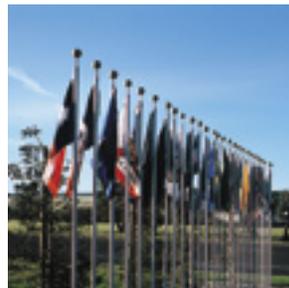


Travis Air Force Base

architectural compatibility plan



Vision

An Architecture of Community is a part of the long-range vision for Travis Air Force Base. This is a vision of excellence displayed in a high-quality corporate image for facilities, the landscape, and the environment. It is expressive of the architectural character, climatic factors, and cultural influences typically associated with the northern California region.

Architectural compatibility and Community can be achieved by understanding the vision for the base and by refining its design vocabulary. Successful examples of high quality facilities, landscaping, and streetscapes are presented in this Architectural Compatibility Plan (ACP). These examples depict the design standards that will ensure compatibility and achieve the vision of excellence.

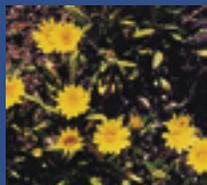
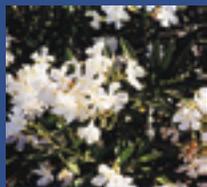
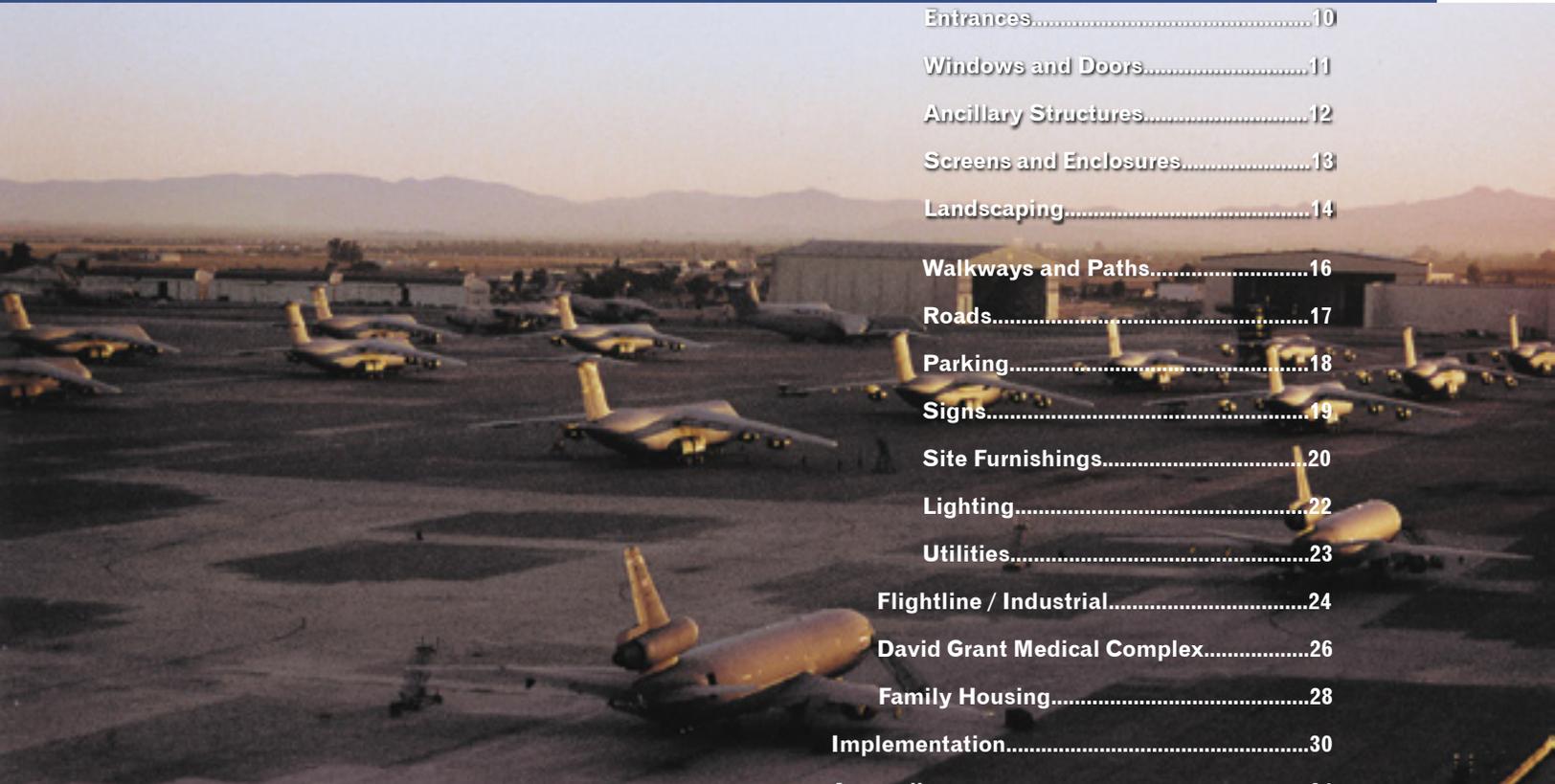




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introduction

The Architectural Compatibility Plan (ACP) defines a clear design vocabulary to be used throughout the base, providing specific standards for all aspects of exterior design. Compatible architecture is accomplished with similar buildings, using common design forms, details, materials, site features, and streetscapes.

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

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



Purpose

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

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

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

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

How to Use This Plan

The ACP defines four architectural settings: Basewide, Flightline / Industrial, David Grant Medical Complex, and Family Housing (see the map below).

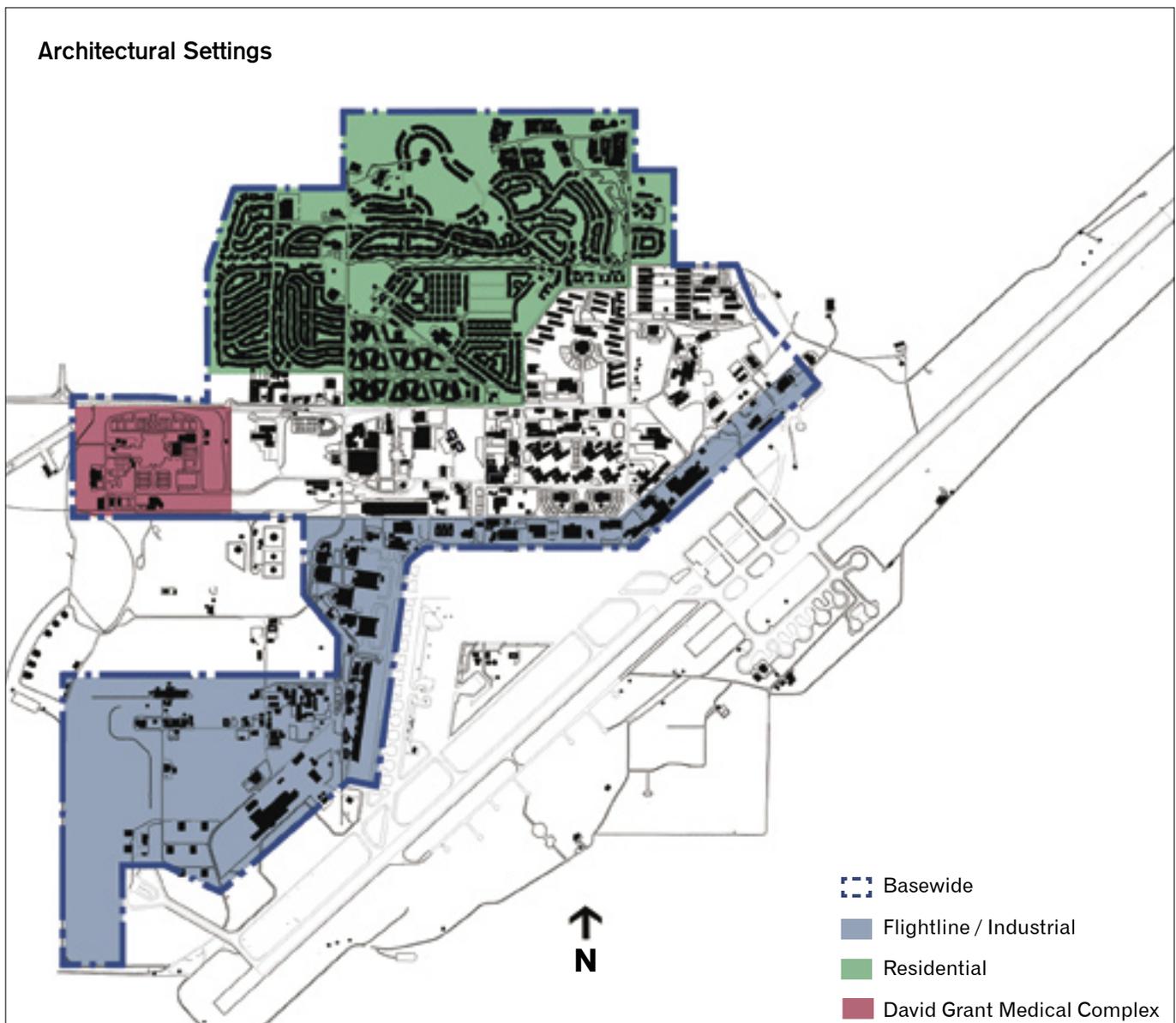
General and specific design standards for all buildings are included in the Basewide setting. Basewide standards shall be applied to all projects. When a project is located in the Flightline / Industrial, Medical Complex, or Family Housing setting more specific standards from those Sections of the ACP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

