

EXISTING TREE CALCULATIONS

TREE ID#	SIZE (DBH)
#1 - PONDEROSA PINE	10"

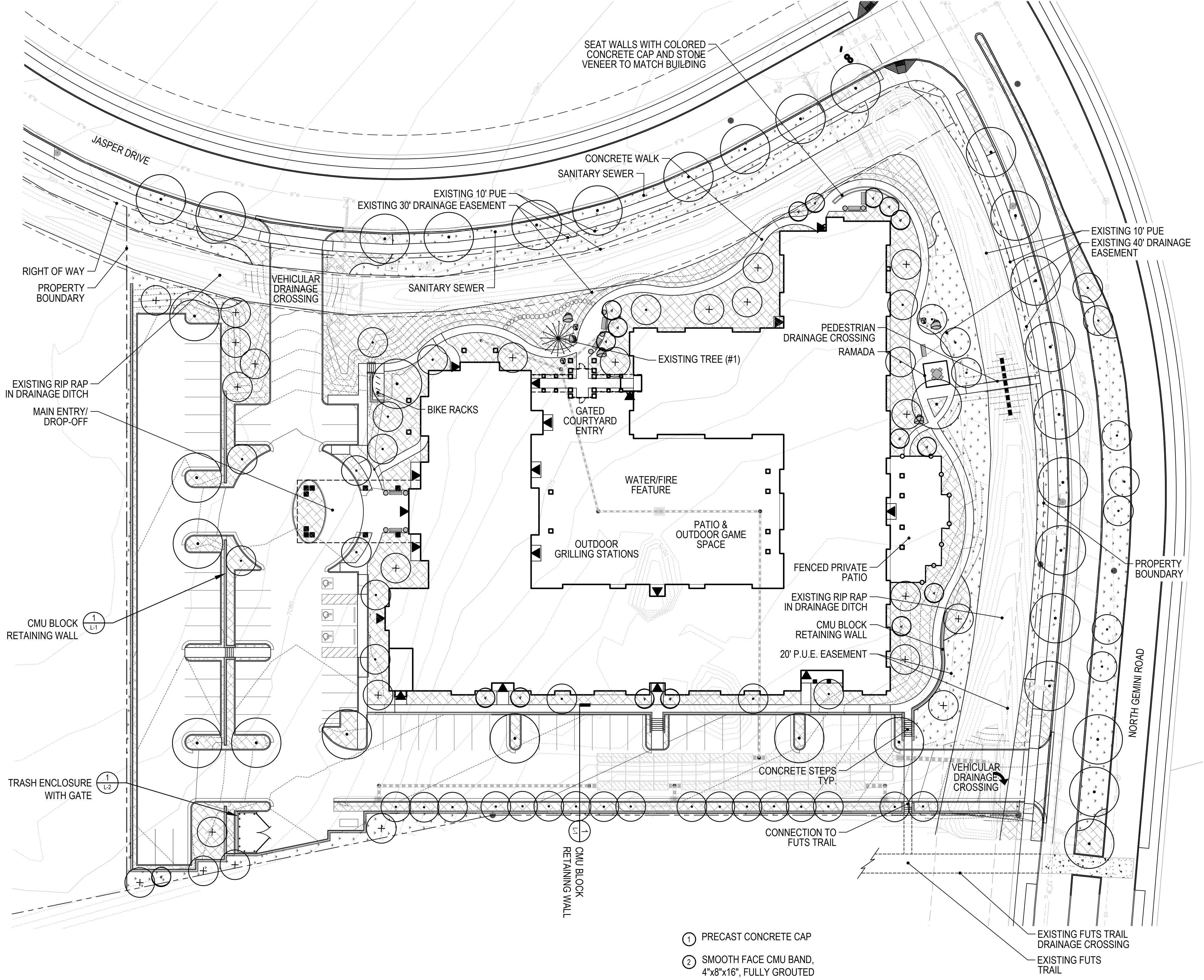
**HIGHGATE CONGREGATE CARE FACILITY**  
 1831 N JASPER DR  
 FLAGSTAFF, AZ

OWNER:  
 BURON INC  
 ATTN: DAN STRINGEN  
 14203 WIDE HOLLOW RD  
 YAKIMA, WA 98908  
 509-834-0538

NOT FOR CONSTRUCTION

DATE:  
 06/12/18 CONCEPT PLAN  
 07/26/18 CONCEPT PLAN  
 09/18/18 SITE PLAN  
 12/27/18 SITE PLAN  
 01/24/19 SITE PLAN  
 02/07/19 SITE PLAN  
 02/26/19 SITE PLAN

