CLIENT REVISIONS REVISE	6/26/14	RWM
57	CLIENT REVISIONS REVISE	6/26/14	RWM
58	CLIENT REVISIONS REVISE	6/26/14	RWM
59	CLIENT REVISIONS REVISE	6/26/14	RWM
60	CLIENT REVISIONS REVISE	6/26/14	RWM
61	CLIENT REVISIONS REVISE	6/26/14	RWM
62	CLIENT REVISIONS REVISE	6/26/14	RWM
63	CLIENT REVISIONS REVISE	6/26/14	RWM
64	CLIENT REVISIONS REVISE	6/26/14	RWM
65	CLIENT REVISIONS REVISE	6/26/14	RWM
66	CLIENT REVISIONS REVISE	6/26/14	RWM
67	CLIENT REVISIONS REVISE	6/26/14	RWM
68	CLIENT REVISIONS REVISE	6/26/14	RWM
69	CLIENT REVISIONS REVISE	6/26/14	RWM
70	CLIENT REVISIONS REVISE	6/26/14	RWM
71	CLIENT REVISIONS REVISE	6/26/14	RWM
72	CLIENT REVISIONS REVISE	6/26/14	RWM
73	CLIENT REVISIONS REVISE	6/26/14	RWM
74	CLIENT REVISIONS REVISE	6/26/14	RWM
75	CLIENT REVISIONS REVISE	6/26/14	RWM
76	CLIENT REVISIONS REVISE	6/26/14	RWM
77	CLIENT REVISIONS REVISE	6/26/14	RWM
78	CLIENT REVISIONS REVISE	6/26/14	RWM
79	CLIENT REVISIONS REVISE	6/26/14	RWM
80	CLIENT REVISIONS REVISE	6/26/14	RWM
81	CLIENT REVISIONS REVISE	6/26/14	RWM
82	CLIENT REVISIONS REVISE	6/26/14	RWM
83	CLIENT REVISIONS REVISE	6/26/14	RWM
84	CLIENT REVISIONS REVISE	6/26/14	RWM
85	CLIENT REVISIONS REVISE	6/26/14	RWM
86	CLIENT REVISIONS REVISE	6/26/14	RWM
87	CLIENT REVISIONS REVISE	6/26/14	RWM
88	CLIENT REVISIONS REVISE	6/26/14	RWM
89	CLIENT REVISIONS REVISE	6/26/14	RWM
90	CLIENT REVISIONS REVISE	6/26/14	RWM
91	CLIENT REVISIONS REVISE	6/26/14	RWM
92	CLIENT REVISIONS REVISE	6/26/14	RWM
93	CLIENT REVISIONS REVISE	6/26/14	RWM
94	CLIENT REVISIONS REVISE	6/26/14	RWM
95	CLIENT REVISIONS REVISE	6/26/14	RWM
96	CLIENT REVISIONS REVISE	6/26/14	RWM
97	CLIENT REVISIONS REVISE	6/26/14	RWM
98	CLIENT REVISIONS REVISE	6/26/14	RWM
99	CLIENT REVISIONS REVISE	6/26/14	RWM
100	CLIENT REVISIONS REVISE	6/26/14	RWM

AVALON APARTMENTS
Tract 34774 - Parcel 3
Riverside, California

AVALON RIVERSIDE 264, LLC
24005 Ventura Blvd. - Calabasas, California 91302 - Tel. (818) 436-5100

LIABILITY WARNING: PLANS MARKED "NOT FOR CONSTRUCTION" ARE NOT APPROVED FOR CONSTRUCTION BY THE BUILDER/DEVELOPER, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, AND/OR GOVERNING AGENCY AS MAY BE REQUIRED. THE INSTALLING CONTRACTOR SHALL NOT USE THESE PLANS FOR CONSTRUCTION WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE BUILDER/DEVELOPER.

ROBERT MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS
1000 W. MAIN STREET, CA 92503
P.O. BOX 1000, SAN JOSE, CA 95128
(949) 584-2112 FAX (949) 584-3889 rm@robertmitchell.com



BLUEPRINTER'S DATE STAMP:

DRAWN	RWM
CHECKED	RWM
DATE	6/5/08
SCALE	1" = 20'-0"
SHEET	929P

L-20