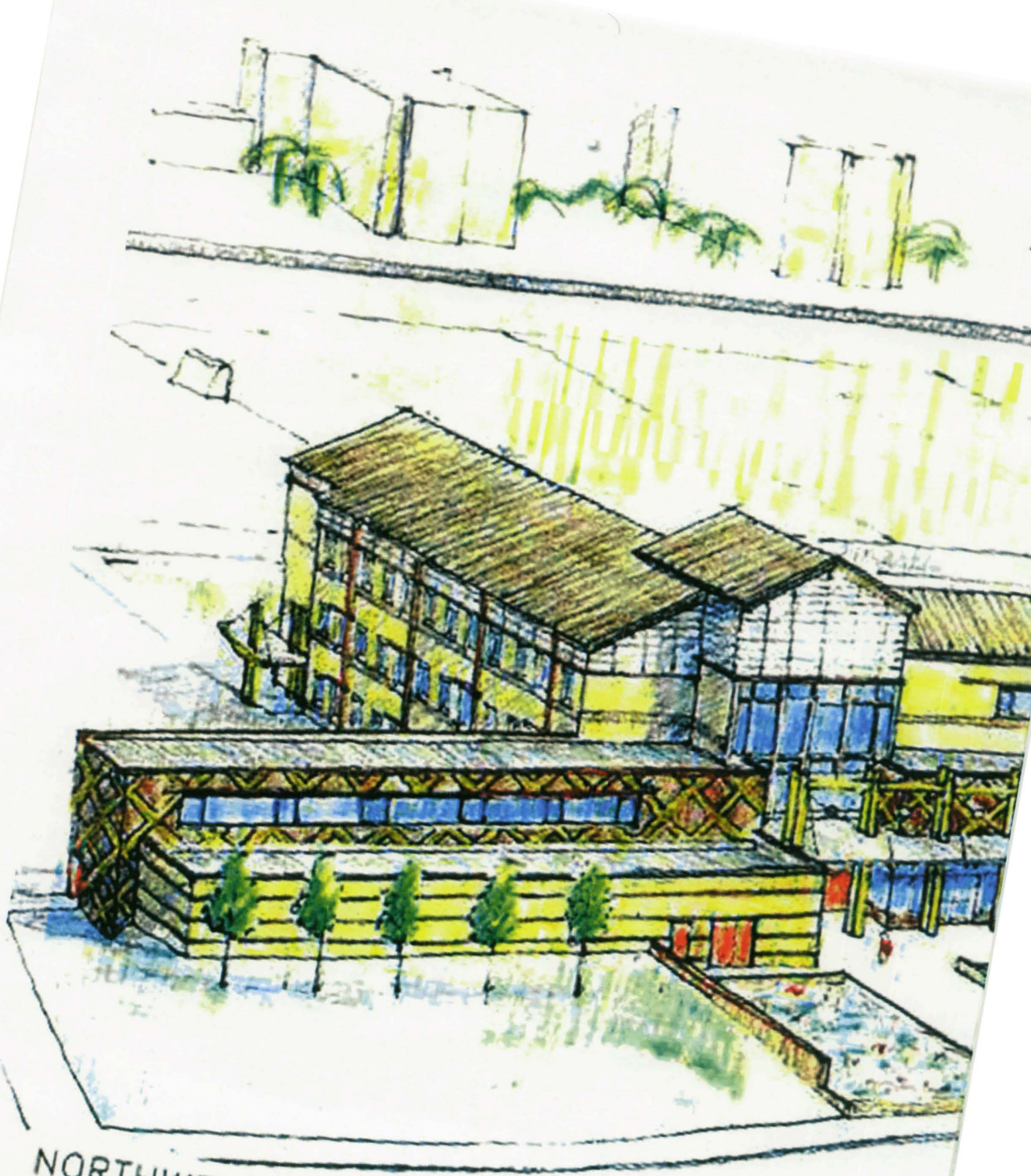
Eielson Air Force Base

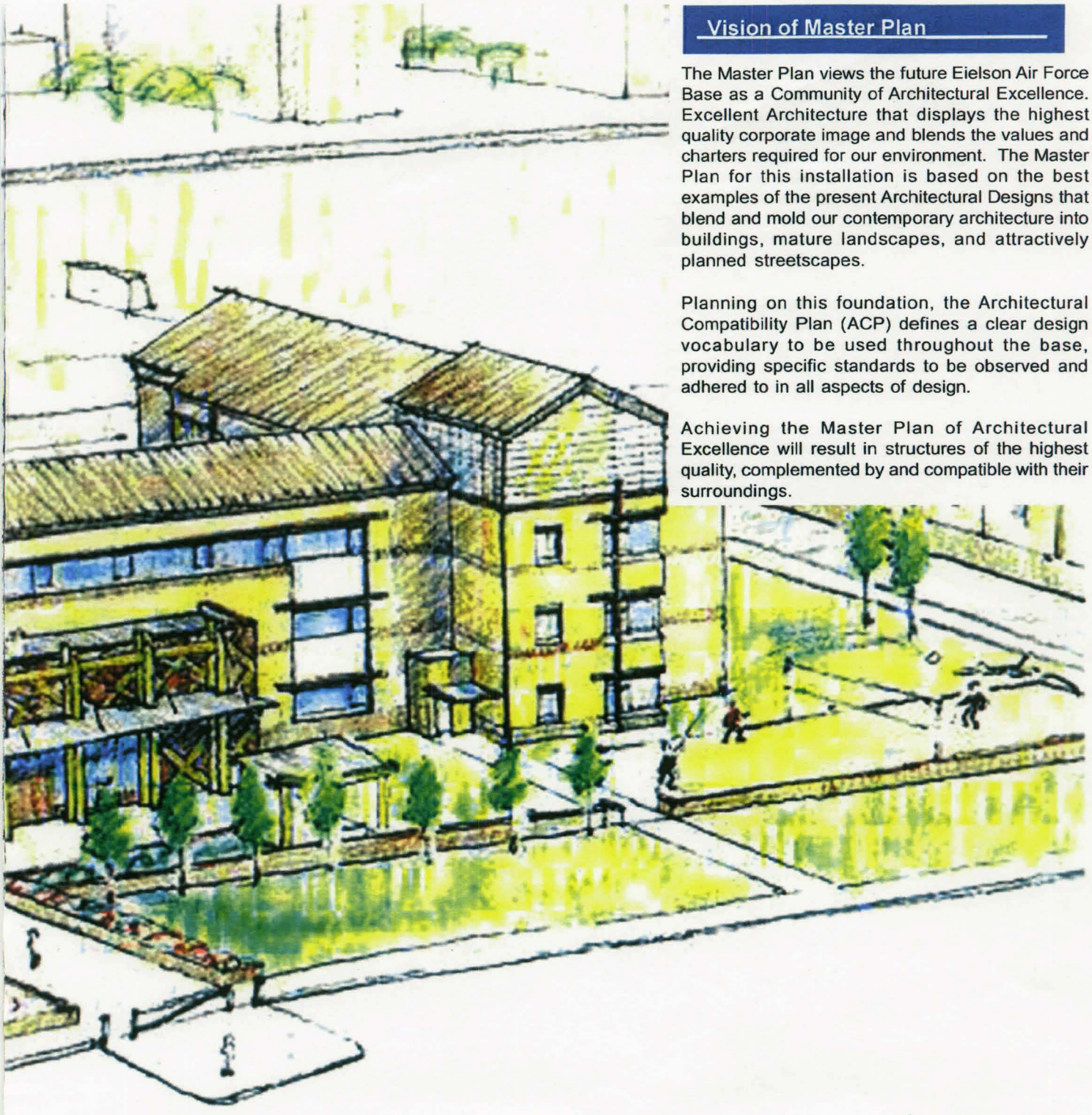
architectural compatibility plan

U.S. AIR FORCE

architectural
master planned
community of
excellence



NORTHWEST VIEW

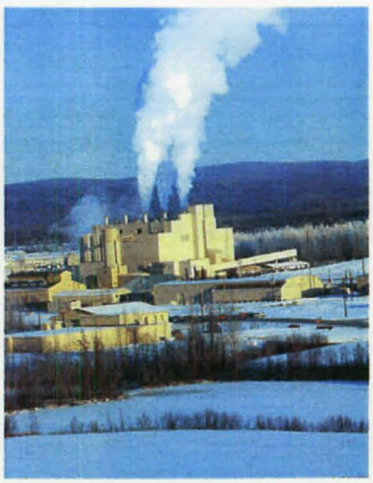


Vision of Master Plan

The Master Plan views the future Eielson Air Force Base as a Community of Architectural Excellence. Excellent Architecture that displays the highest quality corporate image and blends the values and charters required for our environment. The Master Plan for this installation is based on the best examples of the present Architectural Designs that blend and mold our contemporary architecture into buildings, mature landscapes, and attractively planned streetscapes.

Planning on this foundation, the Architectural Compatibility Plan (ACP) defines a clear design vocabulary to be used throughout the base, providing specific standards to be observed and adhered to in all aspects of design.

Achieving the Master Plan of Architectural Excellence will result in structures of the highest quality, complemented by and compatible with their surroundings.



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introduction

The design approach for Eielson AFB is developing excellent architecture through innovating designs that displays a high quality corporate image and blends the values and character of the existing contemporary architecture within the newer Basewide Architectural Settings of:

Business District:
- Commercial Center
- Administrative Functions
- Medical Functions
- POL and Munitions Storage

Industrial / Flight Line Historic District:
- Transportation / Engineering
- Supply Warehouses
- Airfield and Support Functions
- Heat, Power, and Water Plants
- Operations and Maintenance Functions

Residential District:
- Housing Neighborhoods
- Schools and Playgrounds
- Community Center
- Sports Fields

Wilderness District:
- Outdoor Recreation Facilities
- Remote Sites
- Restoration Sites

Compatible architecture is accomplished not only with buildings that are comparable, but also by using common design forms, details, materials, site features, and streetscapes.

The primary design goal is to continue development of Eielson AFB as a livable, attractive and visually cohesive base. The ACP provides the guidelines for creating a visually unified environment based on a sense of community similar to that of a campus and/or a small town.

The plan will be used to help build quality places that contribute to the community as a whole. Future designs will reflect the existing contemporary and newer styles of architecture within the architectural settings on Eielson AFB.

Purpose

The purpose of the ACP is to define specific 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 Eielson AFB (as the client) and design professionals.

It is a plan for commanders, a workbook for designers, and a reference for all others making decisions affecting the base's visual environment. This book can be applied to self-help initiatives, small projects, operations, and maintenance activities.

The ACP is referenced from and supports, the Eielson General Plan, as a key component plan

How to Use This Plan

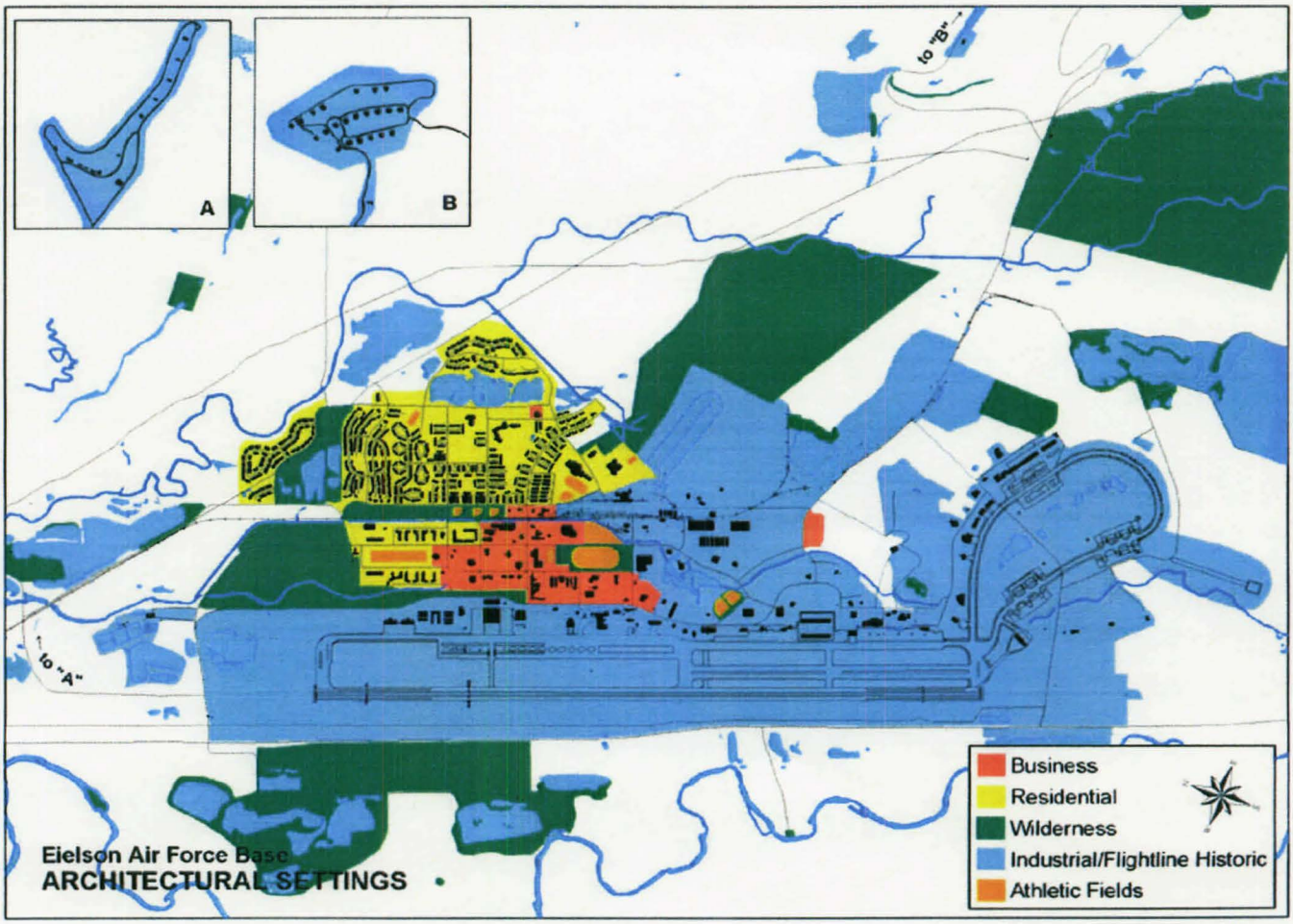
The ACP is published as a color booklet and associated color poster. The ACP booklet is composed of five architectural settings: Basewide, Business, Industrial/Flight Line Historic, Residential and Wilderness settings (See the map below). Specific design standards and recommendations for buildings are included in the basewide setting.