The Implementation Section of the ACP outlines key elements to ensure success in designing and constructing excellent facilities. It discusses the traditional design process, highlights the importance of site analysis, and describes the role of the Architectural Compatibility

Review Board (ACRB). The implementation section defines methods to facilitate the coordination and approval of design submittals.

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

A poster is available upon request that displays photographic examples of the Travis AFB community.





design standards

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

The first priority is to achieve architectural compatibility for Travis Air Force Base as a whole. The second priority is compatibility within an architectural setting or sub-area. Outstanding designs for individual buildings or facilities are the third priority. The goal is to design excellent facilities that satisfy all of these priorities.





Travis AFB has a foundation for architectural unity. The existing architecture depicts a predominant materials palette and a consistency of material detailing. The following design standards are applicable to the entire installation, to both host and tenant organizations.

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



BUILDINGS

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

Style / Form

- Place buildings at grade and express main entrance and related features as an architectural feature.
- Rectangular elements are the standard for major building masses. Use clean, simple, contemporary forms and avoid curves or angular elements in plan.
- Use stucco with articulation in walls combined with sloped metal roofs and modest eaves.
- Emphasize horizontal proportions on building elements.
- Develop a strong relationship of buildings and exterior spaces.
- Articulate building facades to create areas of shade and shadow.

Scale / Massing

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

Existing Buildings

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



■ WALL SYSTEMS

Walls provide the principal details and architectural features for buildings. These contribute significantly to the character of the base. The goal is to limit the palette of materials used on base. Consistent use of colors and materials will bind the base together and reduce visual clutter caused by too much diversity.

Stucco

- Three-coat cement-based stucco is the standard.
- Use beige colored, sand finish stucco walls with matching details.
- Conceal expansion joints with downspouts or locate them at transitions in the wall such as at pilasters or reveals.
- Exterior Insulation Finish System (EIFS) is permitted only with approval of the ACRB.
- A synthetic hard-coat may be used over cement-based scratch and brown coats for the final finish.
- Architectural precast may be used as accents on prominent structures with approval of the ACRB.
- Protect stucco from being damaged by lawn maintenance equipment.





Other Materials

- Limit the use of pre-finished metal wall panels to large industrial / flight-line facilities and special applications only with ACRB approval.
- Factory finish all exposed metals with a powder-coat application such as Kynar-500.
- Joint sealants shall match the color of the darker adjacent surfaces. When adjacent surfaces are the same color use a joint sealant in the same color.
- Translucent panels such as Kalwall are an acceptable material for limited use in building facades with ACRB approval. Use off-white panels with contrasting color frames.

Accents / Detailing

- Detailing shall consider overall building height and proportion.
- Use accents such as medallions, stucco joints, and projected bases to highlight entries and facades.
- High-visibility facilities shall demonstrate a greater use of detailing.

Wall Components

- Organize and coordinate placement of all mechanical, electrical, lighting, communication and other building components including downspouts into the overall architectural design.
- Do not expose conduits, cables, and piping on walls.
- All gas meters, fire bells, vents, louvers, and electrical / communication boxes shall match the wall surface color on which the equipment is mounted.

■ ROOF SYSTEMS

As one of the most prominent features of a building, the roof – its color, material, and form – play a large role in architectural compatibility. Make them comparable in shape, slope, material, and color throughout the base.

Configuration

- Use a 4:12 roof slope wherever possible, with a minimum of 3:12. Variations must be approved by the ACRB.
- Hipped roofs are preferred for most buildings. Gable and Dutch-hip roofs are acceptable with ACRB approval.
- Open gabled elements may be used to accent entries.
- Flat roofs with continuous parapet walls are discouraged and should be limited to special use facilities.
- Do not use large overhangs. Keep overhangs proportional to the size and height of the building.
- Low-sloped roofs are only allowed for larger structures in combination with hipped roofs, or to match existing conditions on alteration projects.

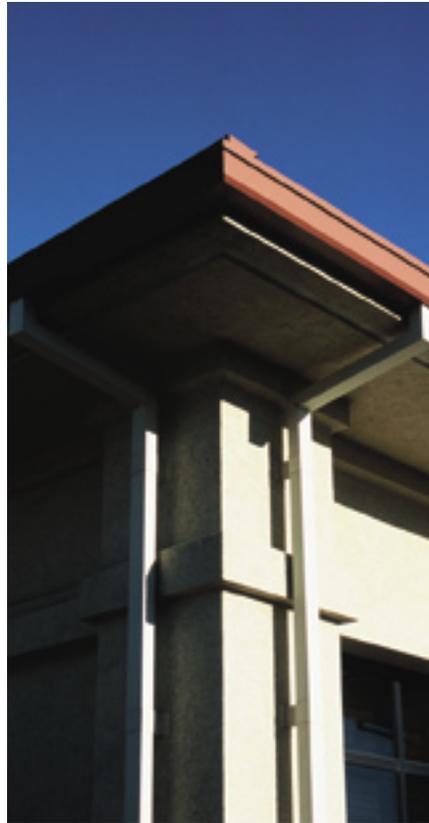
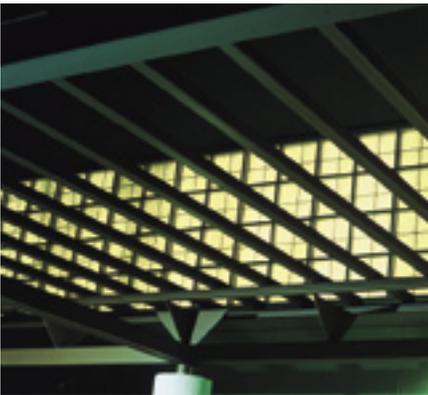
Materials and Color

- Use factory-finished, standing seam metal roofing on sloped roofs with a 18-inch maximum wide panel, 22 gauge and a 2-inch raised standing seam.
- Metal roofing shall be terra cotta color and flashing shall match the roof material and color.
- Membrane roofing for low-sloped roofs may only be used with ACRB approval. A warranted minimum slope of 1/2 : 12 is required.

