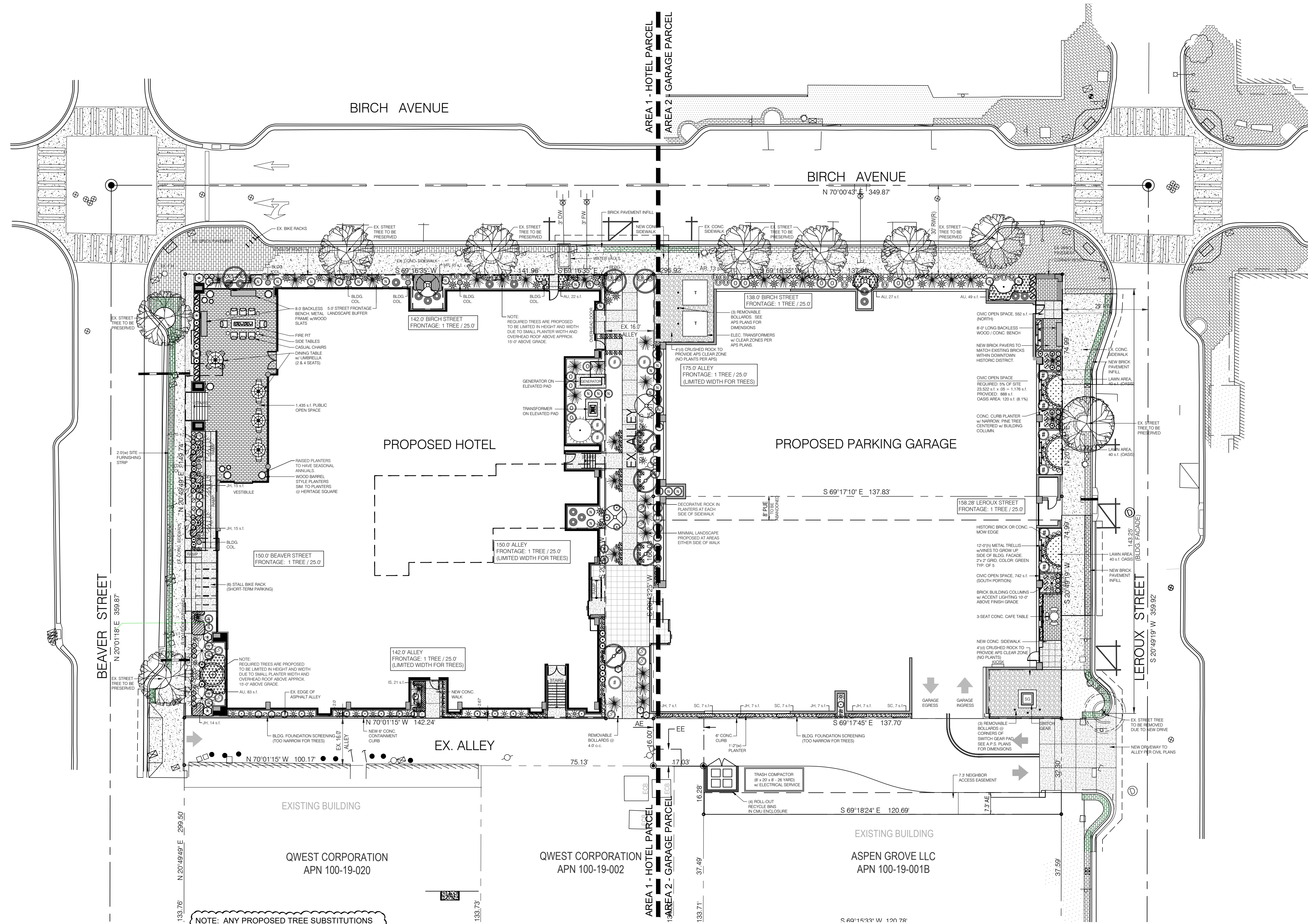


THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA



NOTE: ANY PROPOSED TREE SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW AND APPROVAL DUE TO TREE HEIGHT ISSUE BELOW BUILDING OVERHANG.
IT IS ADVISED TO PROCURE TREES EARLY TO AVOID TREE UNAVAILABILITY.

