

# JOINT BASE LANGLEY EUSTIS INSTALLATION FACILITIES STANDARDS (IFS) VOL. 2: JBLE EUSTIS



Installation Elements



Site Development



Facilities Exteriors



Facilities Interiors

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**JBLE Eustis IFS**

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## A. OVERVIEW

Comply with Air Force Corporate Standards for Overview:

<http://afcfs.wbdg.org/index.html>

This Installation Facilities Standards (IFS) document is part of the Air Force Corporate Facilities Standards (AFCFS) program to assist bases in implementing and maintaining facilities standards as appropriate for efficient operations within the respective climate region. IFS fully replaces, consolidates and simplifies existing facilities standards documents, such as the Architectural Compatibility Plan (ACP) or ACGs, FEPs, etc., and organizes information using the same structure, or Table of Contents, as the AFCFS website.

IFS reflects the AFCFS' concepts of "Facility Hierarchy" (categorizing facilities into group numbers) and "Facility Quality" (assigning an appropriate level of quality to each group number) and applies these principles at the base level. Applicable DoD and Air Force criteria such as UFCs, AFIs, Memoranda, and UFGSs (Guide Specs) are referenced and linked within IFS to ensure the document is always current.

Navigating within this IFS is efficient and straightforward. Please use the interactive Table of Contents to locate subject matter, and click on the title of a section to access it. From any page, click on the "Back to Table of Contents" footer to return. Content is organized into 4 major sections: Installation Elements, Site Development, Facilities Exteriors and Facilities Interiors.

This IFS document begins as a fill-in PDF form, which is fully editable, and becomes a "living document" that can be regularly updated by base-level personnel following a format that is consistent across the Air Force. While the format is standardized, IFS content is customized for base operations and the local climate to ensure mission success while emphasizing reduced maintenance and reduced initial costs, life-cycle costs, energy use, and water use.

1. Conformance to Air Force Corporate Facilities Standards (AFCFS) and Installation Facilities Standards (IFS) are required by Air Force Instruction (AFI) 32-1023 and Air Force Memorandum. Please refer to the AFCFS website for links to documentation on current policy.
2. Requests to deviate from any installation facilities standards, that are Unified Facilities Criteria (UFC) requirements, will follow the process outlined in the AFCFS for UFC waivers and exemptions.
3. All Air Force designs including Non-Appropriated Funds (NAF) facilities are required to conform to AFCFS per Air Force Instruction (AFI) 32-1023; AFCFS will be used to formulate Installation Facilities Standards (IFS) per the AFI. The Base Civil Engineer (BCE) maintains and implements the IFS.
4. Please refer to the AFCFS website as a portal to reference materials and requirements documents for design and construction projects (via links). Specific references to current DoD memoranda and Air Force criteria are updated periodically to provide the most current guidance and requirements. Programming, design and contract documents should list "current edition" for all reference and requirements documents. The documents in force at the date of execution of the design and/or construction contract shall be the governing version.
5. *Advanced Modeling Requirements:*  
*For all Air Force projects requiring advanced modeling, to include 3D visualization, Building Information Modeling (BIM), facility data, quantity take-off, geospatial, etc., follow the Army standards. Refer to USACE Minimum Model Matrix (M3) and Project Execution Plan (PxP) which outline required model uses. Refer to [CAD BIM Technology Center \(Contract Requirements\)](#) for more information on M3 and PxP.*
6. Joint Bases shall implement IFS under their Joint-Base designation with volume numbers for individual installations following the IFS Development Tool template. For example, for Joint Base Langley-Eustis, provide: Vol. 1 Langley AFB and Vol. 2 Fort Eustis.
7. References and Supplementary Documents listed in Appendix G are included in these Installation Facilities Standards by reference and are fully part of this document. Please refer to [Appendix G](#) for a listing of documents, which are available via hyperlink for viewing and downloading.
8. Installations outside the United States: Per UFC 1-200-01 DOD BUILDING CODE, 8 Oct 2019, "All construction outside of the United States is also governed by Status of Forces Agreements (SOFA), Host Nation Funded Construction Agreements (HNFA), and in some instances, Bilateral Infrastructure Agreements (BIA). Therefore, the acquisition team must ensure compliance with the most stringent of the UFC, the SOFA, the HNFA, and the BIA, as applicable." Refer to [Appendix G](#) for applicable agreements. "Use UFC 1-202-01 for design of host nation facilities that support military operations."  
<https://www.wbdg.org/ffc/dod/unified-facilities-criteria-ufc/ufc-1-202-01>

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Applicable  N/A Small graphics



JBLE Eustis Main Gate at Washington Boulevard



Waterfront along the James River



Historic Landmark Jones House



Magnolia Park Pavilion

### **A01. FACILITY HIERARCHY**

Comply with AF Corporate Standards for Facility Hierarchy (and subsections):

<http://afcs.wbdg.org/facility-hierarchy/index.html>

### **A02. FACILITY QUALITY**

Comply with AF Corporate Standards for Facility Quality (and subsections):

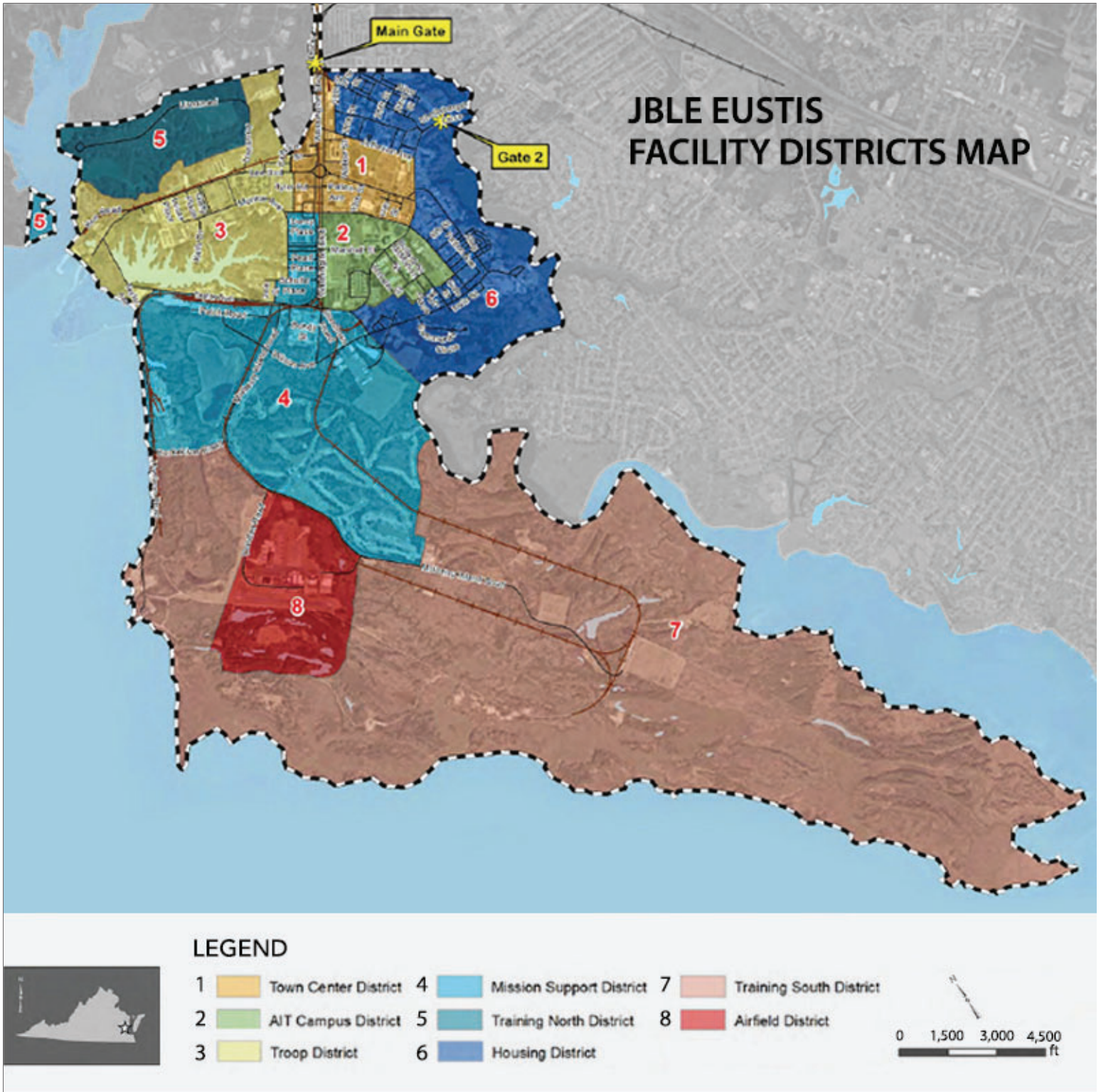
<http://afcs.wbdg.org/facility-quality/index.html>

### **A03. FACILITY DISTRICTS**

Comply with AF Corporate Standards for Facility Districts (and subsections):

<http://afcs.wbdg.org/facility-districts/index.html>





**Note:** Apply the base-wide standards in this IFS for Installation Elements, Site Development, Facilities Exteriors and Facilities Interiors (products, materials, color, etc.). Following application of the base-wide standards, refer to the Appendix and apply any additional requirements specifically related to the Facility District.

## B. INSTALLATION ELEMENTS

Comply with Air Force Corporate Standards for Installation Elements:  
<http://afcs.wbdg.org/installation-elements/index.html>

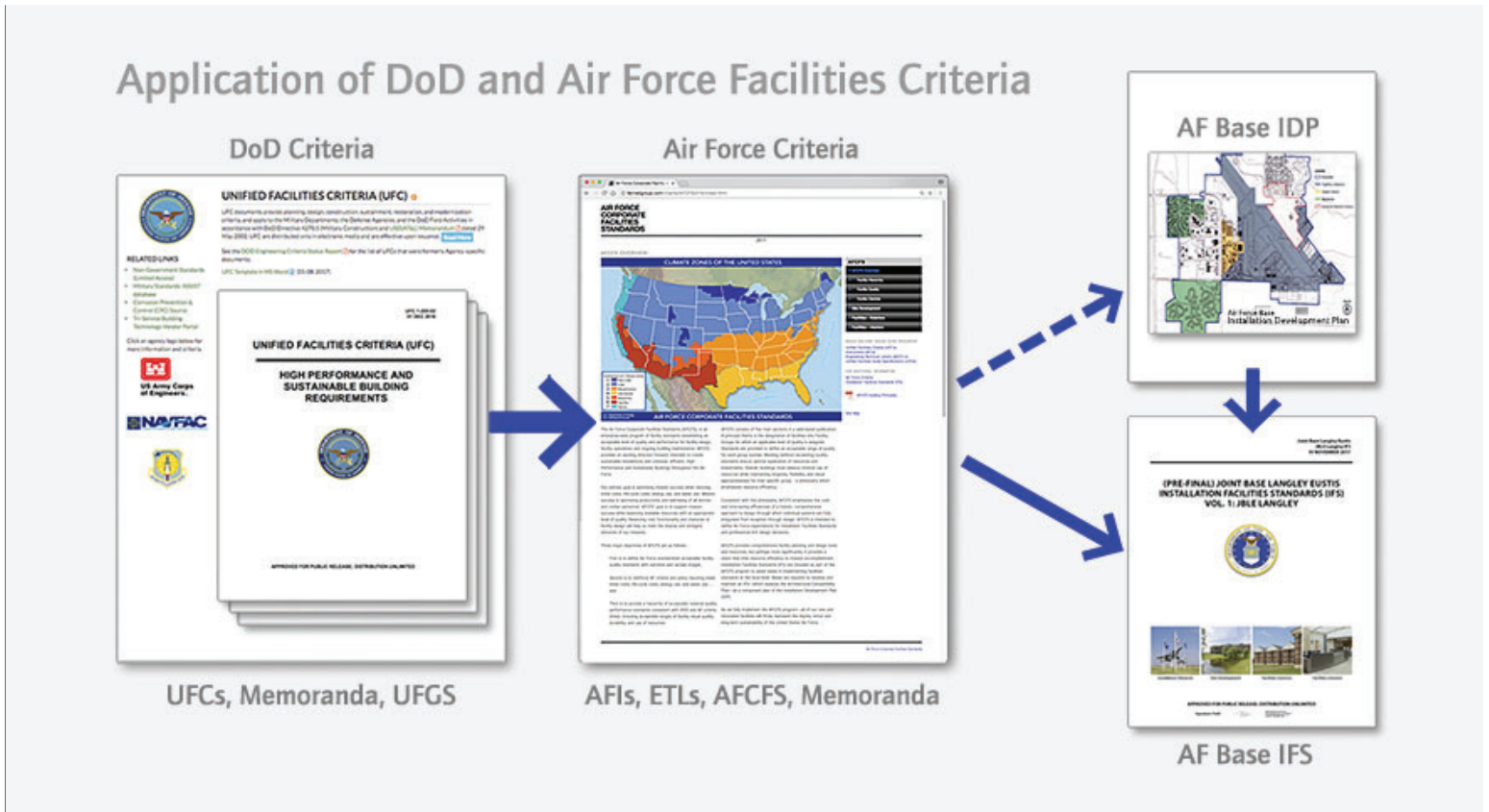
### B01. COMPREHENSIVE PLANNING

Comply with Air Force Corporate Standards for Comprehensive Planning:  
<http://afcs.wbdg.org/installation-elements/comprehensive-planning/index.html>

#### B01.1. Installation Development Plan (IDP)

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Department of Defense, Department of the Air Force and Air Force Base Criteria

1. The Base Civil Engineer is responsible for developing, maintaining and implementing the installation's Comprehensive Planning documents and to ensure that the Installation Development Plan (IDP) is prepared, maintained, and implemented following AFI 32-7062.

#### B01.1.1. IFS Component Plan of IDP

Applicable  N/A Large graphics

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1. The Base Civil Engineer is responsible for developing, maintaining and implementing the installation's Master Planning documents and to ensure that the Installation Development Plan (IDP) is prepared, maintained, and implemented following AFI 32-7062.



2. Refer to the IDP for information on climate and weather and for demographics and related data.

### B01.1.2. Brief History of Base

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Ft. Eustis Gate, Circa (c.) 1918



Training Exercises at Ft. Eustis



Felker Heliport at Ft. Eustis c. 1954

JBLE Eustis, formerly known as Fort Eustis and its predecessor Camp Eustis, has a long and colorful history dating to World War I. Please refer to the JBLE Eustis website for a detailed account. Only a brief history is provided here. In 1918 a site for a new camp was needed near Fort Monroe to train soldiers for artillery. The camp needed to be easily secured from intruders, have adequate water, railroad facilities, roads, and be of reasonable cost. Mulberry Island was the only location that possessed all of the desired attributes. On March 19, 1918, the War Department authorized the construction of Camp Eustis for the purpose of concentrating, organizing, equipping, training, and embarking troops for duty abroad as field artillery, railway artillery, trench mortar, and anti-aircraft troops. The camp's namesake MG Abraham Eustis was born in 1786 in Petersburg, Virginia, he proved his valor in the War of 1812 and the Seminole Wars. He commanded the School of Artillery Practice at Fort Monroe from 1824 to 1834. With the location and name of the new camp determined, construction began. The construction employed over 39,000 men including brick layers, carpenters, electricians, truck drivers, mechanics, and laborers. They were paid between 30 to 85 cents an hour. On June 7, 1918, eighty days after the order to begin, 100 Soldiers of Battery D, 61st Coast Artillery, arrived and Camp Eustis was open for business. After the Armistice of 11 November 1918, Camp Eustis was used as a de-mobilization post. In 1923 Camp Eustis was declared a permanent installation and renamed Fort Eustis and was transitioned to an experimental "Mechanized Force." In January 1941, Fort Eustis was re-activated as the Coast Artillery Replacement Center and trained over 20,000 troops in anti-aircraft artillery. On 10 January 1946, Fort Eustis became home to the Transportation Corps and School, and later in 1950, became home to the Transportation Development Engineering Station. Training continued through the Korean War and the Vietnam War. On July 1, 1966, the 7th Transportation Brigade was activated at Fort Eustis. It is currently one of the Army's most deployed brigades. The 2005 Base Realignment and Closure Act resulted in the greatest recent change in the make-up of Fort Eustis by relocating the Army Transportation School headquarters to Fort Lee in 2010. The Training and Doctrine Command, or TRADOC Headquarters replaced it in 2011. The BRAC decision consolidated adjoining bases of different services, referred to as joint basing. As a result, Fort Eustis and Langley Air Force Base were consolidated under the responsibility of the Air Force and the 633rd Air Base Wing as Joint Base Langley-Eustis in 2010.



### B01.1.3. Future Development

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Aerial Image of JBLE Eustis Main Cantonment Area

1. Follow AFI 32-7062 for Air Force Comprehensive Planning, the Comprehensive Planning Process, Comprehensive Planning Requirements, and Geospatial Mapping.
2. Address all future development under the Installation Development Plan (IDP).

### B02. STREET ENVELOPE STANDARDS

Comply with Air Force Corporate Standards for Installation Elements:

<http://afcfs.wbdg.org/installation-elements/index.html>

Comply with AF Corporate Standards for Street Envelope Standards:

<http://afcfs.wbdg.org/installation-elements/street-envelope-standards/index.html>



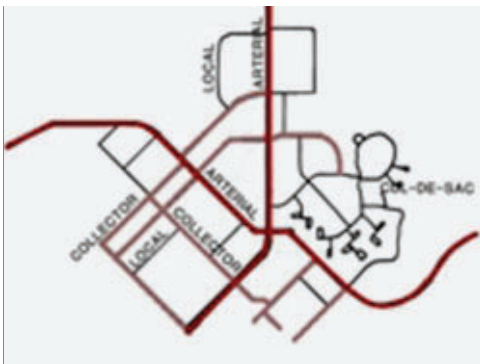
## B02.1. Hierarchy of Streets

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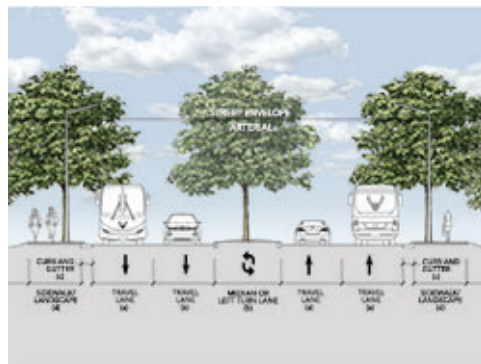
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Industrial Group 3 Streetscape and Adjacent Facilities



Hierarchy of Streets



Street Envelope Section



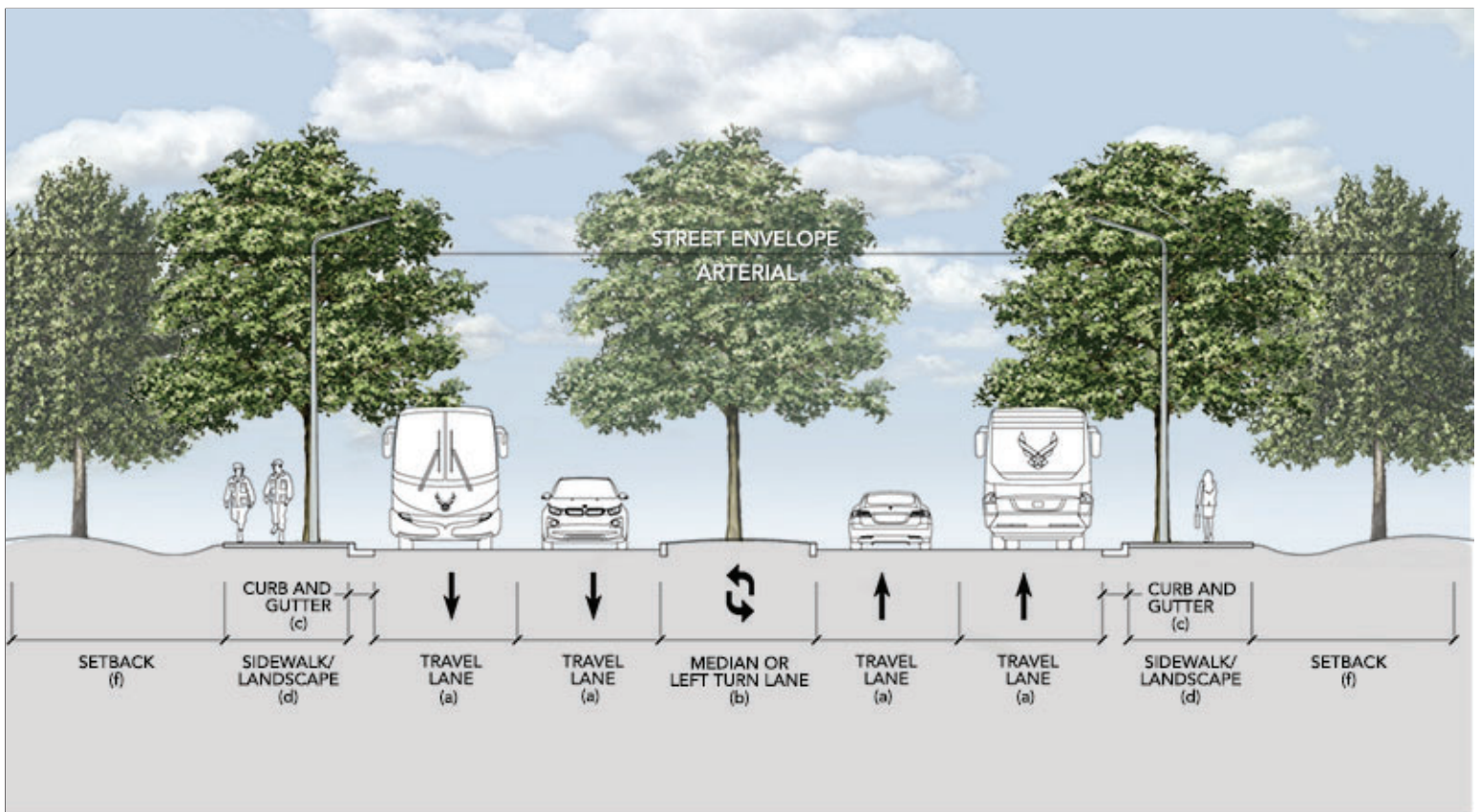
Alley Serving Parking Areas in Group 4

1. Develop and evolve a hierarchical transportation network of arterial, collector and local streets following UFC 3-201-01 and its industry references.
2. Provide consistent functionality throughout the installation and a level of visual quality relating to the adjacent Facility Group number.
3. Routes along facilities in Group 1 may have materials, finishes and features with a higher visual quality than Groups 2, 3 and 4. Reduce maintenance requirements by installing highly durable materials and finishes in routes along Group 3 industrial facilities.

4. Special routes may have a visual quality comparable to those along facilities in Group 1.
5. Create and maintain arterials with two lanes of traffic in each direction with landscaped or paved medians as applicable to the local climate and adjacent facility group designation / land use.
6. Minimize stops and turns along arterials. Eliminate on-street parking along arterials and provide on collector streets only on lower speed roadways such as residential streets.
7. Connect arterials to local streets with appropriately scaled collector streets.
8. Provide appropriate landscape setbacks and pedestrian buffers along all streets.
9. Minimize and consolidate curb cuts along streets.
10. Ensure access for emergency and service vehicles.
11. Define bicycle traffic routes in the Installation Development Plan or its applicable component plans.
12. Define appropriate force protection features, site furnishings, signs, lighting, utilities, and paving in the IFS.

### B02.1.1. Arterial Streets

- Applicable  N/A Large graphics
- Applicable  N/A Small graphics

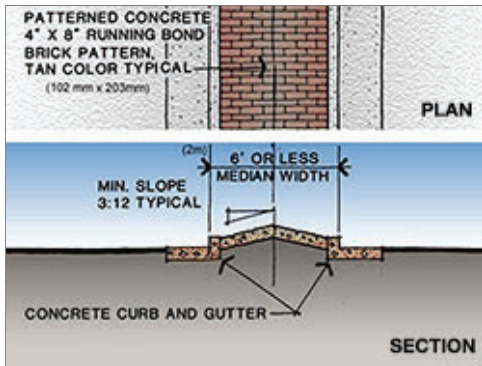


Travel Lane (a): 12' Median (b): 12' Curb and Gutter (c): 2' Sidewalk / Landscape (d): 12' Setback (f): Min. 35' or per AT





Approach to Main Gate at Washington Boulevard



Paved Median



One-Way Arterial Adjacent to Group 1



Landscaped Median Defining Access

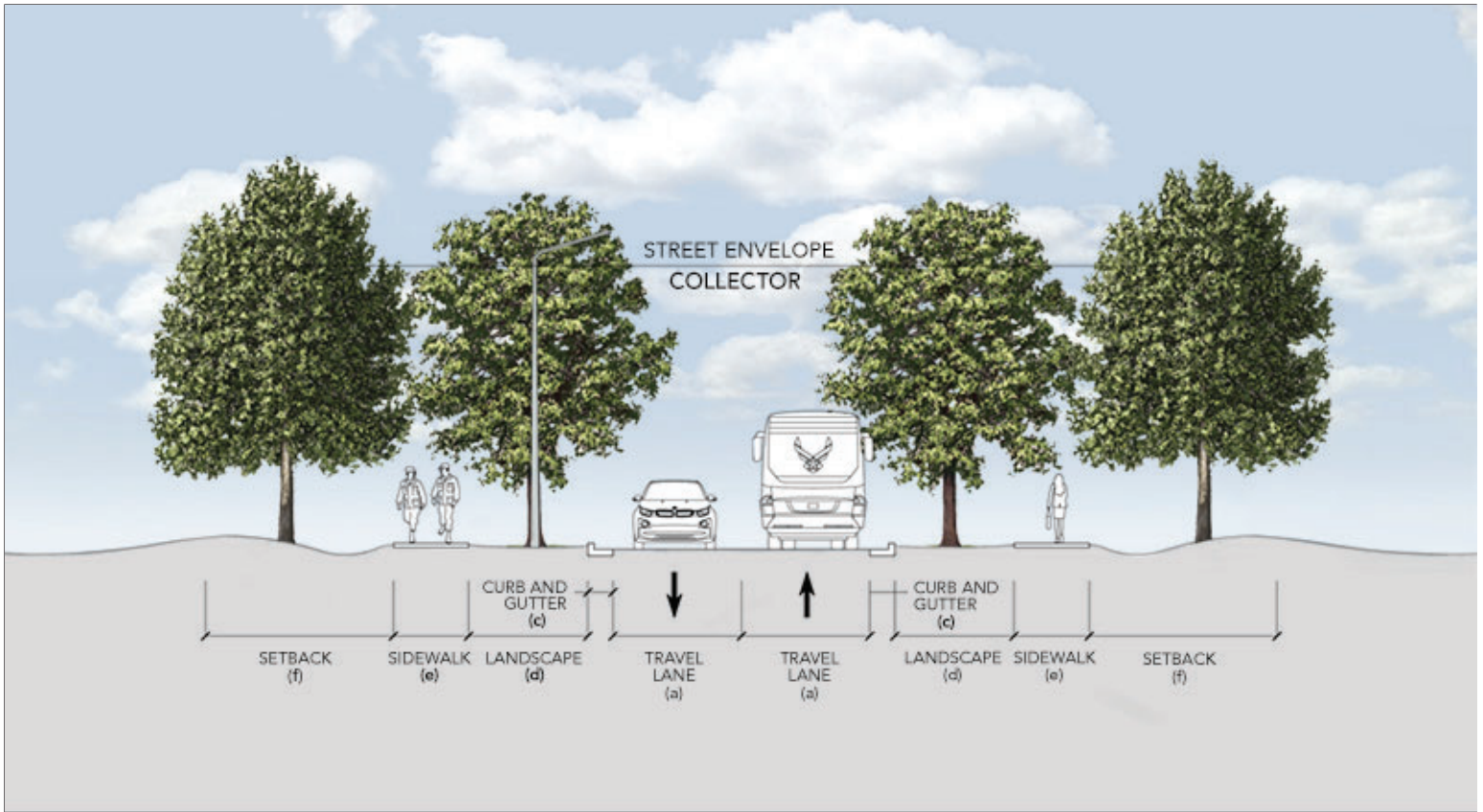
1. Minimize stops and turns; on-street parking will not be allowed at any point along arterial streets.
2. Provide sidewalks on at least one side of arterial streets and both sides of arterial streets in developed areas. Provide a 6' buffer between the road and sidewalk where space allows.
3. Limit curb cuts on arterial streets to entries into major facilities, building groups and major parking areas.
4. Reinforce the importance of arterial streets with appropriate signs, plantings and street lighting.



