(PRE-FINAL)
ANDERSEN AIR FORCE BASE
INSTALLATION FACILITIES STANDARDS (IFS)
Andersen Air Force Base

Table of Contents

A. OVERVIEW .............................................................. 5
   A01. Facility Hierarchy ............................................................. 6
   A02. Facility Quality .............................................................. 6
   A03. Facility Districts .............................................................. 6

B. INSTALLATION ELEMENTS ........................................... 8
   B01. Comprehensive Planning ............................................. 8
       B01.1. Installation Development Plan (IDP) ................ 8
           B01.1.1. IFS Component Plan of IDP
           B01.1.2. Brief History of Base
           B01.1.3. Future Development
   B02. Street Envelope Standards ........................................ 12
       B02.1. Hierarchy of Streets ................................................. 12
           B02.1.1. Arterial Streets
           B02.1.2. Collector Streets
           B02.1.3. Local Streets
           B02.1.4. Special Routes
       B02.2. Hierarchy of Intersections ..................................... 17
           B02.2.1. Arterials
           B02.2.2. Arterial/Collector
           B02.2.3. Collectors
           B02.2.4. Special Intersections
           B02.2.5. Street Frontage Requirements
           B02.2.6. Sight Lines
       B02.3. Street Elements ....................................................... 22
           B02.3.1. Paving
           B02.3.2. Curb and Gutter
           B02.3.3. Utility Service Elements
           B02.3.4. Traffic Signs
           B02.3.5. Street Lighting
           B02.3.6. Other
   B03. Open Space / Public Space ........................................... 27
       B03.1. Plazas, Monuments and Static Displays ............ 27
           B03.1.1. Paved Plazas
           B03.1.2. Sculptures, Markers and Statuary
           B03.1.3. Static Display of Aircraft
       B03.2. Grounds and Perimeters ......................................... 31
           B03.2.1. Parade Grounds
           B03.2.2. Parks

C. SITE DEVELOPMENT .................................................. 36
   C01. Site Design ................................................................. 36
       C01.1. Site Design Considerations ..................................... 36
       C01.2. Building Orientation ........................................... 37
   C02. Utilities ................................................................. 38
       C02.1. Utility Components ............................................... 38
   C03. Parking Areas ........................................................... 39
       C03.1. Configurations and Design .................................... 39
           C03.1.1. Paving and Striping
           C03.1.2. Curbing
           C03.1.3. Internal Islands and Medians
       C03.2. Parking Structures ............................................... 42
       C03.3. Connectivity .......................................................... 43
   C04. Stormwater Management ............................................ 44
       C04.1. Stormwater Requirements .................................... 44
   C05. Sidewalks, Bikeways and Trails .................................. 45
       C05.1. Circulation and Paving ........................................... 45
           C05.1.1. Ramps and Stairs
           C05.1.2. Lighting
       C06. Landscape ............................................................... 49
           C06.1. Climate-based Materials ....................................... 49
               C06.1.1. Landscape Design Concept
               C06.1.2. Xeriscape Design Principles
               C06.1.3. Minimizing Water Requirements
               C06.1.4. Plant Material Selection
               C06.1.5. Water Budgeting (Hydrozones)
               C06.1.6. Base Entrance Landscaping
               C06.1.7. Streetscape Landscaping
               C06.1.8. Pedestrian Circulation Landscaping
               C06.1.9. Parking Lot Landscaping
               C06.1.10. Screen/Accent Landscaping
               C06.1.11. Other
       C07. Site Furnishings .................................................... 57
           C07.1. Furnishings and Elements ................................... 57
A. OVERVIEW

Comply with Air Force Corporate Standards for Overview:
http://afcfs.wbdg.org/index.html

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

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

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

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

1. Conformance to Air Force Corporate Facilities Standards (AFCFS) and Installation Facilities Standards (IFS) are required by Air Force Instruction (AFI) 32-1023 and Air Force Memorandum. Please refer to the AFCFS website for links to documentation on current policy.

2. Requests to deviate from any installation facilities standards, that are Unified Facilities Criteria (UFC) requirements, will follow the process outlined in the AFCFS for UFC waivers and exemptions.

3. The IFS is a component plan of the Installation Development Plan (IDP) per Air Force Instruction (AFI) 32-7062 (replacing the Architectural Compatibility Plan). All military construction projects and Non-Appropriated Funds (NAF) facilities are required to comply with the IDP and its IFS component plan by AFI 32-1023. The Base Civil Engineer (BCE) maintains and implements the IDP and its component plans, to include the IFS.

4. Please refer to the AFCFS website as a portal to reference materials and requirements documents for design and construction projects (via links). Specific references to current DoD memoranda and Air Force criteria are updated periodically to provide the most current guidance and requirements. Programming, design and contract documents should list “current edition” for all reference and requirements documents. The documents in force at the date of execution of the design and/or construction contract shall be the governing version.

5. Advanced Modeling Requirements:
   For all Air Force projects requiring advanced modeling, to include 3D visualization, Building Information Modeling (BIM), facility data, quantity take-off, geospatial, etc., follow the Army standards. Refer to USACE Minimum Model Matrix (M3) and Project Execution Plan (PxP) which outline required model uses. Refer to CAD BIM Technology Center (Contract Requirements) for more information on M3 and PxP.

6. Joint Bases shall implement IFS under their Joint-Base designation with volume numbers for individual installations following the IFS Development Tool template. For example, for Joint Base Langley-Eustis, provide: Vol. 1 Langley AFB and Vol. 2 Fort Eustis.

7. References and Supplementary Documents listed in Appendix G are included in these Installation Facilities Standards by reference and are fully part of this document. Please refer to Appendix G for a listing of documents, which are available via hyperlink for viewing and downloading.

8. Installations outside the United States: Per UFC 1-200-01 DOD BUILDING CODE, 8 Oct 2019, “All construction outside of the United States is also governed by Status of Forces Agreements (SOFA), Host Nation Funded Construction Agreements (HNFA), and in some instances, Bilateral Infrastructure Agreements (BIA). Therefore, the acquisition team must ensure compliance with the most stringent of the UFC, the SOFA, the HNFA, and the BIA, as applicable.” Refer to Appendix G for applicable agreements. “Use UFC 1-202-01 for design of host nation facilities that support military operations.”
A01. FACILITY HIERARCHY
Comply with AF Corporate Standards for Facility Hierarchy (and subsections):
http://afcfs.wbdg.org/facility-hierarchy/index.html

A02. FACILITY QUALITY
Comply with AF Corporate Standards for Facility Quality (and subsections):
http://afcfs.wbdg.org/facility-quality/index.html

A03. FACILITY DISTRICTS
Comply with AF Corporate Standards for Facility Districts (and subsections):
http://afcfs.wbdg.org/facility-districts/index.html
Note: Apply the base-wide standards in this IFS for Installation Elements, Site Development, Facilities Exteriors and Facilities Interiors (products, materials, color, etc.). Following application of the base-wide standards, refer to the Appendix and apply any additional requirements specifically related to the Facility District.
B. INSTALLATION ELEMENTS
Comply with Air Force Corporate Standards for Installation Elements:
http://afcfs.wbdg.org/installation-elements/index.html

B01. COMPREHENSIVE PLANNING
Comply with Air Force Corporate Standards for Comprehensive Planning:
http://afcfs.wbdg.org/installation-elements/comprehensive-planning/index.html

B01.1. Installation Development Plan (IDP)

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

2. Refer to the IDP for information on climate and weather and for demographics and related data.
1. Maintain this Installation Facilities Standards (IFS) as a Component Plan of the base’s Installation Development Plan (IDP).

2. Refer to Appendix G for a complete listing of all available Supplementary Documents. These are generally beyond the scope of this IFS and are programmatic, procedural, or highly technical in nature.

3. Contact the 36th Civil Engineer Squadron (36 CES) for information on base policies, contractor forms, and base access protocol; contact 36 CES for the procedures and workflow for updating this IFS. and for additional base contact information.
North Field, the former name of Andersen Air Force Base, had its first runway become operational on Feb. 3, 1945. The first combat mission from North Field took place Feb. 25. After World War II, the Army Air Forces in the Pacific closed many airfields, leaving the 19th Bomb Group at North Field as the only bombardment unit of the Far East Air Forces.

In the fall of 1946, construction began for permanent structures. When the Air Force became a separate service in 1947, North Field became North Guam Air Force Base. The installation was renamed Andersen AFB on Oct. 7, 1949, in honor of Brig. Gen. James R. Andersen, who was presumed lost at sea in the crash of his B-24 Liberator, Feb. 26, 1945, on a flight from Kwajalein to Hawaii.
During the Korean War, Andersen served in an administrative and logistical capacity, operating ammunition dumps and providing maintenance to transient aircraft. Following the war, Andersen began supporting bomber and aerial refueling units on rotational deployments from the United States. During this time, Andersen was home to the B-36, B-47, B-50, B-52, B-29, KC-97 and KC-135.

Andersen's role in Vietnam is legendary, starting on June 18, 1965, when 27 B-52 bombers were launched from its runway. These flights began Operation Arc Light, bombing missions against Viet Cong base operations, troop concentrations and supply lines. In early 1972, 153 B-52s lined the airfield in a surge of Arc Light missions titled Bullet Shot. It took five miles of ramp space to park them and an expert to ensure their orderly movement since a blocked taxiway could prove a mission-crippling impasse.

Later that year Operation Linebacker II got underway when, on December 18, 1972, 87 B-52s were launched from Andersen in one hour and 43 minutes. Throughout the 11-day operation, Andersen-based B-52s flew 379 of the 729 sorties. Often called the "11-day war," Linebacker II led to the renewal of the Paris Peace Talks and, on January 28, 1973, the signing of a cease-fire agreement with the government of North Vietnam.

Two years after U.S. military involvement in the Vietnam War ended Andersen participated in Operation New Life, becoming home to thousands of Vietnamese refugees until officials could process them into the United States. In the end, 109,553 refugees departed Andersen for the United States aboard 518 aircraft.

The post-Vietnam period brought a return to routine operations at Andersen, with B-52s on the ramp throughout the 1980s and the base remaining a vital overseas platform for carrying out the USAF's mission of global deterrence.

In support of the Gulf War in 1991, Andersen aided in transporting and deploying 200 aircraft, 2,200 troops and 2,212 tons of cargo. In addition, Andersen munitions specialists shipped more than 75 million pounds of bombs to the Gulf.

During Operation Fiery Vigil in June 1991, more than 21,000 people and their pets evacuated from Clark Air Base in the Philippines, came through Andersen following the eruption of Mount Pinatubo.

The Air Force inactivated 633rd Air Base Wing Oct. 1, 1994, and activated the 36th Air Base Wing, in keeping with the Air Force chief of staff's policy of keeping the most highly decorated and longest serving Air Force units on active duty. The Air Force had inactivated the 36th Fighter Wing at Bitburg Air Base, Germany, Oct. 1, 1994.

In October 1994, the U.S. Navy Helicopter Combat Support Squadron Five relocated to Andersen from the now closed Naval Air Station, Guam.

Today, with its huge fuel and munitions storage facilities and dual runways, Andersen is an important forward-based logistics support center for contingency forces deploying throughout the southwest Pacific and Indian oceans. Andersen's ideal flying conditions, relatively unlimited airspace and nearby air-to-ground range make this an ideal training area for the U.S. military and militaries of nearby countries.

**B01.1.3. Future Development**

- **Applicable** ☐ N/A Large graphics do not apply

- **Applicable** ☐ N/A Small graphics do not apply


2. Address all future development under the Installation Development Plan (IDP).
B02. STREET ENVELOPE STANDARDS

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

Comply with AF Corporate Standards for Street Envelope Standards:

B02.1. Hierarchy of Streets

☐ Applicable  ☑ N/A  Large graphics do not apply

☒ Applicable  ☐ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

Insert Hierarchy of Streets graphic
Size image to:
250 pixels width x 188 pixels height
Click here to insert image

Hierarchy of Streets  Street Envelope Section  Streetscape

1. Develop and evolve a hierarchical transportation network of arterial, collector and local streets following UFC 3-201-01 and its industry references.

2. Provide consistent functionality throughout the installation and a level of visual quality relating to the adjacent Facility Group number.

3. Routes along facilities in Group 1 may have materials, finishes and features with a higher visual quality than Groups 2, 3 and 4. Reduce maintenance requirements by installing highly durable materials and finishes in routes along Group 3 industrial facilities.

4. Special routes may have a visual quality comparable to those along facilities in Group 1.

5. Create and maintain arterials with two lanes of traffic in each direction with landscaped or paved medians as applicable to the local climate and adjacent facility group designation / land use.

6. Minimize stops and turns along arterials. Eliminate on-street parking along arterials and provide on collector streets only on lower speed roadways such as residential streets.

7. Connect arterials to local streets with appropriately scaled collector streets.

8. Provide appropriate landscape setbacks and pedestrian buffers along all streets.

9. Minimize and consolidate curb cuts along streets.

10. Ensure access for emergency and service vehicles.

11. Define bicycle traffic routes in the Installation Development Plan or its applicable component plans.

12. Define appropriate force protection features, site furnishings, signs, lighting, utilities, and paving in the IFS.
B02.1.1. Arterial Streets

1. Stops and turns should be minimized and on-street parking shall not be allowed at any point along arterial streets.

2. Provide sidewalks on at least one side of arterial streets and both sides of arterial streets in developed areas. Provide a 6’ buffer between the road and sidewalk where space allows.

3. Limit curb cuts on arterial streets to entries into major facilities, building groups and major parking areas.

4. Reinforce the importance of arterial streets with appropriate signs, plantings and street lighting.
1. Frequent traffic stops and low speeds are permitted on collector streets.

2. Provide sidewalks on at least one side of collector streets and both sides of collector streets where functionally required. Buffers are preferred but not required on collector streets.

3. On-street parking may be allowed on one side where secondary roads are not less than 34 feet wide. Parking shall not interfere with intersections or traffic flow.
4. Signs, plantings and street lighting should reinforce the designation of “collector” street.

**B02.1.3. Local Streets**

- Applicable  ☑ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

![Local Streets Diagram]

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

1. Frequent traffic stops and low speeds are permitted on local streets.
2. Provide sidewalks on at least one side of local streets and both sides of local streets where functionally required. Buffers are preferred but not required on local streets.
3. On-street parking may be allowed following UFC industry references.
4. Signs, plantings and street lighting should reinforce the designation of “local” street.

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

**B02.1.4. Special Routes**

- **Applicable**  ○ **N/A**  Select number of graphics / images (large: 800 px x 440 px) to insert  

- **Applicable**  ○ **N/A**  Small graphics do not apply

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

2. In open space areas preserve the native landscape.
B02.2. Hierarchy of Intersections

1. Provide a hierarchy of intersections to include arterial, arterial-collector, collector, collector-local and local following UFC 3-201-01 and its industry references.

2. Passive systems such as traffic circles are preferred to active systems such as signalized intersections. Aggressively pursue passive systems to lower maintenance requirements and reduce energy use.

3. Use a level of visual quality for an intersection equal to the quality found in the related streetscape, which corresponds to the adjacent Facility Group number.
B02.2.1. Arterials

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

B02.2.2. Arterial/Collector

1. At arterial/collector intersections adjacent to Group 1, landscaping of native grasses and shrubs may be provided; trees may be included when maintenance and non-potable irrigation is available.
B02.2.3. Collectors

- Applicable □ N/A Large graphics do not apply
- Applicable □ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

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

B02.2.4. Special Intersections

- Applicable □ N/A Large graphics do not apply
- Applicable □ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

1. Develop all special intersections consistently with those adjacent to Group 1 facilities.
B02.2.5. Street Frontage Requirements

- **Applicable**
- **N/A**

Select number of graphics / images (large: 800 px x 440 px) to insert: 1

Select number of graphics / images (small: 250 px x 188 px) to insert: 3

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

2. Refer to C06.1.7. Streetscape Landscaping for planting and screen wall requirements along street frontage.
1. Provide adequate sight lines for an effective and safe traffic operation per American Association of State Highway and Transportation Officials (AASHTO) standards and local municipality guidelines.
B02.3. Street Elements

- Emulate the streetscape area’s pre-development hydrology using passive and active design features to help sustain the adjacent regionally appropriate landscape. Coordinate with the base Stormwater Management Plan.

- Employ systems, materials and techniques to maximize streetscape sustainability. Consider pervious paving and high reflectivity of surfaces, which are appropriate for the local climate.

- Install at-grade curbing and/or raised-profile curb and gutter as applicable to direct stormwater to bioswales and rain gardens as source water for vegetation. Do not paint concrete curbing.

- Provide all on-site utility service lines and equipment below grade when adjacent to Facility Group 1. In routes along Group 2, 3 and 4, when mounting elements such as utility cabinets, communications equipment and water valves above grade is unavoidable, paint these consistently and provide visual screening following Installation Facilities Standards (IFS).

- Provide traffic control devices including access control point/entry control facility signs, speed limit signs and street name signs following the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) per UFC 3-120-01.

- Crosswalk markings shall follow the MUTCD for Streets and Highways, current edition. Provide white markings that define the edges of the crosswalk or a tone of lines defining the area of the crosswalk consistent with common practices found in the adjacent municipality.

- Follow UFC 3-120-01 for directional and wayfinding signs and address both vehicular and pedestrian traffic.
8. Reduce energy consumption and reduce maintenance requirements by providing street lighting only when functionally required to ensure safety and to address antiterrorism following UFC 4-010-01. Ensure the quality and quantities of lighting and fixtures are appropriate for the adjacent Facility Group number.