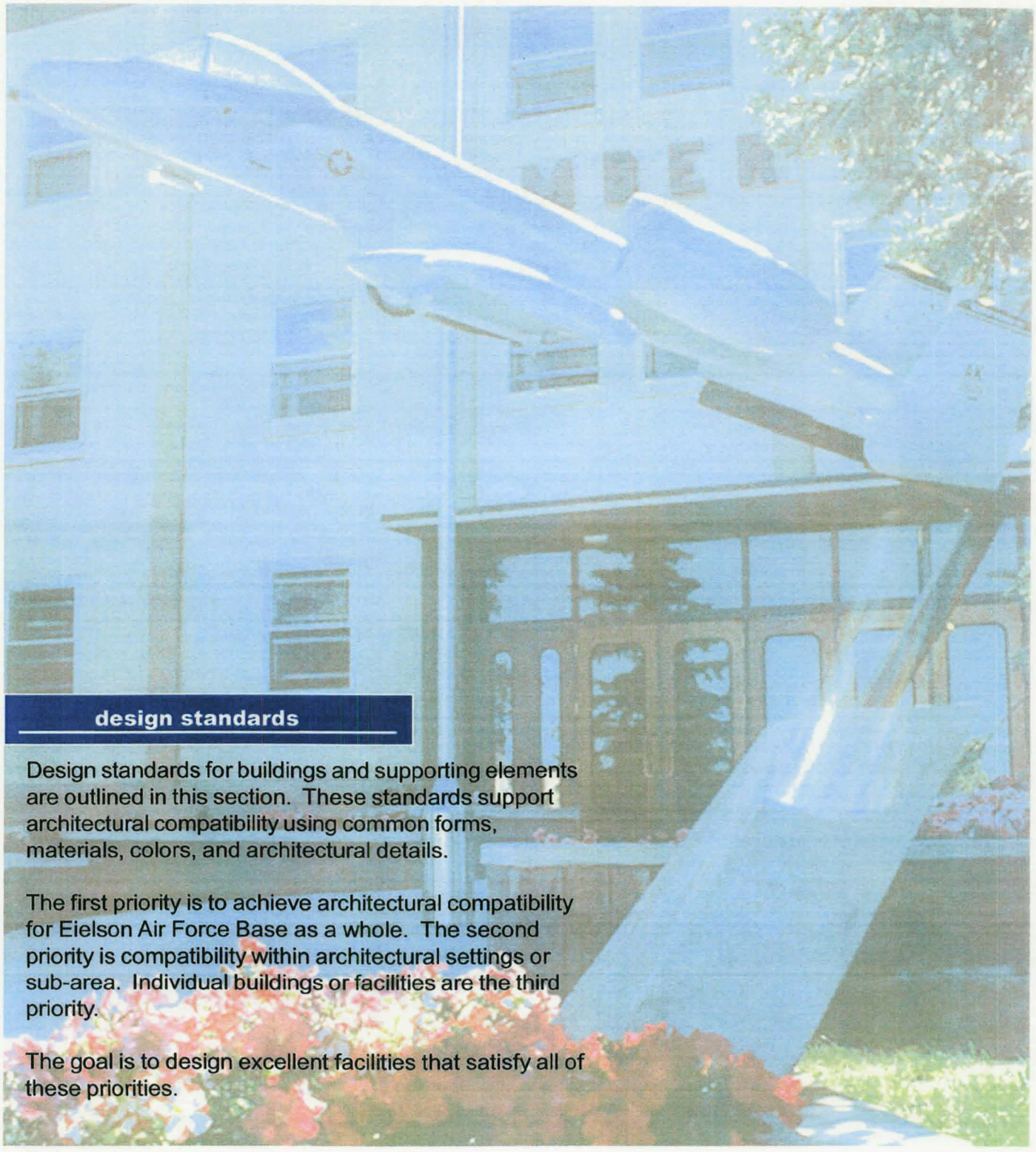
Once the designer or responsible agent identifies the setting in which a project is located, the appropriate standards are reviewed and applied. When more specific standards are required, based upon the project location, then the building standards unique to that setting (i.e. Business, Industrial/Flight Line Historic, Residential and Wilderness) are applied. The Guard and Reserve Campus has it's own standard; however, the Basewide standards are applied first.

The implementation portion of the booklet highlights key elements to help 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), or designated review authority. The implementation section is used to facilitate the coordination and approval of design submittals.

The appendices provide additional information including a general index, lists of building materials, site amenities, paint colors, landscape materials, and outline checklists for the ACRB and project personnel. These are also used in conjunction with the booklet as a quick desk reference to materials and color specifications, and are a helpful tool throughout the design process.

The poster is available upon request. A single-sided color product displays photographs of the community.



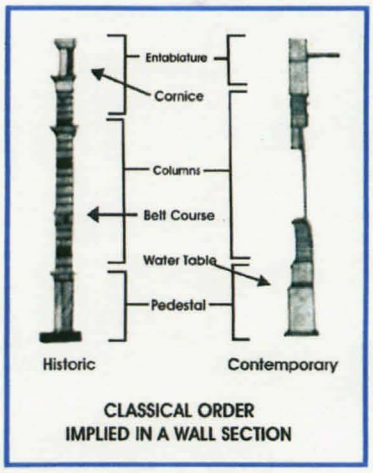


design standards

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

The first priority is to achieve architectural compatibility for Eielson Air Force Base as a whole. The second priority is compatibility within architectural settings or sub-area. Individual buildings or facilities are the third priority.

The goal is to design excellent facilities that satisfy all of these priorities.



CLASSICAL ORDER
IMPLIED IN A WALL SECTION

basewide

The newer contemporary architectural styles have been setting an excellent definitive architectural style and standardization. This style is the basis that anchors all future design standards. These standards will apply to the entire installation, applicable to both host and tenant organizations.

These standards are intended to clarify the elements of the above contemporary architectural styles and further knit the entire base as community of design excellence. The Guard Campus has a design standard of it's own. The Guard Campus shall comply with Basewide standards first. This will ensure compatibility with adjacent areas on the Base.

BUILDINGS

Compatibility among buildings is critical to achieving the desired community image. Developing facilities with a common character will enhance architectural compatibility. Color, material, general building form, style, elements, and details are the keys of compatible building design throughout the base. Unity, and conformity, is the goal.

Style / Form

- ❑ Design new buildings in the Contemporary Classical Vernacular style reflecting the implied, three-part Classical order of pedestal, column, and entablature.
- ❑ Use concrete pedestals and water tables, decorative textured concrete masonry units and exterior insulation finish system column and entablature.
- ❑ Recall the forms of the newer contemporary buildings without copying the entire design concepts.
- ❑ Use the Joint Mobility Facility Bldg.#4370, Haze Waste Storage Facility, Bldg. #4377, and the FY01 Dormitory Bldg. #2200 as appropriate models.
- ❑ Emphasize the vertical order in the façade recalling the rectilinear symmetry of the Classical Vernacular style.
- ❑ Use sloped parapet end walls, sloped roofs, or hipped roofs on a limited basis, as approved by the ACRB.
- ❑ Emphasize vertical proportions on building elements, such as columns, windows, and façade projections

Scale

- ❑ Use sub-massing for larger structures.
- ❑ Vary massing of large structures using symmetry or the asymmetrical arrangement as project warrants.
- ❑ Break up walls using water tables, belt courses, and cornices.

MATERIALS AND COLORS

Consistent application of colors and materials will bind the base together and reduce visual clutter caused by too much diversity, thus enhancing architectural compatibility.

General

- ❑ Use Base Standard materials and colors (summarized on pages A2-A3).
- ❑ Minimize surfaces requiring painting and cleaning.
- ❑ Use only corrosion-resistant, factory-finished exterior metals except for Historical District preservation projects.
- ❑ Use sealant to match or blend surface material and color.
- ❑ Use dark bronze sealant next to windows and doors.

Paint

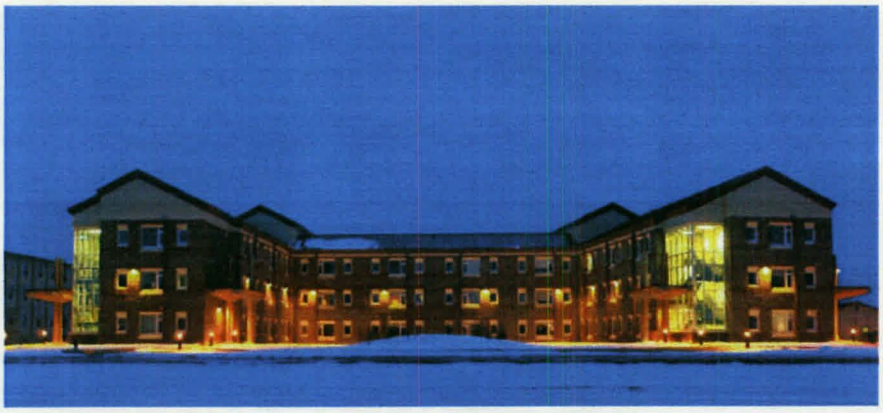
- ❑ Consistently apply paint colors to similar elements
- ❑ Paint to visually enhance architectural details, reduce mass, and blend with the surrounding environment.
- ❑ Do not use yellow hazard markings on buildings and/or bollards.
- ❑ Avoid super graphics and eliminate existing graphics when repainting.
- ❑ Paint equipment on CMU buildings dark bronze or match adjacent surfaces on painted buildings.
- ❑ Paint water tanks, fuel tanks, and associated equipment white. (See pages A2 and A3).
- ❑ Do not arbitrarily change paint colors on surfaces.

WALL STSTEMS

Use Base Standard CMU and / or Exterior Insulation Finish System and colors on all new buildings and additions except where alternatives are required to match existing conditions.

CMU

- ❑ Use concrete masonry units with Base Standard colors and textures in running bond with concave joints.
- ❑ Use rowlock, soldier courses with corbel or recess positions.
- ❑ Provide visual interest using CMU and pre-cast concrete detailing for sills, lintels, arched openings.
- ❑ Use Dark Bronze prefabricated copings and flashings.



- ❑ Integrate expansion joints with down spouts, reveals, or changes in the façade.
- ❑ Use warm gray (natural) mortar.

Pre-cast Concrete

- ❑ Use warm gray pre-cast concrete or warm gray glass fiber reinforced concrete (GFRC) for building bases and wall detailing.
- ❑ Incorporate concrete base caps, lintels, sills, keystones, banding, and other trim components.
- ❑ Ensure that concrete elements are subdued in proportion to the CMU façade
- ❑ Provide detail and visual interest with concrete joints, scoring, and reveals.

Base

- ❑ A concrete base with a minimum height of 30 inches is preferred for new buildings.
- ❑ Distinguish the base from the façade through detailing and / or a change in material.

Other Materials

- ❑ Limit pre-finished metal walls panels to larger industrial facades.
- ❑ Encase or cover all structural metals.
- ❑ Factory finish all metals except for painted ornamental ironwork.
- ❑ Generally, match existing wood, fluted block, stucco, and other permanent materials only in alteration or addition projects.
- ❑ Use Exterior Insulation and Finish System (EIFS) for special applications and retrofit projects on limited basis approved by ACRB.

Wall Components

- ❑ Integrate all mechanical, electrical, and other building components into the overall architectural design.
- ❑ Do not expose conduit, cables, and piping on exterior walls.
- ❑ All gas meters, fire bells, vents, louvers, and electrical boxes shall be dark brown (See pages A2 and A3) on all CMU buildings and match painted wall surfaces on which equipment is mounted

ROOF SYSTEMS

Roof Systems not only protect from the elements, but also give shape, scale and mass to structures. Sloped parapet or gable end-walls are preferred for all new facilities and all roof replacement projects. Hipped and low-sloped (flat) roofs are acceptable on a limited basis or in combination with preferred form with ACRB approval.

Configuration

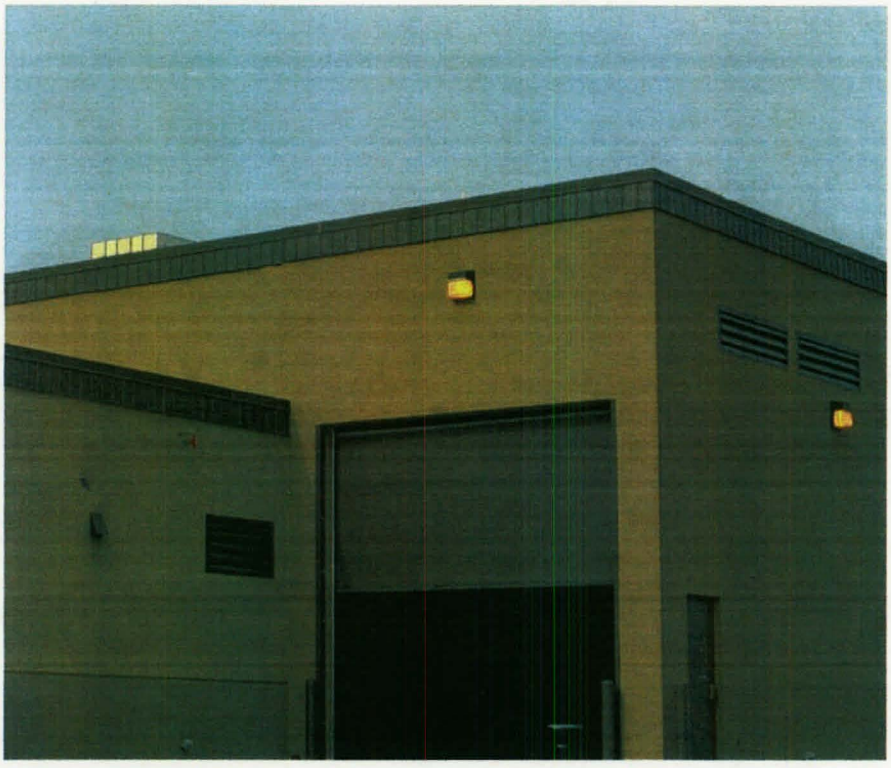
- ❑ Use a 5:12 pitch where possible, but not less than 3-1/2:12.
- ❑ A 5:12 pitch is preferred for hipped roofs.
- ❑ Use hipped or gable-end roofs for smaller administrative and support facilities.
- ❑ Break up the mass on large structures to allow for sloped roofs to maximum feasible extent.
- ❑ Use low-slope built-up roofing with a minimum slope of 1/4:12 for large industrial buildings, or as limited accents / sub-mass elements.
- ❑ Do not use low-slope roofs as the dominant roof form.

Material

- ❑ Use dark bronze, factory-finished, standing seam metal roofing on sloped roofs. A 16-inch wide panel with 2-inch raised standing seam is the standard.
- ❑ Use asphalt shingles and built-up roofing to match existing conditions.
- ❑ Roof flashings shall match roof material and color.

Parapets / Copings

- ❑ Construct sloped, continuous CMU parapets on the gable end with the same pitch as the roof.
- ❑ Use parapets with properly flashed prefabricated dark bronze metal copings.
- ❑ Limit painted metal copings to match existing conditions.



Fascias and Gutters

- ❑ Incorporate continuous metal fascia gutters that are no more than 8 inches in height on all sloped roofs.
- ❑ Match the dark bronze color of standing seam metal roofing.
- ❑ Integrate downspouts with architectural details, and coordinate them with wall materials.
- ❑ On buildings with CMU walls, use exposed dark bronze metal downspouts to match the gutters and fascia.
- ❑ On painted building surfaces, downspouts shall match wall color.
- ❑ Provide downspout outlets at grade to spill onto concrete splash blocks.
- ❑ Interior roof drains and open scuppers are only allowed by approval of the ACRB.

Scuppers

- ❑ Use box scuppers for low-slope roofs.
- ❑ Position scuppers as architectural accents on the facade.