Parapets / Copings

- Sloped parapets on the gabled end walls shall match the roof slope.
- Use properly flashed metal copings on all parapet walls. Architectural precast copings may be used with approval of the ACRB.
- Factory-finished metal copings shall match the roof color or the color of the wall if appropriate.





Fascias, Gutters, and Downspouts

- Incorporate continuous metal fascias that are scaled to match the roof. Size them 8 inches minimum and 14 inches maximum in height.
- Avoid the use of turn-down standing seam metal fascias.
- Fascias shall match the roof color when used with metal roofing.
- Gutters on sloped roofs are encouraged and shall be factory finished to match the roof color.
- Integrate downspouts with architectural details and match their color with that of the adjacent wall surfaces.
- Limit the use, angle, and length of exposed angled leaders.
- Use underground drainage where possible. At a minimum, provide concrete splash blocks to carry water from foundations.
- Interior roof drains and open scuppers are allowed only with ACRB approval.

Roof Vents and Elements

- Minimize, consolidate, and organize roof penetrations on the least visible side of the building.
- Finish PVC pipes and other roof elements to match the roof color.
- Do not use rooftop mechanical units. When required, minimize the negative visual effects with screening to match the roof color.
- Consider the use of dormer vents to conceal and screen exhaust fans. Do not place dormers arbitrarily.
- Make mechanical vent sizes and shapes consistent with architectural elements.
- Avoid roof-mounted antennas.



■ ENTRANCES

Entrances act as transitional elements from exterior to interior and provide opportunities to create a focal point on a façade. They establish a user's first impression of the facility.

General

- Ensure the building entrance is clearly visible and highlighted as a prominent feature.
- Projected entrance features with gabled or hipped roof forms are preferred.
- Create enclosed vestibules and weather-protected transition spaces at entrances.
- Address wind screening with walls, landscaping, and the configuration and development of entrances.
- Integrate handicapped ramps into designs.

Primary Entrances

- Provide overhead enclosure for weather protection.
- Locate newspaper, vending machines, and similar elements out of view to avoid visual clutter.

Secondary Entrances

- Reflect the character of the primary entrances but less prominently.
- Recessed entries are acceptable to provide areas of shade and weather protection.

Service Entrances and Emergency Egress

- Minimize visual impact with proper siting and access.
- Provide unobtrusive service entrances that are physically and visually separated from primary and secondary entrances.
- Incorporate egress structures such as stair towers, into design.
- Use landscaping and screen walls to screen and separate loading docks.
- Do not use canopies at emergency egress doorways.

Arcades

- Arcade elements may be used as an extension of the building's entrance.
- Limit arcades to special high-profile facilities.
- Integrate arcades with the building's form, materials, and detailing.

Drop-offs and Porte-cocheres

- Limit to special, high profile facilities and embellish with architectural detailing and landscaping.
- Design as an integral part of the building entrance using the same style, form, and materials.

Handrails

- Handrails shall be finished with a dark brown powder-coated surface. In dormitory areas, use terra cotta.
- Integrate handrail designs with the facility design.

Plazas and Courtyards

- The use of plazas and courtyards is encouraged at primary and secondary entries.
- Use concrete surfacing with special joint patterns and/or brick or terra cotta colored stamped concrete paver accents. Quarry tile may be used with ACRB approval.
- Incorporate landscaping and lighting into the design.





■ WINDOWS AND DOORS

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

Openings

- Use window type, size, placement and mullion pattern to emphasize the overall architectural design.
- Coordinate window and door placement horizontally and vertically.
- Set windows back at least 4 inches from the building facade.
- Use operable windows with screens where possible.
- Transom windows are encouraged.

Doors and Frames

- Use dark bronze aluminum storefront systems with thermal-break construction.
- Door, frame, and hardware colors shall match and be dark bronze.
- All secondary-use and service doors and frames shall be painted to match adjacent wall color.
- Limit hollow metal frames to security doors and utility rooms matching wall color.
- Sealants applied adjacent to windows and doors shall match the frame color.

Glazing

- Use bronze tinted, dual-pane insulated glass.
- Avoid mirrored, spandrel, and plastic glazing. Glass block may be used with ACRB approval.
- Translucent insulated panels are acceptable. Use crystal panels with contrasting color frames.

Clerestories and Skylights

- Develop clerestories or low-profile skylights integrally with the building design.
- Match clerestory window frames with the general facility window frame color.

Security Screens

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



■ ANCILLARY STRUCTURES

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

General

- Construct structures using stucco piers and hipped standing seam metal roofing with the limited use of aluminum storefront system for wind protection.
- Coordinate the siting of all ancillary structures with each other and adjacent buildings.
- Use non-weathering, corrosion-resistant materials.
- Accent with landscape and brick pavers or scored pavement patterns.
- Locate kiosks at high-use areas such as shopping, housing, and recreation areas.
- Do not use temporary buildings.
- Minimize the use and number of storage buildings, and consolidate in low-visibility areas.

Pavilions

- Centrally locate pavilions between several facilities to create multipurpose use.
- Use manufactured pavilions only in low-visibility locations.
- Wood and premanufactured gazebos are not allowed.
- Bike storage pavilions should match the materials of the adjacent facility.
- Do not use enclosed bike storage lockers.

Trellises and Arbors

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





■ SCREENS AND ENCLOSURES

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

General

- Where possible, use landscaping instead of walls for screening.
- Use landscaping to soften walls, fences, and screen dumpsters.
- Ribbed CMU is the standard block texture. Split face may be used with ACRB approval.



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

Walls

- Use ribbed CMU block walls in running bond.
- Do not attach screen walls to buildings.
- Do not place screen walls immediately adjacent to roadways or sidewalks.
- Walls adjacent to building shall match the material.

Fences

- Use decorative dark brown metal fencing for high visibility sites.
- Use ribbed CMU columns with brown metal fence infill for screen walls that do not require visual separation and at high visibility sites.
- Dark brown colored vinyl-covered chain link fence in industrial, perimeter, and low-visibility sites is allowed with ACRB approval.
- Wood is allowed only in the Family Housing setting.

Dumpster Enclosures

- Use ribbed block for wall construction and factory-finished doors. Color shall be beige for walls and columns with dark tan accents.
- Locate dumpsters to minimize visual impact.
- In high-visibility locations provide metal gates to screen dumpsters.
- Provide protective bollards to match enclosure wall color.
- Provide concrete pads and access aprons in front of enclosure doors.
- Include landscaping areas and provisions for pedestrian access.

Force Protection

- Integrate security walls with the building architecture.
- Minimize the visibility of all force protection devices with landscaping and integral designs.
- Refer to Air Force standards.
- Jersey Barriers are allowed only with ACRB approval. Do not paint.



■ LANDSCAPING

Use landscaping to enhance facilities and to unify the base. Organize landscape features to connect individual facilities to walkways, roadways, and open spaces.

Maintenance

- Establish a maintenance program.
- Use only approved planting materials as specified on the Landscape Materials listing Appendix A3.
- Allow shrubs to mass naturally and avoid ornamental pruning.
- Use ground fabrics with stone mulch to increase moisture retention and control weed growth.
- Provide sprinkler systems in planting beds and high-visibility areas.
- Raised planting beds are not encouraged.

Edging

- Separate and define all planting areas from sod areas with edging.
- Provide concrete mow strips at planting beds as the standard.
- Wood timber edging is not allowed.

Landscape Screens

- Where possible, use landscaping instead of walls for screening.
- Reduce the negative visual impacts of open utility elements and unsightly features with landscape screening.
- Use a three-tier landscaped screen that combines ground covers, shrubs, and small trees.

Roadways

- Primary roadways use same species, deciduous and coniferous street trees equally spaced to coordinate with light standards.
- Secondary and access roadways use a more random spacing of mixed species in clusters and / or groupings at focal points.
- Use palms on high-profile primary streets with the same spacing.
- Plant street trees on the building side of sidewalks.





