Vision

An Architecture of Community is the long-range vision for Dover Air Force Base. This is a vision of excellence displayed in a high-quality corporate image for facilities, the landscape, and the environment. Its architecture is a language understated by post-modern and neo-classical form that remains uncluttered in a well-developed landscape setting.

Architectural compatibility and Community can be achieved by understanding the vision for the base and by refining its design vocabulary. Successful examples of high quality facilities, landscaping, and streetscapes are presented in this Architectural Compatibility Plan (ACP). These examples depict the design standards that will ensure compatibility and achieve the vision of excellence.
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The Architectural Compatibility Plan (ACP) defines a clear design vocabulary to be used throughout the base, providing specific standards for all aspects of exterior design. Compatible architecture is accomplished with similar buildings, using common design forms, details, materials, site features, and streetscapes.

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

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

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

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

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

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

How to Use This Plan

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

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

The Implementation Section of the ACP outlines key elements to ensure success in designing and constructing excellent facilities. It discusses the traditional design process, highlights the importance of site analysis, and describes the role of the Architectural Compatibility Review Board (ACRB). The implementation section defines methods to facilitate the coordination and approval of design submittals.

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

A poster is available upon request that displays photographic examples of the Dover AFB community.
Design standards for buildings and supporting elements are outlined in this section. These standards encourage architectural compatibility using common forms, materials, colors, and architectural details.

The first priority is to achieve architectural compatibility for Dover Air Force Base as a whole. The second priority is compatibility within an architectural setting or sub-area. Outstanding designs for individual buildings or facilities are the third priority. The goal is to design excellent facilities that satisfy all of these priorities.
Dover AFB has established a direction towards architectural unity. The existing architecture depicts a predominant materials palette and a consistency of material detailing. The following design standards are applicable to the entire installation, to both host and tenant organizations.

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

### BUILDINGS

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

**Style / Form**

- Place buildings at grade with the entrance expressed as a feature.
- Emphasize horizontal proportions on building elements.
- Rectangular elements are the standard form for building masses. Use clean, simple, contemporary forms and avoid curves or angular elements in plan.
- Use brick as the predominant wall material with stucco accents combined with sloped metal roofing and pronounced eaves with moderate overhang.
- Develop a strong relationship between buildings and exterior spaces.
- Articulate building facades to create areas of shade and shadow.

**Scale / Massing**

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

**Existing Buildings**

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

Walls provide the principal details and architectural features for buildings that contribute significantly to the character of the base. Limit the palette of materials to maintain consistency in material and color to reduce visual clutter caused by too much diversity.

Brick
- Use Dover Tan standard-size face brick in a running bond pattern with tooled concave joints as the standard.
- Use header, rowlock, and soldier courses with corbelling, relief or other accents to create shadow lines.
- Brick may be used when appropriate for lintels and sills.
- Promote the use of relief in brick surfaces creating shadow lines.
- Conceal expansion joints with downspouts or locate them at transitions in the wall such as at pilasters or reveals.
- Use natural colored Portland cement mortar.
- Efflorescence in masonry work is unacceptable. Measures must be provided to prevent it.

Stucco
- Use stucco for subtle accents to brick and as the wall finish for renovations when brick is not feasible.
- Tan is the primary color for stucco. Dark tan stucco may be used as an accent on stucco walls with ACRB approval.
- Sand finish is the standard.
- Use a three-coat, cement-based stucco. Using of final finish of synthetic hardcoat over the scratch and brown coats is acceptable.
- Coordinate joint patterns with relief in the wall such as at pilasters to minimize their presence.
- Protect stucco from damage by lawn maintenance equipment with landscape buffer or lawn strip.
Architectural Precast
- Precast is appropriate for lintels, sills, water tables, belt courses, and friezes.
- Natural Portland Cement is the standard color.
- Use precast sparingly to ensure that brick remains the prominent material.

Other Materials
- Distinguish the base from the facade with detailing and/or a change in material.
- Limit the use of prefinished metal wall panels to industrial/high-rise facilities and special applications only with ACRB approval.
- Factory finish all exposed metals with a powder-coat application such as Kynar 500.
- Joint sealants shall match the color of the darker adjacent surfaces. When adjacent surfaces are the same color use a 10% darker joint sealant in the same color.

Accents / Detailing
- High visibility facilities shall demonstrate a greater application of detailing.
- Use accents such as horizontal banding, meccatons, and friezes to highlight entries and to enliven facades.
- Use joints, reveals, recessed panels, and expressed pilasters to break up flat facades and add visual interest.