Roof Vents and Elements

- ❑ Minimize and organize roof penetrations.
- ❑ Combine roof vents whenever possible and place them on the least visible slope of the building.
- ❑ Match PVC pipes and other roof elements to the roof color.
- ❑ Do not use rooftop mechanical units unless mandatory; screen them when required.
- ❑ Roof-mounted dormers shall be sized and placed architecturally balanced with other building elements. Dormers shall be of the same material and color as the roof.
- ❑ Avoid roof-mounted antennas.

ENTRANCES

Entrances not only act as transitional elements from the exterior to interior. They also provide opportunities to create a focal point on the façade, and establish the user's first impression. Entrances delineate the importance of the building by the size and architectural detailing of the entrance structure.

General

- ❑ Define access and significance of structures by emphasizing the entryway.
- ❑ Align site access so that the building entrance is clearly visible and highlighted as a prominent feature.
- ❑ Match building materials and style.
- ❑ Design pedestrian-scaled, vertically oriented entrances with pre-cast concrete and /or exterior insulation finish system as accents.

Primary Entrances

- ❑ Incorporate courtyards and entry plazas into the design.
- ❑ Provide primary entrances with a projecting, ground-supported architectural canopy.
- ❑ Ached openings, fanlights and pediments are appropriate.
- ❑ Create enclosed and weather-protected transition spaces (Arctic Entrances) at the building entrance.

Secondary Entrances

- ❑ Reflect the character of the primary entrance in a scaled down version.
- ❑ Include a recessed opening or canopy for weather protection. Where appropriate provide an Arctic Entrance of appropriate size and shape.
- ❑ Provide a small courtyard or seating area near the secondary entrance, where applicable.

Handrails

- ❑ Use dark bronze, pre-finished handrails.
- ❑ Integrate handrails with facility design.

Service Entrances and Emergency Egress

- ❑ Provide unobtrusive service entrances near service drives and/or parking areas.
- ❑ Canopies or recessed openings are not required at doors used only for life-safety egress.

Loading Areas / Docks

- ❑ Separate and screen loading docks with the use of landscaping and walls. Match screen walls to building materials and colors.
- ❑ Minimize visual impact with proper location.

Arcades

- ❑ Where provided, integrate arcades with a building's design and make compatible with the building's style, form, and materials.
- ❑ Use arcades as an extension of the building entrances.

Drop-Offs

- ❑ Construct drop-offs as an integral part of building entrances.
- ❑ Treat these sites as special, high-profile design areas with corresponding amenities, design accents, and formal landscaping
- ❑ Use compatible style, form and materials on covered drop-offs.

WINDOWS AND DOORS

Windows and doors offer an opportunity to link new buildings with the historical heritage, existing contemporary, and newer styles of the Eielson architectural community.

Openings

- ❑ Use vertically proportioned windows.
- ❑ Punched windows are preferred as they reflect the architectural character of the Historical and existing Contemporary Classical styles.
- ❑ Use square or ribbon windows to match existing conditions or respond to adjacent structures.
- ❑ Use regularly spaced windows to establish classical rhythms.
- ❑ Set windows back approximately 4 inches from the building façade.
- ❑ Use arched openings to highlight key building features.

Doors/Frames

- ❑ Use dark bronze aluminum storefront systems with thermal break construction.
- ❑ Limit hollow metal frames to security doors, utility rooms, and outlying sites.
- ❑ All secondary and service doors and frames shall be dark brown (See pages A2 and A3) on CMU walls. Doors and frame colors may match adjacent color of painted facilities, when approved by ACRB.

Glazing

- ❑ Avoid mirrored, spandrel, and plastic glazing
- ❑ Use tempered, Low –E clear glass at entry doors and sidelights.
- ❑ All windows shall be glazed with clear double pane, Low-E glass with thermal breaks.

Skylights

- ❑ When skylights or translucent panels are selected, use flat, low profiles. Plastic, bubble, or other low-quality skylight systems are not allowed.

Door Hardware

- ❑ Use loop door pulls, lever handles, and thin line panic bars.
- ❑ Use wall bumpers. Avoid floor stops.

Security Screens

- ❑ Provide electronic security systems rather than physical screens or bars.
- ❑ Where required, match the materials, finish and color of the opening.

ANCILLARY STRUCTURES

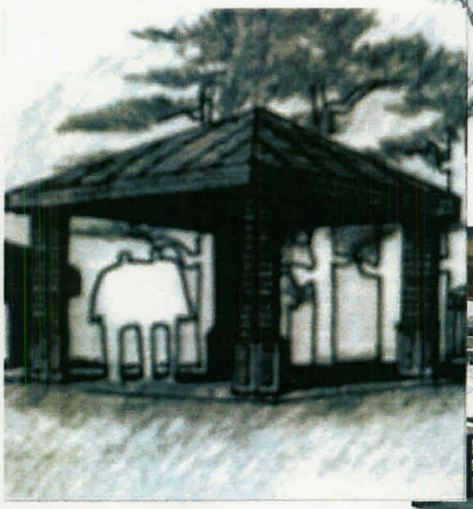
Achieving similarity in ancillary structures will provide a thread of continuity in the outdoor spaces on base and reduce overall visual clutter. Ideally, all outbuildings would be of an identical design. At a minimum, they shall be consistent in character and reflect the surrounding architecture. They shall follow design criteria for the setting, relying on their context for materials, color, and detail.

General

- ❑ Construct pavilions, trash enclosures, and waiting shelters using the Eielson standard CMU, concrete details, and metal roofs.
- ❑ Coordinate the Siting of all ancillary structures with each other and adjacent buildings.
- ❑ Integrate the structure with landscaping.
- ❑ Do not use temporary buildings for permanent structures.

Pavilions

- ❑ Construct new pavilions at high-visibility locations using CMU piers and columns, with hipped, standing seam metal roofs.
- ❑ Use manufactured pavilions in dark bronze only in low-visibility locations.
- ❑ At all other locations, construct new pavilions with painted wooden piers and asphalt shingle roofs. Paint to match adjacent building colors.
- ❑ Organize pavilions to create gathering areas with an internal focal point.
- ❑ Minimize the number of pavilions in the main base area.
- ❑ Centrally locate pavilions between several facilities for multipurpose use.



AT/FP Gates

- ❑ Construct new where required to meet all AT/FP standards.

Kiosks

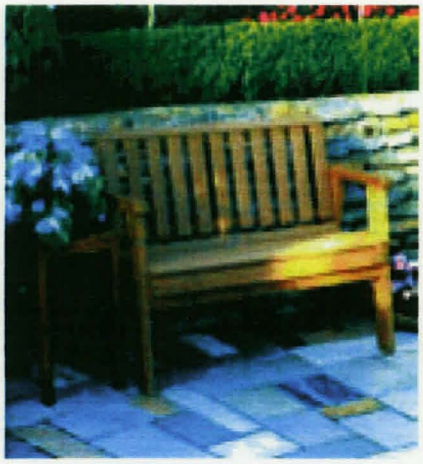
- ❑ Use kiosks to organize and display community notes for sales, upcoming events, and flyers.
- ❑ Design kiosks with standing seam roofs, CMU, and concrete details to be compatible with the surrounding architecture.
- ❑ Locate kiosk near housing area entrances and other high-pedestrian traffic areas.

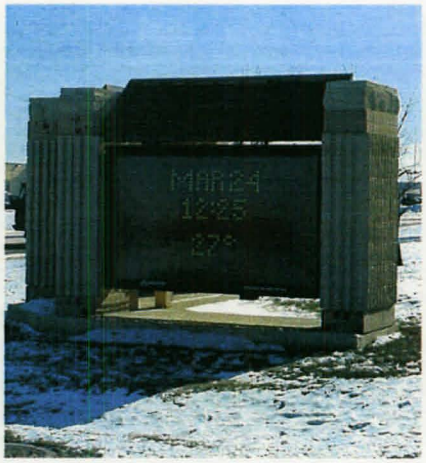
Seating Walls

- ❑ Incorporate seating walls in plazas, courtyards, and high-use sites.
- ❑ Recess the walls to accommodate seating on ledges, freestanding seats, and bracketed surfaces
- ❑ Integrate seating walls with landscaping.

Marquees

- ❑ Incorporate electronic message boards into CMU bases of monument type.
- ❑ Message board frames shall be dark bronze color.
- ❑ Locate message face so as not to create glare or distractions.





LANDSCAPING

Properly designed and implemented landscaping enhances all facilities and the community in general. It is also a significant opportunity to unify a functionally and aesthetically diverse community by providing a visual constant throughout. Reducing the negative visual impact of parking areas and other unsightly features is one of the primary goals of landscaping.

Maintenance

- ❑ Select low maintenance plant materials. See page A4 for a list of approved plant materials.
- ❑ Avoid ornamental pruning; allow shrubs to mass naturally, unless the shrubs pose a facility maintenance or safety hazard.
- ❑ Use ground fabrics with shredded hardwood bark mulch to increase moisture retention and control weed growth.

Formal Landscaping

- ❑ Use a formal planting style for all main roads, entry gates, and high-visibility sites.
- ❑ Create formal planting by regular spacing and symmetrical layout.
- ❑ Use large trees at 30 feet on-center to form a canopy along primary roads and create a dramatic sense of scale. Keep tree line set back from road sufficient to have safety line of sight for moose and AT/FP standards.
- ❑ Provide accent plantings at main intersections to enhance and define connections along the circulation network without blocking line of sight, and AT/FP standards.

Informal Planting

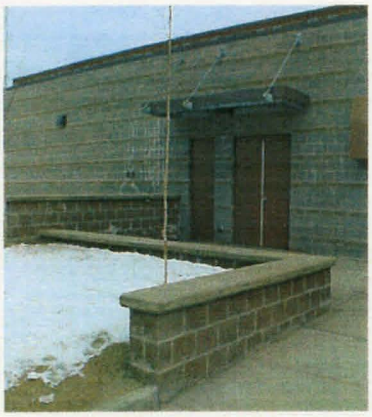
- ❑ Use mixed species in an informal planting style for community facilities and residential settings.
- ❑ Design randomly spaced plantings and tree massing.
- ❑ Reinforce pedestrian routes with landscaping to add user appeal.

Ground Cover

- ❑ Use turf in heavily used pedestrian areas such as recreation fields, parade grounds, and formal lawns.
- ❑ Use ground cover and native grasses as an alternative to turf in sites where maintenance is difficult.

Edging

- ❑ Provide metal edging at planting beds as standard.
- ❑ Separate and define all planting areas with sod cut edging at a minimum.
- ❑ Use CMU edging in the high visible locations unless otherwise approved by the ACRB
- ❑ Pewter gray split face CMU, raised planting beds are allowed for areas other than main entries. Main entries shall be designed as an integral part of the building materials and color.
- ❑ Wood timber edging is only allowed in the wilderness areas.



SCREENS AND ENCLOUSERS

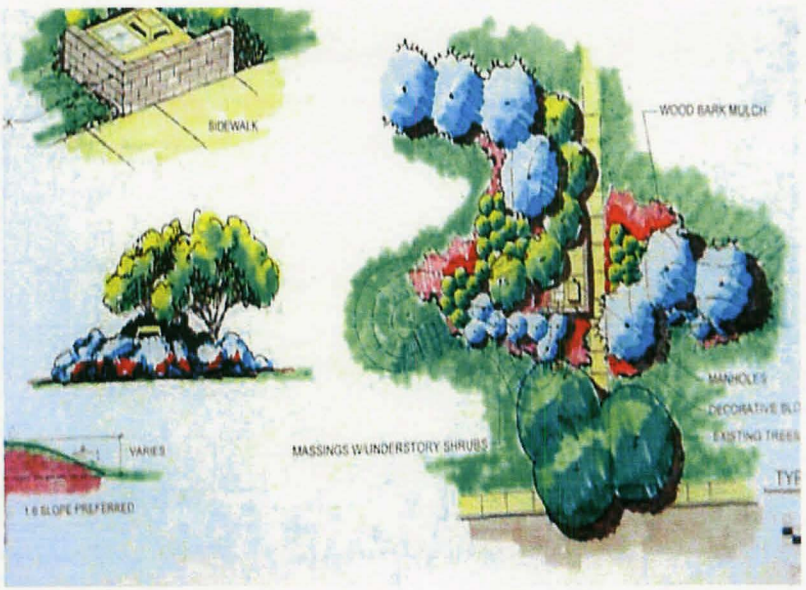
Screens and enclosures help to minimize the visual impact of undesirable features on the landscape as well as provide separation and security where necessary. Both solid and landscaping screens, separately and in combination, can be applied to achieve visual continuity throughout the installation.

General

- ❑ Provide screens to conceal equipment, vending machines, and utilities or to provide separation.
- ❑ Locate utility components in the least visible area with adequate access to minimize the need for screening and enclosures.

Landscape Screens

- ❑ Where possible, use landscaping instead of walls for screening.
- ❑ Use a three-tier landscaped screen that combines ground covers, shrubs, and small trees.
- ❑ Use shrubs and landscaped berms to soften the impact of parking areas.



Walls

- ❑ Use Eielson standard CMU with a concrete cap.
- ❑ Articulate the walls and use the recessed sections for planting.
- ❑ Use dark bronze ornamental ironwork or tubular inserts in formal settings
- ❑ Use "shadowbox" wood fence inserts only to match existing conditions.
- ❑ Use walls to screen utility equipment. If adjacent to a structure, coordinate wall material and color with that of the facility.
- ❑ Use landscaping to soften the walls.

Dumpster Enclosures

- ❑ Use Eielson standard CMU with a concrete cap for wall (wall height to protect from wildlife intrusions. Use combination of CMU and wood fence wall in residential areas.
- ❑ Locate dumpsters to minimize visual impact.
- ❑ For new facilities, construct enclosures as part of the building service area. Use materials and colors to match buildings.
- ❑ Design to include planting areas and pedestrian access.
- ❑ In high visibility areas, provide dark bronze metal gates. Other gates use wood, board on board gates.
- ❑ Provide concrete pads and concrete access pads in front of enclosure doors.
- ❑ Use landscaping to minimize visual impact.

Fencing

- ❑ Use dark bronze, decorative metal fencing for high visibility sites.
- ❑ Use galvanized chain link fence in industrial and low visibility sites, with ACRB approval.
- ❑ For perimeter fencing, respond to the site context and use combination of vinyl covered chain link, decorative metal and/or CMU.

Force Protection

- ❑ Observe force protection requirements, integrating physical measures with architecture.
- ❑ Integrate security walls into building architecture.
- ❑ Use a combination of CMU and dark bronze rails in walls, gates, and screens. Use tensile cable with landscape beds as required.

ROADS

The transportation network provides a common experience throughout the base from a vehicular perspective: clean, crisp, neat, and orderly. An organized system of primary, secondary, and tertiary arteries must provide sequential order, yet treat each hierarchy of roadway similarly.

Primary

- ❑ Primary roadways are the widest and fastest arterials.
- ❑ Minimize stops and turns, and eliminate on-street parking
- ❑ Individual curb cuts are discouraged
- ❑ Keep adjacent on-street parking, 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 allowed but not recommended.
- ❑ Keep adjacent on-street parking and 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 of the public streets and provide access to individual sites or parking areas.
- ❑ On-street parking, driveways, parking lot entrances, are allowed.