Parking Areas

- Reduce the visual impact of large parking areas with landscape buffers and parking islands.
- Provide landscaped medians and planting islands.
- Use trees in medians and islands to create shade and interest.
- Fill in between trees with low shrubs, flowers, and ground-covers. Allow areas for pedestrian cross circulation.
- Use shrubs in groupings and landscaped berms around the perimeter to soften the impact of parking areas.
- Avoid the use of hedges outlining parking areas.

Facility

- Use landscaping elements that complement building architectural features and proportions.
- Provide a soft transition from the horizontal ground plane to the plane of the building.
- Highlight building entries and architectural features and screen unattractive building features such as utility risers or service areas.
- Mix evergreen and deciduous palette of shrubs for seasonal interest.
- Design randomly spaced plantings and tree massing to fill-out areas between facilities.
- Limit the use of palms to entries and high-visibility areas by framing desired views.
- Use ground covers within planting beds.

Open Spaces

- Use turf for all recreation areas, parade grounds, lawns, and open fields.
- Create undeveloped natural areas using native grasses and shrubs.
- Incorporate maintenance-free ground cover materials in areas of steep slope or areas that are difficult to maintain.



■ WALKWAYS AND PATHS

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

Sidewalks

- Provide walkways a minimum of 5 feet wide along all primary, secondary, and access roadways.
- Maintain a minimum 3-foot wide landscaped parkway between curb and sidewalk.
- Provide curvilinear, meandering walks for dormitory and housing areas.
- Size sidewalks appropriately for the visual scale of the facility and the amount of pedestrian traffic volume.
- Use natural colored concrete with a broom finish and troweled edges.

Crosswalks and Ramps

- Ensure that paths lead to the safest crossing point possible, and cross roadways at 90-degree angles.
- Incorporate ADA accessible curb ramps and white-color crosswalk markings.
- Construct crosswalks of terra cotta colored concrete pavers with natural gray concrete edging at high-visibility locations.
- Construct all concrete curb ramps with a waffle stamp pattern and flared curb ramps.
- Provide for adequate drainage away from the ramp or by drainage grates.

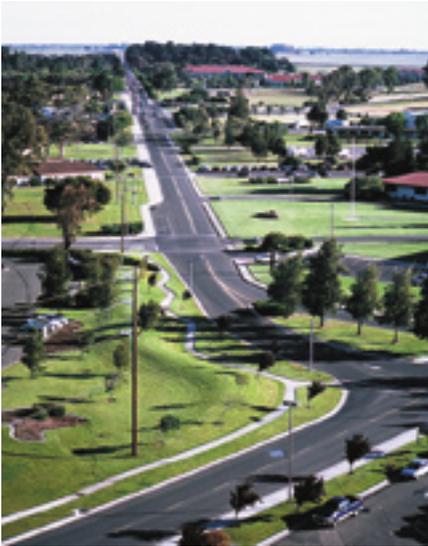
Plazas and Courtyard Paving

- Use terra cotta colored concrete with natural colored concrete in a grid pattern for visual interest.
- Provide scoring and varied joint patterns to visually enhance paving surfaces.

Recreation Trails

- Provide a minimum 6-foot paved width in a free-form configuration that follows the contours or other natural features.
- Separate the trail system from vehicular traffic by a minimum of 10 feet.
- Take advantage of natural environments such as the golf course, wetland areas, etc.
- Provide a 5-foot by 10-foot paved rest area approximately every mile. Include a bench and litter receptacle at each location.
- Use asphaltic concrete for trail systems. In highly natural settings use compacted, crushed fines.
- Incorporate activity generators, interpretive signs, and recreation opportunities.





■ ROADS

Develop the transportation network to provide a consistent experience throughout the base. An organized system of primary, secondary, and tertiary arteries must provide sequential order with each hierarchy of roadway being designed consistently.

Primary

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

Secondary

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



Tertiary

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

Service Drives

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

Paving

- Use asphalt paving for all primary, secondary, and access roadways.
- Use concrete paving in loading areas, dumpster enclosures, and sites used by heavy vehicles.
- Gravel surfacing may be used on patrol roads and outlying sites only.
- Incorporate a concrete apron where gravel roads meet paved roads.
- All patching shall match adjacent materials.
- Concrete pavers or stamped concrete shall be terra cotta colored.

Curb and Gutter

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



■ PARKING

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

General

- Reduce large parking areas with landscaped islands and planting strips.
- Parking layout must address maintenance, safety, and accessibility.
- Combine parking areas for adjacent facilities.
- Avoid parking directly in front of primary building entrances.
- Provide spacing between parking lots and buildings in compliance with force protection standards.
- Avoid parking on roads or within 40 feet of an intersection.
- Use the 90-degree parking configuration when possible.
- Provide a greenbelt of 20 feet from parking lots to streets.
- Provide 4" wide white striping for all pavement markings.
- Do not paint handicapped parking symbols on the asphalt.

Medians and Islands

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

Reserved Parking

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

Paving

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

Curb and Gutter

- Use 6-inch concrete curbs and gutters for parking areas.
- Asphalt curbs, wood timbers, and precast wheel stops are prohibited.
- Do not paint concrete curbs.



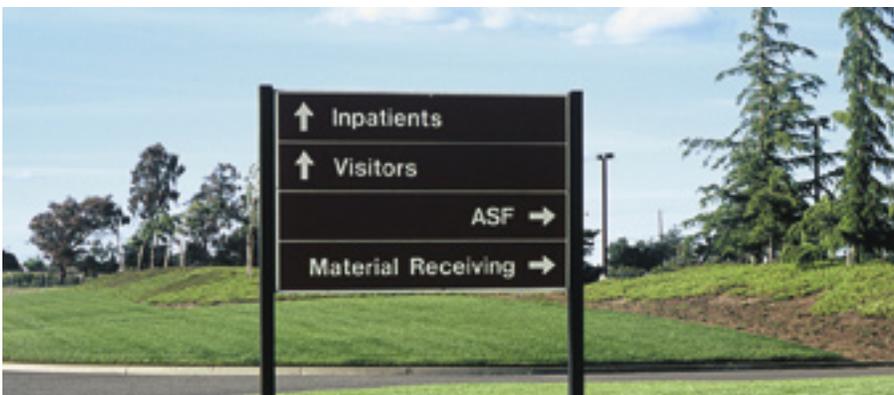


■ SIGNS

Signs are an important and positive element in the overall base appearance. Their purpose is to clearly communicate necessary or helpful information for directions, identification, and customer service without adding visual clutter.

General

- Use concise, clear signing in accordance with Air Force, AMC, and Travis AFB Sign Standards.
- Minimize the number of signs used for each facility.
- Signs must be consistent in style, placement, color, and language.
- Use Helvetica Medium, upper and lower case, for primary information and Helvetica Light for secondary information.
- Avoid mottoes, super graphics, or individual titles on buildings or identification signs.



Color

- Use base brown for backgrounds with reflective white lettering on metal placards unless otherwise noted.
- Use bronze square metal posts.
- Finish the back of signs and fastening devices dark bronze.

Identification Signs

- Limit the use of monument signs to entry gates, headquarters buildings, housing neighborhoods, and special-use areas / facilities with ACRB approval.
- Construct monument signs with stucco finish and pin-mounted Helvetica letters.
- Limit the use of mottoes, individual titles, or insignia.
- Incorporate landscaping, accent lighting, and / or paving.
- Facility identification signs with street addresses are generally free standing and not applied to facility facades.
- Display facility numbers in one location - at the back or side corner of buildings, coordinated with architectural features.
- Building-mounted signs or individual letters with corporate logos are allowed for commercial facility signs only with ACRB approval.

Direction Signs

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

Regulation Signs

- Use for traffic control, parking, and base warnings.
- Traffic control signs must follow the Manual on Uniform Traffic Control Devices administered by the Federal Highway Administration for color and display requirements.
- Handicapped parking signs must follow AMC Exterior Sign Standards for color and display requirements.
- Base warning signs must adhere to the Air Force Sign Standard for color and display requirements.



