Charleston Air Force Base

architectural compatibility plan

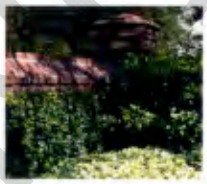
CANCELLED

an architecture of community

Vision

An *Architecture of Community* is the long-range vision for Charleston Air Force Base. This is a vision of excellence displayed in a high-quality corporate image for facilities, the landscape, and the environment. It is founded on an understanding and respect for the local architectural character and creating compatible, responsive designs.

Architectural compatibility and *Community* can be achieved by understanding the vision for the base and by implementing a new design vocabulary. Successful examples of high quality facilities, landscaping, and streetscapes that exist at the base and at other Air Force installations are presented in this Architectural Compatibility Plan (ACP). These examples depict the new design standards that will bring about compatibility and achieve the vision of excellence.



UNCLASSIFIED

table of contents

Introduction 2

Design Standards 4

- Basewide 5
  - Buildings 5
  - Wall Systems 6
  - Roof Systems 8
  - Entrances 10
  - Windows and Doors 11
  - Ancillary Structures 12
  - Landscaping 14
  - Screens and Enclosures 15
  - Roads 16
  - Parking 17
  - Walkways and Paths 18
  - Signs 19
  - Site Furnishings 20
  - Lighting and Utilities 22

Flightline / Industrial 24

Residential 26

Implementation 28

Appendices 32

- Materials and Colors A1
- Exterior Paint A2
- Landscape Materials A3
- Plans and Guidelines A4
- ACP Design Checklists A5
- Index A6
- Notes A7

CANCELLED

CANCELLED

introduction

The Architectural Compatibility Plan (ACP) defines a clear design vocabulary to be used throughout the base, providing specific standards to be observed in all aspects of exterior design. Compatible architecture is accomplished with buildings that are similar, but also through the use of 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 Charleston 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 Charleston AFB as the client 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 Charleston AFB General Plan as a key component plan.

How to Use This Plan

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

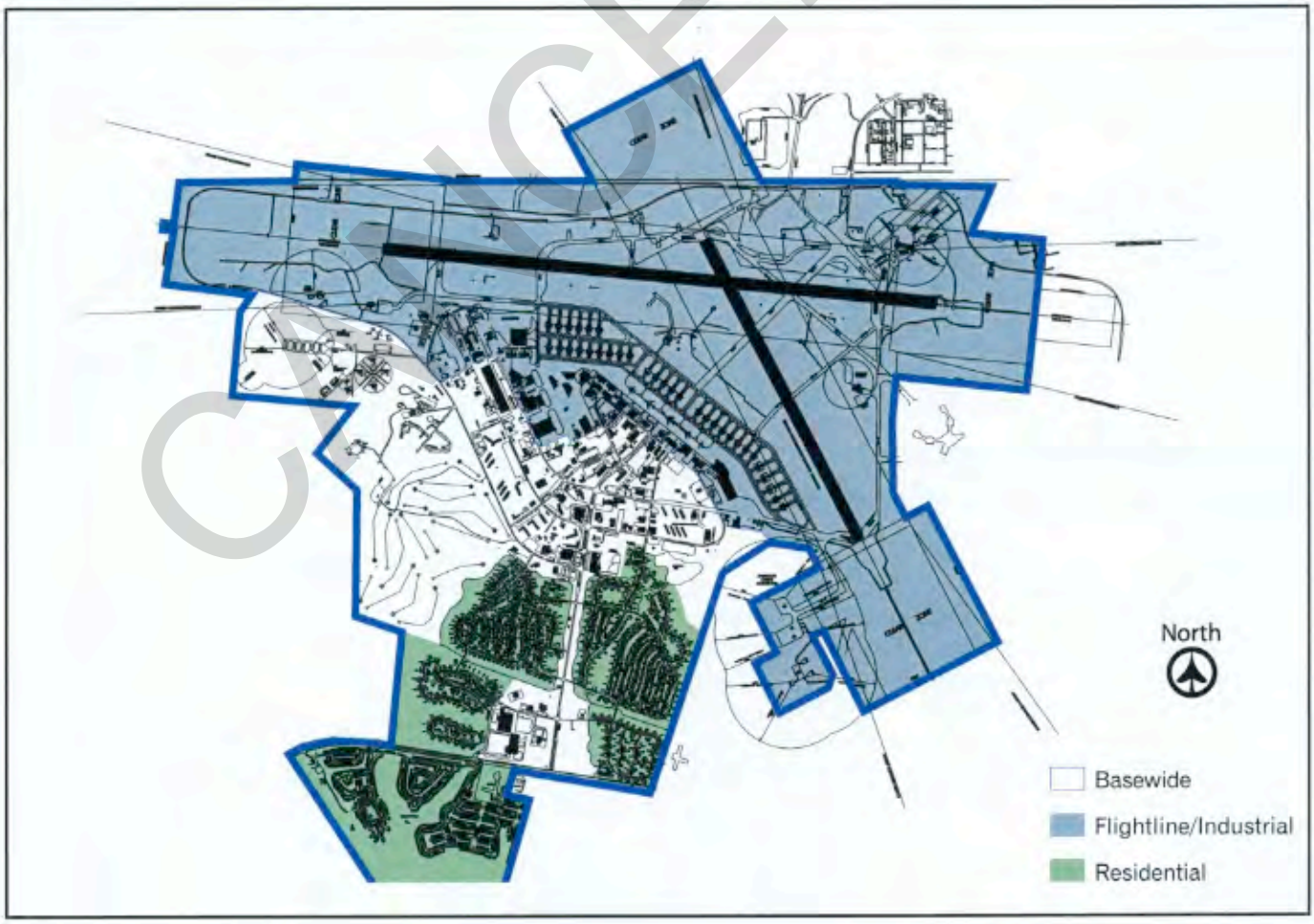
General and specific design standards for all buildings are included in the Basewide setting. Basewide standards shall be applied to all projects. When a project is located in the Flightline / Industrial, or Residential setting more specific standards from those Sections of the ACP shall be applied.

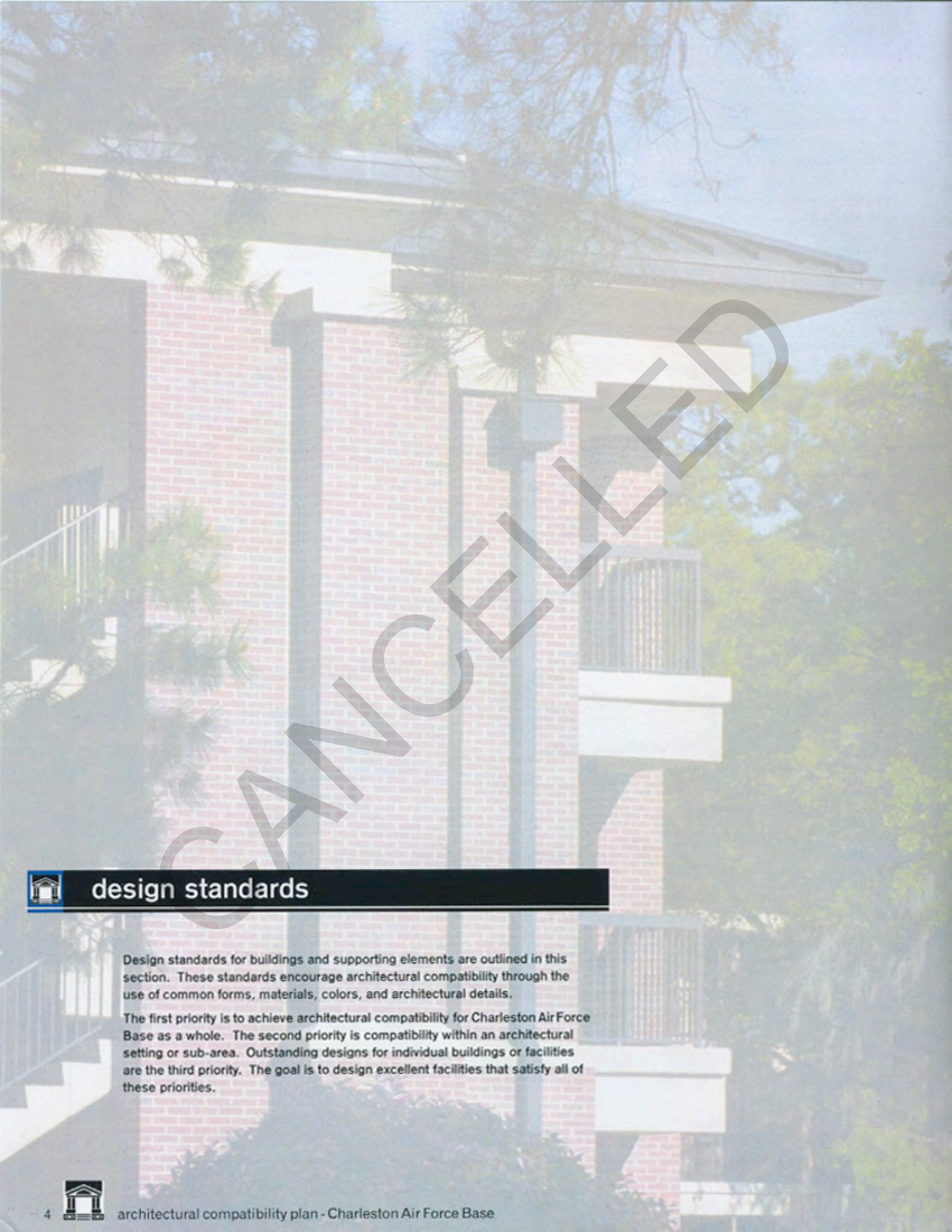
The Implementation Section of the ACP outlines key elements to ensure success in designing and constructing excellent facilities. It discusses the traditional design process, highlights the importance of site analysis, and describes the role of the Architectural Compatibility Review Board (ACRB), or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

Finally, the Appendices provide additional information including an index; a list of building materials, site amenities, paint colors, and landscape materials; and checklists for the ACRB and project personnel. Follow the established standards found in this section except on building additions or alterations project where existing materials palettes should be preserved. 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 community at Charleston AFB.

CANCELLED



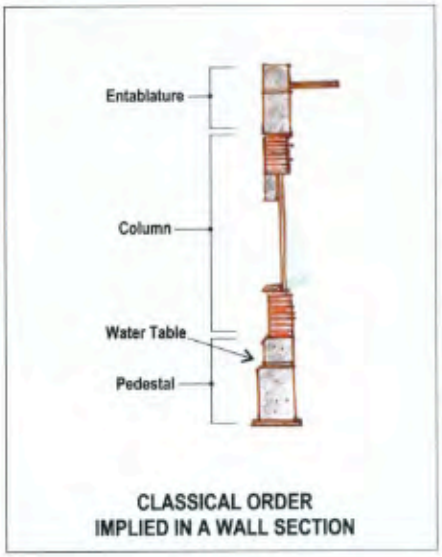


CANCELLED

design standards

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

The first priority is to achieve architectural compatibility for Charleston 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.



CLASSICAL ORDER IMPLIED IN A WALL SECTION

basewide

Charleston AFB has a foundation for architectural unity. The existing architecture depicts a predominant materials palette, a consistency of material detailing, and an acute awareness of historical design precedent. The following design standards are applicable to the entire installation, to both host and tenant organizations. They are based on the existing architecture and encourage contemporary adaptations of the vernacular.

Site planning and site development issues contribute significantly to the architectural context. Building setbacks and the scale and definition of space are as fundamental to creating architectural compatibility as consistent facade designs. Features such as esplanades, allees, promenades, parkways, plazas, and courtyards create an organizing bond between buildings and the landscape.

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 – as opposed to conformity – is the goal.

Style / Form

- Buildings should be elevated above the ground plane with the stair, ramp, and other transition elements expressed as an architectural feature.
- Develop a hierarchy of individual facade components that are expressed visually.
- Use Charleston brick with precast accents in walls combined with sloped roofs and pronounced eaves.
- Emphasize vertical proportions on facades through the use of columns and pilasters.
- Hipped roofs are preferred for most buildings. Gabled end walls with sloped parapets and horizontal flanks may also be used. Flat roofs with continuous parapet walls are discouraged and should be limited to special use facilities.
- Articulate building facades to promote areas of shadows.

Scale

- Reduce the monumental appearance of large structures by developing smaller massing components along the ground plane.
- Articulate large roofs with clerestories, monitors, and skylights.
- Recall a human scale in brick facades with water tables, belt courses, sills, lintels, friezes, and copings in a contrasting material, color, or pattern

UNOFFICIAL

WALL SYSTEMS

Brick

- Use standard size face brick in a running bond pattern with tooled concave joints. Header, rowlock, and soldier coursing with corbeling or other accents are encouraged.
- "Charleston" brick or Richtex Southern 355 is the standard.
- Brick may be used when appropriate for lintels, sills, arches, or quoins. Detailing may be used to emulate bearing wall construction.
- Conceal expansion joints with down-spouts or locate them at transitions in the wall such as at pilasters or reveals.
- Use natural colored Portland cement mortar.
- Brick pavers shall match Richtex Southern 355. Concrete pavers shall be red to match brick.
- Efflorescence in masonry work is unacceptable. Measures must be provided to prevent it.

Architectural Precast

- Precast is appropriate for lintels, sills, water tables, belt courses, and friezes. Other facade elements made of precast should be used sparingly to ensure that brick remains the prominent material.
- Light off-white is the standard color for precast concrete.
- Detailed designs and patterns may be provided in the castings to create an individual character for a single facility or complex.

Concrete Block

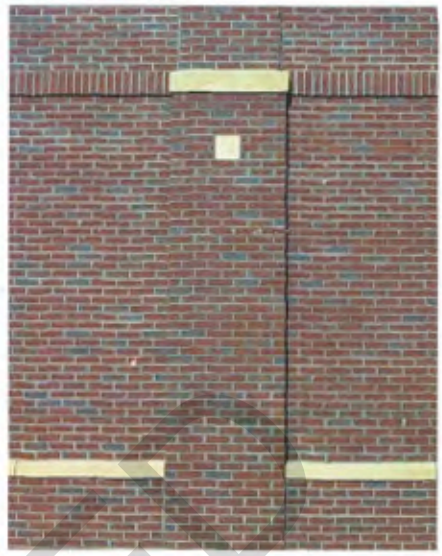
- Use standard 8x8x16 split-faced concrete block in a running bond with tooled concave joints. Header coursing may be used as accents.
- Buff is the standard color for concrete block.

Stucco

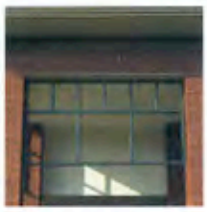
- Use a traditional three-coat stucco system. Scratch and Brown coats should be cement-based mixes with the finish coat being a synthetic-based plaster. Sand finish is the standard.
- Buff is the standard color for stucco.

Base

- A clearly defined articulated building base with a minimum height of 30 inches is preferred for new buildings.
- Distinguish the base from the facade with detailing and / or a change in material.



CANCELLED



Other Materials

- Limit the use of prefinished metal wall panels to special applications and large industrial facilities.
- Factory finish all exposed metals with a powder-coat application such as Kynar-500.
- Generally, match existing wood, split-faced block, stucco, and other permanent materials only in alteration projects.
- Do not use an Exterior Insulation Finish System (EIFS). A synthetic hard-coat may be used over the scratch and brown coats for the final finish.
- Glass block is an acceptable material for limited use in building facades with ACRB approval.

Wall Components

- Integrate all mechanical, electrical, lighting, and other building components including downspouts into the overall architectural design.
- Utility components, such as speakers, cameras, and antennas should have their location clearly defined as part of the building design.
- Exposed conduits, cables, and piping on exterior walls are prohibited.
- All gas meters, fire bells, vents, louvers, grilles, and electrical and communications boxes shall be Dark Bronze on brick buildings or match the painted wall on which they are mounted.
- Wall-mounted light fixtures must be of decorative designs and part of the facade composition.
- 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.
- Paint freestanding pipes and above-ground utility system components SW 2007 "Nightscape" when in a remote location.
- All outdoor electrical equipment (ground-mounted transformers, pad-mounted switch gear, sectionalizing terminals, etc.) shall be factory finished SW 2007 "Nightscape".

APPROVED

ROOF SYSTEMS

Configuration

- Use a 5:12 roof slope wherever possible, with a minimum of 3½:12 as the basewide standard for new construction.
- Do not use low-sloped roofs as the predominant roof form.
- Break up the massing of large structures to allow for sloped roofs to the maximum extent feasible.
- Metal roofing for large industrial buildings may be of the minimum slope recommended by the roofing manufacturer.

Material

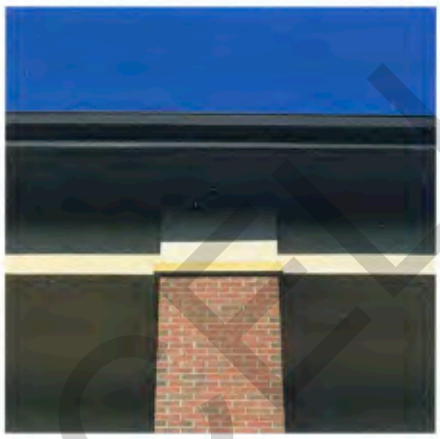
- Use factory-finished, standing seam metal roofing on sloped roofs. A 16-inch wide panel with a 2-inch raised standing seam is the standard.
- Roofing shall be dark bronze. Green is permitted in special cases only with ACRB approval and AMC concurrence. Roof flashing shall match the roof material and color.

Parapets / Copings

- Sloped parapets with horizontal flanks on the gabled end should be the same slope as the roof.
- Use only properly flashed precast concrete copings on all parapet walls.
- All precast copings should have raked joints filled with elastomeric joint sealants.
- Limit painted metal copings to match existing conditions.

DARK BRONZE

RILEY GREEN



CANCELLED

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.
- When turn-down fascias are used do not use downspouts and gutters.
- Integrate downspouts with architectural details and match their color with that of the wall.
- When brick wall systems are used provide dark bronze gutters.
- Provide concrete splash blocks or cast iron receivers at grade connected to the storm drainage system.
- Interior roof drains and open scuppers are allowed only with approval of the ACRB.

Roof Vents and Elements

- Minimize, consolidate, and organize roof penetrations.
- Combine roof vents whenever possible and place them on the least visible slope of the building.
- Paint PVC pipes and other roof elements to match the roofing color.
- Do not use rooftop mechanical units unless mandatory; screen them when required.
- Dormers may be developed to house mechanical equipment when they are designed integrally with the building. Do not place dormers arbitrarily.
- Avoid roof-mounted antennas.
- Mechanical vent sizes and shapes should be consistent with architectural elements.

CANCELED

ENTRANCES

ntrances serve as the transitional lement from exterior to interior and rovide design opportunities to enhance he facility. The entrance should be the ocal point on a facade with its size and rchitectural detailing used to delineate he relative importance of the building n the community.

General

- Define access and the importance of a facility by emphasizing the entryway.
- Align site access so that the building entrance is clearly visible and highlighted as a prominent feature.
- Develop the scale of entrances to be consistent with the building using the base's approved materials palette.
- Projected entrance features such as porticos, loggias, or porte-cocheres with gabled roof forms are preferred.
- Create enclosed vestibules as air locks at building entrances.

Primary Entrances

- Incorporate landscape planters, and plazas into designs.
- Provide primary entrances with an overhead enclosure for weather protection. Cloth awnings are acceptable with permission of the ACRB. Awnings shall be Riley Green.
- Use columns, arches, and other entrance features as appropriate for the vernacular style.

Secondary Entrances

- Reflect the character of the building's primary entrance at a smaller scale.
- Provide an overhead enclosure for weather protection.
- Provide a small courtyard or seating area near the secondary entrance.

Arcades

- Arcade elements may be used as an extension of the building's entrance.
- Where provided, integrate arcades with the building's form, materials, and detailing.

Drop-offs and Porte-cocheres

- Porte-cocheres should be limited to special, high profile facilities and embellished with ornamental detailing in the architecture and landscaping.
- Construct drop-offs or porte-cocheres as an integral part of the building entrance, compatible with the building materials and detailing.

Handrails

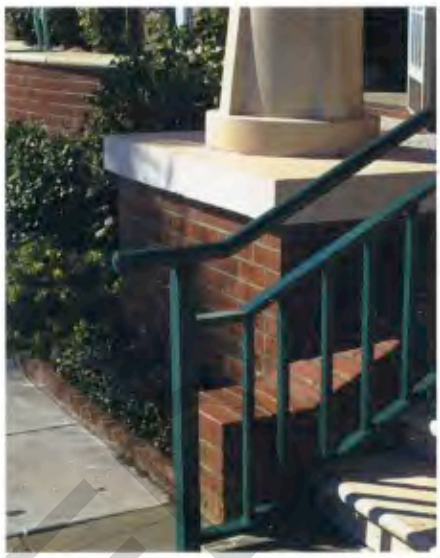
- Handrails shall be finished with a powder-coated surface.
- Integrate handrail designs with the facility design.

Service Entrances and Emergency Egress

- Provide unobtrusive service entrances near service drives or parking areas.
- Weather protection may be excluded at doors used only for emergency access.

Loading Areas/Docks

- Minimize visual impact with proper siting and access.
- Use landscaping and walls to screen and separate loading docks.

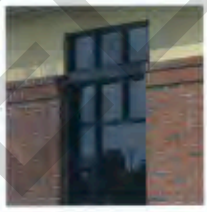


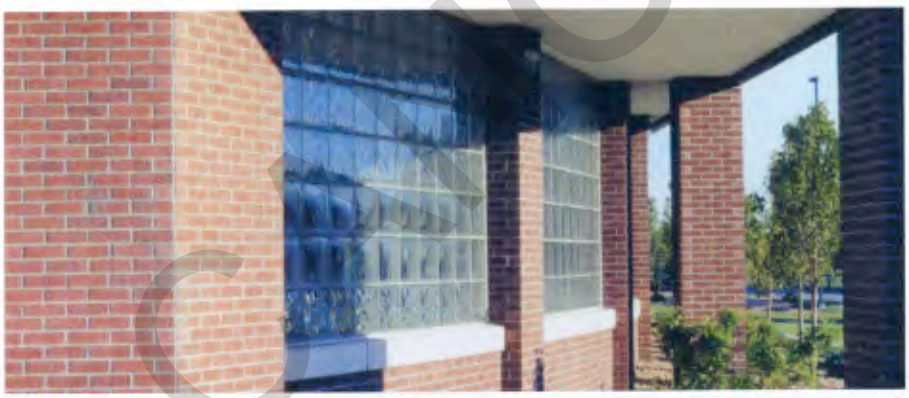
CANCELED

WINDOWS AND DOORS

Openings

- Punched windows with frames set back from the facade approximately 4 inches are preferred.
- Define the window opening with lintels and sills in a contrasting material, pattern, or detail.
- Square-proportioned windows may be used in groupings to complement an overall facade design.
- Use regularly spaced windows to establish contextual rhythms.
- Arched openings may be used to highlight key building features.
- Operable windows are preferred and should have screens.





Doors and Frames

- Use aluminum storefront systems with thermal-break construction.
- Window and Door frames shall be dark bronze.
- Use aluminum frames for all security doors, utility rooms, and doors at outlying sites.
- Sealants applied adjacent to windows and doors should match the color of the frame.

Glazing

- Double-glazed insulating e-glass in solar bronze is the standard.
- Mirrored, spandrel, and plastic glazing shall not be used.
- Use tempered glass for doors and sidelights at entrances.
- Glass block is an acceptable material for limited use in building facades with ACRB approval.
- Translucent fiberglass glazing is acceptable.

Skylights

- Develop clerestories or low-profile skylights integrally with the building design.
- Cupolas and monitors may be used on special projects with approval of the ACRB.

Door Hardware

- Select u-shaped door pulls, lever handles, and thin-line panic bars.
- Install wall bumpers and avoid using floor stops.

Security Screens

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

Protection from Hurricanes

- Provide permanent stainless steel hooks in walls at windows to accommodate temporary protection boards when required.
- Do not anchor temporary protection boards to exterior walls.

COPIED

ANCILLARY STRUCTURES

Promote continuity in outdoor spaces and reduce visual clutter by designing compatible ancillary structures. All outbuildings should be of a consistent design, reflecting the character of the surrounding architecture. They shall follow the design criteria for the particular setting, relying on the context for materials, color, and detailing.

General

- Construct pavilions and waiting shelters using the approved Charleston brick, metal roofs, and precast concrete details.
- Coordinate the siting of all ancillary structures with each other and adjacent buildings.
- Integrate the structure with landscaping.
- Do not use temporary buildings.

Bus Shelters

- Construct new bus shelters with brick walls and standing seam metal roofs in the basewide setting.
- Provide glazing front and back to allow for views and provide wind protection for the user.
- Coordinate the placement of shelters with landscaping and other site elements.
- Integrate shelters into the site by providing proper setbacks allowing for adequate circulation space.
- Use brick paving as an accent material for concrete walks.

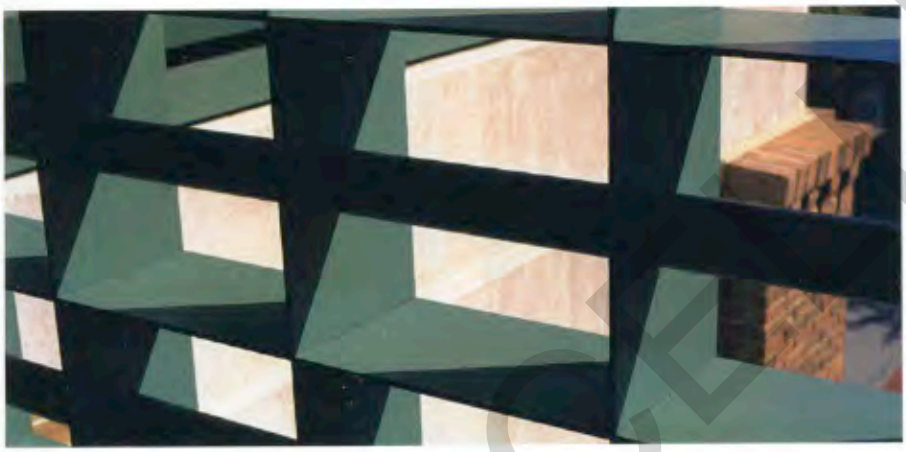
Kiosks

- Use kiosks to display community flyers for upcoming sales and events.
- Design kiosks with metal roofs, brick, and concrete details compatible with surrounding architecture.

Pavilions

- Construct new pavilions with brick piers and hipped standing-seam dark bronze metal roofs at high visibility locations.
- Pre-manufactured pavilions may be used in low-visibility locations only.
- Organize pavilions to create gathering areas with an internal focal point.
- Minimize the number of pavilions in the main base area.
- Centrally locate pavilions between several facilities for multipurpose use.

CANCELLED



Bike Storage Structures

- Bike storage structures should match the materials of the adjacent facility.
- Enclosed bike storage structures are not allowed.

Arbors / Trellises / Pergolas

- Use arbors, trellises, and pergolas to integrate landscaping into community seating areas. Incorporate a place for notes and flyers when applicable.
- Design these elements with materials and details that are compatible with the surrounding architecture.
- Arbors, trellises, and pergolas may be used in plazas and near building entrances.
- Incorporate these elements into the building designs when appropriate.

Seating Walls

- Incorporate seating walls in plazas, courtyards, and high-use sites.
- Design wall caps and copings to accommodate seating or include freestanding or wall-mounted seating.
- Integrate seating walls with landscaping.

CANCELLED

LANDSCAPING

Use consistent landscaping to unify the base and enhance the appearance of individual facilities. The base should be organized by exterior spaces with these spaces being a shared focus with the architecture. Hill Boulevard is a successful example of a central organizing landscape feature that connects and unifies the facilities along its edges.

Maintenance

- Select low maintenance plant materials. See page A3 for a list of approved plant materials.
- Allow shrubs to mass naturally and avoid ornamental pruning.
- Use ground fabrics with pine straw mulch to increase moisture retention and control weed growth.
- Provide sprinkler systems in planting beds and high-visibility areas.

Formal Landscaping

- Use formal plantings along all primary roads, entrance gates, and high-visibility sites.
- Create formal planting by regular spacing and symmetrical layout.
- Use large trees at 30 feet on center to form a canopy along primary roads and that reinforce the scale of the roadway.
- Provide accent plantings at main intersections to enhance the circulation network without blocking lines of sight. Consistent recurring plantings contribute to the base's identity.

Informal Planting

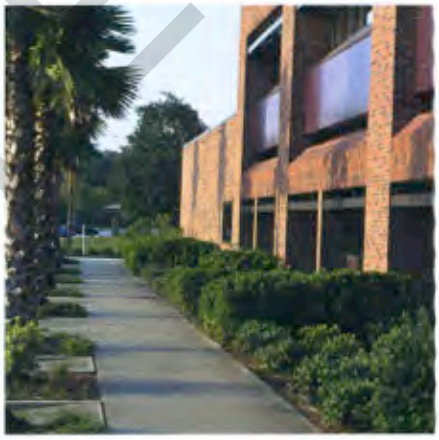
- Use mixed species in an informal planting style for community facilities and residential settings.
- Design randomly spaced plantings and tree massing.
- Reinforce pedestrian routes with informal landscaping to add user appeal.

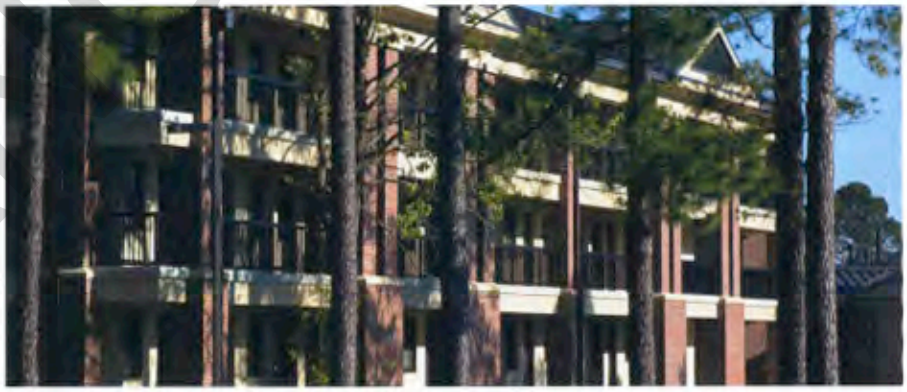
Ground Cover

- Use turf in heavily used pedestrian areas, such as recreation fields, parade grounds, and formal lawns.
- Use ground covers and the approved grass seed mix as alternatives to turf in sites where maintenance is difficult.

Edging

- Provide metal edging at planting beds as the standard.
- Separate and define all planting areas from sod areas with edging.
- Use brick edging in the most visible and important locations.
- Raised planting beds constructed of brick or split face block may be used in pedestrian areas.
- Wood timber edging is not allowed.





CANCELLED

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

- Locate utility components in the least visible area with adequate access to minimize the need for screening and enclosures.
- Ensure screens are high enough to conceal equipment, vending machines, and utilities.

Landscape Screens

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

Walls

- Use brick with a precast cap when adjacent to or within 30 feet of a building.
- Articulate walls using recessed sections for planting.
- Use ornamental ironwork inserts in formal settings.
- Use brick columns and "shadowbox" wood fence inserts only when remote from a building.
- Use walls to screen utility equipment. If adjacent to a structure, coordinate with the facility's wall material and color.
- Use trellises and landscaping to soften walls whenever possible.

Dumpster Enclosures

- Use brick with a precast cap for wall construction.
- Locate dumpsters to minimize visual impact.
- For new facilities, construct enclosures as part of the building service area.
- Design enclosures to include planting areas and pedestrian access.
- Gates for dumpster enclosures shall be dark bronze.
- Provide concrete pads and concrete access pads in front of enclosure doors.
- Use landscaping to minimize impact.

Fencing

- Use decorative metal fencing for high visibility sites including CDCs.
- Ornamental railing on walls and fences shall be Riley Green.
- Vinyl-clad chain link fencing in industrial areas shall be dark bronze.
- Perimeter fencing shall respond to the site context. Use decorative metal and brick.

Force Protection

- Observe force protection requirements, integrating physical measures with architecture.
- Integrate security walls with the building design.
- Use a combination of brick and black iron rails in walls, gates, and screens. Use tensile cable with landscape beds as required.

CANCELLED

ROADS

Develop the transportation network to provide a common experience throughout the base that is clean, crisp, neat, and orderly. An organized system of primary, secondary, and tertiary arteries must provide sequential order with each hierarchy of roadway being designed consistently.

Primary

- Primary roadways are the widest and fastest arterials and will often contain two lanes of traffic in each direction.
- Minimize stops and turns, and eliminate on-street parking.
- Individual curb cuts are discouraged.
- Keep adjacent on-street parking, parking areas, and buildings away from the road edge.

Secondary

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

Tertiary

- Tertiary roadways are the narrowest and slowest public streets and provide access to individual sites or parking areas.
- On-street parking and curb-cuts for driveways, parking lot entrances, and services drive entrances are allowed.

Service Drives

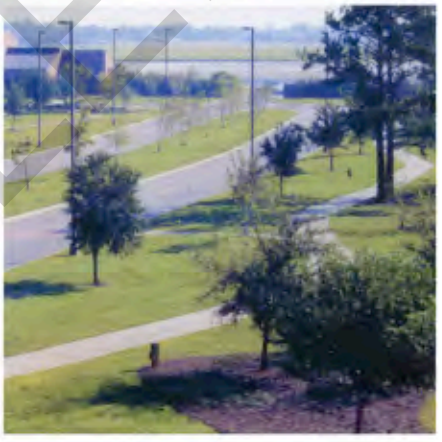
- Maintain a minimum 10-foot setback between the building and service drive.
- Minimize the visual impact of service drives through correct placement of drives and landscape screening.

Paving

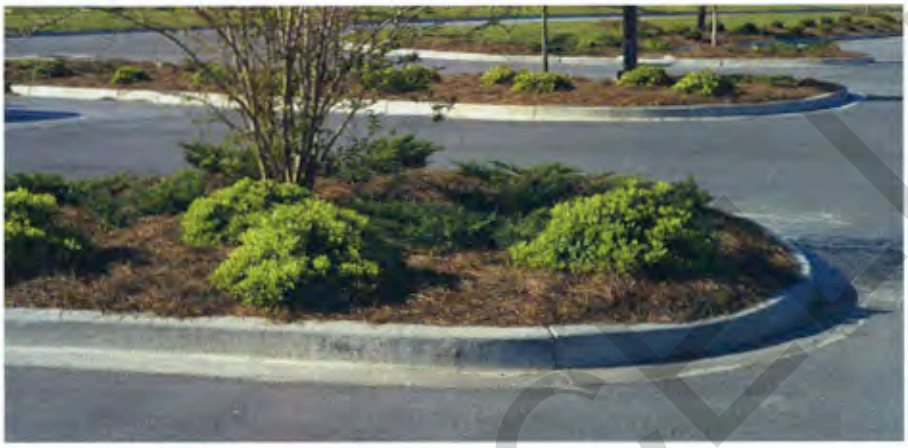
- Provide asphalt for most roadways.
- Provide concrete paving in loading areas and sites used by heavy vehicles.
- Use gravel for patrol and outlying roads.

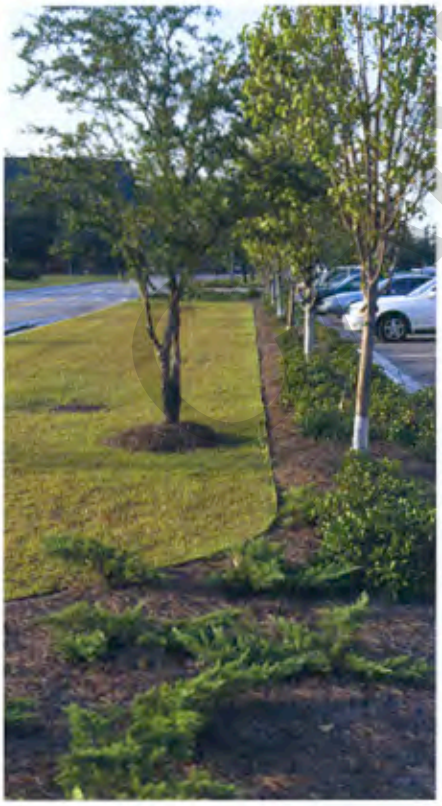
Curb and Gutter

- Provide 6-inch concrete curbs and gutters for all roads and drives in built-up areas.
- For patrol roads and service drives in outlying areas curbs and gutters may not be required.



CANCELLED





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 oversized parking areas with landscaped islands and planting strips.
- Use smaller-scale, well-screened lots to minimize the visual impact of parking.
- Parking layout must address maintenance issues including safety and landscaping.
- Provide planting medians for every 4 rows of vehicles and planting islands for every 20 stalls.
- Avoid parking on roads or within 40 feet of an intersection.
- Use the 90-degree parking configuration when possible.
- Coordinate layout for light poles with the islands.
- Use the minimum number of light poles to provide the required illumination.

Setbacks

- Maintain a 20-foot setback from streets where possible.
- Provide a 10-foot minimum separation between building and parking areas.

Reserved Parking

- Avoid designating parking spaces by name, rank, or title.
- Where required, use curb mounted signs.
- Consolidate reserved parking into sections instead of having individual spaces.

Paving

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

Curb and Gutter

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

CANCELLED

WALKWAYS AND PATHS

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

Paving

- Highlight special-use locations, such as plazas, building entrances, and important intersections, with brick paving using Hill Boulevard as an attractive example.
- Provide broom-finished concrete walks in all developed areas.
- Use an asphalt or crushed-fine surface for jogging and bike paths.
- Do not use stamped concrete paving.

Walkway and Path Layout

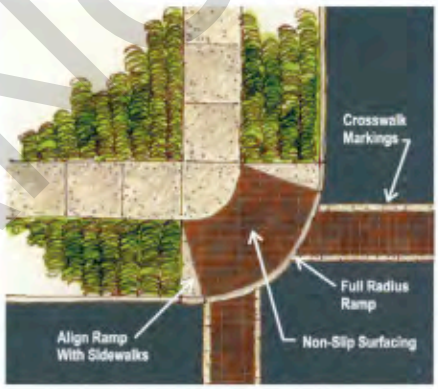
- Keep sidewalks back 6 to 10 feet from the curb where conditions permit.
- Design curvilinear paths in recreational areas, dorms, housing, and open areas.
- Use straight walkways in formal and other developed sites.

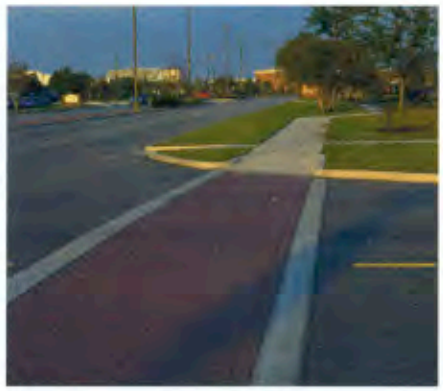
Ramps and Crosswalks

- Construct concrete curb ramps with a parallel tooled joint pattern.
- Use flared curb ramps.
- Use reflective paint, white striping, or brick paving at crosswalks.
- Use brick or concrete paving that matches Charleston brick at important circulation nodes.

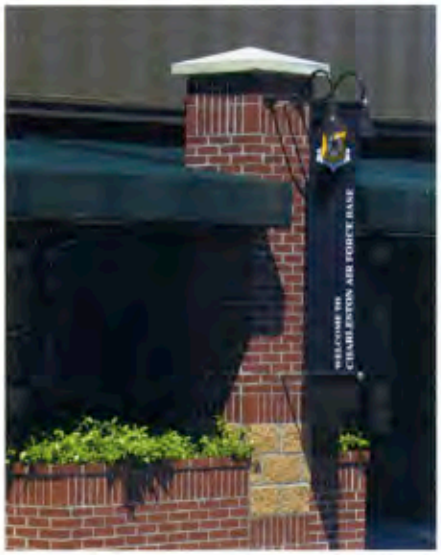
Plazas and Courtyard Paving

- Use brick or concrete pavers as a unifying theme for plazas and courtyard paving.
- Use concrete or brick pavers for banding edges and highlights within the design.
- Use a herringbone, basket weave, or running bond pattern for pavers.





CANCELLED

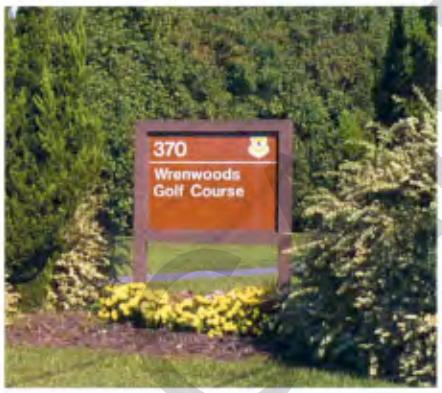


SIGNS

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 Sign Standards, AMC, and Charleston AFB. See page A4.
- Minimize the number of signs used for each facility.
- Signs must be consistent in style, placement, color, and language.



Color

- Use SW 2007 "Nightscape" for backgrounds with reflective white lettering on metal placards unless otherwise noted.
- Use SW 2007 "Nightscape" square metal posts.

Typeface

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

Identification Signs

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

Direction Signs

- Use direction signs 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 these signs 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.
- Handicapped parking signs must follow AMC Sign Standards for color and display requirements.
- Base warning signs must follow AFP 32-1097 for color and display requirements.

UNCONTROLLED

SITE FURNISHINGS

The common use and style of site amenities will further unify the base, providing a "thread of continuity" throughout. Regardless of where site furnishings are placed on base, the colors and styles should reflect the basewide standard.

General

- Select site furnishings from the list on page A1.
- Use metal benches and furnishings with a factory applied powder-coat finish.
- All metal benches and site furnishings shall be Riley Green.

Seating

- Provide seating along walkways, near building entries, and in courtyards and plazas.
- Always place benches within a paved area.
- Limit tables to outdoor picnic or dining areas.

Litter / Ash Receptacles

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

Freestanding Planters

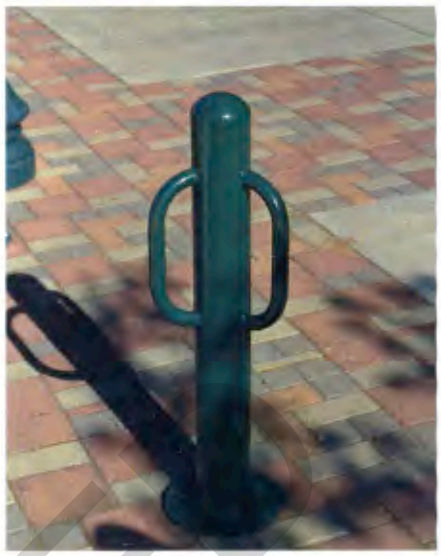
- Minimize the use of freestanding planters.
- When used, locate planters in conjunction with other exterior elements.
- Use surface-mounted planters that match ash and litter receptacles in design.

Bike Racks

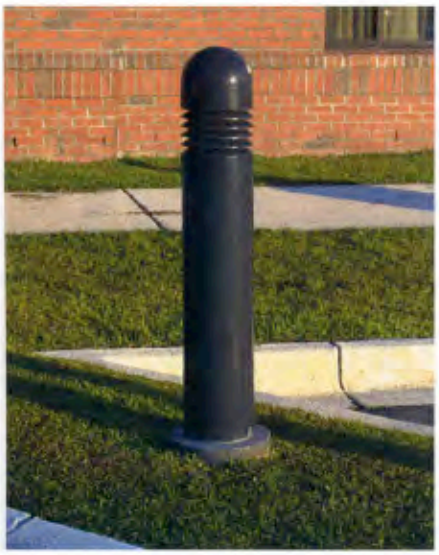
- Place bike racks in accessible locations along established bike routes and nearby secondary building entrances.
- Use a bollard-style bike rack that can accommodate a minimum of two bicycles.
- Align bollards at sites having multiple racks.

Barbecue Grills

- Limit built-in barbecue grills to recreational areas, dormitories, and fire stations.
- Use materials that complement adjacent facilities.
- Locate pedestal-mounted grills near pavilions, parks, and recreation areas for convenience and greater use.



CANCELLED



Picnic Tables

- Use prefinished metal picnic tables at all pavilions and recreation areas.
- Group tables to allow for large parties or individual family outings.

Bollards

- Use an 8-inch diameter aluminum, domed top bollard as the base standard.
- All bollards in high-visibility areas shall be black anodized aluminum. Painted bollards shall match the adjacent wall surface.
- For force protection use an 8-inch diameter, concrete filled, steel pipe bollard with a domed top.
- Use similarly designed lighted bollards to enhance pedestrian areas, pathways, and building entrances.
- For bollards protecting against vehicle damage to facility equipment, paint to blend with adjacent equipment or surfaces.

Drinking Fountains

- Limit exterior drinking fountains to high-use recreation areas.
- Use a vandal-resistant, winterized, surface-mounted, handicapped-accessible metal fountain.

Tree Grates

- Use tree grates at all formal plazas and courtyards.
- Provide cast iron tree grates set into concrete paving. Accent with brick pavers.
- Tree grates shall be painted Black.

Playground Equipment

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

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.

CANCELLED

LIGHTING AND UTILITIES

Exterior lighting is a system that has direct and indirect impacts on the visual qualities of the base. During the day the fixture and poles are visible. At night the light becomes dominant to signify safety and security and to enhance the visual character of the base. The use of consistent lighting components and the removal of overhead utilities will help to unify the base appearance.

Lamp Types

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

Luminaires

- Square factory finished dark bronze, shoebox-type luminaires are the standard for roads and round cylinder-shaped fixtures for parking areas.
- Incorporate recessed, wall-mounted luminaires to wash light across plaza paving and stairs.
- Uplight significant landscaping and architectural features to emphasize their importance. A 12- by 8-inch concealed, rectangular well light is preferred.
- Minimize the use of building-mounted fixtures for general illumination of service yards and outdoor spaces.

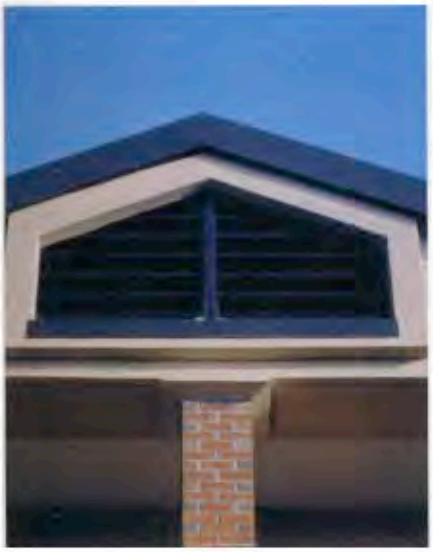
Light Poles

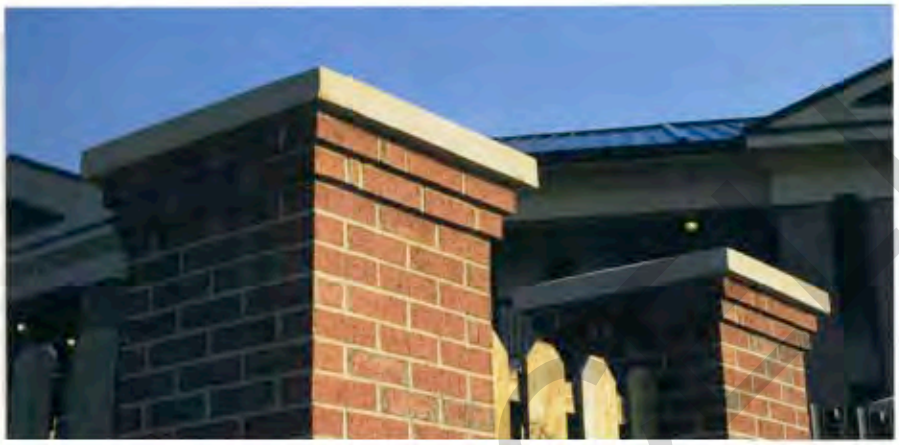
- Use round light poles for parking lots.
- Use square light poles for streets.
- Provide factory-finished, dark bronze, aluminum or steel light poles as basewide standard.

Mounting Heights

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

CANCELLED





Utility Lines and Structures

- Place utilities underground and screen above-ground equipment to minimize their visual impact.
- Exposed conduits, cables, and wires are prohibited.
- Construct underground utility system components as elements of any new or rehabilitated facilities. When this is unfeasible, locate screened equipment on the least visible side of the building.

Fire Hydrants

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

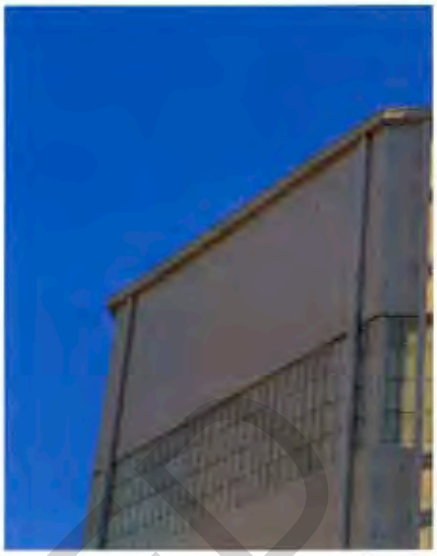
Painting Utility Components

- Locate freestanding pipes, above-ground utility system components, and outdoor electrical equipment (ground-mounted transformers, pad-mounted switch gear, sectionalizing terminals, etc.) to minimize their visual impact on the surroundings.
- When located adjacent to facilities, integrate components with the adjacent surfaces.
- Collocate coaxial and telephone exterior components and entry points.
- Align all communication components with one another on the horizontal and vertical plane.

DRAFT

flightline / industrial

The flightline encompasses aircraft hangars and maintenance facilities. This area uses simplified industrial detailing for massive buildings. Buildings should be designed with forms, materials, and color palettes similar to those of the Basewide area, but with simplified detailing more befitting their function.



GENERAL

Large buildings – common to this area – require careful design and orientation to avoid unappealing monolithic facades along primary and secondary roads.

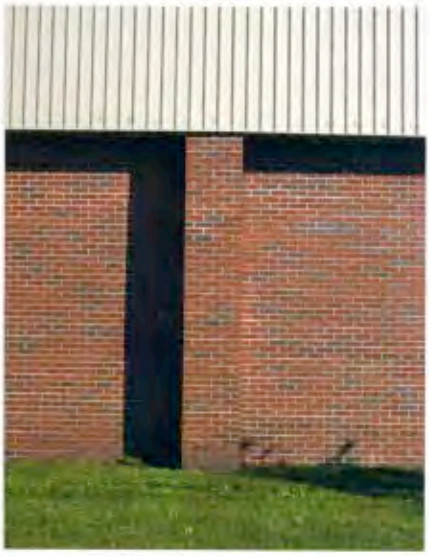
BUILDINGS

- Observe all horizontal and vertical safety restrictions along the flightline.
- Lower the apparent height of hangars and warehouses by arranging single-story spaces along the perimeter in high-visibility areas.
- Integrate large masses and volumes with smaller ones to minimize the scale.
- Use openings, changes in material, and architectural detailing to articulate large monolithic walls.

WALL SYSTEMS

- Use brick on all one- and two-story buildings in high-visibility areas.
- Cap brick parapet walls with precast buff-colored concrete coping.
- On larger structures, use flush metal panels above the first level of brick.
- Use metal panels on support facilities in less prominent locations.
- Provide curbs and bollard protection to control vehicular / equipment traffic where necessary.
- Flightline security walls should be coordinated with the design of adjacent facilities or the immediate context.

CANCELLED



- Locate visible vents and louvers as planned design elements; avoid random placement.
- Vents and louvers are to match the color of adjacent wall panels on painted structures and should be dark bronze on brick structures.

ROOF SYSTEMS

- All structures must use hipped or gabled roof forms.
- Brick structures may use sloped parapet end walls with horizontal flanks.
- Low-slope roofs are allowed only for very large volumes or accent sub-masses.
- Use built-up roofing material where minimal-slope roofs are permitted.
- Screen low-slope roofs with parapet walls.

WINDOWS AND DOORS

- Use vertically proportioned or ribbon windows, clerestories, and Kal-wall to promote natural lighting and reduce the mass of the facade.
- Windows, doors, and frames must be dark bronze on brick structures.
- Primary entrance doors are to have full glass panels.
- Secondary-use doors, such as service and exit-only doors, shall be painted to match adjacent wall surfaces on painted structures.

LANDSCAPING

- 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 public areas, such as entries or courtyards.

SCREENS AND ENCLOSURES

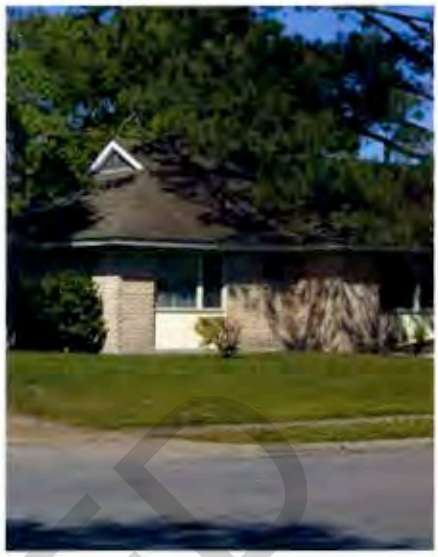
- Integrate physical security measures into the architectural design process.
- Use screen walls, raised planters, and defined roadways in selected locations to direct and limit facility access and increase force protection.
- Painting of Jersey barriers is prohibited.

UNCONTROLLED

residential

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.

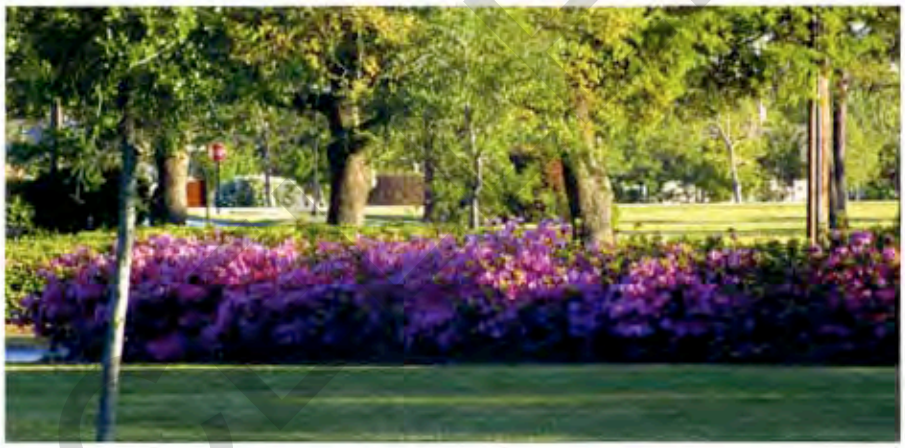
Residents are encouraged to use the standards creatively to express individual pride of place in and around their homes.



GENERAL

Match existing styles in housing renovation alteration projects.

Construct new community facilities following the basewide design standards.



WALL SYSTEMS

- Use trim and accent colors that are compatible with the field colors and that highlight significant building features.
- Alternate randomly exterior color schemes using the paint and siding colors specified on page A1. Refer to the photo and notes for the recommended paint scheme.

ANCILLARY STRUCTURES

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

LANDSCAPING

- Employ informal landscaping to integrate new with existing housing areas and to improve the overall community setting.
- Add plantings for shade and privacy and develop foundation plantings.
- Landscape the perimeter edges of recreational areas and common areas.
- Use landscaped berms to soften major arterial roads and screen undesirable views.

CANCELLED

- Use trees to develop a street tree program.
- A variety of self-help landscape materials are offered to the residents to establish unique personal environments around their home.

SCREENS AND ENCLOSURES

- Use wood fencing for backyard privacy. Wood is allowed only in the Residential setting.
- Incorporate wood shadow box inserts in fencing and trash enclosures.
- Use vinyl-coated chain link fencing around the base boundary of the housing area.

ROADS

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

WALKWAYS AND PATHS

- Emphasize pedestrian and bicycle circulation within housing areas and connect housing to community facilities.
- Use concrete pavers to emphasize major crossings.
- Provide landscaping, pedestrian-scale lighting, seating, and other basewide site furnishings along walkways.
- Use concrete or bricks for patio projects.

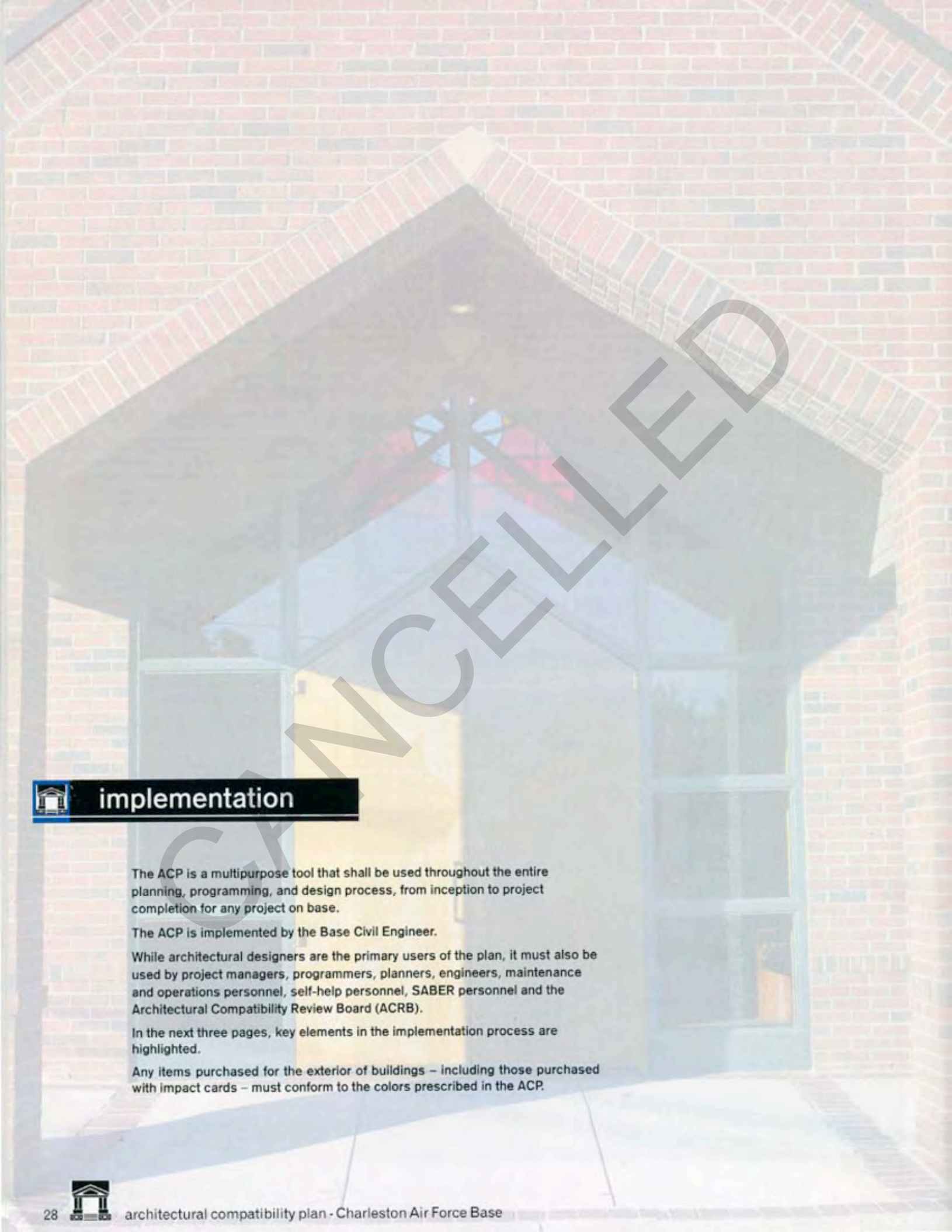
SIGNS

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

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.

SCANNED



CANCELLED

implementation

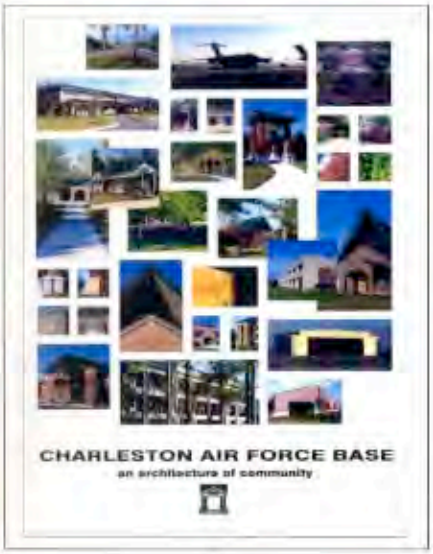
The ACP is a multipurpose tool that shall be used throughout the entire planning, programming, and design process, from inception to project completion for any project on base.

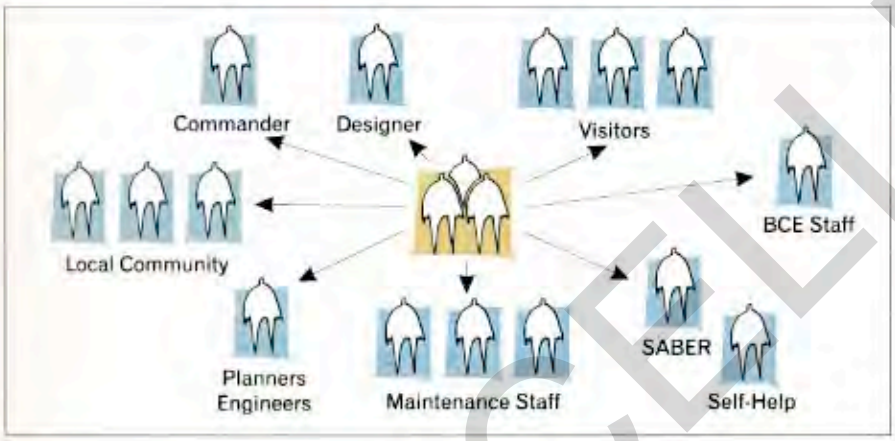
The ACP is implemented by the Base Civil Engineer.

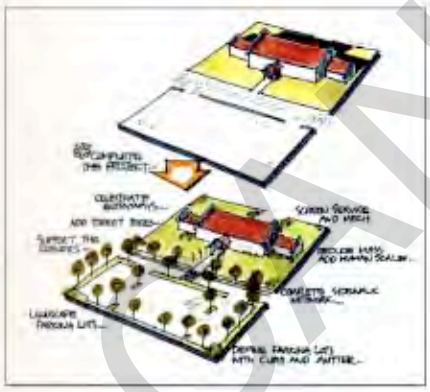
While architectural designers are the primary users of the plan, it must also be used by project managers, programmers, planners, engineers, maintenance and operations personnel, self-help personnel, SABER personnel and the Architectural Compatibility Review Board (ACRB).

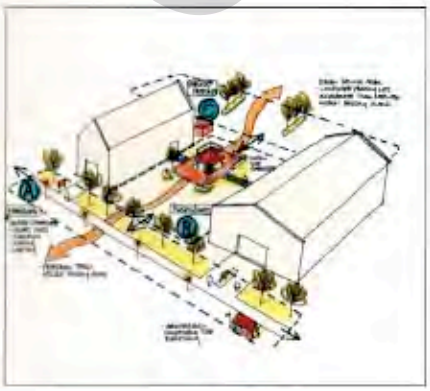
In the next three pages, key elements in the implementation process are highlighted.

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









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, branch chiefs, base architect, and community planner. Provide copies to the major command and headquarters representatives. The Public Affairs Office maintains extra copies for general distribution, distinguished visitors, and other guests.

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 Deputy BCE is the chairperson.
- Members include the base architect, community planner, chief engineer, and others as determined by the chairperson.
- The base architect, engr. 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, are approved by the ACRB. (The chairperson makes the determination on review requirements).
- Design projects are submitted to the ACRB by the base-assigned project manager (see project checklist on page A5 for submittal requirements).
- Changes to the base standards are permitted in unique, specified cases and require approval of the Wing Commander in coordination and concurrence with HQ AMC-CE.

CANCELLED

Hire Good Designers

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

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

Respect the General Plan

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

Process Proper Submittals

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

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

Requirements Document

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

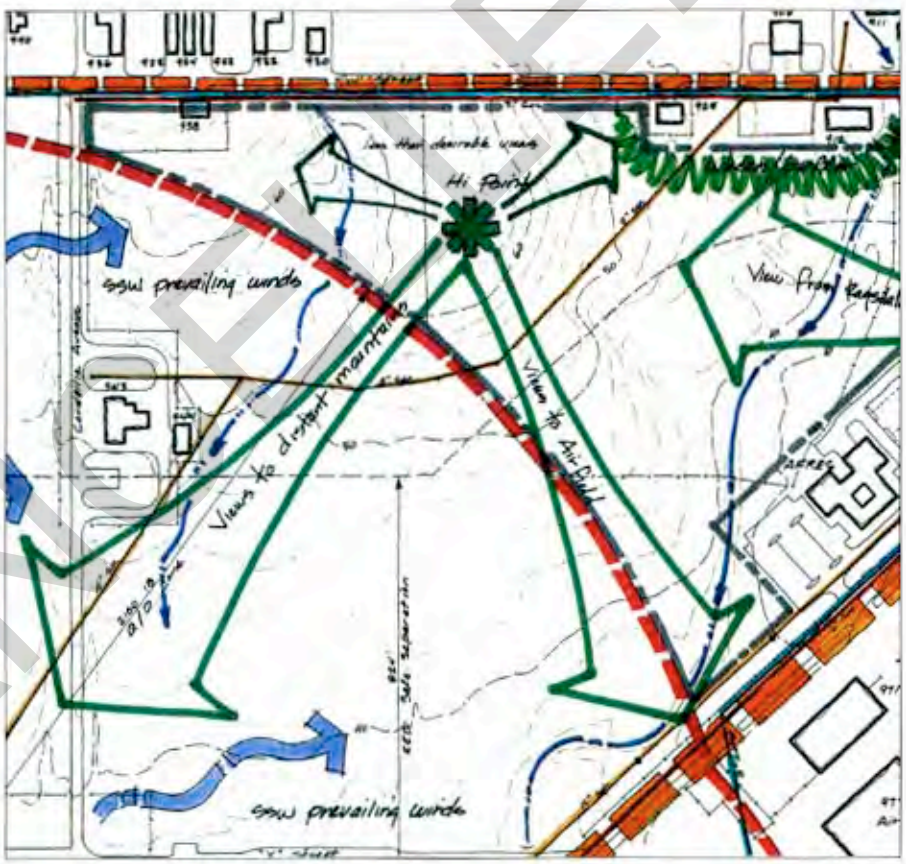
Each submitted package will comprise the following.

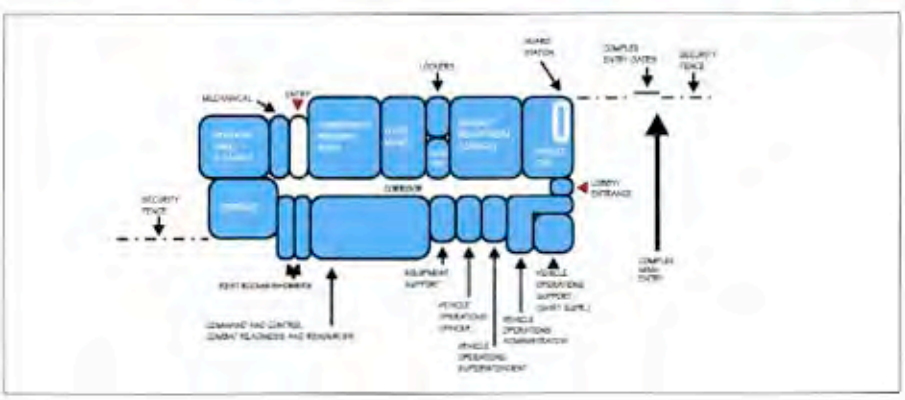
- Scope / Programming Requirements
- Project Description
- Goals and Objectives
- Sub-area Development Plans
- Site Inventory / Site Analysis
- Spatial Relationship Analysis (i.e., relationship to site)
- Adjacent Facilities and Project Site Photos

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

Concept Design

This submittal must include adequate information to fully describe the project design, allowing customers / clients to easily comprehend the proposed solution. The goal is to achieve AF customer understanding and approval early in this process. Multiple submittals may be required for large or complex projects. Generally, completion of concept design requires two submittals. The initial submittal provides a conceptual approach to the solution, while the final submittal presents a refined and more detailed design. These submittals shall be design presentation documents rather than construction documents. Develop a site plan, floor plans, roof plans, and building elevations concurrently to ensure the proposed solution is a comprehensive design. Floor plans must be developed with consideration of the site and building massing.





CANCELLED

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

Each submittal will be comprised of a complete comprehensive package including:

- Concise Verbalized Design Concept
- Systems Description
- Adjacent Facilities and Project Site Photo
- 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 Sketches or Perspective Sketches
- Study Model (as required)
- Cost Estimate

Final Design

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

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

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

Contract Documents (CDs)

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

All mechanical and electrical drawings must be consistent with the architectural drawings.

ACRB Project Checklist

All projects and service contracts are to be reviewed by the ACBR using the checklist on page A5. The Base project manager is responsible for providing the design checklist to the ACRB for completion.

CANCELLED

CANCELLED

appendices

A1	Materials and Colors
A2	Exterior Paint
A3	Landscape Materials
A4	Charleston AFB Plans and Guidelines
A5	ACRB Project Checklist
A6	Index
A7	Notes

materials and colors

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

BASEWIDE

Architectural Lettering
Style: Helvetica Medium and Light
Color: Dark Bronze

Barbecue Grill
Mfg: Ultra Play Systems, Inc.
Style: Model 620H
Color: Black

Benches
Mfg: Victor Stanley, Inc.
Style: Steelsites RB-28
Color: Riley Green

Bike Racks
Mfg: TimberForm - Columbia Cascade Co.
Style: Bollard 2172
Color: Black

Bollards - Force Protection
Style: 8" Steel Pipe, Concrete Filled
Color: Black

Bollards - Lighted and Non-Lighted
Mfg: Kim Lighting
Style: 8" VRB1
Color: Black

Brick
Mfg: Richtex Brick Company
Style: Southern 355 w/Flash
Color: (Charleston Brick)

Doors - Storefront
Mfg: Kawneer Company, Inc.
Style: Insulclad 250
Color: Dark Bronze Anodized

Drinking Fountains
Mfg: Most Dependable Fountains
Style: Model 440
Color: Black

Fencing - Metal
Mfg: Metalco
Style: Sicura
Color: Black

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

Glass
Style: Dual Pane Insulated
Tint: Solar Bronze

Lighting - Street and Parking
Mfg: Hubbell's Lighting Co.
Style: Magnusquare / Arm Mounted
Color: Dark Bronze

Litter and Ash Receptacles
Mfg: Victor Stanley, Inc.
Litter Receptacles
Style: Concourse Series RS-10
Color: Riley Green
Ash Urns
Style: Concourse Series FC-6
Color: Riley Green

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

Planters - Free Standing
Mfg: Victor Stanley, Inc.
Style: Ironsites Series S-24
Color: Riley Green

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

Roofs
Finish: Kynar 500 or Hylar 5000
Style: Flat Profile 16" Wide, 2" Seam, 24 ga., UL 90 Rating
Color: Dark Bronze
Coating: Fluoropolymer

Roofs - Picnic Pavilions & Bus Shelters
Finish: Kynar 500 or Hylar 5000
Style: Flat Profile 16" Wide, 2" Seam, 24 ga., UL 90 Rating
Color: Riley Green
Coating: Fluoropolymer

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

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

FLIGHTLINE/INDUSTRIAL

Walls - Metal Panel
Mfg: Una-Clad Sales, Inc.
Style: Series 4000 Una-Fab Panel
Color: Fed. Standard 595B Color No. 37769

RESIDENTIAL

Asphalt Shingles
Mfg: GAF Materials Corporation
Style: Timberline Asphalt Shingles
Color: Weatherwood Gray
Misty Gray
Golden Cedar

Bus Shelters
Mfg: Poligon
Style: SQ 16M
Color: White Structure, Riley Green Roof

Vinyl Siding
Mfg: GenTek Corp.
Brick: Brown Blend
Siding: Fair Oaks "Dover Gray"
Trim: Fair Oaks "Snow White"
Brick: Richtex #355 and #455
Siding: Fair Oaks "Wicker"
Trim: Fair Oaks "Snow White"
Brick: Richtex #142 and #388
Siding: Fair Oaks "Canyon Clay"
Trim: Fair Oaks "Snow White"
Brick: Buffstone (Yellow-Tan)
Siding: Fair Oaks "Antique Ivory"
Trim: Fair Oaks "Snow White"
Brick: Richtex 93% #370 and 7% #175
Siding: Fair Oaks "Antique Ivory"
Trim: Fair Oaks "Snow White"

Windows
Style: Double Hung
Color: White / Vinyl

Stucco
Color: Per ACRB Approval

Split Face Block
Color: Per ACRB Approval

CANCELLED

exterior paint

Sherwin-Williams
Alpine White / SW 2427
(Buff)

Sherwin-Williams
Tabriz Teal / SW 2937
(Riley Green)

Sherwin-Williams
Red Prairie / SW 2916
(Charleston Brick)

Sherwin-Williams
Nightscape / SW 2007
(Dark Bronze)

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

CANCELLED

PAINTING 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.

- Older facilities are normally the only ones requiring paint. All new facilities shall use integrally colored or factory applied paint finishes.
- Primary wall color (field color) shall be Buff on all painted walls.
- Reduce visual clutter by simplifying the application.
- The use of yellow hazard markings on buildings is prohibited.
- Remove building lettering and signs from building.
- Painting of masonry or concrete architectural features such as quoins, lintels, bases, or capitals is prohibited.
- Artists' renderings of artificial fascias, roofs, bases, etc. on facilities are prohibited.
- Paint equipment on brick buildings Charleston Brick.
- 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.
- Paint fuel and water tanks (handrails and equipment) white. Painting shields on tanks is discouraged.
- Variations are subject to ACRB approval.
- Primary door entries and doors located in brick walls are to be painted Dark Bronze.
- All other secondary doors are to be painted Buff to prevent calling attention to them.
- Do not arbitrarily change paint colors.

	BOTANICAL NAME	COMMON PLANT NAME	USE
Trees	*Acer rubrum*	Red Maple	Street Tree, Buffer, Open Space,
	Amelanchier X Grandiflora "P.Diana"	Serviceberry	Feature, Foundation, Screen
	Betula Nigra "Heritage"	River Birch	Street Tree, Buffer, Open Space,
	Cercis canadensis	Eastern Redbud	Feature, Foundation, Screen
	Cinnamomum camphora	Camphor Tree	Feature, Foundation, Screen
	Cornus florida	Dogwood	Feature, Foundation, Screen
	Cycas revoluta	Sago Palms	Feature, Foundation, Screen
	Ilex "Nellie R. Stevens"	Nellie Stevens Holly	Feature, Foundation, Screen
	Ilex vomitoria	Weeping Holly	Feature, Foundation, Screen
	Koelreuteria bipinnata	Chinese Flame Tree	Street Tree, Buffer, Open Space
	Koelreuteria paniculata	Golden Rain Tree	Street Tree, Buffer, Open Space
	Lagerstroma indica	Crape Myrtle	Feature, Foundation, Screen
	Magnolia grandiflora	Southern Magnolia	Street Tree, Buffer, Open Space
	Pinus taeda	Loblolly Pine	Street Tree, Buffer, Open Space
	Pyrus Calleryana "Capital"	Flowering Pear	Feature, Foundation, Feature
	Quercus palustris	Luarel Oak	Street Tree, Buffer, Open Space
	Quercus phellos	Willow Oak	Street Tree, Buffer, Open Space
	Quercus virginiana	Live Oak	Street Tree, Buffer, Open Space
	Sabal Palmetto	Palmetto	Feature, Foundation, Screen
	Sapium sebiferum	Chinese Tallow	Feature, Foundation, Screen
	Taxodium distichum	Bald Cypress	Street Tree, Buffer, Open Space
	Vitex agnus-castas	Chaste Tree	Feature, Foundation, Screen
	Ulmus parvifolia	Drake Elm	Street Tree, Buffer, Open Space
Shrubs	*Abelia grandiflora "Sherwoodii"*	Glossy Abelia	Hedge, Buffer, Open Space
	Buddlea davidii varieties	Butterfly Bush	Hedge, Buffer, Open Space
	Camellia Sasanqua	Sasanqua Camellia	Feature, Foundation, Mass
	Hibiscus rosa sernensis	Hibicus	Feature, Foundation, Mass
	Ilex crenata "Helleri"	Helleri Holly	Feature, Foundation, Mass
	Ilex crenata "Stokes"	Stokes Holly	Feature, Foundation, Mass
	Ilex vomitoria	Yaupon Holly	Feature, Foundation, Mass
	Ilex vomitoria nana	Dwarf Yaupon Holly	Feature, Foundation, Mass
	Ilex crenata "Compata"	Compact Holly	Feature, Foundation, Mass
	Lantana camera	Flowering Lantana	Feature, Foundation, Mass
	Ligustrum japonica	Ligustrum	Hedge, Buffer, Open Space
	Michelia figo	Banana Shrub	Hedge, Buffer, Open Space
	Myrica cerifera	Wax Myrtle	Hedge, Buffer, Open Space
	Nandina domestica	Heavenly Bamboo	Hedge, Buffer, Open Space
	Nerium oleander "Hardy Red"	Oleander	Hedge, Buffer, Open Space
	Nephrolepis biserrata	Ferns	Feature, Foundation, Mass
	Osmanthus frangrance	Sweet Olive	Hedge, Buffer, Open Space
	Pittosporum tobira variegata	Variated Pittosporum	Feature, Foundation, Mass
	Pittosporum tobira "Wheeleri"	Dwarf Pittosporum	Feature, Foundation, Mass
	Plumbago capensis	Plumbago	Feature, Foundation, Mass
	Rahiolepis indica "Alba"	Indian Hawthorn	Feature, Foundation, Mass
	Rhododendron indica "GG Gerbing"	White Indica Azalea	Feature, Foundation, Mass
	Rhododendron indica "J. Solomon"	Pink Indica Azalea	Feature, Foundation, Mass
	Spiraea japonica "Little Princess"	Little Princess" Spiraea	Feature, Foundation, Mass
	Spiraea x bumalda "Gold Flame"	"Gold Flame" Spiraea	Feature, Foundation, Mass
	Viburnum odoratissimum	Sweet Viburnum	Hedge, Buffer, Open Space
	Viburnum suspensum	Sandankwa Viburnum	Hedge, Buffer, Open Space
Groundcovers	*Agapanthus africanus*	Agapanthus	Border, Understory, Mass
	Bougainvillea	Bougainvillea	Accent, Climbing
	Ficus primula	Creeping fig	Accent, Climbing
	Hedychium coronarium	Butterfly ginger lily	Border, Understory, Mass
	Hemorocallis Hybrida "Stella De Oro"	Everblooming Daylilies	Border, Understory, Mass
	Hosta Varieties	Hosta	Border, Understory, Mass
	Liriope muscari "Evergreen giant"	Giant Liriope	Border, Understory, Mass
	Liriope muscari "Varigata"	Vargated Liriope	Border, Understory, Mass
	Mandevilla "Alice Dupont"	Pink mandevilla	Accent, Climbing
	Ophiopojon japonicus	Mondo grass	Border, Understory, Mass
	Trachelosperum jasminodes	Star Jasmine	Accent, Climbing
	Trachelosperum asiaticum	Asian Jasmine	Border, Understory, Mass

CANCELLED

charleston air force base plans and guidelines

Use the most recent edition of the following documents.

General	Commander's Guide to Facility Excellence, Air Mobility Command
	Charleston Air Force Base Vision Book
	Charleston Air Force Base Commander's Summary
	AMC Construction Site Standards
Landscaping	Landscape Development Plan component of the Base Comprehensive Plan
	Landscape Design Guide, Air Mobility Command
	Landscape Planning and Design, AFP 86-10
Family Housing	USAF Family Housing Community Guidelines for Environmental Improvements
	USAF Commander's Guide to Family Housing Excellence
	Military Family Housing Community Plan, Charleston AFB
Signs	Air Force Sign Standards Pamphlet, AFP 32-1097
	AMC Sign Standards
Individual Facility Design Guidance	AMC Design Guides
Interior Design	Interior Design Guide, Air Mobility Command
Force Protection	AF Force Protection Guide
	Interim Department of Defense Anti-Terrorism / Force Protection Construction Standards

CANCELLED

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 this form along with the design package at each phase of the project. The list of items below the phase title is representative of what must be submitted 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 ❑ MILCON ❑ O&M ❑ Self-Help ❑ Housing ❑ Other:

Full ACRB Review Required? ❑ Yes ❑ No **ACP Provided to Designer?** ❑ Yes ❑ No

Programming Documents Reviewed by ACRB? ❑ Yes ❑ No

REQUIREMENTS DOCUMENT

❑ Scope
❑ Goals
❑ Site Inventory / Site Analysis
❑ Coordinated with Subarea Development Plans
❑ Coordinated with Other Planning Documents and Policies
❑ Preliminary Solutions Allow for Full Compliance of ACP (design not finalized until concept design is complete)
❑ Budget
❑ Colors
❑ Project Description
❑ Objectives
❑ Materials
❑ Equipment
❑ Adjacent Facilities Photos
❑ Future Project Considerations
❑ Other: _____
❑ Furnishings

Date Submitted: _____
Date Resubmitted: _____
❑ Design Complies with ACP Standards
❑ Resubmittal Requested
❑ Comments Attached
By: _____ **Date:** _____
User Approval: _____
By: _____ **Date:** _____

CONCEPT DESIGN

Building

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

Site Development

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

Circulation

❑ Roads
❑ Lighting
❑ Parking
❑ Paths / Walks
❑ Signs
❑ Landscape
❑ Other: _____
❑ Other: _____

Date Submitted: _____
Date Resubmitted: _____
❑ Design Complies with ACP Standards
❑ Resubmittal Requested
❑ Comments Attached
By: _____ **Date:** _____
User Approval: _____
By: _____ **Date:** _____

FINAL DESIGN

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

Date Submitted: _____
Date Resubmitted: _____
❑ Design Complies with ACP Standards
❑ Resubmittal Requested
❑ Comments Attached
By: _____ **Date:** _____
User Approval: _____
By: _____ **Date:** _____

JUSTIFICATION FOR NONCOMPLIANCE

Explain: _____

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

CANCELLED

index

Ancillary Structures 12
Arcades 10
Architectural Compatibility
Review Board 29
Ash Receptacles 20
Barbecue Grills 20
Base 6
Benches 20
Bike Racks 20
Bollards 21
Brick 6
Building Numbers 19
Bus Shelters
Basewide 12
Residential 26
Color 7, A1, A2
Copings 8
Courtyards 18
Crosswalks 18
Curb and Gutter 16
Design Philosophy 2
Design Process 30
Design Standards 2, 4
Door Frames 11
Door Hardware 11
Doors
Basewide 11
Flightline/Industrial 25
Drinking Fountains 21
Drop Offs 10
Dumpster Enclosures 15
Landscape Edging 14
Entrances 10
Fascia 9
Fence Walls 15
Fencing 15
Finishes 6, A1, A2
Fire Hydrants 23
Flag Poles 21
Flightline / Industrial Design Standards .. 24
Form 5
Furnishings, Site 20
Glazing 11
Grates, Tree 21
Ground Cover 14
Gutters
Basewide 9
Implementation 28
Kiosks 12
Lamp Types 22
Landscaping
Basewide 14
Flightline 25
Residential 26
Landscape Materials A3
Landscape Screens 15
Light Poles 22
Lighting
Basewide 22
Residential 27
Litter Receptacles 20
Louvers 25
Luminaires
Basewide 22
Materials
Basewide 6
Specifications A1
Paint
Basewide 7
Residential 26
Specifications A2
Parapets 8
Parking 17
Paths 18
Pavilions 12
Paving 16, 17, 18
Picnic Tables 21
Plant Maintenance 14
Planters 20
Playground Equipment 21
Plazas 18
Precast Concrete 6
Ramps 18
Reserved Parking 17
Residential Design Standards 26
Roads 16
Roof Forms
Basewide 8
Flightline / Industrial 25
Roof Systems
Basewide 8
Flightline / Industrial 25
Roofing Material
Basewide 8
Flightline / Industrial 25
Scale 5
Screens and Enclosures 15
Seating 20
Seating Walls 13
Security Screens 11
Service Drives 16
Signs 19
Site Analysis 30
Site Furnishings 20
Skylights 11
Style 5
Tree Grates 21
Utilities 23
Vents
Basewide 9
Flightline / Industrial 25
Walkways 18
Wall Components 7
Wall Systems
Basewide 6
Flightline / Industrial 24
Window Form 11
Window Frames 11
Windows
Basewide 11
Flightline / Industrial 25

CANCELLED

CANCELLED

■ **PREPARED BY:**

Lightle and Fennell Architecture
619 North Cascade Avenue, Suite 202
Colorado Springs, Colorado 80903 USA
(719) 471-0700
www.lightleandfennell.com

James R. Fennell, AIA
Project Architect

■ **IN ASSOCIATION WITH:**

437th Civil Engineer Squadron
100 West Stewart Avenue
Charleston Air Force Base, SC 29404-4827 USA
(843) 963-4956

HQ AMC / DESIGN CENTER
Directorate of Civil Engineering
Project Engineering Division
507 Symington Drive
Scott Air Force Base, Illinois 62225 USA
www.scott.af.mil/hqamc/ce/cec/cecd/guides.cfm

with Assistance from:
Nakata Planning Group, LLC
516 North Tejon Street
Colorado Springs, Colorado 80903 USA
(719) 635-7128

■ **PHOTOGRAPHIC CREDITS:**

Vandenberg AFB, Dormitory Courtyard, photo courtesy Mr. John Bulov, AIA, Chief of Facilities Excellence.

All other photos by James R. Fennell, AIA, Lee Meier, RA, and William Werrell

COPYRIGHTED

CANCELLED

August 2002