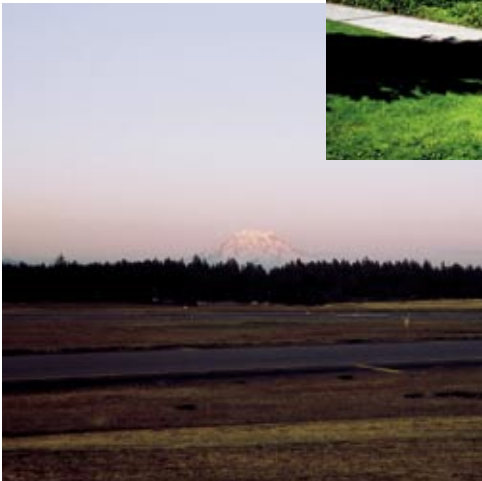


McChord Air Force Base

architectural compatibility plan



Vision

An Architecture of Community is the long-range vision for McChord Air Force Base. This is a vision of excellence displayed in a high-quality corporate image for facilities, the landscape, and the environment. It is expressive of the architectural character, climatic factors, and cultural influences typically associated with the Pacific Northwest.

Architectural compatibility and Community can be achieved by understanding the vision for the base and by refining its design vocabulary. Successful examples of high quality facilities, landscaping, and streetscapes are presented in this Architectural Compatibility Plan (ACP). These examples depict the design standards that will ensure compatibility and achieve the vision of excellence.

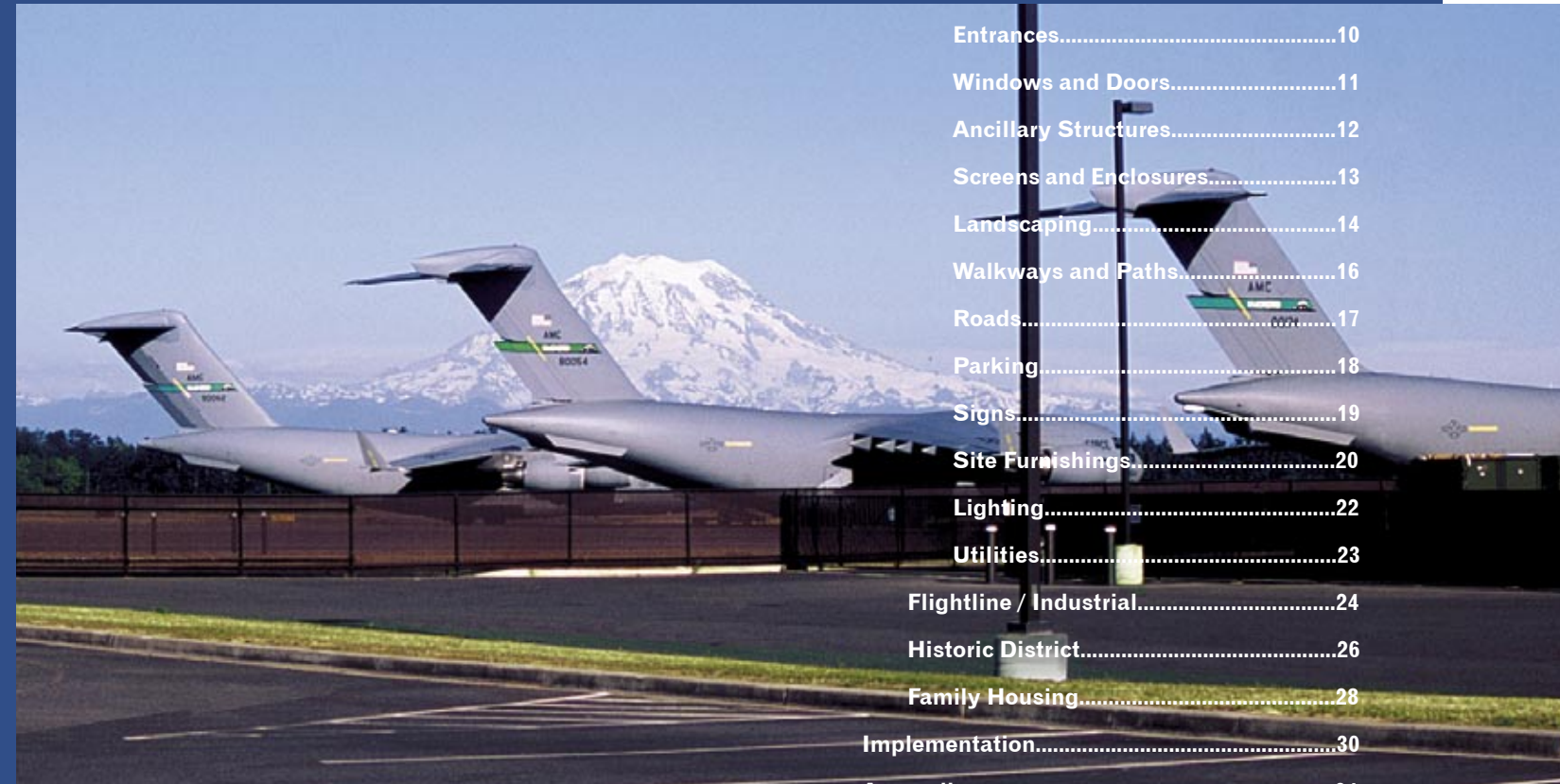


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 introduction

The Architectural Compatibility Plan (ACP) defines a clear design vocabulary to be used throughout the base, providing specific standards for all aspects of exterior design. Compatible architecture is accomplished with similar buildings, using common design forms, details, materials, site features, landscaping, and streetscapes.

Quality and compatibility are achieved through creating a unified visual environment that is based on an Architecture of Community, similar to a campus or small town. The principal design goal is to direct development at McChord AFB toward a livable, attractive, and cohesive installation.

The ACP provides the design standards that will help to build compatible facilities and a quality environment. Implementation of the standards will result in the creation of community.

Purpose

The purpose of the ACP is to define design standards for buildings, site development, and streetscapes that serve to integrate the visual character throughout the base.

The ACP will help ensure consistent quality design decisions by commanders, planners, architects, engineers, maintenance staff, and residents. It promotes clear, concise communication between the McChord AFB personnel and design professionals.

This plan applies to self-help initiatives, small projects, and operations and maintenance activities as well as large construction efforts.

The ACP is referenced from and supports the McChord AFB General Plan as a key component plan.

How to Use This Plan

The ACP defines four architectural settings: Basewide, Flightline / Industrial, Historic District, and Family Housing (see the map below).

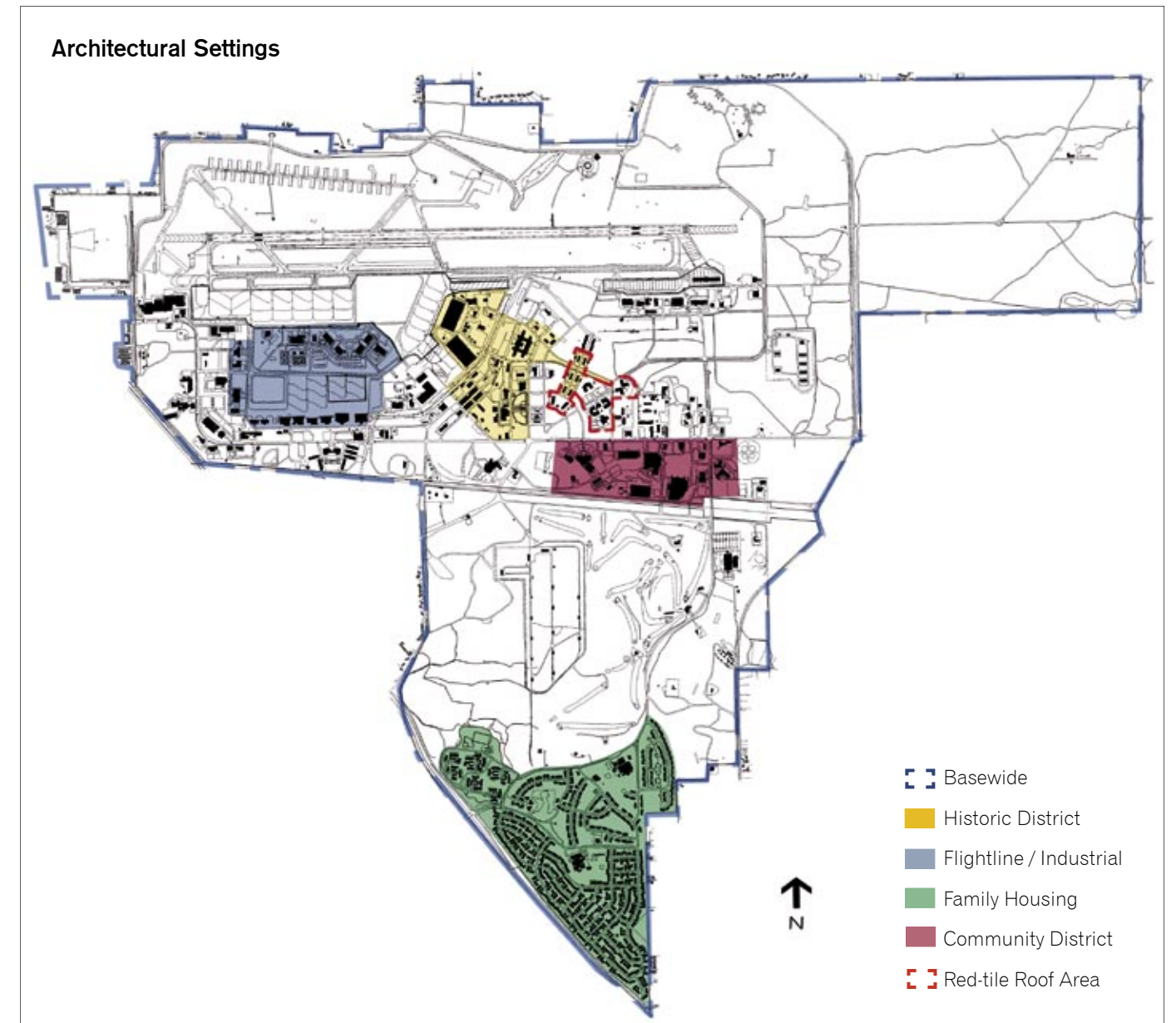
General and specific design standards for all buildings are included in the Basewide setting. Basewide standards shall be applied to all projects. When a project is located in the Flightline / Industrial or Family Housing setting more specific standards from those Sections of the ACP shall be applied.

The Implementation Section of the ACP outlines key elements to ensure success in designing and constructing excellent facilities. It discusses the traditional design process, highlights the importance of site analysis, and describes the role of the Architectural Compatibility

Review Board (ACRB). The Implementation Section defines methods to facilitate the coordination and approval of design submittals.

Finally, the Appendices provide additional information including an index; a list of building materials, site amenities, colors, and landscape materials; and a checklist for the ACRB and project personnel. Use the Appendices in conjunction with the general text of the ACP as a quick reference to specific materials and color specifications.

A poster is available upon request that displays photographic examples of the McChord AFB community.





 **design standards**

Design standards for buildings and supporting elements are outlined in this section. These standards encourage architectural compatibility using common forms, materials, colors, and architectural details.