Wall Components
- Organize and coordinate placement of all mechanical, electrical, lighting, communication, and other building components, including downsputs and vents, into the overall architectural design.
- Do not expose conduits, cables, and piping on walls.
- All gas meters, fire bells, vents, louvers, and electrical/communication boxes shall match the wall surface color on which the equipment is mounted.
- Well-mounted light fixtures shall be coordinated with the architectural features.
ROOF SYSTEMS

Consistency in the roof color, material, and form plays a vital role in architectural compatibility. Make roofs comparable in shape, slope, material, and color throughout the base.

General
- Hipped roofs are preferred for most buildings. Gabled end walls with sloped parapets may also be used.
- Open gabled elements may be used to accent entries.
- Slopes shall be between 4:12 and 6:12.
- Dutch-hipped roofs may be used with ACRB approval.
- Do not use large overhangs. Keep overhangs proportional to the size and height of the building.
- Low-sloped roofs are allowed for larger structures in combination with sloped metal roofs. Add or adapt projects with ACRB approval.

Materials and Color
- Use factory-finished, standing seam metal roofing on sloped roofs, with a 16-inch wide panel and a 2-inch raised standing seam.
- Roofing shall be dark bronze.
- Roof flashing shall match the roof material and color.
- Stepped flashing at the intersection of roofs and walls shall match wall color.
- Membrane roofing for low-sloped roofs may only be used with ACRB approval. A warranted minimum slope of 1/2:12 is required.

Parapets / Copings
- Sloped parapets on the gabled end should be the same slope as the roof.
- Factory-finished metal or properly-flashed precast concrete coping may be used on brick parapet walls.
- All precast coping should have reamed joints filled with elastomeric joint sealants.
- Use factory-finished metal coping on stucco and metal wall panel parapet walls, matching the wall color. Behind a parapet wall, coping, flashing, and counter-flashing should match the roof color.
Fascias, Gutters, and Downspouts
- Incorporate continuous metal fascias that are no more than 8 inches in height for all sloped roofs.
- Avoid the use of turn-down standing seam metal fascias.
- Fascia finish shall match the roof color when occurring with metal roofing.
- Gutters on sloped roofs are encouraged and shall be factory finished to match the roof color.
- When roofs are not visible, fascias shall match the color of the adjacent surface.
- Connect downspouts to the storm drainage system, wherever possible.
- Integrate downspouts with architectural details and match their color with that of the wall. Dark bronze may be used with ACRE approval.
- Interior roof drains and open scuppers are allowed only with approval of the ACRE.

Roof Vents and Elements
- Minimize, consolidate, and organize roof penetrations on the least visible side of the building.
- PVC pipes and other roof elements must be finished to match the roof color.
- Do not use rooftop mechanical units. When required, minimize the negative visual effects with screening to match the roof color.
- Consider the use of dormer vents to conceal and screen exhaust fans.
- Avoid roof-mounted antennas.
ENTRANCES

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

General
- Ensure the building entrance is clearly visible and highlighted as a prominent feature.
- Projected entrance features with gabled roof forms are preferred.
- Create enclosed vestibules and weather-protected transition spaces at entrances.

Primary Entrances
- Provide overhead enclosure for weather protection.
- Use accent pavers in approach walkway or entry plaza feature.
- Integrate hand-capped ramps into overall design.
- Locate newspaper, vending machines, and similar elements out of view to avoid visual clutter.

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

Service and Emergency Egress
- Minimize visual impact with proper siting and access.
- Provide unobtrusive service entrances physically and visually separated from primary and secondary entrances.
- Use landscaping and screen walls to screen and separate loading docks.
- Do not use canopies at emergency egress doorways.

Drop-offs and Porte-cochères
- Limit porte-cochères to special, high-profile facilities.
- Design them as an integral part of the building entrance using the same style, form, and materials.
- Treat these sites as special, high-profile design areas with corresponding amenities, design accents, and landscaping.

Handrails
- Handrails shall be factory-finished with a surface matching dark bronze.
- Integrate handrail designs with the facility design.

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

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

**Openings**
- Use window type, size, placement and mullion pattern to emphasize the overall architectural design.
- Use regularly spaced windows to establish contextual rhythms.
- Set windows back at least 2 inches from the building facade.
- Incorporate operable windows with screens where possible.
- Transom windows / elements above doors / windows are discouraged.

**Doors and Frames**
- Use dark bronze aluminum storefront systems with thermal-break construction.
- Door, frame, and hardware colors shall match and be dark bronze.
- All secondary use and service doors and frames shall match adjacent surfaces.
- Limit hollow metal frames to security doors, utility rooms, and service areas.
- Seals are applied adjacent to windows and doors shall match the frame color.

**Glazing**
- Use bronze tinted, dual-pane insulated glass.
- Mirrored, sandblasted, glass block and plastic glazing shall not be used.
- Use off-white or dark bronze frames to match the architectural features.

