...ial:
...measurement ... system ... Locate and protect all
...g utilities. If damage occurs notify the agency and obtain repairs.

...conditions: Provide protection at all times to prevent dirt or debris ...tering piping or equipment. Storage of materials shall be kept orderly ...accepted practices for full protection of the material from damage.

...ee and replacement: The entire system shall be unconditionally guaranteed ...terials and workmanship, including but not limited to settling of backfill ...r damage to planting, lawns, paving etc., for a period of one year from ...ceptance. Any areas or materials requiring repair shall be without ... the owner.

...rawings: Maintain during construction and provide the Owner with an ... and exact "as built" drawings showing arrangement and locations of ...s, valves, heads, etc. Major underground elements shall be noted with ...r measurements from a permanent feature.

...: All materials shall be new, in good condition, construction, material, ... manufacturer as noted on the drawings. Substitution shall be limited ... as approved.

...ship: These specifications shall govern all installation and all equip-...terial, or workmanship shall be in strict accordance with manufacturers' ...ions and recommendations and all local and/or State codes.

...onnection and Controller: Locate the source and determine requirements. ...ackflow prevention and manual gate valves, in a lockable enclosure ... codes. Locate controller location and install complete with electrical ...on.

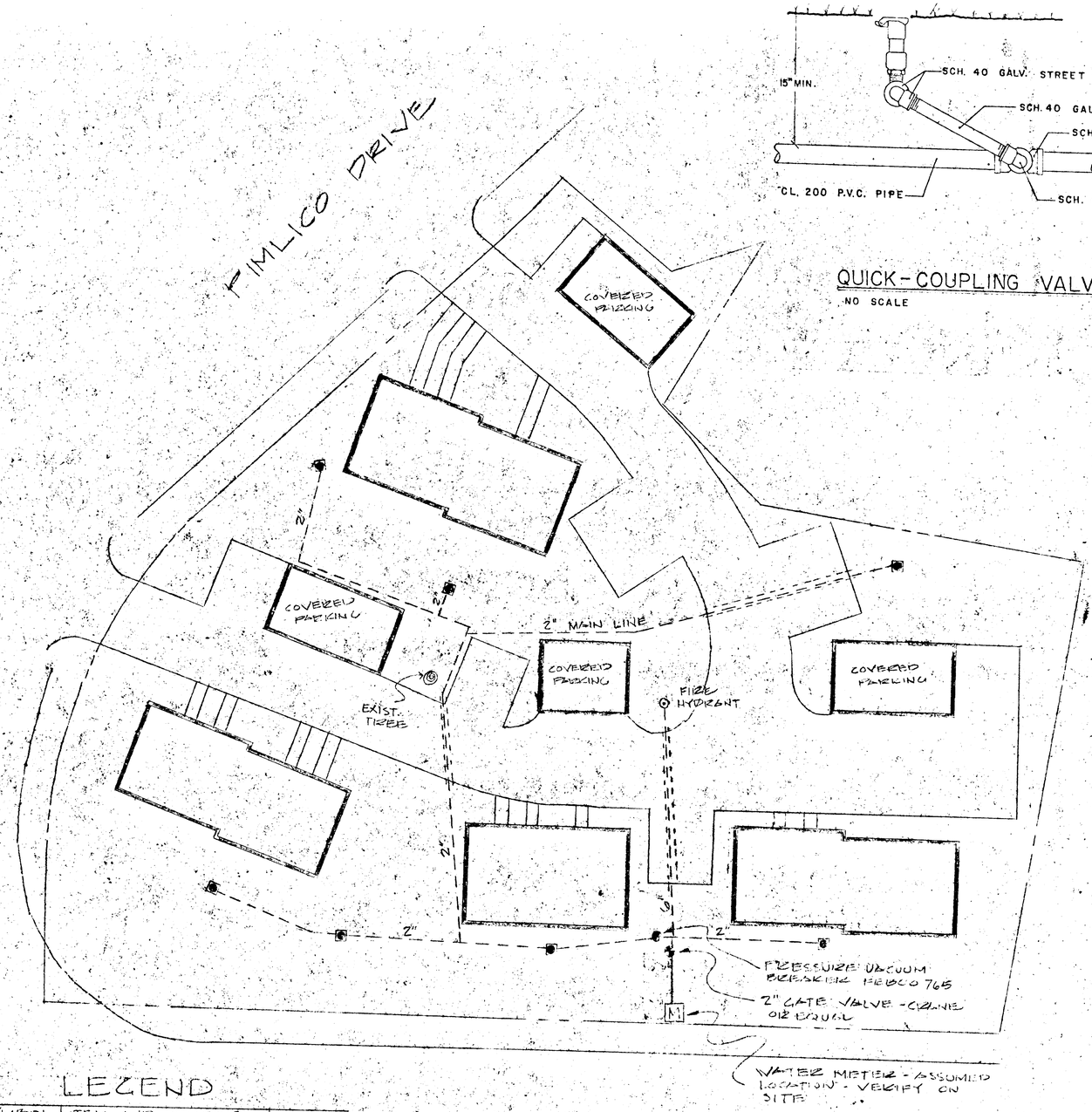
...on: Pipe trenches shall be straight or snaked slightly to allow for ...n and contraction of piping. Main or supply lines shall be a min. 24" ... Zone lines shall be a min. 18" depth. The bottom of the trenches ... smooth and free of sharp rocks or objects that may damage pipe. Where ... trenches shall slope to the low point to completely drain lines.