**B02.3.1. Paving**

- Applicable  N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1  
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  6

Walking Trail Paving

Bituminous Pavement

Decorative Paving

Crosswalk with Pavers at Group 4
1. Pavement design shall comply with UFC 3-250-01. Ensure appropriate analysis and design of subgrade conditions to promote low maintenance, high performance pavements. Apply all applicable best practices from Appendix B of the UFC.

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

### B02.3.2. Curb and Gutter

- **Applicable**  ✗ **N/A**  Large graphics do not apply
- ✗ **Applicable**  ✗ **N/A**  Select number of graphics / images (small: 250 px x 188 px) to insert 3

1. Curb all streets except remote/isolated roads and rock-paved service roads.

2. All streets should have integral concrete curbs and gutters. Painted curbs are prohibited because they are very difficult to maintain.

3. Use concrete for sidewalks and curbs. Do not use asphalt curbs.
B02.3.3. Utility Service Elements

- Applicable  N/A  Large graphics do not apply
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

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

2. Overhead service lines along streets adjacent to Facility Groups 2, 3 and 4 are discouraged.

B02.3.4. Traffic Signs

- Applicable  N/A  Large graphics do not apply
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

1. Refer to Exterior Signs, Colors and Types for Traffic Control Devices, which includes signs.
B02.3.5. Street Lighting

1. Refer to the Lighting section for appropriate applications along streets.
B02.3.6. Other

☐ Applicable  ☒ N/A Large graphics do not apply

☐ Applicable  ☒ N/A Small graphics do not apply

B03. OPEN SPACE / PUBLIC SPACE

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

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

B03.1. Plazas, Monuments and Static Displays

☐ Applicable  ☒ N/A Select number of graphics / images (large: 800 px x 440 px) to insert 1

☐ Applicable  ☒ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

Paved Plaza with Bench Seating
1. Natural features and culturally or historically significant features or events may be recognized and acknowledged with physical elements such as plazas, monuments and static displays. However, limit these elements on the base to ensure judicious use of resources and to reduce ongoing maintenance requirements.

2. Design highly durable plazas, monuments and static displays with a level of quality comparable to Facility Group 1.

3. Link plazas, monuments and static displays to the pedestrian circulation system. Install landscaping, site furnishings and lighting appropriate for the application and local climate following Installation Facilities Standards (IFS).

4. Select systems, products and materials for paving, walls, and structures following IFS.

**B03.1.1. Paved Plazas**

☐ Applicable  ☑ N/A  Large graphics do not apply

☐ Applicable  ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

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

2. Pavers shall match the color of pavers used on adjacent sidewalks using base standard range of gray or red blend. Unit pavers used on plazas shall be typically 8” in length.
B03.1.2. Sculptures, Markers and Statuary

1. Relate new sculpture, markers and statuary to the base's architectural design theme. Generally limit these elements to frequently used locations adjacent to Facility Group 1 and highly traveled community pedestrian spaces.

2. Consider entry gates as possible sites for new displays.

3. All proposed memorials shall follow AFI 36-3108 and be limited to highly deserving individuals or groups as deemed appropriate by the installation leadership. Living memorials (tree plantings / etc.) are discouraged due to added maintenance requirements.
4. When sculpture requires a base, match the materials and/or color palette of adjacent buildings.

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

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

**B03.1.3. Static Display of Aircraft**

- **Applicable**  •  **N/A**  Select number of graphics/images (large: 800 px x 440 px) to insert  1

- **Applicable**  •  **N/A**  Small graphics do not apply

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**Ground-Mounted Display**

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

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

3. At static displays where pedestrian paths are provided, a minimum of one trash receptacle and one bench shall be provided. Receptacle and bench design must conform to IFS requirements.
B03.2. Grounds and Perimeters

1. Provide formal spaces for parade and review functions, recreational areas and parks following the base's Installation Development Plan (IDP) and Installation Facilities Standards (IFS). Refer to the Site Furnishings topic for additional information.

2. Maintain preservation areas following the IDP and IFS.

3. Comply with UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings and UFC 4-022-03 Security Fences and Gates for all elements associated with the base’s gates and perimeter fence.

4. Identify and describe base-wide utility corridors in the IDP.
5. Base-wide utility infrastructure shall be inconspicuous. Bury utility service lines below grade when adjacent to Facility Group 1 and when economically feasible for Facility Groups 2, 3 and 4. When service lines are located above grade, create an ordered, coordinated appearance.

6. Follow the requirements of this IFS regarding all utility structures and service lines located above grade that visually impact the installation.

7. Where screening of utility equipment and structures is provided, allow adequate and proper clearance for safety and maintenance.

8. Reduce visual clutter and visual impact of the following items through a combination of careful placement, screen walls, landscaping and painting:
   • Electrical switch-stations
   • Sewage lift stations
   • Water well pumps, storage tanks and/or related structures
   • Gas piping, meters and similar incidental items
   • Above ground fuel storage tanks
   • Any ground-mounted freestanding utility item exposed to view

9. Larger structures such as electrical switch-stations, sewage lift stations, fuel storage tanks and mechanical/electrical equipment shall be screened from view, using materials, forms, and colors in the screen walls that match those respective design elements present at adjacent buildings.

10. Paint aboveground equipment and associated components such as electrical piping or exposed plumbing lines dark bronze.

11. Maintain existing buried utility service lines as a visual asset.

12. Bury the following exposed above-grade items in future projects when economically feasible:
   • Electrical power grid and service lines
   • Telephone lines
   • Cable TV lines
   • Communications lines
   • Exterior lighting service lines
   • Any similar system of above-ground lines serving the base

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

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

**B03.2.1. Parade Grounds**

☐ Applicable  ☒ N/A  Large graphics do not apply

☐ Applicable  ☒ N/A  Small graphics do not apply

1. Follow UFC 3-201-02, Appendix B for the planning and design process and criteria for parade grounds.

2. Establish and maintain parade grounds only where there is a confirmed need and provide landscape materials appropriate for the locale following IFS.

3. Bleachers may be installed only when there is a documented requirement at parade grounds. Nonferrous metals that do not require painting or ongoing maintenance are preferred. The Base Civil Engineer shall determine quantities, sizes, and products on a case basis.
B03.2.2. Parks

1. Bleachers may be installed only when there is a documented requirement at parks and fields for recreational events. Follow guidance under Parade Grounds.

2. Picnic pavilions may be provided in parks where there is a documented need.

3. Prohibited picnic pavilion materials include wood, concrete masonry units (CMU) or metal pre-manufactured storage sheds. Use only materials and detailing that are low maintenance and endure with minimal weathering.
4. When picnic pavilions are permitted near facilities, generally match the architecture of the adjacent facility and provide a level of quality of the adjacent facility group number.

**B03.2.3. Preserves**

- Applicable ☑ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert 1
- Applicable ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert 3

**Coastal Preserve**

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

2. Provide minimal maintenance with mowing as needed for controlling bird behavior for airfield safety or eliminating fire hazards.
B03.2.4. Perimeter Fence

- **Applicable**
- **N/A**

Large graphics do not apply

- **Applicable**
- **N/A**

Select number of graphics / images (small: 250 px x 188 px) to insert 3

- Perimeter Fence at Main Gate
- Chain Link Fencing near Group 3
- Perimeter Fence at Group 3

1. Design, install and maintain the base's perimeter fence following UFC 4-022-03.

2. Stringently comply with ATFP requirements following UFC 04-010-01 for all spaces adjacent to the base's perimeter fence and all gates.

3. Fencing, gates and other elements that are associated with the main gates shall be a level of quality equivalent to Facility Group 1.

4. Maintain a positive visual quality along the traffic corridor on both sides of the main gates. Specifically address pedestrian access, circulation and common areas.
C. SITE DEVELOPMENT

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

C01. SITE DESIGN

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

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

C01.1. Site Design Considerations

☐ Applicable ☑ N/A Large graphics do not apply

☐ Applicable ☑ N/A Small graphics do not apply

1. Collect documentation to validate approvals and completion of the NEPA process.

2. Ensure site design compliance with the Installation Development Plan (IDP) and its component plans and Installation Facilities Standards (IFS).

3. Promote integrated design with on-site solutions such as engineered small-scale hydrologic controls versus base-wide infrastructure; consider open space, natural features, bioswales, building roofs, streets, and paved surfaces.

4. Limit the impact of development on land and water resources. All site elements and infrastructure shall reinforce an image of sustainability, with reduced energy demand, renewable-energy usage, and water conservation.

5. Consider energy conservation during site design for the following categories: building and site lighting, auxiliary systems and equipment (refrigerators, elevators, etc.), building envelope, electric power and distribution, HVAC systems and equipment, service hot water, and energy management (metering, EMCS).

6. Coordinate on-site renewable-energy systems and components to minimize area requirements and maximize efficiencies. Appropriately buffer and screen these and other mechanical systems and equipment.

7. New building projects should preserve open space and protect natural habitat.

8. Conform to existing topography to the greatest extent possible and use slopes to increase site and building efficiencies. Design sites to minimize irrigation and impacts to stormwater runoff.

9. Carefully study new project sites to identify the character of adjacent buildings, streets, landscaping, and site design elements. Reinforce the existing character in new site design.

10. Consider relationships to adjacent facilities and district / centralized heating and cooling infrastructure and cost effectively connect building systems to harvest heat, grey water or other beneficial byproducts.

11. Minimize existing and planned obstructions from landscaping, structures, topography, and adjacent developments to preserve solar access and natural ventilation.

12. Purposefully integrate service access, receiving and storage areas to eliminate the need for visual screening.

13. Appropriately connect to the base network of streets, sidewalks and trails using drive aisles, parking areas, walkways, paths, and bicycle routes addressing both vehicles and pedestrians.

14. Applicably coordinate heat island mitigation in paving and roof designs when implementing an integrated approach to stormwater management.
15. Consider the location of “Designated Tobacco Areas.”

**C01.2. Building Orientation**

- **Applicable**  
  Select number of graphics / images (large: 800 px x 440 px) to insert 1

- **Applicable**  
  Select number of graphics / images (small: 250 px x 188 px) to insert 6

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**DRIVING FACTORS**

- Optimal solar orientation of the building...
- Main entrance from Pequop road...
- Addressing the orientation of the future ADC...
- Maximize the daylight & desirable views...
- Flanking existing vegetation and trees...
- Visibility of the new facility from main roads...
- Meet the required ATPP standoff distance...
- Separation between staff/office/maintenance entrance...
- Required parking spaces for public and staff...
- Create a unified campus...
- Outdoor heating environment...
- Implementation of landscape zones A, B, C & D...

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**CONCEPTUAL DIAGRAM**

Conceptual Site Analysis and Site Design Diagram

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**SOLAR ALTITUDE**

Local Solar Data

**Local Climate Data**

Site Data
1. Ensure the site will accommodate optimum requirements for building orientation, which is with the long axis parallel to the east/west direction.

2. Meet Installation Facilities Standards (IFS) requirements for the locations of the building’s passive and renewable-energy systems—including geothermal and solar systems—and exterior shading systems.

3. Locate the building(s) and permitted ancillary structures to promote solar gain, solar shading, natural ventilation, rainwater harvesting, wind buffering and other beneficial passive systems. Consider natural ventilation during the design of HVAC systems.

4. Consider relationships to adjacent sites and their facilities and infrastructure, and cost effectively integrate building systems to harvest heat, grey water or other beneficial byproducts.

5. Consider the “public side” of the building, its views and the location of the main entrance.

**C02. UTILITIES**

Comply with AF Corporate Standards for Site Development:
[http://afcfs.wbdg.org/site-development/index.html](http://afcfs.wbdg.org/site-development/index.html)

Comply with AF Corporate Standards for Utilities:

**C02.1. Utility Components**

- Applicable  N/A  Large graphics do not apply

- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  

Electrical Substation  Electrical Substation  Electrical Substation
1. Provide all on-site utility service lines below grade for Facility Group 1; when mounting elements (such as utility cabinets, communications equipment and water valves) above grade is unavoidable, paint these consistently and provide visual screening following Installation Facilities Standards (IFS).

2. Provide installation of utility infrastructure to support near term and future electric vehicle charging stations.

3. Define all service entry points into the building and route distribution below grade into an interior space within the facility; exposed conduits, cables and wires on exterior walls are not permitted for Facility Group 1.

4. Include consideration of appropriate placement of meters in support of Automated Revenue Management Services (ARMS).

5. Limit exterior mechanical distribution systems such as exterior steam, chilled water, and hot water distribution to Group 3 facilities; when required for Group 1 and 2 facilities integrate with the architecture and provide visual screens following IFS.

6. Direct roof drainage to underground collection when feasible or provide splash blocks / paved channels to intercept roof drainage at grade.

### C03. PARKING AREAS

Comply with AF Corporate Standards for Site Development:
[http://afcfs.wbdg.org/site-development/index.html](http://afcfs.wbdg.org/site-development/index.html)

Comply with AF Corporate Standards for Parking Areas:
[http://afcfs.wbdg.org/site-development/parking-areas/index.html](http://afcfs.wbdg.org/site-development/parking-areas/index.html)

#### C03.1. Configurations and Design

- **Applicable**  
  - **N/A**  
  - Large graphics do not apply

- **Applicable**  
  - **N/A**  
  - Select number of graphics / images (small: 250 px x 188 px) to insert  

<table>
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<tr>
<th>Image Tool 250 x 188</th>
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<tr>
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</tr>
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**Small Lot Configuration**  
**Large Lot Configuration**  
**Facility Group 1 Configuration**

1. Evaluate adjacent sites and cost-effectively consolidate parking areas to maximize efficient use; ensure that all areas meet accessibility guidelines.

2. Generally envision on-site parking as a series of small connected singular areas selectively placed around the facility served, rather than a single large area; buffer parking areas from the facility main entrance with a transition space and provide drop-offs to decrease close-in parking. Comply with IFS while meeting ATFP requirements.

3. Integrate at-grade and raised-profile curbing, permeable paved areas, and parking islands with the stormwater system and direct stormwater to bioswales and rain gardens as source water for regionally appropriate native vegetation.

4. Define pedestrian access with approved hardscape and provide shading along the primary path from the parking area to the building’s main entrance.
5. Coordinate suitable landscape or barriers integrated with walls and fences to ensure adequate force protection.

6. Accessible parking spaces shall be marked according to UFC 3-120-01 and its references in ABAAS and the MUTCD.

7. Consider locations and requirements of near term and future electric vehicle charging stations.

8. Designate preferred parking spaces for electric vehicles and carpools near the main entrance.

9. Consider cost-effectively integrating solar photovoltaic arrays into covered parking structures.

10. Reserved parking is discouraged except for Facility Group 1.

11. On-street parking is discouraged except in multi-use areas. When used, provide approved on-street parking configurations following UFC 3-201-01.

12. Access and service drives should accommodate the largest vehicle serving the facility.

**C03.1.1. Paving and Striping**

- Applicable ○ N/A Large graphics do not apply

- □ Applicable ○ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

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

- Primary: Bituminous Pavement
- Secondary: N/A
- Accent: Concrete Unit Pavers (Optional)

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

- Primary: Bituminous Pavement
- Secondary: N/A
- Accent: N/A

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

- Primary: Bituminous Pavement
- Secondary: N/A
- Accent: N/A

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

- Primary: Concrete Pavement (Driveways)
- Secondary: N/A
- Accent: N/A

---

1. All new parking lots in Groups 1 and 2 shall be constructed of bituminous pavement following UFC 3-250-01.
2. All new parking lots in Groups 3 shall be constructed of bituminous pavement and, where operationally required, concrete pavement following UFC 3-250-01.

3. Porous paving may be considered on a case basis.

4. Cost-effectively provide light-colored concrete to reduce heat island effect; otherwise install bituminous pavement. Dirt, gravel, and grass lots are not allowed.

5. Use consistent striping, angles and stall sizes in all parking areas.

6. All parking shall be marked with white stripes of paint or applied vinyl coatings. Red or yellow markings shall only be used for safety purposes and must be kept to a minimum. All lines shall be four inches (4") wide.

**C03.1.2. Curbing**

- Applicable ⚫ N/A Large graphics do not apply
- Applicable ⚫ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

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

- **Primary:** Concrete
- **Secondary:** N/A
- **Accent:** N/A

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

- **Primary:** Concrete
- **Secondary:** N/A
- **Accent:** N/A

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

- **Primary:** Concrete
- **Secondary:** N/A
- **Accent:** N/A

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

- **Primary:** Concrete
- **Secondary:** N/A
- **Accent:** N/A

1. Define all parking lots with either raised-profile or at-grade curbing to promote drainage and protect paving edges.

2. Integrate curbing to direct stormwater to bioswales and rain gardens as source water for regionally appropriate native vegetation.
3. Wheel stops are not permitted except at locations where vehicle bumpers could contact adjacent items such as poles, signs or pedestrians.

**C03.1.3. Internal Islands and Medians**

- Applicable  ○ N/A  Large graphics do not apply

- Applicable  ○ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  

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

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

**C03.2. Parking Structures**

- Applicable  ○ N/A  Large graphics do not apply

- Applicable  ○ N/A  Small graphics do not apply

1. Parking structures are encouraged in land-constrained locations when economically feasible.

2. Consider near-term and future electric vehicle charging stations and renewable energy generation development during the analysis and design.

3. Consider opportunities for integrating parking structures into multi-use developments with pedestrian-oriented uses on the ground floor and parking on upper levels; ensure ATFP guidelines are fully addressed.

4. Structures may be constructed below grade with roofs serving as vegetated areas or plazas.
C03.3. Connectivity

- Applicable  N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

1. Refer to the Installation Development Plan (IDP) for locations of transit stops and pedestrian and cycling networks; provide appropriately sized sidewalks and bike paths to connect facilities and users to these networks.

2. Provide amenities such as rain and shade shelters, trees, and benches to encourage and facilitate use of public transportation.

3. Evaluate the IDP for the current and planned network of roads and optimally develop vehicular access to and from the site.
C04. STORMWATER MANAGEMENT
Comply with AF Corporate Standards for Site Development:
http://afcfs.wbdg.org/site-development/index.html

Comply with AF Corporate Standards for Stormwater Management:

C04.1. Stormwater Requirements

1. Design all stormwater systems including retention ponds, detention areas, channels, etc. as on-site amenities that are consistent with natural systems and drainage patterns, that help sustain the base landscape with beneficial functionality and that provide aesthetic appeal; coordinate with the base Stormwater Management Plan.

2. Incorporate bioswales into the design of all roadway, parking and facility roof systems to enhance water quality and support the overall stormwater system.

3. Permeable paving may be used.

4. Provide rainwater harvesting and storage that is attached to the building’s roof drain systems to support grey water irrigation.

5. When underground drainage systems are required establish a maintenance program to include removal of sediments and debris; inspect joints seasonally for alignment to prevent leakage and the development of voids and surface failures.

C05. SIDEWALKS, BIKEWAYS AND TRAILS

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

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

C05.1. Circulation and Paving

☐ Applicable  ☐ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1  Image Tool 800 x 440

☐ Applicable  ☐ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  6  Image Tool 250 x 188

Connectivity to Entrances and Picnic Plaza

Decorative Pavers Group 2  Concrete Sidewalk at Group 1  Rock Paving at Trail
Facility Group 1 sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Pervious Pavers
Secondary: Concrete Paving and Edging
Accent: Colored Concrete (Optional)

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

Primary: Pervious Pavers
Secondary: Concrete Paving and Edging
Accent: Colored Concrete (Optional)

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

Primary: Permeable Concrete
Secondary: N/A
Accent: N/A

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

Primary: Permeable Concrete
Secondary: N/A
Accent: N/A

1. Maintain efficient geometry and accessibility to connect building entrances to adjacent parking areas and activity areas and to the base transportation system following ATFP. Efficiently use materials to optimize life-cycle costs and to minimize maintenance.

2. Generally conform horizontal layouts of sidewalks to the geometric configuration of adjacent buildings, streets, parking lots, and other adjacent related site amenities. Occasional meanders and/or jogs may be included to capture views, to coordinate with landscaping or accommodate site constraints.

3. Walks in parking areas shall provide a direct path using "safe islands" and "peninsulas" to encourage safety. Walks parallel to streets shall follow streetscape guidelines. Clearly mark pedestrian crossings at vehicular routes.

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

5. Only experienced contractors will install pervious pavements.

6. Consider an integrated approach that could include stormwater management (permeable surfaces) and complement the design of the storm drainage system when appropriate.

7. Pedestrian paths should be at least 5’ in width to allow for comfortable side-by-side walking.

8. Sidewalks leading to a building main entrance and at the interior of parking lots shall be a minimum width of 6’. Walks greater than 10’ wide may be used at high-density pedestrian areas where volumes of traffic justify added material.
9. Where vehicles park adjacent and head-in to the sidewalk and wheel stops are not used, such perimeter walks shall be increased to a minimum width of 8’ to accommodate overhangs of the parked vehicles.

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

11. Pavers shall conform to the following range of color: medium gray or red blend. Pavers used on walks shall typically be 8” hexagon or square in size.

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

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

**C05.1.1. Ramps and Stairs**

- Applicable  N/A  Large graphics do not apply
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert

1. Use ramps instead of stairs for sidewalks, bikeways and trails and at all buildings where possible. Where steps are unavoidable, follow UFC 1-200-01 and its references to the International Building Code.
C05.1.2. Lighting

☐ Applicable ☑ N/A Large graphics do not apply

☑ Applicable ☑ N/A Select number of graphics / images (small: 250 px x 188 px) to insert 3

Insert Lighting graphic
Size image to: 250 pixels width x 188 pixels height
Click here to insert image

Evenly Space Lights at Sidewalk
Lighted Bollards Defining Sidewalk
Pedestrian Height Light Fixtures

1. Provide lighting for all stairs and landings where traffic warrants.

2. Refer to the Lighting section for path lighting along sidewalks, bikeways and trails.
C06. LANDSCAPE

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

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

C06.1. Climate-based Materials

- Applicable  N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3
1. Use only native, naturally occurring, drought tolerant indigenous plant species (including grasses) appropriate for the locale to promote energy efficiency and water conservation, preserve drainage patterns, inhibit erosion, improve air quality, lower maintenance, and add beauty.

2. Refer to the *Plants of Guam* published by the University of Guam College of Natural & Applied Sciences.

**C06.1.1. Landscape Design Concept**

- Applicable  N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

Insert Landscape Design Concept graphic
Size image to: 800 pixels width x 440 pixels in height
Click here to insert image (jpg or png format)

Native Grasses and Trees as the Predominant Palette of Landscape Materials

Native Trees and Shrubs
Native Grasses and Shrubs
Native Grasses and Trees

1. Develop, maintain and implement a climate-based plant list with landscape features using a regionally appropriate palette of materials to promote energy efficiency, preserve drainage patterns, inhibit erosion, improve air quality, lower maintenance and add beauty. Follow UFC 3-201-02 Landscape Architecture.
2. Landscaping is required for all newly developed sites and facilities; preserve existing native landscape where possible and avoid overplanting.

3. Concentrate landscaping in Facility Group 1 and along major thoroughfares and integrate these landscaped areas into the base’s stormwater management plan. Refer to the Streetscape Envelope Standards in this IFS.

4. All Facility Group 1 and 4 sites shall be landscaped at their entire perimeter; limit formal planting arrangements to formal spaces typically associated with Group 1. Landscape public spaces near the main entrances of Group 1 facilities.

5. Facility Group 2 and 3 sites may have a native undisturbed landscape except at the main entrances of Group 2, which should be newly landscaped.

6. Facility plantings shall follow the Installation Facilities Standards (IFS) plant list, which is based on the specific microclimates created by the adjacent building: shadow areas, protected areas, zones adjacent to thermal mass, and availability of rainwater and/or grey water.

7. Provide open spaces as transitions between developed and native areas that promote quality of life and provide visual relief and allow walkable connections to the transportation system.

8. Return suitable areas to a natural state to minimize and, whenever possible, eliminate ground maintenance requirements; expand native grass areas where appropriate with native plants to eliminate mowing and maintenance requirements.

9. In tree clusters replace grass with naturalized shrub beds and leaf litter mulch to eliminate mowing requirements.

10. Use plantings in open spaces to reinforce the space as a visual asset.

11. Consider landscape windbreaks when suitable for the local climate.

12. Integrate security requirements into the landscape design. Coordinate the heights of trees and shrubs and note restrictions for plantings following UFC 4-010-01.

13. Berms may be used as an integral part of the overall landscape strategy for screening, security and/or visual interest.

**C06.1.2. Xeriscape Design Principles**

- | Applicable | N/A | Large graphics do not apply

- | Applicable | N/A | Select number of graphics / images (small: 250 px x 188 px) to insert

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

2. Facility plantings are encouraged to use native plant species and to consider specific microclimates created by the adjacent building: shadow areas, protected areas, zones adjacent to thermal mass, and availability of rainwater and/or grey water.
C06.1.3. Minimizing Water Requirements

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

C06.1.4. Plant Material Selection

1. Use only native, naturally occurring plant materials including grasses or turf suited for the local climatic conditions in the landscape design; potable-water irrigation systems are discouraged beyond the establishment period.

2. New facilities are encouraged to use native plant species as indicated on the plant lists. Refer to Appendix G.

3. Trees should be the focus of landscape plantings and, where possible, should be a mix of deciduous and evergreen species for variety; provide tree grates when appropriate and use tree guards on smaller trees.

4. Ground covers are only recommended when minimal maintenance is required.
5. Turf areas should be limited to those that can be sustained by natural rainfall or grey water (non-potable) irrigation systems; turf may be defined by at-grade concrete mow strips to lessen maintenance.

6. Analyze soils and provide organic amendments as needed to improve plant growth and conserve water.

7. All plant material shall have one-year warranty and is subject to approval by the Base Landscape Architect.

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

- Applicable  ○ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  ○ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

1. Comply with DoD and Air Force policy on potable-water irrigation systems.

3. New buildings shall cost-effectively integrate a grey-water reclamation system following UFC 1-200-02, which provides source water for an automatic drip irrigation system; connect adaptive plantings adjacent to facilities to a grey-water irrigation system when available and discontinue the use of potable water for irrigation after the establishment period.

4. Provide irrigation design following UFC 3-201-02. Install drip irrigation products and components following UFGS Section 32 84 24 Irrigation Sprinkler Systems. Match the color of valve box lids to the adjacent ground treatment (i.e. green at turf & native seed areas, brown at wood mulch & rock areas).

5. Life cycle cost-effectively equip irrigation systems to sense soil moisture, rainfall and wind to minimize unnecessary watering; incorporate drip irrigation systems as the primary source.

C06.1.6. Base Entrance Landscaping

☐ Applicable  ☐ N/A  Large graphics do not apply

☐ Applicable  ☐ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  6

![Decorative Planting at Main Gate Sign](image1)
![Grasses and Trees along Perimeter Fence](image2)
![Trees and Grasses at Entry Gate](image3)

![Trees with Moderate Spacing](image4)
![Preserved Sight Lines](image5)
![Ornamental Shrubs](image6)

1. At the main gate, reinforce a sense of arrival through a well-designed concentration of landscape elements consistent in visual quality with Facility Group 1.

2. Ensure landscaping has seasonal features with spring and fall color and a combination of evergreen and deciduous trees and shrubs for winter interest.

3. Integrate base signs and street and pedestrian lighting whenever feasible.
1. Provide landscape designs with plant materials appropriately representing the level of quality of the adjacent Facility Group number. Refer to the Installation Elements section.

2. Select a variety of regionally appropriate streetscape plantings and grading to create a visual interest.

**C06.1.8. Pedestrian Circulation Landscaping**

1. Define walkways with landscaping where appropriate.

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

3. Provide wind breaks where required.
C06.1.9. Parking Lot Landscaping

1. Integrate appropriate landscaping elements into parking areas to visually soften the appearance at a minimum rate of 10 percent of the total area.

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

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

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

C06.1.10. Screen/Accent Landscaping

1. Provide complimentary accent landscaping at monuments and static displays.

2. At Facility Group 1, provide landscaping adjacent to all freestanding signs without distracting from the written communication.
3. Provide landscape screening of utility elements adjacent to Facility Group 1.

4. Providing landscaping as visual screening is preferred to the construction of walls and fences; berms and mounding may supplement landscape screening.

C06.1.11. Other

☐ Applicable ☑ N/A  Large graphics do not apply

☐ Applicable ☑ N/A  Small graphics do not apply

C07. SITE FURNISHINGS

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

Comply with AF Corporate Standards for Site Furnishings:
http://afcfs.wbdg.org/site-development/site-furnishings/index.html

C07.1. Furnishings and Elements

☐ Applicable ☑ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1

☐ Applicable ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

Coordinated Placement of Site Furnishings
1. Provide a coordinated consistent inventory of site furnishings to positively contribute to the visual environment, image, and identity of the base; ensure durability, low maintenance, reduced visual clutter, and compatibility with the adjacent architecture.

2. Remove poorly located or redundant litter / ash receptacles, newspaper and bicycle racks, telephone booths, vending machines, walls and fences to reduce visual clutter and to lessen the requirements for maintenance.

3. Site furnishings in Group 1, 2, 3 and parks shall be precast concrete. When protected from weather and direct UV light, recycled content materials may be used. Generally match the site furniture of adjacent facilities and the facility district.

4. Install needed outdoor seating (benches and low walls) in public gathering spaces near main and secondary building entrances. Low walls shall match facility architecture.

5. Integrate functional bicycle racks with the design of the building’s main entrance grounds in Facility Groups 1 and 2 while meeting ATFP requirements.

6. Limit the use of bollards, but when necessary for force protection use round or square precast units. Illuminated bollards may be used as approved on a case basis, but are generally limited to dormitory, lodging and community facilities that provide services after dark.

7. Locate architecturally coordinated containers for recycling, litter, ash, vending, etc., to minimize visual clutter and not be visible from the building’s main entrance. Limit the use of freestanding planters to Group 1 and Group 2 where maintenance of plantings is provided.

8. Generally limit picnic tables, barbeque grills and drinking fountains to lodging, dormitories, housing areas, parks and recreation areas following IFS.

9. The Installation Flagpole location shall comply with the guidance for the display of flags in AFI 34-1201. Each Air Force installation is authorized to fly one United States Flag, normally in front of the installation headquarters. Waivers for non-authorized locations must be submitted in accordance with AFI 33-360 and approved waivers (AF Form 679) must be maintained by the installation protocol office.

10. Refer to the Overview Section “Facility Hierarchy” topic of this AFCFS for guidelines regarding ancillary structures such as pavilions and shade shelters.

11. Bus shelters shall be provided only where there is a documented need and when approved on a case basis. Generally emulate the designs of adjacent shelters using concrete structures with stucco finished and tile roofs.

12. Monuments and static displays shall be limited. New elements are generally discouraged unless these are fully vetted through the base’s approval process and designed following IFS.

13. When visual screening is necessary, consider landscaping as the first option; screen walls are permitted only in Group 1 finished with stucco to match the wall systems.

14. For fencing, apply the standards for “Products, Materials and Color” in the following section. Limit those with the highest visual quality to Facility Group 1 where there is sustained maintenance. Define all levels of security and visual quality.
15. Do not use chain-link fencing at Group 1, 2 or 4 facilities; Limit the use of barbed-wire outriggers on chain-link fencing at industrial sites, unless required for additional security or protection of assets.

16. Wood fencing is not allowed.

17. Provide trash dumpster enclosures for Groups 1, 2 and 3 with integrally colored CMU to match adjacent facilities; all gates shall be galvanized steel factory finished beige or medium brown. Note: Do not paint integrally colored CMU following AFCFS. Refer to UFGS Section 07 19 00 Water Repellents, Clear Sealer, and periodically instruct painting contractors to power wash and apply clear sealer under a painting contract.

18. Specify screen wall materials and finishes that do not require painting or maintenance beyond periodic cleaning.

19. Group 1, 2, 3 and parks shall use precast concrete picnic tables. Generally limit picnic tables, barbeque grills and drinking fountains to lodging, dormitories, housing areas, parks and recreation areas.

20. Limit the use of freestanding planters to areas with ongoing maintenance.

21. Provide kiosks only where there is a documented need for visual communication of posted messages. When used, match adjacent facilities in materials and detailing and consolidate kiosks with other site furnishings within 30 feet of major pedestrian paths. Limit kiosks to facility Groups 1 and 2 and parks.

22. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

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

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

**C07.2.1. Barbeque Grills**

- **Type:** Charcoal
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** Most Dependable Fountains, Inc.
- **Color:** Natural stainless steel
- **Finish:** Mill
- **Model #:** SS BBQ Grill
- **Other:** Concrete foundation, coordinate with Base Architect
- **UFGS:** N/A
### BBQ Grill

**Type:**

<table>
<thead>
<tr>
<th>Applies to:</th>
<th>Group 1</th>
<th>Group 2</th>
<th>Group 3</th>
<th>Group 4</th>
<th>Other</th>
</tr>
</thead>
</table>

**Mfr:** BBQ Coach

**Color:** Natural stainless steel

**Finish:** Mill

**Model #:** 32” 4-Burner

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

**UFGS:** N/A

---

### Precast Slab Bench

**Type:** Precast Slab Bench

<table>
<thead>
<tr>
<th>Applies to:</th>
<th>Group 1</th>
<th>Group 2</th>
<th>Group 3</th>
<th>Group 4</th>
<th>Other</th>
</tr>
</thead>
</table>

**Mfr:** TBD

**Color:** Beige to match adjacent

**Finish:** Light texture

**Model #:** Double cantilever slab with two transverse slab supports

**Other:** N/A

**UFGS:** N/A
### Natural Stone Slab Bench

**Type:** Natural Stone Slab Bench  
**Applies to:**  
- [ ] Group 1  
- [ ] Group 2  
- [ ] Group 3  
- [ ] Group 4  
- [ ] Other  
**Mfr:** TBD  
**Color:** Beige to match adjacent  
**Finish:** Light texture, snap cut ends  
**Model #:** Double cantilever slab with two transverse slab supports  
**Other:** N/A  

**UFGS:** N/A

### C07.2.3. Bike Racks

- **Applicable:** Yes  
- **N/A:** No  
- **Number of base standards:** 1  

**Type:** Style 1  
**Applies to:**  
- [ ] Group 1  
- [ ] Group 2  
- [ ] Group 3  
- [ ] Group 4  
- [ ] Other  
**Mfr:** Brandir International Inc.  
**Color:** Galvanized  
**Finish:** Factory  
**Model #:** The Ribbon Bike Rack, RB-07  
**Other:** N/A  

**UFGS:** N/A

### C07.2.4. Bike Lockers

- **Applicable:** Yes  
- **N/A:** No

---

*Andersen Air Force Base*  
Page 61 of 143  
*Back to Table of Contents*
### C07.2.5. Bollards

**Number of base standards 4**

<table>
<thead>
<tr>
<th>Type: Lighted Square Flat Top</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1, Group 2, Group 3, Group 4, Other</td>
</tr>
<tr>
<td>Mfr: Kim Lighting</td>
</tr>
<tr>
<td>Color: Graphite</td>
</tr>
<tr>
<td>Finish: Powder coated aluminum</td>
</tr>
<tr>
<td>Model #: PA75 Flat top</td>
</tr>
<tr>
<td>Other: 3000K LED lamp</td>
</tr>
</tbody>
</table>

| UFGS: N/A |

<table>
<thead>
<tr>
<th>Type: Lighted Round Dome Top</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1, Group 2, Group 3, Group 4, Other</td>
</tr>
<tr>
<td>Mfr: Lithonia Lighting Products</td>
</tr>
<tr>
<td>Color: Back top, precast base</td>
</tr>
<tr>
<td>Finish: Powder coated aluminum</td>
</tr>
<tr>
<td>Model #: KBA</td>
</tr>
<tr>
<td>Other: Flared cone, 3000K LED lamp</td>
</tr>
</tbody>
</table>

| UFGS: N/A |
**Type:** Building Protection, steel

**Applies to:**
- ☑ Group 1
- ☑ Group 2
- ☑ Group 3
- ☑ Group 4
- ☐ Other

**Mfr:** (Bollard Cover) Reliance Foundry

**Color:** Brown cover may be field painted dark bronze

**Finish:** Factory

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

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

**UFGS:** N/A

---

**Type:** Force Protection, Concrete

**Applies to:**
- ☑ Group 1
- ☑ Group 2
- ☑ Group 3
- ☑ Group 4
- ☑ Other

**Mfr:** TBD

**Color:** Beige

**Finish:** Factory

**Model #:** Double tapered, flared top

**Other:** N/A

**UFGS:** N/A
### C07.2.6. Bus Shelters

**Type:**

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

- **Mfr.:** Custom

- **Color:** Dark brown base, light beige walls with CMU infill

- **Finish:** Integrally colored concrete

- **Model #:** Bearing wall and timber framing

- **Other:** Precast bench

- **UFGS:** N/A

---

### C07.2.7. Drinking Fountains

**Type:** Pedestal

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

- **Mfr.:** Most Dependable Fountains, Inc.

- **Color:** Natural

- **Finish:** Stainless Steel

- **Model #:** MDF 440 SMSS

- **Other:** Accessible

- **UFGS:** N/A
C07.2.8. Dumpster Enclosures / Gates

- Type: 1: CMU
- Applies to: Group 1, Group 2, Group 3
- Mfr: Custom
- Color: Beige
- Finish: Factory integral color
- Model #: CMU standard shapes and open cell infill units, nominal sizes
- Other: Do not paint integrally colored CMU; instruct painting contractors to power wash and apply a breathable clear sealer per UFGS; galvanized steel gates and hardware, dumpsters shall be painted beige
- UFGS: Section 04 20 00 Unit Masonry, Section 07 19 00 Water Repellents

C07.2.9. Fencing

- Type: Style A Barrier: High security, low visibility
- Applies to: Group 1, Group 2
- Mfr: General Wire Co.
- Color: Dark brown or, in Group 3, natural galvanized
- Finish: Factory finish
- Model #: Chain link, steel posts and rails, gates and accessories
- Other: N/A
- UFGS: Section 32 31 13 Chain Link Fences and Gates
**Type:** Style B Barrier: High security, high visibility

**Applies to:** Group 1, Group 2, Group 3, Group 4

**Mfr:** Custom

**Color:** Beige

**Finish:** Factory integral color

**Model #:** CMU standard shapes and decorative infill units, nominal sizes

**Other:** Do not paint integrally colored CMU; instruct painting contractors to power wash and apply a breathable clear sealer per UFGS

**UFGS:** Section 04 20 00 Unit Masonry, Section 07 19 00 Water Repellents

---

**C07.2.10. Flagpoles**

- **Applicable:** Yes
- **Number of base standards:** 1

**Type:** 1

**Applies to:** Group 1, Group 2, Group 3, Group 4

**Mfr:** Eder Flag

**Color:** Natural aluminum

**Finish:** Satin Lustre

**Model #:** ECL30 IH, Internal Halyard

**Other:** 5\(^\circ\) Butt Dia. 33’ H (30’ Exposed)

---

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

Please refer to the Lighting section.

---

**Andersen Air Force Base**
### C07.2.12. Litter and Ash Receptacles

<table>
<thead>
<tr>
<th>Type: Style 1: Precast concrete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1, Group 2, Group 3, Group 4, Other</td>
</tr>
<tr>
<td>Mfr: Materials, Inc.</td>
</tr>
<tr>
<td>Color: Weatherstone Gray</td>
</tr>
<tr>
<td>Finish: Smooth</td>
</tr>
<tr>
<td>Model #: TR-3225 Sante Fe (round or square)</td>
</tr>
<tr>
<td>Other: Rigid plastic internal liner, <a href="http://materialsinc.com/wp-content/uploads/2014/10/TR-3225_SANTA_FE.pdf">link</a></td>
</tr>
<tr>
<td>UFGS: N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type: Style 2: Metal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1, Group 2, Group 3, Group 4, Other</td>
</tr>
<tr>
<td>Mfr: Wabash Valley</td>
</tr>
<tr>
<td>Color: Black or as approved</td>
</tr>
<tr>
<td>Finish: Perforated Pattern</td>
</tr>
<tr>
<td>Model #: Urbanscape “E” with liner, 32 Gallon</td>
</tr>
<tr>
<td>Other: With dome top, without side door</td>
</tr>
<tr>
<td>UFGS: N/A</td>
</tr>
</tbody>
</table>
**C07.2.13. Picnic Tables**

Applicable: yes, N/A, Number of base standards 1

<table>
<thead>
<tr>
<th>Type:</th>
<th>Applies to:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Group 1</td>
</tr>
</tbody>
</table>

- Mfr: Materials, Inc.
- Color: Brown top and seats, black base
- Finish: Factory
- Model #: Santa Fe
- Other: N/A

**C07.2.14. Planters**

Applicable: yes, N/A, Number of base standards 1

<table>
<thead>
<tr>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precast concrete</td>
</tr>
</tbody>
</table>

- Mfr: Materials, Inc.
- Color: Beige
- Finish: Smooth
- Model #: Santa Fe
- Other: N/A

UFGS: N/A
C07.2.15. Play Equipment

Type: Steel

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

Mfr: Little Tikes Commercial

Color: Varies

Finish: Powdercoated Steel

Model #: N-R-G Freestyle

Other: Coordinate with Base Architect

UFGS: N/A

C07.2.16. Screen Walls

Type: CMU

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

Mfr: Custom

Color: Beige

Finish: Factory integral color

Model #: CMU standard shapes and open cell infill units, nominal sizes

Other: Do not paint integrally colored CMU; instruct painting contractors to power wash and apply a breathable clear sealer per UFGS

UFGS: Section 04 20 00 Unit Masonry, Section 07 19 00 Water Repellents
### C07.2.17. Tree Grates

<table>
<thead>
<tr>
<th>Type:</th>
<th>Cast Iron</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>Group 1, Group 2, Group 3, Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Neenah Enterprises, Inc.</td>
</tr>
<tr>
<td>Color:</td>
<td>Natural cast iron</td>
</tr>
<tr>
<td>Finish:</td>
<td>Cast</td>
</tr>
<tr>
<td>Model #:</td>
<td>2-Piece, round or square</td>
</tr>
<tr>
<td>Other:</td>
<td>N/A</td>
</tr>
<tr>
<td>UFGS:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### C08. EXTERIOR SIGNS

Comply with AF Corporate Standards for Site Development:
[http://afcfs.wbdg.org/site-development/index.html](http://afcfs.wbdg.org/site-development/index.html)

Comply with AF Corporate Standards for Exterior Signs:
C08.1. Colors and Types

☐ Applicable  ☐ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1

☐ Applicable  ☐ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  6

Monument Sign with Lighting

Post Mounted Sign

Wall Mounted Building Number

Post Mounted Sign
1. Provide concise functional signs as a visually unifying element with consistent colors and types for all Installation and Gate Identification Signs; Building Identification Signs; Traffic Control Devices; Directional and Wayfinding Signs; and Informational and Motivational Signs.

2. Provide signs with the lowest overall life-cycle costs considering initial cost, ongoing maintenance and lifespan while meeting quality standards. Follow IFS for specifications appropriate for the local climate to withstand weathering.

3. Reduce the number of signs, reduce visual clutter and provide only essential signs required for identification, directions, instructions, and customer service following UFC 3-120-01. Remove non-conforming signs during renovation projects.

4. Use clear concise terms for content consistent with UFC 3-120-01.

5. Display of emblems on building exterior walls or other permanent structures is prohibited by UFC.

6. Raised "standout" letters and numbers may be used for Group 1 with approval on a case basis.

7. Group 2 and 3 facilities shall have wall mounted facility signs with sizes and layouts following UFC 3-120-01. Signs are not permitted for Group 4 facilities.

8. Only one identification sign is permitted at each building entrance. Include a building address consistent with US Postal Service protocols following UFC 3-120-01.

9. Traffic Control Devices, which regulate vehicular traffic on the installation, shall conform to the standards in the Manual of Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration. Coordinate street signs with this IFS.

10. Provide Directional and Wayfinding Signs and address both pedestrian and vehicular traffic following UFC 3-120-01 for size, layout and content.

11. Reserved parking signs should be kept to a minimum. When approved, provide post-mounted sign faces in base standard materials and colors. Consider "bracketing" a designated area with a single sign at each end.

12. Parking lot identification signs may be used to identify areas or rows within large lots.

13. Follow the guidelines and requirements in ABAAS and the MUTCD for accessible parking signs.

14. Follow UFC 3-120-01 for Informational and Motivational Signs for size, layout and content.

15. Symbols or pictographs (graphic expressions of objects) may be used to indicate service, mandatory / prohibitory, sports, and recreation when rapid communication is necessary.

16. Force Protection signage may be applied to glass doors using white vinyl lettering.

17. Refer to UFC 3-120-01 for prohibited signs, which include those with animated, blinking, chasing, flashing, or moving effects.
18. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

C08.1.1. Materials and Color Specifications

☐ Applicable  ☑ N/A  Large graphics do not apply

☐ Applicable  ☑ N/A  Small graphics do not apply

1. Fabricate sign panels from aluminum plate. Sign posts shall be extruded aluminum with capped ends in a concrete base.

2. Fence mounted sign panels may be attached with exposed fasteners.

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

Materials and Color Specifications

☐ Applicable  ☑ N/A  Number of base standards 3

<table>
<thead>
<tr>
<th>Type:</th>
<th>Typical Sign Face</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>☑ Group 1  ☑ Group 2  ☑ Group 3  ☐ Group 4  ☐ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Custom</td>
</tr>
<tr>
<td>Color:</td>
<td>Medium bronze</td>
</tr>
<tr>
<td>Finish:</td>
<td>Matte vinyl</td>
</tr>
<tr>
<td>Model #:</td>
<td>Aluminum flat sheet</td>
</tr>
<tr>
<td>Other:</td>
<td>Mount to square posts. Provide sizes following UFC.</td>
</tr>
</tbody>
</table>

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications
### Typical Sign Post

- **Type:** Typical Sign Post
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr.:** Custom
- **Color:** Medium brown, Fed. Std. 595B #: 20117
- **Finish:** Matte powder coat
- **Model #:** Extruded aluminum with capped top ends
- **Other:** Square posts and squared ends. Provide engineered sizes.

**UFGS:** Section 05 50 13 Miscellaneous Metal Fabrications

---

### Typical Sign Base

- **Type:** Typical Sign Base
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr.:** Custom
- **Color:** Natural Gray
- **Finish:** Sonotube-formed
- **Model #:** 24" height x 12" diameter, as engineered.
- **Other:** At grade with 3/4" chamfer. Provide engineered sizes.

**UFGS:** UFGS 03 30 00 Cast-in-place Concrete
C08.1.2. Installation and Gate Identification Signs

**Applicable** ☑  □ N/A  Number of base standards 1

<table>
<thead>
<tr>
<th>Type:</th>
<th>Primary, Secondary and Tertiary (Uses per UFC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>☑ Group 1  □ Group 2  □ Group 3  □ Group 4  □ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Custom</td>
</tr>
<tr>
<td>Color:</td>
<td>Dark bronze, brushed aluminum, accents per UFC</td>
</tr>
<tr>
<td>Finish:</td>
<td>Powder coat or vinyl sign face</td>
</tr>
<tr>
<td>Model #:</td>
<td>Metal frame and panels, buff stone base</td>
</tr>
<tr>
<td>Other:</td>
<td>White vinyl lettering. Provide dimensions per UFC. Secondary signs shall match primary sign's materials, but shall be smaller in size per UFC. Tertiary signs shall follow the UFC.</td>
</tr>
<tr>
<td>UFGS:</td>
<td>Section 05 50 13 Miscellaneous Metal Fabrications</td>
</tr>
</tbody>
</table>

C08.1.3. Building Identification Signs

**Applicable** ☑  □ N/A  Number of base standards 5

<table>
<thead>
<tr>
<th>Type:</th>
<th>Freestanding Primary Sign (Sizes and Uses per UFC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>☑ Group 1  □ Group 2  □ Group 3  □ Group 4  □ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Custom</td>
</tr>
<tr>
<td>Color:</td>
<td>Medium brown face, dark bronze posts, white vinyl lettering</td>
</tr>
<tr>
<td>Finish:</td>
<td>Powder coat or vinyl sign face</td>
</tr>
<tr>
<td>Model #:</td>
<td>Aluminum sheet face, extruded aluminum posts</td>
</tr>
<tr>
<td>Other:</td>
<td>Provide layout and sizes per UFC.</td>
</tr>
<tr>
<td>UFGS:</td>
<td>Section 05 50 13 Miscellaneous Metal Fabrications</td>
</tr>
</tbody>
</table>
**Freestanding Secondary Sign (Sizes and Uses per UFC)**

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

**Mfr:** Custom

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

**Finish:** Powder coat or vinyl sign face

**Model #:** Aluminum sheet face, extruded aluminum posts

**Other:** Provide layout and sizes per UFC.

**UFGS:** Section 05 50 13 Miscellaneous Metal Fabrications

---

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

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

**Mfr:** Custom

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

**Finish:** Powder coat or vinyl sign face

**Model #:** Aluminum sheet face, extruded aluminum posts

**Other:** Provide layout and sizes per UFC.

**UFGS:** Section 05 50 13 Miscellaneous Metal Fabrications
**Wall Mounted**

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

- **Mfr:** Custom

- **Color:** Medium brown, white lettering

- **Finish:** Satin vinyl applied to aluminum sheet

- **Model #:** Aluminum sheet with vinyl face and vinyl lettering

- **Other:** Provide layout and sizes following UFC.

- **UFGS:** N/A

---

**Glass Mounted**

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

- **Mfr:** Custom

- **Color:** White vinyl lettering

- **Finish:** Matte vinyl

- **Model #:** Machine-cut sheet vinyl

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

- **UFGS:** N/A
C08.1.4. Traffic Control Devices (Street Signs)

- Type: **Street Signs**
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: Custom
- Color: White reflective lettering on a Standard Brown background
- Finish: Powder coat or vinyl sign face
- Model #: Aluminum sign face, control arm or pole mounted
- Other: Mount 7' above grade minimum, pictographs and logos are prohibited on street name signs per UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

C08.1.5. Directional and Wayfinding Signs

- Type: **Vehicular**
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: Custom
- Color: Medium brown face, dark bronze posts, white reflective lettering
- Finish: Powder coat or vinyl sign face
- Model #: Aluminum sheet face, extruded aluminum posts
- Other: Conform to the requirements of the MUTCD and its DoD Supplement. Provide types and sizes where required by UFC.

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications
**C08.1.6. Informational Signs**

- **Applicable** ☐ N/A Large graphics do not apply
- **Applicable** ☐ N/A Small graphics do not apply

1. Minimize informational signs such as static display signs, hours of operation, and project signs to reduce visual clutter.

2. Static display signs shall have standard bronze color.

3. Hours of operation signs shall have a level of quality equivalent to the Facility Group number.

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

**C08.1.7. Motivational Signage**

- **Applicable** ☐ N/A Large graphics do not apply
- **Applicable** ☐ N/A Small graphics do not apply

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

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

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

4. Mount marquee signs on reinforced concrete bases with a natural warm gray color.
C08.1.8. Parking Lot Signs

☐ Applicable  ☑ N/A

Follow UFC 3-120-01 and AFCFS.

C08.1.9. Regulatory Signs

☐ Applicable  ☑ N/A

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

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

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

C08.1.10. Other

☐ Applicable  ☑ N/A

C09. LIGHTING

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

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

C09.1. Fixtures and Lamping

☐ Applicable  ☑ N/A  Large graphics do not apply

☐ Applicable  ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert

Image Tool 250 x 188

Double Mount Fixture

Single Mount Fixture

Parking Double Mounted Fixture
1. Provide, coordinate and efficiently install street, parking lot, sidewalk and facility lighting with appropriate luminaires, lamping, placement and spacing following UFC 3-530-01 and Installation Facilities Standards (IFS); ensure the level of quality is consistent with the adjacent facility group number. Pole-mounted, wall-mounted and bollard fixtures are permitted.

2. Integrate controls to automatically reduce lighting power during periods of non-activity; automatically turn off power when sufficient daylight is available.

3. Ensure continuity and consistency of lighting elements. In new construction generally match post types, fixture types, styles, heights, sizes, materials, colors, and lamp types of adjacent facilities and the facility district.

4. Economically provide renewable-energy power sources such as solar photovoltaic when feasible.

5. Use appropriately designed or shielded luminaires to direct light downward to minimize light pollution and intrusion onto adjacent sites and to facilitate night training.

6. Calculate illuminant levels for all lighting applications following UFC 3-530-01 and ensure compliance with pre-curfew maximum brightness level requirements.

7. Sufficiently address environmental factors to prevent corrosion and weathering of fixtures, plinths and other components.

8. Wall mounted fixtures should respond to the architectural character of the facility.

9. Efficient accent lighting of architectural and landscape features may be provided for Group 1, lodging and historical applications. Accent lights in ground-mounted locations may be provided for static displays and signs when these do not conflict or cause hazards with overhead aircraft.

10. Comply with UFC 3-530-01 for light source technology and lamp types. High efficiency lamping such as LED is preferred for most applications.

11. Provide natural gray hexagonal precast concrete poles with mill finish aluminum cantilever arms. Round tapered, square non-tapered, or round non-tapered aluminum poles and aluminum fixtures with square, rectangular or circular housings in colors and shapes may be used for light poles along walkways and in parking lots. Generally match adjacent facilities.

12. Install lighted bollards only at Group 1 and high-traffic Group 2 facilities. Generally match materials, colors and shapes of adjacent facilities and the facility district.

13. Install natural warm gray color, smooth finished concrete bases for all poles in heights appropriate for the facility group and application. Generally Groups 1, 2 and 4 shall have at-grade bases. Group 3 shall have taller bases for added durability. In park areas, where protection from mowing operation is needed, 32” high bases may be provided.

14. When parking lot lighting is necessary, provide an illuminated path to the building’s main entrance. Pole bases should be contained within an internal landscape median or island.

15. Consistently install lighting for sidewalks, bikeways and trails to match adjacent facilities.
16. Landscape accent lighting may be used in public gathering spaces and in Group 1 facilities. Coordinate the design, luminaire selection, and placement with the location of trees, shrubs, and site furnishings.

17. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**C09.2. Light Fixture Types**

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

**C09.2.1. Street Lighting**

Conditionally Applicable  N/A  Number of base standards 2

<table>
<thead>
<tr>
<th>Type: Style 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1  Group 2  Group 3  Group 4  Other</td>
</tr>
<tr>
<td>Mfr: Hubbell, Kim Lighting</td>
</tr>
<tr>
<td>Color: Dark Bronze Anodized (or Clear Anodized as approved by BCE)</td>
</tr>
<tr>
<td>Finish: Factory</td>
</tr>
<tr>
<td>Model #: Rectilinear Cutoff, Single Arm or Dual Arm Mount</td>
</tr>
<tr>
<td>Other: Lamp: LED. Follow manufacturer’s recommendations for fixture base.</td>
</tr>
</tbody>
</table>

UFGS: N/A

<table>
<thead>
<tr>
<th>Type: Style 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: Group 1  Group 2  Group 3  Group 4  Other</td>
</tr>
<tr>
<td>Mfr: Hubbell, Kim Lighting</td>
</tr>
<tr>
<td>Color: Clear Anodized as approved by BCE</td>
</tr>
<tr>
<td>Finish: Factory</td>
</tr>
<tr>
<td>Model #: Round Cutoff, Single Arm or Dual Arm Mount</td>
</tr>
<tr>
<td>Other: Lamp: LED. Follow manufacturer’s recommendations for fixture base.</td>
</tr>
</tbody>
</table>

UFGS: N/A
C09.2.2. Parking Lot Lighting

- **Applicable**: Yes
- **N/A**: No
- **Number of base standards**: 2

**Type**: Parking Lot Style 1

- **Applies to**: Group 1, Group 2, Group 3
- **Mfr.**: Hubbell, Kim Lighting
- **Color**: Dark Bronze Anodized (or Clear Anodized as approved by BCE)
- **Finish**: Factory
- **Model #:** Rectilinear or Round Cutoff, Single Arm or Dual Arm Mount
- **Other**: Lamp: LED. Follow manufacturer’s recommendations for fixture base.

**UFGS**: N/A

**Type**: Parking Lot Fixture Base

- **Applies to**: Group 1, Group 2, Group 3, Group 4
- **Mfr.**: Custom
- **Color**: Natural gray
- **Finish**: Trowel
- **Model #:** Form-cast, round
- **Other**: N/A

**UFGS**: Section 03 33 00 Cast-In-Place Architectural Concrete
C09.2.3. Lighted Bollards

Type: **Lighted Round Dome Top**

- **Applies to:** [ ] Group 1  [ ] Group 2  [ ] Group 3  [ ] Group 4  [ ] Other
- **Mfr:** Lithonia Lighting Products
- **Color:** Black top, beige precast base
- **Finish:** Powder coated aluminum
- **Model #:** KBA
- **Other:** Flared cone, 3000K LED Lamp. Follow manufacturer’s recommendations for fixture base.

**UFGS:** N/A

Type: **Lighted Square Sloped Top**

- **Applies to:** [ ] Group 1  [ ] Group 2  [ ] Group 3  [ ] Group 4  [ ] Other
- **Mfr:** Kim Lighting
- **Color:** Dark Bronze
- **Finish:** Powder coated aluminum
- **Model #:**
- **Other:**

**UFGS:** N/A
C09.2.4. Sidewalk Lighting

- **Type:** Rectilinear Cutoff
- **Applies to:** [ ] Group 1, [ ] Group 2, [ ] Group 3, [x] Group 4, [x] Other
- **Mfr.:** Hubbell, Kim Lighting
- **Color:** Dark Bronze Anodized (or Clear Anodized as approved by BCE)
- **Finish:** Anodized aluminum
- **Model #:** Rectilinear Cutoff, Single Arm or Dual Arm Mount
- **Other:** Lamp: LED. Follow manufacturer’s recommendations for fixture base.

UFGS: N/A

C09.2.5. Walls / Stairs Lighting

- **Type:** Style 1
- **Applies to:** [x] Group 1, [x] Group 2, [ ] Group 3, [ ] Group 4, [ ] Other
- **Mfr.:** Vista Lighting
- **Color:** Dark bronze anodized
- **Finish:** Smooth
- **Model #:** Aluminum Step and Wall Light, 5230 round louvered
- **Other:** Lamp: LED

UFGS: N/A

C09.2.6. Other

- **Applicable:** [x] N/A

Andersen Air Force Base
D. FACILITIES EXTERIORS
Comply with Air Force Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

- Applicable  N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  1
- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  3

Group 1 Features

Group 2 Form and Materials

Chapel Group 1

Group 3 Features

D01. SUPPORTING THE MISSION
Comply with AF Corporate Standards for Supporting the Mission:

D02. SUSTAINABILITY
Comply with Air Force Corporate Standards for Sustainability:

Andersen Air Force Base
D03. ARCHITECTURAL FEATURES

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Architectural Features:
http://afcfs.wbdg.org/facilities-exteriors/architectural-features/index.html

Insert 3 photos for each facility group.
D03.1. Orientation, Massing and Scale

1. Orient new buildings to maximize energy efficiency, passive solar and daylighting potential of the building; narrow buildings oriented along an east-west axis are preferred to minimize heat gain in the summer months and maximize heat gain in the winter months resulting in less overall energy usage.

2. Provide orthogonal geometry for principal building form; angular geometry may be used sparingly for Group 1 and used only for emphasis at specific areas such as building entrances and stairwells.

3. Maintain a human scale and reduce the visual scale of large buildings with sub-massing related to interior functional operations; create consistent form and scale in adjacent buildings with compatible profiles or silhouettes.

4. Building heights shall not be limited; however, building heights over 2 stories shall be considered on a case basis.

5. Combine functions where practical to avoid a proliferation of small, independent structures.

6. Use and coordinate shading devices with orientation and for function.

D03.2. Architectural Character


2. Respond to the local climate and regional influences with environmentally functional architectural features.

3. For new facilities design generally maintain consistency and visual unity in the character of the adjacent buildings through compatible architectural features: repeated use of similar forms such as roofs, and through recurring elements such as doors, windows, materials and colors.

4. Reinforce the local vernacular and contemporary adaptation of the Spanish Colonial Revival theme through architectural features and materials such as stucco walls with arches, “mission red” tile roofs, window accents, covered walkways and patios, and integrated green space.

5. All facilities shall express sustainability through their orientation, massing, shape, form, materials, and detailing. Provide roof overhangs, louvers, fins and other shading devices to control heat gain and glare and to and improve energy efficiency.

6. Strive for economical construction without compromising a high-quality, professional appearance.

D03.3. Details and Color

1. Provide a limited palette of earth-tone colors related to the native landscape in stucco, roofing and powder-coated metals. Refer to D05. Wall Systems and D07. Roof Systems for detailed material listings.

2. Relate the level of architectural detailing to the Facility Group number.

3. Use only integrally colored materials as the predominant exterior building material; do not use materials in new construction and renovation projects that require field painting and ongoing maintenance.

4. Provide consistent and compatible colors for every exterior building feature, including walls, roofs, doors, windows, gutters, downspouts, utility and mechanical elements, and other visible elements.

5. Noncorrosive metals with factory applied color finishes are required.

6. Combine details and color with orientation, massing, scale and architectural character to maintain base compatibility.

7. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

D03.3.1. Climate-based Data and Life-Cycle Cost-Effective Passive and Natural Design Strategies:
- Climate dominated by mechanical cooling
- Climate dominated by mechanical heating
- Climate with similar mechanical cooling / heating needs
- Climate with minimal mechanical cooling / heating needs
- Climate with high humidity
- Climate with moderate humidity
- Climate with low humidity
- High Solar Insolation
- Moderate Solar Insolation
- Low Solar Insolation
- Soils with High Thermal Conductivity
- Soils with Average Thermal Conductivity
- Soils with Low Thermal Conductivity

Other: Internal thermal mass walls may be used for cooling following LCCA
Other: Provide solar shading and insulating shades on all windows

Facility: Narrow buildings along E-W axis are preferred
Wall: Integral shading features and devices / interior masonry thermal mass walls (for cooling)
Doors: Recessed are preferred
Windows: Protect all windows with shutters; adapt shutters for shading
Roof: High to medium albedo, minimal to moderate slope
Structure: Provide only factory finished non-ferrous metals or concrete
MEP: Ground-source following LCCA
Other: Impact resistant typhoon shutters are required to protect windows
Other: Consider wind speed and seismic criteria for all structures and building envelope designs

Note: Apply the below base-wide standards for Architectural Features (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.
D03.3.2. Natural Ventilation System

- **Type:** Style 1 Aluminum Windows
- **Applies to:** Group 1, Group 2, Group 3
- **Mfr.:** Kawneer (or equivalent)
- **Color:** Clear anodized or, when approved by BCE, dark bronze
- **Finish:** Anodized
- **Model #:** 2x4, slider or awning type
- **Other:** Provide thermally broken frames.

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

D03.3.3. Thermal Mass

- **Type:** Style 1 Interior Wall Material
- **Applies to:** Group 1, Group 2, Group 3
- **Mfr.:** Custom, TBD
- **Color:** Beige
- **Finish:** Light texture
- **Model #:** Coursed unit masonry
- **Other:** Brick is preferred. Concrete block may only be used in Group 3 when approved by the BCE.

UFGS: Section 04 20 00 Unit Masonry
D03.3.4. Thermal Shading

Type: **Typhoon Shutters Aluminum Louver Providing Solar Shading**

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

Mfr: TBD

Color: Natural stainless steel

Finish: Factory to match frames

Model #: Perforated louver

Other: Typhoon shutters are adapted for solar shading

UFGS: Section 10 71 13.13 Storm Shutters

---

Type: **Typhoon Shutters Aluminum Accordion Providing Solar Shading**

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

Mfr: TBD

Color: Natural stainless steel or aluminum

Finish: Anodized, or with BCE approval, powder coat

Model #: Accordion

Other: With approval of higher maintenance by the BCE, off white or medium brown may be used

UFGS: Section 10 71 13.13 Storm Shutters
## D03.3.5. Renewable Heating/Cooling

<table>
<thead>
<tr>
<th>Image Tool 250 x 188</th>
<th>Number of base standards 1</th>
</tr>
</thead>
</table>

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

**Applies to:**
- □ Group 1
- □ Group 2
- □ Group 3
- □ Group 4
- □ Other

**Mfr:** Climate Master

**Color:** N/A

**Finish:** N/A

**Model #:** N/A

**Other:** Vertical or horizontal ground loop well field

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

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## D03.3.6. Solar Photovoltaic System

- □ Applicable  □ N/A

---

## D03.3.7. Solar Thermal System

- □ Applicable  □ N/A
D04. BUILDING ENTRANCES

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Building Entrances:

Insert 3 photos for each facility group.
D04.1. Primary Entrances

Primary Entrances
1. Emphasize the primary entrance in the overall building design with a projecting covering for weather protection with an appropriate level of visual quality for the Facility Group designation.

2. Structural concrete projecting entrance features with round or square columns and hipped roofs are preferred. Provide integral concrete gutters and downspouts. Include photocell-controlled lighting.

3. Provide vestibules at entries in Groups 1, 2 and 3 unless used infrequently or serving unconditioned space following ASHRAE 90.1.

4. Canvas awnings do not comply with AFCFS and are discouraged.

5. Fully integrate all elements including the design of handicap ramps in the overall design of the primary entrance in an organized, uncluttered appearance.

6. Install paved transitional spaces sized for the building function and occupancy.

7. Install appropriate lighting and site furniture following ATFP and IFS.

8. Protect entrances from heavy rains and from direct sun.

9. Provide porte cocheres or covered drop-offs when justified for lodging and medical facilities; do not use for prestige or architectural accents.

D04.2. Secondary Entrances

1. Provide vestibules at entries in Groups 1, 2 and 3 unless used infrequently or serving unconditioned space following ASHRAE 90.1; use of stair towers as vestibules for multi-story buildings is encouraged when building and / or energy codes are satisfied.

2. Reflect the character of the primary entrance to a lesser extent with a smaller scale.

3. Include a projection for weather protection and shading.

4. Integrate service and egress doors and loading areas with the building design by matching the materials and detailing and reflect the overall quality of the facility.

5. Incorporate egress structures such as stair towers into the facility design.

6. Canopies may be used for service and loading areas; weather protection beyond drip flashing, door gaskets, seals, and weatherstripping is not required at doors used only for life safety egress.

7. Develop building massing and orientation to minimize the appearance of service and loading areas; physically and visually separate these from primary entrances.

8. Loading areas must be organized, orderly and have an uncluttered appearance.
D05. WALL SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Doors and Windows:

Comply with AFCFS Recommended Materials:

Insert 3 photos for each facility group.
D05.1. Hierarchy of Materials

1. Group 1 facilities may have more refined detailing than Group 2 and Group 2 may have more definition than Group 3.

2. Group 1 and 2 facilities shall be of integrally colored architectural precast panels or integrally colored concrete masonry unit (CMU) construction. Natural colored smooth face CMU may be used with a three-coat stucco system: The first two coats shall be cementitious and the color coat shall be a synthetic mix provided by the stucco manufacturer to resist moisture and cracking. Ensure substrates are properly prepared with bonding applications as required by the manufacturer to ensure proper adhesion. Only systems and applications warranted against blistering and bubbling are permitted.

3. Group 3 facilities one story in height shall be of CMU construction with a three-coat stucco system as described above. Buildings larger than 1 story may be of integrally colored precast concrete panels or cast-in-place concrete bearing walls; lower levels may receive a CMU / 3-coat stucco system described above.

4. Group 4 shall be of reinforced CMU construction with a three-coat stucco system as described above. The color coat shall be synthetic to resist moisture and cracking. Only systems and applications warranted against blistering and bubbling are permitted.

5. Exterior sheathing and siding systems, metal and wood exterior stud framing, use of wood blocking and nailers, thin brick systems, and other exterior wall assemblies common to the U.S. mainland are not allowed.

6. Multi-story Group 1 facilities may include a transition in material, color or detailing to create a visual base.

7. Use high-performance building envelopes following UFC 1-200-02.

8. Use detailing not subject to excessive weathering. Provide wall accents consistently throughout the base.

9. Use integrally colored finishes and factory-finished metals. Do not paint concrete block.

10. Translucent wall panels may be used with BCE approval in Facility Group 1 and recreational uses in Group 2 when protected from direct solar gain. Provide insulating panels and shading appropriate for the orientation and exposure.

11. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

D05.2. Layout, Organization and Durability

1. Organize wall components including doors, windows, typhoon shutters, accents, shading devices, control joints, etc., to provide an ordered, professional appearance.

2. Integrate shading devices into the overall composition of the wall.

3. Integrate fixed shading devices at all exterior glazing exposed to summer UV heat gain as a passive design measure to reduce energy use. Ensure adequate shading at west entrances. Deciduous trees may be used for shading.

4. Shading systems may be included as part of a manufacturer’s window system or may be custom systems integrated into the wall.

5. Provide appropriate transitions between dissimilar materials to mitigate effects of thermal expansion and galvanic action per UFGS 07 60 00 Flashing and Sheet Metal.

6. All joint sealants shall be slightly darker than adjacent surfaces.

7. Materials requiring regular maintenance are not permitted; do not use exposed structural steel or other materials that require painting.

8. Refer to C07.2.16. Screen Walls for materials and colors of freestanding walls.

9. Refer to D07. Roofs for downspouts.
D05.3. Equipment, Vents and Devices

1. Arrange all mechanical, electrical, fire alarm, lightning protection and other system components to create an orderly appearance that integrates with the wall system.

2. Do not expose conduits, cables, piping, lightning protection components, etc. on exterior walls; if unavoidable in renovations, finish these elements to match the adjacent wall surface.

3. Avoid visual clutter and where surface-mounted elements are required they shall match the wall color.

D05.4 Wall Systems Materials

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

- **Primary:** Precast Panel System / Integral Color CMU
- **Secondary:** CMU / Stucco with Synthetic Finish Coat
- **Accent:** N/A

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

- **Primary:** CMU / Stucco with Synthetic Finish Coat
- **Secondary:** Precast Panel System; Cast-In-Place System
- **Accent:** Optional: Alternate Color

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

- **Primary:** Precast Panel System / Integral Color CMU
- **Secondary:** CMU / Stucco with Synthetic Finish Coat
- **Accent:** N/A

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

- **Primary:** CMU / Stucco with Synthetic Finish Coat
- **Secondary:** Alternate Color
- **Accent:** N/A

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

D05.4.1. Flat Metal Panels

- Applicable
- N/A

D05.4.2. Brick Veneer

- Applicable
- N/A
D05.4.3. Architectural Precast

- **Type:** Structural Precast Panel System
- **Applies to:**  
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** Local, TBD
- **Model #:** Smooth casting with relief
- **Color:** Light beige, medium beige accents with approval
- **Finish:** Very light texture
- **Other:** Decorative patterns may be used for Group 1

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

---

D05.4.4. Stucco Over Sheathing

- **Applicable**

D05.4.5. Curtain Wall

- **Applicable**

D05.4.6. Cast-In-Place Concrete

- **Applicable**

D05.4.7. Tilt-Up Concrete

- **Applicable**

D05.4.8. Ribbed Metal Sheeting

- **Applicable**

D05.4.9. EIFS

- **Applicable**

D05.4.10. GFRC

- **Applicable**
### D05.4.11. Concrete Block

**Type:** Polished-Face Architectural CMU

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

- **Mfr:** TBD

- **Model #:** 8x8x16 Nominal, face and corner units

- **Color:** Beige (Integrally colored) do not paint

- **Finish:** Provide water repellent mixes and finishes following UFGS

- **Other:** Coordinate periodic cleaning

- **UFGS:** Section 04 20 00 Unit Masonry: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf)

---

### D05.4.12. Fiber Cement Siding

**Type:** Back-Up Substrate for Stucco Finishes

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

- **Mfr:** TBD

- **Model #:** 8x8x16 Nominal, face and corner units

- **Color:** Natural concrete

- **Finish:** Refer to D05.4.13

- **Other:** Coordinate preparation and application of bonding agents

- **UFGS:** Section 04 20 00 Unit Masonry: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 04 20 00.pdf)
**Type:** 3-Coat Stucco Over CMU

**Applies to:**
- [ ] Group 1
- [ ] Group 2
- [ ] Group 3
- [ ] Group 4
- [ ] Other

**Mfr:** La Habra

**Model #:** 3-coat system: 2 cementitious coat and a colored synthetic finish coat

**Color:** Beige to match Federal Standard 23578

**Finish:** Sand

**Other:** Coordinate surface preparation and bonding agents prior to installation

**UFGS:** Section 09 24 23 Cement Stucco
Section 09 90 00 Paints and Coatings, new stucco, elastomeric system

---

**Type:** Synthetic Stucco Finish Coat

**Applies to:**
- [ ] Group 1
- [ ] Group 2
- [ ] Group 3
- [ ] Group 4
- [ ] Other

**Mfr:** La Habra

**Model #:** 3-coat system: 2 cementitious coat and a colored synthetic finish coat

**Color:** Beige to match Federal Standard 23578

**Finish:** Sand

**Other:** Coordinate surface preparation and bonding agents prior to installation

**UFGS:** Section 09 24 23 Cement Stucco
Section 09 90 00 Paints and Coatings, new stucco, elastomeric system
D06. DOORS AND WINDOWS

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Doors and Windows:

Comply with AFCFS Recommended Materials:

Insert 3 photos for each facility group.

Image Tool 250 x 188

Group 1

Group 2

Group 3

Group 4

Recommended Image:
Facility showing doors and windows
Size image to:
250 pixels width x 188 pixels height
Click here to insert image

Recommended Image:
Window system
Size image to:
250 pixels width x 188 pixels height
Click here to insert image

Recommended Image:
Door system
Size image to:
250 pixels width x 188 pixels height
Click here to insert image
D06.1. Types

1. All doors, overhead coiling doors, storefront systems, windows, louvers, and attachments shall be designed and installed to withstand local wind speed criteria and seismic criteria.

2. Clear anodized aluminum doors, windows and frames with thermal breaks are preferred for Facility Groups 1-4 because they show less wear and weathering than dark anodized finishes; match the color of the door and frame. For renovation projects the color of new windows, doors and frames may match existing.

3. Aluminum doors and frames may have a dark bronze anodized finish only with BCE approval of additional required maintenance.

4. Steel doors may be used only when required to meet wind load resistance criteria, force protection requirements, or fire ratings. Whenever used, steel shall be galvanized and factory finished.

5. Standard-sized hinged doors are preferred. Use sliding, folding, overhead, sectional and other door configurations only to support mission operations.

6. Automatic doors are allowed only where functionally necessary.

7. Limit hollow metal doors and frames to security doors, utility rooms and mechanical rooms in Groups 1 and 2 and to any application in Group 3 facilities.

8. Utility and emergency egress doors shall match or be harmonious with the wall color.


10. Slider and hung windows are preferred window types. Awning or projecting windows are not allowed. Windows must meet force protection requirements.

11. Adjacent joint sealants should be slightly darker than the frame color.

12. Make efforts to contain noise at its source with properly gasketed doors per UFC 3-450-01 Noise and Vibration Control.

13. Typhoon shutters for Group 1, 2 and 3 building shall be exterior mounted, heavy-duty impact resistant aluminum or stainless steel. Provide a perforation pattern allowing for optimum light penetration, airflow, and views while providing UV light protection. Coiling typhoon shutters require approval from the BCE on a case basis.

14. Accordion shutters are preferred for Group 2 lodging and dormitories and for Group 4. Satisfy egress requirements as applicable.

15. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

D06.2. Layout and Geometry

1. Visually and functionally compose openings in walls for the climate-specific exposure.

2. Consistently use opening type, size, placement, mullion pattern, and color to reinforce the overall architectural design.

3. Openings shall augment interior lighting and space conditioning needs.

4. Protect against vandalism and intrusion.

D06.3. Glazing and Shading

1. Impact resistant, Low-E, laminated glass with reflective, bronze-tint shall be provided as the standard for exterior glass. Double-pane glazing is encouraged.

2. Translucent wall panels may be integrated into wall systems.
3. Do not use mirrored glazing.

4. Fully integrate applicable shading designs for overhangs, louvers, light shelves and grilles.

5. Where appropriate, install window screens to take advantage of natural ventilation.

**D06.4. Hardware**

1. Provide heavy-duty stainless steel hardware to minimize weathering in the local climate; hardware may be of higher visual quality for Facility Group 1.

2. Ensure hardware will perform throughout the facility’s lifespan without showing extreme wear.

3. Select finishes that will not degrade by intensity of operation or exposure to the elements.

4. Use consistent finishes and color on window and door systems throughout a facility. For renovation projects the color of new hardware may match the existing hardware.

5. Design building systems to eliminate the need for security screens whenever possible.

6. Keying shall be coordinated with the 36th Civil Engineer Squadron.

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

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

**D06.5.1. Anodized Aluminum**

- **Applicable:** Yes
- **N/A:** No
- **Number of base standards:** 2

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

**Applies to:**
- [ ] Group 1
- [ ] Group 2
- [ ] Group 3
- [ ] Group 4
- [ ] Other

**Mfr:** Kawneer (or equivalent)

**Color:** Clear anodized or, when approved by BCE, dark bronze

**Finish:** Anodized

**Model #:** 2x4

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

**UFGS:** Section 08 41 13 Aluminum-Framed Entrances and Storefronts: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf)
<table>
<thead>
<tr>
<th>Type: Residential Anodized Aluminum Doors, Windows and Frames</th>
</tr>
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<tbody>
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<td>Applies to:</td>
</tr>
<tr>
<td>Mfr:</td>
</tr>
<tr>
<td>Color:</td>
</tr>
<tr>
<td>Finish:</td>
</tr>
<tr>
<td>Model #:</td>
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<tr>
<td>Other:</td>
</tr>
</tbody>
</table>

**UFGS:** Section 08 41 13 Aluminum-Framed Entrances and Storefronts: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 41 13.pdf)

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**D06.5.2. Hollow Metal**

- **Type:** Coiling or Hinged Doors
- **Applies to:** Group 1, Group 2, Group 3, Group 4, Other
- **Mfr:** Steelrite
- **Color:** Medium brown
- **Finish:** Powder coated, satin
- **Model #:** Engineered frame
- **Other:** Provide thermally broken frames


---

**D06.5.3. Aluminum-clad Wood**

- **Applicable**

---

**D06.5.4. Other**

- **Applicable**
D07. ROOF SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Roof Systems:

Comply with AFCFS Recommended Materials:

Insert 3 photos for each facility group.

Group 1

Group 2

Group 3

Group 4
D07.1. Roof Type and Form

1. Use proven, cost-effective roof systems with high durability, weather resistance, and low maintenance that are compatible with Installation Facilities Standards (IFS) and requirements for the designated Facility Group.

2. Generally match the roof type and form of existing adjacent facilities in new construction.

3. Group 1, 2 and 3 buildings under 5,000 sf and narrow in plan geometry shall use sloped structural insulated reinforced concrete roof decks with integrally colored silicone rubber coating applied directly to the roof deck for optimum typhoon resistance and reduced maintenance.

4. Terracotta barrel or S tile systems may be used when approved by the BCE. These must be engineered to comply with the wind speed criteria.

5. Roof-mounted appendages and equipment are not allowed on tile roofs.

6. Roof translucent panels are not allowed.

7. Group 1, 2 and 3 facilities greater than 5,000 sf may use sloped-roof features with tile, following facility quality standards, in conjunction with predominantly minimal-sloped “flat” membrane roofs. Group 4 facilities shall have minimal-sloped “flat” membrane roofs. A single component, elastomeric, air-dry silicone rubber coating directly applied to the roof deck is preferred for the membrane.

8. Roof eaves shall extend beyond the exterior wall for roof drainage and shading. Provide overhangs for shading in response to local climatic conditions; these should be sized and proportioned to the height of the facility and to the window openings being shaded.

9. South-facing eaves shall coordinate with adjacent wall-mounted shading devices.

10. The color, shape and slope of the eave and soffit shall be compatible with adjacent facilities.

11. Keep roofs uncluttered and minimize penetrations.

12. Diminish massive roofs into coordinated smaller components consistent with adjacent facilities; avoid random, arbitrary changes.

13. Increase the insulation value of existing roofing systems during renovations if supported by life-cycle cost and structural analysis.

14. Roofs shall be maintained for the life of the system and replaced in accordance with UFC 3-110-04 and AFI 32-1051. A warranty is required on all new roofs.

15. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

D07.2. Roof Slope

1. Group 1 and 2 buildings shall use sloped roofs, min. 3:12.

2. Minimal-sloped roofs are allowed for larger structures in Groups 1, 2 and 3 and for all Group 4 structures.

3. Ensure adequate drainage and connect to the subsurface rain collection system where available.

D07.3. Parapets and Copings

1. Extend wall materials vertically above the roofline and provide metal copings to match the wall. Ensure copings are properly flashed and detailed to avoid roof leaks.
D07.4. Color and Reflectivity

1. Sloped roofs in Groups 1, 2 and smaller facilities in Group 3 shall be Mission Red (Federal Specification 22144).

2. All minimal-slope membrane roofs shall use only use high-albedo, high-reflectivity color to help decrease the temperature around the buildings and minimize damage to human and wildlife habitat.

3. Comply with UFC 3-110-03 and ASHRAE 90.1 for Solar Reflectance Index (SRI) and thermal requirements.

4. All roof flashing shall match the color of the predominant background material.

D07.5. Gutters, Downspouts, Scuppers, Drains

1. All sloped roofs shall use gutters and downspouts. Gutters shall be outside the fascia.

2. Internal roof drainage systems are not permitted in new construction. Minimal-sloped roofs shall be sloped to drain to the building perimeter through scuppers into downspouts.

3. All gutters and fascias shall match the wall color.

4. Size the roof drainage system per IBC and SMACNA for the region.

5. Use scuppers as required in parapet walls. Arrange scuppers in an orderly manner consistent with other elements of the wall system.

6. When open scuppers are connected to downspouts, provide transitions consistent with adjacent facilities.

7. Integrate downspouts with the architectural details of the wall system and arrange in an orderly, non-prominent appearance. Generally blend downspouts with the color of the wall (not contrasting it).

8. Fabricate downspouts from non-corrosive materials such as aluminum or zinc-coated steel. Provide powder-coated finishes in beige.

9. All downspouts shall be solid.

10. Provide angled transitional pieces for downspouts to fit closely against the wall for their entire length.

11. Coordinate locations of downspouts to conceal control joints in masonry walls when possible.

12. Place downspouts away from building entries. Water discharged should not run across sidewalks.

D07.6. Roof Vents and Elements

1. Minimize and consolidate roof penetrations into a single, inconspicuous point whenever possible.

2. On sloped roofs clad pipe penetrations to match the roofing material.

3. Avoid the use of rooftop mechanical equipment; however, for renovations or when unavoidable, ensure equipment blend with the roof or is screened.

4. Provide access points and service routes to equipment that protect the roof.

5. Screen all large vents.

6. Ensure attic spaces are properly vented at ridges and soffits.

7. Match roof color for all exposed equipment and vents.

8. Avoid roof-mounted antenna systems.
9. Arrange Lightning Protection Systems (LPS) components in an ordered, uncluttered and inconspicuous appearance; integrate components into the organization of the roof and wall systems.

10. Ensure that LPS roof mounting systems are approved by the roofing manufacturer.

11. Additions to a roof shall not interfere with LPS or other rooftop systems that may be required.

12. Permanent fall protection shall be included with any addition to a roof with a slope above 3:12 per UFC 3-110-03.

D07.7. Clerestories and Skylights

1. Clerestories are permitted in Group 1 facilities.

2. Clerestories are preferred to skylights to avoid roof penetrations. Skylights are not permitted.

3. Design clerestories using the same principles for seasonal shading that are required for walls and roof overhangs.

4. Translucent panel systems are preferred in clerestory applications due to lack of window cleaning.

5. Clerestories must comply with UFC 4-10-01.

D07.8. Vegetated Roof

1. Not applicable.

D07.9. Roof Systems Materials

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

D07.9.1. Standing Seam Metal

☐ Applicable  ☒ N/A
### D07.9.2. Membrane Single-ply

**Type:** Fluid Applied Membrane

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

**Mfr:** TBD

**Color:** Off white, or Mission red on steep, sloped roofs

**Finish:** Glossy

**Model #:** 100% silicone liquid membrane

**Other:** Use only off white for minimal slope applications

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**UFGS:**
- Section 07 53 23 Ethylene-Propylene-Diene-Monomer Roofing  
- Section 07 54 50 TPO Thermoplastic Single-Ply Roofing  
  (Not Available on UFGS)

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

**Type:** Concrete S-Tile

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

**Mfr:** Boral or equivalent

**Color:** Mission red

**Finish:** Factory

**Model #:** Barcelona 900 Casa Grande Blend with ridge tile and closures

**Other:** Use only for accents on Group 3

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**UFGS:**
- Section 07 32 16 Concrete Roof Tile  
  (Not Available on UFGS)
**D07.9.5. Clay Tile**

- **Type:** Terracotta Barrel or S Tile
- **Applies to:** Group 1, Group 2, Group 3, Group 4, Other
- **Mfr:** MCA-tile
- **Color:** Factory terracotta
- **Finish:** Factory
- **Model #:** Barrel or S Tile
- **Other:** N/A

**UFGS:**
Section 07 32 13 Clay Roof Tiles
(Not Available on UFGS)
Section 07 32 14 Clay Tile Roofing Replacement or Repair

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**D07.9.6. Slate Shingles**

- **Applicable**
- **N/A**

---

**D07.9.7. Vegetated System**

- **Applicable**
- **N/A**

---

**D07.9.8. Ribbed Metal Sheeting**

- **Applicable**
- **N/A**

---

**D07.9.9. Composite Shingles**

- **Applicable**
- **N/A**

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**D07.9.10. Other**

- **Applicable**
- **N/A**
D08. STRUCTURAL SYSTEMS

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

Comply with AF Corporate Standards for Structural Systems:

Comply with AFCFS Recommended Materials:

Insert 3 photos for each facility group.

[Images of structural systems for each group]
D08.1. Systems and Layouts

1. Coordinate all structures including reinforced concrete bearing wall, post and beam, and concrete roof deck systems to meet wind and seismic requirements. Note: Guam is classified by the American Society of Civil Engineers as a hurricane prone and wind-borne debris region.