The first priority is to achieve architectural compatibility for McChord Air Force Base as a whole. The second priority is compatibility within an architectural setting or sub-area. Outstanding designs for individual buildings or facilities are the third priority. The goal is to design excellent facilities that satisfy all of these priorities.

basewide



McChord AFB has a foundation for architectural unity. The existing architecture depicts a predominant materials palette and a consistency of material detailing. The following design standards are applicable to the entire installation, to both host and tenant organizations.

Site planning and site development issues contribute significantly to the architectural context. Building setbacks and the scale and definition of space are as fundamental to creating architectural compatibility as consistent facade designs. Develop exterior spaces to promote pedestrian use and activity and to connect buildings and the landscape. Use the landscape with other visual elements to create greater continuity.



■ **BUILDINGS**

Achieving compatibility among buildings is essential in creating an Architecture of Community. Develop facilities with a common design theme and character to enhance architectural compatibility. Unity is the goal, not conformity.

Style / Form

- Emphasize horizontal proportions on building elements.
- Use shed forms for 1-story elements set against 2-story masses.
- Rectangular elements are the standard for major building masses. Use clean, simple, contemporary forms and avoid curves or angular elements in plan.
- Promote parapet end walls with shed, gable, or flat shapes.
- Develop a strong relationship between buildings and exterior spaces.
- Articulate building facades to create areas of shade and shadow.
- Minimize eaves on shed and hipped roof forms.

Scale / Massing

- Reduce the monumental appearance of large structures by developing smaller massing components.
- Combine functions whenever possible to avoid a proliferation of small independent structures.
- Break up the mass of large structures to allow for sloped roofs to the maximum extent.

Existing Buildings

- Match the existing materials for addition / alteration projects unless a significant change to the exterior envelope is included.
- Whenever possible bring existing facilities into compliance.

WALL SYSTEMS

Walls provide the principal details and architectural features for buildings. These contribute significantly to the character of the base. Limit the palette of materials that is to be used. Consistent use of colors and materials will bind the base together and reduce visual clutter caused by too much diversity.

Brick

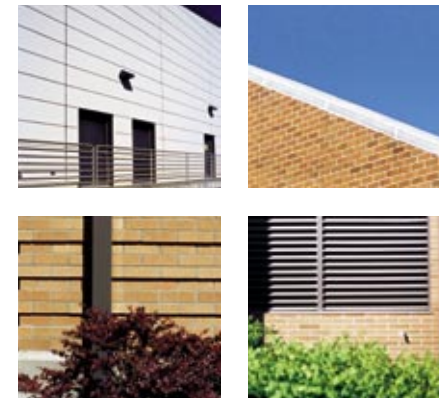
- Use carib brick in a running bond pattern with typical tooled joints as the base standard.
- For the Community District, use copper brick as the standard.
- Brick should be perceived as the predominant material.
- Detailing should emulate bearing wall construction.
- Conceal expansion joints with downspouts or locate them at transitions in the wall such as pilasters or reveals.
- Use natural gray cement mortar.
- Efflorescence in masonry work is unacceptable. Measures, such as cleaning and sealing, must be provided to prevent it.

Metal Wall Panels

- Off-white horizontal panels are the standard.
- Generally, use metal wall panels as second-story elements unless responding to an adjacent building.

Architectural Precast

- Natural gray colored precast is the standard for lintels, sills, and belt courses.
- Other facade elements made of precast should be used sparingly to ensure that brick remains the prominent material.



Stucco

- A traditional 3-coat stucco system is allowed with ACRB approval. Scratch and Brown coats should be cement-based mixes with the finish coat being a synthetic-based plaster. Sand finish is the standard.
- Off-white is the standard color for stucco.
- Use stucco as an accent similar to precast.

Other Materials

- Factory finish all exposed metals with a powder-coat application such as Kynar-500.
- Joint sealants shall match the color of the darker adjacent surfaces. When adjacent surfaces are the same color use a darker joint sealant in the same color.

Accents / Detailing

- High-visibility facilities shall demonstrate a greater application of detailing.
- Architectural accents such as belt courses, pilasters, and columns or other contextual details are encouraged to break up flat facades and add visual interest.

Wall Components

- Organize and coordinate placement of all mechanical, electrical, lighting, communication, and other building components including downspouts into the overall architectural design.
- Integrate vertical components such as downspouts and control joints into the overall design organization.
- Do not expose conduits, cables, and piping on walls.
- All gas meters, fire bells, vents, louvers, and electrical / communications boxes shall match the wall surface color on which the equipment is mounted.
- When integrated into or mounted on brick surfaces, an item shall receive a painted or factory-finished coating matching Fed. Std. 595(b), color #20062 Dark Brown.

■ ROOF SYSTEMS

Roof color, material, and form are prominent features and play a significant role in architectural compatibility. Ensure these are comparable in shape, slope, material, and color throughout the base.

Configuration

- Use hipped and shed roofs as the primary building form for all facility types.
- Gabled end walls may also be used, but are generally restricted to the Flightline / Industrial Area.
- Flat roofs with continuous parapet walls are discouraged and should be limited to special use facilities when approved by the ACRB.
- Use minimal overhangs proportional to the size and height of the building.
- Low-sloped roofs are only allowed for larger structures in combination with hipped roofs, or to match existing conditions on renovation projects.
- Protect entrances from falling snow and ice. Use snow guards at entrances and when sidewalks are next to a building.

Materials and Color

- Use standing seam metal roofing on sloped roofs. 16" wide panels with a 2" raised seam is the standard.
- Roofing color is detailed on page A1. Eaves shall match roof color.
- Roof flashing shall match the roof material and color.
- Slope flashings at the intersection of roofs and walls shall match roof color.
- Membrane roofing for low-sloped roofs may only be used with ACRB approval. A warranted minimum slope of 1/2: 12 is required.
- Red tile is permitted only in the Red-tile Roof Area with ACRB approval.

Parapets / Copings

- Sloped parapets on gabled ends should be the same slope as the roof.
- Use precast coping on all brick parapet walls. Top of copings should be sloped.
- All precast copings should have raked joints filled with elastomeric joint sealants.
- Limit painted metal copings to match existing conditions.



■ Fascias, Gutters, and Downspouts

- Incorporate continuous metal fascias that are proportional to match the scale of the roof. General height is 8" for all sloped roofs.
- Do not use turn-down standing seam metal fascias.
- Fascia finish shall match the roof color when occurring with metal roofing.
- Provide dark brown gutters for all brick wall systems.
- Gutters on sloped roofs are encouraged and shall be factory finished to match the roof color.
- Integrate downspouts with architectural details and use dark brown on brick walls and off-white on metal panel systems.
- Interior roof drains and open scuppers are allowed only with approval of the ACRB. Do not use internal gutters.
- Connect drains directly to the storm drainage system when available or provide concrete splash blocks at grade.

■ Roof Vents and Elements

- Minimize, consolidate, and organize roof penetrations on the least visible side of the building.
- Louver grilles at gabled end walls are preferred.
- Use soffit vents on hipped roofs.
- PVC pipes and other roof elements must be finished to match the roof color.
- Do not use rooftop mechanical units. When required, minimize the negative visual effects with screening to match the roof color.
- Consider the use of dormer vents to conceal and screen exhaust fans.
- Make mechanical vent sizes and shapes consistent with architectural elements.
- Avoid roof-mounted antennas.

■ ENTRANCES

Entrances act as a transitional element from exterior to interior and provide opportunities to create a focal point on a facade. They establish a user's first impression and delineate the importance of the building by the size and architectural detailing of the entrance structure.

General

- Ensure the building entrance is clearly visible and highlighted as a prominent feature.
- Projected entrance features with gabled or hipped roof forms are preferred.
- Create enclosed vestibules and weather-protected transition spaces.
- Integrate handicapped ramps into designs.

Primary Entrances

- Provide overhead enclosure for weather protection.
- Use accent pavers in approach walkways or at entry plazas.
- Locate newspaper racks, vending machines, and similar elements out of view to avoid visual clutter.

Secondary Entrances

- Reflect the character of the primary entrances but to a lesser extent.
- Recessed entries are acceptable to provide areas of shade and weather protection.

Service Entrances and Emergency Egress

- Minimize visual impact with proper siting and access.
- Provide unobtrusive service entrances that are physically and visually separated from primary and secondary entrances.
- Incorporate egress structures such as stair towers into design.
- Use landscaping and screen walls to screen and separate loading docks.
- Do not use canopies at emergency egress doorways.

Drop-offs and Porte-cochères

- Limit to special, high profile facilities and embellish corresponding amenities, design accents, and landscaping.
- Design as an integral part of the building entrance using the same style, form, and materials.

Handrails

- Railings shall be dark bronze anodized aluminum or a dark brown powder-coated finish.
- Integrate handrail designs with the facility design.

Plazas and Courtyards

- The use of plazas and courtyards is encouraged at primary and secondary entries.
- Use concrete surfacing with special joint patterns and/or colored concrete accent pavers with ACRB approval.
- Incorporate landscaping and lighting into the design.



■ WINDOWS AND DOORS

Windows and doors create a complement in the facade and must be considered as individual details and for overall arrangement, order, and scale.

Openings

- Use window type, size, placement and mullion pattern to emphasize the overall architectural design.
- Use regularly spaced windows to establish contextual rhythms.
- Set windows back at least 3" from the building facade.
- Incorporate operable windows with screens when there are no conflicts with HVAC systems.
- Transom windows / elements above doors / windows are encouraged.

Doors and Frames

- Use dark bronze aluminum storefront systems with thermal-break construction.
- Door, hardware, and frame colors shall match and be dark bronze.
- Limit hollow metal frames to security doors, utility rooms, and outlying sites.
- All secondary-use and service doors and frames shall be dark brown on brick walls and match adjacent surfaces on wall panel systems subject to ACRB review.
- Sealants applied adjacent to windows and doors shall match frame color.

Glazing

- Use low-emissivity (low-e) dual-pane insulated glass.
- Mirrored, spandrel, glass block, and plastic glazing shall not be used.
- Translucent fiberglass glazing is acceptable.

Clerestories and Skylights

- Develop clerestories or low-profile skylights integrally with the building design.
- Clerestory windows shall be either glass or translucent insulated panels.

Security Screens

- Electronic security systems or security glazing are preferred to physical screens or bars.
- Where physical barriers are required, develop simple rectangular designs that are unobtrusive.

■ ANCILLARY STRUCTURES

Consistency in the color, materials, and form of ancillary structures provides continuity in the outdoor spaces on the base and reduces overall visual clutter.

General

- Coordinate the siting of all ancillary structures with each other and match adjacent buildings.
- Use non-weathering, corrosion-resistant materials.
- Landscape ancillary structures consistent with larger structures.
- Integrate the structure with landscaping, and other site elements.
- Do not use temporary buildings.
- Minimize the use and number of storage buildings, and consolidate in low-visibility areas.

Pavilions

- Locate pavilions centrally among several facilities to create multipurpose use.
- Construct new pavilions with carib brick (except in the copper brick area) and hipped, standing seam dark brown metal roofs at high-visibility locations.
- Manufactured pavilions and gazebos are not permitted.
- Bike storage pavilions should match the materials of the adjacent facility.
- Do not use enclosed bike storage lockers.

Passenger Waiting Shelters

- Use brick columns and standing seam metal roofs.
- Provide glazing front and back to allow for views and wind protection for the user.
- Use brick pavers or scored pavement patterns as accent.

Kiosks

- Locate kiosks at high public use areas such as shopping areas, housing areas, and recreation areas.
- Design kiosks with metal roofs, brick, and precast concrete details compatible with surrounding architecture.