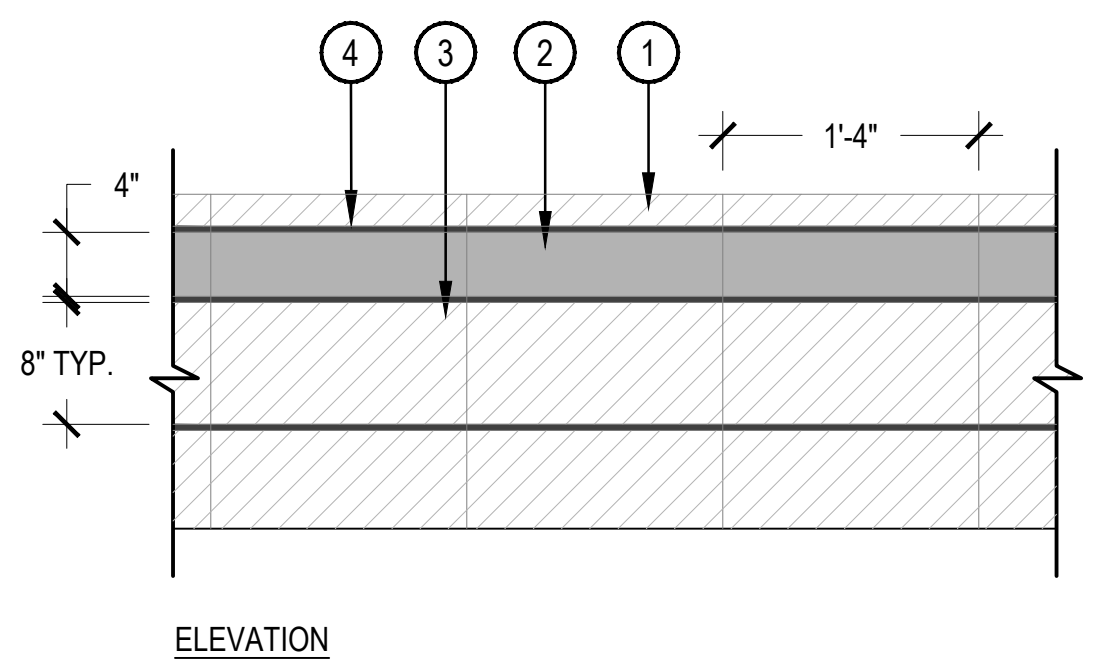
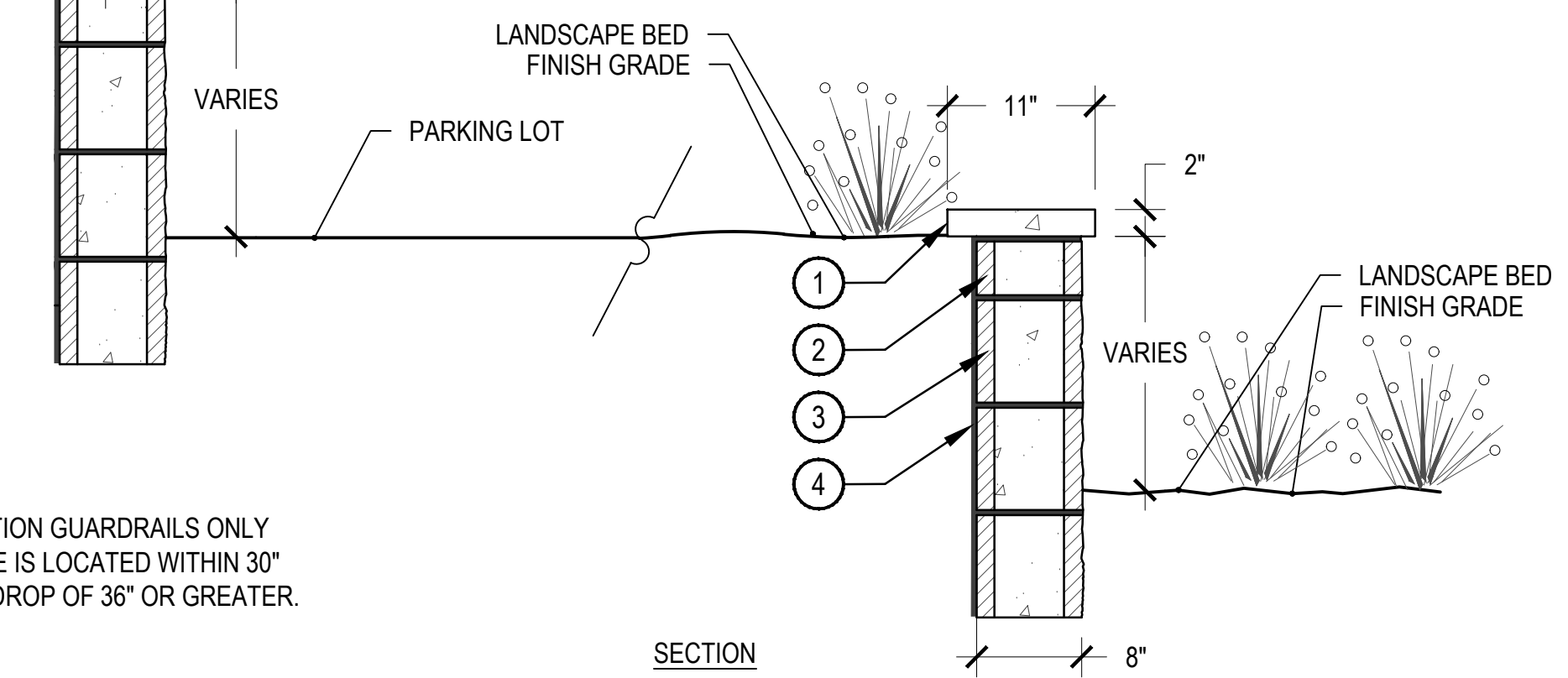