■ SITE FURNISHINGS

The common use and style of site amenities will further unify the base, providing a "thread of continuity" throughout. Reflect the basewide standard regardless of where site furnishings are placed.

General

- Select site furnishings from the list on page A1.
- All metal furnishings shall be dark bronze, factory applied powder-coat finish.

Seating / Benches

- Provide seating along walkways, building entries, and courtyards and plazas.
- Place benches within a paved area.

Litter / Ash Receptacles

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

Planters

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

Bike Racks

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

Barbecue Grills

- Limit built-in grills to recreational areas, dormitories, and fire stations.
- Use materials that compliment adjacent facilities.
- Placement and design of built-in grills must be approved by the ACRB.





Picnic Tables

- Use factory finished, recycled plastic picnic tables with metal frames.
- Limit tables to outdoor picnic or dining areas; and group to allow for large parties or individual family outings.
- Provide mid-morning to late-afternoon shade for all picnic tables.
- Do not use at administration yard areas or industrial facilities.

Bollards

- Use bollards to protect buildings, equipment, and people from vehicle impact and to restrict access.
- Use an 8-inch diameter, factory finished beige steel flat-top bollard as the standard.
- Feature / accent bollards should be precast concrete and match beige stucco.
- Use same bollard design with single-function luminaires at pedestrian areas, pathways, and entrances.
- For force protection use an 8-inch diameter, concrete filled, steel pipe. Cap lighted force protection bollards with a pre-manufactured, flat-top, single luminaire.
- For bollards protecting equipment or buildings from vehicle damage, paint to match adjacent surfaces.

Tree Grates

- Use black tree grates set into concrete paving at all formal plazas and courtyards.

Playground Equipment

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

Flag Poles

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



■ LIGHTING

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

General

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

Streets

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

Parking Areas

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

Walkways and Paths

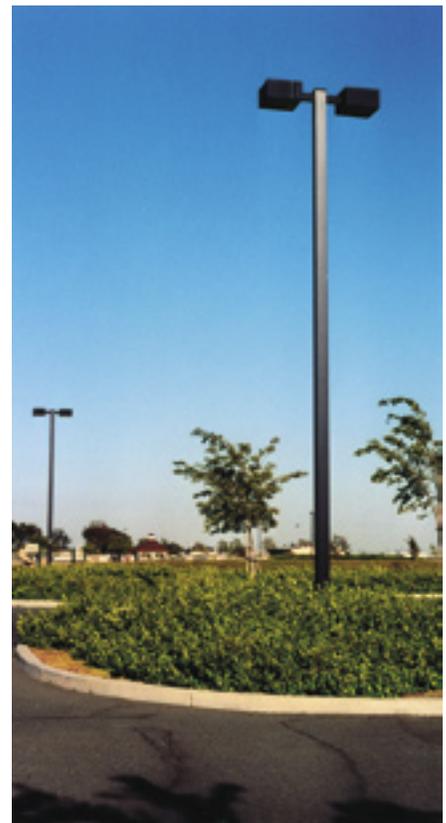
- Provide pedestrian-scaled lighting fixtures throughout housing area and along recreation trails and sidewalks not adjacent to roadways.
- Use dark bronze arm-mounted shoebox fixtures.
- Equally space light fixtures for sidewalks on same side of walk.

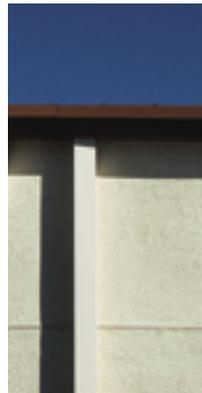
Mounting Heights

- Control spillover light near residential areas.
- Keep mounting heights low and consistent. Any lights mounted over 32 feet high require ACRB approval.

Architectural and Accent

- Incorporate recessed luminaries to wash light across plaza, paving, and stairs.
- Minimize and integrate into the building design the use of building-mounted fixtures for general illumination of service yards and outdoor spaces.
- Uplight architectural and landscaping features and building entrances to emphasize importance and hierarchy.





■ UTILITIES

Use consistent utility components and place electrical services and building feeds underground to reduce overhead visual clutter.

Utility Lines

- Place all utility lines underground.
- Do not cut pavements to install utilities - bore whenever possible.

Utility Structures

- Avoid free standing utility structures where possible.
- Use underground vaults for equipment where possible.
- Locate pad-mounted equipment in less visible areas and screen with landscaping or screen walls.

Fire Hydrants

- Locate fire hydrants at least 5 feet away from other structures. Maintain a 30-inch clear area.
- Paint hydrants Base Brown.

Utility Components

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

Communications

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





flightline / industrial

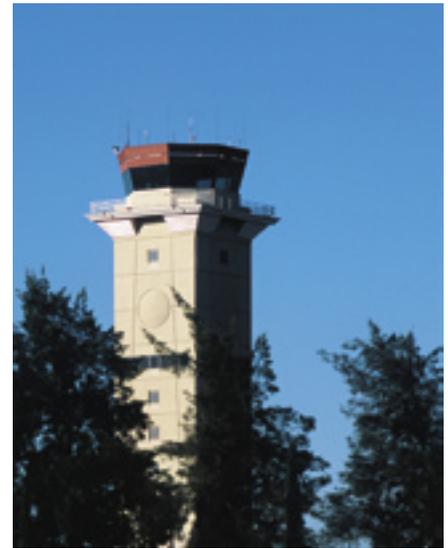
The flightline encompasses aircraft hangars and maintenance facilities. Buildings should be designed with forms, materials, and color palettes similar to those of the Basewide area, but with simplified detailing more befitting their function. Large buildings – common to this area – require careful design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

■ BUILDINGS

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

■ WALL SYSTEMS

- Use 3-coat stucco or combination of stucco / split-face block on smaller facilities and for one- and two- story buildings in high visibility areas.
- On larger facilities use a combination of split-faced block and flat metal panels.
- With ACRB approval combinations of stucco and metal panels may be used.
- Do not use metal panels as the sole material for any structure.
- Locate visible vents and louvers as planned design elements; avoid random placement.
- Vents and louvers are to match the color of adjacent surfaces.
- 8x8x16 split-faced concrete block in a running bond pattern is the standard. Use tooled concave joints.
- Warm gray colored split-face block is acceptable as an accent or to respond to an adjacent facility's wall material on a limited basis.
- Efflorescence in masonry work is unacceptable. Measures must be provided to prevent it.





■ ROOF SYSTEMS

- All structures must use hipped or gabled roof forms.
- Low-slope roofs are allowed only for very large volumes or accent sub-masses with ACRB approval.
- Metal roofing for large industrial buildings may be of the minimum slope recommended by the manufacturer.
- Lower appendages and entries shall have gabled or hipped roofs.

■ WINDOWS AND DOORS

- Clerestory windows are encouraged to increase natural light and to break up the mass of the facade.
- Window and door-frames must be dark bronze with thermal-break construction.
- Primary personnel entrance doors shall have full glass panels or glass sidelights.
- Secondary-use doors, such as service and exit-only doors shall match adjacent wall surfaces.
- Large hangar doors must match the wall color.

■ LANDSCAPING

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

■ SCREENS AND ENCLOSURES

- Integrate physical security measures into the architectural design process.
- Coordinate security walls with the design of adjacent facilities or the immediate context.
- Use screen walls and defined roadways in selected locations to direct and limit facility access.
- Do not paint Jersey Barriers.





david grant medical complex

Unique to the Travis AFB community is this complex of medical facilities. Buildings within this contextual area shall reflect the general form, materials palette, and color of the main facility. Standards of the Basewide setting shall apply unless specific guidance is provided in this section.



■ BUILDINGS

- Follow the formal development of the main facility when articulating the massing of large structures.
- Curvilinear clerestory elements may be expressed as part of the roof system or wall system to reduce the scale of large masses or monolithic walls.
- Modulate building elevations with material variations from the approved palette.
- Provide transitions between dissimilar wall materials to add detail and allow for expansion and contraction.

■ WALL SYSTEMS

- Use 3-coat white stucco with dark red horizontally-developed metal transition channels and dark red ceramic tile accents.
- Metal panels may be used in lieu of stucco when metal transition channels are spaced to match neighboring buildings.
- Plan the location of vents and louvers to be unnoticeable; avoid random placement.
- Vents and louvers shall match the color of adjacent surface.

■ ROOF SYSTEMS

- All structures must use minimal-slope systems, which may be articulated with half-barrel clerestories.
- Flat or minimal slope parapet walls are preferred.
- Use membrane roofing material with interior roof drains.
- Barrel-vaulted roofs for entrances are allowed.





■ WINDOWS AND DOORS

- Use horizontally-proportioned or ribbon windows, clerestories, and translucent panels to promote natural lighting and reduce the mass of the facade.
- Window glazing shall be solar gray with thermal-break construction. All window and door frames shall be black.
- Main entrance doors shall have full glass lights with glass sidelights when appropriate.
- Secondary-use doors, such as service and exit-only doors shall match color of adjacent surface.

■ ANCILLARY STRUCTURES

- Construct pavilions and waiting shelters using white stucco walls and columns and barrel-vault roofs.
- Use black aluminum storefront framing with solar gray glazing for wind protection.
- Locate all ancillary structures for maximum use.
- Provide landscape and red tile pavers or scored pavement patterns as accent.

■ SCREENS AND ENCLOSURES

- Use natural concrete or white stucco-finished walls.
- Stucco columns with decorative metal fencing in high-visibility locations.
- Handrails shall have a galvanized finish.
- Coordinate security walls with the design of the adjacent facility.
- Integrate physical security measures into the architectural design process.
- Use screen walls, planters, and defined roadways to control facility access and increase force protection.
- The use of Jersey Barriers is discouraged.





family housing

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

■ GENERAL

- Organize units into cohesive neighborhoods with defined public space along the street. Minimize the use of cul-de-sacs.
- The existing housing styles should be reviewed when planning for new units.
- Construct new community facilities following the basewide design standards.

■ WALL SYSTEMS

- Use integrally colored stucco with subtle earth-tone hues and neutral accents that highlight significant building features.
- Alternate exterior color schemes randomly using the colors specified on page A1.

■ ROOF SYSTEMS

- Use gabled or hipped roofs with between 4:12 and 6:12 pitch.
- Use concrete tile to unify the neighborhood scheme.
- Use fascias, gutters, downspouts, and soffits finished to match the trim.
- Use factory-finished, corrosion resistant materials.

■ ANCILLARY STRUCTURES

- Install passenger waiting shelters at locations convenient to family housing.
- Use passenger waiting shelters that are sized to accommodate the number of people using them.





■ LANDSCAPING

- Used mixed species and informal landscaping to integrate new with existing housing areas and to improve the overall community setting.
- Add plantings for shade and privacy and develop foundation plantings.
- Provide automatic sprinkler system to all front yard areas.
- Landscape the perimeter edges of recreational and common areas.
- Use landscaped berms to soften major arterial roads and screen undesirable views.
- All self-help landscape materials are to follow the ACRB's approved material list.
- Develop a street tree program.

■ SCREENS AND ENCLOSURES

- Use redwood fencing and galvanized square posts for backyard privacy.
- Use dark brown vinyl-coated chain link fencing around the base boundary of the housing area.

■ ROADS

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

■ WALKWAYS AND PATHS

- Emphasize pedestrian and bicycle circulation within housing areas and connect to community facilities. Provide very low maintenance paths.
- Use concrete slabs for patios.
- Provide seating and other basewide site furnishings along walkways.

■ NEIGHBORHOOD ENTRIES

- Construct neighborhood entrance signs reflecting the architectural character of the setting.
- Provide accent landscaping, lighting, and concrete paving.

■ LIGHTING AND UTILITIES

- Provide pedestrian-scale lighting fixtures throughout housing areas.
- Provide primary street and parking lot lighting to match the base standard.





implementation

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

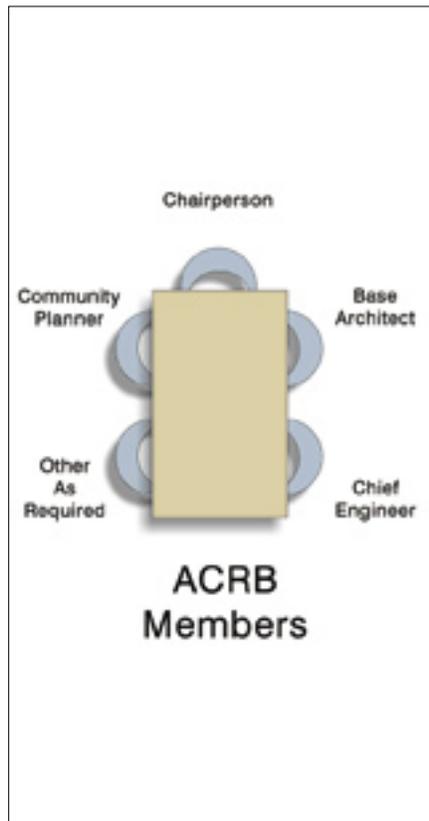
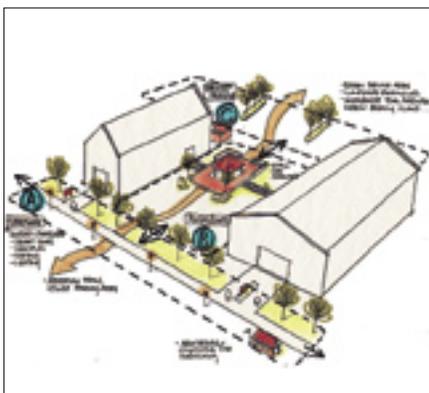
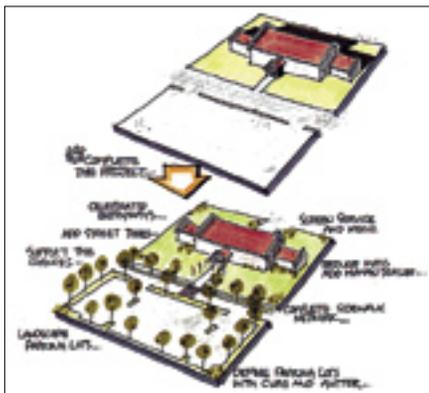
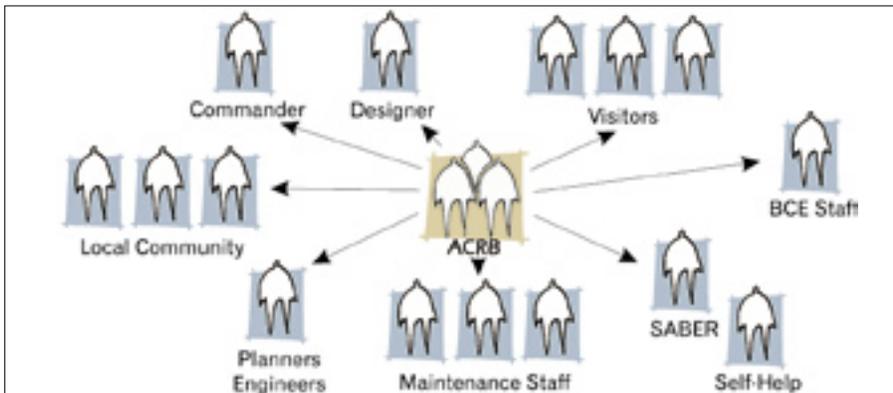
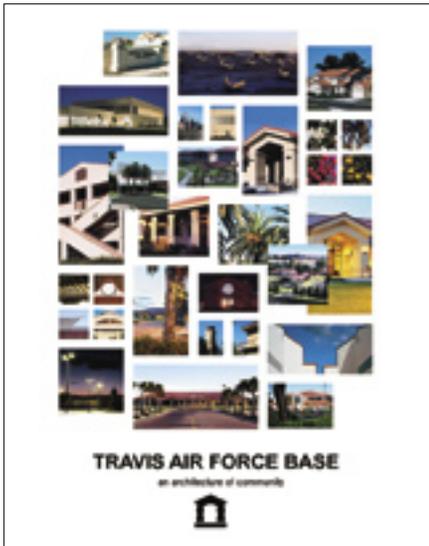
The ACP is implemented by the Base Civil Engineer.