**Clerestories and Skylights**
- Develop clerestories or low-profile skylights in tegrality with the building design using either glass or translucent insulated panels.
- Match clerestory windows with dark bronze colored frames.

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

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

General

- Construct structures using the approved Dover Tan brick, metal roofs, and precast concrete details.
- Stucco may be used with ACRB approval.
- Coordinate the siding of all ancillary structures with each other and adjacent buildings.
- Use non-weathering, corrosion resistant materials.
- Landscape ancillary structures consistent with larger structures.
- Integrate the structure with landscaping and other site elements.
- Do not use temporary buildings or outdoor storage facilities.
- Minimize the use and number of storage buildings, and consolidate in low visibility areas.

Pavilions

- Centrally locate pavilions between several facilities to create multipurpose use.
- Use manufactured pavilions only in low visibility locations.
- Wood gazebos are not allowed.
- Bike storage pavilions should match the materials of the adjacent facility.
- Do not use enclosed bike storage lockers.
- Use scored pavement patterns, or brick pavers with ACRB approval, as an accent.

Trellises and Arbors

- Incorporate trellises into the design of high-visibility facilities to create areas of shade and interest.
- Construct of low maintenance materials.
- Integrate with building design/style and entry plazas or outdoor spaces.
- Use commercial/non-residential style and detailing.
- Incorporate vines or other landscape materials in the design.
SCREENS AND ENCLOSURES

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

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

Walls
- Construct freestanding walls with brick piers/columns and of split-faced block infill with a precast cap.
- Articulate long walls with recessed sections for planting.
- Generally, do not attach screen walls to buildings.
- Do not place screen walls immediately adjacent to roadways or sidewalks.
- Walls adjacent to brick buildings shall use brick with precast concrete cap.

Fences
- Use decorative metal fencing with brick columns and low split-face block walls for high-visibility areas that don’t require visual separation.
- Vinyl-clad chain link fencing shall be black in industrial areas and dark green for perimeter fencing.
- Wood is allowed only in the Family Housing setting.

 Dumpster Enclosures
- Locate dumpsters to minimize visual impact.
- For new facilities, combine dumpster enclosures along service drives.
- Use split-face block walls with brick piers at the corners. Cap walls and piers with precast coping.
- In high-visibility locations, provide dark bronze gates to screen dumpsters.
- Provide dark bronze protective bollards.
- Provide concrete pads and access aprons.
- Include landscaping areas and provisions for pedestrian access.

Force Protection
- Observe force protection requirements integrating physical measures with the architecture.
- Use a combination of walls, bollards, and tensile cables with landscape beds.
- Develop all security walls to comply with the walls standards above.
- Minimize the visibility of all force protection devices with landscaping and integral designs.
- Jersey Barriers are allowed only with ACRB approval. Do not paint.
- Promote the use of polymer concrete portable planters as a barrier system.
**LANDSCAPING**

Use landscaping to enhance facilities and to unify the base. Establish a central organizing landscape theme that unifies and connects individual facilities.

**Maintenance**

- Establish a maintenance program.
- Use only approved planting materials as specified on the Landscape Materials listing Appendix A3.
- Allow shrubs to mass naturally and avoid ornamental pruning.
- Use 3/4-inch red berrywood stone in planting beds around facilities and shredded hardwood red mulch around individual plantings.
- Provide sprinkler systems in planting beds and high-visibility areas.

**Edging**

- Separate and define all planting areas from sod areas with metal edging.
- Spade-cut edges are acceptable in low-visibility areas.
- Raised planting beds constructed of brick or split face block may be used in focal-point areas.
- Wood, timber, and plastic edging is not allowed.

**Landscape Screens**

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

**Roadways**

- Primary roadways use some species, deciduous and coniferous street trees equally spaced to coordinate with light standards.
- Secondary and access roadways use a more random spacing of mixed species in clusters and/or groupings at focal points.
- Plant street trees on the building side of sidewalks.
Parking Areas
- Use shrubs in groupings and landscaped berms to soften the visual impact of parking areas.
- Reduce visual impact of large parking areas with landscape planters and parking islands.
- Use deciduous street trees in medians and islands to create shade and interest.
- Fill in between trees with low shrubs, flowers, and ground covers. Allow areas for pedestrian cross circulation.
- Avoid the use of hedges outlining parking areas.

Facility
- Use landscaping elements that compliment building architectural features and proportions.
- Provide a soft transition from the horizontal ground plane to the plane of the building.
- Highlight building entries and architectural features and screen unattractive building features such as utility risers or service areas.
- Design randomly spaced plantings and tree masses to fill-out areas between facilities.
- Use ground covers within planting beds.