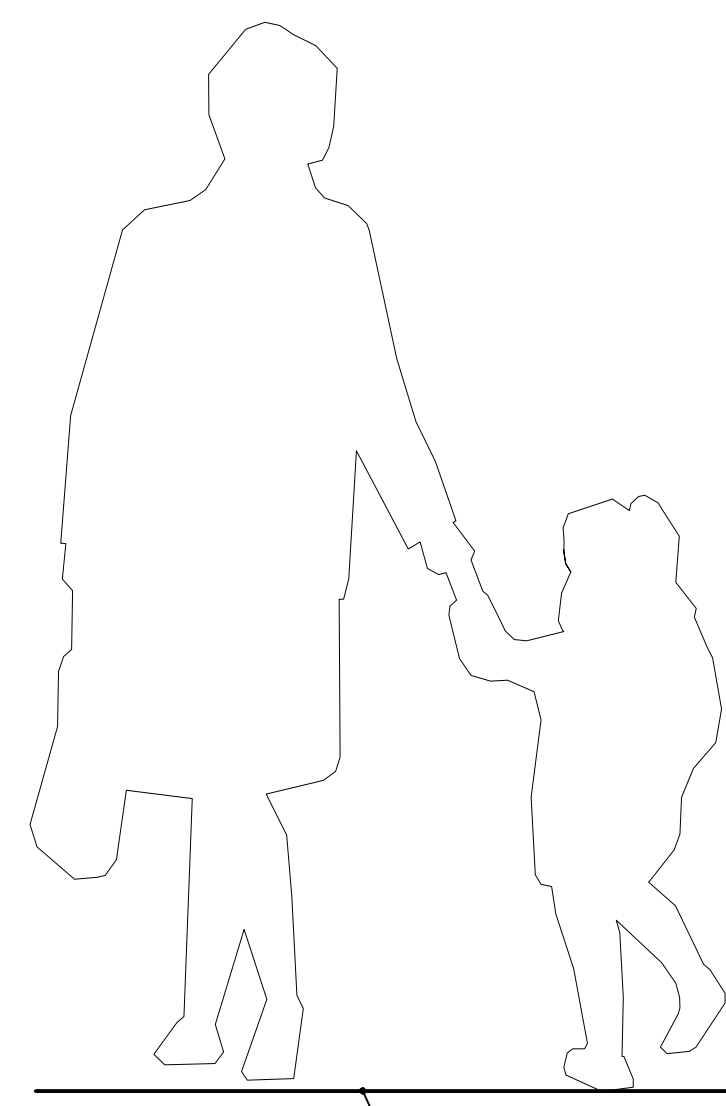
SHEET TITLE:  
 LANDSCAPE PLAN