Service Drives

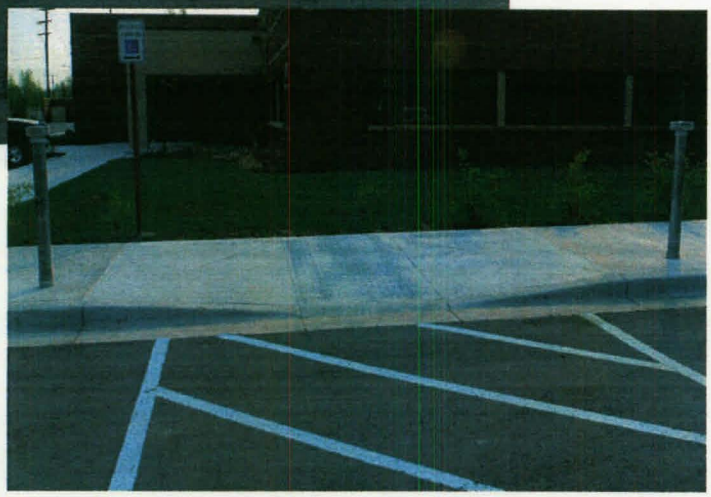
- ❑ Maintain a minimum 10-foot setback between the building and service drive.
- ❑ Minimize the visual impact of service drives and landscape screening.

Paving

- ❑ Provide asphalt paving for most roadways.
- ❑ Provide concrete paving in loading areas and sites used by heavy vehicles.
- ❑ Use gravel for patrol roads and outlying sites only.

Curb and Gutter

- ❑ Provide 6-inch concrete curbs and gutters (roll-over type) for all roads and drives in built-up areas.
- ❑ Patrol roads and service drives in outlying areas do not require curbs and gutters.



PARKING

Parking should be first functional. Lots with clear circulation and a positive appearance, which complements the facility, will make the transition from vehicle to facility pleasant and safe

General

- ❑ Reduce oversized parking areas with landscaping islands and planting strips.
- ❑ Use smaller-scale, well-screened lots to minimize the visual impact of parking.
- ❑ Parking layout must address maintenance issues including snow removal, safety, and landscaping.
- ❑ Provide planting medians for every four rows of vehicles and planting islands for every 20 stalls. Medians and islands must be sized for snow storage or configured for removal.
- ❑ Avoid parking on roads or within 40 feet of intersections. (AT/FP minimums govern.)
- ❑ Use the 90-degree parking configuration when possible.
- ❑ Use coordinated lighting standard layout within island placement.
- ❑ Use the minimum number of light poles to provide required illumination.

Setbacks

- ❑ Maintain a 20-foot setback from the streets where possible. (AT/FP minimums govern.)
- ❑ Provide an 82-foot minimum separation between building and parking areas.

Reserved Parking

- ❑ Avoid designating parking spaces by name, rank, or title.
- ❑ Where required, use curb or pole mounted signs.
- ❑ Reserve consolidated parking sections instead of individual spaces.

Paving

- ❑ Provide asphalt paving as the standard.
- ❑ Use concrete where required for heavy vehicles, motorcycle parking, and where fuel spills may occur.

Curb and Gutters

- ❑ Use concrete curb and gutters for parking areas. Asphalt curbs, wood timbers, and pre-cast wheel stops are not allowed.
- ❑ Do not paint concrete curbs.

Head Bolt Outlets

- ❑ Use 4" galvanized RMC w/ (4) Outlet cap mounted at 48" above paving. (Not to be mounted on exterior wall of facilities.)

WALKWAYS AND PATHS

Walkways provide an opportunity to enhance the community environment through a consistent pedestrian system. Connect bus shelters, outdoor plazas, parks, and other pedestrian gathering sites into an overall pedestrian network.

Paving

- ❑ Provide broom-finish concrete walks in all developed areas.
- ❑ Use an asphalt or crushed-fine surface for jogging and bike paths.

Walkways and Path Layout

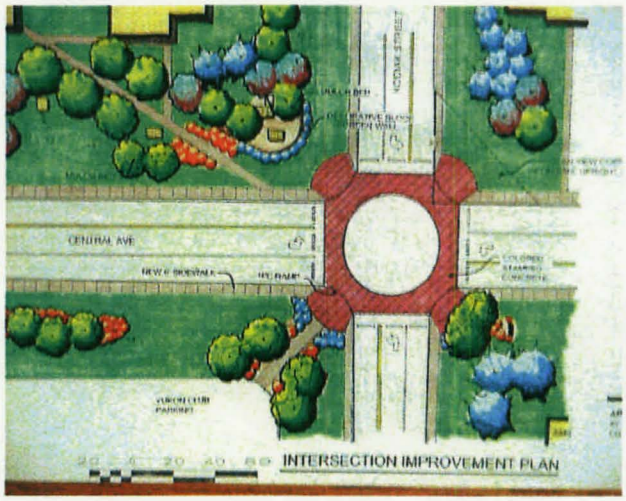
- ❑ Keep sidewalks back 6 to 10 feet from the curb where conditions permit.
- ❑ Design curvilinear paths in recreational areas, dorms, housing, and open areas.
- ❑ Use straight, more formal walkways in the all other developed sites.

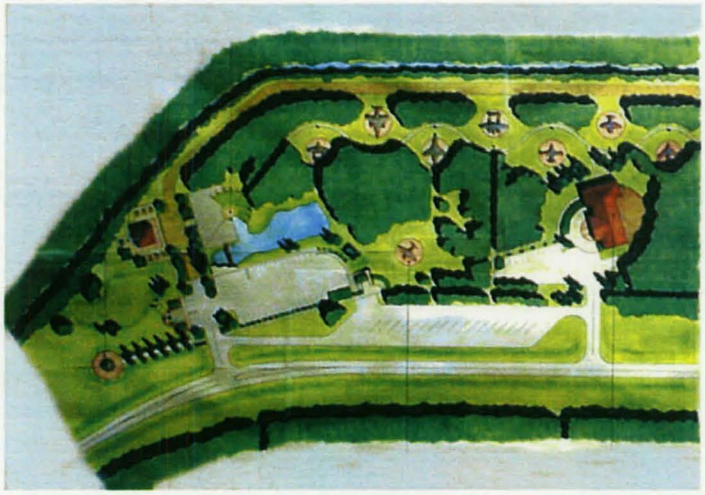
Ramps and Crosswalks

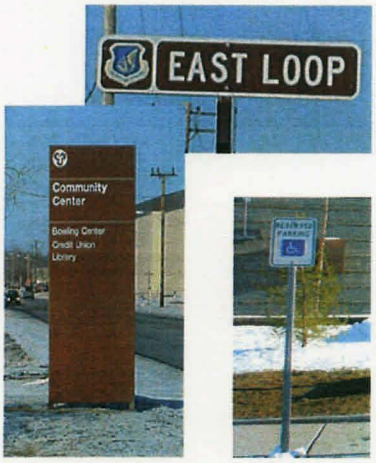
- ❑ Construct concrete curb ramps with a non-slip surface, taking in to consideration that, snow and ice must be maintained off these areas most of the year.
- ❑ Use flared curb ramps.
- ❑ Use reflective paint, white striping, or colored, stamped concrete at cross walks.

Plazas and Courtyard Paving

- ❑ Use colored, stamped concrete areas as a unifying theme for plazas and courtyard paving.
- ❑ Use concrete or CMU pavers for banding edges and highlights within the design.
- ❑ Use basket weave or running bond-paving pattern.





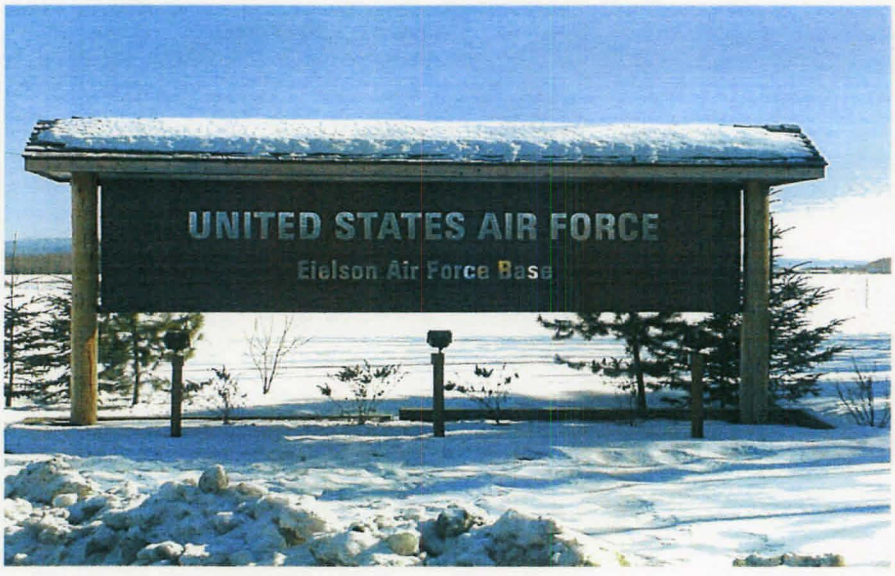


SIGNS

Signs are an important and positive element in the overall base appearance. Their purpose is to clearly communicate necessary or helpful information for direction.

General

- ❑ Use concise, clear signage in accordance with PACAF and Air Force Sign Standards. See page A5.
- ❑ Minimize the number of signs used for each facility.
- ❑ Signs must be consistent in style, placement, color, and language.



Color

- ❑ Use Park Service Brown background with reflective white lettering on metal placards unless otherwise noted.
- ❑ Use dark brown square metal post.

Typeface

- ❑ Use Helvetica Medium, upper and lower case, for primary information and Helvetica Light for secondary information.
- ❑ For special identification signs used with community facilities, key intersections, and entrances, use a serif typeface.

Identification Signs

- ❑ Use to identify installation entry gates, facilities, housing areas, and building numbers.
- ❑ Use monument signs at entry gates, headquarters, housing, and special facilities with ACRB approval. Construct using base standard CMU walls and concrete caps
- ❑ Facility identification signs are generally freestanding.
- ❑ Building numbers are displayed in one location, either the back or the side corner of the buildings. Match masonry coursing when mounting on CMU.
- ❑ Building-mounted signs with corporate logos are allowed for commercial facilities with ACRB approval.
- ❑ Avoid mottos or individual titles on identification signs.

Direction Signs

- ❑ Use to identify highly frequented or special destinations and street names.
- ❑ Display the Pacific Air Forces (PACAF) 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 Devises" administered by the Federal Highway Administration.
- ❑ Handicapped parking signs must follow AFP 32-1097 for color and display requirements.

SITE FURNISHINGS

Common use and style of site amenities will further unify the base, providing a thread of continuity throughout. Regardless of where site furnishings are placed on base, the colors and styles reflect the dark bronze accent color found in the base handrail and street light schemes.

General

- ❑ Use site furnishings from the list on page A2.
- ❑ Use a factory-finished, dark bronze color scheme for all metal furnishings parts.
- ❑ Use factory-finished, primary colors as scheme for all metal furnishings parts in playground areas.
- ❑ Use PrimoPlank® or equal seats and/or arm rest on metal framed benches.

Seating

- ❑ Provide seating along walkways, near buildings entries, and in courtyards and plazas.
- ❑ Always place benches on paved areas (except housing areas)

Litter / Ash Receptacles

- ❑ Place surface-mounted or portable litter and ash receptacles at building entrances, pathways, outdoor seating, and picnic areas.
- ❑ Locate where they are functional, yet visually unobtrusive.

Freestanding Planters

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

Bike Racks

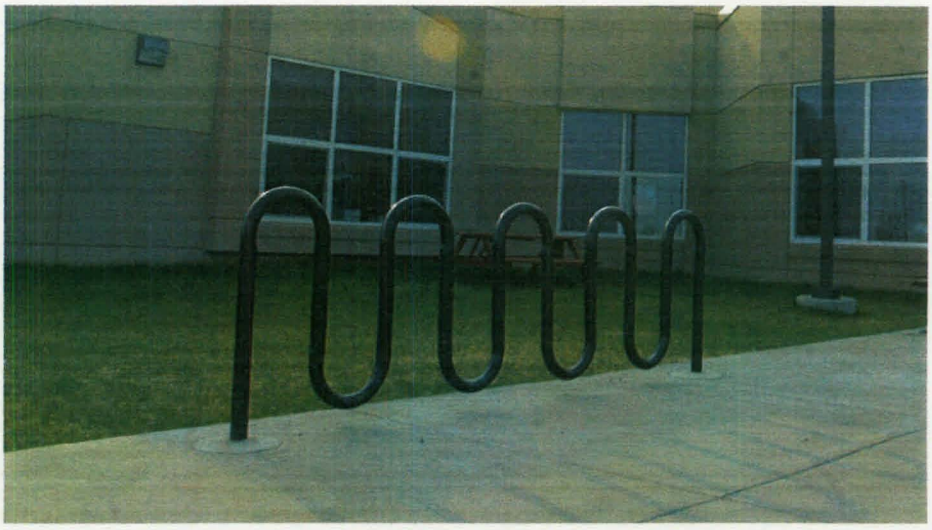
- ❑ Place bicycle racks in accessible locations along established bike routes and near secondary building entrances.
- ❑ Use a bollard-style bike rack that can accommodate a minimum of two bicycles.
- ❑ Align bollards at sites with multiple bicycle racks.

Barbecues

- ❑ Limit built-in barbecues to recreational areas, dormitories, and fire stations.
- ❑ Use materials that compliment adjacent facilities.
- ❑ Use pedestal, rotating grills on dark bronze steel pipe post.
- ❑ Locate pedestal grills near pavilions, parks, and recreation areas for convenience and greater use.

Picnic Tables

- ❑ Use pre-finished metal frame (dark bronze) with PrimoPlank® or equal tops and seats.
- ❑ Group tables allowing for large parties and/or individual family outings.
- ❑ Limit tables to outdoor picnic or dining areas.



Bollards

- ❑ Use an 8-inch diameter, dark bronze anodized aluminum, domed top bollard as the base standard.
- ❑ For force protection use an 8-inch diameter, concrete filled, steel pipe bollard with dark bronze cover and domed top.
- ❑ Use same style bollards with single-function luminaries to enhance pedestrian areas, pathways, and building entrances.
- ❑ For bollards protecting against vehicle damage to facility equipment, paint to blend with adjacent equipment or surfaces.

Drinking Fountains

- ❑ Limit exterior drinking fountains to high use recreation areas.
- ❑ Use vandal-resistant, winterized, surface mounted, handicapped accessible dark bronze metal fountain.
- ❑ Drinking Fountains to be supplied with frost proof, drainable service for winter maintenance.

Tree grates

- ❑ Use tree grates at all formal plazas and courtyards.
- ❑ Provide a black, cast iron tree grate set into concrete paving. Accent with CMU pavers.

Playground Equipment

- ❑ Locate play equipment at recreational areas, family housing areas, child development center, and at youth centers.
- ❑ Incorporate landscaping to provide shade and seasonal color.
- ❑ Provide appropriately safe play surfaces, such as rubber fiber tiles
- ❑ Provide adjacent seating for supervision, and avoid conflict with pedestrian traffic.

Flag Poles

- ❑ Use brushed aluminum pole, mounted on concrete base.
- ❑ Create a "Sense of Place" at flagpole locations with landscaping or plaza design.