**B02.1.2. Collector Streets**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Travel Lane (a): 12' Median (b): N/A Curb and Gutter (c): 2' Landscape (d): 10' Sidewalk (e): 6' Setback (f): Min. 35' or per AT



Collector Setbacks Adjacent to Group 3



Streetscape at Group 4



Collector Street Elements

1. Frequent traffic stops and low speeds are permitted on collector streets.
2. Provide sidewalks on at least one side of collector streets and both sides of collector streets where functionally required. Buffers are preferred but not required on collector streets.
3. On-street parking may be allowed on one side where secondary roads are not less than 34 feet wide. Parking will not interfere with intersections or traffic flow.

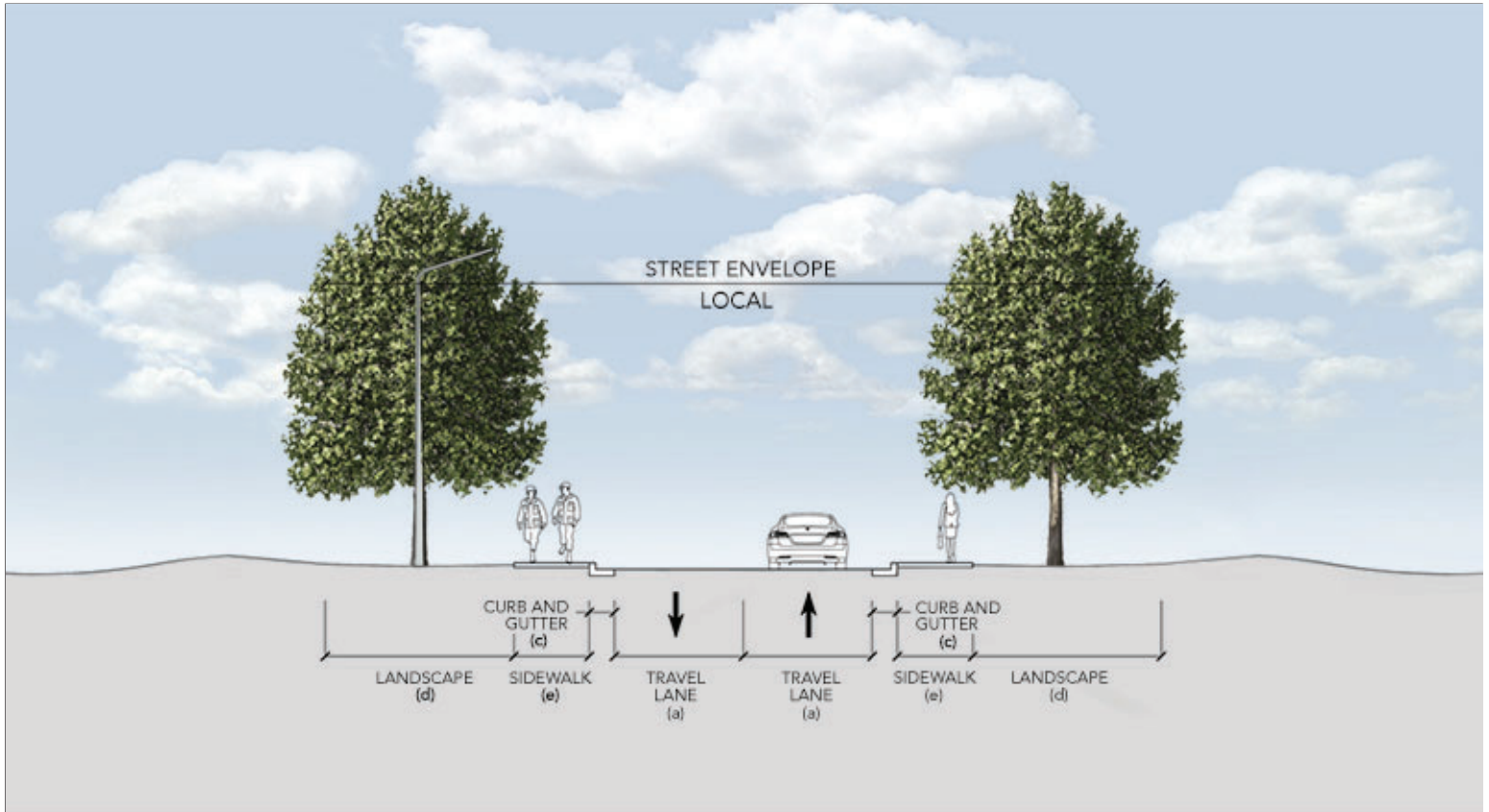


4. Signs, plantings and street lighting should reinforce the designation of “collector” street.

### B02.1.3. Local Streets

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Travel Lane (a): 11' Median (b): N/A Curb and Gutter (c): 1.5' Landscape (d): 15' Sidewalk (e): 6'



Street Trees Providing Shade



Typical Street Frontage



Alley with Double Sided Parking

1. Frequent traffic stops and low speeds are permitted on local streets.
2. Provide sidewalks on at least one side of local streets and both sides of local streets where functionally required. Buffers are preferred but not required on local streets.
3. On-street parking may be allowed following UFC industry references.



4. Signs, plantings and street lighting should reinforce the designation of “local” street.

5. Cul-de-sacs are only permitted in family housing areas.

### B02.1.4. Special Routes

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Washington Boulevard near Marshall Street: A Divided Arterial with an Expansive Landscaped Median



Divided Arterial near Main Gate



Barrier Signal along Special Route



Controlled Access Elements

1. Develop all special routes consistently with those adjacent to Group 1 facilities.



## B02.2. Hierarchy of Intersections

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Signalized Intersection at Lee Boulevard and Madison Avenue



Intersection at Divided Arterial



T Intersection



Controlled Intersection

1. Provide a hierarchy of intersections to include arterial, arterial-collector, collector, collector-local and local following UFC 3-201-01 and its industry references.
2. Passive systems such as traffic circles are preferred to active systems such as signalized intersections. Aggressively pursue passive systems to lower maintenance requirements and reduce energy use.
3. Use a level of visual quality for an intersection equal to the quality found in the related streetscape, which corresponds to the adjacent Facility Group number.



## B02.2.1. Arterials

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Major Intersection of Arterials with Traffic Circle and Green Space as a Focal Point



Signalized Intersection Adjacent to School



Intersection near Group 1 Facility



Deceleration Lane at Arterial

1. At arterial intersections adjacent to Group 1, landscaping of native grasses and shrubs may be provided; trees may be included when maintenance and non-potable irrigation is available. Monuments and static displays may be integrated into arterial intersection designs.



### B02.2.2. Arterial/Collector

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Intersection at Landscaped Median



Signalized Intersection



Intersection at Railroad Crossing

1. At arterial/collector intersections adjacent to Group 1, landscaping of native grasses and shrubs may be provided; trees may be included when maintenance and non-potable irrigation is available.

### B02.2.3. Collectors

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Integrated Turn Lane



Intersection Adjacent to Group 3



Approach to T Intersection

1. At collector intersections adjacent to Group 1, landscaping of native grasses and shrubs may be provided; trees may be included when maintenance and non-potable irrigation is available. Intersections adjacent to Group 2 may be developed similarly, but with less detailing.

### B02.2.4. Special Intersections

Applicable  N/A Large graphics

Applicable  N/A Small graphics



1. Develop all special intersections consistently with those adjacent to Group 1 facilities.

### B02.2.5. Street Frontage Requirements

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Landscape Setback along Arterial



Integrated Sidewalk and Crosswalk Elements



Group 4 Street Frontage

1. Consistently maintain open space buffers following B03.2.3. Preserves.

2. Refer to C06.1.7. Streetscape Landscaping for planting and screen wall requirements along street frontage.

### B02.2.6. Sight Lines

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Coordinated Pole Locations



Preserved Open Sight Line



Landscape Setback

1. Provide adequate sight lines for an effective and safe traffic operation per American Association of State Highway and Transportation Officials (AASHTO) standards and local municipality guidelines.

### B02.3. Street Elements

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Emulate the streetscape area's pre-development hydrology using passive and active design features to help sustain the adjacent regionally appropriate landscape. Coordinate with the base Stormwater Management Plan.
2. Employ systems, materials and techniques to maximize streetscape sustainability. Consider pervious paving and high reflectivity of surfaces, which are appropriate for the local climate.
3. Install at-grade curbing and/or raised-profile curb and gutter as applicable to direct stormwater to bioswales and rain gardens as source water for vegetation. Do not paint concrete curbing.
4. Provide all on-site utility service lines and equipment below grade when adjacent to Facility Group 1. In routes along Group 2, 3 and 4, when mounting elements such as utility cabinets, communications equipment and water valves above grade is unavoidable, paint these consistently and provide visual screening following Installation Facilities Standards (IFS).
5. Provide traffic control devices including access control point/entry control facility signs, speed limit signs and street name signs following the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) per UFC 3-120-01.
6. Crosswalk markings will follow the MUTCD for Streets and Highways, current edition. Provide white markings that define the edges of the crosswalk or a tone of lines defining the area of the crosswalk consistent with common practices found in the adjacent municipality.
7. Follow UFC 3-120-01 for directional and wayfinding signs and address both vehicular and pedestrian traffic.
8. Reduce energy consumption and reduce maintenance requirements by providing street lighting only when functionally required to ensure safety and to address antiterrorism following UFC 4-010-01. Ensure the quality and quantities of lighting and fixtures are appropriate for the adjacent Facility Group number.

#### B02.3.1. Paving

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Bituminous Paving



Functionally Required Concrete Paving



Integrated Concrete Drain Pan

1. Pavement design will comply with UFC 3-250-01. Ensure appropriate analysis and design of subgrade conditions to promote low maintenance, high performance pavements. Apply all applicable best practices from Appendix B of the UFC.

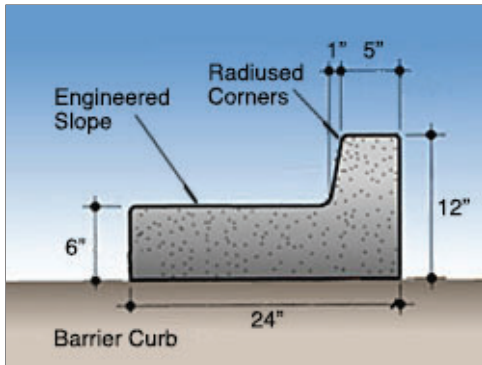


2. Materials will be specified in accordance with UFC 3-250-01 and must conform to requirements set forth in the Unified Facility Guide Specifications (UFGS) for concrete and bituminous pavement.

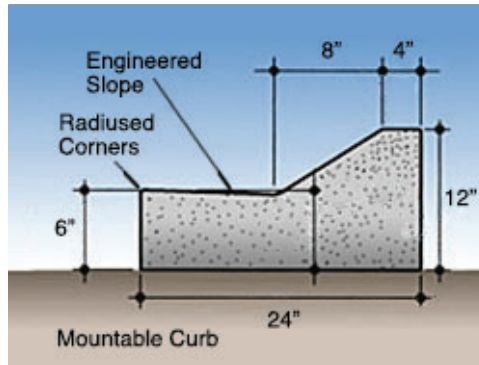
**B02.3.2. Curb and Gutter**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Base Standard Curb



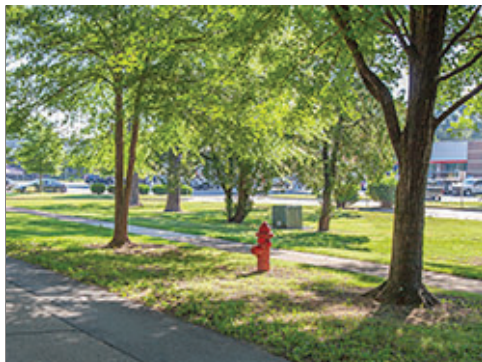
Group 4 Curb

1. Curb all streets except remote/isolated roads and rock-paved service roads.
2. All streets should have integral concrete curbs and gutters. Painted curbs are prohibited because they are very difficult to maintain.
3. Use concrete for sidewalks and curbs. Do not use asphalt curbs.

**B02.3.3. Utility Service Elements**

Applicable  N/A Large graphics

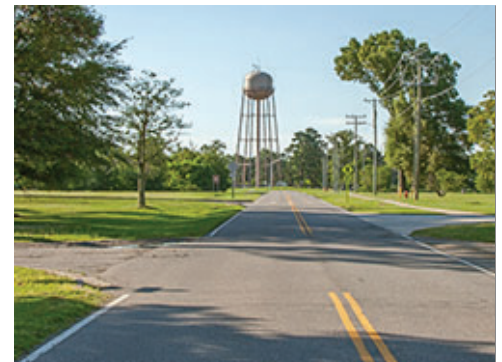
Applicable  N/A Small graphics



Base Standard Colors



Coordinated Placement



Water Tank as a Landmark

1. Provide all utility service lines below grade when streets are adjacent to Facility Group 1; when mounting elements (such as utility cabinets, communications equipment and water valves) above grade is unavoidable, paint these consistently and provide visual screening following Site Development, Landscaping.
2. Overhead service lines along streets adjacent to Facility Groups 2, 3 and 4 are discouraged.

### B02.3.4. Traffic Signs

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Standard Format and Placement



Standard Color



Typical Traffic Control Device

1. Refer to Exterior Signs, Colors and Types for Traffic Control Devices, which includes signs.

### B02.3.5. Street Lighting

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Standard Street Fixture



Street Fixture with Long Arm at Group 1



Decorative Fixture at Group 4

1. Refer to the Lighting section for appropriate applications along streets.

### B02.3.6. Other

Applicable  N/A Large graphics

Applicable  N/A Small graphics



### B03. OPEN SPACE / PUBLIC SPACE

Comply with Air Force Corporate Standards for Installation Elements:

<http://afcfs.wbdg.org/installation-elements/index.html>

Comply with AF Corporate Standards for Open Space / Public Space:

<http://afcfs.wbdg.org/installation-elements/open-space-public-space/index.html>

#### B03.1. Plazas, Monuments and Static Displays

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Commemorative Plaza



Central Monument with Brick Pavers



Concrete Paving and Stone Markers



Static Display with Aggressive Stance



1. Natural features and culturally or historically significant features or events may be recognized and acknowledged with physical elements such as plazas, monuments and static displays. However, limit these elements on the base to ensure judicious use of resources and to reduce ongoing maintenance requirements.
2. Design highly durable plazas, monuments and static displays with a level of quality comparable to Facility Group 1.
3. Link plazas, monuments and static displays to the pedestrian circulation system. Install landscaping, site furnishings and lighting appropriate for the application and local climate following Installation Facilities Standards (IFS).
4. Select systems, products and materials for paving, walls, and structures following IFS.

**B03.1.1. Paved Plazas**

- Applicable  N/A Large graphics
- Applicable  N/A Small graphics



Concrete Pavers at Group 2



Concrete Entrance Plaza



Brick Pavers and Concrete Edging



Colored Concrete Paving



Concrete Paving at Picnic Area



Concrete Paving at Pavilion

1. Mitigate heat island effect by providing high-albedo, shaded plazas. Pervious pavers will be used on all plazas and courtyards in Facility Groups 1 and 2; use pervious concrete in Groups 3 and 4. The designer will incorporate appropriate expansion and construction joints.

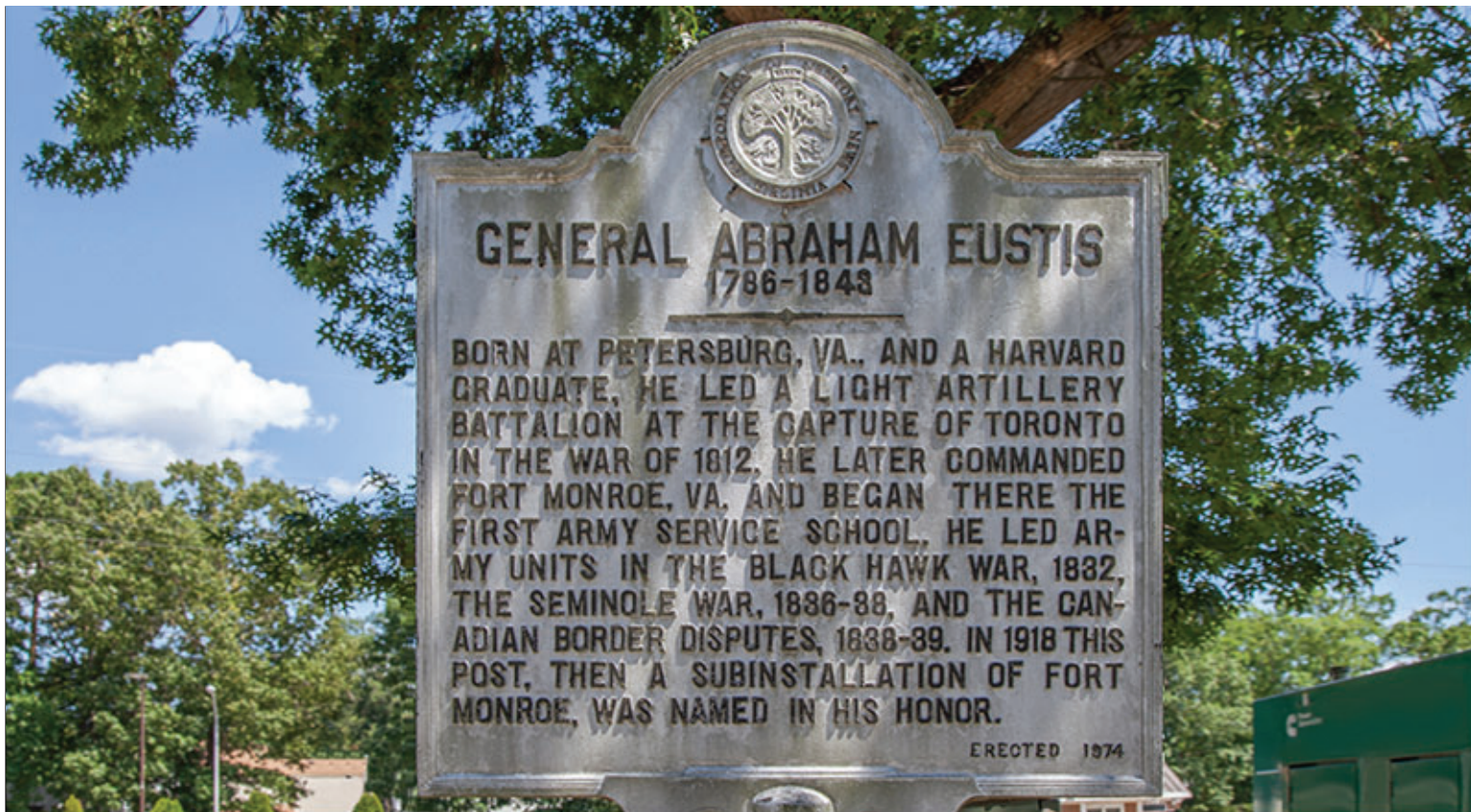
2. Pavers will match the color of pavers used on adjacent sidewalks using base standard range of red blend. Bricks used on plazas will typically be 4" x 8" size.



### B03.1.2. Sculptures, Markers and Statuary

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Commemorative Plaque Honoring General Abraham Eustis



Bronze Statuary and Plaque



Freestanding Bronze Plaque



Stone Marker with Plaque

1. Relate new sculpture, markers and statuary to the base's architectural design theme. Generally limit these elements to frequently used locations adjacent to Facility Group 1 and highly traveled community pedestrian spaces.
2. Consider entry gates as possible sites for new displays.
3. All proposed memorials will follow AFI 36-3108 and be limited to highly deserving individuals or groups as deemed appropriate by the installation leadership. Living memorials (tree plantings / etc.) are discouraged due to added maintenance requirements.



4. When sculpture requires a base, match the materials and / or color palette of adjacent buildings.

5. Use direct or indirect lighting to accentuate features or enhance an intended effect.

6. Ensure that all sculpture, markers and statuary are honorable and inspiring, provide a sense of place, positively contribute to the base's visual quality, and encourage pride for the community and the US Air Force.

### B03.1.3. Static Display of Aircraft

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Cobra AH1-S with Dynamic Mounting



Fixed Wing Ground Mounted Display



Coordinated Mounting and Marker



CH-54 Tarhe with Commemorative Marker

1. Follow IFS base-wide standards for all elements of the display area with specific attention to traffic sight lines, pedestrian circulation, site furnishings, signs, and lighting. Address requirements for the Facility District as well.



2. Generally locate concrete base/foundation structures for static displays below grade.

3. At static displays where pedestrian paths are provided, a minimum of one trash receptacle and one bench will be provided. Receptacle and bench design must conform to IFS requirements.

### B03.2. Grounds and Perimeters

Applicable  N/A Large graphics

Applicable  N/A Small graphics



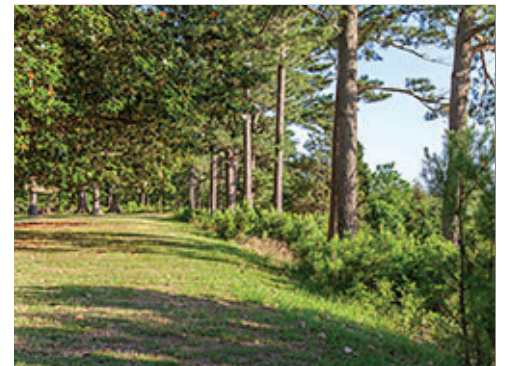
Recreation Area along the James River



Native Flora



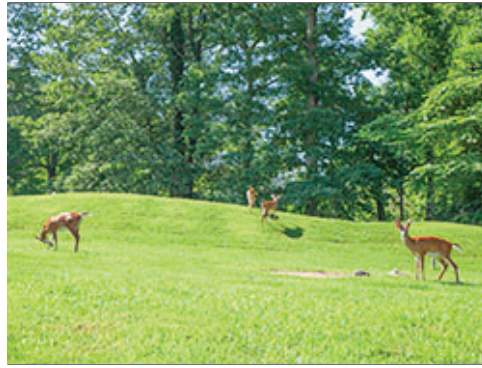
Historical Trail Marker



Maintained Recreational Grounds



Developed Park Space



Maintained Green Space Buffer



Playground and Pavilion

1. Provide formal spaces for parade and review functions, recreational areas and parks following the base's Installation Development Plan (IDP) and Installation Facilities Standards (IFS). Refer to the Site Furnishings topic for additional information.
2. Maintain preservation areas following the IDP and IFS.
3. Comply with UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings and UFC 4-022-03 Security Fences and Gates for all elements associated with the base's gates and perimeter fence.
4. Identify and describe base-wide utility corridors in the IDP.
5. Base-wide utility infrastructure will be inconspicuous. Bury utility service lines below grade when adjacent to Facility Group 1 and when economically feasible for Facility Groups 2, 3 and 4. When service lines are located above grade, create an ordered, coordinated appearance.
6. Follow the requirements of this IFS regarding all utility structures and service lines located above grade that visually impact the installation.
7. Where screening of utility equipment and structures is provided, allow adequate and proper clearance for safety and maintenance.
8. Reduce visual clutter and visual impact of the following items through a combination of careful placement, screen walls, landscaping and painting:
  - Electrical switch-stations
  - Sewage lift stations
  - Water well pumps, storage tanks and/or related structures
  - Gas piping, meters and similar incidental items
  - Above ground fuel storage tanks
  - Any ground-mounted freestanding utility item exposed to view
9. Larger structures such as electrical switch-stations, sewage lift stations, fuel storage tanks and mechanical/electrical equipment will be screened from view, using materials, forms, and colors in the screen walls that match those respective design elements present at adjacent buildings.
10. Paint aboveground equipment and associated components such as electrical piping or exposed plumbing lines dark bronze.
11. Maintain existing buried utility service lines as a visual asset.
12. Bury the following exposed above-grade items in future projects when economically feasible:
  - Electrical power grid and service lines
  - Telephone lines
  - Cable TV lines
  - Communications lines
  - Exterior lighting service lines
  - Any similar system of above-ground lines serving the base



13. Consolidate and enclose service utility lines in underground utility corridors when feasible. Create routes along the inside edge of parking lot islands.

14. All development of open space requires prior coordination and approval from the Base Civil Engineer.

### **B03.2.1. Parade Grounds**

Applicable    N/A   Large graphics

Applicable    N/A   Small graphics



Parade Ground and Pavilion Adjacent to Group 1

1. Follow UFC 3-201-02, Appendix B for the planning and design process and criteria for parade grounds.
2. Establish and maintain parade grounds only where there is a confirmed need and provide landscape materials appropriate for the locale following IFS.
3. Bleachers may be installed only when there is a documented requirement at parade grounds. Nonferrous metals that do not require painting or ongoing maintenance are preferred. The Base Civil Engineer will determine quantities, sizes, and products on a case by case basis.



### B03.2.2. Parks

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Park and Pavilion Adjacent to the James River



Public Green Space and Installation Flag



Picnic Shelters with Trees for Shading



Recreational Fields

1. Bleachers may be installed only when there is a documented requirement at parks and fields for recreational events. Follow guidance under Parade Grounds.
2. Picnic pavilions may be provided in parks where there is a documented need.
3. Prohibited picnic pavilion materials include wood, concrete masonry units (CMU) or metal pre-manufactured storage sheds. Use only materials and detailing that are low maintenance and endure with minimal weathering.



4. When picnic pavilions are permitted near facilities, generally match the architecture of the adjacent facility and provide a level of quality of the adjacent facility group number.

### B03.2.3. Preserves

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Preserved River Bank



Woodlands and Maintained Area



Preserved Habitat

1. Preserve areas adjacent to runways, taxiways, aprons, golf course roughs, storage areas, antenna facilities, and ammunition storage areas as open space.

2. Provide minimal maintenance with mowing as needed for controlling bird behavior for airfield safety or eliminating fire hazards.

### B03.2.4. Perimeter Fence

Applicable  N/A Large graphics

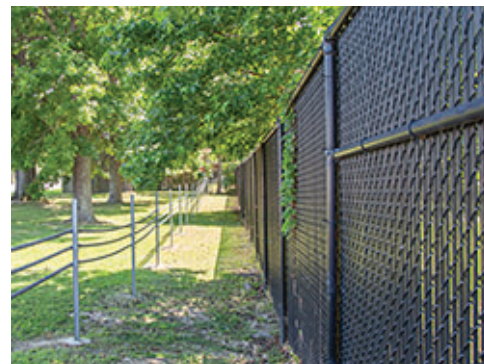
Applicable  N/A Small graphics



Masonry Piers and Metal Fence at Group 1



Metal Fence with Outriggers



Privacy Slats in Fencing

1. Design, install and maintain the base's perimeter fence following UFC 4-022-03. Stringently comply with AT requirements following UFC 04-010-01 for all spaces adjacent to the base's perimeter fence and all gates.

2. Fencing, gates and other elements associated with the main gates will be a level of quality equivalent to Facility Group 1.

3. Maintain a positive visual quality along the traffic corridor on both sides of the main gates. Specifically address pedestrian access, circulation and common areas. Refer to section C07.2.9 for fence types.

## C. SITE DEVELOPMENT

Comply with Air Force Corporate Standards for Site Development:  
<http://afcfs.wbdg.org/site-development/index.html>

### C01. SITE DESIGN

Comply with Air Force Corporate Standards for Site Development:  
<http://afcfs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Site Design / NEPA:  
<http://afcfs.wbdg.org/site-development/site-design-nepa/index.html>

#### C01.1. Site Design Considerations

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Collect documentation to validate approvals and completion of the NEPA process.
2. Ensure site design compliance with the Installation Development Plan (IDP) and its component plans and Installation Facilities Standards (IFS).
3. Promote integrated design with on-site solutions such as engineered small-scale hydrologic controls versus base-wide infrastructure; consider open space, natural features, bioswales, building roofs, streets, and paved surfaces.
4. Limit the impact of development on land and water resources. All site elements and infrastructure will reinforce an image of sustainability, with reduced energy demand, renewable-energy usage, and water conservation.
5. Consider energy conservation during site design for the following categories: building and site lighting, auxiliary systems and equipment (refrigerators, elevators, etc.), building envelope, electric power and distribution, HVAC systems and equipment, service hot water, and energy management (metering, EMCS).
6. Coordinate on-site renewable-energy systems and components to minimize area requirements and maximize efficiencies. Appropriately buffer and screen these and other mechanical systems and equipment.
7. New building projects should preserve open space and protect natural habitat.
8. Conform to existing topography to the greatest extent possible and use slopes to increase site and building efficiencies. Design sites to minimize irrigation and impacts to stormwater runoff.
9. Carefully study new project sites to identify the character of adjacent buildings, streets, landscaping, and site design elements. Reinforce the existing character in new site design.
10. Consider relationships to adjacent facilities and district / centralized heating and cooling infrastructure and cost effectively connect building systems to harvest heat, grey water or other beneficial byproducts.
11. Minimize existing and planned obstructions from landscaping, structures, topography, and adjacent developments to preserve solar access and natural ventilation.
12. Purposefully integrate service access, receiving and storage areas to eliminate the need for visual screening.
13. Appropriately connect to the base network of streets, sidewalks and trails using drive aisles, parking areas, walkways, paths, and bicycle routes addressing both vehicles and pedestrians.
14. Applicably coordinate heat island mitigation in paving and roof designs when implementing an integrated approach to stormwater management.



15. Consider the location of "Designated Tobacco Areas."

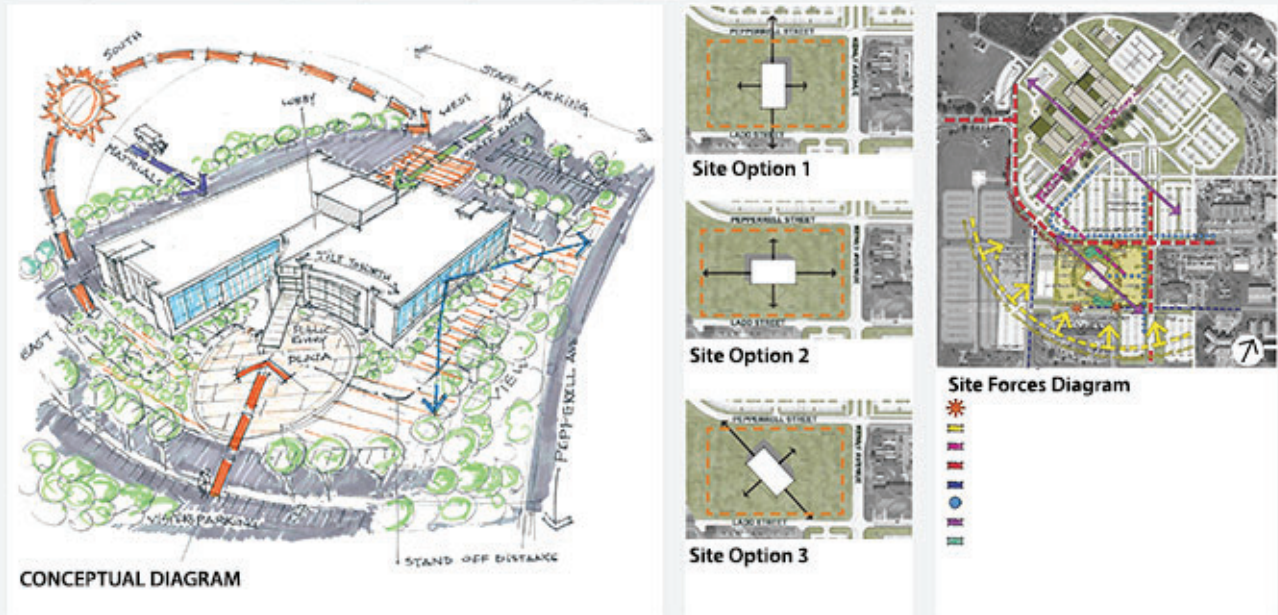
### C01.2. Building Orientation

Applicable  N/A Large graphics

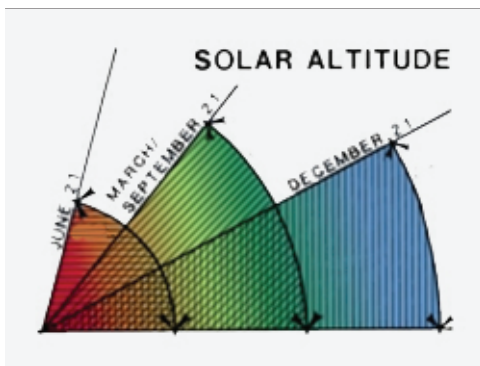
Applicable  N/A Small graphics

#### DRIVING FACTORS

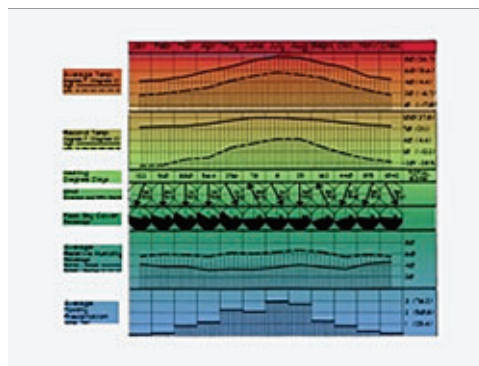
- |  |  |  |   |
|--|--|--|---|
| • Optimal solar orientation of the building.   | • Maximize the daylight & desirable views.       | • Meet the required AT/FP standoff distance          | • Create a unified campus                       |
| • Main entrance from Pepperrell street.        | • Saving existing vegetation and trees           | • Separation between staff/public/materials entrance | • Outdoor healing environment                   |
| • Addressing the orientation of the future ACC | • Visibility of the new facility from main roads | • Required parking spaces for public and staff       | • Implementation of landscape zones A, B, C & D |



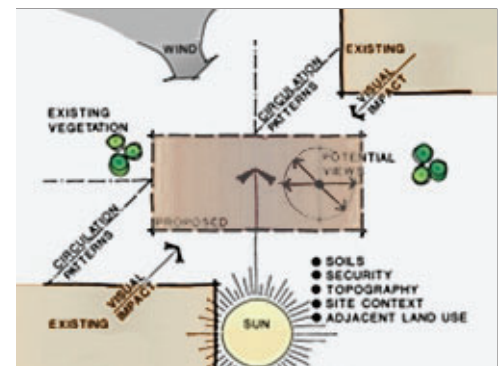
Conceptual Site Analysis and Site Design Diagram



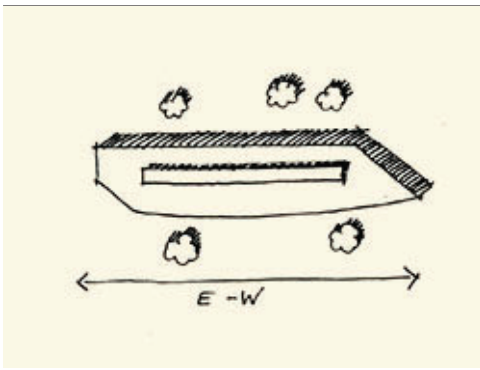
Local Solar Data



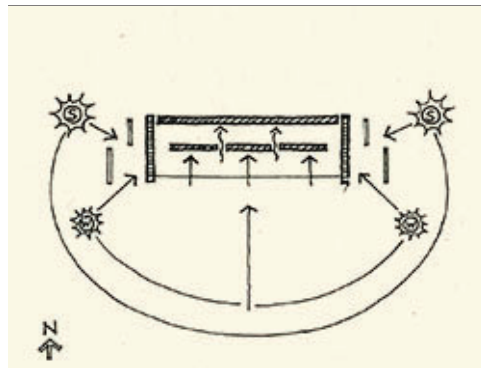
Local Climate Data



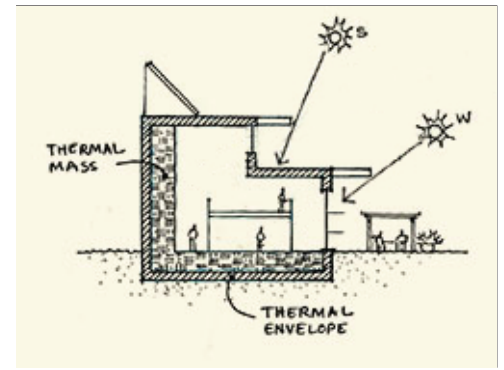
Site Data



East-West Axis



Optimum Solar Control



Maximized Shading

1. Ensure the site will accommodate optimum requirements for building orientation, which is with the long axis parallel to the east/west direction for rectilinear CONUS buildings.
2. Meet Installation Facilities Standards (IFS) requirements for the locations of the building's passive and renewable-energy systems—including geothermal and solar systems—and exterior shading systems.
3. Locate the building(s) and permitted ancillary structures to promote solar gain, solar shading, natural ventilation, rainwater harvesting, wind buffering and other beneficial passive systems. Consider natural ventilation during the design of HVAC systems.
4. Consider relationships to adjacent sites and their facilities and infrastructure, and cost effectively integrate building systems to harvest heat, grey water or other beneficial byproducts.
5. Consider the "public side" of the building, its views and the location of the main entrance.

## C02. UTILITIES

Comply with AF Corporate Standards for Site Development:  
<http://afcfs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Utilities:  
<http://afcfs.wbdg.org/site-development/utilities/index.html>

### C02.1. Utility Components

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Buried Utilities at Group 2



Pad Mounted Transformer



Base Standard Fire Hydrant





Underground Services to Mechanical Yard



Underground Services to Mechanical Facility



Overhead Electric Service Lines

1. Provide all on-site utility service lines below grade for Facility Group 1; when mounting elements (such as utility cabinets, communications equipment and water valves) above grade is unavoidable, paint these consistently and provide visual screening following Installation Facilities Standards (IFS).
2. Provide installation of utility infrastructure to support near term and future electric vehicle charging stations.
3. Define all service entry points into the building and route distribution below grade into an interior space within the facility; exposed conduits, cables and wires on exterior walls are not permitted for Facility Group 1.
4. Include consideration of appropriate placement of meters in support of Automated Revenue Management Services (ARMS).
5. Limit exterior mechanical distribution systems such as exterior steam, chilled water, and hot water distribution to Group 3 facilities; when required for Group 1 and 2 facilities integrate with the architecture and provide visual screens following IFS.
6. Direct roof drainage to underground collection when feasible or provide splash blocks / paved channels to intercept roof drainage at grade.

### **C03. PARKING AREAS**

Comply with AF Corporate Standards for Site Development:

<http://afcfs.wbdg.org/site-development/index.html>

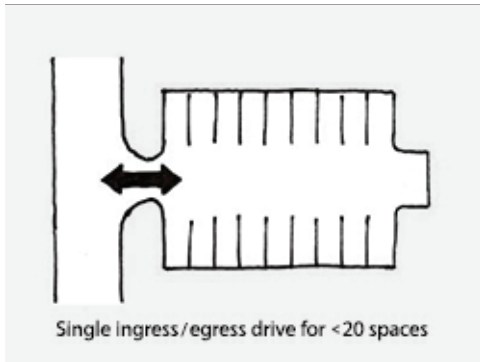
Comply with AF Corporate Standards for Parking Areas:

<http://afcfs.wbdg.org/site-development/parking-areas/index.html>

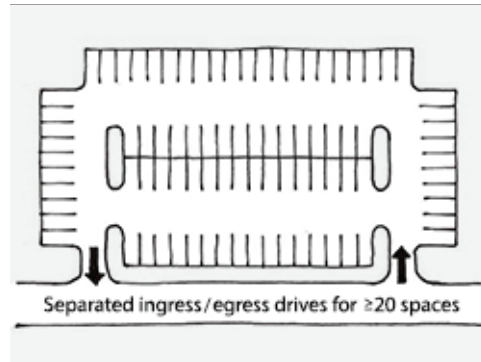
### C03.1. Configurations and Design

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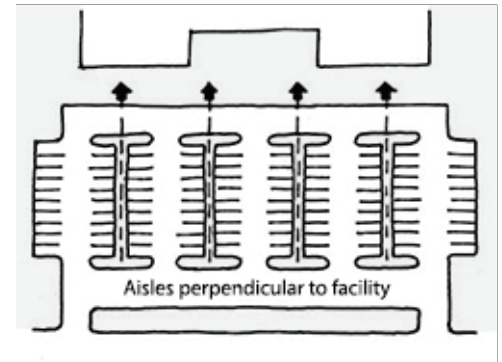
Applicable  N/A Small graphics



Small Lot Configuration



Large Lot Configuration



Facility Group 1 Configuration

1. Evaluate adjacent sites and cost-effectively consolidate parking areas to maximize efficient use; ensure that all areas meet accessibility guidelines.
2. Generally envision on-site parking as a series of small connected singular areas selectively placed around the facility served, rather than a single large area; buffer parking areas from the facility main entrance with a transition space and provide drop-offs to decrease close-in parking. Comply with IFS standards while meeting AT requirements.
3. Integrate at-grade and raised-profile curbing, permeable paved areas, and parking islands with the stormwater system and direct stormwater to bioswales and rain gardens as source water for regionally appropriate native vegetation.
4. Define pedestrian access with approved hardscape and provide shading along the primary path from the parking area to the building's main entrance of the building.
5. Coordinate suitable landscape or barriers integrated with walls and fences to ensure adequate force protection.
6. Accessible parking spaces will be marked according to UFC 3-120-01 and its references in ABAAS and the MUTCD.
7. Consider locations and requirements of near term and future electric vehicle charging stations.
8. Designate preferred parking spaces for electric vehicles and carpools near the main entrance.
9. Consider cost-effectively integrating solar photovoltaic arrays into covered parking structures.
10. Reserved parking is discouraged except for Facility Group 1.
11. On-street parking is discouraged except in multi-use areas. When used, provide approved on-street parking configurations following UFC 3-201-01.
12. Access and service drives should accommodate the largest vehicle serving the facility.



### C03.1.1. Paving and Striping

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Bituminous Parking



Standard White Striping



Designated Accessible Parking

**Facility Group 1** paving materials shall be as follows.

Primary: Asphaltic concrete

Secondary: Concrete

Accent: Permeable pavers

**Facility Group 2** paving materials shall be as follows.

Primary: Asphaltic Concrete

Secondary: N/A

Accent: N/A

**Facility Group 3** paving materials shall be as follows.

Primary: Concrete where operationally required

Secondary: Asphaltic Concrete

Accent: N/A

**Facility Group 4** paving materials shall be as follows.

Primary: Asphaltic Concrete

Secondary: N/A

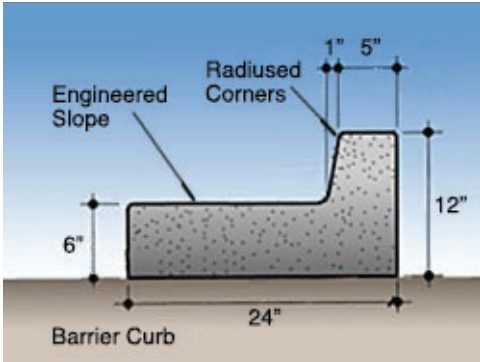
Accent: N/A

1. All new parking lots in Groups 1 and 2 will be constructed of bituminous pavement or concrete pavement when operationally required following UFC 3-250-01.
2. Porous paving may be considered on a case basis.
3. Cost-effectively provide light-colored concrete to reduce heat island effect; otherwise install bituminous pavement. Dirt, gravel, and grass lots are not allowed.
4. Use consistent striping, angles and stall sizes in all parking areas.
5. All parking will be marked with white stripes of paint or applied vinyl coatings. Red or yellow markings will only be used for safety purposes and must be kept to a minimum. All lines will be four inches (4") wide.

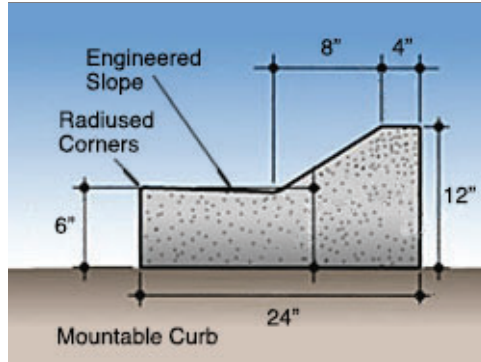
**C03.1.2. Curbing**

Applicable  N/A Large graphics

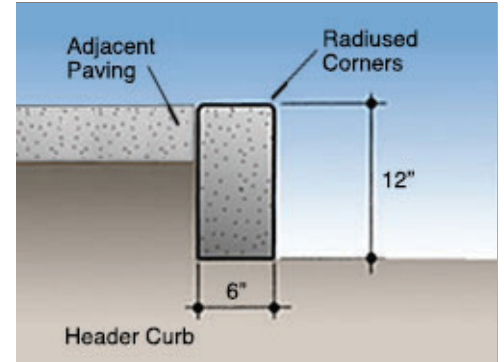
Applicable  N/A Small graphics



"Barrier" Curb



"Mountable" Curb



Header Curb

**Facility Group 1** curbing / edging materials shall be as follows.

Primary: Concrete

Secondary: N/A

Accent: N/A

**Facility Group 2** curbing / edging materials shall be as follows.

Primary: Concrete

Secondary: N/A

Accent: N/A

**Facility Group 3** curbing / edging materials shall be as follows.

Primary: Concrete

Secondary: N/A

Accent: N/A

**Facility Group 4** curbing / edging materials shall be as follows.

Primary: Concrete

Secondary: N/A

Accent: N/A

1. Define all parking lots with either raised- profile or at-grade curbing to promote drainage and protect paving edges. All raised curbs will be the rolled (mountable) type.

2. Integrate curbing to direct stormwater to bioswales and rain gardens as source water for regionally appropriate native vegetation.

3. Wheel stops are not permitted except at locations where vehicle bumpers could contact adjacent items such as poles, signs or pedestrians.



### C03.1.3. Internal Islands and Medians

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Bioswale Integrated with Median



Tree as Focal Point



Native Grasses in Median



Median with Rip Rap for Stormwater

1. Install landscape islands and medians as visual breaks, to reduce heat island effects and to accommodate bioswales and rain gardens with consideration for winter conditions. Coordinate suitable landscape or barriers integrated with walls and fences to ensure adequate force protection.

2. When lighting is necessary, contain fixture bases within medians or internal landscape islands.

### C03.2. Parking Structures

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Parking structures are encouraged in land-constrained locations when economically feasible.
2. Consider near- term and future electric vehicle charging stations and renewable energy generation development during the analysis and design.
3. Consider opportunities for integrating parking structures into multi-use developments with pedestrian-oriented uses located on the ground floor and parking on upper levels; ensure AT guidelines are fully addressed.
4. Structures may be constructed below grade with roofs serving as vegetated areas or plazas.

### C03.3. Connectivity

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Central Sidewalk Linking Facilities



Connection to Accessible Parking



Link to Sidewalk System

1. Refer to the Installation Development Plan (IDP) for locations of transit stops and pedestrian and cycling networks; provide appropriately sized sidewalks and bike paths to connect facilities and users to these networks.
2. Provide amenities such as rain and shade shelters, trees, and benches to encourage and facilitate use of public transportation.
3. Evaluate the IDP for the current and planned network of roads and optimally develop vehicular access to and from the site.

### C04. STORMWATER MANAGEMENT

Comply with AF Corporate Standards for Site Development:

<http://afcfs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Stormwater Management:

<http://afcfs.wbdg.org/site-development/stormwater-management/index.html>



## C04.1. Stormwater Requirements

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Parking Lot Graded to Drain to Central Bioswale



Parking Lot Drainage to Bioswale



Roof Drainage to Bioswale



Street Drainage to Landscaped Swale

1. Design all stormwater systems including retention ponds, detention areas, channels, etc. as on-site amenities that are consistent with natural systems and drainage patterns, that help sustain the base landscape with beneficial functionality and that provide aesthetic appeal; coordinate with the base Stormwater Management Plan.
2. Incorporate bioswales into the design of all roadway, parking and facility roof systems to enhance water quality and support the overall stormwater system.
3. Permeable paving may be used.



4. Provide rainwater harvesting and storage that is attached to the building's roof drain systems to support grey water irrigation; consider freezing temperatures in the design.
5. When underground drainage systems are required establish a maintenance program to include removal of sediments and debris; inspect joints seasonally for alignment to prevent leakage and the development of voids and surface failures.
6. Cost-effectively integrate stormwater systems with AT measures.

## **C05. SIDEWALKS, BIKEWAYS AND TRAILS**

Comply with AF Corporate Standards for Site Development:  
<http://afcs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Sidewalks, Bikeways and Trails:  
<http://afcs.wbdg.org/site-development/sidewalks-bikeways-trails/index.html>

### **C05.1. Circulation and Paving**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Coordinated Landscape, Lighting and Paving with Functionally Required Width





Sidewalk Integrated with Entrance Plaza



Sidewalk Defining Landscape Planting



Sidewalk at Group 2



Sidewalk at Group 4



Gravel Paving at Historical Landmark



Concrete Paving at Covered Entrance



Sidewalk at Main Gate





Sidewalk at Group 3



Sidewalk Connecting at Parking Lots



Troop Walk with Acceptable Width

**Facility Group 1** sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Pervious Pavers

Secondary: Concrete Edging

Accent: N/A

**Facility Group 2** sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Pervious Pavers

Secondary: Concrete Edging

Accent: N/A

**Facility Group 3** sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Permeable concrete

Secondary: N/A

Accent: N/A

**Facility Group 4** sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Permeable concrete

Secondary: N/A

Accent: N/A

1. Maintain efficient geometry and accessibility to connect building entrances to adjacent parking areas and activity areas and to the base transportation system following AT. Efficiently use materials to optimize life-cycle costs and to minimize maintenance.
2. Generally conform horizontal layouts of sidewalks to the geometric configuration of adjacent buildings, streets, parking lots, and other adjacent related site amenities. Occasional meanders and/or jogs may be included to capture views, to coordinate with landscaping or accommodate site constraints.
3. Walks in parking areas will provide a direct path using "safe islands" and "peninsulas" to encourage safety. Walks parallel to streets will follow streetscape guidelines. Clearly mark pedestrian crossings at vehicular routes.
4. Mitigate heat island effect by providing high-albedo, shaded sidewalks. Pervious pavers will be used on all sidewalks, plazas and courtyards in Facility Groups 1 and 2; use pervious concrete in Groups 3 and 4. The designer will incorporate appropriate expansion and construction joints.
5. Only experienced contractors will install pervious pavements.
6. Consider an integrated approach that could include stormwater management (permeable surfaces) and complement the design of the storm drainage system when appropriate.
7. Pedestrian paths should be at least 5' in width to allow for comfortable side-by-side walking.
8. Sidewalks leading to a building main entrance and at the interior of parking lots will be a minimum width of 6'. Walks greater than 10' wide may be used at high-density pedestrian areas where volumes of traffic justify added material.



9. Where vehicles park adjacent and head-in to the sidewalk and wheel stops are not used, such perimeter walks will be increased to a minimum width of 8' to accommodate overhangs of the parked vehicles.

10. All sidewalks shall have positive drainage to prevent ponding of water or, in rare occurrences, ice accumulation with slopes ranging from 2.1% to 4.2%. Walks with a slope greater than 4.2% shall be designed as ramps following accessibility guidelines. All walks shall have a minimum cross slope of 2.1%.

11. Concrete pavers shall primarily conform to the following color: Red Blend. Sidewalks surrounding Group 1 facilities shall use brick or concrete with "brick red" color. Pavers used on walks shall typically be 4"x8: nominal size.

12. Connect to the bicycle circulation system and provide bicycle parking with a suitable means for securing bicycles following IFS. Consider changing/shower facilities for use by cyclists.

13. Refer to the Installation Development Plan for future trails, bicycle paths, and sidewalks.

### C05.1.1. Ramps and Stairs

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Ramp at Group 3



Ramp at Group 2



Curb Ramp at Accessible Parking



Grade Accommodating Slope



Stair and Ramp at Group 1



Coordinated Stair and Ramp Design

1. Use ramps instead of stairs for sidewalks, bikeways and trails and at all buildings where possible. Where steps are unavoidable, follow UFC 1-200-01 and its references to the International Building Code.

**C05.1.2. Lighting**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Pedestrian Lighting at Troop Walk



Pedestrian Fixture at Entrance



Parking Lot and Sidewalk lighting



Pedestrian Scaled Fixture

1. Provide lighting for all stairs and landings where traffic warrants.
2. Refer to the Lighting section for path lighting along sidewalks, bikeways and trails.



## C06. LANDSCAPE

Comply with AF Corporate Standards for Site Development:  
<http://afcfs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Landscape:  
<http://afcfs.wbdg.org/site-development/landscape/index.html>

### C06.1. Climate-based Materials

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Indigenous Species of Grasses and Trees



Ornamental Planting at Group 2



Deciduous Trees Used for Shading



Xeric Groundcover



1. Use only native, naturally occurring, drought tolerant indigenous plant species (including grasses) appropriate for the locale to promote energy efficiency and water conservation, preserve drainage patterns, inhibit erosion, improve air quality, lower maintenance, and add beauty.

2. Follow details and specifications of the American Standard for Nursery Stock, current edition.

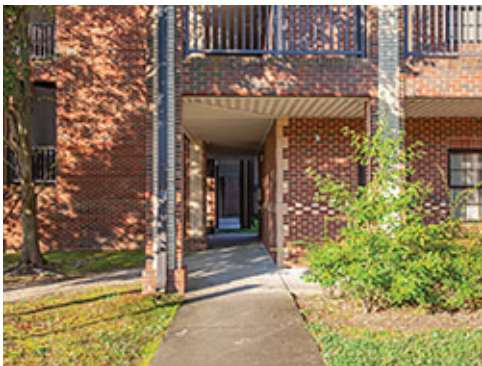
**C06.1.1. Landscape Design Concept**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Native Grasses Used to Stabilize Slope



Trees Shading Facades



Trees Defining Space



Trees Shading Sidewalks

1. Develop, maintain and implement a climate-based plant list with landscape features using a regionally appropriate palette of materials to promote energy efficiency, preserve drainage patterns, inhibit erosion, improve air quality, lower maintenance and add beauty. Follow UFC 3-201-02 Landscape Architecture.



2. Landscaping is required for all newly developed sites and facilities; preserve existing native landscape where possible and avoid overplanting.
3. Concentrate landscaping in Facility Group 1 and along major thoroughfares and integrate these landscaped areas into the base's stormwater management plan. Refer to the Streetscape Envelope Standards in this IFS.
4. All Facility Group 1 and 4 sites will be landscaped at their entire perimeter; limit formal planting arrangements to formal spaces typically associated with Group 1. Landscape public spaces near the main entrances of Group 1 facilities.
5. Facility Group 2 and 3 sites may have a native undisturbed landscape except at the main entrances of Group 2, which should be newly landscaped.
6. Facility plantings will follow the Installation Facilities Standards (IFS) plant list, which is based on the specific microclimates created by the adjacent building; shadow areas, protected areas, zones adjacent to thermal mass, and availability of rainwater and/or grey water.
7. Provide open spaces as transitions between developed and native areas that promote quality of life and provide visual relief and allow walkable connections to the transportation system.
8. Return suitable areas to a natural state to minimize and, whenever possible, eliminate ground maintenance requirements; expand prairie areas where appropriate with native plants to eliminate mowing and maintenance requirements.
9. In tree clusters replace grass with naturalized shrub beds and leaf litter mulch to eliminate mowing requirements.
10. Use plantings in open spaces to reinforce the space as a visual asset.
11. Consider landscape windbreaks when suitable for the local climate.
12. Integrate security requirements into the landscape design. Coordinate the heights of trees and shrubs and note restrictions for plantings following UFC 4-010-01.
13. Berms may be used as an integral part of the overall landscape strategy for screening, security and/or visual interest.

**C06.1.2. Xeriscape Design Principles**

- Applicable  N/A Large graphics
- Applicable  N/A Small graphics



Xeriscape Planting



Rock Mulch Planting Area



Wood Mulch Planting Bed

1. Apply xeriscape principles following UFC 3-201-02, Appendix B, and Air Force Corporate Facilities Standards.

2. Facility plantings are encouraged to use native plant species and to consider specific microclimates created by the adjacent building: shadow areas, protected areas, zones adjacent to thermal mass, and availability of rainwater and/or grey water.

### C06.1.3. Minimizing Water Requirements

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Reasonably reduce demand on potable water while seeking opportunities to increase alternative water sources for irrigation. Reduce or eliminate the use of potable/domestic water for purposes of landscape architecture maintenance, consistent with existing legal or contractual obligations, and prohibit potable-water irrigation in new construction beyond establishment following current DoD and Air Force policy.

### C06.1.4. Plant Material Selection

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Native Grasses, Shrubs and Trees with Acceptable Placement and Scale

1. Use only native, naturally occurring plant materials including grasses or turf suited for the local climatic conditions in the landscape design; potable-water irrigation systems are discouraged beyond the establishment period.
2. New facilities are encouraged to use native plant species as indicated on the following plant lists available from the Base Civil Engineer.
3. Trees should be the focus of landscape plantings and, where possible, should be a mix of deciduous and evergreen species for variety; provide tree grates when appropriate and use tree guards on smaller trees.



- 4. Ground covers are only recommended when minimal maintenance is required.
- 5. Turf areas should be limited to those that can be sustained by natural rainfall or grey water (non-potable) irrigation systems; turf may be defined by at-grade concrete mow strips to lessen maintenance.
- 6. Analyze soils and provide organic amendments as needed to improve plant growth and conserve water.
- 7. All plant material will have one-year warranty and is subject to approval by the Base Landscape Architect.

**C06.1.5. Water Budgeting (Hydrozones)**

Applicable    N/A   Large graphics

Applicable    N/A   Small graphics



Mulch Planting Beds Adjacent to Facility



Varied Landscape Plantings



Tiered Planting Design



Foundation Planting



1. Comply with DoD and Air Force policy on potable-water irrigation systems.
2. Provide irrigation systems in new construction to establish plant materials following “Water for Landscaping” in UFC 1-200-02. Note the climate zone and annual rainfall for the locale.
3. New buildings will cost-effectively integrate a grey-water reclamation system following UFC 1-200-02, which provides source water for an automatic drip irrigation system; connect adaptive plantings adjacent to facilities to a grey-water irrigation system when available and discontinue the use of potable water for irrigation after the establishment period.
4. Provide irrigation design following UFC 3-201-02. Install drip irrigation products and components following UFGS Section 32 84 24 Irrigation Sprinkler Systems. Match the color of valve box lids to the adjacent ground treatment (i.e. green at turf & native seed areas, brown at wood mulch & rock areas).
5. Life cycle cost-effectively equip irrigation systems to sense soil moisture, rainfall and wind to minimize unnecessary watering; incorporate drip irrigation systems as the primary source.

### **C06.1.6. Base Entrance Landscaping**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Preserved Trees Adjacent to Main Gate

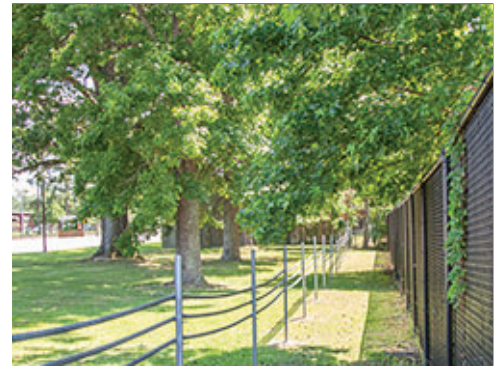




Limited Planting in Parking Area



Shrubs Pruned to Maintain Sight Lines



Maintained Grass Area

1. At the main gate, reinforce a sense of arrival through a well-designed concentration of landscape elements consistent in visual quality with Facility Group 1.
2. Ensure landscaping has seasonal features with spring and fall color and a combination of evergreen and deciduous trees and shrubs for winter interest.
3. Integrate base signs and street and pedestrian lighting whenever feasible.
4. Avoid planting trees where soil compaction (such as from pavements, sidewalks, roads, etc.) damages root structures or reduces appropriate drip lines.
5. Trim trees by qualified personnel under the supervision of a Certified Arborist.
6. Avoid trees that drop sap, fruit, or seeds.



### C06.1.7. Streetscape Landscaping

Applicable  N/A Large graphics

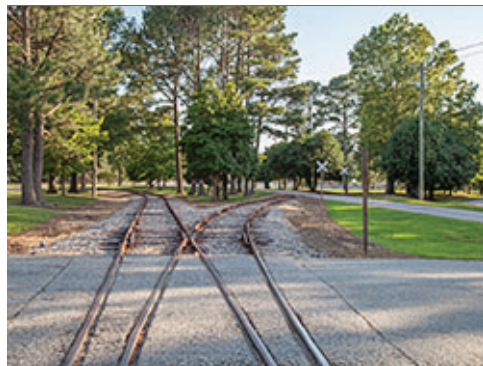
Applicable  N/A Small graphics



Street Trees along Divided Arterial



Trees Providing Shade



Trees Defining Space



Trees for Shade and Definition

1. Provide landscape designs with plant materials appropriately representing the level of quality of the adjacent Facility Group number. Refer to the Installation Elements section.
2. Select a variety of regionally appropriate streetscape plantings and grading to create a visual interest.
3. Avoid planting trees where soil compaction (such as from pavements, sidewalks, roads, etc.) damages root structures or reduces appropriate drip lines.
4. Trim trees by qualified personnel under the supervision of a Certified Arborist.



5. Avoid trees that drop sap, fruit, or seeds.

### C06.1.8. Pedestrian Circulation Landscaping

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Deciduous Trees Defining Space and Providing Shade



Ornamental Trees at Group 2



Trees Defining Sidewalk



Trees, Shrubs and Grasses along Walkway

1. Define walkways with landscaping where appropriate.

2. Provide rest areas along the pedestrian circulation network with human-scaled deciduous shade trees. Supplement tree plantings with finely textured shrubs when appropriate for the climate.



3. Provide wind breaks where required.

4. Avoid trees that drop sap, fruit, or seeds, and use long-lived species; perform tree trimming by qualified personnel under the supervision of a Certified Arborist.

5. Avoid planting trees where soil compaction (such as from pavements, sidewalks, roads, etc.) damages root structures or reduces appropriate drip lines.

### C06.1.9. Parking Lot Landscaping

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Central Landscaped Bioswale



Island with Drainage Channel



Trees Defining Space

1. Integrate appropriate landscaping elements into parking areas to visually soften the appearance at a minimum rate of ten percent of the total area.

2. Avoid trees that drop sap, fruit, or seeds, and use long-lived species; keep trees trimmed, removing dead and dying trees or branches.

3. Provide planting in islands within parking lots for shade and appeal following IFS and the base stormwater management plan.

4. Rain garden islands will be landscaped to receive rainwater runoff from adjacent impervious parking areas to be absorbed into the ground/planting bed. Native plants and groundcovers are recommended within the rain garden areas, which can survive without supplemental irrigation once established.



**C06.1.10. Screen/Accent Landscaping**

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Landscape Screening at Parking Lot



Shrubs for Visual Screening



Landscape Screen at Electrical Cabinet



Accent Landscape Planting



Accent Planting at Screen Wall



Perennials at Memorial

1. Provide complimentary accent landscaping at monuments and static displays.
2. At Facility Group 1, provide landscaping adjacent to all freestanding signs without distracting from the written communication.
3. Provide landscape screening of utility elements adjacent to Facility Group 1.
4. Providing landscaping as visual screening is preferred to the construction of walls and fences; berming and mounding may supplement landscape screening.

**C06.1.11. Other**

Applicable  N/A Large graphics

Applicable  N/A Small graphics

## C07. SITE FURNISHINGS

Comply with AF Corporate Standards for Site Development:

<http://afcs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Site Furnishings:

<http://afcs.wbdg.org/site-development/site-furnishings/index.html>

### C07.1. Furnishings and Elements

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Coordinated Site furnishings



Bench near Main Entrance



Standard Bus Shelter



Surface Mounting



Coordinated Placement of Elements



Standard Bike Rack

1. Provide a coordinated consistent inventory of site furnishings to positively contribute to the visual environment, image, and identity of the base; ensure durability, low maintenance, reduced visual clutter, and compatibility with the adjacent architecture.
2. Site furnishings shall meet accessibility requirements of ADA/UFAS.
3. Remove poorly located or redundant litter / ash receptacles, newspaper and bicycle racks, telephone booths, vending machines, walls and fences to reduce visual clutter and to lessen the requirements for maintenance.
4. Group 1 and 2 site furnishings shall be concrete and / or factory finished black or brown metal. Group 3 and 4 site furnishings shall be factory finished black or brown metal. Generally match the site furniture of adjacent facilities and the facility district.
5. Install needed outdoor seating (benches and low walls) in public gathering spaces near main and secondary building entrances. Low walls will match facility architecture.



6. Benches in Groups 1, 2 and 3 shall be concrete, or black or brown-painted metal. Provide black or brown-painted metal benches in Group 4 and parks. Wood in a species that is long lasting with desirable weathering character may be used with BCE approval. Park benches should be anchored on a concrete pad.
7. Integrate functional bicycle racks with the design of the building's main entrance grounds in Facility Groups 1 and 2 while meeting AT requirements.
8. Limit the use of bollards, but when necessary for force protection use precast concrete bollards in Groups 1 and 2. Concrete filled pipe bollards may be used in low-visibility areas for Groups 1 and 2 and in Group 3, parks and trails. Illuminated bollards may be used as approved on a case basis.
9. Locate architecturally coordinated containers for recycling, litter, ash, vending, etc., to minimize visual clutter and not be visible from the building's main entrance. Minimize the use of freestanding planters.
10. Generally limit picnic tables, barbeque grills and drinking fountains to lodging, dormitories, housing areas, parks and recreation areas following IFS.
11. The Installation Flagpole location will comply with the guidance for the display of flags in AFI 34-1201. Each Air Force installation is authorized to fly one United States Flag, normally in front of the installation headquarters. Waivers for non-authorized locations must be submitted in accordance with AFI 33-360 and approved waivers (AF Form 679) must be maintained by the installation protocol office.
12. Refer to the Overview Section "Facility Hierarchy" topic of this AFCFS for guidelines regarding ancillary structures such as pavilions and shade shelters.
13. Bus shelters will be provided only where there is a documented need and when approved on a case basis. Generally emulate the designs of adjacent shelters using concrete and red brick.
14. Monuments and static displays will be limited. New elements are generally discouraged unless these are fully vetted through the base's approval process and designed following IFS.
15. When visual screening is necessary, consider landscaping as the first option; solid brick screen walls are permitted only in Group 1 and in Group 2 dormitory areas with red brick matching adjacent buildings.
16. For fencing, apply the standards for "Products, Materials and Color" in the following section. Limit those with the highest visual quality to Facility Group 1 where there is sustained maintenance. Define all levels of security and visual quality.
17. Do not use chain-link fencing at Group 1, 2 or 4 facilities; Limit the use of barbed-wire outriggers on chain-link fencing at industrial sites, unless required for additional security or protection of assets.
18. Wood fencing may be used in Facility Group 4 and in recreation areas following IFS for material and finish when there is sustained periodic maintenance.
19. Provide trash dumpster enclosures for Group 1, 2 and 3 with red brick to match adjacent facilities; all gates shall be metal, factory finished dark brown.
20. Specify screen wall materials and finishes that do not require painting or maintenance beyond periodic cleaning.
21. Group 1, 2, 3 and 4 picnic tables and seating shall be black or brown-painted metal. Generally limit picnic tables, barbeque grills and drinking fountains to lodging, dormitories, housing areas, parks and recreation areas.
22. Limit the use of freestanding planters to areas with ongoing maintenance.
23. Provide kiosks only where there is a documented need for visual communication of posted messages. When used, match adjacent facilities in materials and detailing and consolidate kiosks with other site furnishings within 30 feet of major pedestrian paths. Limit kiosks to facility Groups 1 and 2 and parks.
24. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## C07.2. Site Furnishings Products, Materials and Color

**Note:** Apply the below base-wide standards for Site Furnishings (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### C07.2.1. Barbeque Grills

Applicable  N/A      Number of base standards 2



Type: **Charcoal**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Most Dependable Fountains, Inc.

Color: Natural stainless steel

Finish: Mill

Model #: SS BBQ Grill

Other: Concrete foundation, coordinate with Base Architect

UFGS: N/A



Type: **Natural Gas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: BBQ Coach

Color: Natural stainless steel

Finish: Mill

Model #: 32" 4-Burner

Other: Built-in Concrete or masonry, coordinate with Base Architect

UFGS: N/A



### C07.2.2. Benches

Applicable  N/A

Number of base standards 1



Type: \_\_\_\_\_

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Materials, Inc. \_\_\_\_\_

Color: Weatherstone Gray \_\_\_\_\_

Finish: Standard Finish (Smooth) \_\_\_\_\_

Model #: Mesa, Rectangular design \_\_\_\_\_

Other: N/A \_\_\_\_\_

UFGS: N/A \_\_\_\_\_

### C07.2.3. Bike Racks

Applicable  N/A

Number of base standards 1



Type: **Style 1** \_\_\_\_\_

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Brandir International Inc. \_\_\_\_\_

Color: Galvanized \_\_\_\_\_

Finish: Factory \_\_\_\_\_

Model #: The Ribbon Bike Rack, RB-07 \_\_\_\_\_

Other: N/A \_\_\_\_\_

UFGS: N/A \_\_\_\_\_

### C07.2.4. Bike Lockers

Applicable  N/A

**C07.2.5. Bollards**

Applicable  N/A

Number of base standards 3



Type: **Lighted Square Sloped Top**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Kim Lighting

Color: Platinum Silver

Finish: Anodized aluminum

Model #: VSB1 Square

Other: 3000K LED Lamp, 360° downlighting

UFGS: N/A



Type: **Lighted Round Dome Top**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Lithonia Lighting Products

Color: Dark Bronze

Finish: Anodized aluminum

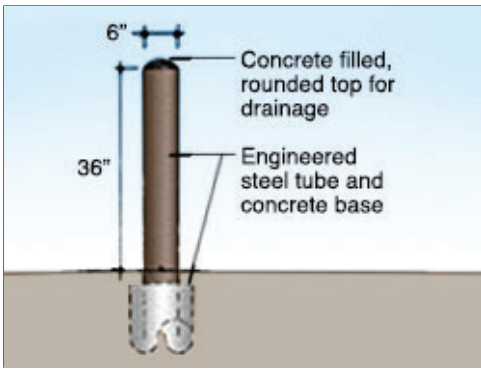
Model #: KBA

Other: Flared cone, 3000K LED Lamp

UFGS: N/A



Type: **Building Protection, steel**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: (Bollard Cover) Reliance Foundry

Color: Brown cover may be field painted dark bronze

Finish: Factory

Model #: 6" Steel pipe, concrete filled, Cover: R-7173

Other: A 1" (25.4 mm) rigid conduit and box with shroud may be provided at top of bollard with a receiver/key switch application

UFGS: N/A

### C07.2.6. Bus Shelters

Applicable  N/A Number of base standards 1



Type: **1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Dark Bronze

Finish: Powder coated

Model #: Gabled or hipped roof

Other: Provide concrete slab and 2 pre-manufactured aluminum benches

UFGS: N/A

### C07.2.7. Drinking Fountains

Applicable  N/A      Number of base standards 1



Type: **Pedestal**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Most Dependable Fountains, Inc.

Color: Natural

Finish: Stainless Steel

Model #: MDF 440 SMSS

Other: Accessible

UFGS: N/A

### C07.2.8. Dumpster Enclosures / Gates

Applicable  N/A      Number of base standards 1



Type: **1: Brick and Steel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Red brick blend, dark brown doors

Finish: Face brick, powder coated doors

Model #: Match adjacent building

Other: Steel gates and hardware, dark brown, dumpsters shall be painted dark brown

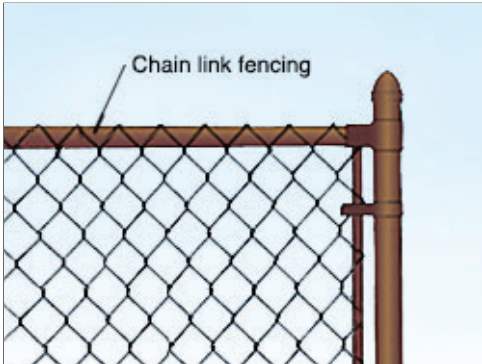
UFGS: Section 04 20 00 Unit Masonry



### C07.2.9. Fencing

Applicable  N/A

Number of base standards 7



Type: **Style A Barrier: High security, low visibility**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: General Wire Co.

Color: Dark brown

Finish: PVC coating over galvanized steel

Model #: Chain link, steel posts and rails, gates and accessories

Other: N/A

UFGS: Section 32 31 13 Chain Link Fences and Gates

Type: **Style B Barrier: High security, medium visibility**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

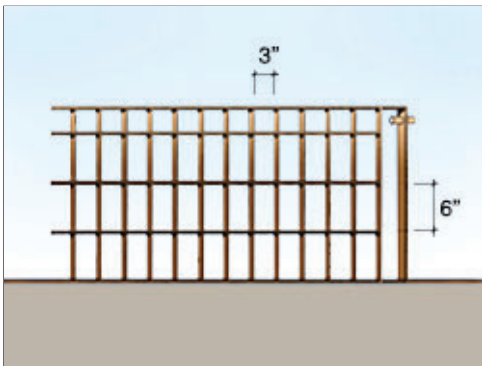
Color: Dark brown

Finish: Powder coat

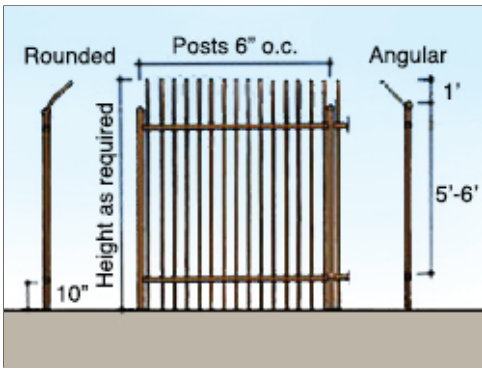
Model #: Steel grid: flat bar stock verticals, round rod horizontals

Other: Steel posts, horizontal bars, braces, and accessories, in heights, lengths, and gauges as required; Close all ends of tubing

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications



Type: **Style C Barrier: High security, high visibility**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Dark Brown

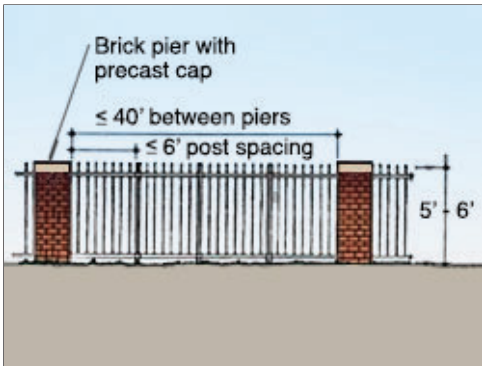
Finish: Powder coat

Model #: Steel posts, rails and pickets (vertical, bent outward at top)

Other: Posts, rails, and pickets in heights, lengths and gauges as required, (see Appendix for Facility Districts requirements)

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

Type: **Style D Barrier: Low security, High visibility**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Red brick blend, dark brown fencing

Finish: Face brick, powder coated metal

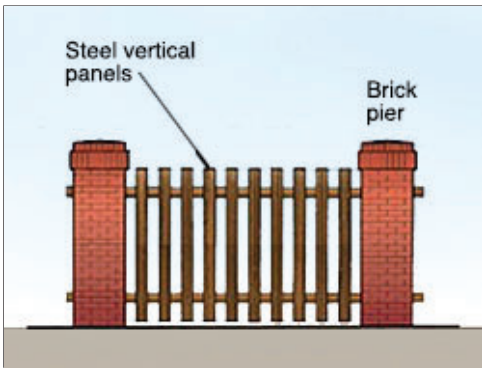
Model #: Brick Piers with steel posts, rails and pickets

Other: Brick: 2'x2' (Height as required, equally spaced 12' to 40'), Steel posts: 4"x4" (equally spaced), Rails: 2"x2", Pickets: 1"x1" (6"o.c.); close all ends of tubing

UFGS: Section 04 20 00 Unit Masonry, Section 05 50 13 Misc. Metal



Type: **Style E Barrier: Low security, High visibility**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Red brick blend, dark brown fencing

Finish: Powder coated metal

Model #: Brick Piers with steel posts, rails and alternating panels

Other: Brick: 2'x2' (Height as required, equally spaced 8' to 40'), Steel posts: 4"x4" (equally spaced), Rails: 1-1/4"x1-1/2", vertical steel panels spaced alternately on each side of the rails; matching gates; close all ends

UGFS: Section 04 20 00 Unit Masonry, Section 05 50 13 Misc. Metal

Type: **Style F Barrier: Very low security, high visibility**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Integral mixed Davis Colors: dark warm gray

Finish: Factory

Model #: Post and rail

Other: Concrete 3-rail, wood-grain textured (4,000 psi at 28 days); Posts: 39" height, 8' spacing, set 30" deep below grade with footing, typical

UGFS: SECTION 03 33 00 Cast-In-Place Architectural Concrete



Type: **Style G Barrier (Alternate): Very low security, high visibility**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: James Hardie Building Products, Inc.

Color: Off white and Earth tones

Finish: Factory

Model #: Post and rail with vertical boards

Other: Posts: Height as required, 8' max. spacing; apply boards to outside face.

UFGS: Not Available (SECTION 074646 Fiber Cement Siding)

**C07.2.10. Flagpoles**

Applicable  N/A Number of base standards 1



Type: **1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Eder Flag

Color: Natural aluminum

Finish: Satin Lustre

Model #: ECL30 IH, Internal Halyard

Other: 5" Butt Dia. 33' H (30' Exposed)

UFGS: N/A

**C07.2.11. Lighting – Landscape / Accent**

Please refer to the Lighting section.



**C07.2.12. Litter and Ash Receptacles**

Applicable  N/A      Number of base standards 2



Type: **Style 1: Precast concrete**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Materials, Inc.