**LEGEND**

- CANOPY TREE
- EVERGREEN TREE
- LARGE ORNAMENTAL TREE
- SMALL ORNAMENTAL TREE
- EXISTING PONDEROSA PINE TREE
- WALLS
- BENCH
- PLANTER POT
- OUTDOOR TABLE
- BIKE RACK
- BOULDER
- LANDSCAPE BED
- NATIVE SEED

- ① PRECAST CONCRETE CAP
- ② SMOOTH FACE CMU BAND, 4"x8"x16", FULLY GROUTED
- ③ SPLITFACE CMU, 8"x8"x16", FULLY GROUTED
- ④ 3/8" GROUTED JOINTS
- ⑤ GUARDRAIL, 1" Ø TUBE RAILS AND POST

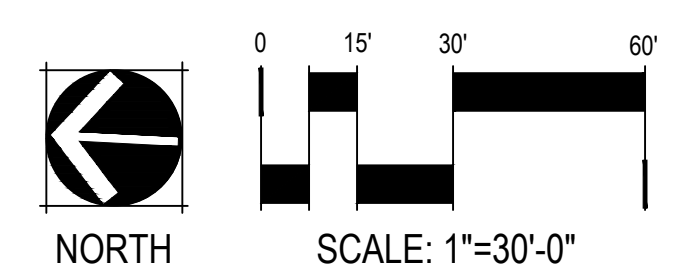


NOTES:  
 1. RETAINING WALL WITH FALL PROTECTION GUARDRAILS ONLY REQUIRED WHERE WALKING SURFACE IS LOCATED WITHIN 30" OF RETAINING WALL WITH VERTICAL DROP OF 36" OR GREATER.

① CMU BLOCK RETAINING WALL

**HYDROZONE NOTES**

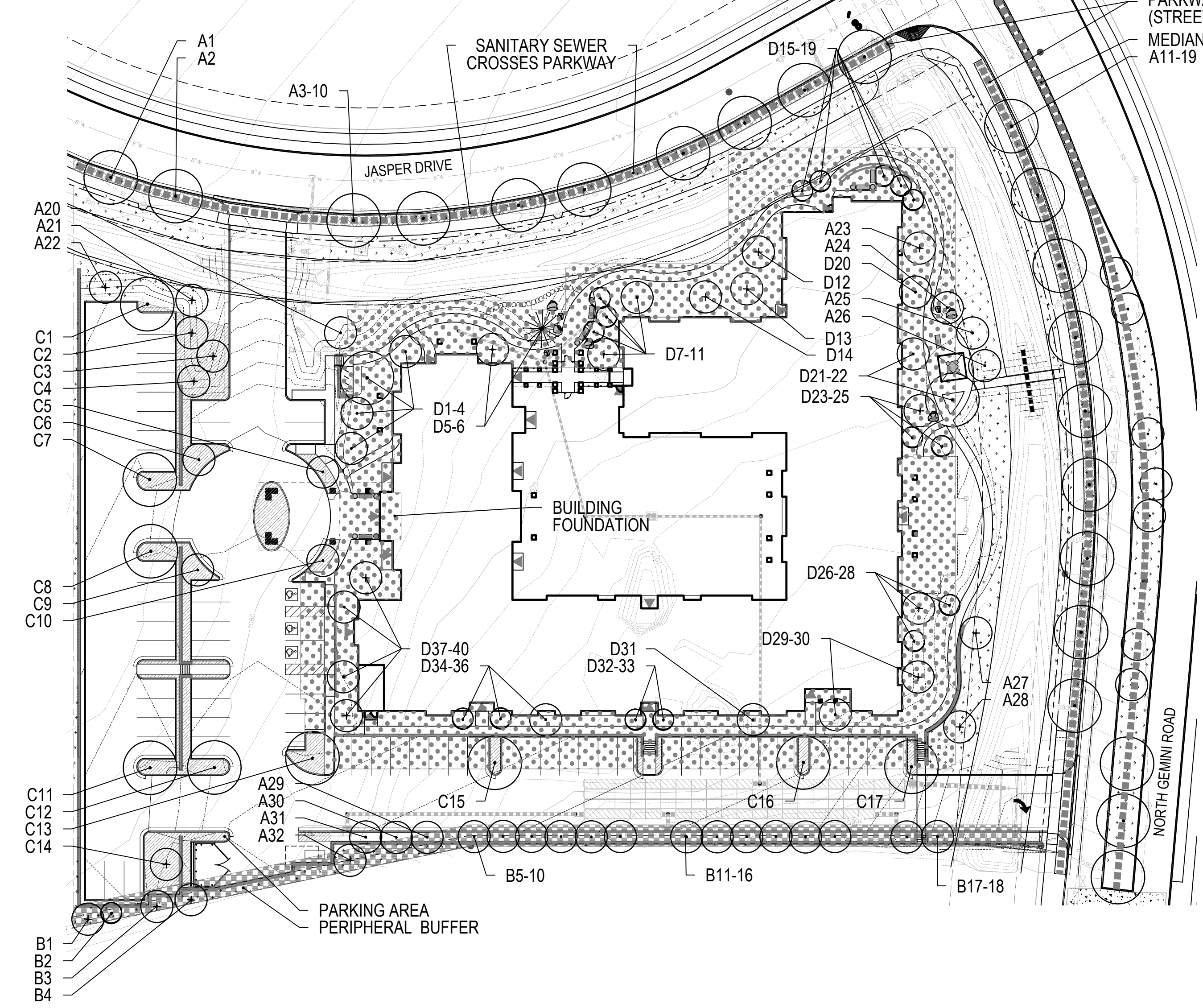
- ALL LANDSCAPE BEDS WILL BE CLASSIFIED AS HYDROZONE 2 TRANSITION ZONE.
- ALL AREAS OF NATIVE SEED SHALL BE CONSIDERED HYDROZONE 3 NATIVE ZONE.
- HYDROZONE 1 OASIS ZONES MAY OCCUR WITHIN THE COURTYARD AND WILL BE VERY LIMITED IN SIZE.



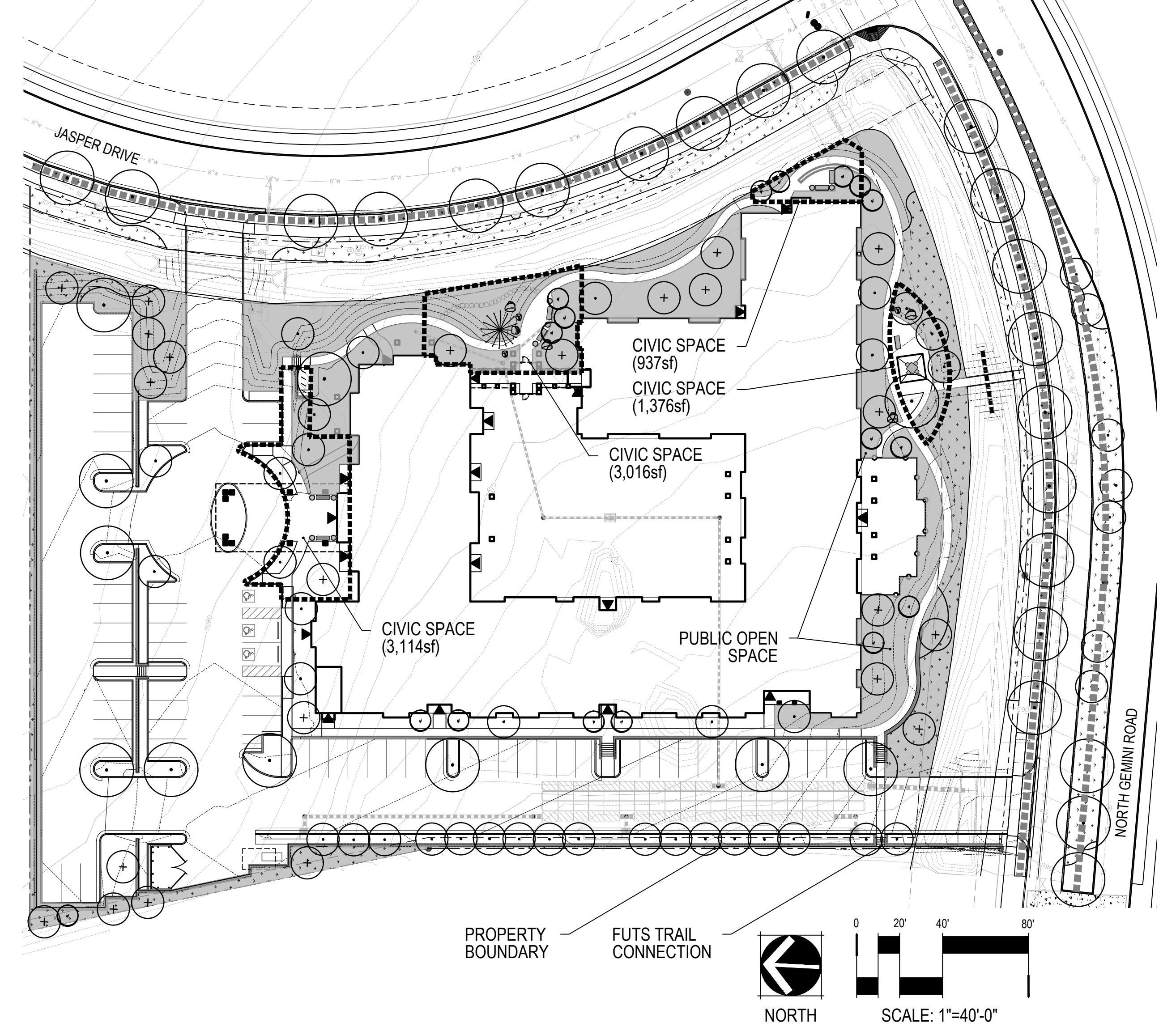
CHECKED BY: AH  
 DRAWN BY: AH/KW

SCALE: 1" = 1'-0"

**SITE LANDSCAPE CALCULATIONS DIAGRAM**



**PEDESTRIAN AMENITY/CIVIC SPACE & OPEN SPACE DIAGRAM**



**LEGEND**

	STREET BUFFER		PARKING AREA
	*PERIPHERAL BUFFER		BUILDING FOUNDATION
	PUBLIC OPEN SPACE		OUTDOOR PEDESTRIAN AMENITY SPACE/CIVIC SPACE
	PARKWAY AND MEDIAN		

**TREE COUNT CODE**

A#	STREET BUFFER
B#	*PERIPHERAL BUFFER
C#	PARKING AREA
D#	BUILDING FOUNDATION

**SITE DEVELOPMENT REQUIREMENTS 3.34 ACRES / 145,328sf**

	REQUIRED	PROVIDED
PEDESTRIAN AMENITY SPACE/CIVIC SPACE	7,266sf (5.0% OF TOTAL AREA)	8,443sf (5.8% OF TOTAL AREA)
OPEN SPACE	21,798sf (15.0% OF TOTAL AREA)	23,056sf (15.9% OF TOTAL AREA)

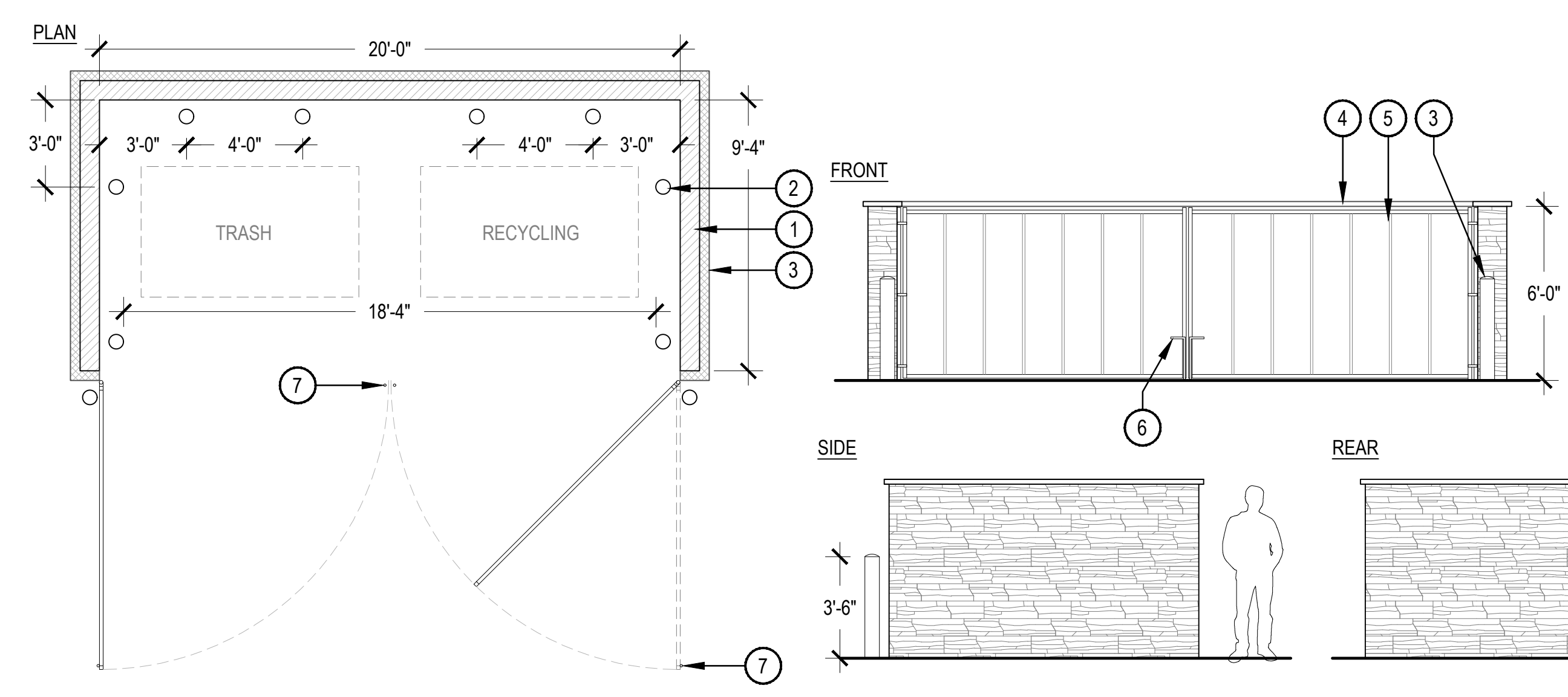
\* EACH EXISTING TREE THAT IS A MINIMUM OF SIX INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR 10 FEET IN HEIGHT OR LARGER MAY SUBSTITUTE FOR THE REQUIREMENT OF TWO EVERGREEN LANDSCAPE TREES. FOR EACH EXISTING TREE RETAINED IN A LANDSCAPE AREA, THE REQUIREMENT FOR SHRUBS AND GROUNDCOVERS ASSOCIATED WITH THAT TREE WILL BE WAIVED.  
 \*\* NON-NATIVE TREE SHALL BE A MINIMUM 6" TALL OR 2" CALIPER.  
 (CITY OF FLAGSTAFF LANDSCAPING STANDARDS SECTION 10-50.60.050)