LIGHTING AND UTILITIES

Exterior lighting is a system that has direct and indirect impacts on the visual qualities of the base by day, the fixtures and poles are visible. By night, these amenities become a dominant force in the perception of safety and visual character of the installation. The use of common components and the removal of overhead utilities will help to unify the base appearance.

Lamp Types

- ❑ Use high-pressure sodium lamps for all applications.
- ❑ Determine wattage, spacing, and height based on individual photo metrics of each application.

Luminaries

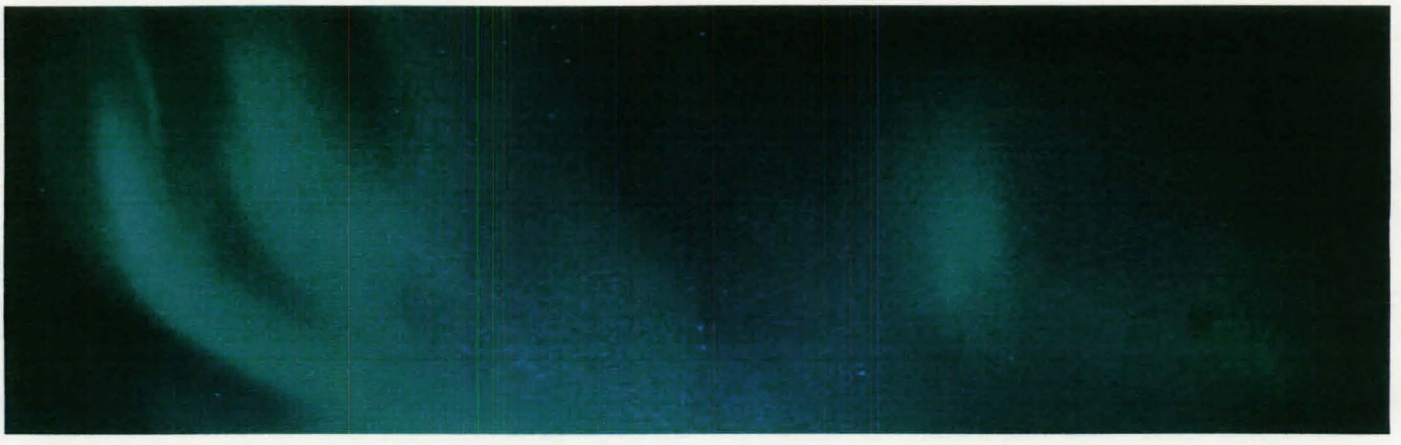
- ❑ Standardize the use of a square, factory finish dark bronze, and shoebox-type luminaries.
- ❑ Incorporate recessed, wall-mounted luminaries to wash light across plaza paving and stairs.
- ❑ Up-light landscaping and architectural features to emphasize importance and hierarchy. A 12-by-8-inch concealed, rectangular well light is preferred.
- ❑ Minimize the use of building-mounted fixtures for general illumination of service yards and outdoor spaces.

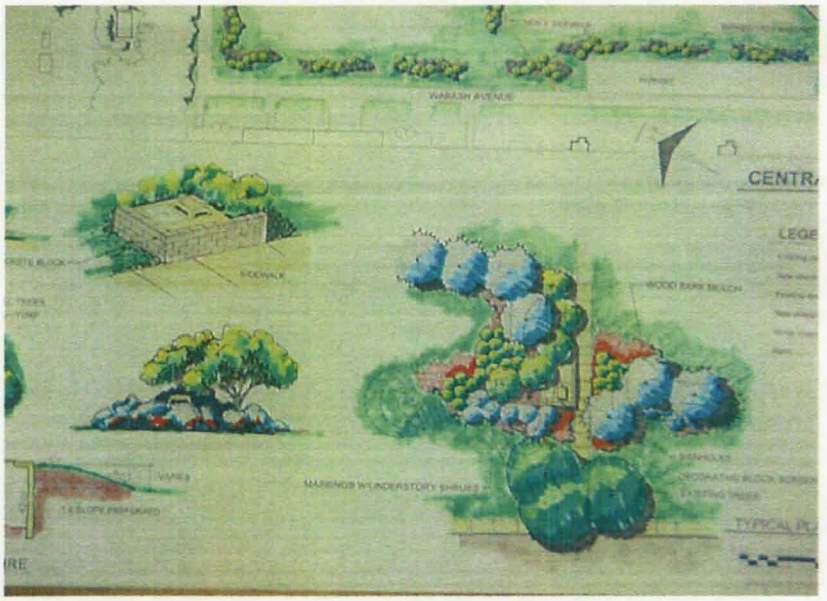
Light Poles

- ❑ Use round light poles for streets.
- ❑ Use square poles for parking lots
- ❑ Provide factory-finished dark bronze, straight aluminum or galvanized steel light poles as basewide standard.

Mounting Heights

- ❑ Near residential areas, control spillover light.
- ❑ Keep mounting heights low. Any lights mounted over 30 feet high require special review.





Utility Lines and Structures

- ❑ Place utilities underground in utilidors and screen above ground equipment to minimize the visual impact.
- ❑ Exposed conduits, cables, and wires are not permitted. (Except for service drop and weather-heads approved by ACRB.)
- ❑ Construct underground utility system components as elements of any new or rehabilitated facilities. When this is not possible, locate screened equipment on the least visible side of the building.
- ❑ Direct buried utilities are not to be installed without approval by ACRB.

Fire Hydrants

- ❑ Locate fire hydrants at least 5 feet away from other structures. Maintain a 30-inch clear area around the hydrant.
- ❑ Paint hydrants Dark Brown with color-coded caps to indicate pressure.

Painting Utility Components

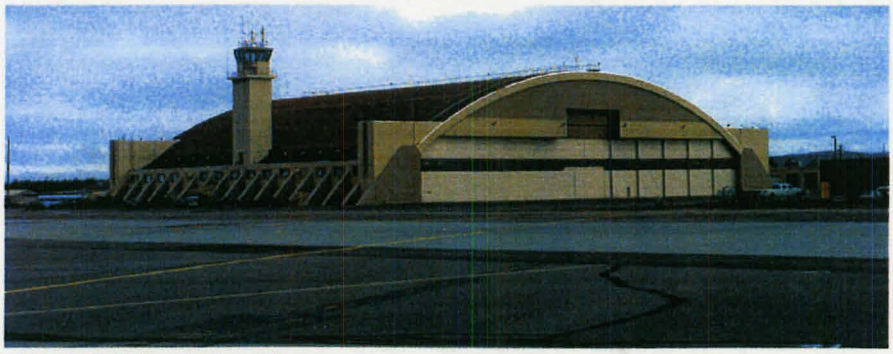
- ❑ Paint freestanding pipes and aboveground utility system components "A" Gazelle where remotely located.
- ❑ When located adjacent to facilities, paint components to match adjacent surfaces.
- ❑ All outdoor electrical equipment (ground mounted transformers, pad mounted switchgear, sectionalizing terminals, etc.) shall be factory finished "A" Gazelle.

Communications

- ❑ Co-locate coaxial and telephone exterior components to same entry points.
- ❑ Align all communication components with one another on the horizontal and vertical plane.

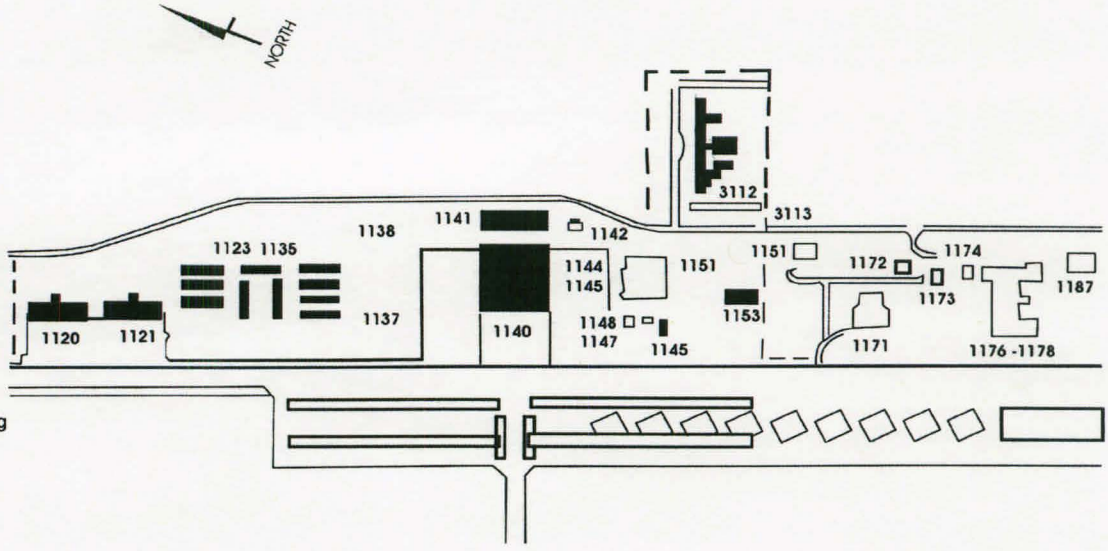
flight line historical district

In 2002, "***A Cold War along the Flight Line***" a contextual documentation and inventory of Flight Line properties at Eielson Air Force Base was accomplished. The inventory identified a historic district of twenty contributing buildings and one contributing structure (runway) called the Eielson AFB Flight Line Historic District. The facilities in the historic district are:



Bldg 1140 "Thunderdome"

Facility #	Description
1120	Nosedock
1121	Nosedock
1123	Warehouse
1124	Warehouse
1125	Warehouse
1127	Warehouse
1128	Warehouse
1131	Runway
1132	Butler Building
1133	Butler Building
1134	Butler Building
1135	Butler Building
1136	Butler Building
1138	SAC Building
1140	SAC Hangar
1141	Aircraft Shop
1146	Generator Building
1153	Storage
1183	Squad Ops
1190	Nose Dock
3112	Amber Hall



GENERAL

- ❑ The treatment and management of historic properties will be in accordance with the Programmatic Agreement regarding the operation, maintenance, and development of historic properties at Eielson AFB and the Eielson AFB Integrated Cultural Resources Management Plan.
- ❑ 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, as outlined in the Secretary o f 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 side-yard setbacks equal to those adjacent properties. If setbacks of adjacent properties 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

- ❑ Materials and colors will be consistent with existing base design standards (summarized on pages A2-A3).

ROOF SYSTEMS

- ❑ Use similar types of roofing materials in making repairs or replacing roofs.
- ❑ For additions and alterations, match roof pitch to the contributing building.

WINDOW AND DOORS

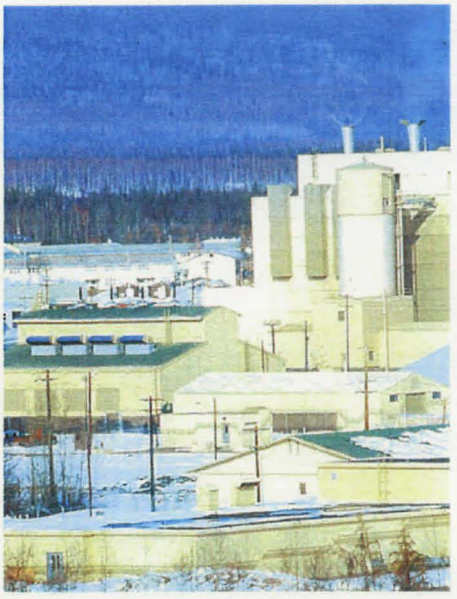
- ❑ Use similar types of windows and frames on new facilities to match existing.

LANDSCAPING

- ❑ Maintain the minimal landscaping and vegetation precedents found throughout the historic district.
- ❑ Blend new landscaping with established landscaping precedents throughout the historic district using identical species, types, and scales or appropriate substitutes.
- ❑ Use mature specimens where possible to avoid disruption to the historic landscape presentation.

flight line / industrial

The Flight Line encompasses aircraft hangars and maintenance facilities, except those Buildings included in the Historic District. This area uses simplified classical detailing and vertical proportions to enhance public spaces, such as entrances; on it's industrial facilities. Structures are typically larger and more massive in character due to their industrial functions, making visual integration into the base image difficult. Buildings should be designed with similar forms materials, and color palettes as the other areas, but with simplified detailing more befitting their function.



GENERAL

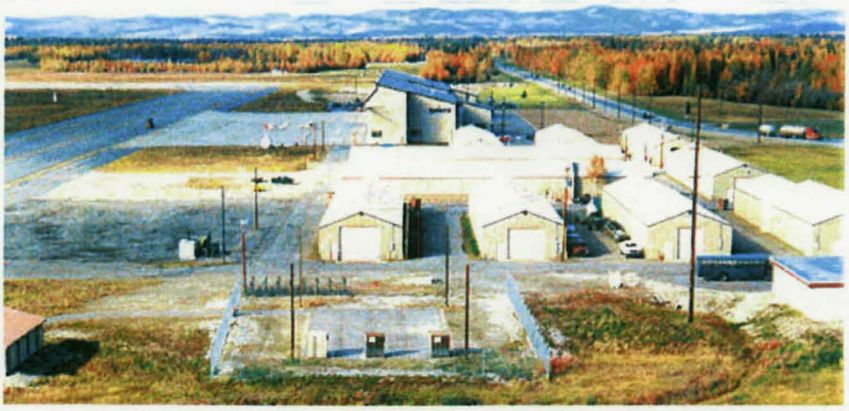
Large mass buildings are common to this area requiring careful design and orientation to avoid large, flat facades addressing the streets.

BUILDINGS

- ❑ Observe all historic and vertical safety restrictions along the Flight Line.
- ❑ Lower the apparent height of hangars and warehouses by arranging single story spaces along the perimeter in high visibility areas.
- ❑ Modulate elevations of the larger volumes as required with the sub-masses and clerestories.
- ❑ Employ openings, material changes, and architectural detailing to break up large walls.

WALL SYSTEMS

- ❑ Use Eielson decorative textured CMU on all one and two-story buildings in high visibility areas.
- ❑ Cap parapet walls with pre-finished and factory formed copings.
- ❑ On large structures, use flush metal panels above the first level of CMU.
- ❑ Use metal panels on support structures in less prominent locations.
- ❑ All industrial facilities require curbs and bollard protection to control vehicular / equipment traffic.
- ❑ Locate visible vents and louvers as planned design elements. Do not place at random.
- ❑ Vents and louvers are to match the color of adjacent wall panels on painted structures and should be dark bronze on CMU structures.



ROOF SYSTEMS

- ❑ CMU structures are to use sloped parapet end walls or gable ends with pre-manufactured copings and/or fascia.
- ❑ Metal panel structures must use hipped or gable end roof forms.
- ❑ Low-slope roofs are allowed only for very large volumes or accent sub-masses.
- ❑ Use built-up roofing material or inverted roof membrane assembly where low-slope roofs are used.
- ❑ Screen Low-sloped roofs with parapet walls.

WINDOWS AND DOORS

- ❑ Use vertically proportioned windows and clerestories to increase natural light and break up the mass of the facade.
- ❑ Windows, doors and frames must be dark bronze or dark brown on CMU structures.
- ❑ Primary entrance doors are to have full glass panels.
- ❑ Secondary use doors, such as service and "exit only" doors, shall be painted to match adjacent wall surface on painted structures.