Open Spaces
- Use turf for all recreation areas, parade grounds, lawns, and open fields.
- Create undeveloped natural areas using native grasses and shrubs.
- Incorporate maintenance-free ground cover materials in areas of steep slope or areas that are difficult to maintain.
- **WALKWAYS AND PATHS**
  
  Develop a consistent pedestrian circulation system of walkways and paths to enhance the community environment. Connect passenger waiting shelters, outdoor plazas, parks, and other pedestrian gathering sites into the overall circulation network.

- **Sidewalks**
  
  - Provide walkways a minimum of 5 feet wide along all primary, secondary, and access roadways.
  - Maintain a minimum 3-foot-wide landscaped roadway between curb and sidewalk.
  - Provide curvilinear, meandering walks for dormitory and housing areas.
  - Highlight special-use locations, such as plazas, building entrances, and important intersections, with Dover Red brick paving with ACRB approval.
  - Size sidewalks appropriately for the visual scale of the facility and the amount of pedestrian traffic volume.
  - Use natural colored concrete with a broom finish and traveled edges for all walkways in developed areas.
  - In areas of secondary importance, building entrances should make use of joint patterns.

- **Crosswalks and Ramps**
  
  - Ensure that all paths lead to the safest crossing point possible, and cross roadways at 90-degree angles.
  - Incorporate ADA access curb ramps and crosswalk markings into all crosswalks.
  - Use reflective paint or white striping to delineate crosswalks at special areas.
  - Mark crosswalks with 24-inch-longitudinal lines spaced four feet on center with no transverse lines.
  - Construct all concrete curb ramps with a waffle stamp pattern and flared curb ramps.
  - Provide for adequate drainage away from the ramp or by drainage grates.

- **Plazas and Courtyard Paving**
  
  - Use Dover Red brick or concrete pavers as a unifying theme.
  - Concrete or brick pavers may be used as banding or at edges to create highlights.
  - Use a basket weave or running bond paving pattern.

- **Recreation Trails**
  
  - Provide a minimum 6-foot paved width in a free-form configuration that follows the contours or other natural features.
  - Separate the trail system from vehicular traffic by a minimum of 10 feet.
  - Take advantage of natural environments such as the golf course, wetland areas, etc.
  - Incorporate activity generators, interpretive signs and recreation opportunities.
  - Provide a 5-foot by 10-foot paved rest area approximately every mile. Include a bench and litter receptacle at each location.
  - Use asphalt concrete for trail systems. In highly natural settings such as wetlands and wooded areas use compacted, crushed stones.
ROADS
Develop the transportation network to provide a consistent experience throughout the base. An organized system of primary, secondary, and tertiary arteries must reinforce a logical hierarchy of design features.

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

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

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

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

Paving
- Use asphalt paving for all primary, secondary, and access roadways.
- Use concrete paving in loading areas, dumpster enclosures, and sites used by heavy vehicles.
- Gravel surfacing may be used on patrol roads and outlying sites only.
- Incorporate concrete aprons where gravel roads meet paved roads.
- All paving shall match adjacent materials.
- Brick and concrete pavers shall match Dover Grey.
- Use only white striping except when painting yellow no passing striping.

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

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

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

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

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

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

Curb and Gutter
- Use concrete curbs and gutters for parking areas.
- Asphalt curbs, wood timbers, and precast wheel stops are prohibited.
- Do not paint concrete curbs.
- **SIGNS**
  Signs are an important and positive element in the overall base appearance. Their purpose is to clearly communicate necessary or helpful information for directions, identification, and customer service without adding visual clutter.

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

**Color**
- Use Park Service Brown for backgrounds with reflective white lettering on metal placards unless as noted in regulation signs.
- Use dark bronze square metal posts.
- Finish back of sign and fastening devices dark bronze.

**Identification Signs**
- Limit the use of monument signs to entry gates, headquarters buildings, housing neighborhoods, and special use areas / facilities with ACRB approval.
- Construct monument signs with brick columns with split-faced block infill and precast concrete caps. Use pin-mounted Helvetica letters.
- Incorporate landscaping, accent lighting, and/or paving.
- Facility identification signs with street addresses normally identify individual facilities and are generally free standing and not applied to facility facades.
- Display facility numbers in one location - at the back or side corner of buildings, coordinated with architectural features.
- Building-mounted signs or individual letters with corporate logos are allowed for commercial facility signs only with ACRB approval.

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

**Regulation Signs**
- Use for traffic control, parking, and base warnings.
- Traffic control signs must follow the Manual on Uniform Traffic Control Devices administered by the Federal Highway Administration for color and display requirements.
- Handicapped parking signs must follow AMC Exterior Sign Standards for color and display requirements.
- Base warning signs must adhere to the Air Force Sign Standard for color and display requirements.
SITE FURNISHINGS
The common use and style of site amenities will further unify the base, providing a "thread of continuity" throughout. Reflect the basewide standard regardless of where site furnishings are placed.