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

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

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





Key Elements

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

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

Distribute the ACP

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

Establish the ACRB

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

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

ACRB Project Checklist

All projects and service contracts shall be reviewed by the ACRB using the checklist on page A4. The Base project manager is responsible for providing the design checklist to the ACRB for completion.



Concept Design

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

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

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

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

Each submittal package shall include:

- Concise Verbalized Design Concept
- Systems Description
- Adjacent Facilities and Site Photos
- Site Plans (colored)
- Floor Plans
- Composite Elevations (with color and shadows)
- Mechanical / Electrical Communications Entrances and Equipment Locations and Configurations.
- Building Sections
- Roof Plan
- Massing or Perspective Sketches
- Study Model (as required)
- Cost Estimate

Final Design

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

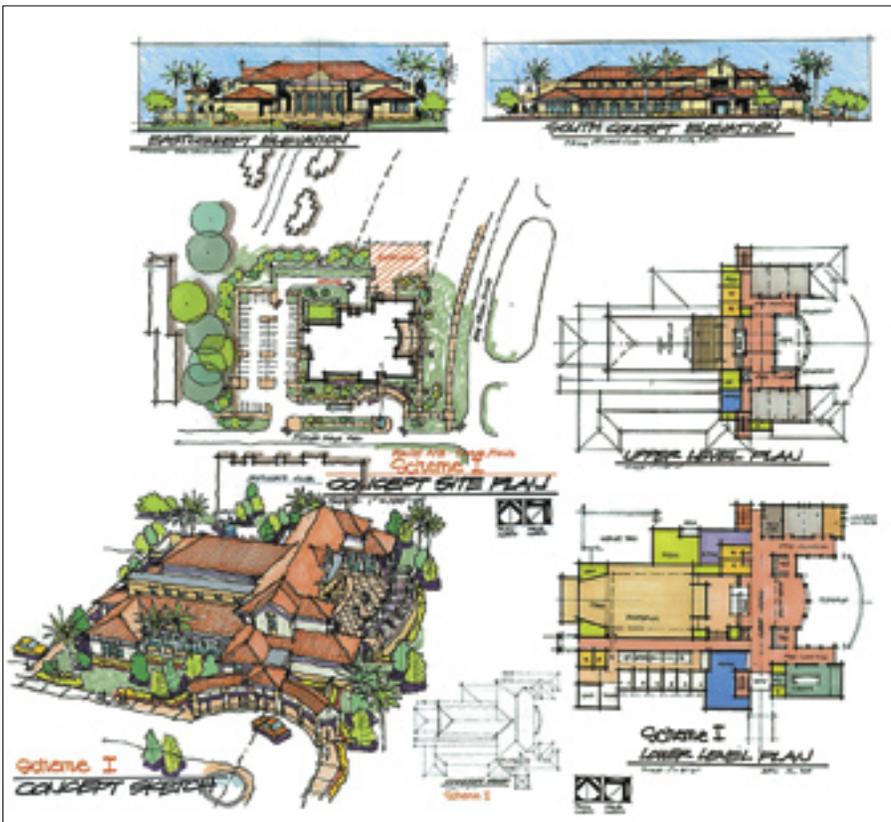
As a minimum, each submittal package shall include the following:

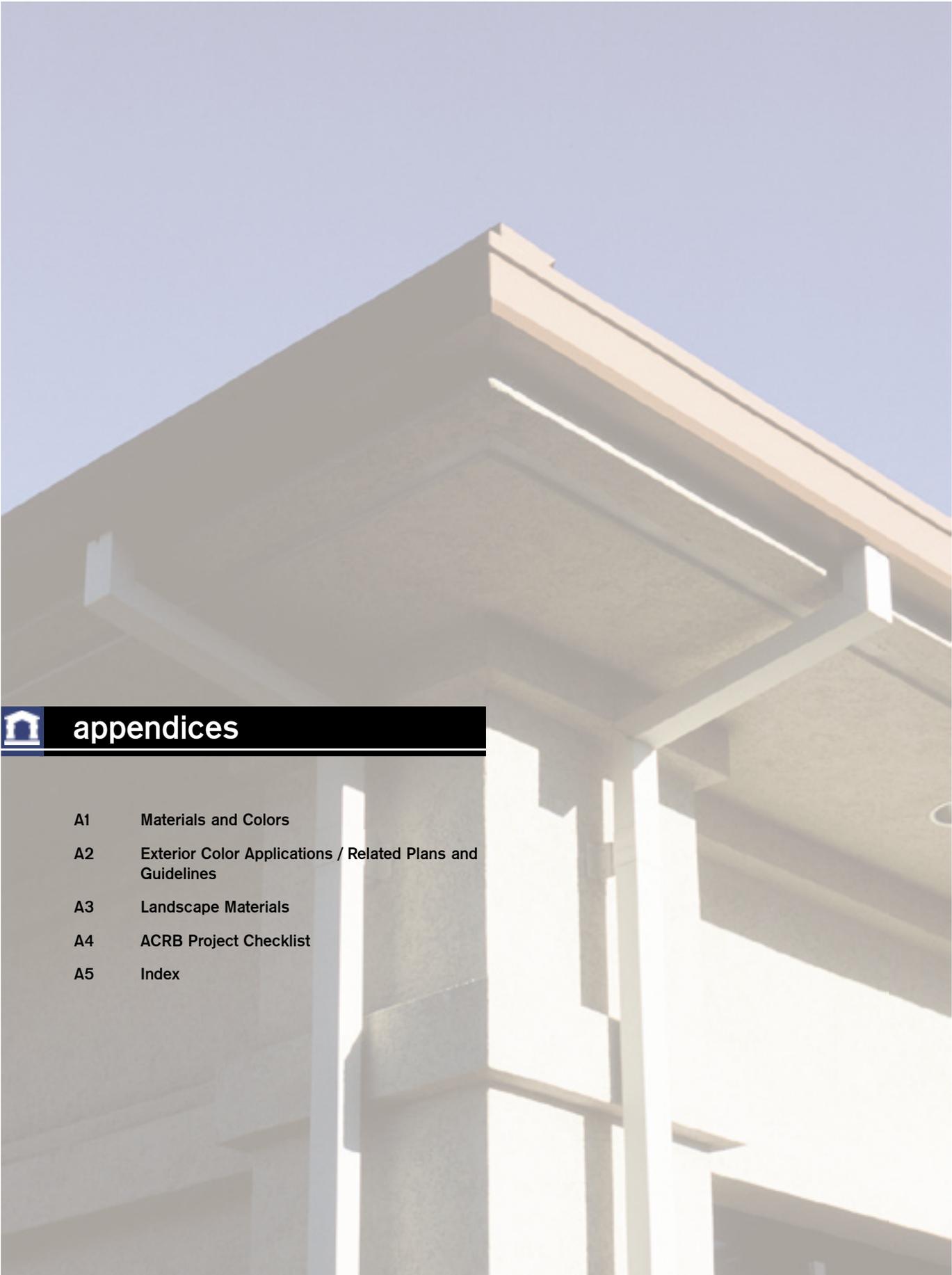
- Formal Colored Rendering (early in this phase)
- Material / Color Boards (interior and exterior)
- Catalog Cuts (photos)
- Design Analysis
- Cost Estimate
- Contract Documents