■ SCREENS AND ENCLOSURES

Screens and enclosures help to minimize the visual impact of undesirable features and provide separation and security where necessary. Both architectural and landscape screens – separately and in combination – can be applied to achieve visual continuity throughout the base.

General

- Where possible, use landscaping instead of walls for screening.
- Use landscaping to soften walls, fences, and screen dumpsters.
- Locate utility components in the least visible area with adequate access to minimize the need for screening and enclosures.
- Ensure screens are high enough to conceal equipment, vending machines, and utilities.

Walls

- Use carib brick with a precast sloping cap when adjacent to or within 30 feet of a building.
- Generally, do not attach screen walls to buildings.

- Construct free-standing garden walls of carib brick with natural gray pre-cast accents.
- Do not place screen walls immediately adjacent to roadways or sidewalks.
- Walls adjacent to building shall match the material.

Fences

- Use decorative metal fencing for high visibility sites.
- Use standard brick columns with brown metal fence infill for screening.
- Dark brown vinyl-covered chain link fence in industrial and low-visibility sites is allowed with ACRB approval.
- Perimeter fencing shall respond to the site context and use combinations of vinyl covered, chain link, decorative metal, or brick per ACRB direction.
- Vertical slats woven into fencing is not allowed.
- Wood is allowed only in the Family Housing setting.

Dumpster Enclosures

- Locate dumpsters to minimize visual impact.
- Use reinforced stretcher brick with a precast sloping cap for wall construction.
- Provide dark brown metal gates to screen dumpsters.
- Provide concrete-filled protective bollards painted brown.
- Provide concrete pads and access aprons.
- Include landscaping areas and provisions for pedestrian access.

Force Protection

- Integrate security walls with the building architecture.
- Use a combination of walls, bollards, and tension cables with landscape beds.
- Minimize the visibility of all force protection devices with landscaping and integral designs.
- Jersey Barriers are allowed only with ACRB approval. Do not paint.



■ LANDSCAPING

Use landscaping to enhance facilities and to unify the base. Organize landscape features to connect individual facilities to walkways, roadways, and open spaces.

Maintenance

- Establish a maintenance program.
- Use only approved planting materials as specified on the Landscape Materials listing Appendix A3.
- Allow shrubs to mass naturally and avoid ornamental pruning.
- Use fine bark-chip mulch to increase moisture retention and control weed growth.
- Provide sprinkler systems in planting beds and high-visibility areas.

Edging

- Separate and define all planting areas with sod cut edging.
- Use formed concrete edging in the most visible and important locations.
- Provide concrete edging at planting beds as the standard.
- Wood timber edging is not allowed.

Landscape Screens

- Where possible, use landscaping instead of walls for screening.
- Reduce the negative visual impacts of parking areas and unsightly features with landscape screening.
- Use a three-tier landscaped screen that combines ground covers, shrubs, and small trees.

Roadways

- Primary roadways use same species, deciduous street trees equally spaced to coordinate with light standards.
- Secondary and access roadways use a more random spacing of mixed species in clusters and / or groupings at focal points.
- Plant deciduous street trees on the building side of sidewalks.



Parking Areas

- Reduce the visual impact of large parking areas with landscape buffers and parking islands.
- Use deciduous street trees in medians and appropriately-sized islands to create shade and interest.
- Fill in between trees with low shrubs, flowers, and ground covers. Allow areas for pedestrian cross circulation.
- Use shrubs in groupings around the perimeter of parking areas to soften views from the street.
- Avoid the use of hedges outlining parking areas.
- Use shrubs and landscaped berms to soften the impact of parking areas.

Facility

- Use landscaping elements that complement building architectural features and proportions.
- Provide a soft transition from the horizontal ground plane to the plane of the building.
- Highlight building entries and architectural features and screen unattractive building features such as utility risers or service areas.
- Mix evergreen and deciduous palette of shrubs for seasonal interest.
- Design randomly spaced plantings and tree massing to fill areas between facilities.
- Use ground covers within planting beds.

Open Spaces

- Use turf for all recreation areas, parade grounds, lawns, and open fields.
- Create undeveloped natural areas using native grasses and trees.
- Incorporate maintenance-free ground cover materials in areas of steep slope or areas that are difficult to maintain.
- Follow McChord Air Force Base tree-removal policy.

WALKWAYS AND PATHS

Develop a consistent pedestrian circulation system of walkways and paths to enhance the community. Connect passenger waiting shelters, outdoor plazas, parks, and other pedestrian gathering sites into the overall circulation network.

Sidewalks

- Provide walkways a minimum of 5 feet wide along all primary, secondary, and access roadways.
- Maintain a minimum 3-foot wide landscaped parkway between curb and sidewalk.
- Provide curvilinear walks for dormitory and housing areas.
- Size sidewalks appropriately for the visual scale of the facility and the amount of pedestrian traffic volume.
- Use natural colored concrete with a broom finish and troweled edges.

Crosswalks and Ramps

- Ensure that all paths lead to the safest crossing point possible, and cross roadways at 90-degree angles.
- Incorporate ADA accessible curb ramps and crosswalk markings into all crosswalks.
- Construct all concrete curb ramps with an approved tactile pattern and flared curb ramps.
- Provide for adequate drainage away from the ramp or by drainage grates.

Plazas and Courtyard Paving

- Use gray stamped concrete pavers as a unifying theme for plazas and courtyard paving.
- Use concrete or brick pavers for banding edges and highlights within the design.
- Use manufacturer standard patterns for concrete pavers.

Recreation Trails

- Provide a minimum 6-foot paved width in a free form configuration that follows the contours or other natural features.
- Separate the trail system from vehicular traffic by a minimum of 10 feet.
- Take advantage of natural environments such as the forested areas, etc.
- Incorporate activity generators, interpretive signs, and recreation opportunities.

- Provide a 5-foot by 10-foot paved rest area approximately every mile. Include a bench and litter receptacle at each location.
- Use asphaltic concrete for trail systems. In highly natural settings such as wetlands and wooded areas use compacted, crushed fines.



ROADS

Develop the transportation network to provide a consistent experience throughout the base. An organized system of primary, secondary, and tertiary arteries must provide sequential order with each hierarchy of roadway being designed consistently.

Primary

- Primary roadways are developed as boulevards and contain two lanes of traffic in each direction often with planted medians.
- Minimize stops and turns, and eliminate on-street parking.
- Parking and service access curb cuts are discouraged.
- Keep parking areas and buildings away from the road edge.



Secondary

- Secondary roadways are feeder streets from access roads to primary roads.
- On-street parking is discouraged.
- Keep off-street parking areas away from the road edge.
- Minimize the number of curb cuts from driveways and area entrances.

Tertiary

- Tertiary roadways are the narrowest and slowest public streets and provide access to individual sites or parking areas.
- On-street parking and curb-cuts for driveways, parking lot entrances, and services drive entrances are allowed.
- Maintain capability for large vehicles such as fire trucks and moving vans.

Service Drives

- Service drives provide access for service vehicles to certain parts of a building or site.
- Combine service drives for several facilities where possible.
- Maintain a setback between the building and service drive.
- Minimize the visual impact of service drives through correct placement of drives and landscape screening.

Paving

- Use asphalt paving for all primary, secondary, and access roadways.
- Use concrete paving in loading areas, dumpster enclosures, and sites used by heavy vehicles.
- Incorporate a concrete apron where gravel roads meet paved roads.
- All patching shall match adjacent materials.

Curb and Gutter

- Comply with Base CE standards for all 6-inch integrated concrete curb and gutter for all roadways in developed areas.
- Patrol roads and service drives in outlying areas may not require curb and gutter, with ACRB approval.
- Wheel stops in lieu of curbs are not allowed.
- Do not paint concrete curbs.



■ PARKING

Develop functional lots with clear circulation and a positive appearance that complements the facility. Provide a pleasant transition from the parking area to the facility.

General

- Reduce large parking areas with landscaped islands and planting strips.
- Parking layout must address accessibility, maintenance, and safety issues.
- Combine parking areas for adjacent facilities.
- Avoid parking directly in front of primary building entrances.
- Provide spacing between parking lots and buildings in compliance with force protection standards.
- Avoid parking on roads or within 40 feet of an intersection.
- Use the 90-degree parking configuration when possible.
- Provide 4" wide white striping for all pavement markings
- Do not paint handicapped parking symbols on asphalt.

Medians and Islands

- Provide planting medians for every four rows of vehicles and paver islands for every 20 stalls.
- Coordinate layout for light poles with the islands and minimize their number to provide the required illumination.
- Provide designated areas for pedestrian cross traffic.

Reserved Parking

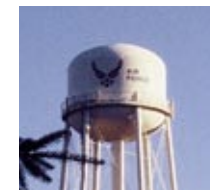
- Minimize number of reserved spaces.
- Designate spaces by rank or title with curb-mounted signs.

Paving

- Asphalt paving is the standard.
- Use concrete where required for heavy vehicles, motorcycle parking, and where fuel spills may occur.

Curb and Gutter

- Use concrete curbs and gutters for parking areas.
- Asphalt curbs, wood timbers, and precast wheel stops are prohibited.
- Do not paint concrete curbs.



■ SIGNS

Signs are an important and positive element in the overall base appearance. Their purpose is to clearly communicate necessary or helpful information for directions, identification, and customer service without adding visual clutter.

General

- Use concise, clear signing in accordance with Air Force, AMC, and McChord AFB Sign Standards.
- Minimize the number of signs used for each facility.
- Signs must be consistent in style, placement, color, and language.
- Avoid mottoes, super graphics, or individual titles on buildings or identification signs.



Color

- Use dark brown for backgrounds with reflective white lettering on metal placards unless otherwise noted.
- Use dark brown square metal posts.
- Finish back of sign and fastening devices dark brown.
- Individual letters shall be dark bronze cast aluminum.

Identification Signs

- Limit the use of monument signs to entry gates, headquarters buildings, housing neighborhoods, and special use areas / facilities with ACRB approval.
- Use base standard for all facility identification and building-mounted signs.
- Construct monument signs with natural concrete and standard brick using pin-mounted Helvetica letters.
- Limit the use of mottoes, individual titles, or insignia.
- Incorporate landscaping, accent lighting, and / or paving.
- Display facility numbers in one location - at the back or side corner of buildings, coordinated with architectural features.
- Building-mounted signs or individual letters with corporate logos are allowed for commercial facility signs only with ACRB approval.

Direction Signs

- Use to identify highly frequented or special interest destinations and street names.
- Display the Air Mobility Command logo decal on the left of all street name signs.

Regulation Signs

- Use for traffic control, parking, and base warnings.
- Traffic control signs must follow the Manual on Uniform Traffic Control Devices administered by the Federal Highway Administration for color and display requirements.
- Handicapped parking signs must follow AMC Exterior Sign Standards for color and display requirements.
- Base warning signs must adhere to the Air Force Sign Standard for color and display requirements.

■ SITE FURNISHINGS

The common use and style of site amenities will further unify the base, providing a recognizable theme of continuity throughout. Reflect the basewide standard regardless of where site furnishings are placed.

General

- Select site furnishings from the list on page A1.
- Use dark brown metal benches and furnishings with a factory applied powder-coat finish for all items.

Seating / Benches

- Provide seating along walkways, near building entries, and in courtyards and plazas.
- Place benches within a paved area.