ALTERNATIVE LANDSCAPE PLAN

DESIGN NARRATIVE

- REQUIRED TREES BELOW BUILDING OVERHANG ARE ON THE CITY OF FLAGSTAFF APPROVED PLANT LIST, BUT ARE SMALLER CULTIVARS THAT WILL NOT GROW INTO THE FLOOR ABOVE.
- THE FLOOR ABOVE IS DESIGNED FOR FULL HOTEL ROOM STANDARD FLOOR PLAN, THEREFORE LIMITING THE SPACE FOR NEW PLANTING AND TALLER TREES.
- ADDITIONAL SHRUBS PROVIDED TO ENHANCE LANDSCAPE.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE FLAGSTAFF

OVERALL LANDSCAPE PLAN
ALTERNATIVE LANDSCAPE PLAN SUBMITTAL

CITY APPROVAL

PROJECT NO. 01-AZ-25
PREPARED: P.J.D.
DATE: 03-03-26
SHEET:

L1.0
SHEET 1 OF 5

DECIDUOUS TREES							
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE	# NATIVE	COMMENTS
AG	ACER	GINNALA RUBY SLIPPERS	RUBY SLIPPERS FLAME MAPLE	2' cal	H=16-18' W=18-20'	3	NATURALIZED SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
CC	CERCIS	CANDENSIS FLAME-THROWER	FLAME-THROWER RED BUD	2' cal	H=15-18' W=12-15'	6	NATURALIZED SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
MJ	MALUS	JFS KW21 4MX	IVORY SPEAR CRABAPPLE	2' cal	H=18' W=7'	6	NATURALIZED SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG

EVERGREEN TREES							
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE	# NATIVE	COMMENTS
PA	PICEA	ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'-0" (H)	H=25-30' W=5-6'	2	NATURALIZED GOOD FORM, NOT PROPOSED UNDER BLDG. OVERHANG
PN	PINUS	NIGRA 'FRANK'	FRANK AUSTRIAN PINE	4'-0" (H)	H=12' W=5'	31	NATURALIZED SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG
PP	PICEA	PUNGENS 'BABY BLUE'	BABY BLUE SPRUCE	6'-0" (H)	H=15-18' W=6-10'	1	NATURALIZED SMALLER SIZE TREE PROPOSED DUE TO OVERHEAD BLDG. OVERHANG

DECIDUOUS SHRUBS						
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	# NATIVE	COMMENTS
BT	BERBERIS	THUNB. 'RED ROCKET'	RED ROCKET BARBERRY	5 Gal. / 30"(H)	28	NO MATCH FORM WHEN IN ROW
CS	CORNUS	STOLONIFERA 'ARCTIC FIRE'	RED-TWIG DOGWOOD	5 Gal. / 30"(H)	10	YES FULL DENSE
HM	HEUCHERA	M. 'NORTHERN EXPOSURE'	N. EXPOSURE CORAL BELLS	1 Gal.	34	NO FULL DENSE
LA	LAVANDULA	ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 Gal.	35	NO MATCH FORM WHEN IN ROW
ND	NANDINA	DOMESTICA 'FIREPOWER'	FIRE POWER NANDINA	5 Gal. / 30"(H)	33	NO FULL DENSE
PF	POTENTILLA	FRUTICOSA	CINQUEFOIL	5 Gal. / 30"(H)	13	YES FULL DENSE
SB	SPIRAEA	BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	5 Gal. / 30"(H)	10	NO FULL DENSE

