

Planning projects from ground up

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Dul, of Dul and Associates, said landscaping has taken on an increased importance in office and commercial development. "It adds a certain prestige to a site — if you have three similar buildings and one has the best landscape, a person is likely to take the one with the best landscape."

JACKSON OF Holtzman and Silverman agreed. "Think of it this way — a large building is a vacant flat field looks like a nicely designed aircraft carrier — add landscaping to it and you have something beautiful.

"Landscaping is the thing you remember most when you leave a site," Jackson said. "We use it to position ourselves in the luxury market."

Superior landscape, Dul said, is more critical as a building ages, Dul said. "When a building is new, it's easy to sell, but when it comes time to re-signing tenants a well-maintained, attractive landscape really counts."

Homeowners and apartments are more likely to take care of the area surrounding where they live, but unless the office or commercial center intends to have a full-time landscape maintenance people, the architect has to make certain it's going to maintain its look indefinitely, Dul said.

When designing landscapes for office and commercial areas, the architect must select disease resistant hardy plants. "You really have to introduce a lot of evergreens (because, unless you do that you're never going to counteract all the parking."

Other hardy plants and grass will insure a project maintains its looks. "You don't want a weak plant that someone is going to have to baby, because no one is going to be there to baby it."

"Maintenance is key," Scott agreed. "There is nothing worse than seeing a job you did go to pot be-

cause (the owner) can't keep it up."

Keeping landscaping "soft and informal" is the best way to ensure easy maintenance. Landscape architects avoid tight hedges that need to be sculpted and trimmed and any design with square corners. Knowing how to place bushes and trees is also critical.

— James Scott

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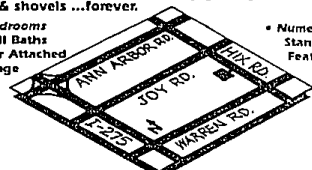
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Shelby site of east side Homearama

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- D.E. Parsley Builder, Roseville; Sequoia, \$300,000-\$375,000.
- Gemcraft Homes, Mount

- General Custom Homes, Mount Clemens; The Weathervane, \$225,000-\$265,000.
- Corneille Custom Homes, Ut-

ca; Jordan Manor, \$245,000-\$340,000.

• D&T Construction, Mount Clemens; The Aurora, \$295,000-\$325,000.

- Lini Homes, Lake Orion: The Contessa, \$240,000-\$330,000.
- G.T.B. Builders, Mount

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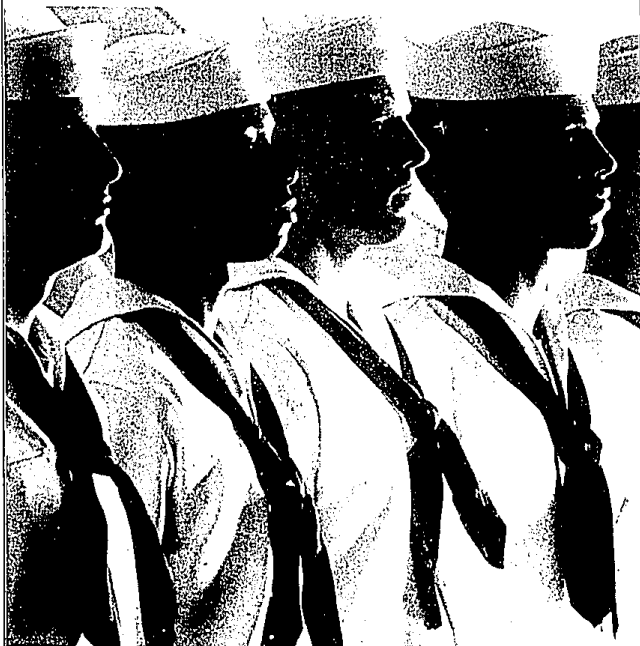
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