Litter / Ash Receptacles

- Place surface-mounted or portable litter and ash receptacles at building entrances, pathways, outdoor seating, and picnic areas.
- Locate these to be functional, yet visually unobtrusive.

Planters

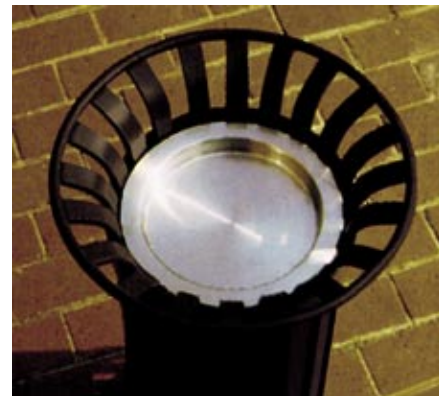
- Minimize the use of freestanding planters.
- When used, locate planters in conjunction with other exterior elements.
- Use planters that match ash and litter receptacles in design.

Bike Racks

- Provide bicycle-parking areas for all facilities. Combine areas for densely sited building.
- Place bike racks on concrete pads in accessible locations near established bike routes and near secondary building entrances.
- Increase the numbers of available bike racks in residential and recreational areas.
- Screen bicycle parking areas with landscaping or screen walls.
- Align bollards at sites having multiple racks.

Barbecue Grills

- Limit built-in grills to recreational areas, dormitories, and fire stations.
- Use materials that complement adjacent facilities.
- Placement and design of built-in grills must be approved by the ACRB.



Picnic Tables

- Use factory finished, recycled plastic picnic tables with metal frames.
- Do not use at administration yard areas or industrial facilities.
- Provide mid-morning to late-afternoon shade for all picnic tables.
- Limit tables to outdoor picnic or dining areas, and group tables to allow for large parties or individual family outings.

Bollards

- Use bollards to protect buildings, equipment, and people from vehicle impact and to restrict access.
- Use an 8-inch diameter, 42-inch high concrete shaft bollard with natural grey color-matching lighted dome top as the standard.
- Use same style bollard with single-function luminaire at pedestrian areas, pathways, and entrances.
- For force protection use an 8-inch diameter, concrete filled, steel pipe.
- In high-visibility locations provide an architectural precast sleeve.
- For bollards protecting equipment or buildings from vehicle damage, paint dark brown with 3-inch wide white reflective band at the top.

Tree Grates

- Use tree grates at all formal plazas and courtyards set into concrete paving.

Playground Equipment

- Provide consistent-style pre-manufactured play equipment at parks, family housing areas, child development centers, community centers, recreational areas, and TLF's.
- Place equipment with safe ground surfacing, benches, litter receptacles, and landscaping for shade.
- Provide adequate pedestrian circulation paths to play areas.

Flag Poles

- Use a dark-bronze anodized aluminum pole, with an internal halgard mounted on a concrete base.
- Create a sense of place at flag pole locations with landscape or plaza design.

■ LIGHTING

Exterior lighting is a system that directly impacts the visual qualities of the base. By day, the fixtures and poles add visual character and rhythm to the streetscape. By night these amenities contribute to the perception of safety and comfort. Use common components throughout the base.

General

- Use underground utility service to lighting fixtures.
- Use high-pressure sodium lamps for all applications.
- Photometrics are required for all applications.

Streets

- All classifications of roadways will use the same luminaries, poles, and mounting height.
- Use cobra-head luminaries and tapered aluminum poles for all roadways.
- Equally space poles on alternating sides of all roadways

Parking Areas

- Use arm-mounted, square, shoebox-type luminaries in factory finished dark brown. Use square poles.
- Use multiple luminaries when appropriate to reduce the number of poles.
- Coordinate pole placement with parking island locations.

Walkways and Paths

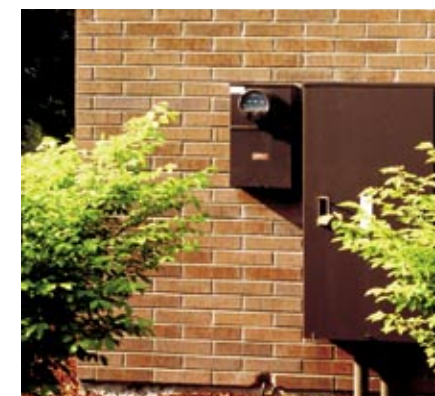
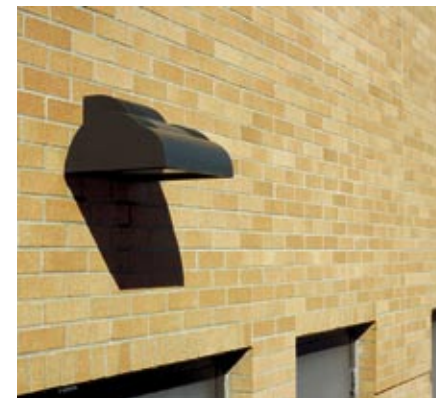
- Provide pedestrian-scaled lighting fixtures throughout housing area and along recreation trails and sidewalks not adjacent to roadways.
- Use arm-mounted shoebox fixtures.
- Equally space light fixtures for sidewalks on same side of walk.

Mounting Heights

- Control spillover light near residential areas.
- Keep mounting heights low and consistent. Any lights mounted over 30 feet high require ACRB approval.

Architectural and Accent

- Incorporate recessed, wall-mounted luminaries to wash light across plaza, paving, and stairs.
- Minimize and integrate into the building design the use of building mounted fixtures for general illumination of service yards and outdoor spaces.
- Uplight architectural, landscaping, and building entrance features to emphasize importance and hierarchy.



■ UTILITIES

Use consistent utility components and place electrical services and building feeds underground to reduce overhead visual clutter.

Utility Lines

- Place all utility lines underground.
- Do not cut pavements to install utilities - bore whenever possible.

Utility Structures

- Avoid free standing utility structures where possible.
- Use underground vaults for equipment where possible.
- Locate pad-mounted equipment in less visible areas and screen with landscaping or screen walls.

Fire Hydrants

- Locate fire hydrants at least 5 feet away from other structures. Maintain a 30-inch clear area.
- Paint hydrants dark brown.

Utility Components

- Carefully place and organize equipment and services.
- Locate mechanical equipment on the least public side of the building.
- Screen mechanical equipment with landscaping materials or screen walls.
- Paint all equipment dark brown unless within 10 feet of a light-colored surface, then match the wall color.
- Minimize the use of all externally attached meters and control devices. If used, paint to match the wall color.
- Exterior surface-mounted utility conduits, lines, or equipment are not allowed (except meters and control devices).
- In remote locations, paint freestanding pipes and above-ground utility system components dark brown.

Communications

- Collocate coaxial and telephone exterior components and entry points.
- Align all communication components with one another on the horizontal and vertical plane.



flightline / industrial

The flightline encompasses aircraft hangars and maintenance facilities. Buildings should be designed with forms, materials, and color palettes similar to those of the Basewide area, but with simplified detailing more befitting their function. Large buildings – common to this area – require careful design and orientation to avoid unappealing monolithic facades.

BUILDINGS

- Observe all horizontal and vertical safety restrictions along the flightline.
- Consolidate functions where possible to eliminate smaller, individual buildings.
- Integrate large masses and volumes with smaller ones to minimize the scale.
- Minimize the use of pavement against buildings.
- Lower the apparent height of hangars and warehouses by modulating building elevations with submasses, clerestories, openings, material changes, and architectural detailing.
- Avoid large, flat facades.
- All industrial facilities require curbs and bollard protection.

WALL SYSTEMS

- Use carib brick or a combination of brick with precast and metal accents on smaller administrative facilities.
- On larger facilities use a combination of brick and flat metal panels.
- Use horizontal expression of off-white metal panels.
- Do not use metal panels as the sole material for any structure.
- Cap brick parapet walls with metal or precast concrete coping.
- Locate visible vents and louvers as planned design elements; avoid random placement.
- Vents and louvers are to match the color of adjacent surfaces.



ROOF SYSTEMS

- All structures must use hipped or gabled roof forms.
- Low-slope roofs are allowed only for very large volumes or accent sub-masses with ACRB approval.
- Metal roofing may be of the minimum slope recommended by the manufacturer. Use 24" wide panels with 3" raised seams.
- The general metal roof color is cool weathered copper. Use gray color roofs on facilities housing aircraft.
- Brick structures may use sloped parapet end walls.
- Use membrane roofing where minimal-slope roofs are permitted.
- Lower appendages and entries shall have hipped or gabled roofs.

WINDOWS AND DOORS

- Clerestory windows are encouraged to increase natural light and to break up the mass of the facade.
- Windows, doors, and frames must be dark bronze on brick structures with thermal break construction.
- Primary personnel entrance doors shall have full glass panels or glass sidelights.
- Secondary-use doors, such as service and exit-only doors shall match adjacent wall surfaces.
- Large hangar doors must match the adjacent wall color.

LANDSCAPING

- Use landscaping to soften and reduce the scale of larger facilities.
- Minimize the use of deciduous trees and shrubs to prevent leaf buildup along the apron and runway.
- Reduce the density of landscaping by grouping landscape elements at entries and high-visibility areas.

SCREENS AND ENCLOSURES

- Integrate physical security measures into the architectural design process.
- Coordinate security walls with the design of adjacent facilities or the immediate context.
- Use screen walls and defined roadways in selected locations to direct and limit facility access.
- Painting of Jersey barriers is prohibited.



historic district

The McChord AFB Historic District is a unique setting displaying materials, construction methods, and styles that are not easily replicated. For this reason maintenance and protection of this cultural asset is encouraged for future generations. New structures built in this area should make every attempt to seamlessly blend into the streetscape.



GENERAL

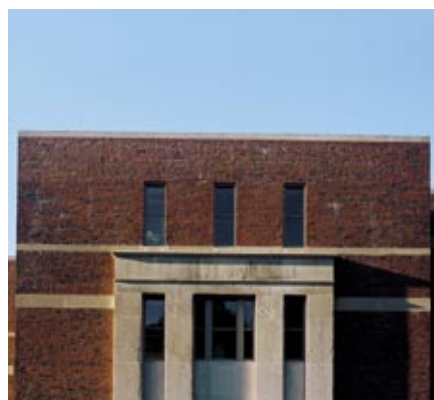
- Conserve original historic materials where possible and strive to ensure that rehabilitation and new construction in the district are consistent with the original function and historic character of the properties.
- Use historic standards outlined in the Secretary of the Interior, *Standards for Rehabilitation of Historic Properties*.
- Consult with the State Historic Preservation Office and Advisory Council on Historic Properties when designing projects in the Historic District and follow procedures outlined in the National Historic Preservation Act.

BUILDINGS

- New facilities and building additions in this setting are discouraged.
- When designing and constructing additions, carefully integrate into the character of the historic building while preserving the main facility's original character and defining features.
- If a new facility is required to meet mission requirements, the building shall be sited with front and sideyard setbacks equal to those adjacent properties. If setbacks of adjacent buildings differ, use the greater setback.
- New structures must match the style, form, and level of detailing of adjacent historic examples.
- New facilities must not exceed adjacent building height.

MATERIALS AND COLORS

- Use materials with an architectural profile to unify the historic scheme.
- Paint trim elements to match existing trim.
- Use factory-finished, corrosion resistant materials.