EVERGREEN SHRUBS						
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	# NATIVE	COMMENTS
BM	BUXUS	MICROFILIX 'KOREANA'	KOREAN BOXWOOD	5 gal.	15	NO MATCH FORM WHEN IN ROW
CM	CUPRESSOCYPARIS	WILMA 'GOLDCREST'	GOLDCREST CYPRESS	4'-0" (H)	5	NO FULL DENSE
MA	MAHONIA	AQUIFOLIUM	OREGON GRAPE	5 gal.	12	YES FULL DENSE
PM	PINUS	MUGO 'SHERWOOD COMPACT'	DWARF MUGO PINE	15"(W)	26	NO MATCH FORM WHEN IN ROW
SC	SARCOCOCOA	C. 'CHRISTMAS BOX'	CHRISTMAS BOX	5 gal. / 24"(H)	16	NO FULL DENSE

GROUND COVER PLANTS						
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	# NATIVE	COMMENTS
AU	ARCTOSTAPHYLOS	UVA-URSI	KINKINICK	1 gal.	181 s.f. 32 plants	YES PLANT @ 24" o.c. △ SPACING
IS	IBERIS	SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE CANDYTUFT	1 gal.	21 s.f. 6 plants	NO PLANT @ 24" o.c. △ SPACING
JH	JUNIPERUS	HORIZON 'BLUE STAR'	BLUE STAR JUNIPER	1 gal.	122 s.f. 33 plants	NATURALIZED PLANT @ 24" o.c. △ SPACING
MR	MAHONIA	REPENS	CREeping OREGON GRAPE	1 gal.	45 s.f. 13 plants	YES PLANT @ 24" o.c. △ SPACING
SC	SEDUM	COCKEREL	COCKEREL STONECROP	1 gal.	21 s.f. 6 plants	YES PLANT @ 24" o.c. △ SPACING

ORNAMENTAL GRASS / FERNS / VINES						
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	# NATIVE	COMMENTS
HAK	HAKONECHLOA	MACRA 'ALL GOLD'	ALL GOLD FOREST GRASS	1 gal.	32	NATURALIZED FULL TUFT
HP	HOSTA	'PATRIOT'	PATRIOT HOSTA	1 gal.	27	NATURALIZED WELL-SHAPED
LAZ	LONICERA	'ARIZONA'	ARIZONA HONEYSUCKLE	1 gal.	6	YES TRAIN TO CLIMB TRELLIS
PA	PENNISETUM	ALOP. 'HAMELN'	HAMELN FOUNTAIN GRASS	1 gal.	98	NATURALIZED FULL TUFT
RF	RUDBECKIA	HIRTA 'INDIAN SUMMER'	BLACK-EYED SUSAN	1 gal.	11	NATURALIZED
SS	SCHIZACHYRIUM	SCOPARIUM	LITTLE BLUESTEM	1 gal.	94	YES FULL TUFT