LANDSCAPING

- ❑ Minimize the use of deciduous trees and shrubs to prevent leaf build-up along the apron and runway.
- ❑ Reduce the density of landscaping by grouping landscape elements at public areas, such as entries or courtyards.

SCREEN WALLS AND ENCLOSURES

- ❑ Integrate physical security measures in the architectural design process.
- ❑ Use screen walls, raised planters, and defined roadways in selected locations to direct and limit facility access and increase force protection.
- ❑ Do not paint Jersey Barriers.

residential

Residential architectural settings include the Housing Neighborhoods, Schools, and Sports Fields areas.

The neighborhoods express a suburban setting, which distinguishes them from the rest of the base. Achieving architectural compatibility relies on common materials, site furnishings and landscaping. Residential settings shall be designed to be compatible with the rest of the base in site furnishings and landscaping. Residents are afforded some opportunity to express individual pride of place in and around their homes through the Self-Help Program. This work will be controlled, with a Self-Help materials and color palette, that is complementary with the rest of the base.

GENERAL

- ❑ Match existing styles in housing renovation and/or alteration projects.
- ❑ Construct new community facilities following the basewide design standards.

MATERIALS AND COLORS

- ❑ Use trims and accent colors that are compatible with the field colors and that attract attention to significant building features.
- ❑ Alternate exterior color schemes by using the paint and siding colors specified on page A2. See photo with notes for recommended paint scheme.

LANDSCAPING

- ❑ Employ informal landscaping to integrate new housing areas and improve the overall community setting.
- ❑ Add plantings for shade and privacy, and develop foundation planting.
- ❑ Landscape recreation area perimeter edges and common areas.
- ❑ Use landscaped berms to soften major arterial roads and screen undesirable views.
- ❑ A variety of self-help landscape materials is offered to the residents to establish unique personal environments around their home.
- ❑ Provide protection at base of trees with either trunk sleeves or mulch beds around the trees to prevent bark damage from mowers and/or weed-eaters.
- ❑ Avoid planting materials under drip edges of roofs to prevent damage from snow slides

SCREENS AND ENCLOSURES

- ❑ Use wood fencing for enclosures and backyard privacy. Wood is only allowed in the Residential settings.
- ❑ Incorporate wood shadowbox inserts in fencing and trash enclosures.

ROADS

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

WALKWAYS AND PATHS

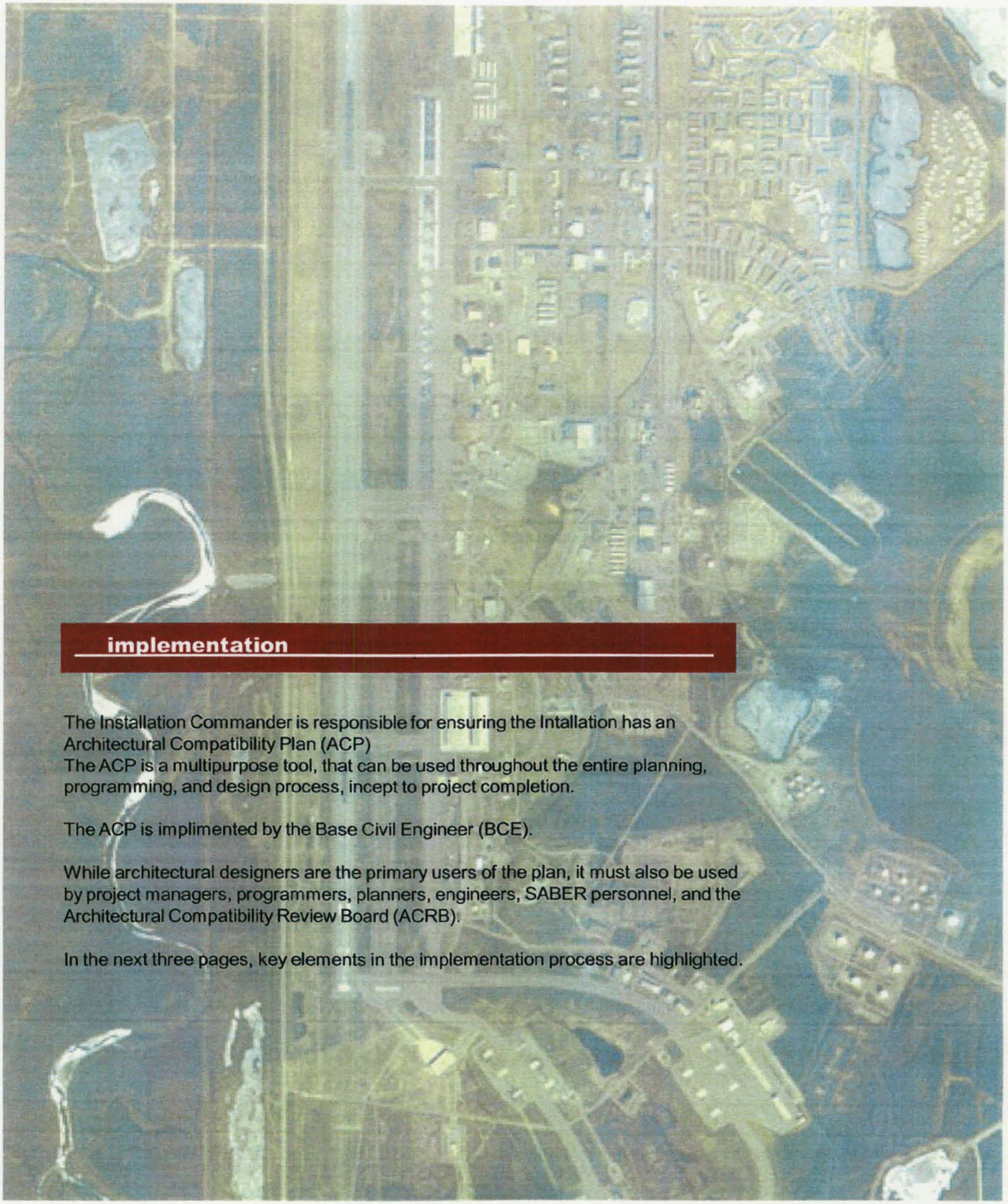
- ❑ Emphasize pedestrian and bicycle circulation within residential areas and connecting residential to community facilities.
- ❑ Provide landscaping, pedestrian-scale lighting, seating, and other basewide site furnishings along walkways.
- ❑ Use Pewter Gray or Red River patio bricks for backyard projects.

SIGNS

- ❑ Construct neighborhood entrance signs reflecting the architectural character of the setting, Use CMU pedestals to match accent walls and entries.
- ❑ Provide landscaping, accent lighting, and CMU paving at entries and special use areas.

LIGHTING AND UTILITIES

- ❑ Provide pedestrian-scale lighting fixtures throughout housing areas.
- ❑ Provide parking lot and street lighting fixtures to match the basewide standard along major arterials and at parking lots.



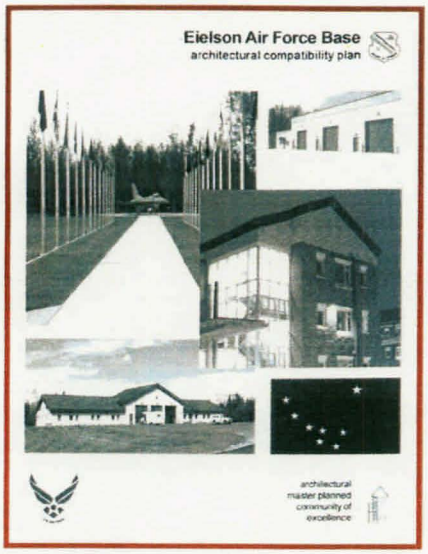
implementation

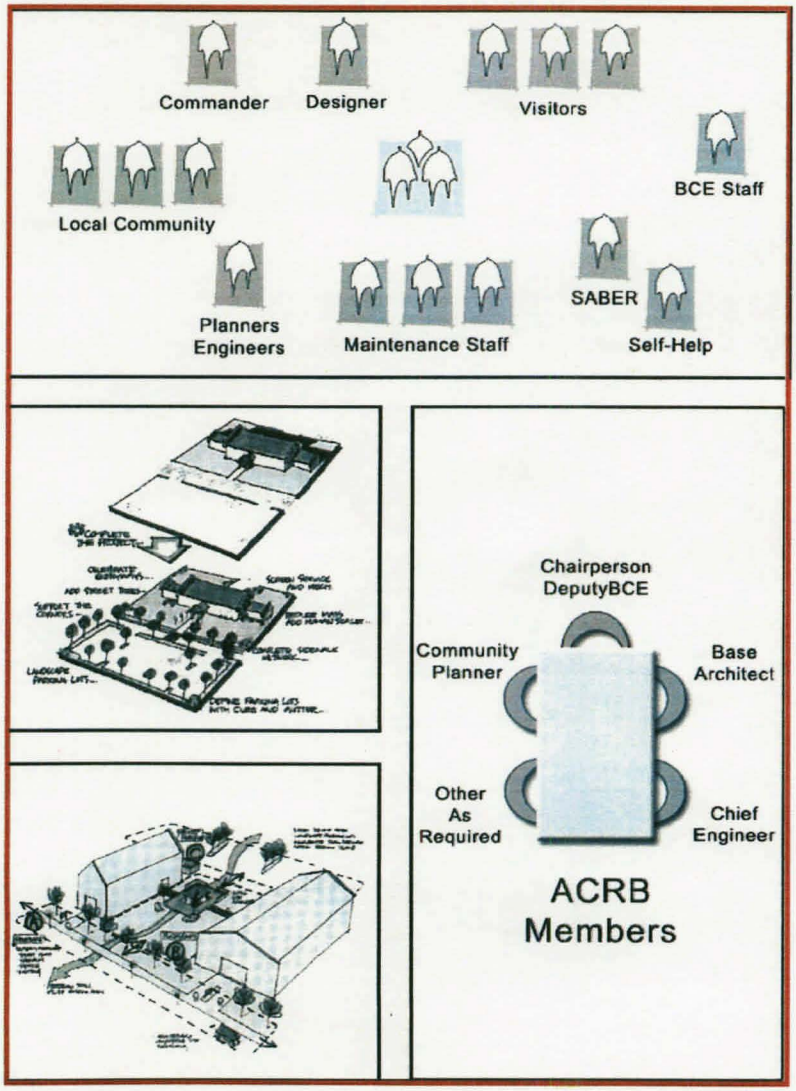
The Installation Commander is responsible for ensuring the Intallation has an Architectural Compatibility Plan (ACP)
The ACP is a multipurpose tool, that can be used throughout the entire planning, programming, and design process, incept to project completion.

The ACP is implimented by the Base Civil Engineer (BCE).

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

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.
- ❑ Develop the ACP.
- ❑ 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.

Develop the ACP

- ❑ Developing the architectural compatibility plan is the most important step in establishing a comprehensive approach to architectural compatibility.

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, branch chiefs, base architect, master planners. Provide copies to major command and headquarters representatives. The Public Affairs Office maintains extra copies for general distribution, distinguished visitors, and other guests.
- ❑ The plan includes a full color booklet and a photo poster (available upon request), which contains examples of community. The booklet is also available on the Eielson AFB and PACAF web sites.

Establish the ACRB

- ❑ The ACRB is the installation's approval authority for all designs and visual features on the installation.
- ❑ The ACRB is organized by the Base Civil Engineer (BCE).
- ❑ The Deputy BCE is the Chairperson.
- ❑ Members include the Base Architect, Community Planner, Chief Engineer, and others as determined by the Chairperson.
- ❑ The base architect and project manager review designs regardless of ACRB involvement.
- ❑ The ACRB meets as required or as a subgroup of the Installation Facilities Utilization Board (FUB).
- ❑ Design projects are submitted to the ACRB by the base-assigned project manager. For submittal requirements see project checklists on pages A6 and A7.

Hire Good Designers

- ☐ Ensure the use of top quality designers through the A-E selection process. 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 Architectural Compatibility Plan to ensure compatibility with project Siting and adjacent facilities.

Process Proper Submittals

- ☐ All 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 this 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", indicating relationships of major functional elements, and site/facility development options. This submittal is reviewed by the ACRB.
- ☐ Each submittal 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:

  Vehicular traffic patterns

  View

  Climate conditions

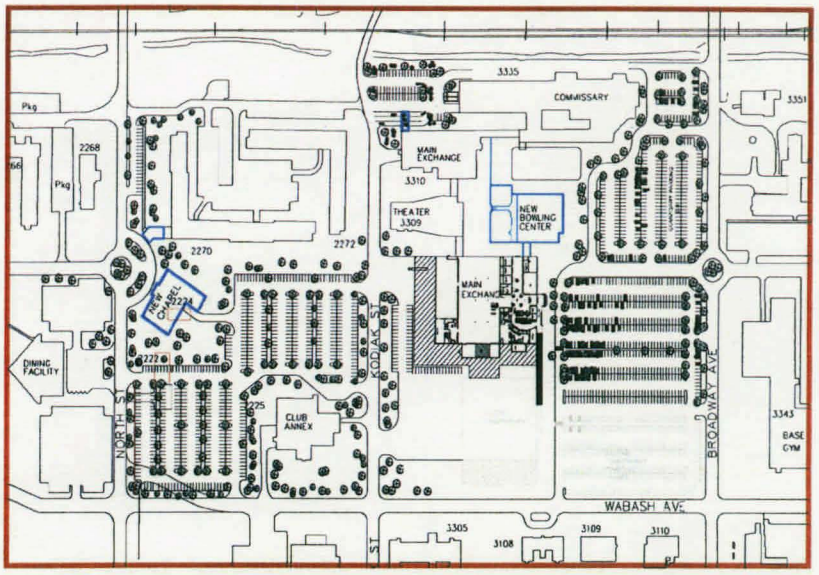
  Environmental issues

  Safety

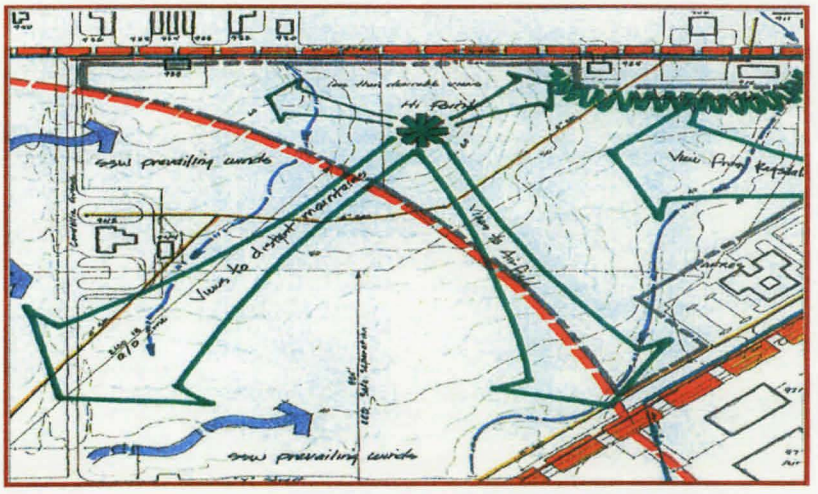
  Utility constraints

  Geographic conditions

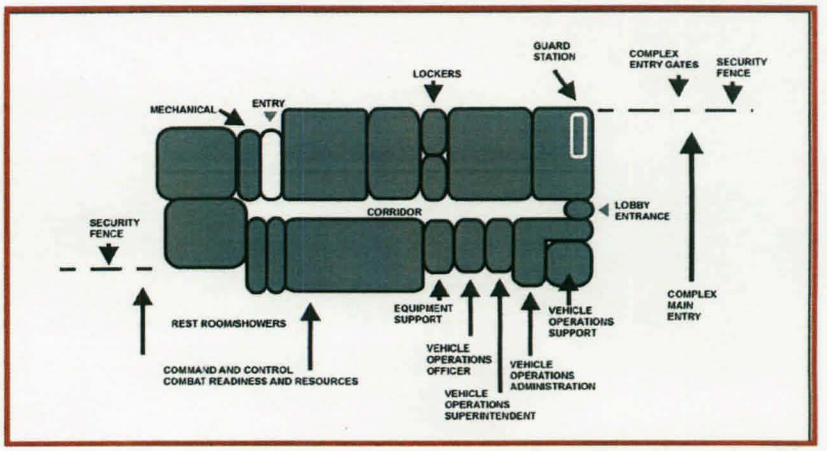
  Refer to sketch.



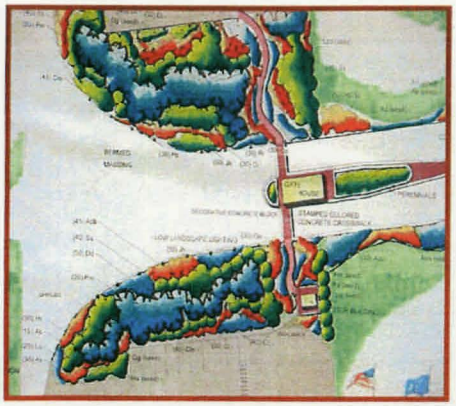
Community Central



Site Analysis Plan

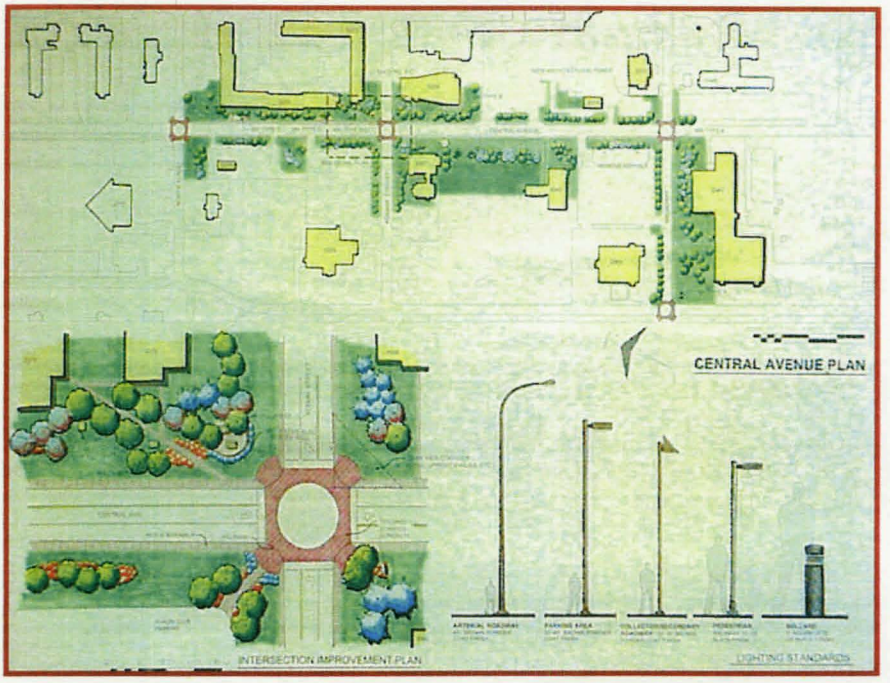


Bubble Diagram



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 first is a more schematic approach to the solution, while the final concept presents a refined and more detailed design. These submittals shall be design presentation documents not construction documents.



- ❑ Develop site plan, floor plans, roof plan, and building massing / elevations and sections concurrently to ensure the proposed solution is a comprehensive design (not piecemealed). Do not develop a floor plan without consideration of site and building massing.
- ❑ The ACRB reviews the packages as part of the concept development process. If the initial submittal is not approved, or if there are significant concerns or comments, a re-submittal is to be provided prior to proceeding to the next design stage. Each submittal will be comprised of a complete comprehensive package including:

  Concise verbalized Design Concept

  System Description

  Adjust Facilities and Project Site Photo

  Site Plans (colored)

  Floor Plans

  Composite Elevations (with color and shadows)

  Mechanical / Electrical / Communication Entrances and Equipment Location Configuration

  Building Sections

  Roof Plan

  Massing Sketches 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 but not limited to:

  Formal Colored Rendering (early in this phase)

  Material / Color Boards (interior and exterior)

  Catalog Cuts (photos)

  Design Analysis

  Cost Estimate

  Construction Documents

  Small Projects

- ❑ Smaller projects and service contracts are reviewed by the Deputy BCE using the checklist on page A7 and are submitted to the ACRB as required. The base project manager is responsible for providing the design checklist to the ACRB for completion.

appendices

materials and colors

The following building materials and products are representative of the style, color, and material finishes to be used at Eielson 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 Engineer's office.

BASEWIDE

Architectural Lettering
Style: Helvetica Medium and Light
Color: Dark Brown on White – White on Dark Brown

Barbeques
Mfg: Ultra Play Systems Inc.
Style: Model 620H
Color: Dark Brown

Benches
Mfg: Victor Stanley, Inc.
Style: Steelsites RB-28
Color: Dark Brown

Bike Racks
Mfg: TimberForm – Columbia Cascade Co.
Style: Bollard 2173
Color: Dark Brown

Bollards – Force Protection
Style: 8" Steel Pipe – Concrete Filled Vinyl Covered
Color: Dark Brown

Bollard – Lighted and Non-Lighted
Mfg: Kim Lighting
Style: 8" VRB1
Color: Dark Brown

Concrete Masonry Units (CMU)
Style: Split-faced / Textured
Color: Standard Brown / Grey Ranges

Doors - Storefront
Mfg: Kawneer Company, Inc.
Style: Insulcad 260
Color: Dark Bronze Anodized

Drinking Fountains
Mfg: Most Dependable Fountains
Style: Model 440
Color: Dark Bronze Anodized

Fencing - Metal
Mfg: Metalco
Style: Sicura
Color: Dark Brown

Gates
Mfg: Ametco Manufacturing Corp.
Style: Acumina Panel
Color: Dark Brown

Glass
Style: Dual Pane Insulated low-e
Color: Clear

Litter and Ash Receptacles
Mfg: Victor Stanley, Inc.
Litter Receptacles
Style: Ironsites S-35
Color: Dark Brown
Ash Urns
Style: Ironsites S-20
Color: Dark Brown

Paint
Mfg: ICI
Field: Gazelle (4W16-2)
Trim: Dark Brown (4WA23-6)
Accent: Costa Clay (2W11-4)

Picnic Tables
Mfg: Ultra Play Systems, Inc.
Style: 347 ST
Color: Dark Brown

Planters – Free Standing
Mfg: TimberForm – Columbia Cascade Co.
Style: Renaissance 2813-2618
Color: Dark Brown

Play Equipment
Mfg: Iron Mountain Forge
Style: KB45
Color: Primary Colors

Roofs
Style: Standing Seam Metal
Color: Dark Bronze
Profile: 16" wide Panel with 2" Raised Seam

Tree Grates
Mfg: Urban Accessories, Inc.
Style: Chinook
Color: Black

Windows
Mfg: Kawneer Company, Inc.
Style: Equline 8350-T-L
Color: Dark Bronze Anodized

Drop-down arm Barriers
Mfg: (See AT / FP Standards)
Style: (See AT / FP Standards)
Color: (See AT / FP Standards)

HISTORIC

Doors
Style: Historic Panel
Color: Dark Brown

Roofs
Style: Match existing Adjacent Style/Type
Color: Dark Brown

Windows
Style: Historic
Color: Dark Brown/Wood

FLIGHT LINE / INDUSTRIAL

Wall Metal Panels
Mfg: AEP SPAN
Style: Box Rib
Color: Sierra Tan

Roof Metal Panels
Mfg: AEP SPAN
Style: SPAN-LOK™ and Span-Seam™
Color: Dark Bronze

Trim & Flashings
Mfg: AEP SPAN
Color: Dark Bronze

RESIDENTIAL

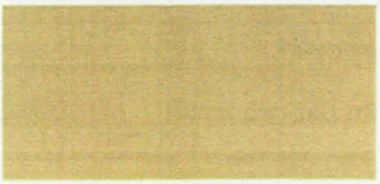
Asphalt Shingles
Mfg: Malarkey Co.
Style: Three-tab asphalt, minimum weight of 235 lbs/SQ
Color: Additions to existing gray-colored roofs: *Cambridge Gray*
New roofs: *Sienna Blend*

Paint – Housing Only
Mfg: Preservative Paint Co.
Color: Window & Door Trim: White
Fascia, Gutters & Other Trim: Autumn Brown.

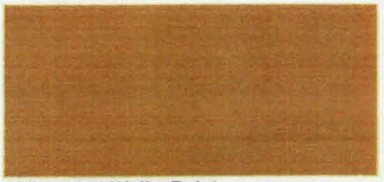
Siding
Mfg: Alcon Siding Co.
Style: Vinyl clad horizontal steel siding – 8" clapboard profile, embossed wood grain pattern, *Sequoia*
Color: *Raffia Beige*, #402, and / or *Desert Sand*, #382

Windows
Mfg: Alaska Window Co.
Style: Solid Vinyl, w/ triple pane low-e glazing
Int. Color: White
Ext. Color: Dark Brown
Screens: Black w/ Dark Brown Frames

exterior paint

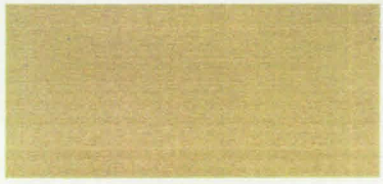


"A" Main Walls, Paint:
Gazelle (4W16-2) by ICI

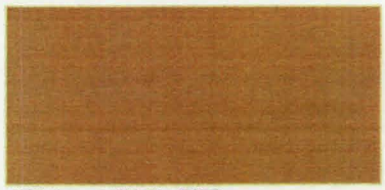


"C" Accent Walls, Paint:
Costa Clay (2W11-4) by ICI

"E" Roof/Trim, Paint:
Dark Brown (4WA23-6) by ICI



"B" Main Walls, EIFS:
Sandlewood Beige by DRYVIT Co



"D" Accent Walls, EIFS:
Honey Twist by DRYVIT Co

"F" Roof/Trim, Factory Finish:
Weathered Copper

Note:
1. Colors shown for information only and should not br used to verify actual colors. For actual samples, contact product manufacturers listed.
2. Original color samples are on file in the Base Civil Engineer's office.
3. Housing colors are listed on page A2.

■ PAINTING GUIDELINES

Each painting application will require some interpretation; however, each should generally follow these principals. Refer to the graphic images above for typical painting examples. Specific exceptions are allowed with approval of the ACRB.

- ❑ Older buildings are normally the only ones requiring paint. All new facilities shall use factory-finished products.
- ❑ Primary wall color (field color) shall be color "A"-Gazelle (4W16-2) by ICI.
- ❑ Reduce visual clutter by simplifying the application.
- ❑ Do not use yellow hazard markings on buildings.
- ❑ Remove building lettering and signs from building.
- ❑ Do not paint architectural features such as lintels, bases, capitols, and concrete.
- ❑ Corners of buildings shall not be accented, but shall be painted color "A"-Gazelle (4W16-2) by ICI.
- ❑ Do not paint artificial fascia, roofs, bases, etc. on facilities.
- ❑ Paint equipment on Decorative CMU Color "E" Dark Brown (4WA23-6) by ICI.
- ❑ Paint equipment on painted buildings to match adjacent surfaces.
- ❑ Do not accent downspouts, gable-ends, or paint super strips around buildings.
- ❑ Do not call attention to supports and service buildings.
- ❑ Paint fuel and water tanks (handrails and equipment) Shell White. Painting Shields on tanks is not recommended.
- ❑ Primary door entries and doors located in CMU walls to be painted Color "E" Dark Brown (4WA23-6) by ICI.
- ❑ All other secondary doors are to be painted color "A"-Gazelle (4W16-2) by ICI to prevent calling attention to them.
- ❑ Variations are subject to ACRB approval.

	BOTANICAL NAME	COMMON NAME	USE
RECOMMENDED TREES	Picea glauca	White spruce	
	Betula papyrifera	Paper birch	
	Prunus virginiana	Chokecherry	Not on Airfield and Loop Area
	Prunus virginiana 'Shubert'	Shubert chokecherry	Not on Airfield and Loop Area
	Prunus maackii	Amur chokecherry	Not on Airfield and Loop Area
	Prunus padus	European birdcherry (mayday tree)	Not on Airfield and Loop Area
	Malus baccata	Siberian crabapple	Not on Airfield and Loop Area
	Populus tremuloides	Quaking aspen	Not on Airfield and Loop Area
	Pinus contorta var. latifolia	Lodgepole pine	
	Pinus sylvestris	Scotch pine	
RECOMMENDED SHRUBS	Lonicera tatarica	Tatarian honeysuckle	Not on Airfield and Loop Area
	Lonicera caerulea edulis	Sweetberry honeysuckle	Not on Airfield and Loop Area
	Syringa villosa	Late lilac	
	Sorbaria sorbifolia	False spirea	
	Cotoneaster acutifolia	Peking cotoneaster	Not on Airfield and Loop Area
	Amelanchier alnifolia	Saskatoon (serviceberry)	Not on Airfield and Loop Area
	Cornus stolonifera	Red osier dogwood	Not on Airfield and Loop Area
	Elaeagnus commutata	Silverberry	
	Potentilla fruticosa	Potentilla	
	Ribes triste	Red currant	Not on Airfield and Loop Area
	Ribes nigrum	Black currant	Not on Airfield and Loop Area
	Juniperus communis	Common juniper	
	Juniperus horizontalis	Creeping juniper	
	Caragana arborescens	Siberian pea shrub	For Hedges
RECOMMENDED GROUND COVER	Poa pratensis	'Nuget' or 'Park' Kentucky Bluegrass	Lawn and Field Areas
	Festuca reubra	'Arctard' Creeping Red Fescue	Lawn and Field Areas, Airfield Bird/Aircraft Strike Hazard Zone, Hillsides
	Bromus inermis	'Manchar' or 'Polar' Smooth Brome	Airfield Bird/Aircraft Strike Hazard Zone, Hillsides
	Deschampsia beringensis	'Norcoast' Bering Hairgrass	Hillsides
	Alopecurus arundinaceus	'Garrison' Creeping fertail	Wet Areas
	Beckmannia syzignache	'Egan' American sloughgrass	Very Wet Areas
	Lolium perenne	Perennial ryegrass	Protective Cover Crop
	Lolium multiflorum	Annual ryegrass	Protective Cover Crop
TRUNK PROTECTORS FOR TREES		Arbor Gard + by Ben Meadows Company, Backgard by Easy Gardener, or equivelant	Install on All Trees

eielson air force base plans and guidelines

Use the most recent edition of the following documents:

