

Fairchild Air Force Base

architectural compatibility plan



Vision

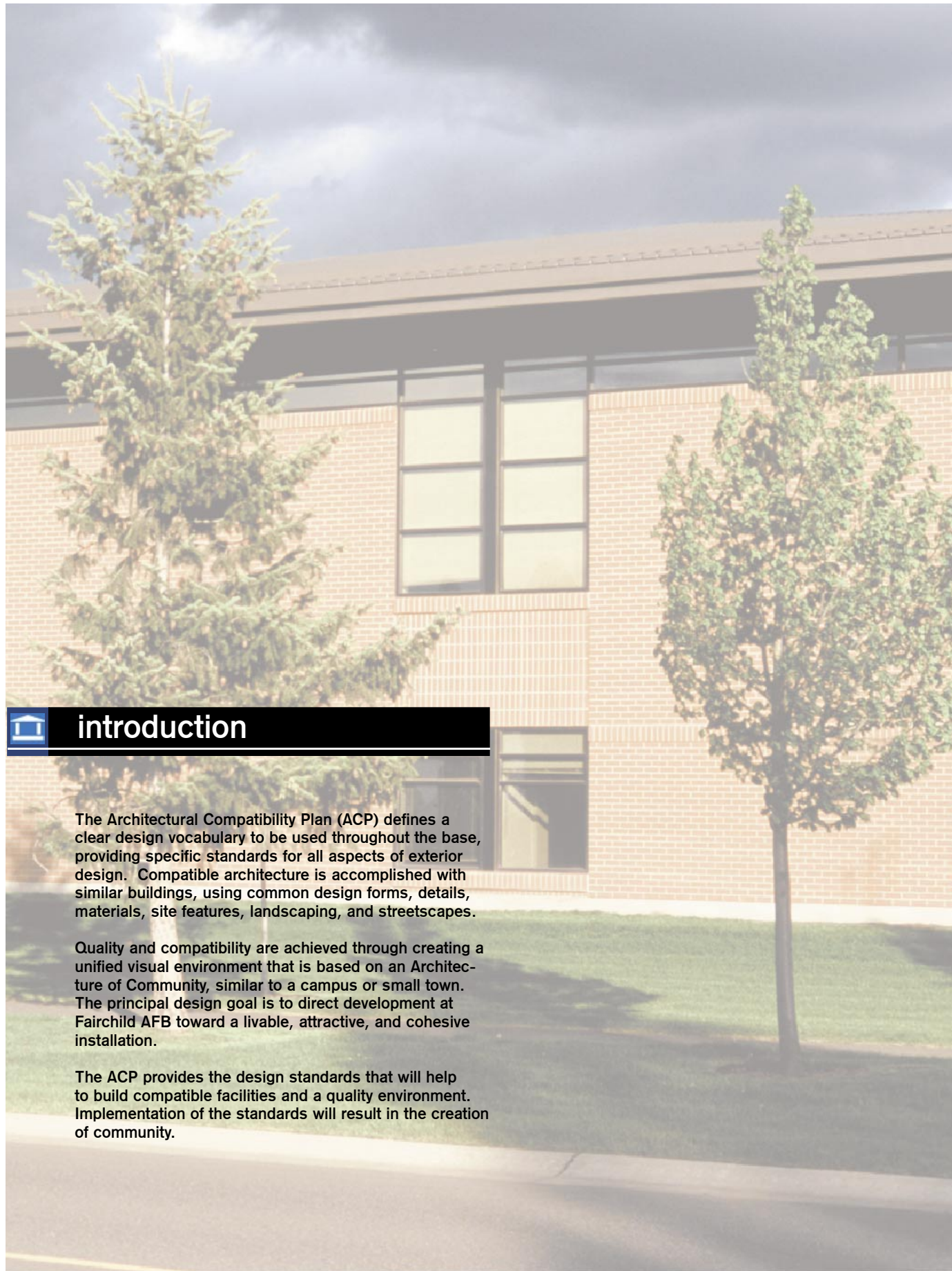
An Architecture of Community is the long-range vision for Fairchild Air Force Base. This is a vision of excellence displayed in a high-quality corporate image for facilities, the landscape, and the environment. It is expressive of the architectural character, climatic factors, and cultural influences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


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 Fairchild 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 Fairchild 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 Fairchild AFB General Plan as a key component plan.

How to Use This Plan

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

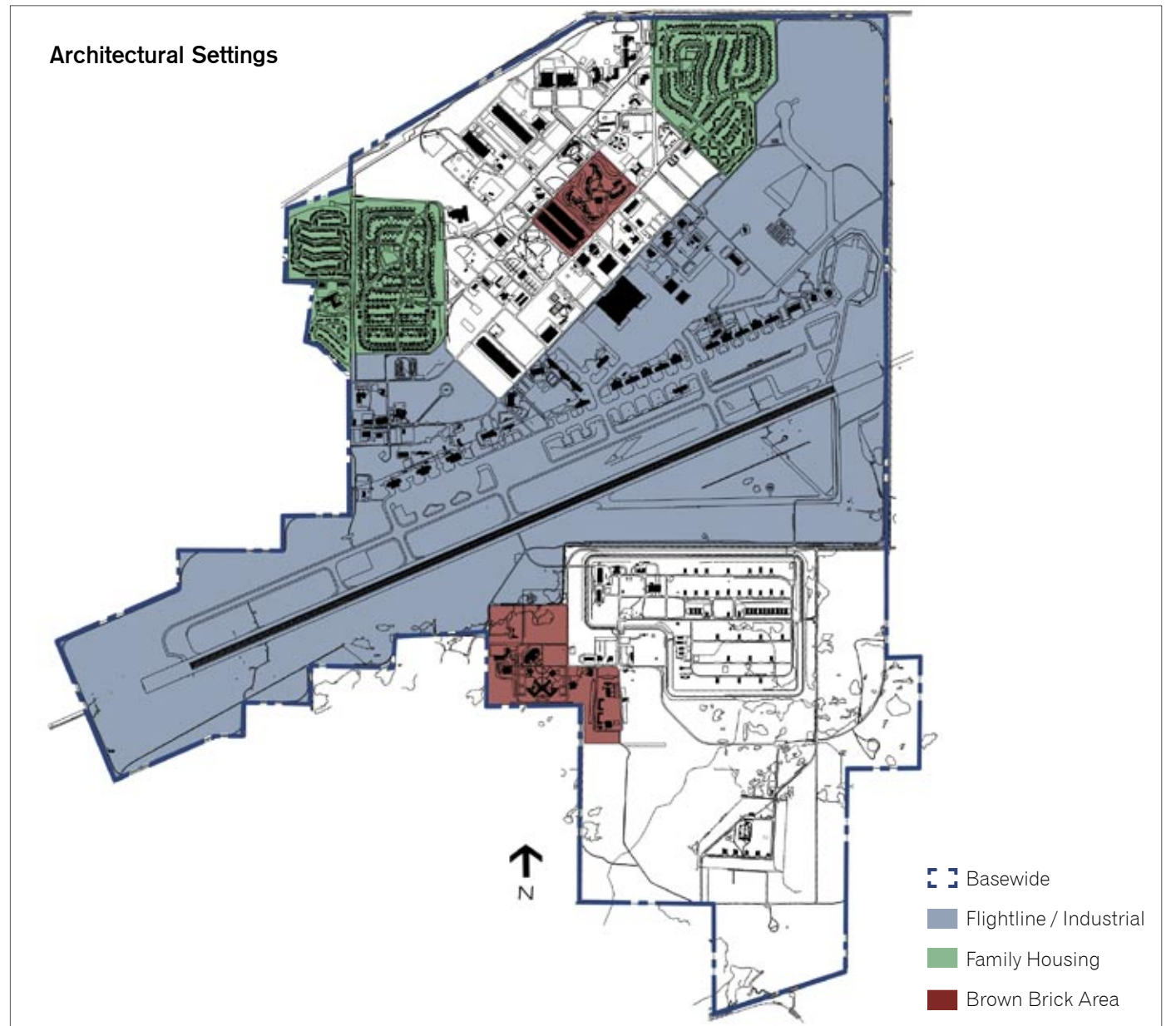
General and specific design standards for all buildings are included in the Basewide setting. Basewide standards shall be applied to all projects, including the Air National Guard Campus. When a project is located in the Flightline / Industrial or Family Housing setting, more specific standards from 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 Fairchild AFB community.





 **design standards**

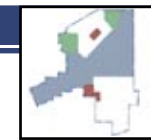
Design standards for buildings and supporting elements are outlined in this section. These standards encourage architectural compatibility for Fairchild Air Force Base as a whole. The goal is to design excellent facilities that satisfy all of these priorities. The first priority is to achieve architectural compatibility within an architectural setting or sub-area. Outstanding designs for individual buildings or facilities are the third priority.

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LIBRARY
HOURS
FRI AND SUN
10AM-5:30PM
MON-THURS
10AM-5PM
CLOSED
SATURDAYS



basewide



Fairchild 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.
- Rectangular elements are the standard for major building masses. Use clean, simple, contemporary forms and avoid curves or angular elements in plan.
- Develop a strong relationship between buildings and exterior spaces.
- Articulate building facades to create areas of shade and shadow.
- Use masonry detailing as accents in walls combined with sloped roofs and modest eaves.

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 slope 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 and integrate landscape berming when it is appropriate. Consistent use of colors and materials will bind the base together and reduce visual clutter caused by too much diversity.

Brick

- Use red brick in a running bond pattern with tooled joints.
- The brown brick area follows the basewide standards unless specifically noted.
- Brick may be used when appropriate for lintels or sills. Detailing should emulate bearing wall construction.
- Conceal expansion joints with downspouts or locate them at transitions in the wall such as at pilasters or reveals.
- Use natural color portland cement mortar.
- Efflorescence in masonry work is unacceptable. All materials shall be classified as low-efflorescence.

Architectural Precast

- Precast is permitted in the brown brick areas for administrative and community facilities.
- Precast is appropriate for lintels, sills, belt courses, and friezes.
- Other facade elements made of precast should be used sparingly to ensure that brick remains the prominent material.
- Natural is the standard color for precast concrete.
- Detailed designs and patterns may be cast into the pieces to create an individual character for a single facility or complex.
- Site-cast components are acceptable per ACRB approval.



Other Materials

- Limit pre-finished metal wall panels to large industrial / flightline facilities and special applications only with ACRB approval.
- Factory finish all exposed metals with a powder-coat application such as Kynar-500.
- Joint sealants in brick shall match mortar color. When adjacent surfaces are the same color use a darker joint sealant in the same color.

Accents / Detailing

- Facilities shall demonstrate a greater application of detailing.
- Architectural accents such as lintels, sills, 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.
- Integrate vertical components such as downspouts and control joints into the overall organization.
- Do not expose conduits, cables, and piping on walls.
- All gas meters, fire bells, vents, louvers, and electrical / communication boxes shall match the wall surface color on which the equipment is mounted.

ROOF SYSTEMS

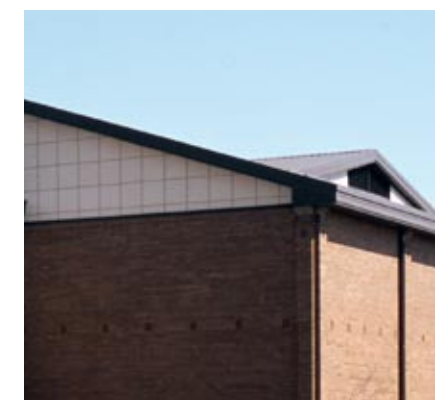
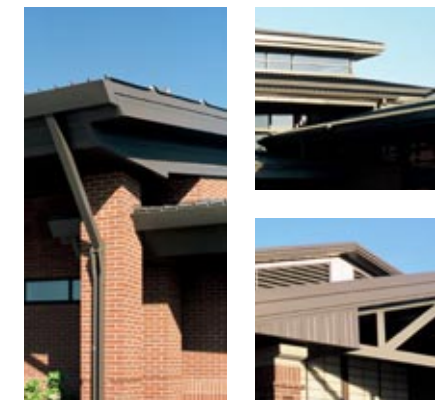
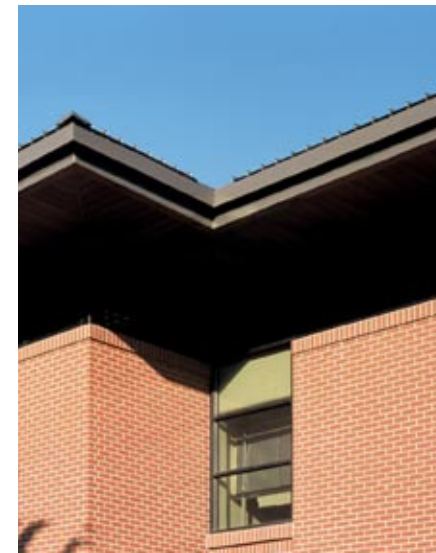
Roof color, material, and form are prominent features and play a significant role in architectural compatibility. Ensure these are comparable in shape, slope, material, and color throughout the base.

Configuration

- Use a combination of gabled and hipped roofs as the primary building form for all facility types.
- Open gabled elements may be used to accent entries. Gabled end walls may also be used.
- Flat roofs with continuous parapet walls are discouraged and should be limited to special use facilities when approved by the ACRB.
- Use 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 / alteration projects.
- Divert water away from building entrances.
- 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 1 1/2" high seam is the standard.
- Roofing shall be Weathered Copper color. Soffits shall match the roof color.
- Roof flashing shall match the roof material and color.
- Stepped flashing at the intersection of roofs and walls shall match roof color.
- Membrane roofing for low-sloped roofs may be used only with ACRB approval. A warranted minimum slope of 1/2 : 12 is required.
- Mill finish may be used on low sloped roofs that are not visible.



Fascias, Gutters, and Downspouts

- Incorporate continuous metal fascias that are proportional to match the scale of the roof.
- Fascia finish shall match the roof color when occurring with metal roofing.
- Properly proportioned turn-down standing seam metal fascias are permitted with ACRB approval.
- Gutters on sloped roofs are required for entrances and shall be factory finished to match the roof color.
- Integrate open-face downspouts with architectural details and match their color with that of the roof on brick buildings.
- On painted buildings paint downspouts to match the wall color.
- Interior roof drains and open scuppers are allowed only with approval of the ACRB. Do not use internal gutters.
- Provide concrete splash blocks at grade draining or connected directly to the storm drainage system.

Roof Vents and Elements

- Minimize, consolidate, and organize roof penetrations on the least visible side of the building.
- Ridge vents are preferred. Louver grilles at gabled end walls are acceptable.
- PVC pipes and other utility elements shall be screened or 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. Mechanical roof pits are not allowed.
- 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 façade. 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 at entrances.
- Integrate handicapped ramps into designs.
- Provide indirect lighting at building entrances integrated into the design.

Primary Entrances

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

Secondary Entrances

- Reflect subtly the character of the primary entrances but with lesser detail.
- 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.

Arcades

- These may be used as an extension of the building's entrance.
- Integrate arcades with the building's form, materials, and detailing.

Drop-offs and Porte-cocheres

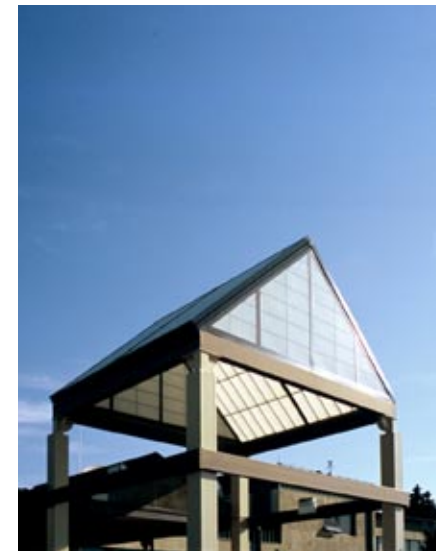
- Limit to special, high profile facilities and embellish corresponding amenities, design accents, and landscaping.
- Design as an integral part of the building entrance using the same style, form, and materials.

Handrails

- Finish railings dark bronze anodized to match roof color.
- 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 brick or similarly colored concrete accent pavers with ACRB approval.
- Incorporate landscaping and lighting into the design.



■ WINDOWS AND DOORS

Windows and doors create a compliment 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 overall architectural design.
- Set windows back at least 3" from the building facade.
- Incorporate operable windows with screens where possible.
- Transom windows / elements above doors / windows are encouraged.

Doors and Frames

- Use dark bronze anodized aluminum storefront systems with thermal-break construction.
- Door, frame, and hardware colors shall match and be dark bronze anodized.
- Limit hollow metal frames to security doors, utility rooms, and outlying sites.
- All emergency egress and service doors and frames shall match adjacent surfaces.
- Sealants applied adjacent to windows and doors shall match frame color.

Glazing

- Use dark bronze tinted, dual-pane insulated glass.
- Mirrored and plastic glazing shall not be used.
- Translucent fiberglass insulated panels are acceptable. Use clear glazing on outside and white glazing on inside with dark bronze frames.
- Ribbon windows may be used beneath eaves as an architectural feature.

Clerestories and Skylights

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

Security Screens

- Electronic security systems or security glazing is 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 adjacent buildings.
- Use non-weathering, corrosion-resistant permanent 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

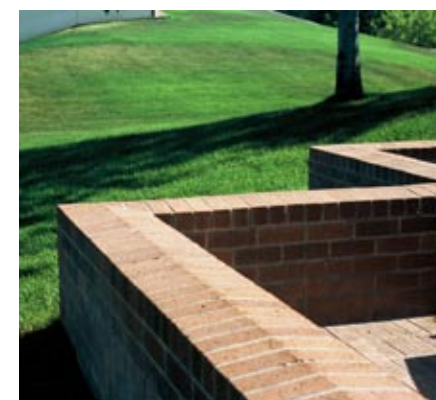
- Locate pavilions centrally among several facilities to create multipurpose use.
- Construct new pavilions with brick columns and low-sloped gable, standing seam dark brown metal roofs at high-visibility locations.
- Use manufactured pavilions in low-visibility locations with ACRB approval only.
- Wood gazebos are not allowed.

Passenger Waiting Shelters

- Use brick walls 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 brick with brick-cap units when adjacent to or within 30 feet of a building to follow base design standards.
- Generally, do not attach screen walls to buildings.
- Do not place screen walls immediately adjacent to roadways or sidewalks.
- Walls adjacent to building shall match the material.
- Integral color CMU walls are only allowed in flightline/industrial areas.

Fences

- Use wrought iron fencing for high visibility sites.
- Use standard brick columns for screening.
- Black 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.
- Wood or white vinyl is allowed only in the Family Housing setting.

Dumpster Enclosures

- Locate dumpsters to minimize visual impact; follow base design standards.
- Use brick with a brick cap unit for wall construction.
- In high-visibility locations provide dark brown metal gates to screen dumpsters.
- Provide 6" concrete filled dark brown protective bollards.
- 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 shredded softwood or rock mulch with landscaping fabric to increase moisture retention and control weed growth.
- Provide sprinkler systems in planting areas.

Edging

- Provide concrete edging at planting beds as the standard.
- Raised planting beds constructed of brick may be used in pedestrian areas.

Landscape Screens

- Where possible, use landscaping and berming 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 and coniferous 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 street trees on the building side of sidewalks.



Parking Areas

- Reduce the visual impact of large parking areas with landscape buffers, berming, and parking islands.
- Use street trees in medians and 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 compliment 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.
- Incorporate maintenance-free ground cover materials in areas of steep slope or areas that are difficult to maintain.

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

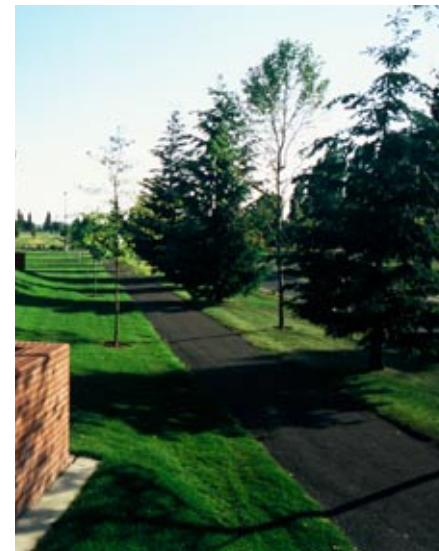
- Ensure that all paths lead to the safest crossing point possible, and cross roadways at 90-degree angles.
- Incorporate ADA accessible curb ramps and crosswalk markings into all crosswalks.
- Crosswalks should be designated with striping.
- Construct all concrete curb ramps with a waffle stamp pattern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

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 natural wildlife area.
- 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 the trail system. In highly natural settings use compacted, crushed fines.

Plazas and Courtyard Paving

- Use standard brick pavers or colored concrete as a unifying theme for plazas and courtyard paving.
- Concrete may be stamped to accent the design.
- Use manufacturer standard patterns for concrete pavers.
- Brick pavers shall be red. Refer to the Appendix for specs.



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.
- Sidewalks can double as service drives; size and design accordingly.
- 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.
- Gravel surfacing may be used on patrol roads and outlying sites only.
- 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.
- Combine parking areas for adjacent facilities.
- Parking layout must address accessibility, maintenance, snow removal, and safety issues.
- 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 the asphalt.

Medians and Islands

- Provide planting medians for every four rows of vehicles and paver islands for every 20 stalls. Coordinate with snow removal operations.
- 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 Fairchild 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.

Identification Signs

- Limit the use of monument signs to entry gates, headquarters buildings, housing neighborhoods, and special use areas / facilities with ACRB approval.
- Limit the use of mottoes, individual titles, or insignia.
- Incorporate landscaping, accent lighting, and / or paving.
- Facility identification signs with street addresses are generally free standing and not applied to facility facades.
- 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 the base-standard metal bench.

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 buildings.
- 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 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 a 6-inch diameter, factory finished dark bronze aluminum, domed-top bollard as the standard.
- Use same style bollard with single-function luminaire at pedestrian areas, pathways, and entrances.
- For force protection use a 6-inch diameter, concrete filled, steel pipe. Cap lighted force protection bollards with a pre-manufactured, domed-top, single luminaire.
- For bollards protecting equipment or buildings from vehicle damage, paint to match adjacent surfaces.
- Use reflective beads in paint on bollards used in auto traffic areas.

Tree Grates

- Use natural cast iron tree grates at all formal plazas and courtyards set into concrete paving. Accent with brick pavers.

Playground Equipment

- Provide consistent-style pre-manufactured play equipment at parks, family housing areas, child development centers, community centers, recreational areas, and TLFs.
- 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 brushed aluminum pole, 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 metal halide 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 clear aluminum poles with cobra-head luminaries and 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 aluminum, round-tapered, dark bronze poles.
- Use multiple luminaries on a single pole to reduce clutter.
- 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.
- Equally space light fixtures for sidewalks on same side of walk.
- Use arm-mounted shoebox fixtures.

Mounting Heights

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

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.

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

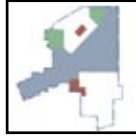
- Locate fire hydrants at least 5 feet away from other structures. Maintain a 30-inch clear area.
- Paint hydrants Spanish Moss.

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.
- If equipment is placed within 10 feet of a building, paint Spanish Moss 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 Spanish Moss.

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

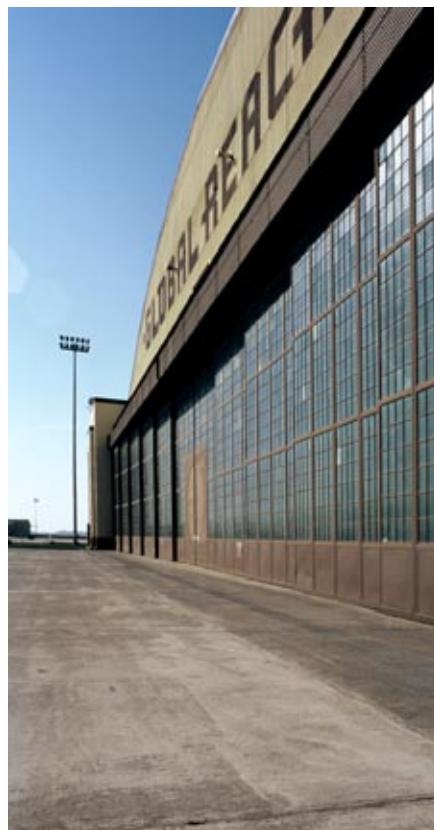
The flightline encompasses aircraft hangars and maintenance facilities. Buildings should be designed with forms, materials, and color palettes similar to those of the Basewide area, but with simplified detailing more befitting their function. Large buildings – common to this area – require careful design 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.
- Only use pavement to buildings when necessary.
- 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 brick or a combination of brick and CMU or metal panels on smaller administrative facilities.
- Do not use metal panels as the sole material for any structure.
- Integral color CMU may be used as a sole material for facilities with ACRB approval.
- Cap brick parapet walls with metal or precast concrete coping.
- On larger facilities use a combination of brick and flat metal panels.
- Use a horizontal expression of metal panels.
- 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 for large industrial buildings may be of the minimum slope recommended by the manufacturer.
- Use membrane roofing where minimal-slope roofs are permitted with ACRB approval.
- Lower appendages and entries shall have hipped or gabled roofs.

WINDOWS AND DOORS

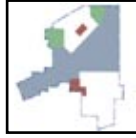
- Clerestory windows are encouraged to increase natural light and to break up the mass of the facade.
- Windows, doors, and frames must be dark bronze anodized on CMU structures with thermal break construction.
- Primary personnel entrance doors and storefronts with medium style doors shall have full 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 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.



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. 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 trim and brick accents that are compatible with the field colors and 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 with pitches between 4:12 and 5:12.
- Consider the use of dormers.
- Use shingles with an architectural profile to unify the neighborhood scheme.
- Use fascias, gutters, downspouts, and soffits finished to match the trim.
- Use factory-finished, corrosion resistant materials.

ANCILLARY STRUCTURES

- Use passenger waiting shelters that are sized to accommodate the number of people using them.
- Use the base standards for materials and form.



LANDSCAPING

- Use mixed species and informal landscaping to integrate new with existing housing areas and to improve the overall community setting.
- Add plantings for shade and privacy and develop foundation plantings.
- Use randomly spaced plantings and tree massing.
- Landscape the perimeter edges of recreational and common areas.
- Use landscaped berms to soften major arterial roads and screen undesirable views.
- All self-help landscape materials are to follow the ACRB's approved material list.
- Develop a street tree program.

SCREENS AND ENCLOSURES

- Use wood or white vinyl fencing for privacy in backyards for screening.
- 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 to community facilities.
- Provide seating and other basewide site furnishings along walkways.
- Use concrete paving for patios.

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

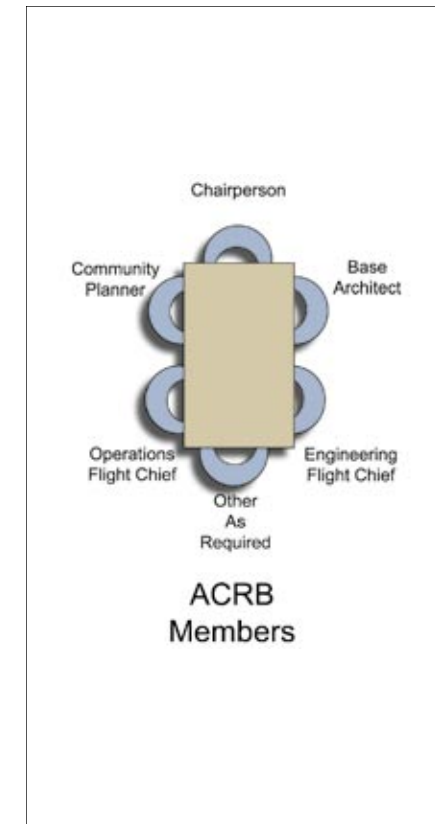
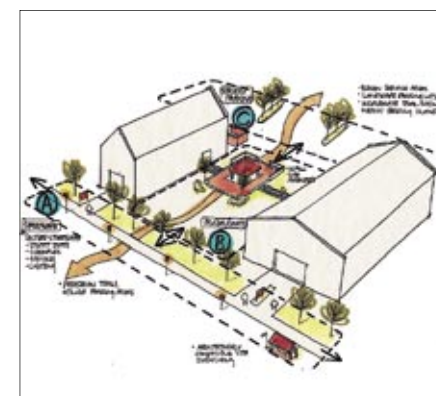
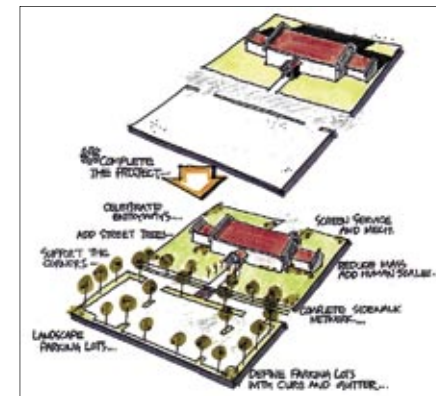
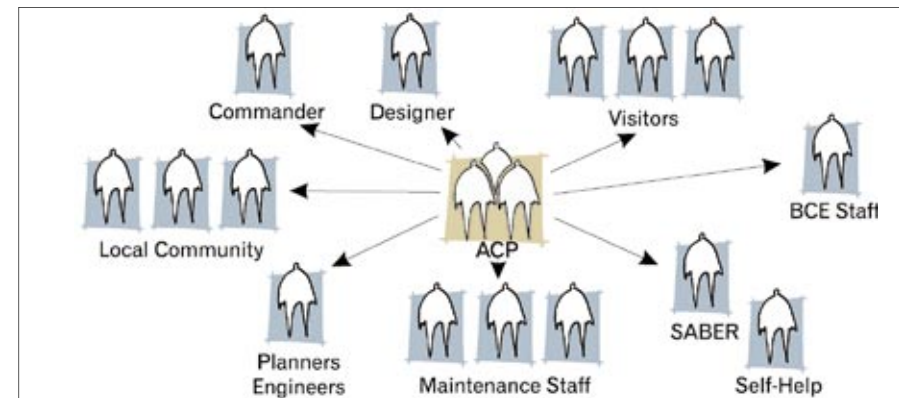
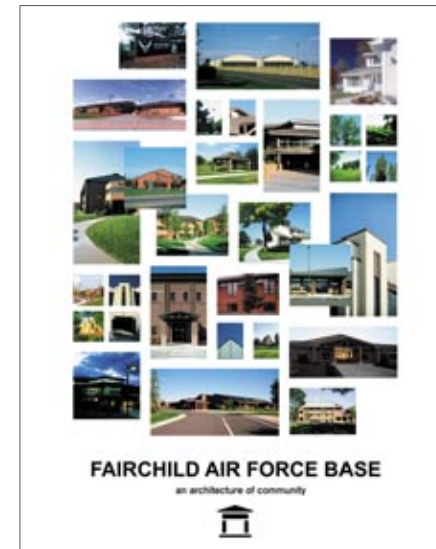
The ACP is a multipurpose tool that shall be used throughout the entire planning, programming, and design process, from inception to project completion for any project on base.

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 as appointed.
- Members include the base architect, community planner, engineering flight chief, operations flight chief, project manager, 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.
- 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 A5 for submittal requirements).

ACRB Project Checklist

All projects and service contracts are to be reviewed by the ACRB using the checklist on page A5. 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.

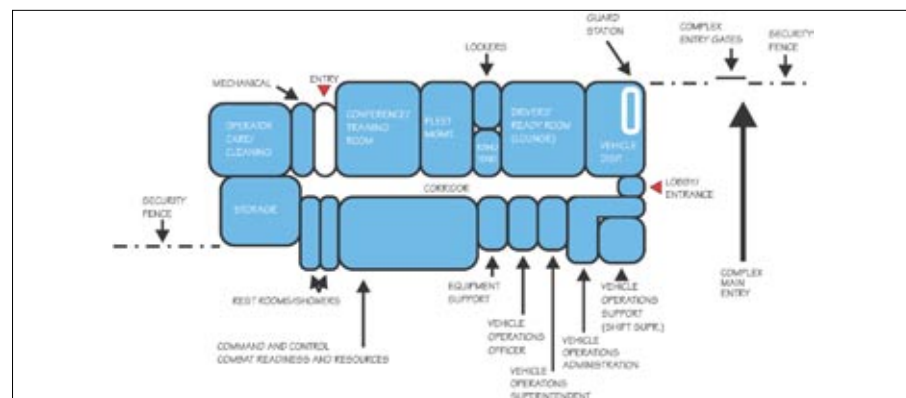
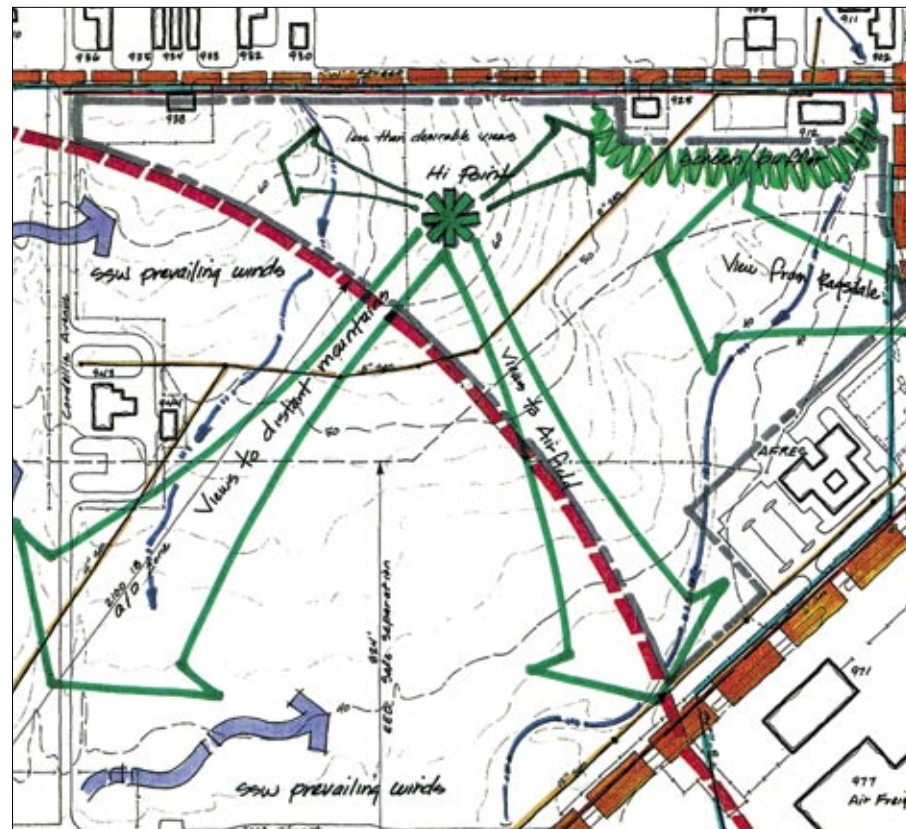
Requirements Document

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 comprise 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 Project 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 site plans, 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 will review concept submittals. 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 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 remain consistent with the approved concept design. It includes highly developed drawings that further refine and detail the visual and functional quality of the design.

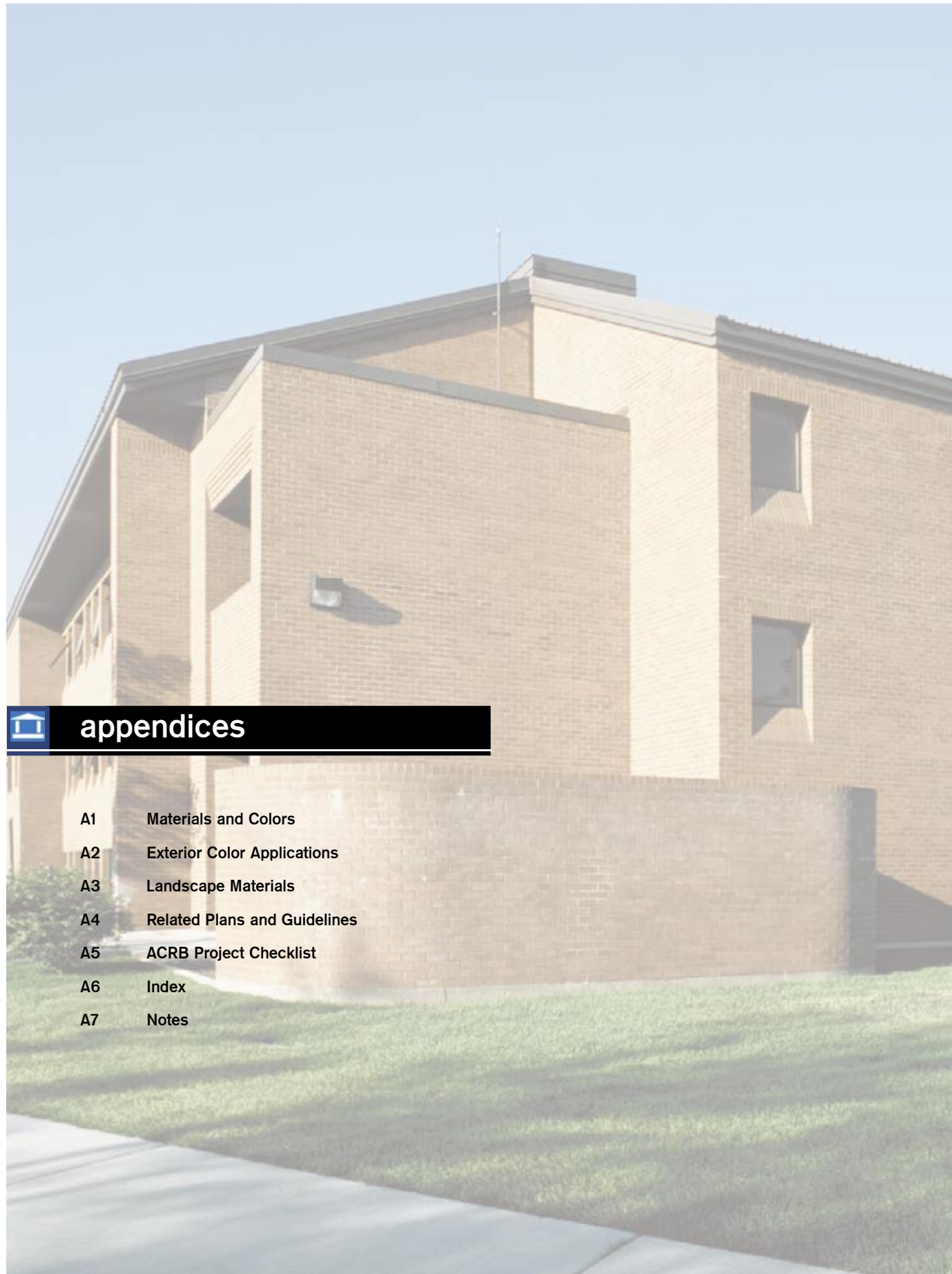
As a minimum, each submittal package shall include the following:

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

Contract Documents (CDs)

Contract documents must be in AutoCAD and include comprehensive drawings and specifications to meet all of the standards defined by the ACP.

All civil, 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
- A3 Landscape Materials
- A4 Related Plans and Guidelines
- A5 ACRB Project Checklist
- A6 Index
- A7 Notes

materials and colors 

The following building materials and products are representative of the style, color, and material to be used at Fairchild 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 Regular and Medium
Color (sign panel lettering): White
Color (building mounted lettering): Black
- **Barbecue Grill**
Mfg: Game Time
Style: Post-mounted
Color: Black
- **Benches**
Mfg: Landscape Forms
Style: Presidio
Color: Base Design Standard
- **Bike Racks**
Mfg: Ribbon Rack
Style: Serpentine
Color: Galvanized
- **Bollards - Force Protection**
Mfg: Lithonia
Style: 6" Steel filled with Concrete
Color: Spanish Moss (if within 10' of dark colored building)
- **Bollards - Lighted and Non-Lighted**
Mfg: Lithonia
Color: Dark Bronze (unless within 10' of dark colored building, then use Spanish Moss)
- **Brick**
Mfg: Interpace Brick
Style: Varitone Wirecut
Color (Basewide): Imperial Red Mission
Color (Brown Brick Area): Brown
Mortar: Natural Portland Cement
- **Doors - Storefront**
Mfg: Kawneer
Style: Medium
Color: Dark Bronze
- **Glass**
Style: Dual Pane Insulated
Tint: Dark Bronze
- **Lighting - Street**
Mfg: Holophane
Style: Cobra-head, round pole
Color: Clear Aluminum
- **Lighting - Parking and Walkways**
Mfg: Holophane
Style: Parklane Shoebox #55Q, round pole
Color: Dark Bronze

- **Litter and Ash Receptacles**
Litter Receptacles
Mfg: Landscape Forms
Style: Presidio
Ash Urns
Mfg: Landscape Forms
Style: Presidio
Color: Bronze
- **Picnic Tables**
Mfg: Landscape Forms
Style: Gretchen
Color: Black Frame / Polycite
- **Play Equipment**
Mfg: CDC Recreation, Inc.
Style: Max Play Sytems
- **Precast**
Color: Natural
- **Roofs - General**
Finish: Kynar 500 or Hylar 5000
Style: Flat profile 16" wide, 1 1/2" seam
Color: Weathered Copper
Coating: Fluoropolymer
- **Roofs - Ancillary Structures**
Finish: Kynar 500 or Hylar 5000
Style: Flat profile 16" wide, 1 1/2" seam
Color: Weathered Copper
Coating: Fluoropolymer
- **Translucent Insulated Panels**
Color: Clear ext. face / White int. face
- **Tree Grates**
Mfg: Neenah Foundry
Style: R-8827
Color: Natural cast iron
- **Windows**
Mfg: Kawneer Company Inc.
Style: Equiline 8350T-L
Color: Dark Bronze anodized

Flightline / Industrial

- **CMU**
Style: Split face CMU block w/smooth face
CMU accents
Color: Integral color to emulate FAFB
Antique Linen
Mortar: Natural Grey
- **Walls - Metal Panel - Flat**
Mfg: Citadel Architectural Products
Style: Envelope 2000
Color: Bone White
- **Walls - Metal Panel - Ribbed**
Mfg: AEP Span
Style: Design Span hp
Color: Sierra Tan
- **Roofs**
Mfg: AEP Span Architectural Product
Style: Klip-Rib
Color: Weathered Copper

Family Housing

- **Asphalt Shingles**
Mfg: PABCO Roofing Products
Style: Architectural
Color: Weathered Wood
- **Brick**
Match existing subject to ACRB approval
- **Vinyl Siding**
Match existing subject to ACRB approval
- **Windows**
Style: Vinyl
Color: White



Antique Linen (Light Tan)
Fed. Standard 595B #03578



Bone White
Citadel Architectural Products



Spanish Moss
Sherwin-Williams SW2070



Sierra Tan
Citadel Architectural Products

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.
 - Reduce visual clutter by simplifying the application.
 - The use of yellow hazard markings on buildings is prohibited.
 - Remove building lettering and signs from building.
 - 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 Spanish Moss.
 - 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.
 - Painting shields on tanks is discouraged.
- Variations are subject to ACRB approval.
 - Primary door entries are to be painted dark brown with ACRB approval.
 - Secondary doors are to be painted to match the wall color to prevent calling attention to them.
 - Do not arbitrarily change paint colors.
 - "White House" Headquarters building shall remain white.

Large Trees

BOTANICAL NAME	COMMON PLANT NAME	USE
<i>Acer Platanoides</i>	Norway Maple	Buffer, Open Space
<i>Acer Rubrum</i>	Red Maple	Street, Buffer, Open Space
<i>Fraxinus Americana</i>	White Ash	Buffer, Open Space
<i>Ginkgo Biloba</i>	Maidenhair Tree	Buffer, Open Space
<i>Gleditsia Triacanthos</i>	Honey Locust	Street, Buffer, Open Space
<i>Picea Pungens</i>	Colorado Spruce	Buffer, Open Space
<i>Pinus Ponderosa</i>	Ponderosa Pine	Buffer, Open Space
<i>Pinus Sylvestris</i>	Scotch Pine	Buffer, Open Space
<i>Quercus Palustris</i>	Pin Oak	Street, Buffer, Open Space
<i>Quercus Rubra</i>	Red Oak	Buffer, Open Space
<i>Robina Pseudoacacia</i>	Purple Rose Locust	Buffer, Open Space
<i>Tilia Americana</i>	Redwood Linden	Street, Buffer, Open Space
<i>Tilia Tomentosa</i>	Silver Linden	Street, Buffer, Open Space
<i>Zelkova Serrata</i>	Village Green Zelkova	Street, Buffer, Open Space

Small Trees

<i>Abies Lasiocarpa</i>	Alpine Fir	Street, Screen, Foundation
<i>Acer Campestre</i>	Hedge Maple	Street, Buffer, Open Space
<i>Acer Glabrum</i>	Rocky Mountain Maple	Screen, Foundation
<i>Acer Palmatum</i>	Japanese Maple (various)	Street, Buffer, Open Space
<i>Cornus Florida</i>	Flowering Dogwood	Feature, Screen, Foundation
<i>Crataegus</i>	Hawthorn (various)	Feature, Screen, Foundation
<i>Malus</i>	Crabapple (various)	Feature, Screen, Foundation
<i>Pinus Aristata</i>	Bristlecone Pine	Feature, Screen, Foundation
<i>Pinus Sylvestris</i>	Columnar Scotch Pine	Street, Buffer, Open Space
<i>Prunus</i>	Flowering Cherry (various)	Feature, Screen, Foundation
<i>Pyrus Calleryana</i>	Flowering Pear (various)	Feature, Screen, Foundation
<i>Sorbus Aucuparia</i>	Mountain Ash	Street, Buffer, Open Space
<i>Tilia Coridata</i>	Salem Linden	Street, Open Space

Shrubs

<i>Berberis Thunbergii</i>	Barberry (various)	Hedge, Mass, Feature
<i>Buxus Microphylla Koreana</i>	Winter Gem Boxwood	Foundation, Mass, Feature
<i>Cornus Sericea</i>	Dogwood	Hedge, Mass, Feature
<i>Euonymus Alatus</i>	Burning Bush	Hedge, Mass, Feature
<i>Euonymus Fortunei</i>	Wintercreeper	Foundation, Mass, Feature
<i>Forsythia Ovata</i>	Sunrise Forsythia	Hedge, Mass, Feature
<i>Juniperus Chinensis</i>	Juniper / Pfitzer (various)	Hedge, Mass, Feature
<i>Juniperus Sabina</i>	Juniper / Tam (various)	Foundation, Mass, Feature
<i>Juniperus Scopulorium</i>	Juniper (various)	Hedge, Mass, Feature
<i>Kalmia Latifolia</i>	Mountain Laurel	Hedge, Mass, Feature
<i>Lugustrum Vulgare</i>	Common Privet	Hedge, Mass, Feature
<i>Magnolia Stellata</i>	Star Magnolia	Foundation, Mass, Feature
<i>Philadelphus X Virginalis</i>	Mockorange	Hedge, Mass, Feature
<i>Picea Abies</i>	Spruce (various)	Foundation, Mass, Feature
<i>Pinus Mugo</i>	Mugo Pine	Foundation, Mass, Feature
<i>Prunus Laurocerasus</i>	Laurel	Foundation, Mass, Feature
<i>Prunus Laurocerasus "Otto Lyuken"</i>	Otto Luyken Dwarf Laurel	Foundation, Mass, Feature
<i>Rhododendron</i>	Rhododendron (various)	Hedge, Mass, Feature
<i>Spirea, Bumalda / Japonica</i>	Spirea (various)	Foundation, Mass, Feature
<i>Taxus, Cuspidata / X Media</i>	Yews (various)	Hedge, Mass, Feature
<i>Viburnum, Opulus / Trilobum</i>	Cranberry Bush / Viburnum (various)	Hedge, Mass, Feature
<i>Yucca, Filamentosa / Flaccida</i>	Yucca (various)	Foundation, Mass, Feature

Groundcovers and Vines

<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Border, Understory, Mass
<i>Cotoneaster Dammeri</i>	Bearberry Cotoneaster	Border, Understory, Mass
<i>Euonymus Fortunei</i>	Purpleleaf Wintercreeper	Border, Understory, Mass
<i>Juniperus Horizontalis</i>	Spreader Junipers (various)	Border, Understory, Mass
<i>Mahonia Repens</i>	Creeping Mahonia	Border, Understory, Mass
<i>Parthenocissus Quinquefolia</i>	Virginia Creeper	Border, Understory, Mass
<i>Paxistima Canbyi</i>	Canby Paxistima	Border, Understory, Mass
<i>Rhus Armotica</i>	Fragrant Sumac	Border, Understory, Mass
<i>Vinca Minor</i>	Periwinkle	Border, Understory, Mass

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

related plans and guidelines

Use the most recent edition of the following documents:

General	Fairchild Base Design Standards Fairchild Master Plan AMC Commander's Guide to Facilities Excellence AMC Construction Site Standards
Landscaping	Fairchild Landscape Plan Landscape Development Plan component of the Base Comprehensive Plan 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 Standard, 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

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: _____ **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

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 / ATRP 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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PREPARED BY:
Fennell Group
700 North Tejon Street, Studio 100
Colorado Springs, Colorado 80903 USA
(719) 471-0700
www.fennellgroup.com
James R. Fennell, AIA
Project Architect

with Assistance from:
SI International, Inc.
1631 South Murray Boulevard
Colorado Springs, Colorado 80916
(719) 235-4433
www.si-intl.com

IN ASSOCIATION WITH:
92d Civil Engineer Squadron
100 West Ent Street, Suite 110
Fairchild Air Force Base, WA 99011 USA
(509) 247-5847
<http://public.fairchild.amc.af.mil/cecc/index.html>

AMC Design Center (HQ AMC/A7CD)
Construction Division
Directorate of Installations &
Mission Support
507 Symington Drive
Scott Air Force Base, Illinois 62225 USA
<https://amc.scott.af.mil/A7>

PHOTOGRAPHIC CREDITS:
James R. Fennell, AIA
Dennis D. Bills, RA
92d Civil Engineer Squadron



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