SHEET TITLE
OVERALL LANDSCAPE PLAN

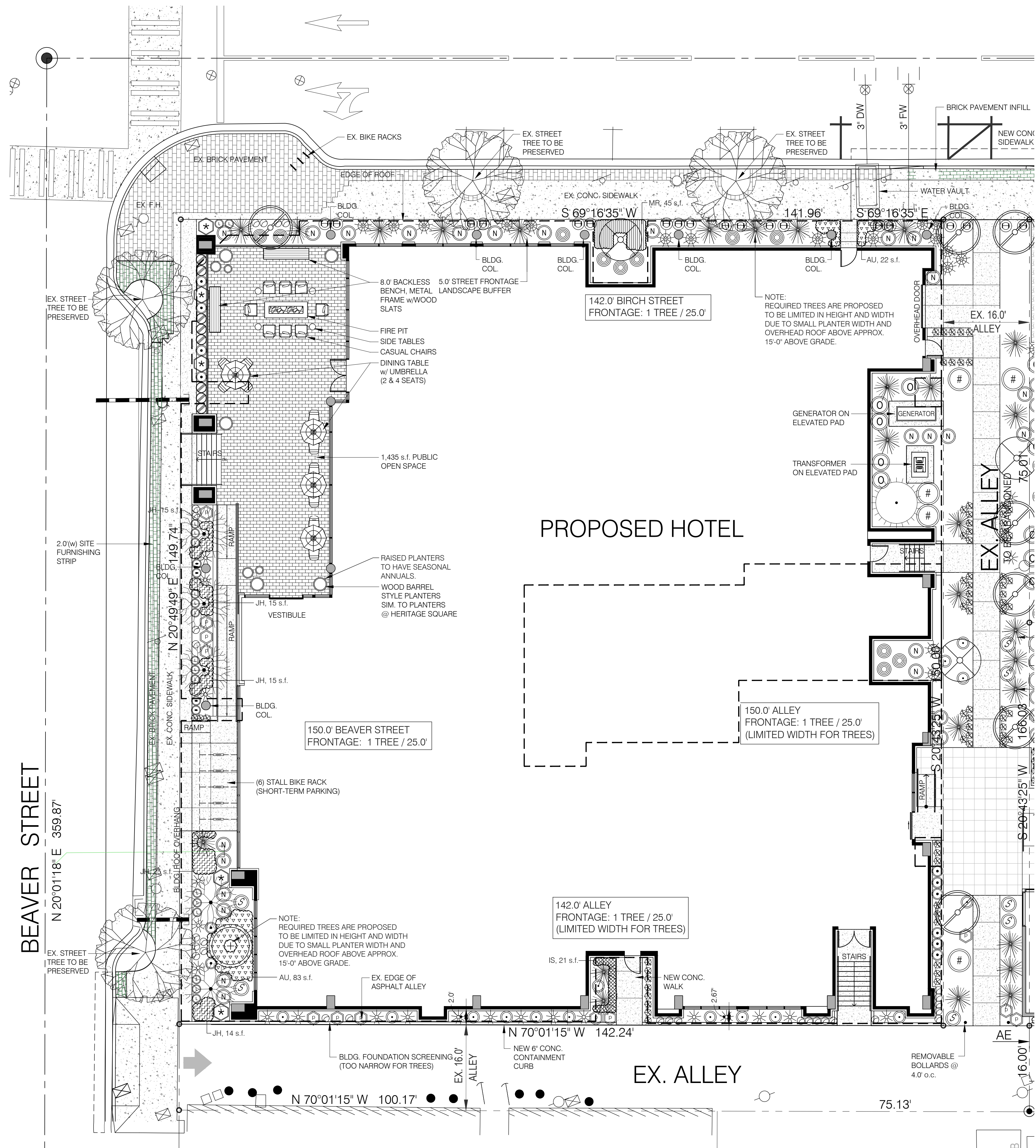
SCALE: 1" = 20.0'

GRAPHIC SCALE (IN FEET)

THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA



LANDSCAPE CALCULATIONS (Hotel)

STREET BUFFER	BUILDING FOUNDATION	PARKING	PERIPHERAL BUFFER	SUB-TOTAL	LESS EXIST. TREE CREDIT	TOTAL	PARKING AREA
1 TREE / 25 L.F.	1 TREE / 25 L.F.	2 / 8 STALLS	1 TREE / 25 L.F.				
292' / 25	585' / 25	N/A	N/A				N/A
= 12 Trees	= 24 Trees			36 Trees	(4)	32 Trees	
PROVIDED = 4	PROVIDED = 32					36 Trees	
2 SHRUBS / TREE	2 SHRUBS / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 115					115 Shrubs	
2 G-COVER / TREE	2 G-COVER / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 358					61 Shrubs	

- NOTES:
- STREET BUFFER CONSISTS OF EX. STREET TREES WITHIN R.O.W.
 - PLANTS BETWEEN PROPERTY LINE AND BUILDING CONSIDERED TO BE BUILDING FOUNDATION PLANTING.
 - LANDSCAPE AT ALLEYS HAVE LIMITED WIDTH, NOT SUITABLE FOR TREE PLANTING.
 - ALL ON-SITE PARKING IS LOCATED WITHIN BUILDING STRUCTURE, NO LANDSCAPE PROPOSED.
 - ORNAMENTAL GRASS CLUMPS AND SMALL PERENNIALS NOT COUNTED AS A SHRUB.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE FLAGSTAFF

LANDSCAPE PLAN - HOTEL
ALTERNATIVE LANDSCAPE PLAN

CITY APPROVAL

SHEET TITLE

LANDSCAPE PLAN - HOTEL
SCALE: 1" = 10.0'
GRAPHIC SCALE (IN FEET)

PROJECT NO. 01-AZ-25
PREPARED: P.J.D.
DATE: 03-03-26
SHEET:

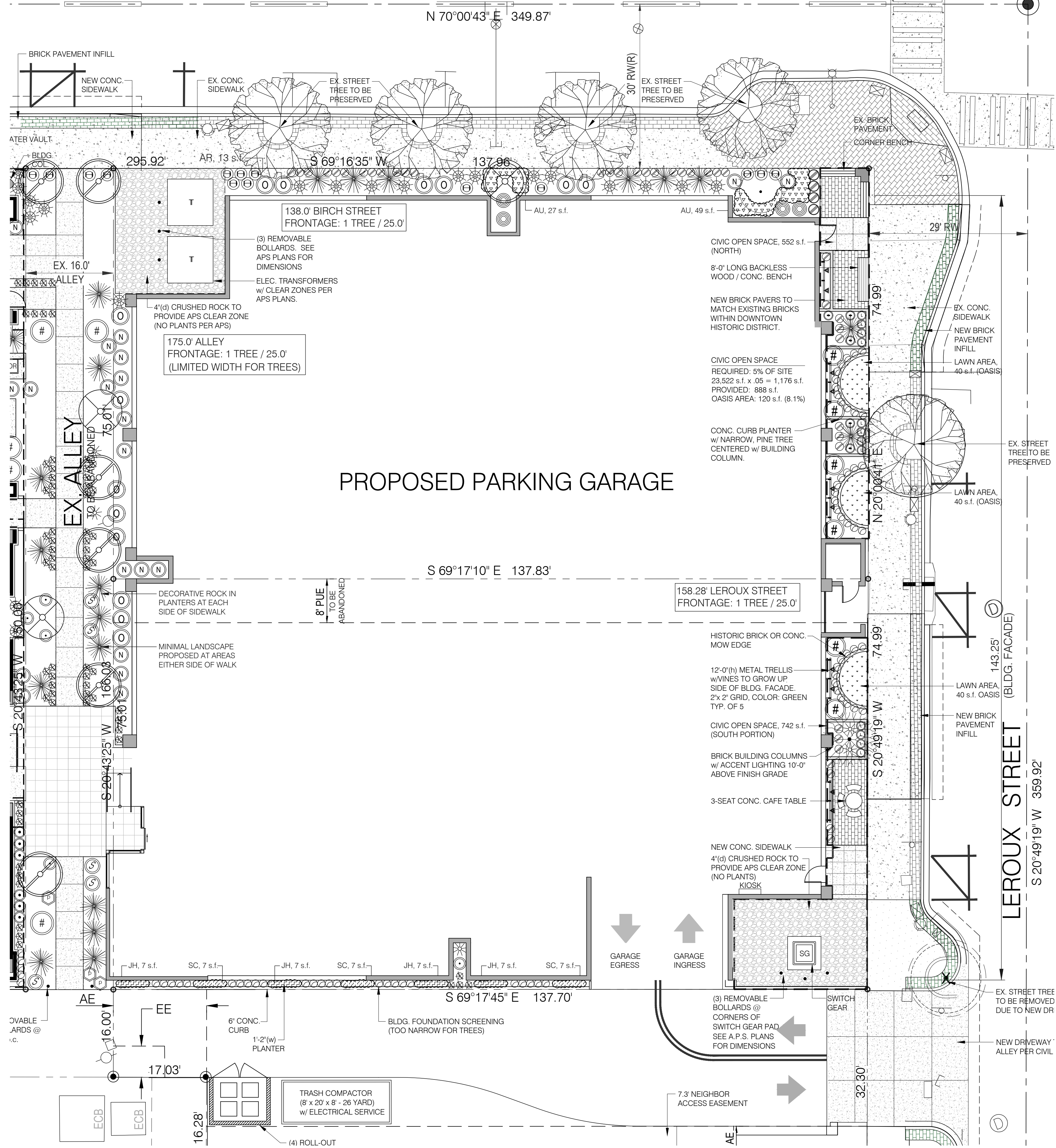
L2.0
SHEET 2 OF 5

THE GRADUATE - FLAGSTAFF

FLAGSTAFF, ARIZONA

LOTS 13-18, SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
CITY OF FLAGSTAFF, COCONINO COUNTY, STATE OF ARIZONA

BIRCH AVENUE



LANDSCAPE CALCULATIONS (Garage)

STREET BUFFER	BUILDING FOUNDATION	PARKING	PERIPHERAL BUFFER	SUB-TOTAL	LESS EXIST. TREE CREDIT	TOTAL	PARKING AREA
1 TREE / 25 L.F.	1 TREE / 25 L.F.	2 / 8 STALLS	1 TREE / 25 L.F.				
290' / 25	592' / 25	N/A	N/A	36 Trees	(5)	31 Trees	N/A
= 12 Trees	= 24 Trees					17 Trees	
PROVIDED = 5	PROVIDED = 24						
2 SHRUBS / TREE	2 SHRUBS / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 68						
2 G-COVER / TREE	2 G-COVER / TREE	N/A	N/A				
= 24 Shrubs	= 48 Shrubs			72 Shrubs		72 Shrubs	
PROVIDED = 0	PROVIDED = 96					96 Shrubs	

- NOTES:
- STREET BUFFER CONSISTS OF EX. STREET TREES WITHIN R.O.W.
 - PLANTS BETWEEN PROPERTY LINE AND BUILDING CONSIDERED TO BE BUILDING FOUNDATION PLANTING.
 - LANDSCAPE AT ALLEYS HAVE LIMITED WIDTH, NOT SUITABLE FOR WIDE CANOPY TREES.
 - ALL ON-SITE PARKING IS LOCATED WITHIN BUILDING STRUCTURE, NO LANDSCAPE PROPOSED.
 - ORNAMENTAL GRASS CLUMPS AND SMALL PERENNIALS NOT COUNTED AS A SHRUB.
 - TREES AND SHRUBS REMOVED AT CLEAR AREAS ADJACENT TO A.P.S. SWITCH-GEAR AND TRANSFORMERS.

REV.	DATE	BY	COMMENTS
1	04-17-26	P.D.	PER CITY REVIEW COMMENTS
2	04-23-26	P.D.	ALTERNATIVE LANDSCAPE PLAN
3			
4			
5			
6			
7			
8			

DEVELOPER / OWNER
CAPRI FLAGSTAFF, L.L.C.
6867 NORTH ORACLE ROAD, SUITE 101
TUCSON, AZ 85704
CONTACT: JIM O'CONNELL

THE GRADUATE FLAGSTAFF

LANDSCAPE PLAN - GARAGE ALTERNATIVE LANDSCAPE PLAN

CITY APPROVAL

PROJECT NO. 01-AZ-25
PREPARED: P.J.D.
DATE: 03-03-26
SHEET:

L3.0
SHEET 3 OF 5

SHEET TITLE
LANDSCAPE PLAN - GARAGE
SCALE: 1" = 10.0'
GRAPHIC SCALE (IN FEET)