General	Make It Better, PACAF Facilities Excellence Guide
	PACAF Commander's Guide to Self Help Success
	Eielson Air Force Base General Plan
	Eielson Air Force Base Commander's Summary
Landscaping	Landscaping Development Plan Eielson Air Force Base
	Landscape Planning Design, AFP 86-10
Family Housing	USAF Family Housing Community Guidelines for Environmental Improvements
	USAF Commander's Guide to Family Housing Excellence
	Military Family Housing Community Plan, Eielson AFB
Historic Buildings	Secretary of the Interior's Standards for Historic Preservation Projects (36 CFR 68)
	Archaeological and Historic Resources Management, DoD Directive 4710.1
	Cultural Resources Management, AFI 32-7065
	Inventory and Evaluation of Historic Buildings and Structures on Eielson Air Force Base, Alaska
	Future Integrated Cultural Resources Management Plan, Eielson Air Force Base
Signs	Air Force Sign Standards Pamphlet, AFP 32-1097
	PACAF Sign Standards (ETL-93-02)
Individual Facility Design Guidance	AFCEE Design Guides (on AFCEE website)
Interior Design	Interior Design Guide PACAF Command
Force Protection	AFMAN 32-1071, Vol 1-3 Security Engineering Project Development (FOUO)
	Unified Facilities Criteria (UFC), DoD Minimum Antiterrorism Standards for Buildings – UFC 4-010-01; 31 July 2002

acp design checklists

The design checklist will assist the design review agencies in conducting consistent architectural reviews for ACP compliance. The project checklist is designed for use with major projects including military construction, non-appropriated fund, maintenance, and family housing projects requiring professional design services. Smaller projects include simplified acquisition contracts, in-house operations and maintenance projects, self-help, and housing projects that do not require contract design services.

architectural compatibility review board project checklist

This checklist applies to all projects requiring professional design services. It will be submitted with the appropriate documentation for approval during the design process. The Air Force Base project manager must 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 must be submitted. Project continuation is contingent on the phase approval. Smaller projects not requiring full design services use the checklist on the following page; project documents are submitted as designated by the ACRB chairperson. All projects must 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 Title: _____ Project Address: _____

Submitted By: _____

ACP Provided to Designers? YES NO

Programming Documents Reviewed by ACRB? YES NO

REQUIREMENTS DOCUMENT

- ❑ Scope
- ❑ Goals
- ❑ Site Inventory / Site Analysis
- ❑ Coordinated with Sub-area Development Plans
- ❑ Coordinate with Other Planning Documents and Policies
- ❑ Preliminary Solutions Allow for Full Compliance of ACP (Design not finalized until concept design is complete)
- ❑ Design Complies w/ ACP Standards
- ❑ Project Description
- ❑ Objectives
- ❑ Other
- ❑ Adjacent Facilities Photos
- ❑ Future Project Considerations

Date Submitted: _____
Date Resubmitted: _____

- ❑ **Re-submittal Requested**
- ❑ Comments Attached

By: _____ **Date:** _____

CONCEPT DESIGN

Building

- ❑ Style / Form
- ❑ Proportions
- ❑ Wall Systems
- ❑ Lighting
- ❑ Entrances
- ❑ Scale
- ❑ Materials
- ❑ Details
- ❑ Signs
- ❑ Windows/Doors
- ❑ Massing
- ❑ Colors
- ❑ Ancillary Structures
- ❑ Roof Systems

Date Submitted: _____

Date Re-submitted: _____

- ❑ Design Complies with ACP Standards
- ❑ Re-submittal Requested
- ❑ Comments Attached

By: _____ **Date:** _____

Site Development

- ❑ Siting
- ❑ Lighting
- ❑ Furnishings
- ❑ Setbacks
- ❑ Signs
- ❑ Landscaping
- ❑ Utilities
- ❑ Screens / Enclosures
- ❑ Future Expansion Considered

Circulation

- ❑ Roads
- ❑ Lighting
- ❑ Parking
- ❑ Paths / Walks
- ❑ Signs
- ❑ Landscaping

- ❑ Other: _____
- ❑ Other: _____

FINAL DESIGN

- ❑ Final design remains consistent with approved concept design and elements listed above
- ❑ Materials / Color Board (interior and exterior)
- ❑ Rendering
- ❑ Landscaping Development
- ❑ Construction Documents
- ❑ Fascia/Gutters/Downspouts
- ❑ Cost Reduction Proposal (if necessary) Comply with ACP
- ❑ Coordination with other Planning Documents and Policies
- ❑ Coordination/Organization of Mechanical and Electrical Elements
- ❑ Other: _____
- ❑ Re-submittal Requested
- ❑ Catalog Cuts
- ❑ Architectural Details

Date Submitted: _____

Date Re-submitted: _____

- ❑ Design Complies with ACP Standards
- ❑ Comments Attached

By: _____ **Date:** _____

JUSTIFICATION FOR NONCOMPLIANCE

Explain: _____

Design Does Not Comply with ACP Standards

By: _____ **Date:** _____

small project checklist

This checklist applies to small projects not requiring contract design services. Before building, purchasing, or installing items, the project manager will submit documentation below for review and approval by the ACRB. All projects must 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 ❑ O&M ❑ Self-Help ❑ Housing ❑ Other _____

Full ACRB Review Required. ❑ Yes ❑ No

REQUIREMENTS DOCUMENT

❑ Scope
❑ Colors
❑ Coordinated with Subarea Development Plans
❑ Coordinate with Other Planning Documents and Policies
❑ Preliminary Solutions Allow for Full Compliance of ACP (Design not finalized until concept design is complete)
❑ Budget
❑ Furnishings
❑ Materials
❑ Equipment
❑ Other

Date Submitted: _____
Date Resubmitted: _____

❑ Design Complies w/ ACP Standards
❑ **Re-submittal Requested** Comments Attached

By: _____ **Date:** _____

CONCEPT DESIGN

Building
❑ Style / Form
❑ Proportions
❑ Wall Systems
❑ Lighting
❑ Entrances
❑ Scale
❑ Materials
❑ Details
❑ Signs
❑ Windows/Doors
❑ Massing
❑ Colors
❑ Ancillary Structures
❑ Roof Systems

Site Development
❑ Siting
❑ Lighting
❑ Furnishings
❑ Setbacks
❑ Signs
❑ Landscape
❑ Utilities
❑ Screens / Enclosures
❑ Future Expansion Considered

Circulation
❑ Roads
❑ Lighting
❑ Parking
❑ Paths / Walks
❑ Signs
❑ Landscape

Date Submitted: _____

Date Re-submitted: _____

❑ Design Complies with ACP Standards
❑ Re-submittal Requested
❑ Comments Attached

By: _____ **Date:** _____

❑ Other: _____
❑ Other: _____

FINAL DESIGN

❑ Final design remains consistent with approved concept design and elements listed above
❑ Materials / Color Board (interior and exterior)
❑ Rendering ❑ Catalog Cuts
❑ Landscaping Development
❑ Construction Documents
❑ Fascia/Gutters/Downspouts
❑ Cost Reduction Proposal (if necessary) Comply with ACP
❑ Coordination with other Planning Documents and Policies
❑ Coordination/Organization of Mechanical and Electrical Elements
❑ Other: _____
❑ Architectural Details

Date Submitted: _____

Date Re-submitted: _____

❑ Design Complies with ACP Standards
❑ Re-submittal Requested
❑ Comments Attached

By: _____ **Date:** _____

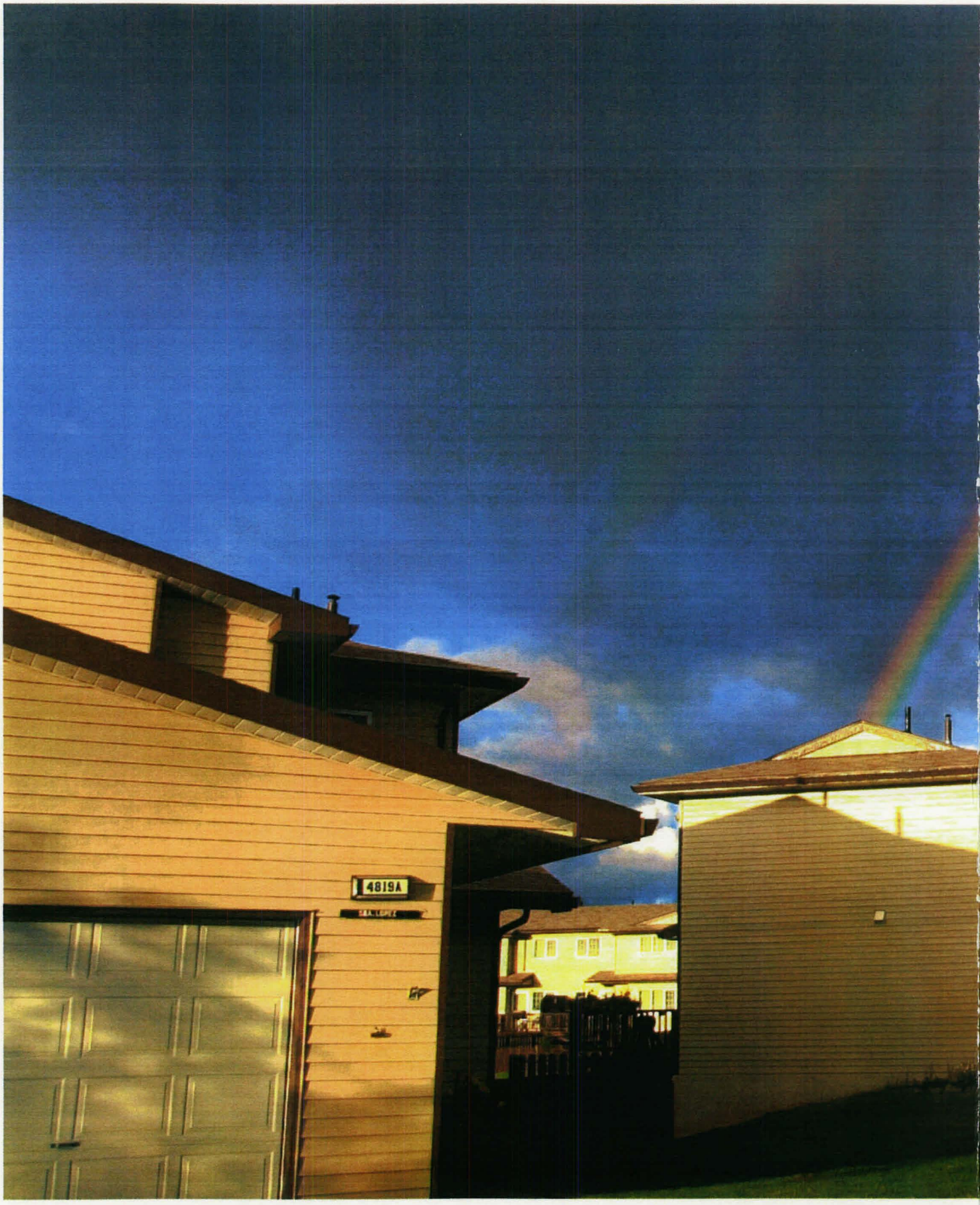
JUSTIFICATION FOR NONCOMPLIANCE

Explain: _____

Design Does Not Comply with ACP Standards

By: _____ **Date:** _____

index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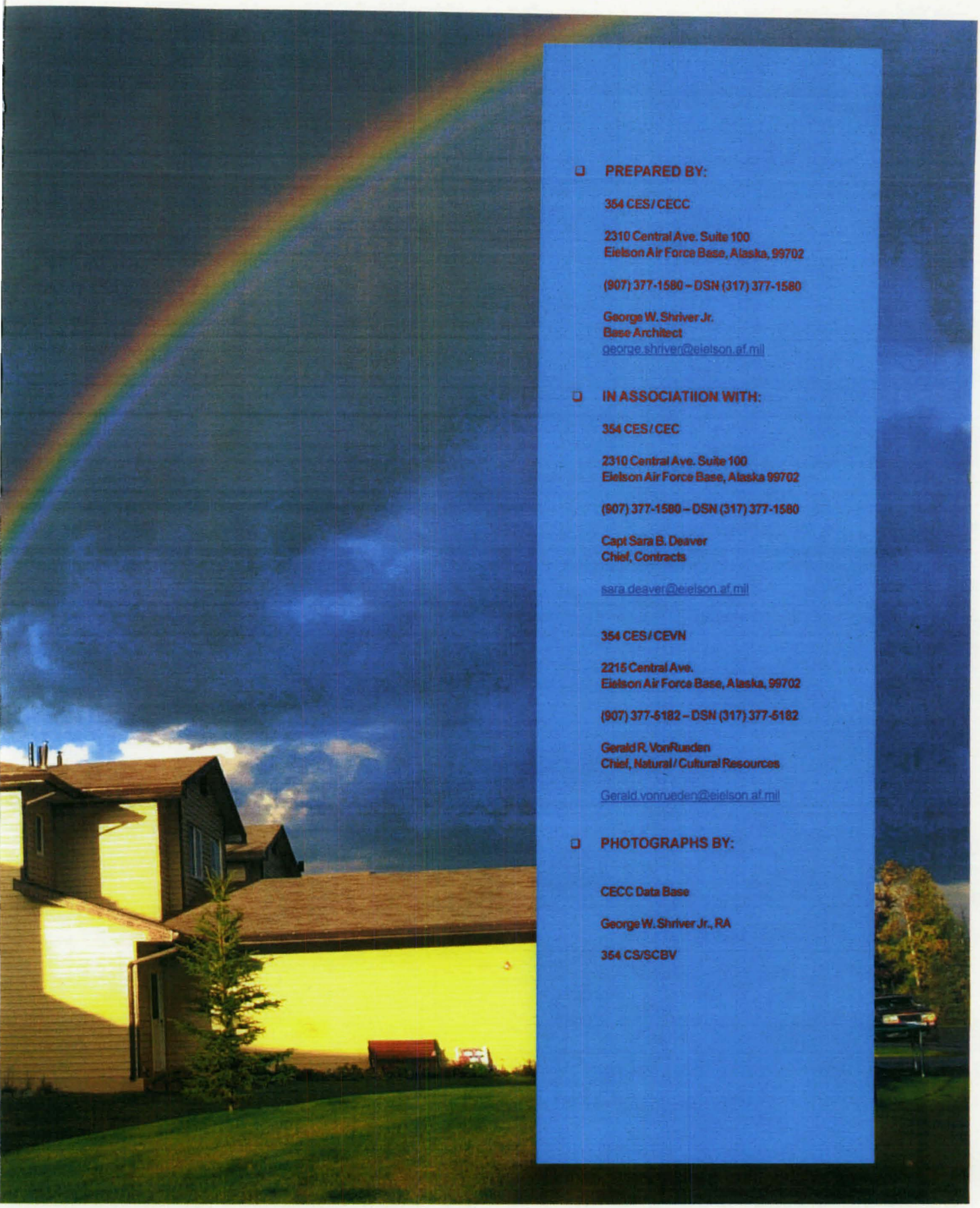

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SEPTEMBER 2003