General
- Select site furnishings from the list on page A1.
- Use dark bronze metal benches and furnishings with a factory-applied powder coat finish.

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

Litter / Ash Receptacles
- Place at building entrances, pathways, outdoor seating, and picnic areas.
- Locate these to be functional yet visually unobtrusive.

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

Bike Racks
- Provide bicycle parking areas for all facilities. Combine areas for densely sited buildings.
- Place bike racks on concrete pads in accessible locations near established bike routes and near secondary entrances to buildings.
- Increase the numbers of available bike racks in residential and recreational areas.
- Screen bicycle parking areas with landscaping or screen walls.

Barbecue Grills
- Limit built-in grills to recreational areas, dormitories, and fire stations.
- Use materials that complement adjacent facilities.
- Placement and design of built-in grills must be approved by the ACRB.
Picnic Tables
- Use factory finished, recycled plastic picnic tables with metal frames.
- Do not use at administration yards or industrial facilities.
- Provide mid-morning to late afternoon shade for all picnic tables.
- Limit tables to outdoor picnic or dining areas; and group to allow for large parties or individual family outings.

Bollards
- Use bollards to protect buildings, equipment, and people from vehicle impact and to restrict access.
- Use an 8-inch diameter, factory finished dark bronze aluminum, domed-topped bollard as the standard.
- Use same style bollard with single function luminaire at pedestrian areas, pathways, and entrances.
- For force protection use an 8-inch diameter, concrete filled, steel pipe. Cap lighted force protection bollards with pre-manufactured domed-top, single luminaries.
- For bollards protecting equipment or buildings from vehicle damage, paint to match adjacent surfaces.
- For special applications concrete monopole bollards may be used with ACRG approval.

Tree Grates
- Use black tree grates at all formal plazas and courtyards set into concrete paving. Accent with brick pavers.

Playground Equipment
- Provide consistent product pre-manufactured play equipment at parks, family housing areas, child development centers, community centers, and recreational areas.
- Place equipment with safe ground surfaces, benches, litter receptacles, and landscaping for shade.
- Provide adequate pedestrian circulation paths to play areas.

Flag Poles
- Use a brushed aluminum pole, mounted on a concrete base.
- Create a sense of place at flag pole locations with landscape or plaza design.
LIGHTING

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

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

**Streets**
- All classifications of roadways will use the same luminaries, poles, and mounting height.
- Use factory finished luminaries and poles for all roadways.
- Equally space poles on alternating sides of all roadways.

**Parking Areas**
- Use arm-mounted, square, shoebox-type luminaries in factory finished dark bronze.
- Use multiple luminaries on dark bronze, square poles to reduce the number of poles.
- Coordinate pole placement with parking island locations.

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

**Mounting Heights**
- Control spill over light near residential areas.
- Keep mounting heights low and consistent. Any lights mounted over 10 feet high require ACRE approval.

**Architectural and Accent**
- Incorporate recessed, wall-mounted luminaries to wash light across plaza, paving, and stairs.
- Minimize and integrate into the building design the use of building mounted fixtures for general illumination of service yards and outdoor spaces.
- Uplight architectural, landscaping, and building entrance features to emphasize importance and hierarchy.
UTILITIES
Use consistent utility components and place electrical services and building feeds underground to reduce overhead visual clutter.

Utility Lines and Structures
- Place all utility lines underground.
- Do not cut pavements to install utilities - bore whenever possible.
- Avoid free standing utility structures where possible.
- Use underground vaults for equipment where possible.
- Locate equipment on concrete pads.

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

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

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

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

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

- **WALL SYSTEMS**
  - On smaller administration facilities, use tan brick or a combination of tan brick and taupe brown stucco.
  - On larger facilities, use a combination of tan brick and flat profile, sandstone colored metal panels.
  - Use a horizontal expression of sandstone colored metal panels.
  - Do not use metal panel as the sole material for any structure.
  - Cap brick parapet walls with metal or precast concrete coping.
  - Locate visible vents and louvers as planned design elements; avoid random placement.
  - Vents and louvers are to match the color of adjacent surfaces.
**ROOF SYSTEMS**
- All structures shall use gabled or single sloped parapet end walls.
- Low-slope metal roofs are allowed only for very large volumes or accent sub-masses with ACRB approval.
- Metal roofing for large industrial buildings may be of the minimum slope recommended by the roofing manufacturer.
- Lower appendages on large facilities, small buildings, and entries may use open gabled or hipped roofs with ACRB approval.