Historic Facilities Building Numbers	
1	600
2	601
3	602
4	603
	610
7	623
10	624
12	672
14	
15	706
17	707
20	708
21	709
22	710
32	711
35	717
	723
100	730
104	732
160	733
161	734
	737
400	746
401	757
420	781
421	782
422	788
	830
	832



ROOF SYSTEMS

- For additions and alterations, match roof pitch to the historic precedent.
- Use sloped parapet, gabled, or hipped roofs to match adjacent historic examples.
- Match existing downspout materials and finishes for additions and alterations.
- Salvage and repair historic elements where possible.

WALL SYSTEMS

- Inca red brick is the standard for walls.
- Use trim and accent colors that are compatible with the historic colors and that highlight significant building features.
- Match new wall systems with the surrounding historic systems in place.

WINDOWS AND DOORS

- Restore wood windows and frames on existing facilities.
- Use windows, doors, and frames on new facilities to match existing character.
- Door and window hardware must match historic precedent.

ANCILLARY STRUCTURES

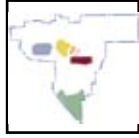
- Match passenger waiting shelters to adjacent historic examples.
- Use materials on pavilions similar to adjacent historic structures.

LANDSCAPING

- Use formal landscaping for all areas in the Historic District.
- Blend new landscaping with established landscape using the same type and species.
- Use mature specimens where possible to avoid gaps in the landscape.

LIGHTING

- Luminaires are to match historic fixtures.
- Light standards are to match historic standards and follow historic precedent in placement and spacing.
- Wall-mounted fixtures are to match historic character and follow historic precedent in placement.



family housing

Residential architectural settings should express a neighborhood image that distinguishes them from the remainder of the base. Achieving architectural compatibility within the setting relies on the use of consistent building materials, site furnishings, and landscaping. Housing within the Historic District shall comply with the Historic District standards. Residents are afforded some opportunities to use the standards creatively to express individual pride of place in and around their homes.

GENERAL

- Organize units into cohesive neighborhoods with defined public space along the street. Minimize the use of cul-de-sacs.
- Match the existing styles in housing renovation alteration projects.
- Construct new community facilities following the basewide design standards.

WALL SYSTEMS

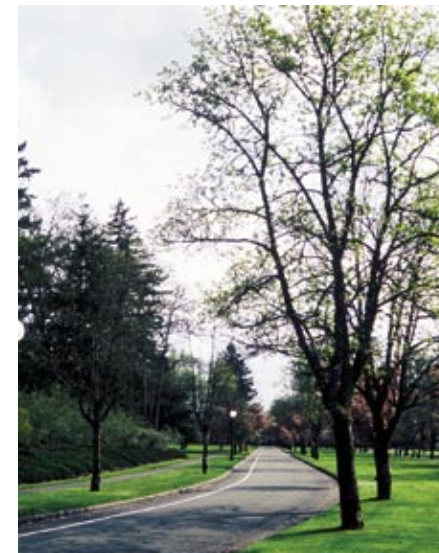
- Use white trim with field colors that highlight significant building features.
- Alternate exterior color schemes randomly using the paint and siding colors specified on page A1.

ROOF SYSTEMS

- Use roof configuration and color to link the Family Housing setting to the rest of the installation.
- Use gabled or hipped roofs and gabled accents using pitches between 3:12 and 4:12.
- Use shingles with an architectural profile to unify the neighborhood scheme.
- Use white fascias, gutters, downspouts, and soffits.
- Use factory-finished, corrosion resistant materials.

ANCILLARY STRUCTURES

- Install passenger waiting shelters at locations convenient to the family housing areas.
- Use passenger waiting shelters that are sized to accommodate the number of people using them.
- Use the base standards for materials and form.



LANDSCAPING

- Employ informal landscaping to integrate new with existing housing areas and to improve the overall community setting.
- Add plantings for privacy and develop foundation plantings.
- Use mixed species in an informal planting style.
- All self-help landscape materials are to follow the ACRB's approved material list.

- Use randomly spaced plantings and tree massing.
- Landscape the perimeter edges of recreational areas and common areas.
- Use landscaped berms to soften major arterial roads and screen undesirable views.
- Develop a street tree program.

SCREENS AND ENCLOSURES

- Use wood fencing for backyard privacy.
- Use vinyl-coated chain link fencing around the base boundary of the housing area.



ROADS

- Enhance streetscapes with landscaping, walkways, and site furnishings.
- Use road features such as smaller radius corners and narrow street widths to reduce traffic speeds.

WALKWAYS AND PATHS

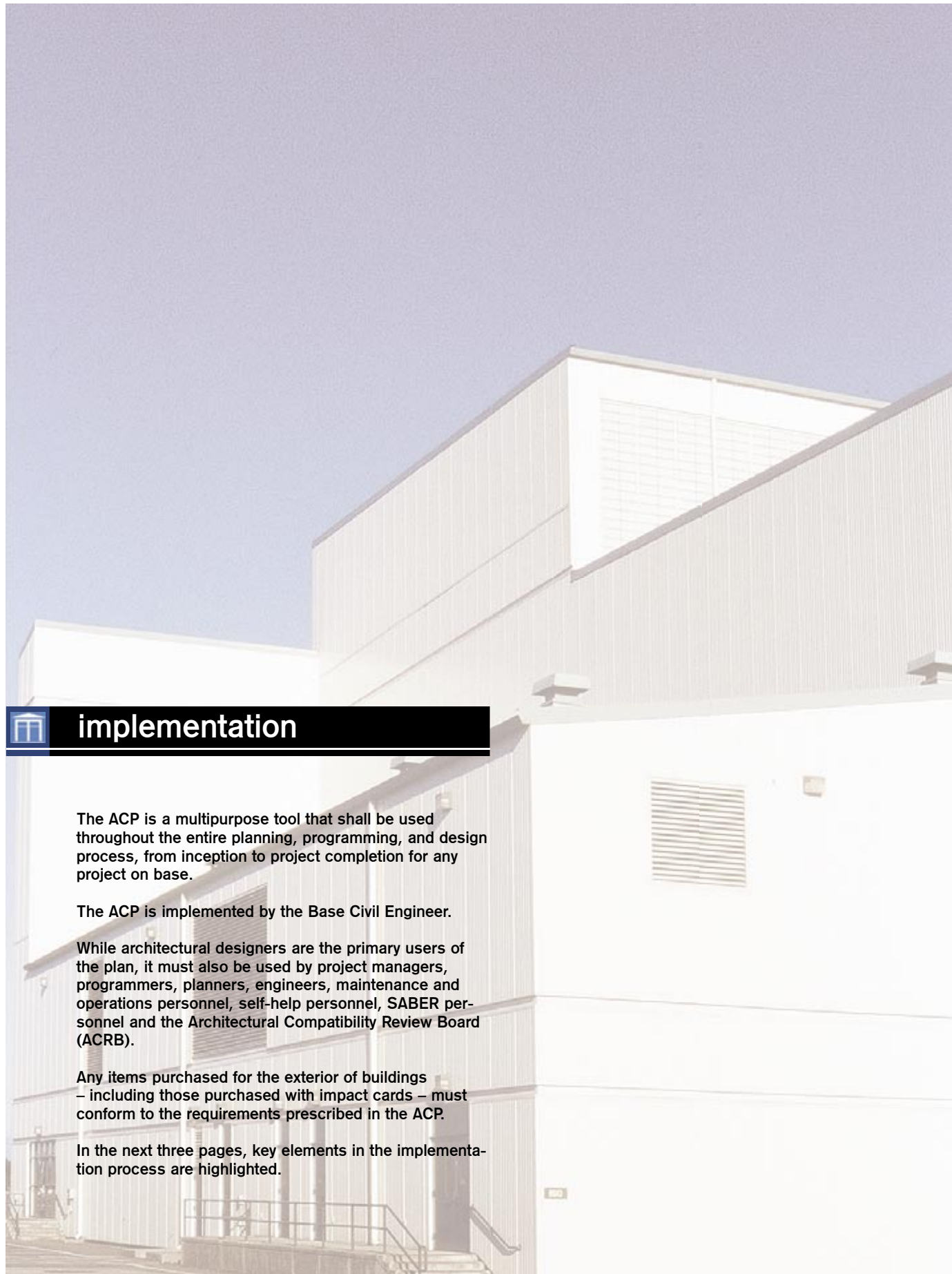
- Emphasize pedestrian and bicycle circulation within housing areas and connect housing to community facilities.
- Provide seating and other basewide site furnishings along walkways.
- Use stamped concrete paving to emphasize major crossings.
- Concrete pavers for patios are encouraged.

NEIGHBORHOOD ENTRIES

- Construct neighborhood entrance signs reflecting the architectural character of the setting.
- Provide accent landscaping, lighting, and concrete paving.

LIGHTING AND UTILITIES

- Provide pedestrian-scale lighting fixtures throughout housing areas.
- Utility elements such as transformers shall be factory-finished dark brown to blend with surroundings.



implementation

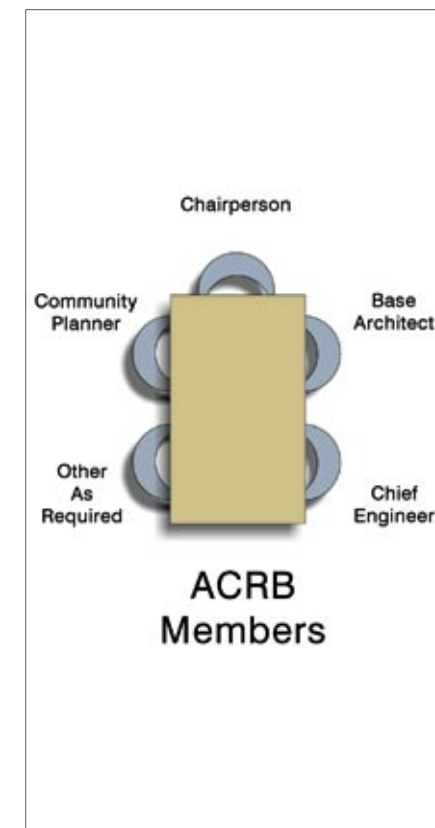
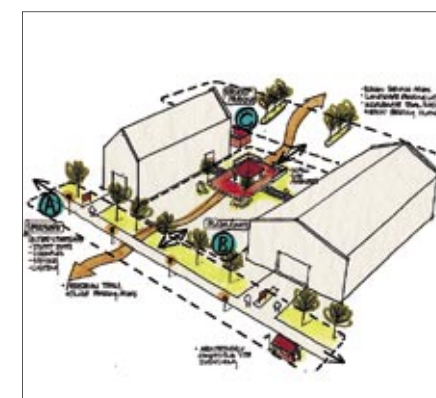
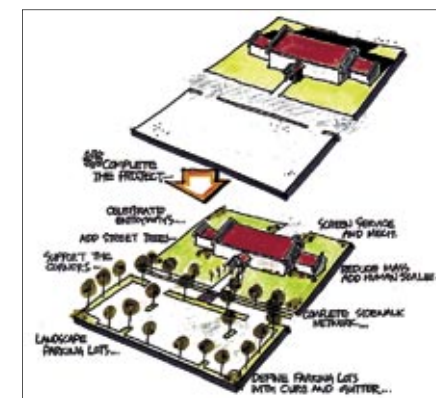
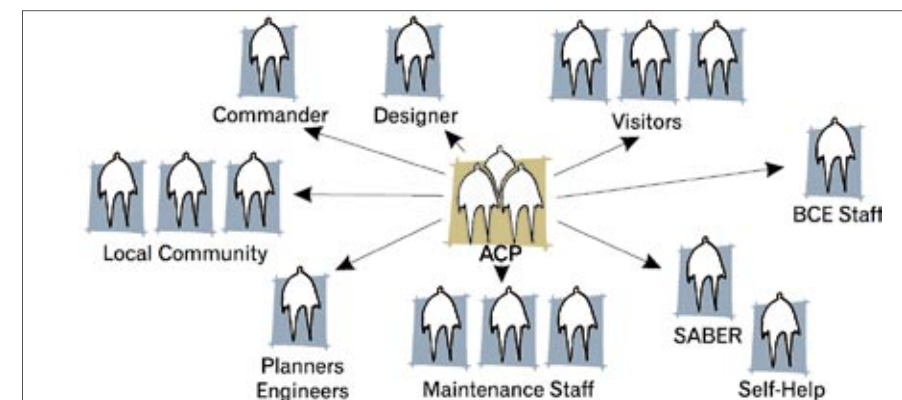
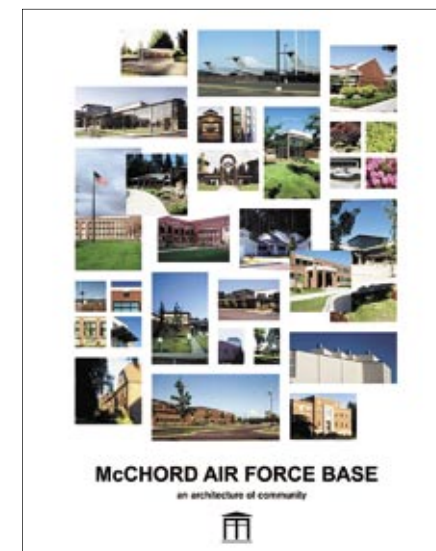
The ACP is a multipurpose tool that shall be used throughout the entire planning, programming, and design process, from inception to project completion for any project on base.

