PRE-FINAL
TYNDALL AIR FORCE BASE
INSTALLATION FACILITIES STANDARDS (IFS)

Installation Elements
Site Development
Facilities Exteriors
Facilities Interiors

APPROVED FOR PUBLIC RELEASE; DISTRIBUTION UNLIMITED
# Tyndall Air Force Base IFS

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A. OVERVIEW

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

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

IFS reflects the AFCFS’ concepts of “Facility Hierarchy” (categorizing facilities into group numbers) and “Facility Quality” (assigning an appropriate level of quality to each group number) and applies these principles at the base level. Applicable DoD and Air Force criteria such as UFCs, AFI, 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.
**A01. FACILITY HIERARCHY**


**A02. FACILITY QUALITY**


**A03. FACILITY DISTRICTS**

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)

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

Apply N/A Small graphics do not apply

Application of DoD and Air Force Facilities Criteria

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

B01.1.1. IFS Component Plan of IDP

Apply N/A Large graphics do not apply

Apply N/A Small graphics do not apply

1. Maintain this Installation Facilities Standards (IFS) as a Component Plan of the base's Installation Development Plan (IDP).
Tyndall Field was opened on 13 January 1941 as a gunnery range. The airfield was named in honor of 1st Lt Frank Benjamin Tyndall (1894 -1930). With the establishment of the United States Air Force in 1947, the facility was renamed "Tyndall Air Force Base" on 13 January 1948.

September 1950, Tyndall became an Air Training Command (ATC) installation, designated as the USAF Pilot Instructor School. The base also trained Ground Controlled Intercept (GCI) operators as well as interceptor pilots & flight crews for the Air Defense Command. The base served as a stopover and refueling point for ADC aircraft deployed to Florida during the Cuban Missile Crisis, to be redeployed to other bases in the southeast shortly thereafter.

In 1991, Tyndall underwent a reorganization in response to the Department of Defense efforts to streamline defense management. With the disestablishment of Tactical Air Command (TAC) in 1992, Tyndall was temporarily transferred to the Air Combat Command (ACC) and then to the Air Education and Training Command (AETC) in July 1993.

The 21st century proved to be momentous for Tyndall AFB. The base was selected as the first home of the Air Force's newest aircraft, the F-22 Raptor. 2002 brought more change as the Chief of Staff of the Air Force changed the organizational structure of the 325th Fighter Wing, from an objective type wing to a combat organization. Today, Tyndall is the home of the 325th Fighter Wing, providing training for all F-22A Raptor pilots. In 2012, with the gaining of a combat-coded F-22 squadron, Tyndall AFB returned to Air Combat Command, after a 19-year tenure in AETC. In April of 2015 the 95th Fighter Squadron completed Tyndall's and F-22 Raptors first combat deployment. In November of 2017 Tyndall AFB was selected as the home to a MQ-9 Reaper wing, with airmen projected to arrive by 2020 and the first aircraft to arrive in 2022. The wing remains committed to its goal to "Train and Project Unrivaled Combat Power."
B01.1.3. Future Development

☐ Applicable  ☐ N/A  Select number of graphics / images (large: 800 px x 440 px) to insert  2

☐ Applicable  ☐ N/A  Small graphics do not apply

MQ-9 Facility Layout

2. Address all future development under the Installation Development Plan (IDP).

3. Tyndall AFB has been selected as a future home of the MQ-9. Fully operational by 2025, project in excess of 275M.
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  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

Airey Avenue

Hierarchy of Streets  Street Envelope Section  Alabama Ave
1. Develop and evolve a hierarchical transportation network of arterial, collector and local streets following UFC 3-201-01, Civil Engineering, 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 collector 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. Provide illustrations in the Installation Facilities Standards (IFS) to include street cross-sections and plans for every type of street specified on the installation. At a minimum provide dimensions for vehicular traffic-lanes, curb radii, medians, bike lanes, pedestrian buffers, sidewalks, crosswalks, tree planting areas, and on-street parking configurations.

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

13. Use consistent landscape treatment at all base entrances. Plant material massing, spacing, and height are characteristics that should visually reinforce the type of street.

14. Sidewalks, plazas, and covered walkways should be an important element in any new construction project. Sidewalks should be separated from vehicular traffic whenever possible. Walkways to building entrances should be 8 feet wide. Sidewalks should typically be 6 feet wide.

15. Define bicycle traffic routes in the Installation Development Plan or its applicable component plans. Bicycle traffic may be routed to adjacent pedestrian paths if the path is of adequate width to support both functions.

16. Fire Access Lanes: All ground level portions of structures must be within 150 feet of a drivable surface. Fire access lanes shall have a clear width of 20 feet, set back from facilities by 10 feet with a minimum vertical clearance of 13.5 feet and set 15 feet from fire hydrants and standpipe connections.
17. Service Drives: Service drives are used to access service areas of facilities in the cantonment area. Service drives shall be combined with parking drives to serve multiple facilities and provide with access control point meeting minimum antiterrorism setback standards and signage that clearly identifies the service drive and restricted access. Service drives shall have a clear width of 20 feet, set back from facilities by 10 feet.

18. Patrol Roads: Patrol roads are remote roads used for security patrols and monitoring of launch sites. Patrol roads shall be 16 feet wide. Shoulders should be stabilized and turnouts provided every quarter mile. Patrol roads may be paved with a stone/clay mix suitable for traffic. Patrol roads area to be used only by authorized GOV’s.

**B02.1.1. Arterial Streets**

- **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 1

![Arterial Streets Diagram](image)

Travel Lane (a): 12’  
Median (b): 12’  
Curb and Gutter (c): 2’  
Sidewalk / Landscape (d): 12’  
Setback (f): Min. 30’ or per ATFP

![Patterned Concrete](image)

![Paved Median](image)
1. These specific requirements shall be incorporated into all arterial projects including roadway modifications/upgrades and associated building sites adjacent to the street. Increase landscape setbacks along evacuation routes.

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

3. Signs, plantings and street lighting should be added to reinforce the importance of arterial streets.

4. Continue to maintain the streets currently designated as aerial streets in future development.

**B02.1.2. Collector Streets**

- Design collector streets to be less prominent than arterials.
- Match the level of quality of street elements to the adjacent Facility Group number.
- On street parking may be allowed on one side where secondary roads are over 28 feet wide but not less than 34 feet wide. Parking shall not interfere with intersections or traffic flow.
- Provide sidewalks on at least one side of collector streets. Buffers are preferred but not required on collector streets.
B02.1.3. Local Streets

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

- **Applicable**  
  - Small graphics do not apply

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**Travel Lane (a):** 11’  
**Median (b):** N/A  
**Curb and Gutter (c):** 1.5’  
**Landscape (d):** 15’  
**Sidewalk (e):** 6’  
**Setback (f):** 15’ or per ATFP requirements

1. Design and maintain local streets in due proportion to the amount of traffic.
3. Generally encourage the development of street frontage of adjacent sites to positively contribute features such as landscaping.
4. On street parking may be allowed on one side where secondary roads are over 28 feet wide but not less than 34 feet wide. Parking shall not interfere with intersections or traffic flow.

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B02.1.4. Special Routes

- **Applicable**  
  - Large graphics do not apply

- **Applicable**  
  - Small graphics do not apply

1. Develop all special routes consistently with those adjacent to Group 1 facilities.
**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, Civil Engineering, 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.

4. Streets should intersect at right angles and offset intersections should be avoided.
B02.2.1. Arterials

- Applicable  N/A  Large graphics do not apply

- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  2

1. Develop arterial intersections consistently with the adjacent facility group designation.
2. Maintain appropriate sight lines at all intersections.
3. Refer to UFC 2-100-01 Installation Master Planning for guidance on arterial streetscape design.

B02.2.2. Arterial/Collector

- Applicable  N/A  Large graphics do not apply

- Applicable  N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  2

1. Develop arterial/collector intersections consistently with the adjacent facility group designation.
2. Maintain appropriate sight lines at all intersections.
3. Refer to UFC 2-100-01 Installation Master Planning for guidance on streetscape design.
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  2

1. Develop collector intersections consistently with the adjacent facility group designation.
2. Maintain appropriate sight lines at all intersections.
3. Refer to UFC 2-100-01 Installation Master Planning for guidance on streetscape design.

Crosswalk and Curb Cuts  Typical Intersection with Traffic Signs

B02.2.4. Special Intersections

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

1. Develop all special intersections consistently with those adjacent to Group 1 facilities.
2. Maintain appropriate sight lines at all intersections.
3. Refer to UFC 2-100-01 Installation Master Planning for guidance on streetscape design.

B02.2.5. Street Frontage Requirements

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

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.
3. Refer to UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings, with Change 1 and UFC 4-010-02 DoD Minimum Antiterrorism Standoff Distances for Buildings (FOUO) for street frontage requirements.
B02.2.6. Sight Lines

☐ Applicable  ☐ N/A  Large graphics do not apply

☐ Applicable  ☐ N/A  Small graphics do not apply

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.

2. Sight lines will vary based on the speed and classification of the roadway or intersection. Plants and any related signage within the sight triangle should follow these rules:
   • Shrubs may not exceed thirty inches (30") growing height within sight triangles.
   • Trees may not be located in the sight line triangle unless there is a minimum clear understory of 6' in height. Evergreen trees will not be allowed in any sight triangles.
   • Signs may not be placed in these triangles unless regulatory in nature and approved by the base traffic engineer.

B02.3. Street Elements

☐ 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

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

2. Employ systems, materials and techniques to maximize streetscape sustainability. Consider pervious paving and reflectivity of surfaces appropriate for the local climate.
3. Install at-grade curbing and/or raised-profile curb and gutter as applicable to direct stormwater to bioswales and rain gardens as source water for vegetation. Do not paint concrete curbing.

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

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

6. Follow UFC 3-120-01 for directional and wayfinding signs and address both vehicular and pedestrian traffic.

7. 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.

8. Integrate the style of traffic signal systems with other related streetscape items such as signage, lighting, and site furnishings. Avoid visual clutter at street intersections.

9. 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.

B02.3.1. Paving

☐ Applicable  ☐ N/A  Large graphics do not apply

☐ Applicable  ☐ N/A  Small graphics do not apply

1. Pavement design shall comply with UFC 3-250-01, Pavement Design for Roads and Parking Areas. Ensure appropriate analysis and design of subgrade conditions to support low maintenance high performance pavements.

2. Materials for pavements shall be specified in accordance with UFC 3-250-01 and shall conform to requirements defined in the Unified Facility Guide Specifications for concrete and asphaltic concrete.

3. Avoid utility or other cuts in pavement. Whenever possible use tunneling technologies to go under pavement with conduits or piping.
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. A minimum standard curb height of 6 inches shall be consistently maintained. "Rolled" mountable curbs are allowed in Facility Group 4

2. Curb all parking, access roads and streets (except remote/isolated).

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

4. Use concrete for sidewalks and curbs. Do not use asphalt curbs.

5. Provide dimensions following the illustrations for Standard Mountable Curb, Standard Barrier Curb and Standard Header Curb.

6. Continuous concrete curbs and gutters shall be provided at street edges areas of the installation to:
   • Help control drainage.
   • Deter vehicles from leaving the pavement.
   • Protect pedestrians.
   • Delineate the pavement edge.
   • Present a more finished general appearance.
   • Assist in orderly and disciplined development of the street system.

B02.3.3. Utility Service Elements

☐ Applicable  ☐ N/A  Large graphics do not apply

☐ Applicable  ☐ N/A  Small graphics do not apply

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

![Typical Speed Limit Sign](image1)
![Typical Pedestrian Crosswalk Sign](image2)
![Typical Yield and Street Signs](image3)

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

2. For Regulatory and Warning type signage and roadway markings, signals, crosswalks, temporary traffic control, etc., comply with US Department of Transportation Federal Highway Administration Manual of Uniform Traffic Control Devices (MUTCD) and the DoD Supplement to the MUTCD. Guide Sign faces and other sign faces (such as handicap and reserved parking signs, etc.) shall be as required by UFC 3-120-01, Paragraph 2.18.2 Standard Brown paint (ISCC-NBS, Color Designation 56 String Brown, National Park Service Brown, Ink: PMS 469).

B02.3.5. Street Lighting

- Applicable  (N/A)  Large graphics do not apply
- Applicable  (N/A)  Small graphics do not apply

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

-plaza with concrete paving
-Typical Monument
-ground mounted display
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

Concrete Paving at Flag Array

1. Mitigate heat island 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 beiges, tans, browns, or terra cotta. Bricks used on plazas shall typically be 4” x 8” size.
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 LED direct or indirect lighting to accentuate features or enhance an intended effect.

6. Ensure that all sculpture, markers and statuary are honorable and inspiring, provide a sense of place, positively contribute to the base's visual quality, and encourage pride for the community and the US Air Force.
B03.1.3. Static Display of Aircraft

☐ Applicable  ☑ N/A  Large graphics do not apply

☐ Applicable  ☑ N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  2

Typical Static Display

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 which match those respective design elements present at adjacent buildings.

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

11. Maintain currently 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.

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 going maintenance are preferred. The Base Civil Engineer shall determine quantities, sizes, and products on a case basis.
B03.2.2. Parks

- 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. 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 is low maintenance and endures with minimal weathering.

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

B03.2.3. Preserves

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

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.

3. Open areas and preserves identified in the IDP shall remain natural in state with minimal maintenance except for clearing brush and grass from the road side and/or removing trees, brush and grass under existing overhead utility lines.

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  2

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

2. Stringently comply with AT / FP 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  Select number of graphics / images (small: 250 px x 188 px) to insert  3

Image Tool 250 x 188

Gathering Space  Shaded and Partially Enclosed Area  Plaza and Bench Near Entrance

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 verses 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, energy management (metering, EMCS).

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

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

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

9. Carefully study new project sites to identify the character of adjacent buildings, streets, landscaping, and site design elements. Reinforce the existing character in new site design.
10. Consider relationships to adjacent facilities and district / centralized heating and cooling infrastructure and cost effectively connect building systems to harvest heat, grey water or other beneficial byproducts.

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

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

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

14. Applicably coordinate heat island mitigation in paving and roof designs when implementing an integrated approach to stormwater management.

15. Consider the location of “Designated Tobacco Areas.”

**C01.2. Building Orientation**

- **Applicable** ☑ N/A  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

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**Conceptual Site Analysis and Site Design Diagram**

Tyndall Air Force Base IFS  Back to Table of Contents
1. Ensure the site will accommodate optimum requirements for building orientation, which is with the long axis parallel to the east/west direction for rectilinear CONUS buildings.

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

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

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

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

6. Limit the use of courtyards and restrict their use to Group 1 and 2 facilities. When provided, conform to the geometry of rectilinear narrow buildings developed along an east-west axis. Define space with a building’s exterior wall and with supplementary screen walls matching facility materials and detailing. Locate these near the main entrance, align with view corridors, and provide appropriate landscaping, site furnishings and lighting.

7. At a minimum, a courtyard must have one trash receptacle, one bench, and one (1) picnic table with seating. Generally use concrete or brick paving at all courtyards following standards for plazas.

**C02. UTILITIES**

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

Comply with AF Corporate Standards for Utilities:
[http://afcs.wbdg.org/site-development/utilities/index.html](http://afcs.wbdg.org/site-development/utilities/index.html)
C02.1. Utility Components

- Insert Utility Components graphic Size image to: 250 pixels width x 188 pixels height
- Insert Utility Components graphic Size image to: 250 pixels width x 188 pixels height
- Insert Utility Components graphic Size image to: 250 pixels width x 188 pixels height
- Insert Utility Components graphic Size image to: 250 pixels width x 188 pixels height

1. Provide all on-site utility service lines below grade for Facility Group 1; Locate new electrical power lines and utilities in Groups 2, 3 and 4 underground whenever possible. Provide landscape setbacks along all buried utility routes.

2. 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).

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

4. 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.

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

6. 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.

7. Direct roof drainage to underground collection when feasible or provide splash blocks / paved channels to intercept roof drainage at grade.
C03. PARKING AREAS

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

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

C03.1. Configurations and Design

☐ 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>
<thead>
<tr>
<th>Graphic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Small Lot Configuration" /></td>
<td>Single ingress/egress drive for ≤ 20 spaces</td>
</tr>
<tr>
<td><img src="image2.png" alt="Large Lot Configuration" /></td>
<td>Separated ingress/egress drives for ≥ 20 spaces</td>
</tr>
<tr>
<td><img src="image3.png" alt="Facility Group 1 Configuration" /></td>
<td>Aisles perpendicular to facility</td>
</tr>
<tr>
<td><img src="image4.png" alt="90 Degree Configuration" /></td>
<td>90 Degree Configuration</td>
</tr>
<tr>
<td><img src="image5.png" alt="Accessible Spaces Near Entrance" /></td>
<td>Accessible Spaces Near Entrance</td>
</tr>
<tr>
<td><img src="image6.png" alt="Landscape Island" /></td>
<td>Landscape Island</td>
</tr>
</tbody>
</table>

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

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

3. Parking lots shall be designed to minimize the visual impact of parking areas by creating smaller, well-screened, landscape parking areas located behind the facilities they serve. Reduce the visual impact of oversized parking areas with landscaped medians and islands.

4. Parking areas shall be located within 500 feet of the facilities they serve but no closer than the minimum allowed by ATFP standard or as directed by the AT office or its representatives.

5. Parking lots must accommodate all vehicles that will serve the facility. Provide access for fire apparatus according to NFPA.
6. Consider locations and requirements of near term and future electric vehicle charging stations.

7. Provide parking spaces for disabled use in quantities, sizes and locations as prescribed in the Architectural Barriers Act (ABA).

8. 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.

9. Define pedestrian access with approved hardscape and provide shading along the primary path from the parking area to the main entrance of the building.

10. Coordinate suitable landscape or barriers integrated with walls and fences to ensure adequate force protection.

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

12. Curbing shall be continuous where possible and serve as the wheel stop. The use of parking bumpers or wheel stops at vehicle parking areas is not permitted.

13. Parking lots that promote cross-traffic between parallel streets should be avoided.

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

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

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

17. Reserved parking is discouraged except for Facility Group 1 and 2.

18. Locate lighting poles in center or side islands at least 3 feet from face of curb and their location shall be fully coordinated with landscaping plan.

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

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

21. Motorcycle parking spaces shall be provided at the end of the parking row with signage, 4'-6" by 12' long minimum. All motorcycle parking shall be located on a concrete pad.

22. Driveway aisles and other dimensions:
   a. Two-way aisles: 24' wide
   b. One-way 45 degree aisle: 13' wide
   c. One-way 60 degree aisle: 18' wide
   d. Landscaped medians: 12' wide preferred, 6' wide minimum
   e. Landscaped islands: 9' wide

23. Parking space dimensions:
   a. 90 degree: 10' x 20'
   b. 45 degree: 10' x 20'-6"'
   c. 60 degree: 10' x 23'
   d. Parallel: 11' x 21'
   e. First/last stall of each row: add 1' to standard width
C03.1.1. Paving and Striping

Facility Group 1 paving materials shall be as follows.
Primary: Asphaltic concrete
Secondary: Concrete
Accent: Permeable pavers

Facility Group 2 paving materials shall be as follows.
Primary: Asphaltic Concrete
Secondary: N/A
Accent: N/A

Facility Group 3 paving materials shall be as follows.
Primary: Concrete where operationally required
Secondary: Asphaltic Concrete
Accent: N/A

Facility Group 4 paving materials shall be as follows.
Primary: Asphaltic Concrete
Secondary: N/A
Accent: N/A

1. All new parking lots in Groups 1 and 2 shall be constructed of asphaltic concrete paving.
2. Porous paving may be considered on a case basis.
3. Cost-effectively provide light-colored concrete to reduce heat island effect; otherwise install asphaltic concrete paving.
   Dirt, gravel, and grass lots are not allowed.
4. Use consistent striping, angles and stall sizes in all parking areas.
5. 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

"Barrier" Curb
"Mountable" Curb
Header Curb
**Facility Group 1** curbing / edging materials shall be as follows.

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

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

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

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

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

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

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

1. Define all parking lots with either raised profile or at-grade curbing to promote drainage and protect paving edges. All raised curbs shall be the rolled (mountable) type with a 6-inch high street-side face and a 6-inch top face.

2. Group 3 parking areas and service yards are not required to have edge curbing but dirt areas directly adjacent to parking areas and driveways shall be compacted base course or decomposed granite, extended 6’ to 8’ from the paved areas.

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

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

### C03.1.3. Internal Islands and Medians

- ![Image](250 x 188)

**Landscaped Median**

**Ornamental Tree and Shrubs**

**Xeric Landscape in Median**

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 located 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  
- Large graphics do not apply

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

![Adjacent Sidewalk](image)

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.

4. Define pedestrian access with approved hardscape, provide shading, and provide safe, efficient travel from vehicles along the primary path from the parking area to the main entrance of the building. Emphasize building main entrances in the alignment of landscape median/pedestrian paths.
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

☐ 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

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. Where low-slope roofs are permitted, the roof must be drained to the exterior walls. Rain leaders should be used in lieu of exterior downspout conductors.

3. Group 1 facilities shall use closed-face gutters and downspouts on the outside of the building line. Coordinate the material and color of gutters and downspouts with roof and wall materials for Group 1, 2, 3 and 4 facilities.

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

5. Permeable paving may be used in areas that are not subjected to severe freeze-thaw cycles.
6. Provide rainwater harvesting and storage that is attached to the building's roof drain systems to support grey water irrigation; consider freeze protection for winter months.

7. 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 Large graphics do not apply

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

Image Tool 250 x 188

Sidewalk Connection to Entrance Plaza

Sidewalk Attached to Parking Lot

Adjacent Sitting Area

Broadwalk

Trail

Detached Sidewalk along Roadway
Facility Group 1 sidewalks, plazas, and courtyards paving materials shall be as follows.

Primary: Pervious Pavers
Secondary: Concrete Edging
Accent: N/A

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

Primary: Pervious Pavers
Secondary: Concrete Edging
Accent: N/A

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

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

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

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

1. Maintain efficient geometry and accessibility to connect building entrances to adjacent parking areas and activity areas and to the base transportation system following 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 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 cars 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 accumulation with slopes ranging from 2.1% to 4.2%. Walks with a slope greater than 4.2% shall be designed as ramps following accessibility guidelines. All walks shall have a minimum cross slope of 2.1%.

11. Pavers shall conform to the following range of color: Earth tones corresponding with the surrounding building categories. Pavers used on walks shall typically be 4”x8” nominal 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.
14. Provide connecting sidewalks from all building entrance/exits. Mechanical, electrical, and communications room entrances shall be accessible via sidewalks or pavements.

**C05.1.1. Ramps and Stairs**

- [ ] Applicable  [ ] N/A  Large graphics do not apply
- [x] Applicable  [ ] N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  2

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
- [x] Applicable  [ ] N/A  Select number of graphics / images (small: 250 px x 188 px) to insert  2

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.
3. Provide proper lighting at outdoor spaces that are intended for evening use to ensure visibility.
4. Streetscape lighting should be standardized throughout the base to one or two types and styles. Consider both compatibility and durability.
5. Streetscape lighting should be mounted on individual poles, and not on the exterior of facilities.
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  6

Native Plant Species with Natural Habit

Trees Set Back from Roads and Buildings

Xeric Planting

Accent Groundcover at Group 1
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.


C06.1.1. Landscape Design Concept

☐ 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

Grasses with Trees as Focal Point
Landscape Beds along Entrance Sidewalks
Xeriscape at Parking Area
Trees Set Back from Buildings
Xeric Plantings in Group 3
Group 1 Entrance Landscape

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 prairie areas where appropriate with native plants to eliminate mowing and maintenance requirements.

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

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

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

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

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

14. Streetscape and Intersection Landscaping: Refer to the Installation Elements section.

15. Base Entrance Landscaping: Refer to the Installation Elements section.

16. Use raised planters, plinth walls, or landscaped berms as vehicular barriers when possible.

17. Maximum slope of turfed areas shall be 4H:1V to facilitate mowing operations.
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.

3. Reduce or eliminate high water-use turf areas, and locate them separately so that they may be watered more efficiently, thus can result in significant reductions in water use.

C06.1.3. Minimizing Water Requirements

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

   a. Apply drought resistant, water smart, and/or xeriscaping landscape architectural design to all new and updated landscape architecture;
   b. Prohibit ornamental or potable water features in new landscape design;
c. Phase out ornamental or potable water features in older landscape designs. Water features listed on the National Register of Historic Places are exempt;
d. Assess irrigated turf grass areas and install non-water intensive native vegetation where reasonable;
e. Assess existing landscape irrigation systems for leaks and system inefficiencies, and consider replacing, upgrading, or converting to an alternative water source when reasonable;
f. Make water conservation for golf courses a priority, and use alternative water in lieu of potable water if sources are available.

C06.1.4. Plant Material Selection

☐ 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  

Native Species Set Back from Building  Ornamental Trees for Shading  Small Habit Ornamental Trees

1. New facilities are encouraged to reference the invasive aquatic plant list as indicated on the following plant lists published by the University of Florida:

   a. [https://plants.ifas.ufl.edu/manage/why-manage-plants/floridas-most-invasive-plants/](https://plants.ifas.ufl.edu/manage/why-manage-plants/floridas-most-invasive-plants/)

2. 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.

3. New facilities are encouraged to use native plant species as indicated on the plant lists available from the BCE.

4. 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.

5. Ground covers are only recommended when minimal maintenance is required.

6. 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.

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

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

9. Tree Replacement. Any existing trees necessarily removed by design or damaged as a result of construction activities shall be replaced in kind unless approved otherwise by Dover AFB. Existing trees which are too mature to be replaced in kind shall be replaced with a number and caliper of trees of equal value. The minimum caliper size is 2-inch. For example, an existing 12-inch caliper tree can be replaced with six 2-inch caliper trees of similar species or species of equal value.
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.

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.
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. Tree grates should be used in lieu of planters.

4. Integrate base signs and street and pedestrian lighting whenever feasible.

**C06.1.7. Streetscape 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

1. Provide landscape designs with plant materials appropriately representing the level of quality of the adjacent Facility Group number. Refer to the Installation Elements section.

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

3. Where possible, divide main entrances with landscaped traffic medians between entry and exit lanes.

4. Continue the practice of planting street trees to delineate roadways, reduce pavement temperature and provide shade on sidewalks. Maintain setbacks along evacuation routes greater than the mature height of the tree species.

5. Coordinate tree species selection with utility lines, signage, visual clearance requirements and other man-made constraints.
6. Formal street tree planting design should use trees of the same species spaced at regular intervals. The trunk should be no closer than 5 feet to the sidewalk.

**C06.1.8. Pedestrian Circulation 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  3

![Trees for Shading](image1)

![Trees for Scale and Shading](image2)

![Grasses with Trees along Street](image3)

1. Define walkways with landscaping where appropriate.
2. Provide rest areas along the pedestrian circulation network with human-scaled deciduous shade trees. Supplement tree plantings with finely textured shrubs when appropriate for the climate.
3. Provide wind breaks where required.
4. Tree grates should be used in lieu of planters.
5. Where large planting boxes are used at courtyards, incorporate seating into the design.

**C06.1.9. Parking Lot 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  3

![Xeric Planting along Pavd Areas](image4)

![Landscaped Island](image5)

![Shrubs with Ornamental Tree](image6)

1. Integrate appropriate landscaping elements into parking areas to visually soften the appearance at a minimum rate of ten percent of the total area.
2. Parking areas should be set back from streets. Setbacks a minimum of 15 feet wide will allow adequate space to incorporate planting for effective screening.

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

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

5. 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; berming and mounding may supplement landscape screening.

5. Due to high maintenance requirements, sheared hedges and annual/perennial flowerbeds should be used sparingly and limited to Facility Group 1.

C06.1.11. Other

1. Specify only 100% biodegradable erosion control materials for permanent applications. Erosion control mats, blankets, or similar items containing non-biodegradable material such as nylon or plastic can become a nuisance to mowing operations. Non-biodegradable erosion control materials may only be used as a temporary measure and must be entirely removed prior to construction completion.
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  Large graphics do not apply

☐ Applicable  ☐ N/A  Small graphics do not apply

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 furnishing shall be metal or recycled materials. 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. Benches in Groups 1, 2, 3, 4 and parks shall be metal or recycled materials.

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

7. Limit the use of bollards, but when necessary for force protection use concrete in Groups 1 and 2; clad steel bollards in Group 3; anodized aluminum bollards in Group 4 and parks and trails. Illuminated bollards may be used as approved on a case basis.

8. Locate architecturally coordinated containers for recycling, litter, ash, vending, etc., to minimize visual clutter and not visible from the building’s main entrance. Minimize the use of freestanding planters.

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

10. 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.

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

12. 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 anodized aluminum framing systems.

13. 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.

14. When visual screening is necessary, consider landscaping as the first option; screen walls are permitted only in Group 1 finished to match the wall system of the adjacent building.
15. 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.

16. 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.

17. Wood fencing may be used in Facility Group 4 and in recreation areas following IFS for material and finish when there is sustained periodic maintenance.

18. Provide trash dumpster enclosures for Group 1 with masonry to match adjacent facilities and CMU for Groups 2 and 3. Install gates at Group 1 and as needed elsewhere; all gates shall be metal factory finished galvanized or powder coated silver or dark brown to match the adjacent building. Install concrete pads sloped to drain and 6” diameter protective bollards.

19. Dumpster enclosure walls shall be a minimum of 6’ high and 6” higher than the tallest object being concealed. Size enclosures to accommodate two dumpsters.

20. Specify screen wall materials and finishes that do not require painting or maintenance beyond periodic cleaning. Use masonry or factory finished metal to match the adjacent building. Maintain clearances required by equipment manufacturers.

21. Group 1, 2, 3, 4 and recreational picnic tables and seating shall be metal or recycled materials. Generally limit picnic tables, barbeque grills and drinking fountains to lodging, dormitories, housing areas, parks and recreation areas.

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

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

**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
- **Mfr:** Most Dependable Fountains, Inc.
- **Color:** Natural stainless steel
- **Finish:** Mill
- **Model #:** SS BBQ Grill
- **Other:** Concrete foundation, coordinate with Base Architect

| UFGS: | N/A |
**Type:** Natural Gas

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

**Mfr:** BBQ Coach

**Color:** Natural stainless steel

**Finish:** Mill

**Model #:** 32” 4-Burner

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

**UFGS:** N/A

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### C07.2.2. Benches

- [ ] Applicable
- [ ] N/A

**Number of base standards:** 1

**Recommended Image:** Example of Bench Type

**Size image to:** 250 pixels width x 188 pixels height

**Click here to insert image**

**Type:**

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

**Mfr:** Belson

**Color:** Natural gray

**Finish:** Standard Finish (Smooth)

**Model #:** TF5029

**Other:** Coordinate concrete paving with base architect

**UFGS:** N/A
C07.2.3. Bike Racks

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

UFGS: N/A

C07.2.4. Bike Lockers

- Applicable: ☐
- N/A

C07.2.5. Bollards

- Type: Lighted Square Sloped Top
- Applies to: ☑ Group 1  ☐ Group 2  ☐ Group 3  ☐ Group 4  ☐ Other
- Mfr: Kim Lighting
- Color: Platinum Silver
- Finish: Anodized aluminum
- Model #: VSB1 Square
- Other: 3000K LED Lamp, 360° downlighting

UFGS: N/A
**Lighted Round Dome Top**

- **Type:** Lighted Round Dome Top
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** Lithonia Lighting Products
- **Color:** Dark Bronze
- **Finish:** Anodized aluminum
- **Model #:** KBA
- **Other:** Flared cone, 3000K LED Lamp

**Building Protection, steel**

- **Type:** Building Protection, steel
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** (Bollard Cover) Reliance Foundry
- **Color:** Brown cover may be field painted dark bronze
- **Finish:** Factory
- **Model #:** 6” Steel pipe, concrete filled, Cover: R-7173
- **Other:** A 1” (25.4 mm) rigid conduit and box with shroud may be provided at top of bollard with a receiver/key switch application

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

Type: **Style 1**

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

Mfr: Brasco

Color: Natural Aluminum

Finish: Clear anodized

Model #: Arched roof, one bench

Other: 4’ deep, 8’ Length; provide concrete slab and engineered mounting

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: CMU and Steel
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: Custom
- Color: Light Tan blend, galvanized doors, silver
- Finish: Split face CMU, natural galvanize or powder coated doors
- Model #: Match adjacent building
- Other: Steel gates and hardware, medium tan dumpsters

UFGS: Section 04 20 00 Unit Masonry

C07.2.9. Fencing

- Type: Style A Barrier: High security, low visibility
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: General Wire Co.
- Color: Dark brown
- Finish: PVC coating over galvanized steel
- Model #: Chain link, steel posts and rails, gates and accessories
- Other: N/A

UFGS: Section 32 31 13 Chain Link Fences and Gates
Type: **Style B Barrier: High security, medium visibility**

<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: Custom

Color: Dark brown

Finish: Powder coat

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

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

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications

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Type: **Style C Barrier: Medium security, medium visibility**

<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: Custom

Color: Dark Brown

Finish: Powder coat

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

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

UFGS: Section 05 50 13 Miscellaneous Metal Fabrications
Type: **Style D Barrier: Low security, High visibility**

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

Mfr: Custom

Color: Tan CMU posts, dark brown fencing

Finish: Split face CMU, powder coated metal

Model #: CMU piers with steel posts, rails and pickets

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

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

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

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

Mfr: Custom

Color: Tan CMU blend, gray fencing

Finish: Galvanized or powder coated metal

Model #: CMU piers with steel posts, rails and alternating panels

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

UFGS: Section 04 20 00 Unit Masonry, Section 05 50 13 Misc. Metal
### Style F Barrier: Very low security, high visibility

<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>
<tbody>
<tr>
<td>Mfr:</td>
<td>Custom</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Color:</td>
<td>Integral mixed Davis Colors: dark warm gray</td>
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<tr>
<td>Finish:</td>
<td>Factory</td>
<td></td>
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</tr>
<tr>
<td>Model #:</td>
<td>Post and rail</td>
<td></td>
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<tr>
<td>Other:</td>
<td>Concrete 3-rail, wood-grain textured (4,000 psi at 28 days); Posts: 39” height, 8’ spacing, set 30” deep below grade with footing, typical</td>
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<tr>
<td>UFGS:</td>
<td>SECTION 03 33 00 Cast-In-Place Architectural Concrete</td>
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</tbody>
</table>

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

<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>
<tbody>
<tr>
<td>Mfr:</td>
<td>James Hardie Building Products, Inc.</td>
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</tr>
<tr>
<td>Color:</td>
<td>Off white and Earth tones</td>
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<td></td>
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<tr>
<td>Finish:</td>
<td>Factory</td>
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<td></td>
</tr>
<tr>
<td>Model #:</td>
<td>Post and rail with vertical boards</td>
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<tr>
<td>Other:</td>
<td>Posts: Height as required, 8’ max. spacing; apply boards to outside face.</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>UFGS:</td>
<td>Not Available (SECTION 074646 Fiber Cement Siding)</td>
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</tbody>
</table>
C07.2.10. Flagpoles

- **Type:** 1
- **Mfr:** Eder Flag
- **Color:** Natural aluminum
- **Finish:** Satin Lustre
- **Model #:** ECL30 IH, Internal Halyard
- **Other:** 5" Butt Dia. 33' H (30' Exposed)

---

C07.2.11. Lighting – Landscape / Accent

Please refer to the Lighting section.

C07.2.12. Litter and Ash Receptacles

- **Type:** **Style 1: Precast concrete**
- **Mfr:** Materials, Inc.
- **Color:** Weatherstone Gray
- **Finish:** Smooth
- **Model #:** TR-3225 Sante Fe (round or square)
- **Other:** Rigid plastic internal liner,

---
Type: **Style 2: Metal**

- **Applies to:** Group 1, Group 2, Other
- **Mfr:** Wabash Valley
- **Color:** Black or as approved
- **Finish:** Perforated Pattern
- **Model #:** Urbanscape “E” with liner, 32 Gallon
- **Other:** With dome top, without side door

**UFGS:** N/A

---

**C07.2.13. Picnic Tables**

- **Type:** Precast concrete
- **Applies to:** Group 1, Group 2, Group 3, Group 4, Other
- **Mfr:** Materials, Inc.
- **Color:** Weatherstone Gray
- **Finish:** Standard Finish (Smooth)
- **Model #:** TS-3490 New Mexican
- **Other:** (303) 458-9595

**UFGS:** N/A
**Type:** Metal, vinyl coated

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

**Mfr:** Wabash Valley

**Color:** Brown or as approved

**Finish:** Factory vinyl coated

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

**Other:** Perforated Pattern, In-ground mount

**UFGS:** N/A

---

**C07.2.14. Planters**

- **Type:** Precast concrete

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

**Mfr:** Materials, Inc.

**Color:** Weatherstone Gray

**Finish:** Smooth

**Model #:** Santa Fe

**Other:** N/A

**UFGS:** N/A
### C07.2.15. Play Equipment

<table>
<thead>
<tr>
<th>Type: Steel</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>Group 1 □ Group 2 □ Group 3 □ Group 4 □ Other</td>
</tr>
<tr>
<td>Mfr: Little Tikes Commercial</td>
<td></td>
</tr>
<tr>
<td>Color: Varies</td>
<td></td>
</tr>
<tr>
<td>Finish: Powdercoated Steel</td>
<td></td>
</tr>
<tr>
<td>Model #: N-R-G Freestyle</td>
<td></td>
</tr>
<tr>
<td>Other: Coordinate with Base Architect</td>
<td></td>
</tr>
<tr>
<td>UFGS: N/A</td>
<td></td>
</tr>
</tbody>
</table>

### C07.2.16. Screen Walls

<table>
<thead>
<tr>
<th>Type: CMU / Steel</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to: □ Group 1 □ Group 2 □ Group 3 □ Group 4 □ Other</td>
<td></td>
</tr>
<tr>
<td>Mfr: Custom</td>
<td></td>
</tr>
<tr>
<td>Color: Tan CMU blend, gray fencing</td>
<td></td>
</tr>
<tr>
<td>Finish: Split face CMU, powder coated metal</td>
<td></td>
</tr>
<tr>
<td>Model #: CMU piers with steel posts, rails and alternating panels</td>
<td></td>
</tr>
<tr>
<td>Other: CMU: 2’x2’ (Height as required, equally spaced 8’ to 40’), Steel posts: 4”x4” (equally spaced), Rails: 1-1/4”x1-1/2”, vertical steel panels spaced alternately on each side of the rails; matching gates; close all ends</td>
<td></td>
</tr>
<tr>
<td>UFGS: Section 04 20 00 Unit Masonry, Section 05 50 13 Misc. Metal</td>
<td></td>
</tr>
</tbody>
</table>
## C07.2.17. Tree Grates

**Number of base standards:** 1

<table>
<thead>
<tr>
<th>Type:</th>
<th><strong>Cast Iron</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>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>

## C07.2.18. Other

| Applicable | N/A |

## 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 |

Large graphics do not apply

| Applicable | N/A |

Small graphics do not apply

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. Signage for Group 2 command housing of an organization should include the number of the squadron preceding the organization, for example, “1st Fighter Squadron.” Abbreviations on signage should be avoided.

9. 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.

10. 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.

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

12. 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.

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

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

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

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

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

18. Refer to UFC 3-120-01 for prohibited signs, which include those with animated, blinking, chasing, flashing, or moving effects.

19. 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 sheet, minimum 12 gauge, for durability. Sign posts shall be powder-coated steel with capped ends in a concrete base.

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

3. Directional signs shall be aluminum post and panel design with 3-inch square posts. Finish to match building identification signage.

4. Freestanding signs shall have white letters on brown background. Finish shall be fluoropolymer (e.g. Kynar 500) coating or equal.

5. Sign posts and panel sizes must be engineered by the sign contractor according to the wind loads and other requirements at each installation.
6. 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**: Yes
- **N/A**: No
- **Number of base standards**: 3

---

**Typical Sign Fce**

- **Type**: Typical Sign Fce
- **Applies to**: Group 1, Group 2, Group 3, Group 4, Other
- **Mfr**: Custom
- **Color**: Medium bronze
- **Finish**: Matte vinyl
- **Model #:** Aluminum flat sheet
- **Other**: Mount to square posts. Provide sizes following UFC.

---

**Typical Sign Post**

- **Type**: Typical Sign Post
- **Applies to**: Group 1, Group 2, Group 3, Group 4, Other
- **Mfr**: Custom
- **Color**: Dark bronze, powder coat finish
- **Finish**: Matte
- **Model #:** Extruded aluminum with capped top ends
- **Other**: Square posts and squared ends. Provide engineered sizes.

---

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

- **Type:** Primary, Secondary and Tertiary (Uses per UFC)
- **Applies to:** [ ] Group 1  [ ] Group 2  [ ] Group 3  [ ] Group 4  [ ] Other
- **Mfr:** Custom
- **Color:** Dark bronze, brushed aluminum, accents per UFC
- **Finish:** Powder coat or vinyl sign face
- **Model #:** Metal frame and panels, buff stone base
- **Other:** White vinyl lettering. Provide dimensions per UFC. Secondary signs shall match primary sign’s materials, but shall be smaller in size per UFC. Tertiary signs shall follow the UFC.

**UFGS:** Section 05 50 13 Miscellaneous Metal Fabrications
### C08.1.3. Building Identification Signs

- **Applicable**: Yes  
- **N/A**: No  
- **Number of base standards**: 5  
- **Image Tool**: 250 x 188

#### Freestanding Primary Sign

- **Type**: Freestanding Primary Sign (Sizes and Uses per UFC)
- **Applies to**: 
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr**: Custom
- **Color**: Medium brown face, dark bronze posts, white vinyl lettering
- **Finish**: Powder coat or vinyl sign face
- **Model #**: Aluminum sheet face, extruded aluminum posts
- **Other**: Provide layout and sizes per UFC.

#### Freestanding Secondary Sign

- **Type**: Freestanding Secondary Sign (Sizes and Uses per UFC)
- **Applies to**: 
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr**: Custom
- **Color**: Medium brown face, dark bronze posts, white vinyl lettering
- **Finish**: Powder coat or vinyl sign face
- **Model #**: Aluminum sheet face, extruded aluminum posts
- **Other**: Provide layout and sizes per UFC.

---

**UFGS**: Section 05 50 13 Miscellaneous Metal Fabrications
**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
**Type:** Glass Mounted

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

**Mfr:** Custom

**Color:** White vinyl lettering

**Finish:** Matte vinyl

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

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

**UFGS:** N/A

---

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

**Applicable**  Yes  **N/A**  **Number of base standards**  1

**Recommended Image:**

**Type:** Street Signs

**Applies to:**
- [ ] Group 1
- [x] Group 2
- [x] Group 3
- [x] 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

- **Applicable**
- **N/A**
- Number of base standards 2

<table>
<thead>
<tr>
<th>Type:</th>
<th>Vehicular</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 reflective 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>Conform to the requirements of the MUTCD and its DoD Supplement. Provide types and sizes where required by UFC.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type:</th>
<th>Pedestrian</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</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>White vinyl lettering. Provide types and sizes where required by UFC.</td>
</tr>
</tbody>
</table>

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

---

**C08.1.6. Informational Signs**

- **N/A**
- Large graphics do not apply
- **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 brown.
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

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

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

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 Small graphics do not apply

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

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

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

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

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

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

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

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

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

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

11. Provide round tapered, square non-tapered, or round non-tapered aluminum poles and aluminum fixtures with square, rectangular or circular housings in colors and shapes to match adjacent facilities and the facility district.

12. Streets and parking lots shall be illuminated by fixtures mounted on tapered metal poles, 25-40’ high. The fixture shall be rectangular cutoff (shoebox type) fixtures or alternate fixtures compatible with the surrounding architecture and existing fixtures. Color shall be dark bronze. Low level path lighting shall be provided by using bollard type fixtures in dark bronze metal finish.

13. 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.
14. 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.

15. 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.

16. Consistently install lighting for sidewalks, bikeways and trails to match adjacent facilities.

17. 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.

18. 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

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

Type: **Style 1**

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

Mfr: Hubbell, Kim Lighting

Color: Dark Bronze Anodized (or Clear Anodized as approved by BCE)

Finish: Factory

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

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

UFGS: N/A
### Style 2

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

- **Mfr:** Hubbell, Kim Lighting

- **Color:** Clear Anodized as approved by BCE

- **Finish:** Factory

- **Model #:** Round Cutoff, Single Arm or Dual Arm Mount

- **Other:** Lamp: LED. Follow manufacturer’s recommendations for fixture base.

---

### Parking Lot Lighting

**C09.2.2. Parking Lot Lighting**

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

### Parking Lot Style 1

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

- **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
**Parking Lot Fixture Base**

- Type: Parking Lot Fixture Base
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: Custom
- Color: Natural gray
- Finish: Trowel
- Model #: Form-cast, round
- Other: N/A
- UFGS: Section 03 33 00 Cast-In-Place Architectural Concrete

**Lighted Bollards**

- Type: Lighted Round Dome Top
- Applies to: Group 1, Group 2, Group 3, Group 4, Other
- Mfr: Lithonia Lighting Products
- Color: Dark Bronze
- Finish: Anodized aluminum
- Model #: KBA
- Other: Flared cone, 3000K LED Lamp. Follow manufacturer’s recommendations for fixture base.
- UFGS: N/A
**Lighted Square Sloped Top**

Type: Lighted Square Sloped Top

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

Mfr: Kim Lighting

Color: Platinum Silver

Finish: Anodized aluminum

Model #: VSB1 Square

Other: 3000K LED Lamp, 360° downlighting

UFGS: N/A

---

**C09.2.4. Sidewalk Lighting**

Applicable: Yes

Number of base standards: 1

**Rectilinear Cutoff**

Type: Rectilinear Cutoff

Applies to:  
- Group 1
- Group 2
- Group 3
- Group 4
- 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:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** Vista Lighting
- **Color:** Dark bronze anodized
- **Finish:** Smooth
- **Model #:** Aluminum Step and Brick Lights, 5230 round louvered
- **Other:** Lamp: LED

- **UFGS:** N/A

### C09.2.6. Other

- **Applicable**
  - N/A
D. FACILITIES EXTERIORS

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

- Applicable ☑ N/A 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

[Images of different building exteriors]

Dormitory with Face Brick and Split Face CMU Base, Light Tan Roof
Light Tan CMU and Light Gray Roof
Light Tan CMU and Dark Bronze Roof
Light Tan CMU in Group 3

D01. SUPPORTING THE MISSION

Comply with AF Corporate Standards for Supporting the Mission:

D02. SUSTAINABILITY

Comply with Air Force Corporate Standards for Sustainability:
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. Promote natural ventilation and locate operable windows to optimize efficiency.

3. 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.

4. 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.

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

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

7. 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 Florida Gulf Coast theme with architectural features expressive of innovation and technology that represents the current Air Combat Command mission.

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

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

7. All designs shall be reviewed by the Base Architect for compliance with this IFS. Submissions are required at 35% preliminary design.

D03.3. Details and Color

1. Provide a palette of earth-tone colors related to the native landscape in brick, block, stucco and powder-coated metals. Refer to wall systems for detailed material listings.

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

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

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

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

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

7. Manufacturers listed below are only provided to establish a baseline of equivalency among all applicable manufacturers.
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: Area is subject to flooding, high winds and corrosion

Other:

Facility: Narrow buildings along E-W axis are preferred

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

Doors: Recessed are preferred

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

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

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

MEP: Ground-source following LCCA

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

Other:
**D03.3.2. Natural Ventilation System**

- **Type:** Style 1 Aluminum Windows
- **Applies to:**
  - ☐ Group 1
  - ☐ Group 2
  - ☜ Group 3
  - ☐ Group 4
  - ☐ Other
- **Mfr:** Kawneer (or equivalent)
- **Color:** Clear anodized as approved by BCE
- **Finish:** Anodized
- **Model #:** 2x4, slider or awning type
- **Other:** Provide thermally broken frames. Dark bronze anodized frames may be used to match existing in renovations and additions.

**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
  - ☐ Group 4
  - ☐ Other
- **Mfr:** Custom, TBD
- **Color:** Red brick blend
- **Finish:** Light texture
- **Model #:** Coursed unit masonry
- **Other:** Brick is preferred. Concrete block may only be used in Group 3 when approved by the BCE.

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

<table>
<thead>
<tr>
<th><strong>Applicable</strong></th>
<th>N/A</th>
<th>Number of base standards 3</th>
</tr>
</thead>
</table>

#### Wall Devices

- **Type:** Wall Devices
- **Applies to:** Group 1, Group 2, Group 3, Group 4, Other
- **Mfr.:** Kawneer (or equivalent) or custom
- **Color:** Tyndall Tan or accent color as approved by the BCE
- **Finish:** Factory, to match frames
- **Model #:** Louver
- **Other:** Shading devices may be attached to frames or structure

#### Window Device, South Exposure

- **Type:** Window Device, South Exposure
- **Applies to:** Group 1, Group 2, Group 3, Group 4, Other
- **Mfr.:** Kawneer (or equivalent) or custom
- **Color:** Tyndall Tan or accent color as approved by the BCE
- **Finish:** Factory, to match frames
- **Model #:** Louver
- **Other:** Install horizontal louvers on south-facing exposure. Shading devices may be attached to frames or structure.

#### UFGS:

- **Section 05 50 14 Structural Metal Fabrications**
**Window Device, East and West Exposure**

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

*Mfr:* Kawneer (or equivalent) or custom

*Color:* Tyndall Tan or accent color as approved by the BCE

*Finish:* Factory, to match frames

*Model #:* Louver

*Other:* Install vertical louvers on east- and west-facing exposures. Shading devices may be attached to frames or structure.

*UFGS:* Section 05 50 14 Structural Metal Fabrications

---

**D03.3.5. Renewable Heating/Cooling**

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

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

*Mfr:* Climate Master

*Color:* N/A

*Finish:* N/A

*Model #:* N/A

*Other:* Vertical ground loop well field

*UFGS:* Section 23 81 47 Water-Loop and Ground-Loop Heat Pump Systems
### D03.3.6. Solar Photovoltaic System

**Type:** Ground Mounted Array  

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

**Mfr:** TBD  
**Color:** Factory  
**Finish:** Factory  
**Model #:** Flat Plate Collector  
**Other:** Galvanized Steel Frame Mounting

---

### 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.

Image Tool 250 x 188
D04.1. Primary Entrances

1. Emphasize the primary entrance in the overall building design with a projecting or recessed covering for weather protection following Installation Facilities Standards (IFS) with an appropriate level of quality for the Facility Group designation.

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

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

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

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

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

D04.2. Secondary Entrances

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

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

3. Include a recess or projection for weather protection and shading.

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

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

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

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

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

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

Comply with AF Corporate Standards for 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 facilities may use integrally colored brick or CMU as the predominant wall material with accents of factory finished metal panels or metal sheeting. CMU shall be ground face when located adjacent to grade; ground face or split face may be used above the fourth course. Architectural precast may be used as an accent in brick wall systems.

3. Group 2 facilities shall use integrally colored CMU as the predominant wall material with accents of factory finished metal panels or metal sheeting. CMU shall be ground face adjacent to grade; ground face or split face may be used above the fourth course.

4. Group 3 facilities shall be a combination of integrally colored CMU and factory finished insulated metal panels or metal sheeting. Small scale facilities may be entirely CMU. CMU shall be ground face adjacent to grade; ground face or split face may be used above the fourth course.

5. Group 4 shall be a predominantly cementitious lapped horizontal siding.

6. Multi-story Group 1, 2 and 3 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. CMU may be stack bond on north exposures to promote shedding water and minimize staining. Provide wall accents consistently throughout the base.

9. Use integrally colored materials and factory-finished metals. Do not paint integrally colored CMU. Older CMU buildings, which have been painted, may be repainted using base standard colors.

10. Translucent wall panels may be used in Facility Group 1 and recreational uses in Group 2 when protected from direct solar gain. Provide insulating panels and 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, 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 as 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.

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:** Brick or CMU
- **Secondary:** Metal panels or sheathing or architectural precast
- **Accent:** Alternate color of brick or CMU

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

- **Primary:** CMU
- **Secondary:** Metal panels or sheeting
- **Accent:** Alternate color of CMU

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

- **Primary:** Metal panels or ribbed metal sheeting
- **Secondary:** Metal in alternate color or CMU
- **Accent:** N/A

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

- **Primary:** Fiber cement siding
- **Secondary:** Fiber cement siding, trim boards
- **Accent:** Concrete foundation cladding

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

**D05.4.1. Flat Metal Panels**

- **Type:** **Style 1**
- **Applies to:** Group 1, Group 2, Group 3
- **Mfr:** Alucobond
- **Model #:** Alucobond Classic, Rainscreen I
- **Color:** Anodic Clear Mica PVDF 2
- **Finish:** Matte
- **Other:** Route and Return Dry Seal

**UFGS:** Section 07 42 13 Metal Wall Panels:
Section 07 42 63 Fabricated Wall Panel Assemblies:
### D05.4.2. Brick Veneer

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<tr>
<th>Type:</th>
<th>Modular Face Brick, Medium Tan</th>
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<tr>
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<td>Group 1, Group 2, Group 3, Group 4, Other</td>
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<tr>
<td>Mfr:</td>
<td>Local, TBD</td>
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<tr>
<td>Model #:</td>
<td>Face Brick</td>
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<tr>
<td>Color:</td>
<td>Medium Tan blend</td>
</tr>
<tr>
<td>Finish:</td>
<td>Straight edges, smooth texture</td>
</tr>
<tr>
<td>Other:</td>
<td>Nominal size: 4x8x2.6</td>
</tr>
<tr>
<td>UFGS:</td>
<td>Section 04 20 00 Unit Masonry:</td>
</tr>
<tr>
<td></td>
<td>[<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf](<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf)</td>
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</table>

<table>
<thead>
<tr>
<th>Type:</th>
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<tr>
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</tr>
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<td>Mfr:</td>
<td>Local, TBD</td>
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<td>Model #:</td>
<td>Face Brick</td>
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<tr>
<td>Color:</td>
<td>Light Tan Blend</td>
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<td>Finish:</td>
<td>Straight edges, smooth texture</td>
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<td>Other:</td>
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</tr>
</tbody>
</table>
## D05.4.3. Architectural Precast

- **Type:** Coursed precast
- **Applies to:** Group 1, Group 2, Group 3, Group 4
- **Mfr:** Local, TBD
- **Model #:** Smooth Casting
- **Color:** Light Beige
- **Finish:** Very Light texture
- **Other:** N/A
- **UFGS:** Section 03 45 00 Precast Architectural Concrete: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 45 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 45 00.pdf)

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## D05.4.4. Stucco Over Sheathing

- **Applicable:** N/A

---

## D05.4.5. Curtain Wall

- **Applicable:** N/A

---

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

- **Applicable:** N/A

---

## D05.4.7. Tilt-Up Concrete

- **Applicable:** N/A
D05.4.8. Ribbed Metal Sheeting

Type: Flat Panel

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

Mfr: Berridge

Model #: Lap Seam Panel

Color: Beige

Finish: Embossed light texture, factory finished

Other: 24 Gauge Steel

UFGS: Section 07 42 13 Metal Wall Panels:

Type: Corrugated Panel

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

Mfr: TBD

Model #: Lap Seam Panel

Color: Silver (non-reflective)

Finish: Matte

Other: N/A

UFGS: Section 07 42 13 Metal Wall Panels:

D05.4.9. EFIS

□ Applicable  □ N/A

D05.4.10. GRFC

□ Applicable  □ N/A
## Concrete Block

### Concrete Masonry Unit (CMU) Ground Face

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<th>Type:</th>
<th>Concrete Masonry Unit (CMU) Ground Face</th>
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<tbody>
<tr>
<td>Applies to:</td>
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</tr>
<tr>
<td>Mfr:</td>
<td>TBD</td>
</tr>
<tr>
<td>Model #:</td>
<td>8x8x16 Nominal, face and corner units</td>
</tr>
<tr>
<td>Color:</td>
<td>Light tan or light gray with black fleck</td>
</tr>
<tr>
<td>Finish:</td>
<td>Ground face with exposed light and dark aggregates</td>
</tr>
<tr>
<td>Other:</td>
<td>Running bond or stack bond on north exposures</td>
</tr>
<tr>
<td>UFGS:</td>
<td>Section 04 20 00 Unit Masonry: [<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf](<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf)</td>
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</table>

### Concrete Masonry Unit (CMU) Split Face, Narrow Units

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<tbody>
<tr>
<td>Applies to:</td>
<td>☐ Group 1 ☐ Group 2 ☐ Group 3 ☐ Group 4 ☐ Other</td>
</tr>
<tr>
<td>Mfr:</td>
<td>TBD</td>
</tr>
<tr>
<td>Model #:</td>
<td>4x8x16 Nominal, face and corner units</td>
</tr>
<tr>
<td>Color:</td>
<td>Light tan with white flecks</td>
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<tr>
<td>Finish:</td>
<td>Heavy texture face with exposed light aggregates</td>
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<td>Other:</td>
<td>Running bond or staggered coursing</td>
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<td>UFGS:</td>
<td>Section 04 20 00 Unit Masonry: [<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf](<a href="http://www.wbdg.org/FFC/DOD/UFGS/UFGS">http://www.wbdg.org/FFC/DOD/UFGS/UFGS</a> 04 20 00.pdf)</td>
</tr>
</tbody>
</table>
Type: Concrete Masonry Unit (CMU) Split Face

Applies to:  

☐ Group 1  ☐ Group 2  ☐ Group 3  ☐ Group 4  ☐ Other

Mfr: TBD

Model #: 8x8x16 Nominal, face and corner units

Color: Light tan with white flecks

Finish: Heavy texture face with exposed light aggregates

Other: Provide matching ground face unit at grade

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

---

D05.4.12. Fiber Cement Siding

Applicable ☑ N/A  Number of base standards 1

Type: Style 1

Applies to:  

☐ Group 1  ☐ Group 2  ☐ Group 3  ☑ Group 4  ☐ Other

Mfr: James Hardie Building Products, Inc.

Model #: Horizontal Lap Siding, Shingle Siding

Color: Earth Tones

Finish: Wood Texture

Other: Hardie Plank, Hardie Shingle

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

---

D05.4.13. Other

Applicable ☑ N/A
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.
**D06.1. Types**

1. Clear anodized aluminum doors, windows and frames with thermal breaks are preferred for Facility Groups 1-3 because they show less wear and weathering than dark anodized finishes; match the color of the door and frame. For renovation projects the color of new windows, doors and frames may match the existing.

2. Aluminum clad wood windows are preferred for Facility Group 4.

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

4. Automatic doors are allowed only where functionally necessary.

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

6. Utility and emergency egress doors shall match the wall color.

7. Passive thermal comfort methods of ventilation are encouraged where life cycle cost justified.

8. Windows must meet force protection requirements.

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

10. 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, intrusion and coordinate sound ratings.

**D06.3. Glazing and Shading**

1. Tinted, energy-efficient, low-e, double-pane glazing is encouraged; provide triple-pane glazing in extreme environments.

2. Glazing color shall follow Installation Facilities Standards (IFS).

3. Translucent wall panels may be integrated into wall systems.

4. Do not use mirrored glazing.

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

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

**D06.4. Hardware**

1. Provide hardware appropriate for the Facility Group while considering activity and frequency of use and local climate; hardware may be of higher visual quality for Facility Group 1.

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

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

4. Use consistent finishes and color on window and door systems throughout a facility. For renovation projects the color of new hardware may match the existing hardware.
5. Design building systems to eliminate the need for security screens whenever possible.

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

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

### D06.5.1. Anodized Aluminum

- **Type:** Anodized Aluminum Doors, Windows and Frames
- **Mfr:** Kawneer (or equivalent)
- **Color:** Clear anodized aluminum
- **Finish:** Matte
- **Model #:** 2x4
- **Other:** Provide thermally broken frames

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

### D06.5.2. Hollow Metal

- **Type:** Hollow Metal Doors, Windows and Frames
- **Mfr:** Hollow Metal Doors, Windows and Frames
- **Color:** Dark Brown
- **Finish:** Powder Coated, Satin
- **Model #:** 2x4 frame
- **Other:** Provide thermally broken frames

**UFGS:** Section 08 11 13 Steel Doors and Frames:  
D06.5.3. Aluminum-clad Wood

- **Applicable**
- **N/A**
- Number of base standards: 1

**Image Tool 250 x 188**

### Type:
- **Aluminum-clad Residential**

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

### Mfr:
- Marvin

### Color:
- White or Earth tones

### Finish:
- Powder coated, satin

### Model #:
- Aluminum-clad wood windows

### Other:
- Double hung

### UFGS:
- Section 08 14 00 Wood Doors
  - [Link](http://www.wbdg.org/FFC/DOD/UFGS/UFGS_08_14_00.pdf)

---

D06.5.4. Other

- **Applicable**
- **N/A**
D07. ROOF SYSTEMS

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

Comply with AF Corporate Standards for Roof Systems:

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 facilities under 5,000 sf and narrow in plan geometry may have sloped shed, gabled or hipped standing seam metal roofs. Larger facilities shall use minimal-slope membrane roofs. Ballasted roofs are not permitted.

4. Roof mounted appendages and equipment are discouraged on sloped roofs. When unavoidable, provide screens for these elements matching the roof materials, which are used predominantly in the building’s roof systems.

5. Roof translucent panels are permitted only for Group 1 in clerestories. Skylights are not permitted.

6. Group 4 facilities shall have gabled or hipped composite shingle roofs.

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

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

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

10. Keep roofs uncluttered and minimize penetrations.

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

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

13. 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.

14. 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. Low-sloped roofs are allowed for larger structures or to match existing conditions on renovation projects. Minimal-sloped roofs may also be used for Group 3 facilities in high-visibility areas.

3. Group 4 facilities shall use 4:12 to 6:12 roof slopes.

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

5. Provide roof slopes to accommodate solar photovoltaic, solar thermal, passive systems and daylighting when applicable following UFC 1-200-02.

6. Provide underlayments as required for the roofing type as directed by the UFC.

D07.3. Parapets and Copings

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

1. Sloped metal roofs in Groups 1 and 2 and smaller facilities in Group 3 shall be light tan or non-reflective silver. Dark colored roofing may be used when matching existing roofs for repair and additions, but is discouraged in new construction.

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. Fascias shall generally match the roof color. All gutters shall match the fascia / roof color. Downspouts should match the color of the wall.

4. Sloped roofs in Group 4 shall be light to medium Earth tones.

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

6. 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. Refer to D07.4 above for 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.

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 and unavoidable configurations ensure units are screened.

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

5. Screen all large vents.

6. Ensure attic spaces are properly vented at ridges and soffits.
7. Match roof color for all exposed equipment and vents.

8. Avoid roof-mounted antenna systems.

9. Arrange Lightning Protection Systems (LPS) components in an ordered, uncluttered, inconspicuous appearance and integrated 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 to a roof with a slope above 3:12 per UFC 3-110-03.

**D07.7. Clerestories and Skylights**

1. Clerestories are permitted in Group 1 facilities. These are allowed in Group 2 and 3 facilities only when serving passive systems and are justifiable by life-cycle analysis.

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

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

4. Clerestories and skylights 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**

- **Type:** Style 1
- **Mfr:** Berridge
- **Color:** Light tan or light gray
- **Finish:** Matte
- **Model #:** Tee-Panel
- **Other:** Shed, gabled or hipped standing seam metal

UFGS: Section 07 61 14 Steel Standing Seam Roofing
<table>
<thead>
<tr>
<th>D07.9.2. Membrane Single-ply</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Applicable</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of base standards</td>
<td>1</td>
</tr>
</tbody>
</table>

Type: **Style 1**

- **Applies to:** Group 1, Group 2, Group 3
- **Mfr:** Carlisle Systems
- **Color:** Off-white
- **Finish:** Smooth
- **Model #:** White EPDM or TPO single-ply, “flat” minimal slope
- **Other:** N/A

**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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<table>
<thead>
<tr>
<th>D07.9.3. Built-up Multi-ply</th>
<th></th>
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<tbody>
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</table>

<table>
<thead>
<tr>
<th>D07.9.4. Concrete Tile</th>
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<tbody>
<tr>
<td>Applicable</td>
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</table>

<table>
<thead>
<tr>
<th>D07.9.5. Clay Tile</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>D07.9.6. Slate Shingles</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Applicable</td>
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</table>

<table>
<thead>
<tr>
<th>D07.9.7. Vegetated System</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable</td>
<td>N/A</td>
</tr>
</tbody>
</table>
D07.9.8. Ribbed Metal Sheeting

Applicable ☑  N/A  Number of base standards 1

Type: **Style 1**

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

Mfr: Berridge

Color: Light tan or light gray

Finish: Factory

Model #: High Seam Tee-Panel

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

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

D07.9.9. Composite Shingles

Applicable ☑  N/A  Number of base standards 1

Type: **Style 1**

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

Mfr: Tamko

Color: Earth Tones

Finish: Factory

Model #: Heritage

Other: Gabled or hipped with transverse gable or hipped features

UFGS: Section 07 31 13 Glass-fiber-reinforced Asphalt Shingles

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.

---

Group 1

[Images of structural features]

Group 2

[Images of structural features]

Group 3

[Images of structural features]

Group 4

[Images of structural features]
D08.1. Systems and Layouts

1. Pre-engineered structural steel framing may be used for Groups 1, 2 and 3 facilities; Installation-appropriate thermal envelopes, materials and detailing are required.

2. Select economical structural systems that integrate roof and wall systems.

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

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

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

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

7. Cost-effectively design interior bearing walls as thermal mass when justified by LCCA.

8. All structure designs shall address seismic ratings and wind speed, rating and loads following the current version of the International Building Code (IBC) and UFC 3-301-01 - Structural Engineering. This shall include structural components such as supports for mechanical equipment, piping and ductwork.

9. Address 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

<table>
<thead>
<tr>
<th>Type:</th>
<th>Cast-In-Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>Group 1</td>
</tr>
<tr>
<td>Mfr:</td>
<td>Local TBD</td>
</tr>
<tr>
<td>Color:</td>
<td>Natural gray</td>
</tr>
<tr>
<td>Finish:</td>
<td>Light texture</td>
</tr>
<tr>
<td>Model #:</td>
<td>Post and beam and/or waffle slab</td>
</tr>
<tr>
<td>Other:</td>
<td>Coordinate with mechanical for chilled beam technologies</td>
</tr>
</tbody>
</table>

**UFGS:**
- Section 03 30 53 Miscellaneous Cast-In-Place Concrete: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 30 53.pdf](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](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 03 33 00.pdf)

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

<p>| | |</p>
<table>
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### D08.2.3. Steel

<table>
<thead>
<tr>
<th>Type:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Applies to:</td>
<td>Group 1</td>
</tr>
<tr>
<td>Mfr:</td>
<td>US Steel</td>
</tr>
<tr>
<td>Color:</td>
<td>Shop primed</td>
</tr>
<tr>
<td>Finish:</td>
<td>Matte</td>
</tr>
<tr>
<td>Model #:</td>
<td>Structural steel shapes</td>
</tr>
<tr>
<td>Other:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**UFGS:** Section 05 12 00 Structural Steel: [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 05 12 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 05 12 00.pdf)
D08.2.4. Pre-Engineered Steel

- Type: Moment Frame
- Mfr: Behlen Building Systems
- Color: Factory primed
- Finish: Matte
- Applies to: Group 1, Group 2, Group 3, No Group 4, No Other
- Model #: Moment Frame
- Other: Draped insulation may be used behind wall finish system; Behlen standing seam roof system may be used for Group 3
- UFGS: Section 13 12 00 Steel Building Systems (Not Available on UFGS) Section 13 34 19 Metal Building Systems

D08.2.5. Masonry

- Applicable

D08.2.6. Heavy Timber

- Applicable
D08.2.7. Light-gauge Steel

Type: Steel Framing

Applies to: Group 4

Mfr: Steelrite

Color: Factory

Finish: Galvanized

Model #: Structural framing shapes

Other: N/A

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

D08.2.8. Lumber Framing

☐ Applicable  ☐ N/A

D08.2.9. Other

☐ Applicable  ☐ N/A
D09. MECHANICAL, ELECTRICAL AND PLUMBING

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

7. Refer to Appendix G for additional resources and requirements.

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
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 lifespan.

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 HQ AFCEC standards.

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.wbdg.org/facilities-interiors/floors/index.html

**E02.1. Floor Materials**

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

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

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

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

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

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

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

- **Primary**: 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

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

<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: Local (TBD)

Color: Natural gray cement, light to dark beige aggregates

Finish: Fine polished texture

Model #: Medium to small aggregate

Other: N/A

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

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E02.1.2. Natural Stone and Terrazzo

<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: Local (TBD)

Color: Natural gray cement, light to dark beige aggregates

Finish: Medium polished texture, slip resistant

Model #: Medium to small aggregate

Other: N/A

UFGS: Section 03 35 45 Polished Concrete Finishing (Not Available on UFGS)
### E02.1.3. Quarry Tile

| Applicable | N/A | Number of base standards | 1 | Image Tool 250 x 188 |

| Type: | **Style 1** |
| Applies to: | ☐ Group 1 ☑ Group 2 ☐ Group 3 ☐ Group 4 ☐ Other |
| Mfr: | Daltile |
| Color: | Earth tones |
| Finish: | Matte, slip resistant |
| Model #: | N/A |
| Other: | Use in commercial kitchen flooring. |

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling

---

### E02.1.4. Ceramic Tile

| Applicable | N/A | Number of base standards | 2 | Image Tool 250 x 188 |

| Type: | **Style 1 Porcelain** |
| Applies to: | ☑ Group 1 ☐ Group 2 ☐ Group 3 ☐ Group 4 ☐ Other |
| Mfr: | Daltile |
| Color: | Earth tones |
| Finish: | Matte, slip resistant |
| Model #: | Porcelain tile |
| Other: | Use in high traffic areas. Epoxy grout is recommended. |

UFGS: Section 09 30 10 Ceramic, Quarry, and Glass Tiling
**Style 2 Ceramic**

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

**Style 1 Stair Treads**

**Appplies 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

- **Style 1**
  - **Applies to:**
    - Group 1
    - Group 2
  - **Mfr:** Mohawk Group
  - **Color:** Neutral multi-colored tones/patterned/solid
  - **Finish:** Yarn: Nylon 6 or 6.6/cut pile or loop pile
  - **Model #:** Broadloom, 6’ wide rolled, carpet tiles, entry walk-off carpet
  - **Other:** N/A

- **UFGS:** UFGS 09 68 00 Carpeting
  - [http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf](http://www.wbdg.org/FFC/DOD/UFGS/UFGS 09 68 00.pdf)

- **Style 2**
  - **Applies to:**
    - Group 1
    - Group 2
    - Group 3
  - **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)

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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 otheras approved by the BCE)
Secondary: Gypsum board (painted)
Tertiary: Ceramic tile (restrooms)

Facility Group 2 wall materials shall be as follows.

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

Facility Group 3 wall materials shall be as follows.

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

Facility Group 4 wall materials shall be as follows.

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

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

Note: Apply the below base-wide standards for Walls (products, materials and color). Then refer to the Appendix and apply any additional requirements specifically related to the Facility District in which the project is located.
E03.1.1. Concrete
☐ Applicable  ☐ N/A

E03.1.2. Masonry
☐ Applicable  ☐ N/A  Number of base standards 1

Type: Modular Face Brick

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

Mfr: Local (TBD)

Color: Red blend

Finish: Light texture

Model #: Coursed unit masonry

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

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

<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>
<tbody>
<tr>
<td>Mfr:</td>
<td>US Gypsum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Color:</td>
<td>Solid Earth tone colors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finish:</td>
<td>Paint (Sheen per UFGS)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Model #:</td>
<td>Tapered edge</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

| Applies to: | N/A |

E03.1.6. Wood Paneling

| Applies to: | N/A |

E03.1.7. Rapidly-Renewable Products

| Applies to: | N/A |

E03.1.8. Other

| Applies to: | N/A |

E04. Ceilings

Comply with Air Force Corporate Standards for Ceilings:
http://afcs.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

Type:  Style 1

Appplies 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

Recommended Image:
Detail of Grid and Acoustical Tile
Size image to: 250 pixels width x 188 pixels height
Click here to insert image

E04.1.4. Gypsum Board

☐ Applicable  ☑ N/A

Type:  Style 1

Appplies 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

Facility Group 1
Door (leaf) materials shall be as follows.
Primary: Hardwood veneer
Secondary: Hollow metal (painted)
Tertiary: N/A

Facility Group 2
Door (frame) and window frame materials shall be as follows.
Primary: Aluminum, clear anodized
Secondary: Hollow metal (painted)
Tertiary: N/A

Facility Group 2
Door (leaf) materials shall be as follows.
Primary: Hardwood veneer
Secondary: Hollow metal (painted)
Tertiary: N/A

Facility Group 3
Door (frame) and window frame materials shall be as follows.
Primary: Hollow metal (galvanized, painted)
Secondary: Hollow metal (galvanized, painted)
Tertiary: N/A

Facility Group 3
Door (leaf) materials shall be as follows.
Primary: Hollow metal (galvanized, painted)
Secondary: Hollow metal (galvanized, painted)
Tertiary: N/A

Facility Group 4
Door (frame) and window frame materials shall be as follows.
Primary: Hardwood veneer
Secondary: Hollow metal (painted)
Tertiary: N/A

Facility Group 4
Door (leaf) materials shall be as follows.
Primary: Wood solid core
Secondary: Composite solid core
Tertiary: N/A

1. Hardwood casings may be provided over metal frames in Group 1 as approved on a case 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
  - Group 4
  - Other
- **Mfr:** Kawneer
- **Color:** Clear anodized
- **Finish:** Factory
- **Model #:** InFrame Interior Framing, (2x4 nominal framing)
- **Other:** Satin stainless steel hardware

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

E05.1.2. Hollow Metal

- **Type:** Steel Doors
- **Applies to:**
  - Group 1
  - Group 2
  - Group 3
  - Group 4
  - Other
- **Mfr:** Steelcraft
- **Color:** Neutral colors
- **Finish:** Paint (Sheen per UFGS)
- **Model #:** Hollow metal, 2” w. frames, 16 gauge (welded corners) grouted solid
- **Other:** Provide in Group 3 and in utility areas of Group 1 and 2. Provide A25 “galvannealed” coating. All interior steel doors shall have a factory applied primer finish. Provide satin stainless steel hardware.

**UFGS:**
- Section 08 11 13 Steel Doors and Frames
- 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)
Type: **Steel Frames**

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

Mfr: Steelcraft

Color: Neutral colors

Finish: Paint (Sheen per UFGS)

Model #: Hollow metal, frame grouted solid

Other: Satin stainless steel hardware

---

UFGS:  
- Section 08 11 13 Steel Doors and Frames  
- 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)

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Type: **Style 1, Administrative**

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

Mfr: Simpson

Color: Natural hardwood veneer

Finish: Clear Sealer, satin (aqueous)

Model #: 3'x7'x 1 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  
  [https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf](https://www.wbdg.org/FFC/DOD/UFGS/UFGS 08 71 00.pdf)
Type: **Style 2, Residential**

Applies to: □ Group 1 □ Group 2 □ Group 3 □ 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
Section 08 71 00 Door Hardware
https://www.wbdg.org/FFC/DOD/UFGS/UFGS_08_71_00.pdf

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**E05.1.4. Other**

☐ Applicable  ☐ N/A

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**E06. Casework Systems**

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

**E06.1. Casework Materials**

1. Select casework systems and materials considering durability, maintenance requirements and LCCA.

2. Natural stone and cast stone countertops may only be used in Group 1 with approval on a case 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](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
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
- [x] 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

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E06.1.4. Metal

Applicable: Yes  N/A  Number of base standards: 1

Type: **Style 1**

Applies to: 
- [x] 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: No  N/A
E06.2. Countertop Materials

E06.2.1. Plastic Laminate

Applicable: Yes  N/A  Number of base standards 1

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

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

Mfr: Formica

Color: Medium Earth tomes 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

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E06.2.2. Solid Polymer Surface

Applicable: Yes  N/A  Number of base standards 1

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

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

Mfr: Corian

Color: Medium Earth tomes 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

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

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

Mfr: Local (TBD)

Color: Neutral tones

Finish: High polish, sealer

Model #: Custom cut slabs

Other: N/A

UFGS: Section 12 36 00 Countertops

---

E06.2.4. Cast Stone

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

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

Mfr: Local (TBD)

Color: Neutral tones

Finish: High polish, sealer

Model #: Custom cast or cut slabs

Other: N/A

UFGS: Section 12 36 00 Countertops
E06.2.5. Metal

Applicable □ N/A

Number of base standards 1

Type: **Style 1, Integrated Splash**

Applications to:
- Group 1
- Group 2
- Group 3
- Group 4
- Other

Mfr: Local (TBD)

Color: Natural stainless steel

Finish: Mill

Model #: Custom fabricated countertops

Other: Provide integral fronts, sides and backsplash

UFGS: Section 12 31 00 Manufactured Metal Casework

http://www.wbdg.org/FFC/DOD/UFGS/UFGS 12 31 00.pdf

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E06.2.6. Other

Applicable □ N/A

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E07. Furnishings

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

E07.1. Durability and Serviceability

Comply with AF Corporate Standards for Durability and Serviceability:

E07.2. Accessories

Comply with AF Corporate Standards for Accessories:

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E08. Interior Signs

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

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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. Please refer to Appendix G for a listing of related supplementary documents.
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:

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**TYNDALL AIR FORCE BASE**

**FACILITY DISTRICTS**

![Map of Tyndall Air Force Base Facility Districts]

- **Tyndall West Planning District**
- **Flightline Planning District**
- **Tyndall East Planning District**
- **Support Planning District**

**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.
TYNDALL AIR FORCE BASE FACILITY DISTRICTS

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

Group 1  ☐ Applicable  ☐ N/A
Group 2  ☐ Applicable  ☐ N/A
Group 3  ☐ Applicable  ☐ N/A
Group 4  ☐ Applicable  ☐ N/A
Other    ☐ Applicable  ☐ N/A
FACILITY DISTRICTS
Tyndall Air Force Base is divided into districts that align with land use zones as defined by the Installation Development Plan. Each district has designated uses that help to define facility 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 of the districts follows.

1. Support
Facilities in the Support District should continue to be pedestrian in scale. Application of the installation prevailing architectural style, Florida Coastal, should be implemented during major renovations or new construction of Group 1 and 2 facilities.

2. Flightline
The Flightline District includes facilities that are industrial in nature and support flightline operations. Facility types include hangars, administrative, 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.

3. Tyndall West
The Tyndall West District consists of family housing 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. Schools and community facilities shall follow standards for Facility Group 2 as defined in this IFS. Recreational facilities in this district shall follow the installation prevailing architectural style, Florida Coastal, which should be implemented during major renovations or new construction as appropriate.

4. Tyndall East
The Tyndall East District includes open space and undeveloped land inside the immediate cantonment area. Areas classified as open space may be undeveloped to act as a buffer space between incompatible uses or for safety or security clearances or there may be other constraints that are not readily visible. All development in this district requires prior coordination and approval from the Base Civil Engineer.

G. APPENDIX - References
Comply with Air Force Corporate Standards:
http://afcfs.wbdg.org/index.html

325 CIVIL ENGINEER SQUADRON
Tyndall AFB IFS Painting Guidelines
Tyndall AFB Communications Systems
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_comm_sys.pdf
Tyndall AFB Construction Documents Requirements
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_const_doc_requirements.pdf
Tyndall AFB Electrical Systems
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_electrical_sys.pdf
Tyndall AFB Environmental Systems
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_environmental_sys.pdf
Tyndall AFB Fire Protection Systems
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_fire_prot_sys.pdf
Tyndall AFB Mechanical and Plumbing Systems
http://www.wbdg.org/FFC/AF/AFIFS/tyndall_afb_mech_plumbing_sys.pdf