Color: Weatherstone Gray

Finish: Smooth

Model #: TR-3225 Sante Fe (round or square)

Other: Rigid plastic internal liner,  
[http://materialsinc.com/wp-content/uploads/2014/10/TR-3225\\_SANTA\\_FE.pdf](http://materialsinc.com/wp-content/uploads/2014/10/TR-3225_SANTA_FE.pdf)

UFGS: N/A

Type: **Style 2: Metal**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Wabash Valley

Color: Black or as approved

Finish: Perforated Pattern

Model #: Urbanscape "E" with liner, 32 Gallon

Other: With dome top, without side door

UFGS: N/A



### C07.2.13. Picnic Tables

Applicable  N/A      Number of base standards 2



Type: **Precast concrete**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Materials, Inc.

Color: Weatherstone Gray

Finish: Standard Finish (Smooth)

Model #: TS-3490 New Mexican

Other: (303) 458-9595

UFGS: N/A



Type: **Metal, vinyl coated**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Wabash Valley

Color: Brown or as approved

Finish: Factory vinyl coated

Model #: Signature Series, 46" Square Pedestal Tables with 4 Seats

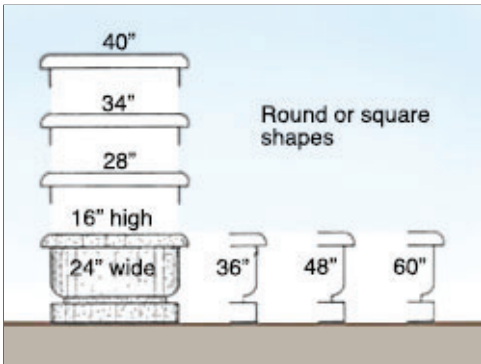
Other: Perforated Pattern, In-ground mount

UFGS: N/A



**C07.2.14. Planters**

Applicable  N/A      Number of base standards 1



Type: **Precast concrete**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Materials, Inc.

Color: Weatherstone Gray

Finish: Smooth

Model #: Santa Fe

Other: N/A

UFGS: N/A

**C07.2.15. Play Equipment**

Applicable  N/A      Number of base standards 1



Type: **Steel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Little Tikes Commercial

Color: Varies

Finish: Powdercoated Steel

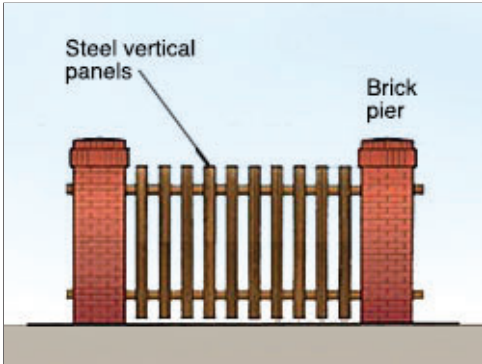
Model #: N-R-G Freestyle

Other: Coordinate with Base Architect

UFGS: N/A

### C07.2.16. Screen Walls

Applicable  N/A Number of base standards 1



Type: **Brick / Steel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Red brick blend, dark brown fencing

Finish: Powder coated metal

Model #: Brick Piers with steel posts, rails and alternating panels

Other: Brick: 2'x2' (Height as required, equally spaced 8' to 40'), Steel posts: 4"x4" (equally spaced), Rails: 1-1/4"x1-1/2", vertical steel panels spaced alternately on each side of the rails; matching gates; close all ends

UFGS: Section 04 20 00 Unit Masonry, Section 05 50 13 Misc. Metal

### C07.2.17. Tree Grates

Applicable  N/A Number of base standards 1



Type: **Cast Iron**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Neenah Enterprises, Inc.

Color: Natural cast iron

Finish: Cast

Model #: 2-Piece, round or square

Other: N/A

UFGS: N/A

### C07.2.18. Other

Applicable  N/A



## C08. EXTERIOR SIGNS

Comply with AF Corporate Standards for Site Development:  
<http://afcs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Exterior Signs:  
<http://afcs.wbdg.org/site-development/exterior-signs/index.html>

### C08.1. Colors and Types

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Sign Materials Coordinated with Building Materials



Custom Sign as Approved by CES



Standard Signs and Placement



Standard Traffic Control Devices

1. Provide concise functional signs as a visually unifying element with consistent colors and types for all Installation and Gate Identification Signs; Building Identification Signs; Traffic Control Devices; Directional and Wayfinding Signs; and Informational and Motivational Signs.
2. Provide signs with the lowest overall life-cycle costs considering initial cost, ongoing maintenance and lifespan while meeting quality standards. Follow IFS for specifications appropriate for the local climate to withstand weathering.
3. Reduce the number of signs, reduce visual clutter and provide only essential signs required for identification, directions, instructions, and customer service following UFC 3-120-01. Remove non-conforming signs during renovation projects.
4. Use clear concise terms for content consistent with UFC 3-120-01.
5. Display of emblems on building exterior walls or other permanent structures is prohibited by UFC.
6. Raised "standout" letters and numbers may be used for Group 1 with approval on a case basis.
7. Group 2 and 3 facilities will have wall mounted facility signs with sizes and layouts following UFC 3-120-01. Signs are not permitted for Group 4 facilities.
8. Only one identification sign is permitted at each building entrance. Include a building address consistent with US Postal Service protocols following UFC 3-120-01.
9. Traffic Control Devices, which regulate vehicular traffic on the installation, will conform to the standards in the Manual of Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration. Coordinate street signs with this IFS.
10. Provide Directional and Wayfinding Signs and address both pedestrian and vehicular traffic following UFC 3-120-01 for size, layout and content.
11. Reserved parking signs should be kept to a minimum. When approved, provide post-mounted sign faces in base standard materials and colors. Consider "bracketing" a designated area with a single sign at each end.
12. Parking lot identification signs may be used to identify areas or rows within large lots.
13. Follow the guidelines and requirements in ABAAS and the MUTCD for accessible parking signs.
14. Follow UFC 3-120-01 for Informational and Motivational Signs for size, layout and content.
15. Symbols or pictographs (graphic expressions of actual objects) may be used to indicate service, mandatory / prohibitory, sports, and recreation when rapid communication is necessary.
16. Force Protection signage may be applied to glass doors using white vinyl lettering.
17. Refer to UFC 3-120-01 for prohibited signs, which include those with animated, blinking, chasing, flashing, or moving effects.
18. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

### **C08.1.1. Materials and Color Specifications**

Applicable  N/A Large graphics

Applicable  N/A Small graphics

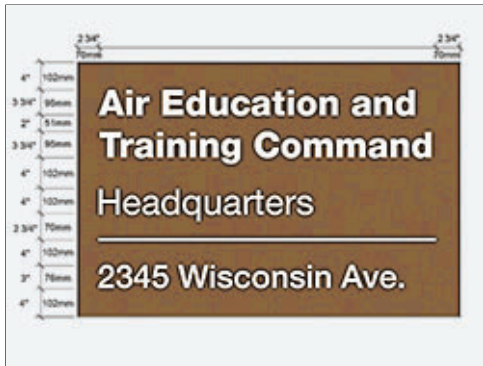
1. Fabricate sign panels from aluminum, painted brown. Sign posts shall be 3" square aluminum with capped ends in a concrete base.
2. Fence mounted sign panels may be attached with exposed fasteners.



3. All signage will follow Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices (MUTCD) using standard colors. Refer to MUTCD color specifications, which provide cross-referenced Pantone Matching System (PMS) numbers.
- a. Standard Blue
  - b. Standard Dark Bronze (also Federal Standard Color 30040)
  - c. Standard Red
  - d. Standard Black (non-reflective)
  - e. Standard White
  - f. Standard Brown

**Materials and Color Specifications**

Applicable  N/A      Number of base standards 3



Type: **Typical Sign Face**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

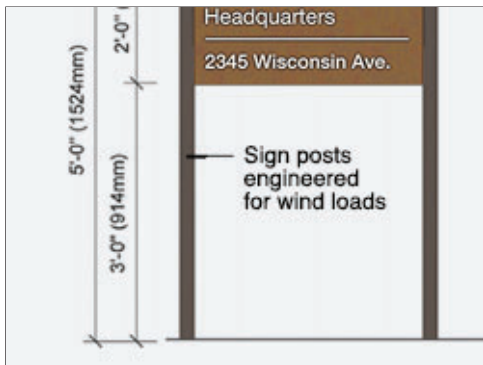
Color: Medium bronze

Finish: Matte vinyl

Model #: Aluminum flat sheet

Other: Mount to square posts. Provide sizes following UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications



Type: **Typical Sign Post**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Dark bronze, powder coat finish

Finish: Matte

Model #: Extruded aluminum with capped top ends

Other: Square posts and squared ends. Provide engineered sizes.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

Type: **Typical Sign Base**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

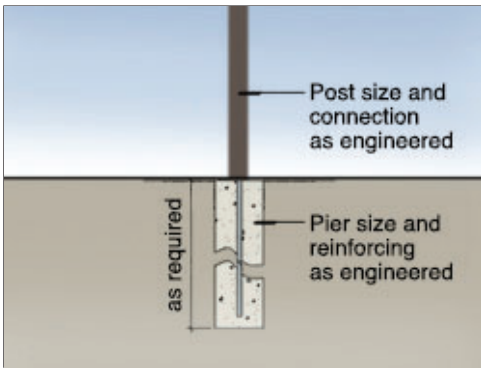
Color: Natural Gray

Finish: Sonotube-formed

Model #: 24" height x 12" diameter, as engineered.

Other: At grade with 3/4" chamfer. Provide engineered sizes.

UFGS: UFGS 03 30 00 Cast-in-place Concrete



### C08.1.2. Installation and Gate Identification Signs

Applicable  N/A Number of base standards 1

Type: **Primary, Secondary and Tertiary (Uses per UFC)**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Dark bronze, brushed aluminum, accents per UFC

Finish: Powder coat or vinyl sign face

Model #: Metal frame and panels, buff stone base

Other: White vinyl lettering. Provide dimensions per UFC. Secondary signs shall match primary sign's materials, but shall be smaller in size per UFC. Tertiary signs shall follow the UFC.

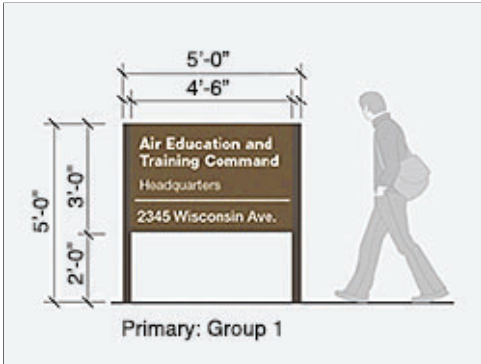
UFGS: Section 05 50 13 Miscellaneous Metal Fabrications





### C08.1.3. Building Identification Signs

Applicable  N/A Number of base standards 5



Type: **Freestanding Primary Sign (Sizes and Uses per UFC)**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

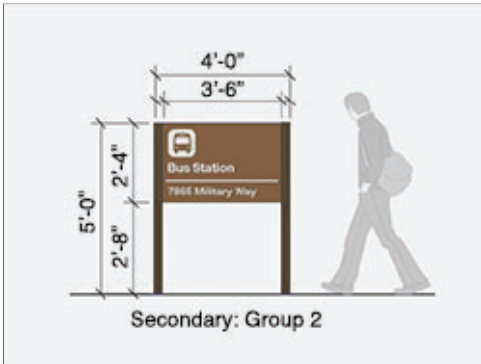
Color: Medium brown face, dark bronze posts, white vinyl lettering

Finish: Powder coat or vinyl sign face

Model #: Aluminum sheet face, extruded aluminum posts

Other: Provide layout and sizes per UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications



Type: **Freestanding Secondary Sign (Sizes and Uses per UFC)**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Medium brown face, dark bronze posts, white vinyl lettering

Finish: Powder coat or vinyl sign face

Model #: Aluminum sheet face, extruded aluminum posts

Other: Provide layout and sizes per UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

Type: **Freestanding Tertiary Sign (Sizes and Uses per UFC)**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

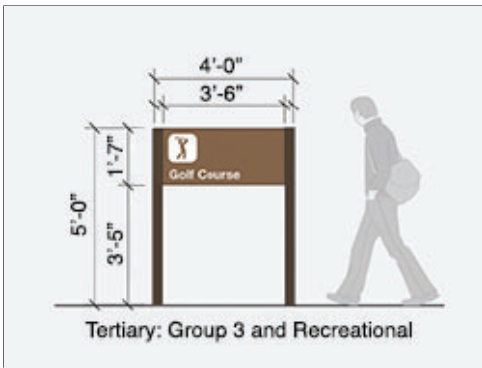
Color: Medium brown face, dark bronze posts, white vinyl lettering

Finish: Powder coat or vinyl sign face

Model #: Aluminum sheet face, extruded aluminum posts

Other: Provide layout and sizes per UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications



Type: **Wall Mounted**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

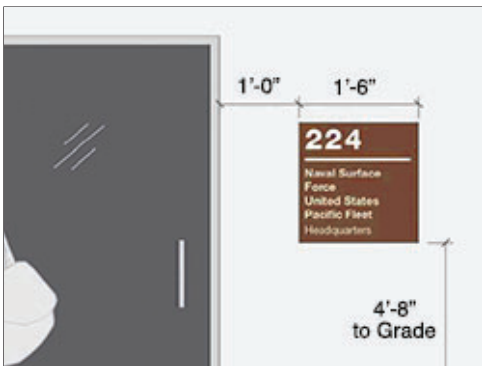
Color: Medium brown, white lettering

Finish: Satin vinyl applied to aluminum sheet

Model #: Aluminum sheet with vinyl face and vinyl lettering

Other: Provide layout and sizes following UFC.

UFGS: N/A





Type: **Glass Mounted**



Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: White vinyl lettering

Finish: Matte vinyl

Model #: Machine-cut sheet vinyl

Other: Apply vinyl lettering to glass. Provide sizes following UFC.

UFGS: N/A

#### C08.1.4. Traffic Control Devices (Street Signs)

Applicable  N/A Number of base standards 1



Type: **Street Signs**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: White reflective lettering on a standard background

Finish: Powder coat or vinyl sign face

Model #: Aluminum sign face, control arm or pole mounted

Other: Mount 7' above grade minimum, pictographs and logos are prohibited on street name signs per UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

### C08.1.5. Directional and Wayfinding Signs

Applicable  N/A Number of base standards 2



Type: **Vehicular**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Medium brown face, dark bronze posts, white reflective lettering

Finish: Powder coat or vinyl sign face

Model #: Aluminum sheet face, extruded aluminum posts

Other: Conform to the requirements of the MUTCD and its DoD Supplement. Provide types and sizes where required by UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

Type: **Pedestrian**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

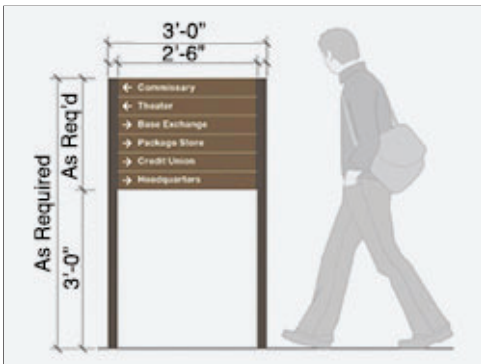
Color: Medium brown face, dark bronze posts

Finish: Powder coat or vinyl sign face

Model #: Aluminum sheet face, extruded aluminum posts

Other: White vinyl lettering. Provide types and sizes where required by UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications



### C08.1.6. Informational Signs

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Minimize informational signs such as static display signs, hours of operation, and project signs to reduce visual clutter.
2. Static display signs shall have standard brown.
3. Hours of operation signs will have a level of quality equivalent to the Facility Group number.



4. Temporary / Project Signage will be judiciously placed to avoid visual clutter. Schedule and arrange for the removal of these signs prior to installation.

### **C08.1.7. Motivational Signage**

Applicable  N/A Large graphics

Applicable  N/A Small graphics

1. Provide professionally produced motivational signs as important elements of campaigns to boost morale, improve safety, aid in recruiting, and accomplish other motivational objectives. Consolidate this signage to reduce visual clutter.

2. Motivational signs will be limited to an electronic "marquee" type changeable sign near each gate. Temporary signs are not permitted. Motivational information may also be posted in a small, printed format on kiosks in specified, high pedestrian use areas. Refer to kiosks under Site Furnishings.

3. Follow UFC 3-120-01 for color and layout. Note that animated, blinking, chasing, flashing, or moving effects are prohibited by the UFC.

4. Mount marquee signs on reinforced concrete bases with a natural warm gray color.

### **C08.1.8. Parking Lot Signs**

Applicable  N/A

1. Follow UFC 3-120-01 and AFCFS.

### **C08.1.9. Regulatory Signs**

Applicable  N/A

1. Regulatory signage, which restricts, warns and advises, will be limited to those mandated under Highway/Traffic, Government Warning, and/or Parking Regulation. Follow UFC 3-120-01 and its industry references for color and layout.

2. Provide a comprehensive, systematic approach to regulatory signage to avoid clutter and confusion from "over signage."

3. Maintain base warning signs for safety and security at the base perimeter and at specific secure areas. Use these to notify visitors of restrictions governing conduct on the base, as well as other security procedures.

### **C08.1.10. Other**

Applicable  N/A

## C09. LIGHTING

Comply with AF Corporate Standards for Site Development:  
<http://afcs.wbdg.org/site-development/index.html>

Comply with AF Corporate Standards for Lighting:  
<http://afcs.wbdg.org/site-development/lighting/index.html>

### C09.1. Fixtures and Lamping

Applicable  N/A Large graphics

Applicable  N/A Small graphics



High Efficiency Downlighting at Main Gate



Decorative Fixture at Group 4



Double Mounting at Parking Lot



Wall Mounted Fixture



1. Provide, coordinate and efficiently install street, parking lot, sidewalk and facility lighting with appropriate luminaires, lamping, placement and spacing following UFC 3-530-01 and Installation Facilities Standards (IFS); ensure the level of quality is consistent with the adjacent facility group number. Pole-mounted, wall-mounted and bollard fixtures are permitted.
2. Integrate controls to automatically reduce lighting power during periods of non-activity; automatically turn off power when sufficient daylight is available.
3. Ensure continuity and consistency of lighting elements. In new construction generally match post types, fixture types, styles, heights, sizes, materials, colors, and lamp types of adjacent facilities and the facility district.
4. Economically provide renewable-energy power sources such as solar photovoltaic when feasible.
5. Use appropriately designed or shielded luminaires to direct light downward to minimize light pollution and intrusion onto adjacent sites and to facilitate night training.
6. Calculate illuminant levels for all lighting applications following UFC 3-530-01 and ensure compliance with pre-curfew maximum brightness level requirements.
7. Sufficiently address environmental factors to prevent corrosion and weathering of fixtures, plinths and other components.
8. Wall mounted fixtures should respond to the architectural character of the facility.
9. Efficient accent lighting of architectural and landscape features may be provided for Group 1, lodging and historical applications. Accent lights in ground-mounted locations may be provided for static displays and signs when these do not conflict or cause hazards with overhead aircraft.
10. Comply with UFC 3-530-01 for light source technology and lamp types. High efficiency lamping such as LED is preferred for most applications.
11. Provide round tapered, square non-tapered, or round non-tapered aluminum poles and aluminum fixtures with square, rectangular or circular housings in colors and shapes to match adjacent facilities and the facility district.
12. Install lighted bollards only at Group 1 and high-traffic Group 2 facilities. Generally match materials, colors and shapes of adjacent facilities and the facility district.
13. Install natural warm gray color, smooth finished concrete bases for all poles in heights appropriate for the facility group and application. Generally Groups 1, 2 and 4 will have at-grade bases. Group 3 will have taller bases for added durability.
14. When parking lot lighting is necessary, provide an illuminated path to the building's main entrance. Pole bases should be contained within an internal landscape median or island.
15. Consistently install lighting for sidewalks, bikeways and trails to match adjacent facilities.
16. Landscape accent lighting may be used in public gathering spaces and in Group 1 facilities. Coordinate the design, luminaire selection, and placement with the location of trees, shrubs, and site furnishings.
17. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## **C09.2. Light Fixture Types**

**Note:** *Apply the below base-wide standards for Light Fixtures (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.*

### C09.2.1. Street Lighting

Applicable  N/A      Number of base standards 1



Type: **LED Street**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Hubbell, Beacon Viper luminaire

Color: Dark bronze, gray or clear anodized as approved by BCE

Finish: Factory

Model #: VPL/ 80NB-180/4K/T3/UNV/GYS

Other: Lamp LED. Roadway – Poles shall be 25' clear anodized, round tapered seamless aluminum with matching 8' up swept mounting arm, brushed aluminum finish. Pole shall be rated for 100 MPH wind with a 1.3 factor

UFGS: N/A

### C09.2.2. Parking Lot Lighting

Applicable  N/A      Number of base standards 2



Type: **LED Parking Lot**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Hubbell, Beacon Viper luminaire

Color: Dark bronze, gray or clear anodized as approved by BCE

Finish: Factory

Model #: Rectilinear or Round Cutoff, Single Arm or Dual Arm Mount

Other: Lamp: LED. Parking Lot – Poles shall be 25' square straight extruded aluminum, 5" cross section, with 6" matching mounting arm, dark bronze anodized finish. Pole shall be rated for 100 MPH wind, 1.3 factor

UFGS: N/A



Type: **Parking Lot Fixture Base**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

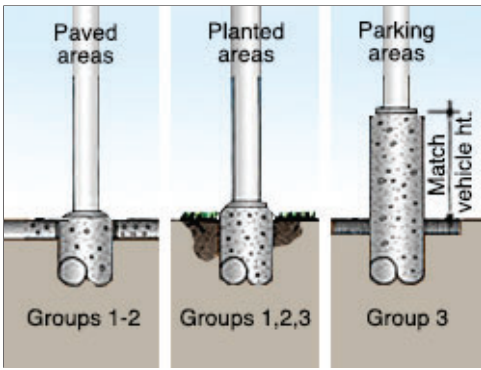
Mfr: Custom

Color: Natural gray

Finish: Trowel

Model #: Form-cast, round

Other: N/A



UFGS: Section 03 33 00 Cast-In-Place Architectural Concrete

### C09.2.3. Lighted Bollards

Applicable  N/A Number of base standards 2



Type: **Lighted Round Dome Top**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Lithonia Lighting Products

Color: Dark Bronze

Finish: Anodized aluminum

Model #: KBA

Other: Flared cone, 3000K LED Lamp. Follow manufacturer's recommendations for fixture base.

UFGS: N/A



Type: **Lighted Square Sloped Top**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Kim Lighting

Color: Platinum Silver

Finish: Anodized aluminum

Model #: VSB1 Square

Other: 3000K LED Lamp, 360° downlighting

UFGS: N/A

### C09.2.4. Sidewalk Lighting

Applicable  N/A      Number of base standards 1



Type: **LED Sidewalk**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Hubbell, Kim Lighting

Color: Dark bronze, gray or clear anodized as approved by BCE

Finish: Anodized aluminum

Model #: Rectilinear Cutoff, Single Arm or Dual Arm Mount

Other: Lamp: LED. Follow manufacturer's recommendations for fixture base.

UFGS: N/A



### C09.2.5. Walls / Stairs Lighting

Applicable  N/A      Number of base standards 2



Type: **LED Recessed Wall Fixture**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Vista Lighting

Color: Dark bronze anodized

Finish: Smooth

Model #: Aluminum Step and Brick Lights, 5230 round louvered

Other: Lamp: LED

UFGS: N/A

Type: **LED Wall Pack**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: TBD

Color: Dark bronze, gray or clear anodized as approved by BCE

Finish: Powder coat or anodized

Model #: Standard Wall Pack

Other: Lamp: LED

UFGS: N/A

### C09.2.6. Other

Applicable  N/A

## D. FACILITIES EXTERIORS

Comply with Air Force Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Applicable  N/A Large graphics

Applicable  N/A Small graphics



Group 2 Materials Palette: Predominant Use of Brick and Secondary Use of Metal Panel as an Accent



Group 1 Materials Palette



Metal Panels at Group 3



Residential Character at Group 4

### D01. SUPPORTING THE MISSION

Comply with AF Corporate Standards for Supporting the Mission:

<http://afcfs.wbdg.org/facilities-exteriors/supporting-the-mission/index.html>

### D02. SUSTAINABILITY

Comply with Air Force Corporate Standards for Sustainability:

<http://afcfs.wbdg.org/facilities-exteriors/supporting-the-mission/index.html>



### D03. ARCHITECTURAL FEATURES

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Comply with AF Corporate Standards for Architectural Features:

<http://afcfs.wbdg.org/facilities-exteriors/architectural-features/index.html>

Group 1



Group 2



Group 3



Group 4



### D03.1. Orientation, Massing and Scale

1. Orient new buildings to maximize energy efficiency, passive solar and daylighting potential of the building; narrow buildings oriented along an east-west axis are preferred to minimize heat gain in the summer months and maximize heat gain in the winter months resulting in less overall energy usage.
2. Provide orthogonal geometry for principal building form; angular geometry may be used sparingly for Group 1 and used only for emphasis at specific areas such as building entrances and stairwells.
3. Maintain a human scale and reduce the visual scale of large buildings with sub-massing related to interior functional operations; create consistent form and scale in adjacent buildings with compatible profiles or silhouettes.
4. Building heights will not be limited; however, building heights over 2 stories will be considered on a case basis.
5. Combine functions where practical to avoid a proliferation of small, independent structures.
6. Use and coordinate shading devices with orientation and for function.

Applicable  N/A Large graphics

Applicable  N/A Small graphics

### D03.2. Architectural Character

1. Develop architectural features, materials and detailing appropriate for the Facility Group designation. Refer to Building Entrances, Wall Systems and Roof Systems.
2. Respond to the local climate and regional influences with environmentally functional architectural features.
3. For new facilities design generally maintain consistency and visual unity in the character of the adjacent buildings through compatible architectural features: repeated use of similar forms such as roofs, and through recurring elements such as doors, windows, materials and colors.
4. Reinforce the regional vernacular theme with architectural features expressive of innovation and technology that represents the current mission.
5. All facilities will express sustainability through their orientation, massing, shape, form, materials, and detailing. Provide roof overhangs, louvers, fins and other shading devices to control heat gain and glare and to and improve energy efficiency.
6. Strive for economical construction without compromising a high-quality, professional appearance.

Applicable  N/A Large graphics

Applicable  N/A Small graphics

### D03.3. Details and Color

1. Provide a palette of earth-tone colors related to the native landscape in brick, block, stucco and powder-coated metals. Refer to D05. Wall Systems for detailed material listings.
2. Relate the level of architectural detailing to the Facility Group number.