The ACP is implemented by the Base Civil Engineer.

While architectural designers are the primary users of the plan, it must also be used by project managers, programmers, planners, engineers, maintenance and operations personnel, self-help personnel, SABER personnel and the Architectural Compatibility Review Board (ACRB).

Any items purchased for the exterior of buildings – including those purchased with impact cards – must conform to the requirements prescribed in the ACP.

In the next three pages, key elements in the implementation process are highlighted.



Key Elements

Adhering to key elements of the implementation process leads to success in designing excellent facilities that will be compatible with and a part of the whole community.

- Distribute the ACP.
- Establish the Architectural Compatibility Review Board (ACRB).
- Hire good designers.
- Respect the General Plan.
- Process proper submittals.
- Cross-reference all planning and design documents to the ACP.

Distribute the ACP

Distribution of the plan should be as wide as possible. On base, provide copies to commanders of all major units and tenants, the civil engineering squadron commander, operations, branch chiefs, base architect, and community planner. Provide copies to the major command and headquarters representatives.

Establish the ACRB

The ACRB is the installation approval authority for all designs and visual features on the installation.

- The ACRB is organized by the Base Civil Engineer (BCE).
- The chairperson is appointed.
- Members include the base architect, community planner, chief engineer, and others as determined by the chairperson.
- The base architect, engineering disciplines, and project manager review designs regardless of ACRB involvement.
- The ACRB meets as required or as a subgroup of the installation Facilities Board (FB).
- Most projects, regardless of size, must be approved by the ACRB. (The chairperson makes the determination on review requirements).
- Design projects are submitted to the ACRB by the base-assigned project manager (see project checklist on page A4 for submittal requirements).

ACRB Project Checklist

All projects and service contracts are to be reviewed by the ACRB using the checklist on page A4. The Base project manager is responsible for providing the design checklist to the ACRB for completion.

Hire Good Designers

Ensure the involvement of design oriented personnel in the A-E selection process.

- Select A-E firms that are sensitive to and understand architectural compatibility.
- The AF project manager provides copies of the ACP to the designer before design begins.

Respect the General Plan

All new projects must agree with the goals and objectives outlined in the installation master plan to ensure that the siting of new projects is compatible with adjacent facilities.

Process Proper Submittals

All architecturally sensitive design projects are reviewed by the ACRB. This includes Requirements Documents, Concept Design, and Final Design submittals.

Submittals shall include the required information and data at the appropriate times, and the process shall allow adequate review time.

Requirements Document

In the initial submittal, the A-E defines – with the help of the AF – the requirements for the project. It may explore potential solutions, but more importantly, it includes bubble diagrams depicting the relationships of major functional elements and site / facility development options. This submittal is reviewed by the ACRB.

Each submitted package will be comprised of the following:

- Scope / Programming Requirements
- Project Description
- Goals and Objectives
- Sub-area Development Plans
- Site Inventory / Site Analysis
- Spatial Relationship Analysis (i.e., relationship to site)
- Adjacent Facilities and Site Photos

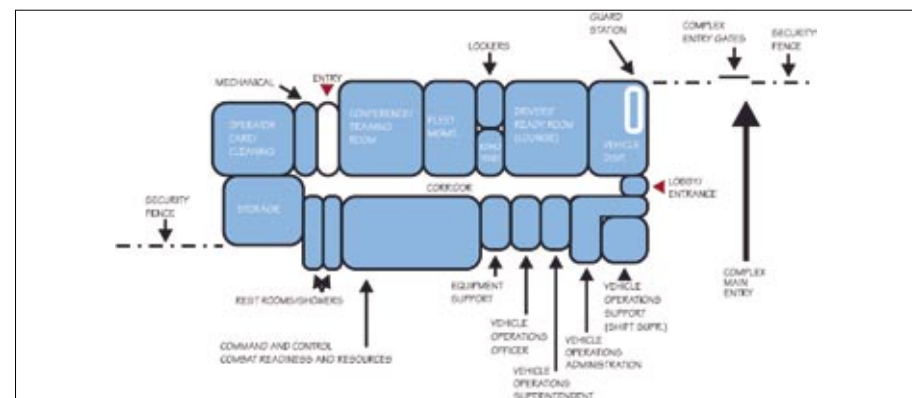
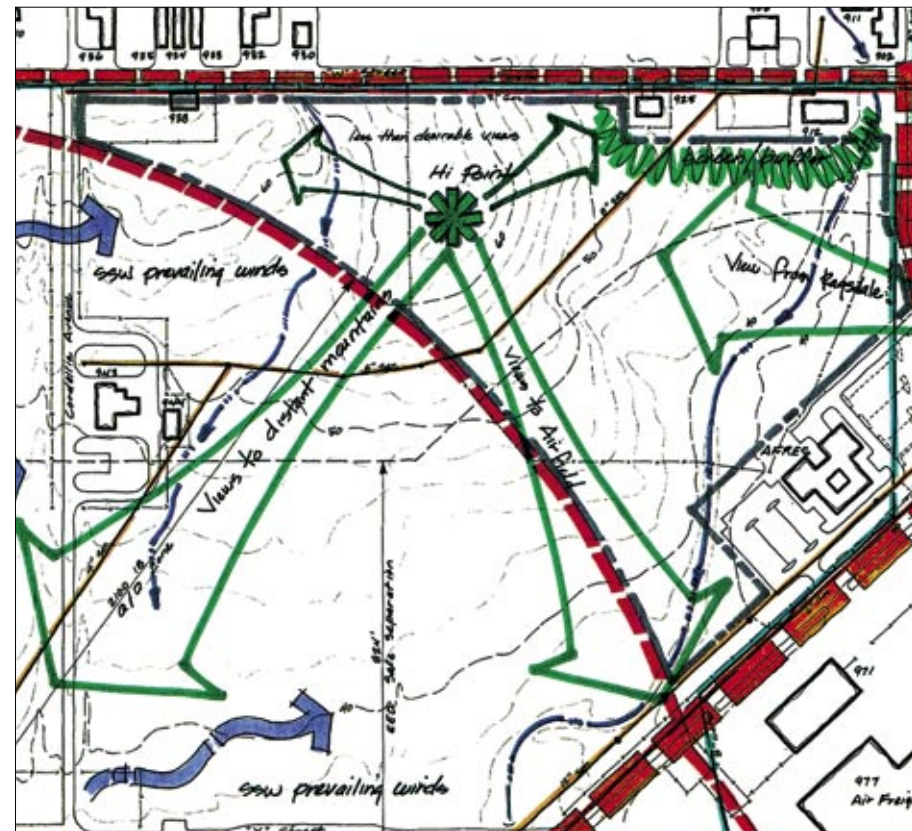
Site Inventory / Site Analysis includes (but is not limited to): vehicular traffic patterns, view, climatic conditions, environmental, safety, utility constraints, and geographic conditions. Refer to sketch.

Concept Design

This submittal must include adequate information to fully describe the project design, allowing customers / clients to easily comprehend the proposed solution. The goal is to achieve AF customer understanding and approval early in this process.

Multiple submittals may be required for large or complex projects. Generally, completion of concept design requires two submittals. The initial submittal provides a conceptual approach to the solution, while the final submittal presents a refined and more detailed design.

These submittals shall be design presentation documents rather than construction documents. Develop a site plan, floor plans, roof plans, and building elevations concurrently to ensure the proposed solution is a comprehensive design. Floor plans must be developed with consideration of the site and building massing.



The ACRB reviews the packages as part of the concept development process. If the initial submittal is rejected, or if there are significant concerns or comments, a resubmission is required prior to proceeding to the next design stage.

Each complete submittal package shall include:

- Concise Verbalized Design Concept
- Systems Description
- Adjacent Facilities and Site Photos
- Site Plans (colored)
- Floor Plans
- Composite Elevations (with color and shadows)
- Mechanical / Electrical Communications Entrances and Equipment Locations and Configurations.
- Building Sections
- Roof Plan
- Massing or Perspective Sketches
- Study Model (as required)
- Cost Estimate

Final Design

The final design shall demonstrate that the project remains consistent with the approved concept design. It includes highly developed drawings that further refine and detail the visual and functional quality of the design.

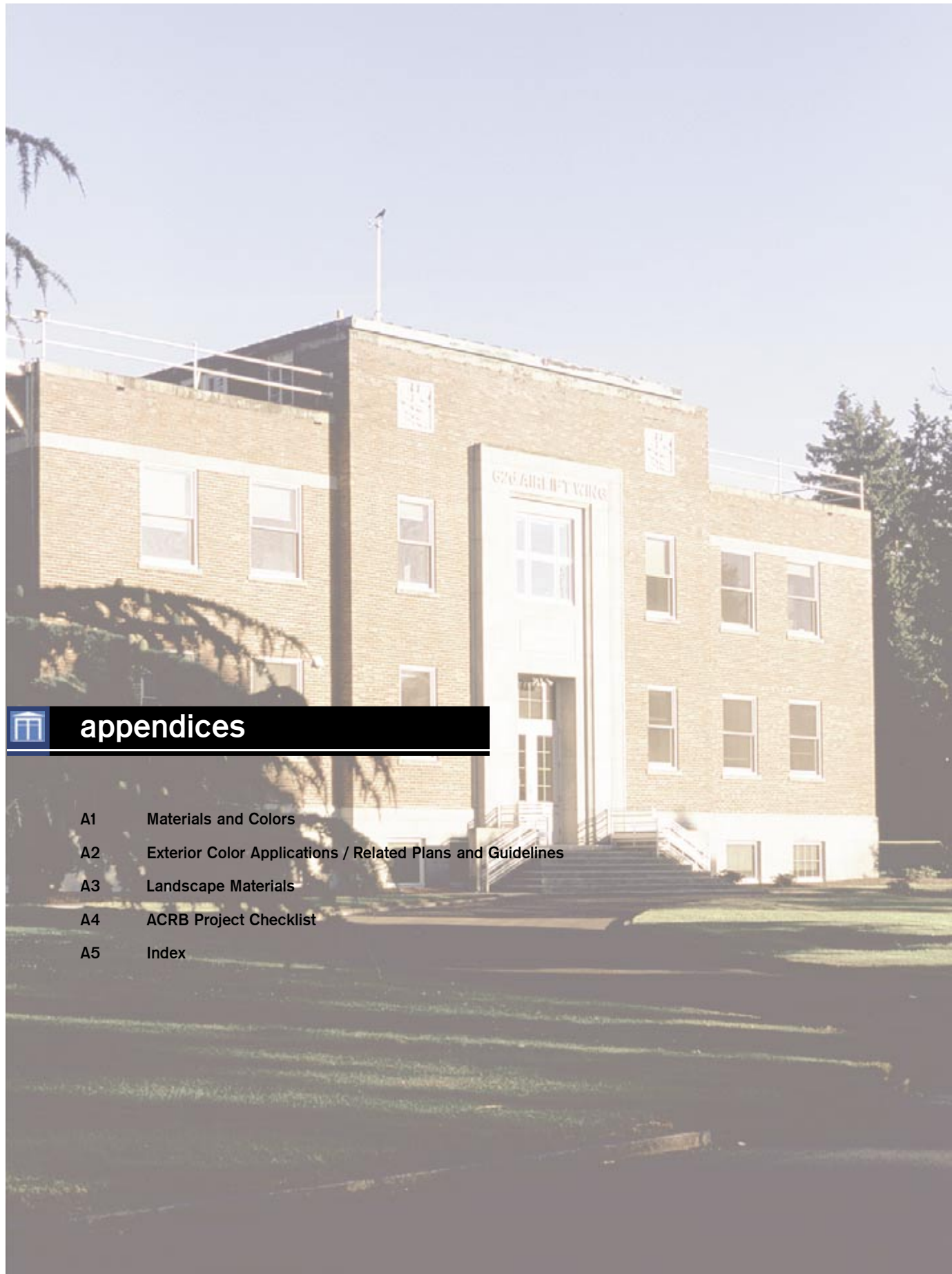
Each submittal will be comprised of a complete comprehensive package that includes, without being limited to:

- Formal Colored Rendering (early in this phase)
- Material / Color Boards (interior and exterior)
- Catalog Cuts (photos)
- Design Analysis
- Cost Estimate
- Construction Documents

Contract Documents (CDs)

Contract documents must be in AutoCAD and include comprehensive drawings and specifications to ensure that a project can be constructed to meet all of the requirements and standards defined by the ACP.

All mechanical and electrical drawings must be consistent with the architectural drawings. All utility elements such as light fixtures, transformers, panels, grilles, vents, piping, etc., must be shown on the architectural drawings.



 **appendices**

- A1 Materials and Colors
- A2 Exterior Color Applications / Related Plans and Guidelines
- A3 Landscape Materials
- A4 ACRB Project Checklist
- A5 Index

materials and colors 

The following building materials and products are representative of the style, color, and material to be used at McChord Air Force Base. All construction projects are to use these items or a comparable product by another manufacturer. The manufacturers and styles are listed only to establish a baseline for the selection of construction materials. Original color samples are on file in Base Civil Engineering.

Basewide

- Architectural Lettering**
Style: Helvetica Medium and Regular
Color: Dark Bronze
Material: Cast Aluminum
- Benches**
Mfg: Columbia Cascade, Timberform
Model: #2118-6-AL "Restoration" Bench
Finish: Brown CASPAX-7 powder-coated
Frame: Cast Iron Black
- Bike Racks**
Mfg: Columbia Cascade, CycLoops
Model: #2170-7 or #2170-9 (5' 3" and 7' 3" lengths)
Finish: Brown CASPAX-7 powder-coated
- Bollards - Architectural**
Style: Concrete-filled steel tube with architectural precast sleeve
Color: Weatherstone Gray
Mfg: Sleeve - Wasau Tile
- Bollards - Force Protection**
Style: Round 8-inch dia.; Steel filled with Concrete; with 3-inch "White" reflective band at top
Color: Dark Brown painted steel or provided with a PVC domed sleeve as manufactured by Ideal Shield
- Bollards - Lighted and Non-Lighted**
Mfg: Kim Lighting
Style: Round 8-inch dia.; 42-inch high domed
Model: VRB1C Round Bollard
Finish: Concrete
Lamps: Metal Halide
- Brick - Screens and Enclosures**
Mfg: Mutual Materials, Structural Brick (Kla-All Tile)
Colors: Carib w/Mission Texture
Size: 8-inch Stretcher (3-1/2 x 7-1/2 x 11-1/2)
- Brick - Standard**
Mfg: Mutual Materials
Basewide: Carib w/ Mission texture
Community District: Copper w/ Mission Texture
Grout: Natural Gray
Size: 3-5/8" x 2-1/4" x 7-5/8", w/3/8" mortar
- Doors - Storefront Aluminum**
Mfg: Kawneer Company, Inc
Style: Trifab VG 451
Finish: Anodized Dark Bronze
- Gates - Dumpster**
Mfg: Peterson Aluminum Pac-Clad
Type: Reveal Panel Aluminum framed
Minimum Clear Opening Width: 10'-0"
Color: Dark Bronze
- Glass**
Tint: Clear
- Joint Sealants**
Mfg: Pecora
Color (w/Carib Brick): 37 River Rouge Inca
Color (w/Copper Brick): 43 Redwood Tan
Color (w/Alum. Frames): 722 Dark Bronze
- Lighting - Street**
Mfg: GE, Cobra-head MDCA-2559M12F-MC22
Color: Clear-anodized aluminum
Lamps: High-Pressure Sodium

- Lighting - Parking and Walkways**
Mfg: EMCO Lighting;
Style: Rectilinear Arm-Mounted (Shoe-Box)
Minimum Pole Height on Parking Lot: 30'-0"
Model: Ecolume, High-Pressure Sodium
Finish: Extruded Aluminum, BRP Bronze
Pole: EMCO Straight Square Steel (SSS);
- Litter and Ash Receptacles**
Mfg: United Receptacle, Americana
Litter Receptacle Model: #MT32 (36-gallon capacity)
Ash Receptacle Model: #MT12
Finish: Architectural Bronze with Black #1855 Dome Top
- Pavers**
Mfg: Westcon Roman Paver (Mutual Materials)
Colors: 70% Charcoal and 30% Cedar
- Picnic Table**
Mfg: Belson Outdoors
Model: #P46P Square and #P6P Rectangular
Color: Brown with Black Frames
- Planters - Free Standing**
Mfg: Stonewear Comp. Stone Products
Style: Square Series - Model No. SR603636
Finish: Sandblast SB-53
- Play Equipment**
Mfg: Little Tikes Comm. Play Equipment
Style: KidBuilders, Playbuilders, and/or MaxPlay Systems
Surfacing: Safe Guard Surfacing (resilient rubberized compound)
Product: Base course composed of post-consumer SBR shredded rubber
- Precast**
Color: Natural Gray
- Roofs - Metal**
Mfg: AEP Span, Sloped Standing Seam
Finish: Dura Tech 5000, Kynar-500 or Zincolume
Color: Cool Weathered Copper - Fed Std 595(b) #30051
- Roofs - Red Tile Roof Area**
Mfg: Monier, Classic-100
Style: Concrete Tile 16-1/2" x 12"
Color: Classic Sequoia #451301
- Stucco**
Color: Off-white, Sand Finish
- Translucent Panels**
Mfg: Skywall Translucent Systems
Style: 2-3/4-inch Insulated Panel
Pattern: 12" x 24" Shoji
Color: Crystal Interior and Exterior Face
Light Transmission: 30%, Shading Coefficient: 0.30
Aluminum Frame Color: Fluoropon (70% Kynar-500) Brown #397A327
- Tree Grates**
Mfg: Fairweather Site Furnishings
Style: 48-inch Square Ductile Cast Iron (Two-Piece)
Part No.: 80-2180, Natural Finish
- Windows**
Mfg: Kawneer Company, Inc.
Style: Fixed, Equiline 8350TL
Finish: Anodized Dark Bronze #40

Flightline / Industrial

- Walls - Metal Panel**
Mfg: Metecno-API
Product: R-Span (AP200 Series); Product No. AP225
Insulated Panel (2-1/2-inch thick); Profile: Inverted Rib / Stucco Embossed
Color: Match Fed. Std. 595(b) #37150 (Off-White)
- Glass - Infield Campus Area**
Color: Green tint
- Roofs - Metal**
Mfg and Finish: Same as Basewide Entry
Color (General): Cool Weathered Copper
Color (Hangars): Cool Old Town Gray

Red Brick Historic District

- Brick**
Mfg: Mutual Materials
Size: 3-5/8" x 2-1/4" x 7-5/8" w/3/8" mortar
Colors: Inca Red w/Mission texture
Grout: Natural Gray
- Lighting**
Mfg: AMERON Pole Products
Model: No. VEM-04-SPL w/fixture
Pole: Concrete/aggregate mixture colored "Red Brick"
Fixture: 24-inch White Opal sphere with cast "D" capital and foilium
Lamps: 175 Watt Metal Halide
- Roofs**
Style: Fiberglass Strip (3-tab) Shingle
Mfg: Malarkey "The Alaskan" w/Algae-Block
Color: Oxford Gray for use in the Historic Warehouse area (B/708, 709, and 710)

Family Housing

- Gutters and Downspouts**
Type: Aluminum base metal with factory baked enamel finish
Color: White
- Roofs**
Mfg: Malarkey The Alaskan w/Algae-Block
Style: Fiberglass Shingle (SBS Rubber Modified) w/Class-A Fire Rating
Color: Weathered Wood
- Vinyl Siding**
Mfg: Alside Corp.
Style: Odyssey Plus (Dutch Lap)
Thickness: 0.044-inch
Field Colors: Platinum, Antique Parchment, Cape Cod Gray, Windsor Blue, Monterey Sand
Soffit & Trim Color: Glacier White

exterior color applications



Off-White
Fed. Standard 595B #37150



Dark Brown
Fed. Standard 595B #20062



Weathered Copper
Fed. Standard 595B #30051



Gray
Fed. Standard 595B #36293

Note:

1. Original color samples are on file in the Base Civil Engineering Office.
2. Housing colors are listed on page A1.

APPLIED COLOR GUIDELINES

Each color application will require some interpretation; however, each should generally follow these principles. Specific exceptions are allowed with the approval of the ACRB.