**SITE LANDSCAPE CALCULATIONS**

LOT 1 - RESIDENTIAL 3.34 ACRES		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
<b>STREET BUFFER</b>				
TOTAL L.F. 809	TREES	1 PER 25 LINEAR FEET = 32	15 GALLON**	19 PARKWAY 13 ON-SITE
	SHRUBS	2 PER TREE = 64	5 GALLON	64
	GROUNDCOVERS	2 PER TREE = 64	1 GALLON	64
<b>PERIPHERAL BUFFER</b>				
TOTAL L.F. 446	TREES	1 PER 25 LINEAR FEET = 18	15 GALLON**	18
	SHRUBS	2 PER TREE = 36	5 GALLON	36
	GROUNDCOVERS	2 PER TREE = 36	1 GALLON	36
<b>PARKING AREA</b>				
TOTAL PARKING SPACES 65	TREES	2 EVERY 8 PARKING SPACE = 17	15 GALLON**	17
	SHRUBS	2 PER TREE = 34	5 GALLON	34
	GROUNDCOVERS	2 PER TREE = 34	1 GALLON	34
	MIN. INTERIOR LANDSCAPED AREA	30sf PER SPACE = 2,040sf		4,533sf
<b>BUILDING FOUNDATION</b>				
TOTAL L.F. 1,025	TREES	1 PER 25 LINEAR FEET = 41	15 GALLON**	40
	SHRUBS	2 PER TREE = 80	5 GALLON	80
	GROUNDCOVERS	2 PER TREE = 80	1 GALLON	80
	EXISTING TREES			1

**PARKWAY LANDSCAPE CALCULATIONS**

PARKWAY		REQUIRED	MINIMUM SIZE REQUIRED	PROVIDED
TOTAL L.F. 816	TREES	1 EVERY 45 L.F. ON AVERAGE = 18	15 GALLON**	19
	SHRUBS	25% COVERAGE MINUS GROUNDCOVER	5 GALLON	TBD
	GROUNDCOVERS	25% COVERAGE MINUS SHRUBS	1 GALLON	TBD
<b>MEDIAN</b>				
TOTAL L.F. 430	TREES	1 EVERY 45 L.F. ON AVERAGE = 10	15 GALLON**	10
	SHRUBS	25% COVERAGE MINUS GROUNDCOVER	5 GALLON	TBD
	GROUNDCOVERS	25% COVERAGE MINUS SHRUBS	1 GALLON	TBD



- NOTES:**
- TRASH ENCLOSURE TO BE LOCATED ON 6" CONCRETE SLAB FLUSH WITH A.C. (TYP.) WITH 10" FRONT APRON.
  - VERIFY EXACT LOCATIONS FOR GATE ROD DROPS (2 PER GATE, OPENED AND CLOSED POSITIONS).
  - TRASH ENCLOSURE DESIGNED PER CITY OF FLAGSTAFF ENGINEERING STANDARDS.
- CMU WALL
  - 6" STEEL BOLLARD, 4" FROM WALL (TYP.)
  - 4" STONE VENEER TO MATCH ARCHITECTURE
  - 3" STONE CAP WITH 2" OVERHANG
  - PIVOTING DOUBLE SWING GATE, COLOR TO MATCH ARCH. BOARD & BATTEN SIDING
  - LOCKING GATE ROD
  - GATE ROD DROPS, GALVANIZED STEEL SLEEVES IN SLAB
  - FINISHED GRADE

1 TRASH ENCLOSURE WITH GATE

SCALE: 1/4" = 1'-0"

CHECKED BY: AH  
 DRAWN BY: AHKW