3. Use only integrally colored materials as the predominant exterior building material; do not use materials that require field painting and ongoing maintenance.
4. Provide consistent and compatible colors for every exterior building feature, including walls, roofs, doors, windows, gutters, downspouts, utility and mechanical elements, and other visible elements.
5. Noncorrosive metals with factory applied color finishes are required.
6. Combine details and color with orientation, massing, scale and architectural character to maintain base compatibility.
7. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

Applicable  N/A Large graphics

Applicable  N/A Small graphics

### **D03.3.1. Climate-based Data and Life-Cycle Cost-Effective Passive and Natural Design Strategies:**

- Climate dominated by mechanical cooling
- Climate dominated by mechanical heating
- Climate with similar mechanical cooling / heating needs
- Climate with minimal mechanical cooling / heating needs
  
- Climate with high humidity
- Climate with moderate humidity
- Climate with low humidity
  
- High Solar Insolation
- Moderate Solar Insolation
- Low Solar Insolation
  
- Soils with High Thermal Conductivity
- Soils with Average Thermal Conductivity
- Soils with Low Thermal Conductivity

Other: Consider the potential for flooding and corrosion and for high winds and storm surge elevation

Other: Ensure detailing to minimize weathering; consider solar photovoltaic applications following LCCA

**Facility:** Narrow buildings along E-W axis are preferred

**Wall:** Integral shading features and devices / interior masonry thermal mass walls (for cooling)

**Doors:** Recessed are preferred

**Windows:** Provide insulating glazing on north-facing windows / maximize shading for windows on south façades

**Roof:** High to medium albedo, moderate slope for all buildings except hangars / large industrial facilities

**Structure:** Do not expose ferrous metals. Provide factory finished non-ferrous metals or concrete

**MEP:** Ground-source following LCCA

**Other:** Internal thermal mass walls may be used for cooling following LCCA

**Other:** Ensure shading devices are functional for specific exposure to provide shade only in hot season

**Note:** Apply the below base-wide standards for Architectural Features (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### D03.3.2. Natural Ventilation System

Applicable  N/A      Number of base standards 1



Type: **Style 1 Aluminum Windows**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Kawneer (or equivalent)

Color: Dark Bronze (or clear anodized as approved by BCE)

Finish: Anodized

Model #: 2x4, slider or awning type

Other: Provide thermally broken frames.

UFGS: Section 08 41 13 Aluminum-Framed Entrances and Storefronts



### D03.3.3. Thermal Mass

Applicable  N/A      Number of base standards 1



Type: **Style 1 Interior Wall Material**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom, TBD

Color: Red brick blend

Finish: Light texture

Model #: Coursed unit masonry

Other: Brick is preferred. Concrete block may only be used in Group 3 when approved by the BCE.

UFGS: Section 04 20 00 Unit Masonry

### D03.3.4. Thermal Shading

Applicable  N/A      Number of base standards 1



Type: **Style 1 Wall Devices**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Kawneer (or equivalent) or custom

Color: Dark bronze

Finish: Factory, to match frames

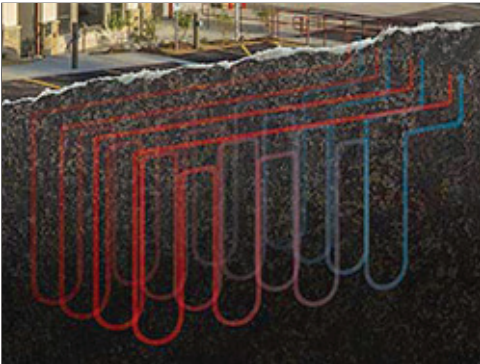
Model #: Louver

Other: Shading devices may be attached to frames or structure

UFGS: Section 08 41 13 Aluminum-Framed Entrances and Storefronts

### D03.3.5. Renewable Heating/Cooling

Applicable  N/A      Number of base standards 1



Type: **Style 1 Geothermal (Ground Source)**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Climate Master

Color: N/A

Finish: N/A

Model #: N/A

Other: Vertical ground loop well field

UFGS: Section 23 81 47 Water-Loop and Ground-Loop Heat Pump Systems

### D03.3.6. Solar Photovoltaic System

Applicable  N/A      Number of base standards 1



Type: **Ground Mounted or Roof Mounted Array**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Varies

Color: Factory

Finish: Flat panel

Model #: Ground mount or roof mount

Other: Note: Ground-mounted arrays must be located above storm surge elevation

UFGS: Section 26 31 00 Solar Photovoltaic (PV) Components



### D03.3.7. Solar Thermal System

Applicable  N/A      Number of base standards 1



Type: **Wall Mounted or Roof Mounted Array**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: TBD

Color: Factory

Finish: Factory

Model #: Flat panel or tube array panel

Other: Coordinate mounting to preserve roof manufacturer warranty

UFGS: Section 48 14 13.00 20 Solar Liquid Flat Plate and Evac. Tube Collectors

## D04. BUILDING ENTRANCES

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Comply with AF Corporate Standards for Building Entrances:

<http://afcfs.wbdg.org/facilities-exteriors/building-entrances/index.html>

Group 1



Group 2



Group 3



Group 4





### **D04.1. Primary Entrances**

1. Emphasize the primary entrance in the overall building design with a projecting or recessed covering for weather protection following Installation Facilities Standards (IFS) for Facility Group designations.
2. Provide vestibules at entries in Groups 1, 2 and 3 unless used infrequently or serving unconditioned space following ASHRAE 90.1.
3. Fully integrate all elements including the design of handicap ramps in the overall design of the primary entrance in an organized, uncluttered appearance.
4. Install paved transitional spaces sized for the building function and occupancy.
5. Install appropriate lighting and site furniture following AT and IFS.
6. Protect entrances from heavy rains and from direct sun.
7. Provide porte cocheres or covered drop-offs when justified for lodging and medical facilities; do not use for prestige or architectural accents.

### **D04.2. Secondary Entrances**

1. Provide vestibules at entries in Groups 1, 2 and 3 unless used infrequently or serving unconditioned space following ASHRAE 90.1; use of stair towers as vestibules for multi-story buildings is encouraged when building and / or energy codes are satisfied.
2. Reflect the character of the primary entrance to a lesser extent with a smaller scale.
3. Include a recess or projection for weather protection and shading.
4. Integrate service and egress doors and loading areas with the building design by matching the materials and detailing and reflect the overall quality of the facility.
5. Incorporate egress structures such as stair towers into the facility design.
6. Canopies may be used for service and loading areas; weather protection beyond weatherstripping is not required at doors used only for life safety egress.
7. Develop building massing and orientation to minimize the appearance of service and loading areas; physically and visually separate these from primary entrances.
8. Loading areas must be organized, orderly and have an uncluttered appearance.

## D05. WALL SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Comply with AF Corporate Standards for Wall Systems:

<http://afcfs.wbdg.org/facilities-exteriors/wall-systems/index.html>

Comply with AFCFS Recommended Materials:

<http://afcfs.wbdg.org/facilities-exteriors/wall-systems/materials/index.html>

Group 1



Group 2



Group 3



Group 4





## **D05.1. Hierarchy of Materials**

1. Group 1 facilities may have more refined detailing than Group 2 and Group 2 may have more definition than Group 3.
2. Group 1 facilities will be predominantly brick with architectural precast accents; brick with accents of metal panels may be used also. Architectural precast panel systems may be used as accent walls when protected from severe weathering. Curtain wall systems may be used at building entrances and for upper levels in buildings over 3 stories. Refer to the Appendix for special requirements, if any, of Facility Districts.
3. Group 2 facilities will predominantly red brick with metal panels accents; accent colors of brick may also be used. Coursed architectural precast or precast panel systems may be used as accents when protected from severe weathering. Split face CMU may be used as an accent material when protected from splashing at grade; use only ground face CMU adjacent to grade. Cementitious siding may be used only with approval from the BCE.
4. Group 3 facilities will be insulated metal panels and/or metal sheeting; lower levels may receive brick as a wainscot accent material. Split face CMU may be used as a wainscot when matching adjacent facilities and when protected from splashing at grade; use only ground face CMU adjacent to grade.
5. Group 4 will be a combination of brick or horizontal cementitious siding with either material being used predominantly.
6. Multi-story Group 1 facilities may include a transition in material, color or detailing to create a visual base. Generally limit to a single color on Group 2, 3 and 4 facilities, except for dormitories.
7. Use high-performance building envelopes following UFC 1-200-02.
8. Window sills of architectural precast are preferred in Groups 1 and 2; use only 6,000 psi high-density architectural precast to resist weathering. Due to added costs for higher density, limit precast use only to Group 1 and 2 facilities. When budgets do not allow precast, metal sills may be used.
9. Provide detailing not subject to excessive weathering. Provide wall accents consistently throughout the base.
10. Use integrally colored materials and factory-finished metals. Do not paint masonry, concrete or CMU.
11. The use of EIFS is discouraged due to its lack of durability. EIFS is only permitted on a case by case basis with approval of the BCE and, when used, it must be protected from moisture, used directly below a roof eave, and located above storm surge elevation.
12. Translucent wall panels may be used in Facility Group 1 and recreational uses in Group 2 when protected from direct solar gain. Provide insulating panels and fixed shading appropriate for the orientation and exposure.
13. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## **D05.2. Layout, Organization and Durability**

1. Organize wall components including doors, windows, accents, shading devices, control joints, etc., to provide an ordered, professional appearance.
2. Integrate shading devices into the overall composition of the wall.
3. Integrate fixed shading devices at all exterior glazing exposed to summer UV heat gain as a passive design measure to reduce energy use. Ensure adequate shading at west entrances. Deciduous trees may be used for shading.
4. Shading systems may be included as part of a manufacturer's window system or may be custom systems integrated into the wall.
5. Provide appropriate transitions between dissimilar materials to mitigate effects of thermal expansion and galvanic action per UFGS 07 60 00 Flashing and Sheet Metal.
6. All joint sealants will be slightly darker than adjacent surfaces.

- 7. Materials requiring regular maintenance are not permitted; do not use exposed structural steel or other materials that require painting.
- 8. Refer to C07.2.16. Screen Walls for materials and colors of freestanding walls.
- 9. Refer to D07. Roofs for downspouts.
- 10. Promote durability and avoid detailing that discharges water across brick wall surfaces. Do not allow water to drain from roofs, balconies or mechanical equipment onto wall surfaces. Ensure transitions in materials are properly flashed and direct drainage to the stormwater system.
- 11. Refer to D09.2. Functionality and Efficiency for requirements regarding mechanical grilles and condensate from equipment.

**D05.3. Equipment, Vents and Devices**

- 1. Arrange all mechanical, electrical, fire alarm, lightning protection and other system components to create an orderly appearance that integrates with the wall system.
- 2. Do not expose conduits, cables, piping, lightning protection components, etc. on exterior walls; if unavoidable in renovations, finish these elements to match the adjacent wall surface.
- 3. Avoid visual clutter and where surface-mounted elements are required they will match the wall color.

**D05.4 Wall Systems Materials**

**Facility Group 1** wall materials shall be as follows.

- Primary: Brick
- Secondary: Architectural Precast or Metal Panels
- Accent: Optional: Alternate Color of Brick

**Facility Group 2** wall materials shall be as follows.

- Primary: Brick
- Secondary: Architectural Precast of CMU
- Accent: Optional: Alternate Color of Brick or CMU

**Facility Group 3** wall materials shall be as follows.

- Primary: Insulated Metal Panels or Ribbed Metal Sheeting
- Secondary: Brick or CMU Wainscot
- Accent: Optional: Metal in Alternate Color

**Facility Group 4** wall materials shall be as follows.

- Primary: Fiber Cement Siding
- Secondary: Fiber Cement Siding, Trim Boards
- Accent: Concrete or Brick Foundation Cladding

**Note:** Apply the below base-wide standards for Wall Systems (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.



### D05.4.1. Flat Metal Panels

Applicable  N/A      Number of base standards 3



Type: **Insulated Metal Panel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Alucobond

Model #: Alucobond Classic, Rainscreen I

Color: Anodic Clear Mica PVDF 2

Finish: Matte

Other: Route and Return Dry Seal

UFGS: Section 07 42 13 Metal Wall Panels:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 13.pdf>  
Section 07 42 63 Fabricated Wall Panel Assemblies:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 63.pdf>

Type: **Insulated Metal Panel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Metal-Span

Model #: CF Architectural Horizontal Wall Panel

Color: Off White

Finish: Non-Directional Embossed

Other: N/A

UFGS: Section 07 42 13 Metal Wall Panels:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 13.pdf>  
Section 07 42 63 Fabricated Wall Panel Assemblies:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 63.pdf>





Type: **Insulated Metal Panel**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Centria

Model #: Verswall V+

Color: Off White

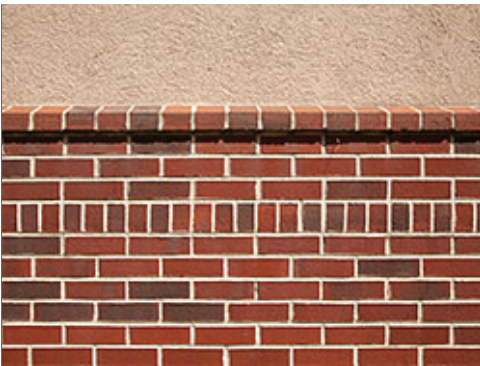
Finish: Non-embossed

Other: Vertical panel installation

UFGS: Section 07 42 13 Metal Wall Panels:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 13.pdf>  
Section 07 42 63 Fabricated Wall Panel Assemblies:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 63.pdf>

### D05.4.2. Brick Veneer

Applicable  N/A      Number of base standards 3



Type: **Modular Face Brick**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

Model #: Face Brick

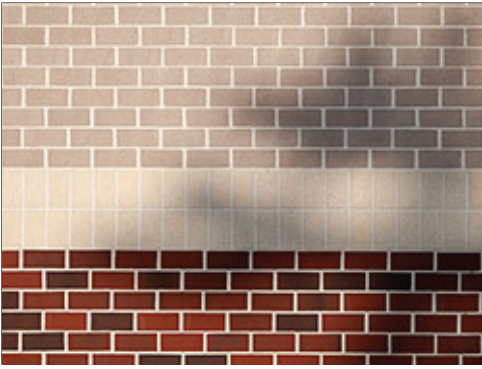
Color: Red blend

Finish: Straight Edges, smooth texture

Other: Nominal size: 4x2.6x8

UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>





Type: **Economy Face Brick**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

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Model #: Economy Face Brick

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Color: Red blend, gray blend, light beige blend

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Finish: Light texture

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Other: Nominal size: 4x4x8

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UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>



Type: **Quad Face Brick**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

---

Model #: Quad Face Brick

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Color: Medium beige blend

---

Finish: Light texture

---

Other: Nominal size: 4x8x8

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UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>

### D05.4.3. Architectural Precast

Applicable  N/A      Number of base standards 3



Type: **Coursed Precast**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

Model #: Smooth casting for brick coursing

Color: Light beige

Finish: Very light texture

Other: High density 6,000 psi to resist weathering

UFGS: Section 03 45 00 Precast Architectural Concrete:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 45 00.pdf>

Type: **Precast Panel System**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

Model #: Smooth casting

Color: Light beige

Finish: Very light texture

Other: High density 6,000 psi to resist weathering

UFGS: Section 03 45 00 Precast Architectural Concrete:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 45 00.pdf>







Type: **Precast Window Sill**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local, TBD

---

Model #: Smooth casting

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Color: Light beige

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Finish: Very light texture

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Other: High density 6,000 psi to resist weathering

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UFGS: Section 03 45 00 Precast Architectural Concrete:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 45 00.pdf>

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#### **D05.4.4. Stucco Over Sheathing**

Applicable  N/A

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#### **D05.4.5. Curtain Wall**

Applicable  N/A

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#### **D05.4.6. Cast-In-Place Concrete**

Applicable  N/A

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#### **D05.4.7. Tilt-Up Concrete**

Applicable  N/A

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### D05.4.8. Ribbed Metal Sheeting

Applicable  N/A      Number of base standards 1



Type: **Flush Seam**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Berridge

Model #: Flush Seam Panel

Color: Beige

Finish: Embossed Texture, factory finished

Other: 24 Gauge Steel

UFGS: Section 07 42 13 Metal Wall Panels:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 42 13.pdf>

### D05.4.9. EIFS

Applicable  N/A      Number of base standards 1



Type: **Continuous Insulation System**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Dryvit

Model #: Outsulation Plus MD

Color: Light beige

Finish: Sand

Other: May be used only with BCE approval

UFGS: Section 07 24 00 Exterior Insulation and Finish Systems:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 24 00.pdf>

### D05.4.10. GFRC

Applicable  N/A



### D05.4.11. Concrete Block

Applicable    N/A   Number of base standards 2



Type: **Concrete Masonry Units (CMU) – Split Face**

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Applies to:  Group 1    Group 2    Group 3    Group 4    Other

Mfr: Local, TBD

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Model #: 8x8x16 nominal, face and corner units

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Color: Light beige

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Finish: Straight edges, moderate texture

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Other: Running bond; other colors only with CES approval

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UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>



Type: **Concrete Masonry Units (CMU) – Ground Face**

---

Applies to:  Group 1    Group 2    Group 3    Group 4    Other

Mfr: Local, TBD

---

Model #: 8x8x16 nominal, face and corner units

---

Color: Light beige

---

Finish: Straight edges, smooth texture

---

Other: Running bond or stack bond; other colors only with CES approval

---

UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>

### D05.4.12. Fiber Cement Siding

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: James Hardie Building Products, Inc.

Model #: Horizontal Lap Siding, Shingle Siding

Color: Earth Tones

Finish: Wood Texture

Other: Hardie Plank, Hardie Shingle; vinyl siding does not meet AFCFS

UFGS: SECTION 074646 Fiber Cement Siding:  
(Not Available on UFGS)

### D05.4.13. Other

Applicable  N/A      Number of base standards 3



Type: **Thru-wall Air Conditioner (AC) Units Without Condensate Lines**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: All

Model #: Thru-wall AC unit system; use only non-ferrous metal grilles

Color: Factory

Finish: Factory

Other: Do not allow condensate to flow across masonry surfaces

UFGS: UFGS 23 81 00.00 20 Unitary Air Conditioning Equipment  
<https://www.wbdg.org/ffc/dod/unified-facilities-guide-specifications-ufgs/ufgs-23-81-00-00-20>



Type: **Exposed Brick Veneer Without Flashing Or Coping**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: All

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Model #: Brick veneer

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Color: All

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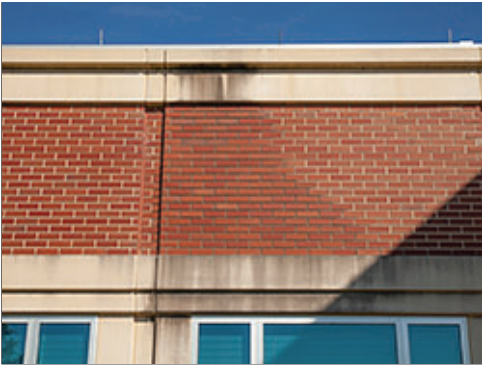
Finish: All

---

Other: Do not allow water to flow across balconies onto masonry surfaces

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UFGS: Section 04 20 00 Unit Masonry:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf>



Type: **Roof Drainage Without Flashing Or Piping**

---

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: All

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Model #: All

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Color: All

---

Finish: All

---

Other: Do not allow water to drain from roofs onto masonry surfaces

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UFGS: UFGS 07 60 00 Flashing and Sheet Metal  
<https://www.wbdg.org/ffc/dod/unified-facilities-guide-specifications-ufgs/ufgs-07-60-00>



## D06. DOORS AND WINDOWS

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcs.wbdg.org/facilities-exterior/index.html>

Comply with AF Corporate Standards for Doors and Windows:

<http://afcs.wbdg.org/facilities-exterior/doors-and-windows/index.html>

Comply with AFCFS Recommended Materials:

<http://afcs.wbdg.org/facilities-exterior/doors-and-windows/materials/index.html>

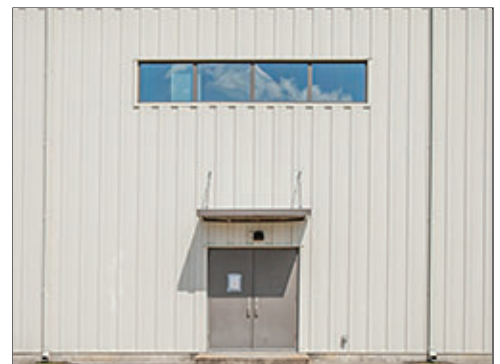
Group 1



Group 2



Group 3



Group 4



## **D06.1. Types**

1. Clear anodized aluminum doors, windows and frames with thermal breaks are preferred for Facility Groups 1-3 because they show less wear and weathering than dark anodized finishes; match the color of the door and frame. For renovation projects the color of new windows, doors and frames may match existing.
2. Aluminum clad wood windows are preferred for Facility Group 4.
3. Standard-sized hinged doors are preferred. Use sliding, folding, overhead, sectional and other door configurations only to support mission operations.
4. Automatic doors are allowed only where functionally necessary.
5. Limit hollow metal doors and frames to security doors, utility rooms and mechanical rooms in Groups 1 and 2 and to any application in Group 3 facilities.
6. Utility and emergency egress doors will match or be harmonious with the wall color.
7. Passive thermal comfort methods of ventilation are encouraged where life cycle cost justified.
8. Windows must meet force protection requirements.
9. Adjacent joint sealants should be slightly darker than the frame color.
10. Make efforts to contain noise at its source with properly gasketed doors per UFC 3-450-01 Noise and Vibration Control.
11. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## **D06.2. Layout and Geometry**

1. Visually and functionally compose openings in walls for the climate-specific exposure.
2. Consistently use opening type, size, placement, mullion pattern, and color to reinforce the overall architectural design.
3. Openings will augment interior lighting and space conditioning needs.
4. Protect against vandalism and intrusion.

## **D06.3. Glazing and Shading**

1. Tinted, energy-efficient, low-e, double-pane glazing is encouraged; provide triple-pane glazing in extreme environments.
2. Glazing color will follow Installation Facilities Standards (IFS).
3. Translucent wall panels may be integrated into wall systems.
4. Do not use mirrored glazing.
5. Fully integrate applicable shading designs for overhangs, louvers, light shelves and grilles.
6. Where appropriate, install window screens to take advantage of natural ventilation.

## **D06.4. Hardware**

1. Provide hardware appropriate for the Facility Group while considering activity and frequency of use and local climate; hardware may be of higher visual quality for Facility Group 1.
2. Ensure hardware will perform throughout the facility's lifespan without showing extreme wear.

- 3. Select finishes that will not degrade by intensity of operation or exposure to the elements.
- 4. Use consistent finishes and color on window and door systems throughout a facility. For renovation projects the color of new hardware may match the existing hardware.
- 5. Design building systems to eliminate the need for security screens whenever possible.

**D06.5. Doors and Windows Materials**

**Note:** Apply the below base-wide standards for Doors and Windows (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

**D06.5.1. Anodized Aluminum**

Applicable    N/A      Number of base standards 1



Type: **Anodized Aluminum Doors, Windows and Frames**

Applies to:    Group 1    Group 2    Group 3    Group 4    Other

Mfr: Kawneer (or equivalent)

Color: Clear anodized

Finish: Matte

Model #: 2x4

Other: Provide thermally broken frames; use of lower durability dark bronze must be approved by the BCE

UFGS: Section 08 41 13 Aluminum-Framed Entrances and Storefronts:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf>



### D06.5.2. Hollow Metal

Applicable  N/A Number of base standards 1



Type: \_\_\_\_\_

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Hollow Metal Doors, Windows and Frames

Color: Dark Brown

Finish: Powder Coated, Satin

Model #: 2x4 frame

Other: Provide thermally broken frames

UFGS: Section 08 11 13 Steel Doors and Frames:  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 11 13.pdf>

### D06.5.3. Aluminum-clad Wood

Applicable  N/A Number of base standards 1



Type: **Aluminum-clad Residential**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Marvin

Color: White or Earth tones

Finish: Powder coated, satin

Model #: Aluminum-clad wood windows

Other: Double hung windows, panel doors

UFGS: Section 08 14 00 Wood Doors  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf>

### D06.5.4. Other

Applicable  N/A

## D07. ROOF SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Comply with AF Corporate Standards for Roof Systems:

<http://afcfs.wbdg.org/facilities-exteriors/roof-systems/index.html>

Comply with AFCFS Recommended Materials:

<http://afcfs.wbdg.org/facilities-exteriors/roof-systems/materials/index.html>

Group 1



Group 2



Group 3



Group 4



## **D07.1. Roof Type and Form**

1. Use proven, cost-effective roof systems with high durability, weather resistance, and low maintenance that are compatible with Installation Facilities Standards (IFS) and requirements for the designated Facility Group.
2. Generally match the roof type and form of existing adjacent facilities in new construction.
3. Group 1 and 2 buildings shall use hip or gable roof forms with sloped standing seam metal roofing. Minimal-slope roofs may be used as approved on a case by case basis.
4. Provide screens for roof-mounted appendages and equipment of the same materials, which are used predominantly in the building's roof systems.
5. Roof translucent panels are permitted only for Group 1 roof and only in clerestories or similar applications where panels are installed on a vertical plane. Ensure acceptable detailing to prevent leaking.
6. Group 1, 2 and 3 buildings of simple geometry will use sloped standing seam metal roofs, with hipped or gabled ends. Large building footprints, and those of complex geometries, will use low sloped mechanically seamed metal roofs. Minimal sloped membrane roofs with parapets and curvilinear roofs are permitted only with approval of 733 CES.
7. Group 4 facilities will have gabled or hipped composite shingle roofs.
8. Roof eaves will extend beyond the exterior wall for roof drainage and shading. Provide overhangs for shading in response to local climatic conditions; these should be sized and proportioned to the height of the facility and to the window openings being shaded.
9. South-facing eaves will coordinate with adjacent wall-mounted shading devices.
10. The color, shape and slope of the eave and soffit will be compatible with adjacent facilities.
11. Keep roofs uncluttered and minimize penetrations.
12. Diminish massive roofs into coordinated smaller components consistent with adjacent facilities; avoid random, arbitrary changes.
13. Increase the insulation value of existing roofing systems during renovations if supported by life-cycle cost and structural analysis.
14. Roofs will be maintained for the life of the system and replaced in accordance with UFC 3-110-04 and AFI 32-1051. A warranty is required on all new roofs.
15. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## **D07.2. Roof Slope**

1. Group 1 and 2 buildings will use sloped roofs, min. 3:12.
2. Low-sloped roofs are allowed for larger structures or to match existing conditions on renovation projects. Minimal-sloped roofs may also be used for Group 3 facilities in high-visibility areas.
3. Group 4 facilities will use 4:12 to 6:12 roof slopes.
4. Ensure adequate drainage and connect to the subsurface rain collection system where available.
5. Provide roof slopes to accommodate solar photovoltaic, solar thermal, passive systems and daylighting when applicable following UFC 1-200-02.
6. Provide underlayments as required for the roofing type as directed by the UFC.



### **D07.3. Parapets and Copings**

1. Extend wall materials vertically above the roofline and provide metal copings to match the wall. Ensure copings are properly flashed and detailed to avoid roof leaks.

### **D07.4. Color and Reflectivity**

1. Standing seam metal roofs in Groups 1 and 2 and smaller facilities in Group 3 shall be compatible with dark bronze to match adjacent facilities and follow requirements of IFS.
2. All minimal-slope membrane roofs will use only use high-albedo, high-reflectivity color to help decrease the temperature around the buildings and minimize damage to human and wildlife habitat.
3. Sloped roofs in Group 4 shall be composite architectural shingles in Earth tone colors.
4. Comply with UFC 3-110-03 and ASHRAE 90.1 for Solar Reflectance Index (SRI) and thermal requirements.
5. All roof flashing will match the color of the predominant background material.

### **D07.5. Gutters, Downspouts, Scuppers, Drains**

1. All sloped roofs will use gutters and downspouts. Locate gutters outside the fascia.
2. Internal roof drainage systems are not permitted in new construction. Minimal-sloped roofs will be sloped to drain to the building perimeter through scuppers into downspouts.
3. All gutters and fascias will match the roof color.
4. Size the roof drainage system per IBC and SMACNA for the region.
5. Use scuppers as required in parapet walls. Arrange scuppers in an orderly manner consistent with other elements of the wall system.
6. When open scuppers are connected to downspouts, provide transitions consistent with adjacent facilities.
7. Integrate downspouts with the architectural details of the wall system and arrange in an orderly, non-prominent appearance. Generally blend downspouts with the color of the wall (not contrasting it).
8. Fabricate downspouts from non-corrosive materials such as aluminum or zinc-coated steel. Provide powder-coated finishes in medium bronze.
9. All downspouts will be solid.
10. Provide angled transitional pieces for downspouts to fit closely against the wall for their entire length.
11. Coordinate locations of downspouts to conceal control joints in masonry walls when possible.
12. Place downspouts away from building entries. Water discharged should not run across sidewalks.

### **D07.6. Roof Vents and Elements**

1. Minimize and consolidate roof penetrations into a single, inconspicuous point whenever possible.
2. On sloped roofs clad pipe penetrations to match the roofing material.
3. Avoid the use of rooftop mechanical equipment; however, for renovations and unavoidable configurations, ensure units are screened.
4. Provide access points and service routes to equipment that protect the roof.

5. Screen all large vents.
6. Ensure attic spaces are properly vented at ridges and soffits.
7. Match roof color for all exposed equipment and vents.
8. Avoid roof-mounted antenna systems.
9. Arrange Lightning Protection Systems (LPS) components in an ordered, uncluttered and inconspicuous appearance; integrate components into the organization of the roof and wall systems.
10. Ensure that LPS roof mounting systems are approved by the roofing manufacturer.
11. Additions to a roof will not interfere with LPS or other rooftop systems that may be required.
12. Include permanent fall protection with any addition to a roof with a slope above 3:12 per UFC 3-110-03.

### **D07.7. Clerestories and Skylights**

1. Clerestories are permitted in Group 1 facilities. These are allowed in Group 3 facilities only when serving passive systems and are justifiable by life-cycle analysis.
2. Clerestories are preferred to skylights to avoid roof penetrations. Skylights are not permitted.
3. Design clerestories using the same principles for seasonal shading that are required for walls and roof overhangs.
4. Translucent panel systems are preferred in clerestory applications due to lack of window cleaning.
5. Clerestories must comply with UFC 4-10-01.

### **D07.8. Vegetated Roof**

1. Not applicable.

### **D07.9. Roof Systems Materials**

**Note:** Apply the below base-wide standards for Roof Systems (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### D07.9.1. Standing Seam Metal

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Berridge

Color: Dark bronze

Finish: Matte

Model #: Tee-Panel

Other: Shed, gabled or hipped standing seam metal

UFGS: Section 07 61 14 Steel Standing Seam Roofing  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 61 14.00 20.pdf>

### D07.9.2. Membrane Single-ply

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Carlisle Systems

Color: Off-white

Finish: Smooth

Model #: TPO single-ply, "flat" minimal slope

Other: N/A

UFGS: Section 07 53 23 Ethylene-Propylene-Diene-Monomer Roofing  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 53 23.pdf>  
Section 07 54 50 TPO Thermoplastic Single-Ply Roofing  
(Not Available on UFGS)

### D07.9.3. Built-up Multi-ply

Applicable  N/A



**D07.9.4. Concrete Tile**

Applicable  N/A

**D07.9.5. Clay Tile**

Applicable  N/A

**D07.9.6. Slate Shingles**

Applicable  N/A

**D07.9.7. Vegetated System**

Applicable  N/A

**D07.9.8. Ribbed Metal Sheeting**

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Berridge

Color: Galvalume

Finish: Factory

Model #: High Seam Tee-Panel

Other: 24 gauge steel, Width: 16" Batten height: 1-3/4"

UFGS: Section 07 41 13.19 Batten-Seam Metal Roof Panels  
(Not Available on UFGS)

### D07.9.9. Composite Shingles

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Tamko

Color: Earth Tones

Finish: Factory

Model #: Heritage

Other: Gabled or hipped with transverse gable or hipped features

UFGS: Section 07 31 13 Glass-fiber-reinforced Asphalt Shingles  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 07 31 13.pdf>

### D07.9.10. Other

Applicable  N/A

## D08. STRUCTURAL SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exteriors/index.html>

Comply with AF Corporate Standards for Structural Systems:

<http://afcfs.wbdg.org/facilities-exteriors/structural-systems/index.html>

Comply with AFCFS Recommended Materials:

<http://afcfs.wbdg.org/facilities-exteriors/structural-systems/materials/index.html>

Group 1



Group 2



Group 3



Group 4





## D08.1. Systems and Layouts

1. Pre-engineered structural steel framing may be used for Groups 1, 2 and 3 facilities; Installation-appropriate thermal envelopes, materials and detailing are required.
2. Select economical structural systems that integrate roof and wall systems.
3. Narrow buildings 60' or less in width with column-free interiors are preferred for office, administrative and personnel spaces; when interior columns are required optimize the structural grid layout for open-plan arrangements.
4. Fully coordinate structural grids with exterior window systems to align columns with window frames or wall systems.
5. When structure is exposed provide an organized appearance and coordinate with mechanical, electrical, plumbing, fire protection, information technology, and communications systems.
6. Limit the use of specialty systems (such as space frames, vaults or domes) and of structure as a visual feature.
7. Cost-effectively design interior bearing walls as thermal mass.
8. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

## D08.2. Structural Systems Materials

**Note:** Apply the below base-wide standards for Structural Systems (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### D08.2.1. Concrete

Applicable  N/A      Number of base standards 1



Type: **Cast-In-Place**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Custom

Color: Natural Gray

Finish: Light texture

Model #: Post and beam and/or waffle slab

Other: N/A

UFGS: Section 03 30 53 Miscellaneous Cast-In-Place Concrete  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 30 53.pdf>  
Section 03 33 00 Cast-In-Place Architectural Concrete  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 33 00.pdf>  
Section 03 47 13 Tilt-Up Concrete  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 47 13.pdf>

### D08.2.2. Insulated Concrete Forming (ICF)

Applicable  N/A

### D08.2.3. Steel

Applicable  N/A      Number of base standards 1



Type: **Rigid Framing**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: US Steel

Color: Shop primed

Finish: Matte

Model #: Structural steel shapes

Other: N/A

UFGS: Section 05 12 00 Structural Steel  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 05 12 00.pdf>

### D08.2.4. Pre-Engineered Steel

Applicable  N/A      Number of base standards 1



Type: **Moment Frame**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Behlen Building Systems

Color: Factory primed

Finish: Matte

Model #: Moment Frame

Other: Draped insulation may be used behind wall system;  
Behlen standing seam roof system may be used for Group 3

UFGS: Section 13 12 00 Steel Building Systems  
(Not Available on UFGS)  
Section 13 34 19 Metal Building Systems  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 13 34 19.pdf>

### D08.2.5. Masonry

Applicable  N/A

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### D08.2.6. Heavy Timber

Applicable  N/A

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### D08.2.7. Light-gauge Steel

Applicable  N/A      Number of base standards 1



Type: **Steel Framing**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Steelrite

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Color: Factory

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Finish: Galvanized

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Model #: Structural framing shapes

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Other: N/A

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UFGS: Section 05 45 00 Light Gauge Steel Framing System  
(Not Available on UFGS)

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### D08.2.8. Lumber Framing

Applicable  N/A

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### D08.2.9. Other

Applicable  N/A

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## D09. MECHANICAL, ELECTRICAL AND PLUMBING

Comply with AF Corporate Standards for Facilities Exteriors:

<http://afcfs.wbdg.org/facilities-exterior/index.html>

Comply with AF Corporate Standards for Mechanical, Electrical and Plumbing:

<http://afcfs.wbdg.org/facilities-exterior/mechanical-electrical-and-plumbing/index.html>

Group 1



Group 2



Group 3



Group 4



### **D09.1. Passive and Active Systems**

1. Fully integrate passive heating and cooling systems into facility designs whenever practical for the local climate prior to the design of active mechanical systems.
2. Provide optimized passive and active systems; design active mechanical systems to supplement thermal mass walls and floors.
3. Develop renewable-energy systems including geo-exchange (ground source heat pumps) when life cycle cost effective.
4. Performance display screens, which report energy performance and utility savings, are encouraged; when provided locate these in building lobbies or common areas.
5. Solar domestic hot water systems are required when life-cycle cost effective for the climate.
6. Integrate shading into building exteriors to reduce solar heat gain during hot seasons.

### **D09.2. Functionality and Efficiency**

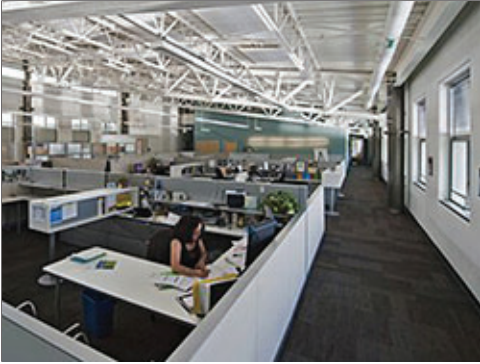
1. Fully coordinate mechanical, electrical, plumbing (MEP) and fire protection systems with each other and with the building structure, enclosure, thermal envelope and interior design.
2. Ensure direct exterior access is provided (for CE) to main mechanical and electrical rooms.
3. Screen exterior equipment from primary views (landscape, building masses, screen walls) and comply with ATFP requirements.
4. Keep equipment away from main building entrances; locate service area/yard on least visible side of a building.
5. Coordinate the location of all exterior meters, equipment and devices to provide convenient access and an overall coordinated and orderly appearance.
6. Design emergency generator systems integrally with all other building systems and avoid incompatible building additions; locate generators near service areas and ensure they are not visible from primary entrances.
7. When structure is exposed as a finished ceiling, fully integrate MEP and fire protection systems to provide an organized, uncluttered appearance.
8. Conceal ducts, piping, conduits, devices, etc., when permanent walls, suspended ceilings or raised floors are provided; locate sprinkler heads in orderly configuration.
9. Limit interior wall-mounted equipment in occupied personnel spaces; avoid surface-mounted conduit and pipes.
10. Provide efficient utility rooms with layouts to facilitate system performance and maintenance; provide convenient access to controls, clearly label systems and include operating and maintenance instructions.
11. Separate mechanical and electrical and communications rooms.
12. Integrate recessed and wall-mounted fixtures such as fire standpipe cabinets and drinking fountains within permanent walls.



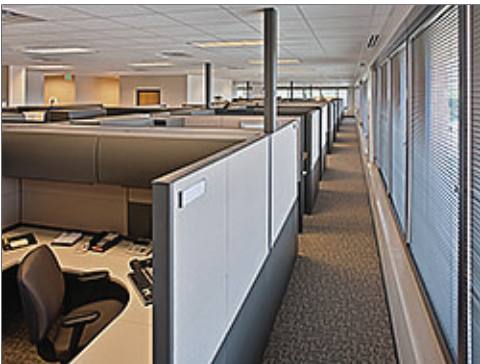
## E. FACILITIES INTERIORS

Comply with Air Force Corporate Standards for Facilities Interiors:  
<http://afcs.wbdg.org/facilities-interiors/index.html>

Group 1



Group 2



Group 3



Group 4





## **E01. Building Configurations**

Comply with Air Force Corporate Standards for Building Configurations:

<http://afcfs.wbdg.org/facilities-interiors/buildings-configurations/index.html>

1. Provide open-plan configurations for office, administrative, operational and related activities and spaces for maximum flexibility. Use a “core and shell” approach in which all building systems, infrastructure and permanent interior partitions anticipate two or more uses (operations) during a facility’s life span.
2. Create flexible interior configurations using Furniture, Fixtures & Equipment (FF&E) and limit private offices and private rooms. Refer to AFMAN 32-1084 for space requirements. To the greatest extent, limit permanent partitions to core areas such as toilet rooms, stairs, mechanical and utility rooms.
3. Use more durable long-lasting finishes in core areas for walls, ceilings, floor coverings and built-in casework. Coordinate interior FF&E layouts with structural grids during space planning.
4. Provide high-performance building configurations following UFC 1-200-02. Ensure passive design strategies are cost effectively incorporated before active mechanical systems are designed.
5. Comply with UFC 1-200-01, general building requirements. UFC 1-200-01 provides applicability of model building codes and government unique criteria for typical design disciplines and building systems, as well as for accessibility, antiterrorism, security, high performance and sustainability requirements, and safety.
6. Meet security and force protection requirements in UFC 4-010-01: DoD Minimum Antiterrorism Standards for Buildings.
7. Comply with AFCFS for supporting mission requirements, addressing human comfort and well being, and creating highly flexible interiors while satisfying metrics for high performance and sustainable buildings.
8. Provide a level of quality for interior features, materials and finishes that is appropriate for the Facility Group number. Group 1 may receive higher quality than Groups 2 thru 4. Refer to Facility Hierarchy.
9. Through open-plan configurations, preserve all passive and natural design strategies and fully integrate facility interiors with overall building systems.
10. Professional interior designers, or architects with significant interior design experience, must accomplish the design and review of applicable new construction, renovations and maintenance projects.
11. Consult with the State Historic Preservation Officer (SHPO) and base-level Historic Preservation offices regarding proposed changes to properties listed on or eligible for listing on the National Register of Historic Places. Follow requirements of The National Historic Preservation Act and Secretary of the Interior Standards for the Treatment of Historic Properties.
12. Maintain architectural compatibility following AFCFS and this Installation Facilities Standards (IFS) document to create continuity while avoiding monotony.

### **E01.1. Layout and Common Areas**

Comply with Air Force Corporate Standards for Layout and Common Areas:

<http://afcfs.wbdg.org/facilities-interiors/buildings-configurations/layout-and-common-areas/index.html>

1. Create open-plan interior environments to accommodate changes.
2. Limit interior partitions, private offices and rooms; use furniture or modular systems to provide privacy and acoustic control.
3. When partitions are functionally justified such as for conference rooms, use systems furniture and moveable (demountable) floor-to-ceiling wall systems for acoustical or visual privacy.
4. Proportion lobbies and common spaces based on type of function, activity and facility group.
5. Allow no direct sight lines into restrooms.

6. Situate utility and core areas to minimize impact on daylighting and to maximize use as thermal buffers.
7. Ensure electrical, lighting and communications system can be adaptable to configuration changes.
8. Avoid power poles to the maximum extent; when poles are necessary minimize the number and coordinate locations with furniture placement and other elements.
9. Avoid sloping floors to maintain flexibility and eliminate future structural changes.
10. Special consideration may apply to Sensitive Compartmented Information Facilities (SCIFs).

### **E01.1.1. Interior Design Process**

1. Comply with UFC 3-120-10 for the Comprehensive Interior Design (CID,) which includes both Structural Interior Design (SID) and Furniture, Fixtures & Equipment (FF&E) design services.
2. Use a collaborative, integrated planning and design team, composed of user, government support staff, and appropriate professionals. Integrate architectural features using simple detailing to create a professional appearance; avoid extravagant or excessive detailing.
3. Ensure interior designs satisfy the functional requirements within the context of flexibility, sustainability and the building's energy performance.
4. Base space planning on square foot allocations from AFM 32-1084. Identify special requirements if any, such as privacy separation, VIP areas, gathering spaces and storage. Note: The occupant's rank and position will influence the square footage and selection of materials.
5. Provide clear circulation and pathway finding for both horizontal and vertical directions that accommodate the number of personnel in the facility.
6. Maximize efficiencies in the space plan for functional relationships and adjacencies for all facility users. Efficiently create and situate rooms and support rooms such as conference / meeting rooms and break rooms.
7. Provide interior design building-related illustrations, drawings, schedules, materials selections, specifications and cost estimates as listed in UFC 3-120-10. Refer to Furnishings in this IFS also.
8. SID Format shall follow UFC 3-120-10.
9. Base the FF&E package on the furniture footprint developed in the SID. Identify all new or existing equipment needed and its users within each facility or each area of the facility. Provide specific information on: equipment sizes, electrical requirements, ventilation requirements, weight (if heavy), quantity, and security level if required. Presume all administrative spaces have computers and supporting equipment.

### **E01.1.2. Codes and Regulations**

1. Refer to UFC 1-200-01 for modifications to the International Building Code (IBC) to determine applicable sections of the IBC. Both the IBC Chapter 3 and UFC 3-600-01 govern "Use and Occupancy Classification" for example.
2. Fire code requirements shall be as defined in the International Building Code (IBC) and must be used where dictated by UFC 1-200-01 DoD Building Code (General Building Requirements) except where noted in UFC 3-600-01 (Fire Protection Engineering For Facilities).
3. National Fire Protection Association (NFPA) 101 must be utilized to determine the occupancy classification as it relates to fire/ smoke resistance rating of interior non-load bearing partitions (other than occupancy separation), means of egress, interior finish, features of fire protection (including vertical openings) and associated requirements.

## E01.2. Quality and Comfort

Comply with Air Force Corporate Standards for Quality and Comfort:

<http://afcfs.wbdg.org/facilities-interiors/buildings-configurations/quality-and-comfort/index.html>

1. Include durability in the life-cycle cost analysis for best-value material selections with long life expectancies that do not show excessive wearing.
2. Select long-lasting materials and finishes for permanent core areas such as lobbies, restrooms and stairs.
3. Select low-maintenance materials and products that reduce ongoing servicing and repair and that are easy to clean.
4. Relate the visual quality of finishes to the Facility Group number.
5. Building and interior configurations should address both operations and climatic responses.
6. Convey a professional image; avoid trendy patterns and textures.
7. Use materials and finishes that provide a healthy indoor environment.
8. Orient interior spaces toward views while maintaining cost-effective building performance and efficiency.
9. Promote air movement and daylighting for human health and wellbeing.

## E02. Floors

Comply with Air Force Corporate Standards for Floors:

<http://afcfs.wbdg.org/facilities-interiors/floors/index.html>

### E02.1. Floor Materials

**Facility Group 1** floor materials shall be as follows.

Primary: Prepared Slabs (Ground, Polished)  
Secondary: Porcelain tile  
Tertiary: Carpet, Rubber Stair Treads

**Facility Group 2** floor materials shall be as follows.

Primary: Prepared Slabs (Ground, Polished)  
Secondary: Ceramic tile  
Tertiary: Carpet, Rubber Stair Treads

**Facility Group 3** floor materials shall be as follows.

Primary: Prepared Slabs (Ground)  
Secondary: Prepared Slabs (Sealer)  
Tertiary: N/A

**Facility Group 4** floor materials shall be as follows.

Primary: Engineered Hardwood  
Secondary: Carpet  
Tertiary: Ceramic Tile

1. Natural stone and terrazzo flooring may be used in high traffic areas of Group 1 as approved on a case basis.
2. Resilient and rapidly renewable flooring may be used in low traffic areas in Group 1, 2 and 4.
3. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.



**Note:** Apply the below base-wide standards for Floors (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### E02.1.1. Prepared Slabs

Applicable  N/A      Number of base standards 2



Type: **Style 1, Ground and Polished**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD)

Color: Natural gray cement, light to dark beige aggregates

Finish: Fine polished texture

Model #: Medium to small aggregate

Other: N/A

UFGS: Section 03 35 45 Polished Concrete Finishing  
(Not Available on UFGS)

Type:

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD)

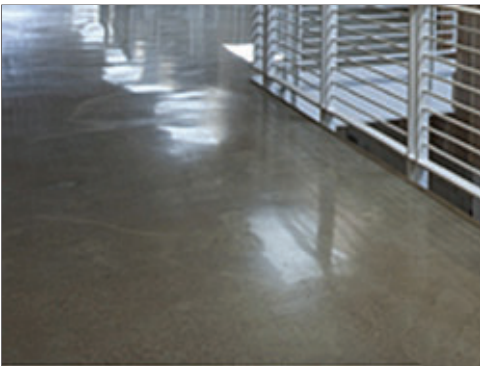
Color: Natural gray cement, light to dark beige aggregates

Finish: Medium polished texture, slip resistant

Model #: Medium to small aggregate

Other: N/A

UFGS: Section 03 35 45 Polished Concrete Finishing  
(Not Available on UFGS)



### E02.1.2. Natural Stone and Terrazzo

Applicable  N/A

### E02.1.3. Quarry Tile

Applicable  N/A

Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Daltile

Color: Earth tones

Finish: Matte, slip resistant

Model #: N/A

Other: Use in commercial kitchen flooring.

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 30 10.pdf>

### E02.1.4. Ceramic Tile

Applicable  N/A

Number of base standards 2



Type: **Style 1 Porcelain**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Daltile

Color: Earth tones

Finish: Matte, slip resistant

Model #: Porcelain tile

Other: Use in high traffic areas. Epoxy grout is recommended.

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 30 10.pdf>



Type: **Style 2 Ceramic**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Daltile

Color: Earth tones

Finish: Matte, slip resistant

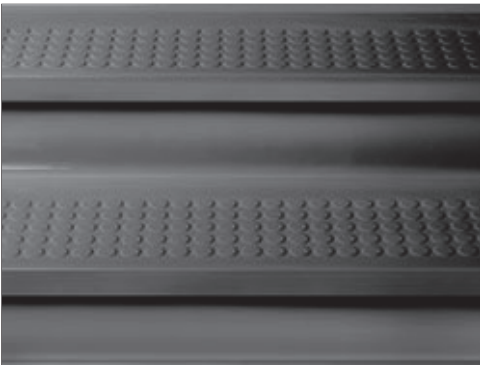
Model #: Ceramic tile

Other: Use in low traffic area toilet rooms.

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 30 10.pdf>

### E02.1.5. Resilient Floor

Applicable  N/A      Number of base standards 1



Type: **Style 1 Stair Treads**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Roppe

Color: Neutral tones

Finish: Factory

Model #: Raised design rubber tread

Other: Stair treads material

UFGS: Section 09 65 00 Resilient Flooring  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 65 00.pdf>



### E02.1.6. Carpet

Applicable  N/A

Number of base standards 2



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Mohawk Group

Color: Neutral multi-colored tones/patterned/solid

Finish: Yarn: Nylon 6 or 6.6/cut pile or loop pile

Model #: Broadloom, 6' wide rolled, carpet tiles, entry walk-off carpet

Other: N/A

UFGS: UFGS 09 68 00 Carpeting

<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf>

Type: **Style 2**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Mohawk Group

Color: Earth tones

Finish: Factory

Model #: Broadloom, residential loop, "Smartstrand"

Other: N/A

UFGS: UFGS 09 68 00 Carpeting

<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf>

### E02.1.7. Rapidly-Renewable Products

Applicable  N/A

### E02.1.8. Other

Applicable  N/A

### E03. Walls

Comply with Air Force Corporate Standards for Walls:  
<http://afcfs.wbdg.org/facilities-interiors/walls/index.html>

#### E03.1. Wall Materials

**Facility Group 1** wall materials shall be as follows.

Primary: Brick (or other as approved by the BCE)  
Secondary: Gypsum board (painted)  
Tertiary: Ceramic tile (restrooms)

**Facility Group 2** wall materials shall be as follows.

Primary: Brick  
Secondary: Gypsum board (painted)  
Tertiary: Ceramic tile (restrooms)

**Facility Group 3** wall materials shall be as follows.

Primary: Ground face block, sealed (do not paint)  
Secondary: N/A  
Tertiary: Ceramic tile (restrooms)

**Facility Group 4** wall materials shall be as follows.

Primary: Gypsum board (painted)  
Secondary: N/A  
Tertiary: Ceramic tile (restrooms)

1. Follow UFC 3-450-01 (Vibration and Noise Control) for acoustic design issues including speech privacy, sound isolation or sound masking.
2. Select and apply paint with sheens (gloss levels) appropriate for the application following UFGS Section 09 90 00 Paints and Coatings.
3. Provide ceramic tile on wet walls of kitchens, toilet rooms, locker rooms, etc., in all facility groups.
4. Neutral split-face or ground-face integrally colored block with a clear sealer may be used in Group 3. Do not paint block.
5. Provide rubber base on drywall partitions in Groups 1 and 2.
6. Hardwood base may only be used in Group 1 as approved on a case basis.
7. Hardwood chair rails / bumper rails may be used in high-use areas of Groups 1 and 2; aqueous clear finishes are preferred to reduce maintenance; plastic chair rails are permitted only in medical applications.
8. Decorative moldings may be used only in Group 1 when approved on a case basis.
9. Corner guards are permitted only in high traffic spaces with wheeled or cart use such as private service areas in Groups 1 and 2; stainless steel corners guards with a brushed finish may be judiciously used in Group 3.
10. Group 4 may use painted composite wood base.
11. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below base-wide standards for Walls (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### E03.1.1. Concrete

Applicable  N/A

### E03.1.2. Masonry

Applicable  N/A      Number of base standards 1



Type: **Modular Face Brick**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD)

Color: Red blend

Finish: Light texture

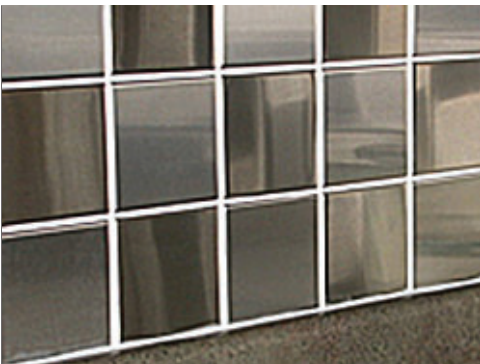
Model #: Coursed unit masonry

Other: Brick is preferred. Concrete block may only be used in Group 3 when approved by the BCE.

UFGS: Section 04 20 00 Unit Masonry  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS\\_04\\_20\\_00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_04_20_00.pdf)

### E03.1.3. Ceramic Tile

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Daltile

Color: Earth tones

Finish: Gloss, Semi-gloss

Model #: Ceramic wall tile

Other: Located on wet walls in restrooms

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS\\_09\\_30\\_10.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_09_30_10.pdf)



### E03.1.4. Gypsum Board

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: US Gypsum

Color: Solid Earth tone colors

Finish: Paint (Sheen per UFGS)

Model #: Tapered edge

Other: N/A

UFGS: Section 09 29 00 Gypsum Board  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 29 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS%2009%2029%2000.pdf)  
Section 09 90 00 Paints and Coatings  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 90 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS%2009%2090%2000.pdf)

### E03.1.5. Metal Panels

Applicable  N/A

### E03.1.6. Wood Paneling

Applicable  N/A

### E03.1.7. Rapidly-Renewable Products

Applicable  N/A

### E03.1.8. Other

Applicable  N/A

## E04. Ceilings

Comply with Air Force Corporate Standards for Ceilings:  
<http://afcf.wbdg.org/facilities-interiors/ceilings/index.html>

### E04.1. Ceiling Materials

**Facility Group 1** ceiling materials shall be as follows.

Primary: Exposed Framing (Roof / Floor Structure Above)  
Secondary: Grid and Acoustical Tile  
Tertiary: Gypsum Board (Painted)

**Facility Group 2** ceiling materials shall be as follows.

Primary: Exposed Framing (Roof / Floor Structure Above)  
Secondary: Grid and Acoustical Tile  
Tertiary: Gypsum Board (Painted)

**Facility Group 3** ceiling materials shall be as follows.

Primary: Exposed Framing (Roof / Floor Structure Above)  
Secondary: Exposed Framing (Roof / Floor Structure Above)  
Tertiary: Gypsum Board (Painted)

**Facility Group 4** ceiling materials shall be as follows.

Primary: Gypsum Board (Painted)  
Secondary: N/A  
Tertiary: N/A

1. Accent ceiling materials such as metal, wood, and rapidly renewable may be used in Group 1 as approved on a case by case basis.
2. Follow UFC 3-450-01 (Vibration and Noise Control) for acoustic design issues including speech privacy, sound isolation or sound masking.
3. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below base-wide standards for Ceilings (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

**E04.1.1. Exposed Framing (Roof / Floor Structure Above)**

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Vulcraft

Color: Neutral colors reviewed on a case basis

Finish: Field painted (Sheen per UFGS)

Model #: Formlok floor and roof decking

Other: N/A

UFGS: Section 05 30 00 Steel Decks  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS\\_05\\_30\\_00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_05_30_00.pdf)

### E04.1.2. Exposed Concrete

Applicable  N/A

### E04.1.3. Grid and Acoustical Tile

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Armstrong

Color: White

Finish: Factory

Model #: 2'x2' Tegular with reveal edge and fine texture, grid 15/16"

Other: Performance characteristics are Class A; NRC-0.70; CAC-40; LR-0.86; minimum recycled content 82%.

UFGS: Section 09 51 00 Acoustical Ceilings  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 51 00.pdf>

### E04.1.4. Gypsum Board

Applicable  N/A      Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: US Gypsum

Color: Solid neutral colors

Finish: Paint (sheen per UFGS)

Model #: Tapered edge

Other: N/A

UFGS: Section 09 29 00 Gypsum Board  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 29 00.pdf>  
Section 09 90 00 Paints and Coatings  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 90 00.pdf>



#### **E04.1.5. Metal Panels**

Applicable  N/A

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#### **E04.1.6. Wood**

Applicable  N/A

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#### **E04.1.7. Rapidly-Renewable Products**

Applicable  N/A

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#### **E04.1.8. Other**

Applicable  N/A

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### **E05. Doors and Windows**

Comply with Air Force Corporate Standards for Doors and Windows:

<http://afcs.wbdg.org/facilities-interiors/doors-and-windows/index.html>

#### **E05.1. Doors and Windows and Frames Materials**

**Facility Group 1**

door (frame) and window frame materials shall be as follows.

Primary: Aluminum, clear anodized

Secondary: Hollow metal (painted)

Tertiary: N/A

**Facility Group 1**

door (leaf) materials shall be as follows.

Primary: Hardwood veneer

Secondary: Hollow metal (painted)

Tertiary: N/A

**Facility Group 2**

door (frame) and window frame materials shall be as follows.

Primary: Aluminum, clear anodized

Secondary: Hollow metal (painted)

Tertiary: N/A

**Facility Group 2**

door (leaf) materials shall be as follows.

Primary: Hardwood veneer

Secondary: Hollow metal (painted)

Tertiary: N/A

**Facility Group 3**

door (frame) and window frame materials shall be as follows.

Primary: Hollow metal (galvanized, painted)

Secondary: Hollow metal (galvanized, painted)

Tertiary: N/A

**Facility Group 3**

door (leaf) materials shall be as follows.

Primary: Hollow metal (galvanized, painted)

Secondary: Hollow metal (galvanized, painted)

Tertiary: N/A

**Facility Group 4**

door (frame) and window frame materials shall be as follows.

Primary: Wood

Secondary: N/A

Tertiary: N/A

**Facility Group 4**

door (leaf) materials shall be as follows.

Primary: Wood solid core

Secondary: Composite solid core

Tertiary: N/A

1. Hardwood casings may be provided over metal frames in Group 1 as approved on a case by case basis.
2. Paneled textured doors are preferred in Group 4.
3. Do not use hollow-core wood doors.
4. Generally match original hardware in renovations.
5. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below *base-wide standards* for Doors and Windows (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.

### E05.1.1. Aluminum

Applicable  N/A

Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Kawneer

Color: Clear anodized

Finish: Factory

Model #: InFrame Interior Framing, (2x4 nominal framing)

Other: Satin stainless steel hardware

UFGS: Section 08 41 13 Aluminum-Framed Entrances and Storefronts  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf>  
Section 08 71 00 Door Hardware  
<https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf>

### E05.1.2. Hollow Metal

Applicable  N/A

Number of base standards 2



Type: **Steel Doors**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Steelcraft

Color: Neutral colors

Finish: Paint (Sheen per UFGS)

Model #: Hollow metal, 2" w. frames, 16 gauge (welded corners) grouted solid

Other: Provide in Group 3 and in utility areas of Group 1 and 2. Provide A25 "galvannealed" coating. All interior steel doors shall have a factory applied primer finish. Provide satin stainless steel hardware.

UFGS: Section 08 11 13 Steel Doors and Frames  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 11 13.pdf>  
Section 08 71 00 Door Hardware  
<https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf>



Type: **Steel Frames**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

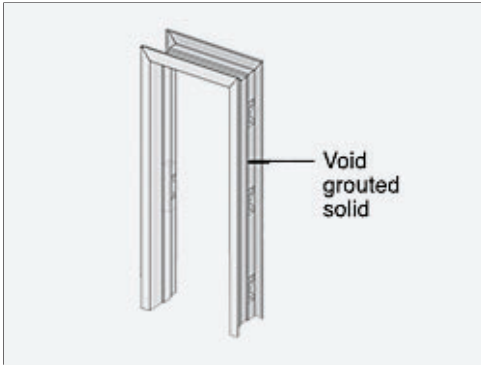
Mfr: Steelcraft

Color: Neutral colors

Finish: Paint (Sheen per UFGS)

Model #: Hollow metal, frame grouted solid

Other: Satin stainless steel hardware



UFGS: Section 08 11 13 Steel Doors and Frames  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 11 13.pdf>  
Section 08 71 00 Door Hardware  
<https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf>

### E05.1.3. Wood

Applicable  N/A Number of base standards 2

Type: **Style 1, Administrative**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Simpson

Color: Natural hardwood veneer

Finish: Clear Sealer, satin (aqueous)

Model #: 3'x7'x 1 3/4", solid core

Other: Satin stainless steel hardware, Glass lites may be used. Stained birch veneer face, 5 ply construction, rotary cut finish.



UFGS: Section 08 14 00 Wood Doors  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf>  
Section 08 71 00 Door Hardware  
<https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf>

Type: **Style 2, Residential**

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Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Simpson

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Color: Natural hardwood veneer or paint grade

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Finish: Clear Sealer or paint, satin (aqueous)

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Model #: Full slab or panels

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Other: Satin nickel hardware

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UGFS: Section 08 14 00 Wood Doors  
<http://www.wbdg.org/FFC/DOD/UGFS/UGFS 08 14 00.pdf>  
Section 08 71 00 Door Hardware  
<https://www.wbdg.org/FFC/DOD/UGFS/UGFS 08 71 00.pdf>

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#### **E05.1.4. Other**

Applicable  N/A

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### **E06. Casework Systems**

Comply with Air Force Corporate Standards for Casework Systems:  
<http://afcfs.wbdg.org/facilities-interiors/casework-systems/index.html>

#### **E06.1. Casework Materials**

1. Select casework systems and materials considering durability, maintenance requirements and LCCA.
2. Natural stone and cast stone countertops may only be used in Group 1 with approval on a case by case basis.
3. Metal cabinets and countertops shall be provided in heavy-use operations and in Group 3.
4. Refer to AFCFS for approved materials.
5. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

### E06.1.1. Plastic Laminate

Applicable  N/A      Number of base standards 1



Type: **Style 1, Low Use Areas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Formica

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: High pressure laminate

Other: Combine with matching solid-surface banding on casework edges.

UFGS: Section 06 41 16.00 10 Plastic-Laminate-Clad Architectural Cabinets  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 06 41 16.00 10.pdf>

### E06.1.2. Solid Polymer Surface

Applicable  N/A      Number of base standards 1



Type: **Style 1, High Use Areas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Corian

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: Solid Surface

Other: Faces and edge banding

UFGS: Section 12 36 00 Countertops  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 36 00.pdf>



### E06.1.3. Rapidly-Renewable Products

Applicable  N/A Number of base standards 1



Type: **Style 1 Moderate Use Areas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Plyboo

Color: Natural or amber

Finish: Satin

Model #: Flat grain bamboo plywood

Other: FSC® Certified 100%.

UFGS: Section 12 32 00 Manufactured Wood Casework  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 32 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_12_32_00.pdf)

### E06.1.4. Metal

Applicable  N/A Number of base standards 1



Type: **Style 1**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Steel Sentry

Color: Natural stainless steel or neutral colors (steel)

Finish: Mill (stainless) or Powder coated (steel)

Model #: Lab, workbench, computer workstation

Other: Provide highly durable fabrications and finishes in Group 3 which are subjected to heavy use.

UFGS: Section 12 31 00 Manufactured Metal Casework  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 31 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_12_31_00.pdf)

### E06.1.5. Other

Applicable  N/A

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## E06.2. Countertop Materials

### E06.2.1. Plastic Laminate

Applicable  N/A      Number of base standards 1



Type: **Style 1, Low Use Areas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Formica

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: High pressure laminate

Other: Only use rounded half or full bullnose and integral backsplash. Do not use plastic laminate edge banding on front edges.

UFGS: Section 06 41 16.00 10 Plastic-Laminate-Clad Architectural Cabinets  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS\\_06\\_41\\_16.00\\_10.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_06_41_16.00_10.pdf)

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### E06.2.2. Solid Polymer Surface

Applicable  N/A      Number of base standards 1



Type: **Style 1, High Use Areas**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Corian

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: Solid Surface

Other: Faces and edges

UFGS: Section 12 36 00 Countertops  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS\\_12\\_36\\_00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_12_36_00.pdf)

### E06.2.3. Natural Stone

Applicable  N/A      Number of base standards 1



Type: **Style 1, Group 1 High Visibility, Heavy Use**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD)

Color: Neutral tones

Finish: High polish, sealer

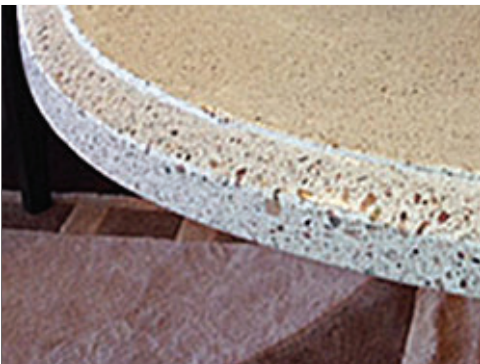
Model #: Custom cut slabs

Other: N/A

UFGS: Section 12 36 00 Countertops  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 36 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_12_36_00.pdf)

### E06.2.4. Cast Stone

Applicable  N/A      Number of base standards 1



Type: **Style 1, Group 1 High Visibility, Heavy Use**

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD)

Color: Neutral tones

Finish: High polish, sealer

Model #: Custom cast or cut slabs

Other: N/A

UFGS: Section 12 36 00 Countertops  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 36 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_12_36_00.pdf)



### E06.2.5. Metal

Applicable  N/A

Number of base standards 1



Type: \_\_\_\_\_

Applies to:  Group 1  Group 2  Group 3  Group 4  Other

Mfr: Local (TBD) \_\_\_\_\_

Color: Natural stainless steel \_\_\_\_\_

Finish: Mill \_\_\_\_\_

Model #: Custom fabricated countertops \_\_\_\_\_

Other: Provide integral fronts, sides and backsplash \_\_\_\_\_

UFGS: Section 12 31 00 Manufactured Metal Casework  
<http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 31 00.pdf>

### E06.2.6. Other

Applicable  N/A

## E07. Furnishings

Comply with Air Force Corporate Standards for Furnishings:  
<http://afcs.wbdg.org/facilities-interiors/furnishings/index.html>

### E07.1. Durability and Serviceability

Comply with AF Corporate Standards for Durability and Serviceability:  
<http://afcs.wbdg.org/facilities-interiors/furnishings/durability-and-serviceability/index.html>

### E07.2. Accessories

Comply with AF Corporate Standards for Accessories:  
<http://afcs.wbdg.org/facilities-interiors/furnishings/accessories/index.html>

Comply with AFCFS.

## E08. Interior Signs

Comply with Air Force Corporate Standards for Interior Signs:  
<http://afcs.wbdg.org/facilities-interiors/interior-signs/index.html>

## **E08.1 Types and Color**

Comply with Air Force Corporate Standards for Types and Color:

<http://afcfs.wbdg.org/facilities-interiors/interior-signs/types-and-color/index.html>

## **E08.2. Interior Signs Materials**

1. Natural stone, masonry and cast stone signs may only be used in Group 1 with approval on a case by case basis.

## **E09. Lighting, Power and Communication**

<http://afcfs.wbdg.org/facilities-interiors/lighting-power-and-communication/index.html>

### **E09.1. Functionality and Efficiency**

Comply with Air Force Corporate Standards for Functionality and Efficiency:

<http://afcfs.wbdg.org/facilities-interiors/lighting-power-and-communication/functionality-and-efficiency/index.html>

### **E09.2. Types and Color**

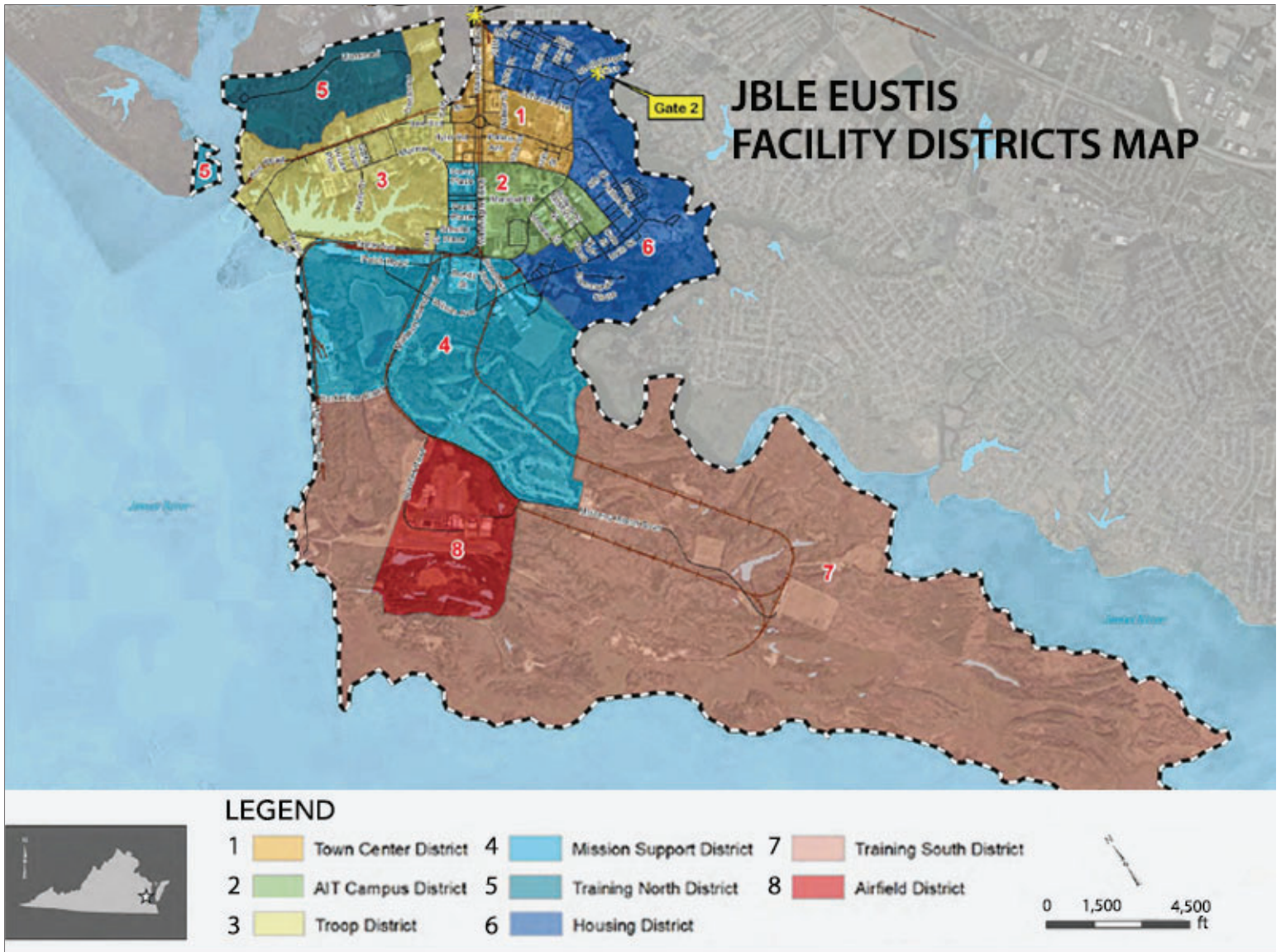
Comply with AFCFS.

## F. APPENDIX - Facility Districts

- Applicable
- N/A

Comply with Air Force Corporate Standards for Facility Districts:  
<http://afcs.wbdg.org/facility-districts/index.html>

Facilities Districts Overview Map:



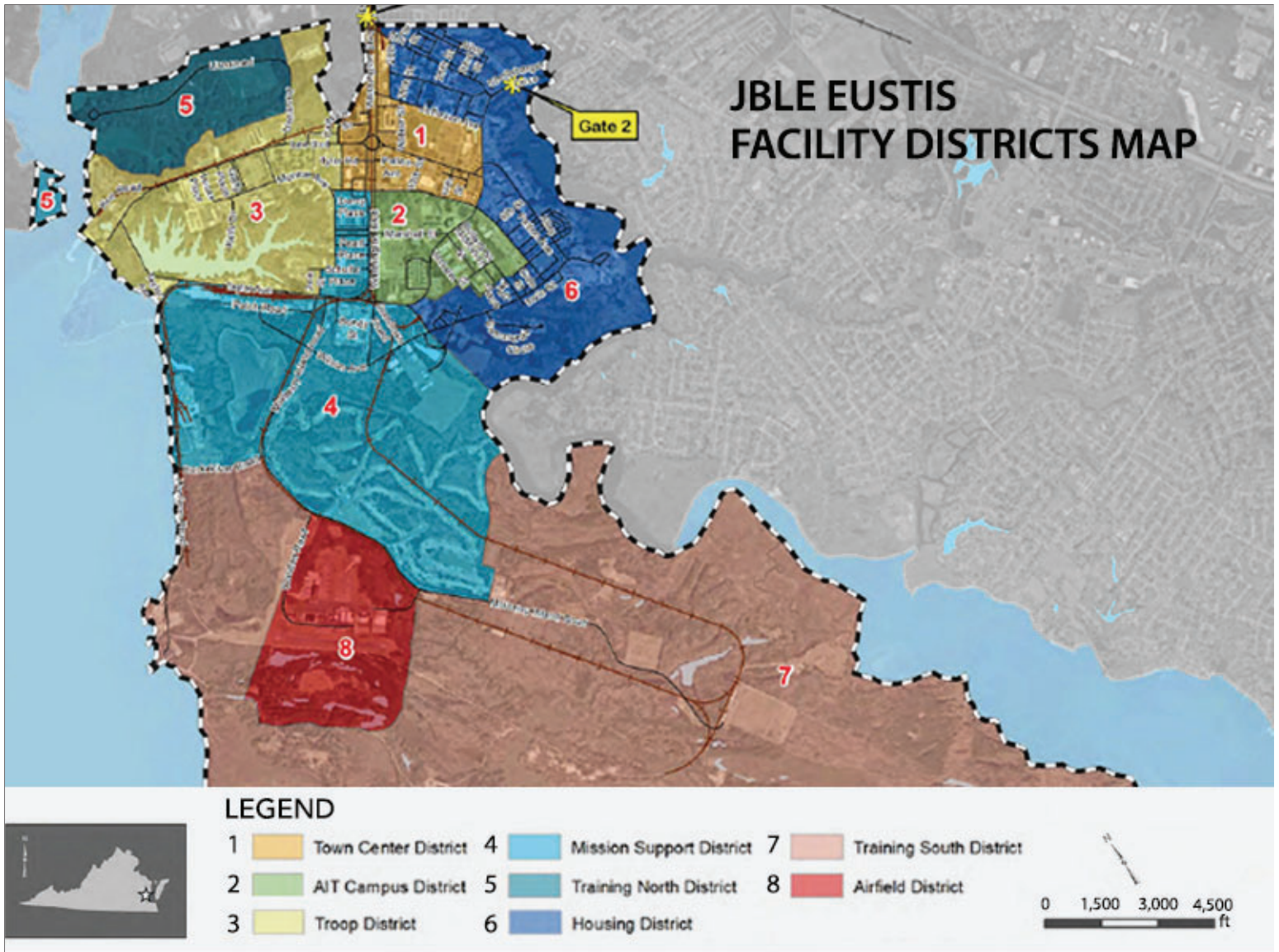
**Note:** Apply the base-wide standards in this IFS for Installation Elements, Site Development, Facilities Exteriors and Facilities Interiors (products, materials, color, etc.). Following application of the base-wide standards, refer to the Appendix and apply any additional requirements specifically related to the Facility District.

Enter No. of Facility Districts 1

The following Facility Districts list exceptions to the base standards that are unique to each district. Please refer to the Site Development, Facilities Exteriors, and Facilities Interiors sections of this IFS for base standards.



Map of District



Photos for each facility group within the Facility District as applicable.

Group 1     Applicable     N/A

Group 2     Applicable     N/A

Group 3     Applicable     N/A

Group 4     Applicable     N/A

Other         Applicable     N/A

## **FACILITY DISTRICTS**

JBLE Eustis is divided into districts that align with land use zones as defined in the Installation Development Plan. Each district has designated uses that support the base's operations. Generally match adjacent facilities in new construction to promote architectural compatibility throughout the installation. Please refer to Section D03.2. and contact the Base Civil Engineer for additional information. A brief description of each district follows.

### **1. Town Center**

Facilities in the Town Center district should continue to be pedestrian in scale. Application of the installation prevailing architectural theme, regional vernacular, should be implemented during major renovations or new construction as appropriate. Facilities in this district will generally match adjacent buildings to ensure architectural compatibility and will follow standards for Facility Groups 1-4 as defined in this IFS.

### **2. AIT Campus**

The AIT Campus district should be pedestrian in scale. Application of the installation prevailing architectural theme, regional vernacular, should be implemented during major renovations or new construction as appropriate. Facilities in this district will generally match adjacent buildings to ensure architectural compatibility and will follow standards for Facility Groups 1-3 as defined in this IFS.

### **3. Troop**

The Troop district includes facilities that are industrial in nature and port operations, company operations facilities, permanent-party barracks, student training, research and development, support facilities, community services, and recreation facilities. Application of the installation prevailing architectural theme, regional vernacular, should be implemented during major renovations or new construction as appropriate. Facilities will generally match adjacent buildings to ensure architectural compatibility and will follow standards for Facility Groups 1 and 2 as defined in this IFS.

### **4. Mission Support**

The Mission Support district includes a variety of industrial facilities associated with CES operations and the warehouse area. Application of the installation prevailing architectural theme, regional vernacular, should be implemented during major renovations or new construction as appropriate. Facilities will generally match adjacent buildings to ensure architectural compatibility and will follow standards for Facility Groups 1, 2 and 3 as defined in this IFS.

### **5. Training North**

The Training North district is isolated and limited in development due to its topography and lack of utility infrastructure. Facilities built in this area will be limited to industrial applications and will follow standards for Facility Group 3 as defined in this IFS.

### **6. Family Housing**

The Family Housing District consists of detached single family residential units occupied by enlisted and officer families. This area is currently under a housing privatization contract but will follow standards for Facility Group 4 as defined in this IFS.

### **7. Training South**

The Training North district is isolated and limited in development due to its low-lying elevation and lack of utility infrastructure. Facilities built in this area will be limited to industrial applications and will follow standards for Facility Group 3 as defined in this IFS.

### **8. Airfield**

The Airfield district includes facilities that are industrial in nature and may support flightline operations. Alternative uses include warehouses for various base activities including maintenance, storage, utility functions, industrial services, transportation storage, communications, civil engineering, supply and equipment, fuel storage, vehicle maintenance/motor pool complex, open storage, emergency/disaster response facilities, ordnance and weapons storage areas, and other industrial uses. Industrial facilities will generally match adjacent buildings to ensure architectural compatibility and will follow standards for Facility Group 3 as defined in this IFS. Administrative buildings will follow Group 2.

### **Open Space and Preserves**

Open space includes undeveloped land both inside and outside of the immediate cantonment area. It both separates and defines the various sections of the base and creates a natural setting for the cantonment area. Areas classified as open space may be undeveloped to act as a buffer space between incompatible uses or for safety or security clearances or there may be other constraints that are not readily visible. All development in this district requires prior coordination and approval from the Base Civil Engineer.

## G. APPENDIX - References

Comply with Air Force Corporate Standards:

<http://afcfs.wbdg.org/index.html>

Note: The below listed Supplementary Documents are provided as part of this IFS and shall become fully part of the IFS. If there are any discrepancies between the requirements of this IFS and the Supplementary Documents, the IFS shall govern.

1. There are no supplementary documents at this time.

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