2. Reinforced concrete masonry unit (CMU) bearing wall construction shall be used for all facility groups for small facilities less than 5,000 sf. Larger facilities may use precast concrete panel systems or cast-in-place concrete systems. Installation-appropriate thermal envelopes, materials and detailing are required.

3. Narrow buildings 60' or less in width with column-free interiors are preferred for office, administrative and personnel spaces; when interior columns are required optimize the structural grid layout for open-plan arrangements.

4. Fully coordinate structural grids with exterior window systems to align columns with window frames or wall systems.

5. When structure is exposed provide an organized appearance and coordinate with mechanical, electrical, plumbing, fire protection, information technology, and communications systems.

6. Limit the use of specialty systems (such as space frames, vaults or domes) and of structure as a visual feature.

7. Cost-effectively design interior bearing walls as thermal mass.

8. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

D08.2. Structural Systems Materials

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

D08.2.1. Concrete

Applicable  N/A  Number of base standards 1

Type: Cast-In-Place

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

Mfr: Custom

Color: Natural gray

Finish: Light texture

Model #: Post and beam and/or waffle slab

Other: Coordinate with mechanical for chilled beam technologies

UFGS: Section 03 30 53 Miscellaneous Cast-In-Place Concrete  
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 30 53.pdf

Section 03 33 00 Cast-In-Place Architectural Concrete  
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 33 00.pdf

Section 03 47 13 Tilt-Up Concrete  
### D08.2.2. Insulated Concrete Forming (ICF)

- Applicable: Yes
- N/A: No

### D08.2.3. Steel

- Applicable: Yes
- N/A: No

### D08.2.4. Pre-Engineered Steel

- Applicable: Yes
- N/A: No

### D08.2.5. Masonry

- Applicable: Yes
- N/A: No

Number of base standards: 1

<table>
<thead>
<tr>
<th>Type</th>
<th>CMU Bearing Wall</th>
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<tr>
<td>Applies to</td>
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<tr>
<td>Mfr:</td>
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</tr>
<tr>
<td>Color:</td>
<td>Natural concrete</td>
</tr>
<tr>
<td>Finish:</td>
<td>Factory</td>
</tr>
<tr>
<td>Model #:</td>
<td>Standard modular shapes</td>
</tr>
<tr>
<td>Other:</td>
<td>Coordinate preparation and application of bonding agents prior to installation of cementitious stucco finishes</td>
</tr>
</tbody>
</table>

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

### D08.2.6. Heavy Timber

- Applicable: Yes
- N/A: No

### D08.2.7. Light-gauge Steel

- Applicable: Yes
- N/A: No

### D08.2.8. Lumber Framing

- Applicable: Yes
- N/A: No

### D08.2.9. Other

- Applicable: Yes
- N/A: No
D09. MECHANICAL, ELECTRICAL AND PLUMBING

Comply with AF Corporate Standards for Facilities Exteriors:
http://afcfs.wbdg.org/facilities-exteriors/index.html

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

Insert 3 photos for each facility group.

Image Tool 250 x 188

Group 1

Group 2

Group 3

Group 4
D09.1. Passive and Active Systems

1. Fully integrate passive heating and cooling systems into facility designs whenever practical for the local climate prior to the
design of active mechanical systems.

2. Provide optimized passive and active systems; design active mechanical systems to supplement thermal mass walls and floors.

3. Develop renewable-energy systems including geo-exchange (ground source heat pumps) when life cycle cost effective.

4. Performance display screens, which report energy performance and utility savings, are encouraged; when provided locate
these in building lobbies or common areas.

5. Solar domestic hot water systems are required when life-cycle cost effective for the climate.

6. Integrate shading into building exteriors to reduce solar heat gain during hot seasons.

D09.2. Functionality and Efficiency

1. Fully coordinate mechanical, electrical, plumbing (MEP) and fire protection systems with each other and with the building
structure, enclosure, thermal envelope and interior design.

2. Ensure direct exterior access is provided (for CE) to main mechanical and electrical rooms.

3. Screen exterior equipment from primary views (landscape, building masses, screen walls) and comply with ATFP requirements.

4. Keep equipment away from main building entrances; locate service area/yard on least visible side of a building.

5. Coordinate the location of all exterior meters, equipment and devices to provide convenient access and an overall coordinated
and orderly appearance.

6. Design emergency generator systems integrally with all other building systems and avoid incompatible building additions;
locate generators near service areas and ensure they are not visible from primary entrances.

7. When structure is exposed as a finished ceiling, fully integrate MEP and fire protection systems to provide an organized,
uncluttered appearance.

8. Conceal ducts, piping, conduits, devices, etc., when permanent walls, suspended ceilings or raised floors are provided; locate
sprinkler heads in orderly configuration.

9. Limit interior wall-mounted equipment in occupied personnel spaces; avoid surface-mounted conduit and pipes.

10. Provide efficient utility rooms with layouts to facilitate system performance and maintenance; provide convenient access to
controls, clearly label systems and include operating and maintenance instructions.

11. Separate mechanical and electrical and communications rooms.

12. Integrate recessed and wall-mounted fixtures such as fire standpipe cabinets and drinking fountains within permanent walls.
E. FACILITIES INTERIORS
Comply with Air Force Corporate Standards for Facilities Interiors:
http://afcfs.wbdg.org/facilities-interiors/index.html

Insert 3 photos for each facility group.

Image Tool 250 x 188

Group 1

Group 2

Group 3

Group 4

Recommended Image:
Typical facility interior
Size image to:
250 pixels width x 188 pixels height
Click here to insert image

Recommended Image:
Interior features
Size image to:
250 pixels width x 188 pixels height
Click here to insert image

Recommended Image:
Interior detail
Size image to:
250 pixels width x 188 pixels height
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Recommended Image:
Typical facility interior
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Interior features
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Recommended Image:
Interior detail
Size image to:
250 pixels width x 188 pixels height
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E01. Building Configurations
Comply with Air Force Corporate Standards for Building Configurations:

1. Provide open-plan configurations for office, administrative, operational and related activities and spaces for maximum flexibility. Use a “core and shell” approach in which all building systems, infrastructure and permanent interior partitions anticipate two or more uses (operations) during a facility’s life span.

2. Create flexible interior configurations using Furniture, Fixtures & Equipment (FF&E) and limit private offices and private rooms. Refer to AFMAN 32-1084 for space requirements. To the greatest extent, limit permanent partitions to core areas such as toilet rooms, stairs, mechanical and utility rooms.

3. Use more durable long-lasting finishes in core areas for walls, ceilings, floor coverings and built-in casework. Coordinate interior FF&E layouts with structural grids during space planning.

4. Provide high-performance building configurations following UFC 1-200-02. Ensure passive design strategies are cost effectively incorporated before active mechanical systems are designed.

5. Comply with UFC 1-200-01, general building requirements. UFC 1-200-01 provides applicability of model building codes and government unique criteria for typical design disciplines and building systems, as well as for accessibility, antiterrorism, security, high performance and sustainability requirements, and safety.


7. Comply with AFCFS for supporting mission requirements, addressing human comfort and well being, and creating highly flexible interiors while satisfying metrics for high performance and sustainable buildings.

8. Provide a level of quality for interior features, materials and finishes that is appropriate for the Facility Group number. Group 1 may receive higher quality than Groups 2 thru 4. Refer to Facility Hierarchy.

9. Through open-plan configurations, preserve all passive and natural design strategies and fully integrate facility interiors with overall building systems.

10. Professional interior designers, or architects with significant interior design experience, must accomplish the design and review of applicable new construction, renovations and maintenance projects.

11. Consult with the State Historic Preservation Officer (SHPO) and base-level Historic Preservation offices regarding proposed changes to properties listed on or eligible for listing on the National Register of Historic Places. Follow requirements of The National Historic Preservation Act and Secretary of the Interior Standards for the Treatment of Historic Properties.

12. Maintain architectural compatibility following AFCFS and this Installation Facilities Standards (IFS) document to create continuity while avoiding monotony.

E01.1. Layout and Common Areas
Comply with Air Force Corporate Standards for Layout and Common Areas:

1. Create open-plan interior environments to accommodate changes.

2. Limit interior partitions, private offices and rooms; use furniture or modular systems to provide privacy and acoustic control.

3. When partitions are functionally justified such as for conference rooms, use systems furniture and moveable (demountable) floor-to-ceiling wall systems for acoustical or visual privacy.

4. Proportion lobbies and common spaces based on type of function, activity and facility group.

5. Allow no direct sight lines into restrooms.

6. Situate utility and core areas to minimize impact on daylighting and to maximize use as thermal buffers.
7. Ensure electrical, lighting and communications system can be adaptable to configuration changes.

8. Avoid power poles to the maximum extent; when poles are necessary minimize the number and coordinate locations with furniture placement and other elements.

9. Avoid sloping floors to maintain flexibility and eliminate future structural changes.

10. Special consideration may apply to Sensitive Compartmented Information Facilities (SCIFs).

**E01.1.1. Interior Design Process**

1. Comply with UFC 3-120-10 for the Comprehensive Interior Design (CID,) which includes both Structural Interior Design (SID) and Furniture, Fixtures & Equipment (FF&E) design services.

2. Use a collaborative, integrated planning and design team, composed of user, government support staff, and appropriate professionals. Integrate architectural features using simple detailing to create a professional appearance; avoid extravagant or excessive detailing.

3. Ensure interior designs satisfy the functional requirements within the context of flexibility, sustainability and the building’s energy performance.

4. Base space planning on square foot allocations from AFM 32-1084. Identify special requirements if any, such as privacy separation, VIP areas, gathering spaces and storage. Note: The occupant’s rank and position will influence the square footage and selection of materials.

5. Provide clear circulation and pathway finding for both horizontal and vertical directions that accommodate the number of personnel in the facility.

6. Maximize efficiencies in the space plan for functional relationships and adjacencies for all facility users. Efficiently create and situate rooms and support rooms such as conference/meeting rooms and break rooms.

7. Provide interior design building-related illustrations, drawings, schedules, materials selections, specifications and cost estimates as listed in UFC 3-120-10. Refer to Furnishings in this IFS also.

8. SID Format shall follow UFC 3-120-10.

9. Base the FF&E package on the furniture footprint developed in the SID. Identify all new or existing equipment needed and its users within each facility or each area of the facility. Provide specific information on: equipment sizes, electrical requirements, ventilation requirements, weight (if heavy), quantity, and security level if required. Presume all administrative spaces have computers and supporting equipment.

**E01.1.2. Codes and Regulations**

1. Refer to UFC 1-200-01 for modifications to the International Building Code (IBC) to determine applicable sections of the IBC. Both the IBC Chapter 3 and UFC 3-600-01 govern "Use and Occupancy Classification" for example.

2. Fire code requirements shall be as defined in the International Building Code (IBC) and must be used where dictated by UFC 1-200-01 DoD Building Code (General Building Requirements) except where noted in UFC 3-600-01 (Fire Protection Engineering For Facilities).

3. National Fire Protection Association (NFPA) 101 must be utilized to determine the occupancy classification as it relates to fire/smoke resistance rating of interior non-load bearing partitions (other than occupancy separation), means of egress, interior finish, features of fire protection (including vertical openings) and associated requirements.
E01.2. Quality and Comfort

Comply with Air Force Corporate Standards for Quality and Comfort:

1. Include durability in the life-cycle cost analysis for best-value material selections with long life expectancies that do not show excessive wearing.

2. Select long-lasting materials and finishes for permanent core areas such as lobbies, restrooms and stairs.

3. Select low-maintenance materials and products that reduce ongoing servicing and repair and that are easy to clean.

4. Relate the visual quality of finishes to the Facility Group number.

5. Building and interior configurations should address both operations and climatic responses.

6. Convey a professional image; avoid trendy patterns and textures.

7. Use materials and finishes that provide a healthy indoor environment.

8. Orient interior spaces toward views while maintaining cost-effective building performance and efficiency.


E02. Floors

Comply with Air Force Corporate Standards for Floors:
http://afcfs.wbdq.org/facilities-interiors/floors/index.html

E02.1. Floor Materials

Facility Group 1 floor materials shall be as follows.

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

Facility Group 2 floor materials shall be as follows.

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

Facility Group 3 floor materials shall be as follows.

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

Facility Group 4 floor materials shall be as follows.

- **Primary:** Carpet
- **Secondary:** Ceramic tile
- **Tertiary:** N/A

1. Natural stone and terrazzo flooring may be used in high traffic areas of Group 1 as approved on a case basis.

2. Resilient and rapidly renewable flooring may be used in low traffic areas in Group 1, 2 and 4.

3. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below base-wide standards for Floors (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.
### E02.1.1. Prepared Slabs

**Applicable**
- N/A

**Number of base standards**
- 2

**Image Tool 250 x 188**

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<thead>
<tr>
<th>Type: Style 1, Ground and Polished</th>
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<tr>
<td>Applies to:</td>
</tr>
<tr>
<td>Group 1</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Mfr:   Local (TBD)</td>
</tr>
<tr>
<td>Color: Natural gray cement, light to dark beige aggregates</td>
</tr>
<tr>
<td>Finish: Fine polished texture</td>
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<tr>
<td>Model #: Medium to small aggregate</td>
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<td>Other: N/A</td>
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**UFGS:** Section 03 35 45 Polished Concrete Finishing (Not Available on UFGS)

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<th>Type: Style 2, Ground and Polished</th>
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<tr>
<td>Group 1</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Mfr:   Local (TBD)</td>
</tr>
<tr>
<td>Color: Natural gray cement, light to dark beige aggregates</td>
</tr>
<tr>
<td>Finish: Medium polished texture, slip resistant</td>
</tr>
<tr>
<td>Model #: Medium to small aggregate</td>
</tr>
<tr>
<td>Other: N/A</td>
</tr>
</tbody>
</table>

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

---

### E02.1.2. Natural Stone and Terrazzo

**Applicable**
- N/A

- 

---

**Andersen Air Force Base**

Page 120 of 143
E02.1.3. Quarry Tile

- **Type:** Style 1
- **Applies to:**
  - Group 2
  - Group 3
  - Other
- **Mfr:** Daltile
- **Color:** Earth tones
- **Finish:** Matte, slip resistant
- **Model #:** N/A
- **Other:** Use in commercial kitchen flooring.

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling

---

E02.1.4. Ceramic Tile

- **Type:** Style 1 Porcelain
- **Applies to:**
  - Group 1
  - Group 2
  - Other
- **Mfr:** Daltile
- **Color:** Earth tones
- **Finish:** Matte, slip resistant
- **Model #:** Porcelain tile
- **Other:** Use in high traffic areas. Epoxy grout is recommended.

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling
**Type:** Style 2 Ceramic

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

**Mfr:** Daltile

**Color:** Earth tones

**Finish:** Matte, slip resistant

**Model #:** Ceramic tile

**Other:** Use in low traffic area toilet rooms.

**UFGS:** Section 09 30 10 Ceramic, Quarry, and Glass Tiling


---

**E02.1.5. Resilient Floor**

- Applicable
- N/A
- Number of base standards 1

**Type:** Style 1 Stair Treads

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

**Mfr:** Roppe

**Color:** Neutral tones

**Finish:** Factory

**Model #:** Raised design rubber tread

**Other:** Stair treads material

**UFGS:** Section 09 65 00 Resilient Flooring

[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 65 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 65 00.pdf)
E02.1.6. Carpet

Type: **Style 1**

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

- **Mfr:** Mohawk Group

- **Color:** Neutral multi-colored tones/patterned/solid

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

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

**UFGS:** UFGS 09 68 00 Carpeting

[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf)

---

Type: **Style 2**

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

- **Mfr:** Mohawk Group

- **Color:** Earth tones

- **Finish:** Factory

- **Model #:** Broadloom, residential loop, “Smartstrand”

**Other:** N/A

**UFGS:** UFGS 09 68 00 Carpeting

[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf)

---

**E02.1.7. Rapidly-Renewable Products**

- **Applicable:** N/A

---

**E02.1.8. Other**

- **Applicable:** N/A
E03.  Walls
Comply with Air Force Corporate Standards for Walls:
http://afcfs.wbdg.org/facilities-interiors/walls/index.html

E03.1. Wall Materials

Facility Group 1 wall materials shall be as follows.

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

Facility Group 2 wall materials shall be as follows.

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

Facility Group 3 wall materials shall be as follows.

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

Facility Group 4 wall materials shall be as follows.

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

1. Follow UFC 3-450-01 (Vibration and Noise Control) for acoustic design issues including speech privacy, sound isolation or sound masking.

2. Select and apply paint with sheens (gloss levels) appropriate for the application following UFGS Section 09 90 00 Paints and Coatings.

3. Provide ceramic tile on wet walls of kitchens, toilet rooms, locker rooms, etc., in all facility groups.

4. Neutral split-face or ground-face integrally colored block with a clear sealer may be used in Group 3. Do not paint block.

5. Provide rubber base on drywall partitions in Groups 1 and 2.

6. Hardwood base may only be used in Group 1 as approved on a case basis.

7. Hardwood chair rails / bumper rails may be used in high-use areas of Groups 1 and 2; aqueous clear finishes are preferred to reduce maintenance; plastic chair rails are permitted only in medical applications.

8. Decorative moldings may be used only in Group 1 when approved on a case basis.

9. Corner guards are permitted only in high traffic spaces with wheeled or cart use such as private service areas in Groups 1 and 2; stainless steel corners guards with a brushed finish may be judiciously used in Group 3.

10. Group 4 may use painted composite wood base.

11. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below base-wide standards for Walls (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.
E03.1.1. Concrete
☐ Applicable  ☐ N/A

E03.1.2. Masonry
☐ Applicable  ☐ N/A  Number of base standards 1

Type: Modular Face Brick

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

Mfr: Local (TBD)

Color: Grey blend

Finish: Light texture

Model #: Coursed unit masonry

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

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

E03.1.3. Ceramic Tile
☐ Applicable  ☐ N/A  Number of base standards 1

Type: Style 1

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

Mfr: Daltile

Color: Earth tones

Finish: Gloss, Semi-gloss

Model #: Ceramic wall tile

Other: Located on wet walls in restrooms

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling
### E03.1.4. Gypsum Board

- **Type:** Style 1
- **Applies to:**
  - [ ] Group 1
  - [ ] Group 2
  - [ ] Group 3
  - [ ] Group 4
  - [ ] Other
- **Mfr:** US Gypsum
- **Color:** Solid Earth tone colors
- **Finish:** Paint (Sheen per UFGS)
- **Model #:** Tapered edge
- **Other:** N/A

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

---

### E03.1.5. Metal Panels

- **Applicable**
- **N/A**

### E03.1.6. Wood Paneling

- **Applicable**
- **N/A**

### E03.1.7. Rapidly-Renewable Products

- **Applicable**
- **N/A**

### E03.1.8. Other

- **Applicable**
- **N/A**

---

### E04. Ceilings

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

### E04.1. Ceiling Materials
Facility Group 1 ceiling materials shall be as follows.

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

Facility Group 2 ceiling materials shall be as follows.

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

Facility Group 3 ceiling materials shall be as follows.

Primary: Exposed Framing (Roof / Floor Structure Above)
Secondary: Exposed Framing (Roof / Floor Structure Above)
Tertiary: Gypsum board (painted)

Facility Group 4 ceiling materials shall be as follows.

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

1. Accent ceiling materials such as metal, wood, and rapidly renewable may be used in Group 1 as approved on a case basis.

2. Follow UFC 3-450-01 (Vibration and Noise Control) for acoustic design issues including speech privacy, sound isolation or sound masking.

3. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

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

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

- Applicable  N/A  Number of base standards 1

Type: Style 1

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

Mfr: Vulcraft
Color: Neutral colors reviewed on a case basis
Finish: Field painted (Sheen per UFGS)
Model #: Formlok floor and roof decking
Other: N/A

UFGS: Section 05 30 00 Steel Decks
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 05 30 00.pdf
E04.1.2. Exposed Concrete

☐ Applicable  ☒ N/A

E04.1.3. Grid and Acoustical Tile

☐ Applicable  ☒ N/A  Number of base standards 1

Type:  Style 1

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

Mfr:  Armstrong

Color:  White

Finish:  Factory

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

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

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

E04.1.4. Gypsum Board

☐ Applicable  ☒ N/A  Number of base standards 1

Type:  Style 1

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

Mfr:  US Gypsum

Color:  Solid neutral colors

Finish:  Paint (sheen per UFGS)

Model #: Tapered edge

Other:  N/A

UFGS:  Section 09 29 00 Gypsum Board
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 29 00.pdf
Section 09 90 00 Paints and Coatings
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 90 00.pdf
E04.1.5. Metal Panels
☐ Applicable  ☒ N/A

E04.1.6. Wood
☐ Applicable  ☒ N/A

E04.1.7. Rapidly-Renewable Products
☐ Applicable  ☒ N/A

E04.1.8. Other
☐ Applicable  ☒ N/A

E05. Doors and Windows
Comply with Air Force Corporate Standards for Doors and Windows:

E05.1. Doors and Windows and Frames Materials
### Facility Group 1

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

- **Primary:** Aluminum, clear anodized
- **Secondary:** Hollow metal (painted)
- **Tertiary:** N/A

**door (leaf) materials shall be as follows.**

- **Primary:** Hardwood veneer
- **Secondary:** Hollow metal (painted)
- **Tertiary:** N/A

### Facility Group 2

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

- **Primary:** Aluminum, clear anodized
- **Secondary:** N/A
- **Tertiary:** N/A

**door (leaf) materials shall be as follows.**

- **Primary:** Hardwood veneer
- **Secondary:** Hollow metal (painted)
- **Tertiary:** N/A

### Facility Group 3

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

- **Primary:** Hollow metal (galvanized, painted)
- **Secondary:** Hollow metal (galvanized, painted)
- **Tertiary:** N/A

**door (leaf) materials shall be as follows.**

- **Primary:** Hollow metal (galvanized, painted)
- **Secondary:** Hollow metal (galvanized, painted)
- **Tertiary:** N/A

### Facility Group 4

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

- **Primary:** Hardwood veneer
- **Secondary:** N/A
- **Tertiary:** N/A

**door (leaf) materials shall be as follows.**

- **Primary:** Wood
- **Secondary:** Composite solid core
- **Tertiary:** N/A

---

1. Hardwood casings may be provided over metal frames in Group 1 as approved on a case basis.

2. Paneled textured doors are preferred in Group 4.

3. Do not use hollow-core wood doors.

4. Generally match original hardware in renovations.

5. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.

**Note:** Apply the below base-wide standards for Doors and Windows (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.
E05.1.1. Aluminum

- **Type:** Style 1
- **Applies to:** Group 1, Group 2, Group 3
- **Mfr.:** Kawneer
- **Color:** Clear anodized
- **Finish:** Factory
- **Model #:** InFrame Interior Framing, (2x4 nominal framing)
- **Other:** Satin stainless steel hardware

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

E05.1.2. Hollow Metal

- **Type:** Steel Doors
- **Applies to:** Group 1, Group 2, Group 3
- **Mfr.:** Steelcraft
- **Color:** Neutral colors
- **Finish:** Paint (Sheen per UFGS)
- **Model #:** Hollow metal, 2” w. frames, 16 gauge (welded corners) grouted solid
- **Other:** Provide in Group 3 and in utility areas of Group 1 and 2. Provide A25 "galvannealed" coating. All interior steel doors shall have a factory applied primer finish. Provide satin stainless steel hardware.

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

**Type:** Steel Frames

**Applies to:**

- [ ] Group 1
- [ ] Group 2
- [x] Group 3
- [ ] Group 4
- [ ] Other

**Mfr:** Steelcraft

**Color:** Neutral colors

**Finish:** Paint (Sheen per UFGS)

**Model #:** Hollow metal, frame grouted solid

**Other:** Satin stainless steel hardware

---

**UFGS:**

- Section 08 11 13 Steel Doors and Frames

- Section 08 71 00 Door Hardware
  - [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf)

---

**E05.1.3. Wood**

- [x] Applicable
- [ ] N/A

**Type:** Style 1, Administrative

**Applies to:**

- [ ] Group 1
- [x] Group 2
- [ ] Group 3
- [ ] Group 4
- [ ] Other

**Mfr:** Simpson

**Color:** Natural hardwood veneer

**Finish:** Clear Sealer, satin (aqueous)

**Model #:** 3’x7’x 1 ¾”, solid core

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

---

**UFGS:**

- Section 08 14 00 Wood Doors
  - [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf)

- Section 08 71 00 Door Hardware
  - [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf)
Type: **Style 2, Residential**

Applies to:  
- [ ] Group 1  
- [ ] Group 2  
- [ ] Group 3  
- [x] Group 4  
- [ ] Other

Mfr: Simpson

Color: Natural hardwood veneer or paint grade

Finish: Clear Sealer or paint, satin (aqueous)

Model #: Full slab or panels

Other: Satin nickel hardware

---

UFGS: Section 08 14 00 Wood Doors  
[http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 14 00.pdf)  
Section 08 71 00 Door Hardware  
[https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf](https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf)

---

**E05.1.4. Other**

☐ Applicable  ☐ N/A

---

**E06. Casework Systems**

Comply with Air Force Corporate Standards for Casework Systems:  

**E06.1. Casework Materials**

1. Select casework systems and materials considering durability, maintenance requirements and LCCA.

2. Natural stone and cast stone countertops may only be used in Group 1 with approval on a case basis.

3. Metal cabinets and countertops shall be provided in heavy-use operations and in Group 3.

4. Refer to AFCFS for approved materials.

5. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.
E06.1.1. Plastic Laminate

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

Applies to:  
- Group 1  ✔️
- Group 2  ✔️
- Group 3  
- Group 4  ☐
- Other  ☐

Mfr: Formica

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: High pressure laminate

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

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

---

E06.1.2. Solid Polymer Surface

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

Applies to:  
- Group 1  ✔️
- Group 2  ✔️
- Group 3  ✔️
- Group 4  ☐
- Other  ☐

Mfr: Corian

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: Solid Surface

Other: Faces and edge banding

UFGS: Section 12 36 00 Countertops  
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 36 00.pdf
E06.1.3. Rapidly-Renewable Products

Applicable: Yes  N/A  Number of base standards: 1

Type: **Style 1 Moderate Use Areas**

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

- **Mfr:** Plyboo

- **Color:** Natural or amber

- **Finish:** Satin

- **Model #:** Flat grain bamboo plywood

- **Other:** FSC® Certified 100%

**UFGS:** Section 12 32 00 Manufactured Wood Casework
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 32 00.pdf

---

E06.1.4. Metal

Applicable: Yes  N/A  Number of base standards: 1

Type: **Style 1**

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

- **Mfr:** Steel Sentry

- **Color:** Natural stainless steel or neutral colors (steel)

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

- **Model #:** Lab, workbench, computer workstation

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

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

---

E06.1.5. Other

Applicable: Yes  N/A
E06.2. Countertop Materials

E06.2.1. Plastic Laminate

Type: Style 1, Low Use Areas

Applies to: Group 1, Group 2, Group 3

Mfr: Formica

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: High pressure laminate

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

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

E06.2.2. Solid Polymer Surface

Type: Style 1, High Use Areas

Applies to: Group 1, Group 2, Group 3

Mfr: Corian

Color: Medium Earth tones and neutral tones

Finish: Light textured

Model #: Solid Surface

Other: Faces and edges

UFGS: Section 12 36 00 Countertops
http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 36 00.pdf
### E06.2.3. Natural Stone

<table>
<thead>
<tr>
<th>Type:</th>
<th><strong>Style 1, Group 1 High Visibility, Heavy Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>⬜ Group 1 ⬜ Group 2 ⬜ Group 3 ⬜ Group 4 ⬜ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Local (TBD)</td>
</tr>
<tr>
<td>Color:</td>
<td>Neutral tones</td>
</tr>
<tr>
<td>Finish:</td>
<td>High polish, sealer</td>
</tr>
<tr>
<td>Model #:</td>
<td>Custom cut slabs</td>
</tr>
<tr>
<td>Other:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

UFGS: Section 12 36 00 Countertops  

### E06.2.4. Cast Stone

<table>
<thead>
<tr>
<th>Type:</th>
<th><strong>Style 1, Group 1 High Visibility, Heavy Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>⬜ Group 1 ⬜ Group 2 ⬜ Group 3 ⬜ Group 4 ⬜ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Local (TBD)</td>
</tr>
<tr>
<td>Color:</td>
<td>Neutral tones</td>
</tr>
<tr>
<td>Finish:</td>
<td>High polish, sealer</td>
</tr>
<tr>
<td>Model #:</td>
<td>Custom cast or cut slabs</td>
</tr>
<tr>
<td>Other:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

UFGS: Section 12 36 00 Countertops  
E06.2.5. Metal

- **Applicable**: Yes
- **N/A**: No

### Metal Details
- **Type**: Style 1, Group 1-3 Heavy Use
- **Applies to**: Group 1, Group 2, Group 3
- **Mfr.**: Local (TBD)
- **Color**: Natural stainless steel
- **Finish**: Mill
- **Model #**: Custom fabricated countertops
- **Other**: Provide integral fronts, sides and backsplash

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

---

E06.2.6. Other

- **Applicable**: No
- **N/A**: Yes

---

**E07. Furnishings**

Comply with Air Force Corporate Standards for Furnishings:

**E07.1. Durability and Serviceability**

Comply with AF Corporate Standards for Durability and Serviceability:

**E07.2. Accessories**

Comply with AF Corporate Standards for Accessories:

1. Comply with AFCFS.

**E08. Interior Signs**

Comply with Air Force Corporate Standards for Interior Signs:

**E08.1 Types and Color**
E08.2. Interior Signs Materials

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

E09. Lighting, Power and Communication

E09.1. Functionality and Efficiency

Comply with Air Force Corporate Standards for Functionality and Efficiency:

E09.2. Types and Color

1. Comply with AFCFS.
F. APPENDIX - Facility Districts

- Applicable
- N/A

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

Facilities Districts Overview Map:

![Andersen AFB DISTRICTS MAP](image-tool-800x600)

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

Enter No. of Facility Districts 1

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

Map of District

Andersen AFB
DISTRICTS MAP

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

<table>
<thead>
<tr>
<th>Group</th>
<th>Applicable</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group 3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FACILITY DISTRICTS
Andersen Air Force Base is divided into districts that align with land use zones as defined in the Installation Development Plan. Each district has designated uses that support the base’s operations. Generally match adjacent facilities in new construction to promote architectural compatibility throughout the installation. Please refer to Section D03.2. and contact the Base Civil Engineer for additional information. A brief description of each district follows.

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

2. Administrative
The Administrative district should be pedestrian in scale. Application of the installation prevailing architectural theme, contemporary adaptation of the Spanish Colonial Revival, should be implemented during major renovations or new construction as appropriate. Generally match adjacent buildings to ensure architectural compatibility and shall follow standards for Facility Groups 1 and 2 as defined in this IFS.

3. Community / Commercial
The Community / Commercial district should continue to be pedestrian in scale. Application of the installation prevailing architectural theme, contemporary adaptation of the Spanish Colonial Revival, should be implemented during major renovations or new construction as appropriate. Facilities in this district should generally match adjacent buildings to ensure architectural compatibility and shall follow standards for Facility Groups 1 and 2 as defined in this IFS.

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

5. Housing (Unaccompanied)
The Housing district consists of dormitories and lodging by enlisted and officer personnel and should continue to be pedestrian in scale. Application of the installation prevailing architectural theme, contemporary adaptation of the Spanish Colonial Revival, should be implemented during major renovations or new construction as appropriate. Facilities in this district should generally match adjacent buildings to ensure architectural compatibility and shall follow standards for Facility Group 2 as defined in this IFS.

6. Industrial
Facilities in the Industrial district may be pedestrian or monumental in scale, generally matching adjacent facilities. Facilities in this district are industrial and utilitarian in nature but must ensure architectural compatibility; shall follow standards for Facility Group 3 as defined in this IFS.

7. Medical
The Medical district should be pedestrian in scale. Application of the installation prevailing architectural theme, contemporary adaptation of the Spanish Colonial Revival, should be implemented during major renovations or new construction as appropriate. Generally match adjacent buildings to ensure architectural compatibility and follow standards for Facility Group 1 as defined in this IFS.

8. Operations
Facilities in the Operations district may be pedestrian or monumental in scale, generally matching adjacent facilities. Facilities in this district are industrial and utilitarian in nature, should ensure architectural compatibility and shall follow standards for Facility Group 3 as defined in this IFS. Administrative facilities may follow standards for Group 2.

9. Recreation
The Recreation district includes outdoor areas that are very important to the quality of life at Andersen AFB. Uses included are parks, picnic areas, jogging paths, golf course, swimming pools, athletic fields and courts. Facilities in this district are pedestrian in scale and, in many areas, are directly adjacent to open spaces further enhancing the aesthetic qualities of this district. Application of the installation prevailing architectural theme, contemporary adaptation of the Spanish Colonial Revival, should be implemented during major renovations or new construction as appropriate.
Open Space and Preserves
Open space includes undeveloped land both inside and outside of the immediate cantonment area. It both separates and defines the various sections of the base and creates a natural setting. Areas classified as open space may be undeveloped to act as a buffer space between incompatible uses or for safety or security clearances or there may be other constraints that are not readily visible. All development in this district requires prior coordination and approval from the Base Civil Engineer.

G. APPENDIX - References
Comply with Air Force Corporate Standards:
http://afcfs.wbdg.org/index.html

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

36th CIVIL ENGINEER SQUADRON
G01 Andersen AFB Environmental Guidelines
http://www.wbdg.org/FFC/AF/AFIFS/G01_Andersen_AFB_Environmental_Guidelines.pdf

G02 Andersen AFB Landscape Restricted Plant List
http://www.wbdg.org/FFC/AF/AFIFS/G02_Andersen_AFB_Landscape.Restricted_Plant_List.pdf

G03 Painting Guidelines
http://www.wbdg.org/FFC/AF/AFIFS/G03_Andersen_AFB_Painting_Guidelines.pdf

G04 Andersen AFB Mechanical Standards
http://www.wbdg.org/FFC/AF/AFIFS/G04_Andersen_AFB_Mechanical_Standards.pdf

G05 Andersen AFB Electrical Standards
http://www.wbdg.org/FFC/AF/AFIFS/G05_Andersen_AFB_Electrical_Standards.pdf

G06 Andersen AFB Plumbing Standards
http://www.wbdg.org/FFC/AF/AFIFS/G06_Andersen_AFB_Plumbing_Standards.pdf

G07 Andersen AFB Fire Protection Standards
http://www.wbdg.org/FFC/AF/AFIFS/G07_Andersen_AFB_Fire_Protection_Standards.pdf