Contract Documents (CDs)

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

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





appendices

- A1 Materials and Colors
- A2 Exterior Color Applications / Related Plans and Guidelines
- A3 Landscape Materials
- A4 ACRB Project Checklist
- A5 Index





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

Basewide

- **Barbecue Grill**
Mfg: Little Tykes
Style: Pedestal Grill 200
Color: Black
- **Benches**
Mfg: Victor Stanley, Inc.
Style: Steelsites RBF-28
Color: Dark Bronze
- **Bike Racks**
Mfg: Columbia Cascade, Cycloops
Style: 2170-7-C
Color: Dark Bronze
- **Bollards - Force Protection**
Style: 8" Steel pipe filled with Concrete
Color: FS 13717 w/ reflective tape bands
- **Bollards - Lighted and Non-Lighted**
Mfg: Lithonia
Style: KBR8-LV
Color: Dark Bronze
- **Doors - Storefront**
Mfg: Kawneer Company Inc.
Style: Aluminum Insulated 260
Color: Dark Bronze Anodized
- **Drinking Fountains**
Mfg: Most Dependable Fountain
Style: 440
Color: Dark Brown #20040
- **Fencing - Schools**
Mfg: Monumental Iron Works
Style: Vinyl Covered Chain Link
Color: Dark Brown #20040
- **Gates**
Mfg: Ametco
Style: Hinged
Color: Dark Brown #20040
- **Glass**
Style: Dual Pane Insulated, low E
Tint: Bronze
- **Lighting - Street**
Mfg: Hapco
Style: 55277
Color: Dark Brown #20040
- **Litter and Ash Receptacles**
Mfg: Dura Art Stone
Litter Style: TR-D Round
Ash urn Style: AU-D Round
Color: Mojave Sand S-17
- **Pavers**
Style: Varies
Color: Terra Cotta

- **Picnic Tables**
Mfg: DuMor
Style: Table 100
Color: Cedar
- **Planters - Free Standing**
Mfg: Dura Art Stone
Style: Round Planter - Design D
Color: Mojave Sand S-17
- **Play Equipment**
Mfg: Iron Mountain Forge
Style: Kb45
Color: Primary Colors
- **Roofs - Metal**
Finish: Kynar 500 or Wylar 5000
Style: Ribbed profile 18" wide; 2" seam, 22 gauge
Color: PPG #5LR53975 (Terra cotta)
Coating: Duranar
- **Roofs - Pavilions**
Color: Terra Cotta
Coating: Powder coated tubular steel frame
- **Screen Walls - Concrete Masonry Unit**
Mfg: TARMAC
Style: Ribbed CMU, running bond
Field Color: Pebble
Accent (pilasters/ribbon): Dark Tan

Mfg: Calstone
Style: Split-face
Field Color: Tan with White Aggregate
Accent (pilasters/ribbon): Mocha with White Aggregate
- **Translucent Panels**
Mfg: Kalwall
Exterior Sheet: Crystal, SW
Interior Sheet: White, Type 25
Frame Color: Minuet #3
Frame Type: Standard
- **Tree Grates**
Mfg: Urban Accessories Inc.
Style: Chinook
Color: Low Luster Black
- **Walls - EIFS**
Mfg: Dryvit
Style: Quartzputz
Color: Powder Tan
- **Walls - Stucco**
Mfg: La Habra
Style: Lace
Color: Hacienda

■ **Windows**

Mfg: Kawneer Company Inc.
Style: Equiline 8350T-L
Color: Dark Brown #20040

Flightline / Industrial

- **Walls - Concrete Masonry Unit**
Mfg: Calstone
Style: Split Face CMU, running bond
Color: Tan with White Aggregate
- **Walls - Metal Panel**
Mfg: Una-Clad Copper Sales, Inc.
Style: Series 4000
Color: Wheatsheaf

Family Housing

- **Roofing - Asphalt Shingle**
Mfg: GAF Timberline Class A
Style: Asphalt T-lock Class A
Color: Weathered Wood, Slate, Pewter, and Charcoal Blend
- **Roofing - Clay Tile**
Mfg: Varies
Style: Spanish
Color: Standard
- **Stucco**
Mfg: Varies
Color: Earth tones
Accent Color: Neutral
Finish: Lace
- **Windows**
Style: Vinyl, dual glazed w/ thermal break
Color: White or Dark Bronze

David Grant Medical Complex

- **Roofing**
Mfg: Varies
Style: Ultraguard SR 50
Color: White
- **Walls - Stucco**
Mfg: Varies
Color: PT-1, Ameritone
Accent Color: Color 9, Glidden Paint for 4" metal strip as accent. Burgundy for tile band at base of building
Finish: Lace





exterior color applications



Beige
Fed. Standard 595A #33717



Terra-Cotta
Fed. Standard 595A #20109



Base Brown
Fed. Standard 595A #20117



Dark Brown
Fed. Standard 595A #20040

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

■ APPLIED COLOR GUIDELINES

Each color application will require some interpretation; however, each should generally follow these principles. Specific exceptions are allowed with the approval of the ACRB.

- Older facilities are normally the only ones requiring paint. All new facilities shall use integrally colored or factory-applied finishes.
- Primary wall color (field color) shall be beige on all painted walls.
- Reduce visual clutter by simplifying the application.
- The use of yellow hazard markings on buildings is prohibited.
- Remove building lettering and signs from building.
- Do not paint or apply artificial fascias, bases, details, etc. on facilities. Painting of masonry or concrete architectural features such as quoins, lintels, bases, or capitals is prohibited.
- Paint equipment to match the adjacent wall surface.
- Accenting downspouts or painting stripes around buildings is prohibited.
- Support and service buildings should have simplified, subtle paint schemes.
- Paint fuel and water tanks (handrails and equipment) off-white. Do not paint shields on tanks.
- Variations are subject to ACRB approval.
- Primary door entries and handrails are to be painted dark brown to match window trim with ACRB approval.
- All other secondary doors are to be painted beige to prevent calling attention to them.
- Do not arbitrarily change paint colors.



related plans and guidelines

Use the most recent edition of the following documents:

General	Travis Air Force Base Vision Book Travis Air Force Base Commander's Summary AMC Commander's Guide to Facilities Excellence AMC Construction Site Standards
Landscaping	Landscape Development Plan component of the Base Comprehensive Plan AMC Landscape Design Guide Air Force Landscape Planning and Design, AFP 86-10
Family Housing	Military Family Housing Community Plan, Travis AFB USAF Commander's Guide to Family Housing Excellence USAF Family Housing Community Guidelines for Environmental Improvements
Signs	AMC Exterior Sign Standards Air Force Sign Standard, UFC 3-120-01
Individual Facility Design Guidance	AMC & AF Design Guides
Interior Design	AMC Interior Design Guide
Force Protection	USAF Installation Force Protection Guide Department of Defense Minimum Antiterrorism Standards for Buildings, UFC 4-010-01





Large Trees

BOTANICAL NAME	COMMON PLANT NAME	USE
Casuarina stricta	Beefwood	Buffer, Open Space
Celtis sinensis	Chinese hackberry	Street Tree, Buffer, Open Space
Fraxinus oxycarpa "Raywood"	Raywood ash	Street Tree, Buffer, Open Space
Gleditsia triacanthos "Shademaster"	Shademaster honey locust	Street Tree, Buffer, Open Space
Liquidambar styraciflua	American sweet gum	Street Tree, Feature
Pistacia chinensis	Chinese pistache	Street Tree, Feature, Open Space
Platanus occidentalis	Sycamore	Street Tree, Buffer, Open Space
Podocarpus gracilior	Fern pine	Feature, Open Space
Pinus eldarica	Mondel pine	Buffer, Open Space
Quercus agrifolia	Coast live oak	Street Tree, