

DESIGN CRITERIA

1. Related Sections: See Division 01 Design Criteria Section Temporary Tree and Plant Protection, Division 31 Design Criteria Section Earthwork, and Division 32 Design Criteria Section Planting Irrigation.
2. Landscape should enhance and supplement the architectural design and integrate the structure into the site. Utilize "urban", "hard landscaping" strategies to provide a maximum of customer convenience and comfort with a minimum of maintenance labor. The Site Landscaping plan should conform to the following criteria:
 - A. Grass and ground cover: Provide to allow mowing by riding or tractor-towed type mower.
 - B. Do not place trees or shrubs that preclude observation of store interior by military or security police patrols, or create blind corners at entries and exits to parking areas.
 - C. Be sensitive to existing natural vegetation and site configuration, and use local vegetation in accordance with Installation guidelines if applicable.
 - D. Ensure low maintenance and convenient upkeep.
 - E. Orient customer by focusing on and highlighting store entrance.
 - F. Address mass and scale of building by breaking up large expanses of walls and by complementing architectural material.
 - G. Employ discretionary use of vegetation to reduce solar heat gain or loss on building surfaces.
 - H. Use vegetation to control heat gain or transfer from large expanses of asphalt near building surfaces.
 - I. Consider use of landscaping to create acoustical barriers in areas of high traffic and industrial noise.
 - J. The preferred design for Commissary parking lots islands is for them to be painted, in lieu of being curbed. Generally, planting materials will not be allowed within the parking area. When curbs presently exist and will be expanded as part of Project, low maintenance planting may be considered within these islands. However, it may also become necessary to provide landscape islands within parking areas to meet local requirements for control and treatment of stormwater runoff. This should be done only after all other cost effective measures for stormwater treatment have been considered.
 - K. Parking lot and building landscape must be designed to provide clear visual approaches and line of sight for vehicular traffic.
 - L. Limit the use of bermed areas to locations where excess excavated materials can be economically used to form visual landscape barriers.
 - M. Use landscaping to visually screen service areas.
 - N. Limit landscaping to areas adjacent to the building and site. Localize to facility perimeter and where necessary to provide essential screening.
 - O. Follow the requirements for landscaping contained in the Department of Defense Antiterrorism Minimum Construction Standards for Buildings: UFC 4-010-01.
3. Provide complete integrated landscaping design to include groundcover, trees, and shrubs (emphasize trees over extensive quantities of shrubs). Use plants indigenous to area to minimize maintenance costs. Clearly indicate limits of sod areas and seed areas on the Contract Documents.
4. Building setbacks should be provided to permit landscaping on all sides of the building.
5. The planting design shall specify plant materials by local common names as well as Latin equivalents. Coordinate planting with local seasonal practice and require contractor to maintain the landscaping for

60 days, minimum, after project completion, or landscaping completion, and until a vigorous growing state is established.

6. Budget no more than one percent of the project cost for project landscaping. This amount shall include planting material and irrigation system.
7. At a minimum, extend landscaping out 25' from access lanes, paved areas, and the building perimeter.
8. Energy Efficiency and Water Conservation at Federal Facilities: Reference Presidential memorandum: Environmentally and Economically Beneficial Practices on Federal Landscape Grounds, April 26, 1994: DUSD (ES)/PP Memorandum of September 23, 1994, same subject. Accordingly, consider following mandated requirements:
 - A. Design and construct facilities to minimize life-cycle costs of facility by utilizing energy efficient, water conservation, or solar or other renewable energy technologies.
 - B. Increase environmentally and economically beneficial landscape practices. Where cost effective, and to the extent practicable, incorporate the following:
 1. Design, use, or promote construction practices that minimize adverse effects on natural habitat.
 2. Seek to prevent pollution by reducing fertilizer and pesticide use, using integrated pest management techniques, recycling green waste, and minimize runoff.
 3. Implement water efficient practices, such as use of mulches, efficient irrigation systems, audits, use of recycled or reclaimed water, and selecting and siting plants in a manner to conserve water and control soil erosion. Landscape practices, such as use of native shade trees around buildings to reduce air conditioning loads are encouraged.
 4. Outdoor demonstrations that encourage native plants and pollution prevention and water conserving techniques are also encouraged to promote awareness of the environmental and economic benefits of implementation of the directive.

END OF SECTION