**WINDOWS AND DOORS**
- Use windows, clerestories, and translucent fiberglass panels to promote natural lighting and reduce the mass of the facade.
- Accent primary entrance doors to express their use and importance.
- Secondary-use doors and frames, such as service, shall match adjacent wall surfaces.
- Large hangar and overhead doors must match the wall color.

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

**SCREENS AND ENCLOSURES**
- Integrate physical security measures into the architectural design process.
- Coordinate security walls with the design of adjacent facilities or the immediate context.
- Use screen walls, bollards, and defined roadways in selected locations to direct and limit facility access.
- Painting of jersey barriers is prohibited.
family housing

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

- **GENERAL**
  - Organize units into cohesive neighborhoods with curvilinear streets and minimize the use of cul-de-sacs.
  - The existing housing styles should be reviewed when planning for new units.
  - Construct new community facilities following the basewide design standards.
  - For all brick applications, use Dover Red in lieu of Dover Tan.
  - Use vinyl siding, asphalt or compositional shingles with Dover Red brick accents.

- **WALL SYSTEMS**
  - Use trim and siding colors from the three approved color schemes indicated on page A1.
  - Alternate randomly exterior color schemes.
  - Accent and shutter colors shall match the approved scheme.

- **ROOF SYSTEMS**
  - Use gabled or hipped roofs with a 4:12 and 6:12 pitch.
  - Consider the use of dormers.
  - Use shingles with an architectural profile.
  - Use fascia, cutters, downspouts, and soffits finished to match the trim.
  - Use factory-finished, corrosion-resistant materials.

- **ANCILLARY STRUCTURES**
  - Install passenger waiting shelters at locations convenient to the family housing areas.
  - Use shelters that are sized to accommodate the number of people using them.
LANDSCAPING
- Use mixed species and informal landscaping to integrate new with existing housing areas and to improve the overall community setting.
- Add plantings for shade and privacy and develop foundation plantings.
- Landscape the perimeter edges of recreational and common areas.
- Use landscaped berms to soften major arterial roads and screen undesirable views.
- Develop a street tree program.
- All self-help landscape materials are to follow the ACRB's approved material list.
- Follow basewide standards for landscape edging.

SCREENS AND ENCLOSURES
- Use wood shadowbox fencing for backyard privacy.
- Use the base standard dark green vinyl-coated chain link fencing around the base boundary of the housing area.

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

WALKWAYS AND PATHS
- Emphasize pedestrian and bicycle circulation within housing areas and connect housing to community facilities.
- Provide seating and other basewide site furnishings along walkways.
- Use concrete slabs for patios.

NEIGHBORHOOD ENTRIES
- Construct neighborhood entrance designs reflecting the architectural character of the setting.
- Provide accent landscaping, lighting, and brick paving.

LIGHTING AND UTILITIES
- Provide pedestrian-scale lighting fixtures throughout housing areas.
- Provide parking lot and street lighting that matches the basewide standard for primary roads and parking lots.
The ACP is a multipurpose tool that shall be used throughout the entire planning, programming, and design process, from inception to project completion for any project on base.

The ACP is implemented by the Base Civil Engineer.

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

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

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

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

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

Distribute the ACP

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

Establish the ACRB

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

- The ACRB is organized by the Base Civil Engineer (BCE).
- The chairperson as appointed.
- Members include the base architect, community planner, chief engineer, and others as determined by the chairperson.
- The base architect, engineering disciplines, and project manager review designs regardless of ACRB involvement.
- The ACRB meets as required or as a subgroup of the installation Facilities Board (FB).
- Most projects, regardless of size, must be approved by the ACRB. (The chairperson makes the determination or review requirements).
- Design projects are submitted to the ACRB by the base assigned project manager (see project checklist on page A5 for submittal requirements).

ACRB Project Checklist

All projects and service contracts shall be reviewed by the ACRB using the checklist on page A5. The Base project manager is responsible for providing the design checklist to the ACRB for completion.
Hire Good Designers:
Ensure the involvement of design-oriented personnel in the A-E selection process.
- Select AE firms that are sensitive to and understand architectural compatibility.
- The AE project manager provides copies of the ACP to the designer before design begins.

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

Process Proper Submittals
All design projects are reviewed by the ACRB. This includes Requirements Documents, Concept Design, and Final Design submittals.
Submittals shall include the required information and data at the appropriate times, and the process shall allow adequate review time.

Requirements Document
In the initial submittal, the A-E defines - with the help of the AE - the requirements for the project. It may explore potential solutions, but more importantly, it includes bubble diagrams depicting the relationships of major functional elements and site/facility development options. This submittal is reviewed by the ACRB.
Each submitted package will comprise the following:
- Scope/Programming Requirements
- Project Description
- Goals and Objectives
- Sub-area Development Plans
- Site Inventory / Site Analysis
- Spatial Relationship Analysis (i.e., relationship to site)
- Adjacent Facilities and Project Site Photos

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

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

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

Develop site plans, floor plans, roof plans, and building elevations concurrently to ensure the proposed solution is a comprehensive design. Floor plans must be developed with consideration of the site and building massing.