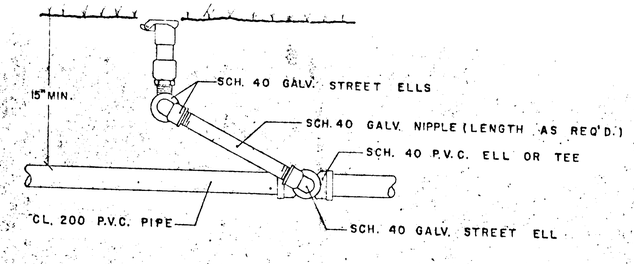
...allation: Lay pipe in accordance with manufacturers recommendations, ... slightly and supported at all points within the trench. Cut all pipe ... chamfer edges and deburr, wipe surface free of all moisture or dirt. ... weld all joints except those indicated for threaded fittings.

- ...VALVES SHALL BE BRASS OR BRONZE HAVE ... LOCKING CAPS. INSTALL IN THE LOCATION SHOWN ... DRAWINGS OR AS NOT TO INTERFERE WITH THE ... OF TREES OR SHRUBS. INSTALL WITHIN 18" OF ... OR CURBS WHERE APPLICABLE.

...VALVES TO BE CONNECTED W/ GALV. IRON PIPE.

... SEE PLANTING SPECIFICATIONS UNDER CLEAN UP

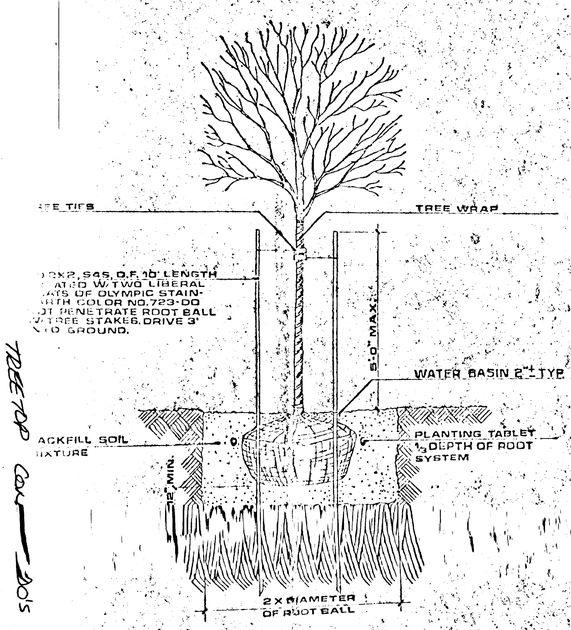




QUICK-COUPLING VALVE
NO SCALE

LEGEND

SYMBOL	ITEM AND NUMBER	QUAN.
	RAINBIRD 33D SERIES QUICK VAL	7
	GATE VALVE 2" CRANE	1
	FIRE HYDRANT	1
	1½ PRESS. VACUUM BREAKER	1
	SCH 40 PVC SLEEVE	
	SCH 200 PVC SIZE AS NOTED ON DRAWING	



TREE PLANTING DETAIL

TREE TOP CONDO'S

...Installation: Only as approved.

Guarantee & Replacement: All plant material sh... acceptance for one full growing season or one ... During this period any plant material that is r... ducing new growth shall be replaced by the Cont...

Topsoil and Finished Grades: Planting areas wi... prior to landscaping. Landscaping shall includ... tribution of topsoil to meet planting requireme... required for mounds or filling shall be supplie... Grades and slopes shall be as indicated by the ... shall be approximately 3½ to 4 inches below adj... gradelines, etc., to allow for bark application ... mately one inch below adjacent walks, paving, e... Finish grading shall remove all depressions o... drainage throughout the area.

Herbicides: Prior to soil preparation all area... treated with Round-up (or equal) in strict acco... instructions.

Soil Preparation: Work all areas by rototillin... inches. Remove all stone, sticks, mortar, lar... debris or extraneous matter turned up in workin... homogeneous fine texture.
Apply a mix of Superphosphate (0-20-2) and Am... loosened soil at 4 lbs./1000 sq.ft., and thorou... Level, smooth and lightly compact area to pro...

Planting hole: Lay out all plant location and ... holes to ... times the largest root ball width. ... plant hole. Dispose of any "subsoil" or debris ... of planting hole with water, and adjust any are...

Soil Mix: Prepare soil mix in each planting ho...
2 parts native top soil (no subsoils)
2 parts groundbark, treated sawdust or approv...
1 part peat moss
Thoroughly mix in planting hole and add fertili...
Small plants 1/8 lb./plant
Shrubs 1/4 to 1/2 lb./plant
Trees 1/3 to 1 lbs./plant
Fertilizers shall be equal amounts of commercia... ...ter manure with ½ of an amount of bonemeal.

Planting: Place the plant on a layer of compac... of the planting hole. Remove containers or tie... B & B plants. Check root and cut for any fraye... planting hole with soil mix while working each ... Approximately 2/3 full water throughly and plac... approximately 1/3 the depth of the root system. ... 10 and 21 gram 20-10-5 tablets.

Plant tablet quantities:

A. All shrubs up to 15 inch spread, two (2) tal...
B. All shrubs 15 to 36 inch size, four (4) tab...
C. All shrubs 36 inches and larger, three (3) ...
D. All evergreen trees, four (4) tablets per t...
E. Deciduous trees: (21-gram). Up to 1½ inch ... 1½ to 2 inch caliper, 4 tablets per tree.

Place remaining back fill and dish surface arou... grade should keep root ball slightly above surf... 1 inch. Water again until no more water is abs...

Staking of trees: Stake or guy all trees. Sta... Fir, Min. 6 foot long stained earth tone. Tree ... tree ties. Guy wires shall be min. 2 strand t... garden hose.

Mulching of plantings: Mulch planting areas wi... mulch (3/4" minus) to a depth of 2 inches in gr... in plantings.

Ground cover plantings: Plant ground covers th... 2½ times root spread and adding soil mix around ... cover plants with commercial fertilizer (16-16-...

Seeding: After areas have been prepared under ... lawn areas to insure a smooth, firm and mowable ... fertilizer (16-16-16-5) at 20 lbs. per 1000 sq. ... surface. Establish an even fine textured seed ... texture. Sow seed with a mechanical spreader a... 1000 sq.ft. Rake seed lightly to provide cover...

Maintenance-lawns: The lawn areas shall be mai... which they will be refertilized and sprayed for ... shall be at full even weed free growth.

Plantings: Midway through the growing season ... and refertilized and any needed replacements ... Round-up shall be made to all areas showing ...

Clean up: At completion of work all extra ... ...ess, shall be removed from the site. All ... shall be swept clean, mulch areas shall ... cleared from surface. All areas of the project ... complete.

IRRIGATION PLAN

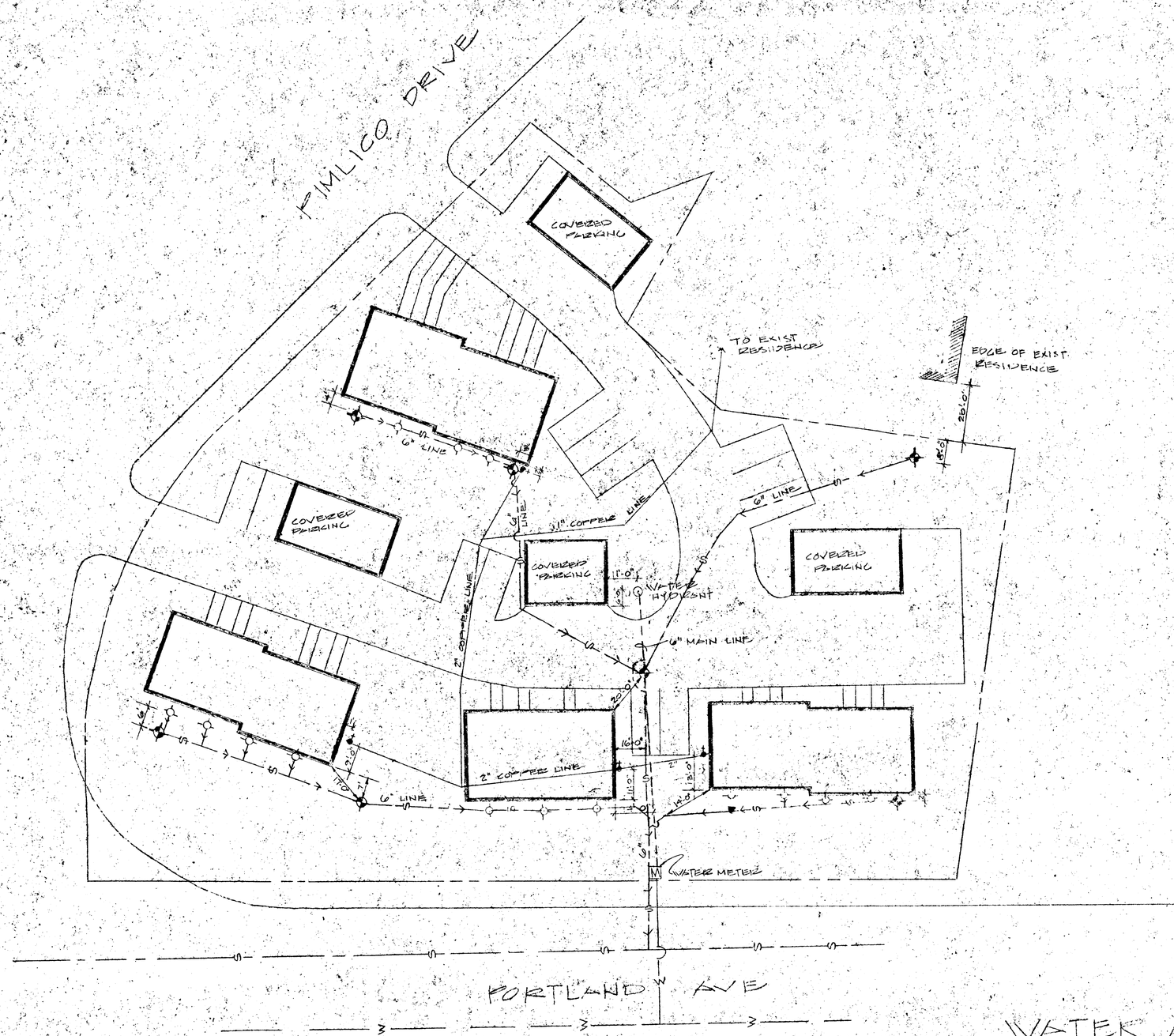
SCALE 1"=20'-0"

FOR:

ELMAC CONSTRUCTION CO...

TREETOP CONDOMINIUM WEST LINN, OR...

TREE/TOP CONDO'S



LEGEND

- M — WATER METER
- FIRE HYDRANT
- SHUT OFF VALVE
- 4" CLEAN OUT
- 6" CLEAN OUT
- 6" — MAIN LINE (WATER)
- 2" — COPPER LINE (WATER)
- 6" — SEWER LINE
- WATER SERVICE LINE

WATER AND SEWER PLAN

SCALE: 1" = 20

FOR:

ELMAC CONSTRUCTION CO
TREETOP CONDOMINIUM WEST LINN, ORE.

PAUL H. SHUEY
LANDSCAPE DESIGNER
OREGON CITY, OREGON