- Older facilities are normally the only ones requiring paint. All new facilities shall use integrally colored or factory-applied finishes.
- Primary wall color (field color) shall be off-white on all painted walls unless otherwise directed by the ACRB.
- Reduce visual clutter by simplifying the application.
- The use of yellow hazard markings on buildings is prohibited.
- Painting or applied artificial fascias, bases, details, etc. on facilities and painting of masonry or concrete architectural features such as quoins, lintels, bases, or capitals is prohibited.
- Paint equipment on brick buildings dark brown.
- Paint fuel and water tanks (handrails and equipment) off-white. Painting shields on tanks is discouraged.
- Paint equipment on painted buildings to match adjacent surface.
- Accenting downspouts or painting stripes around buildings is prohibited.
- Support and service buildings should have simplified, subtle paint schemes.
- Variations are subject to ACRB approval.
- Primary door entries are to be painted dark brown.
- Secondary doors are to be painted to match the wall color to prevent calling attention to them.
- Do not arbitrarily change paint colors.

related plans and guidelines

Use the most recent edition of the following documents:

General	AMC Commander's Guide to Facilities Excellence AMC Construction Site Standards
Landscaping	McChord AFB Landscape Planning, 62 AWI 32-21 AMC Landscape Design Guide Air Force Landscape Planning and Design, AFP 86-10
Family Housing	USAF Commander's Guide to Family Housing Excellence USAF Family Housing Community Guidelines for Environmental Improvements
Signs	AMC Exterior Sign Standards Air Force Sign Standards, UFC 3-120-01
Individual Facility Design Guidance	AMC & AF Design Guides
Interior Design	AMC Interior Design Guide
Force Protection	USAF Installation Force Protection Guide Department of Defense Minimum Antiterrorism Standards for Buildings, UFC 4-010-01

landscape materials

Large Trees

BOTANICAL NAME	COMMON PLANT NAME	USE
<i>Abies grandis</i>	Grand Fir	Buffer, Open Space
<i>Abies manifolda</i>	Red Fir	Buffer, Open Space
<i>Abies procera</i>	Noble Fir	Buffer, Open Space
<i>Acer platanoides</i> (3)	Maple (3): Emerald Queen, Columnar,	Buffer, Open Space
	Crimson King	
<i>Acer rubrum</i> (3)	Maple (3): Armstrong, Bowhall, Autumn	Street, Buffer, Open Space
	Blaze	
<i>Acer saccharum</i>	Sugar Maple	Street, Buffer, Open Space
<i>Calocedrus decurrens</i>	Incense Cedar	Buffer, Open Space
<i>Carpinus betulus fastigiata</i>	European Hornbeam	Street, Screen, Open Space
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar	Buffer, Open Space
<i>Cedrus deodara</i>	Deodara Cedar	Buffer, Open Space
<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	Buffer, Open Space
<i>Cupressocyparis leylandii</i>	Leyland Cypress	Buffer, Open Space
<i>Fraxinus latifolia oregona</i>	Oregon Ash	Buffer, Open Space
<i>Liquidambar styraciflua</i>	American Sweet Gum	Street, Screen, Open Space
<i>Picea glauca; Picea pungens</i>	White Spruce; Colorado Spruce	Buffer, Open Space
<i>Pinus nigra</i>	Austrian Pine	Street, Buffer, Open Space
<i>Populus tremuloides</i>	Quaking Aspen	Feature, Open Space
<i>Populus trichocarpa</i>	Black Cottonwood	Buffer, Open Space
<i>Prunus serrulata</i>	Kwansan Cherry	Foundation, Feature, Screen
	Royal Burgundy Cherry	Foundation, Feature, Screen
<i>Pseudotsuga menziesii</i>	Douglas Fir	Buffer, Open Space
<i>Quercus bicolor; Quercus coccinea</i>	Swamp White Oak; Scarlet Oak	Street, Buffer, Open Space
<i>Quercus robur; Quercus rubra</i>	Westminster Globe Oak; Red Oak	Street, Buffer, Open Space
<i>Salix babylonica</i>	Weeping Willow	Feature, Buffer, Open Space
<i>Sequoiadendron giganteum</i>	Giant Sequoia	Buffer, Open Space
<i>Thuja plicata</i>	Western Red Cedar	Buffer, Open Space
<i>Tsuga canadensis</i>	Eastern Hemlock	Screen, Buffer, Open Space

Small Trees

<i>Acer palmatum</i>	Moonfire Japanese Maple	Foundation, Feature, Street
<i>Chamaecyparis obtusa gracilis</i>	Dwarf Hinoki Cypress	Foundation, Feature
<i>Continus cogglyria</i>	Royal Purple Smoke Tree	Foundation, Feature, Screen
<i>Cornus kousa</i>	Japanese Dogwood	Foundation, Feature, Screen
<i>Malus</i>	Snowdrift Crabapple	Foundation, Feature, Screen
<i>Pyrus calleryana whitehouse</i>	Whitehouse Callery Pear	Foundation, Feature, Screen
<i>Tilia cordata</i>	Greenspire Linden	Feature, Street, Screen

Shrubs

<i>Acer palmatum dissectum</i>	Laceleaf Maple	Foundation, Mass, Feature
<i>Berberis thunbergii</i>	Dwarf Redleaf Barberry	Foundation, Mass, Feature
<i>Euonymus alata compactus</i>	Burning Bush	Hedge, Mass, Feature
<i>Gaultheria shallon</i>	Salal	Foundation, Mass, Feature
<i>Ilex crenata helleri</i>	Dwarf Japanese Holly	Hedge, Mass, Feature
<i>Juniperus chinensis</i> (2)	Juniper (2): Armstrong, Hollywood	Foundation, Mass, Feature
<i>Juniperus horizontalis wiltoni</i>	Blue Rug Juniper	Foundation, Mass, Feature
<i>Juniperus abina tamariscifolia</i>	Tam Juniper	Foundation, Mass, Feature
<i>Pieris japonica</i> (2):	Pieris (2): Mountain Fire, Variegata	Hedge, Mass, Feature
<i>Prunus laurocerasus</i>	Otto Luyken Laurel	Foundation, Mass, Feature
<i>Rhododendron</i> (10):	Boule de Neige; Chionoides; Cynthia; Dora	Hedge, Mass, Feature
	Ameteis; Elizabeth; Jean Marie de Montague;	
	Lord Roberts; Purple Splendour; Scintillation;	
	Virginia Richards	
<i>Thujaoccidentalis pyramidalis</i>	Pyramidalis Arborvitae	Hedge, Mass, Feature
<i>Viburnum davidii</i>	David Viburnum	Foundation, Mass, Feature

Groundcovers and Vines

<i>Arctostaphylos uva-ursi</i>	Bearberry or Kinnikinnick	Border, Understory, Mass
<i>Dianthis</i>	Rose Bowl	Border, Understory, Mass
<i>Calluna vulgaris</i>	Scotch Heather	Border, Understory, Mass
<i>Linnaea borealis longiflora</i>	Twinflower	Border, Understory, Mass
<i>Viola adunca</i>	Violet	Border, Understory, Mass

Note: Variations to the list must be approved by the ACRB.

architectural compatibility review board project checklist

This checklist applies to all projects large and small including self-help projects. Before building, purchasing, or installing items, the project manager will submit the following documentation for review and approval by the Architectural Compatibility Review Board (ACRB). Large projects requiring professional design services shall submit this form along with the design package at each phase of the project. The list of items below the phase title is representative of what shall be submitted at each phase. Project continuation is contingent on phase approval. Smaller projects not requiring full design services shall submit project documentation as designated by the ACRB chairperson. All projects shall comply with the ACP standards as verified by this checklist and the ACRB, unless a specific exception is approved by the chairperson.

Project Title: _____

Project Number (PQWY): _____ **Project Address:** _____

Submitted By: _____

Type of Project: SABER MILCON O&M Self-Help Housing Other: _____

Full ACRB Review Required? Yes No **ACP Provided to Designer?** Yes No **Historic (OAHP) Review Required?** Yes No

Programming Documents Reviewed by ACRB? Yes No

REQUIREMENTS DOCUMENT / PROGRAMMING PHASE

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Scope | <input type="checkbox"/> Project Description | <input type="checkbox"/> Adjacent Facilities Photos | Date Submitted: _____ |
| <input type="checkbox"/> Goals | <input type="checkbox"/> Objectives | <input type="checkbox"/> Future Project Considerations | Date Resubmitted: _____ |
| <input type="checkbox"/> Budget | <input type="checkbox"/> Materials | <input type="checkbox"/> Furnishings | <input type="checkbox"/> Design Complies with ACP Standards |
| <input type="checkbox"/> Colors | <input type="checkbox"/> Equipment | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Resubmittal Requested |
| <input type="checkbox"/> Site Inventory / Site Analysis | | | <input type="checkbox"/> Comments Attached |
| <input type="checkbox"/> Coordinated with Subarea Development Plans | | | By: _____ Date: _____ |
| <input type="checkbox"/> Coordinated with Other Planning Documents and Policies | | | User Approval: |
| <input type="checkbox"/> Preliminary Solutions Allow for Full Compliance of ACP
(design not finalized until concept design is complete) | | | By: _____ Date: _____ |

CONCEPT DESIGN

- | | | | |
|---------------------------------------|--|--|---|
| Building | | | Date Submitted: _____ |
| <input type="checkbox"/> Style / Form | <input type="checkbox"/> Scale | <input type="checkbox"/> Massing | Date Resubmitted: _____ |
| <input type="checkbox"/> Proportions | <input type="checkbox"/> Materials | <input type="checkbox"/> Colors | <input type="checkbox"/> Design Complies with ACP Standards |
| <input type="checkbox"/> Wall Systems | <input type="checkbox"/> Details | <input type="checkbox"/> Ancillary Structures | <input type="checkbox"/> Resubmittal Requested |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> Signs | <input type="checkbox"/> Roof Systems | <input type="checkbox"/> Comments Attached |
| <input type="checkbox"/> Entrances | <input type="checkbox"/> Windows / Doors | <input type="checkbox"/> Sustainable Development | By: _____ Date: _____ |
| Site Development | | | User Approval: |
| <input type="checkbox"/> Siting | <input type="checkbox"/> Setbacks / AFTP Standoffs | <input type="checkbox"/> Utilities | By: _____ Date: _____ |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> Signs | <input type="checkbox"/> Screens / Enclosures | |
| <input type="checkbox"/> Furnishings | <input type="checkbox"/> Landscape | <input type="checkbox"/> Future Expansion Considered | |
| Circulation | | | |
| <input type="checkbox"/> Roads | <input type="checkbox"/> Parking | <input type="checkbox"/> Signs | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> Paths / Walks | <input type="checkbox"/> Landscape | <input type="checkbox"/> Other: _____ |

FINAL DESIGN

- | | |
|---|---|
| <input type="checkbox"/> Final design remains consistent with approved concept design and elements listed above | Date Submitted: _____ |
| <input type="checkbox"/> Materials / Color Board (interior and exterior) | Date Resubmitted: _____ |
| <input type="checkbox"/> Rendering <input type="checkbox"/> Catalog Cuts <input type="checkbox"/> Architectural Details | <input type="checkbox"/> Design Complies with ACP Standards |
| <input type="checkbox"/> Landscape Development | <input type="checkbox"/> Resubmittal Requested |
| <input type="checkbox"/> Construction Documents | <input type="checkbox"/> Comments Attached |
| <input type="checkbox"/> Fascia / Gutters / Downspouts | By: _____ Date: _____ |
| <input type="checkbox"/> Cost Reduction Proposal (if necessary) Comply with ACP | User Approval: |
| <input type="checkbox"/> Coordinated with Other Planning Documents and Policies | By: _____ Date: _____ |
| <input type="checkbox"/> Coordination / Organization of Mechanical and Electrical Elements | |
| <input type="checkbox"/> Other: _____ | |

JUSTIFICATION FOR NONCOMPLIANCE

Explain: _____ **Design Does Not Comply with ACP Standards**
 _____ **By:** _____ **Date:** _____

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