The ACRE will review concept submittals. If the initial submittal is rejected, or if there are significant concerns or comments, a resubmission is required prior to proceeding to the next design stage.

Each submittal package shall include:
- Concise verbalized design concept
- Systems Description
- Adjacent Facilities and Site Photos
- Site Plans (colored)
- Floor Plans
- Composite Elevations (with color and shadows)
- Mechanical/Electrical/Communications Entrances and Equipment Locations and Configurations
- Building Sections
- Roof Plan
- Massing or Perspective Sketches
- Study Model (as required)
- Cost Estimate

Final Design

The final design shall remain consistent with the approved concept design. It includes highly developed drawings that further refine and detail the visual and functional qualities of the design.

As a minimum, each submittal package shall include the following:
- Formal Colored Rendering (early in this phase)
- Material/Color Board (interior and exterior)
- Catalog Cuts (photos)
- Design Analysis
- Cost Estimate
- Contract Documents

Contract Documents (CDs)

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

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

| A1 | Materials and Colors |
| A2 | Exterior Color Applications |
| A3 | Landscape Materials |
| A4 | Related Plans and Guidelines |
| A5 | ACRB Project Checklist |
| A6 | Index |
| A7 | Notes |
The following building materials and products are representative of the style, color, and material to be used at Dover Air Force Base. All construction projects are to use these items or a comparable product by another manufacturer. The manufacturers and styles are listed only to establish a baseline for the selection of construction materials. However, regardless of the manufacturer, the colors must match base standard colors. Original color samples are on file in Base Civil Engineering.

**Basewide**

- **Architectural Lettering**
  - Style: Helvetica Medium
  - Color: Dark Bronze

- **Bench**
  - Style: Streetwise 23
  - Color: Dark Bronze

- **Bike Racks**
  - Style: Streetwise
  - Color: Dark Bronze

- **Block, Concrete**
  - Style: 12 x 12
  - Color: Dark Bronze

- **Bollards - Force Protection**
  - Style: Steel pipe, concreted-in
  - Color: Dark Bronze

- **Bollards - Lighted and Non-Lighted**
  - Style: Led Lighted, YR31
  - Color: Dark Bronze

- **Brick**
  - Style: 1600 Wall Systems
  - Color: Dark Bronze

- **Courtyard Walls**
  - Style: 1000 Wall Systems
  - Color: Dark Bronze

- **Doors & Frames - Utility, Service**
  - Color: #4206-7400 - Architectural Brown

- **Fencing - Chain Link**
  - Style: 11 gauge wire with PVC color coating (7.12 mm thick)
  - Color: Black (Industrial)

- **Fencing - Privacy (Industrial)**
  - Style: Interlocking steel boards
  - Color: Bronze

- **Gates - Entrance**
  - Style: Hinged
  - Color: Dark Bronze

- **Gates - Ornamental**
  - Style: Guarded
  - Color: Dark Bronze

- **Glass**
  - Style: Dual Pane
  - Color: Solar Bronze

- **Joint Sealant**
  - Color: Dark Brown for doors, windows, and roofs, otherwise match adjacent surface

- **Landscape Nutch**
  - Style: 3x4 inch Stone
  - Color: Red Barnwood

- **Lighting - Streets / Parking Lots**
  - Style: 12x12
  - Color: Clear, exterior face

- **Lighting - Walkways**
  - Style: Streetwise
  - Color: Dark Bronze

- **Litter and Ash Receptacles**
  - Style: Streetwise
  - Color: Dark Bronze

- **Picnic Tables**
  - Style: Streetwise
  - Color: Dark Bronze

- **Play Equipment**
  - Style: Steel
  - Color: Dark Bronze

- **Precast Concrete**
  - Color: Natural Portland Cement

- **Roofs - Metal**
  - Style: Central
  - Color: Dark Bronze

- **Stonework**
  - Style: Kiewit Company Inc.
  - Color: Dark Bronze

- **Storage**
  - Style: Double Hung
  - Color: White / Aluminum clad wood
exterior color applications

Nublar Sandstone
Value
#436E26

Eagle Feather Tan (Cover Tan)
ICI Device
#81 K IP32 Y0X IP36 OKR 19

Wright Stone (Taupe Brown)
ICI Device
# CYY 37/0.6

Bald Eagle Brown (Dark Brown)
ICI Device
#4 378-74 60

Note: 1. Original color samples are on file in the Base Civil Engineering Office. 2. Colors are listed on page A1.

- Applied Color Guidelines
  - Each painting application will require some interpretation; however, each should generally follow these principles. Specific exceptions are allowed with the approval of the ACRB.
  - Order facilities are normally the only ones requiring paint. All new facilities shall use integrally colored or factory-applied finishes.
  - Primary wall color (field color) shall be taupe brown on all painted walls.
  - Do not paint integrally colored stucco. If painting is unavoidable, use taupe brown.
  - Reduce visual clutter by simplifying the application.
  - The use of yellow hazard markings on buildings is prohibited.
  - Remove building lettering and signage from building.
  - Painting or applied artificial fascas, bases, details, etc., on facilities and painting of masonry or concrete architectural elements such as quoins, lintels, bases, or capitals is prohibited.
  - Paint equipment on brick buildings dark bronze.
  - Paint equipment on painted buildings to match adjacent surface.
  - Accenting downspouts or painting stripes around buildings is prohibited.
  - Support and service buildings should have simplified, subtle paint schemes.
  - Painting of tanks is discouraged.
  - Variations are subject to ACRB approval.
  - Primary door entries located in brick walls are to be painted dark bronze with ACRB approval.
  - All other secondary doors are to be painted beige to prevent calling attention to them.
  - Do not arbitrarily change paint colors.
<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Plant Name</th>
<th>Use</th>
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<tbody>
<tr>
<td>Large Trees</td>
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<tr>
<td>Acer rubrum</td>
<td>Red Maple</td>
<td>Street Tree, Buffer, Open Space</td>
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Note: Variations to the list must be approved by the ACRB.
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<td>General</td>
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# Architectural Compatibility Review Board Project Checklist

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

## Project Title:

Project Number: __________________ Project Address: __________________

Submitted By: __________________

### Type of Project
- ☐ SABER
- ☐ MULCOM
- ☐ D&AM
- ☐ Self-Help
- ☐ Housing
- ☐ Other

### Full ACRB Review Required?
- ☐ Yes
- ☐ No

### ACP Provided to Designer?
- ☐ Yes
- ☐ No

### Programming Documents Reviewed by ACRB
- ☐ Yes
- ☐ No

## Requirements Document / Programming Phase

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<th>Item</th>
<th>Description</th>
<th>Date Submitted</th>
<th>Date Resubmitted</th>
<th>Design Complies with ACP Standards</th>
<th>Resubmittal Requested</th>
<th>Comments Attached</th>
<th>By: __________________ Date: ______________</th>
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<tr>
<td>Scope</td>
<td>☐ Project Description</td>
<td>Date Submitted:</td>
<td>Date Resubmitted:</td>
<td>☐ Yes</td>
<td>☐ No</td>
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<td>Date:</td>
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<td>Goals</td>
<td>☐ Objectives</td>
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<td>Budget</td>
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<td>Colors</td>
<td>☐ Equipment</td>
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<td>☐ Yes</td>
<td>Date:</td>
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<td>Site Inventory / Site Analysis</td>
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<td>Date Resubmitted:</td>
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<td>Coordinated with Subarea Development Plans</td>
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<td>☐ No</td>
<td>☐ Yes</td>
<td>Date:</td>
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<tr>
<td>Coordinated with Other Planning Documents and Policies</td>
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<td>Date Resubmitted:</td>
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<td>☐ No</td>
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<tr>
<td>Preliminary Solutions Allow for Full Compliance of ACP (design not finalized until concept design is complete)</td>
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<td>Date Submitted:</td>
<td>Date Resubmitted:</td>
<td>☐ Yes</td>
<td>☐ No</td>
<td>☐ Yes</td>
<td>Date:</td>
</tr>
</tbody>
</table>

## Concept Design

### Building
- ☐ Style/Form
- ☐ Proportions
- ☐ Wall Systems
- ☐ Lighting
- ☐ Entrance

### Site Development
- ☐ Siting
- ☐ Utilities
- ☐ Furnishings
- ☐ Circulation

### General
- ☐ Roads
- ☐ Parking
- ☐ Landscape

## Final Design

- ☐ Final design remains consistent with approved concept design and elements listed above
- ☐ Materials / Color Board (interior and exterior)
- ☐ Rendering
- ☐ Architectural Details
- ☐ Landscape Development
- ☐ Construction Documents
- ☐ Paving / Gutters / Downspouts
- ☐ Cost Reduction Protocol (if necessary) Comply with ACP
- ☐ Coordinated with Other Planning Documents and Policies
- ☐ Coordination / Organization of Mechanical and Electrical Elements
- ☐ Other

## Justification for Noncompliance

Explain: __________________ Design Does Not Comply with ACP Standards

By: __________________ Date: ______________
| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |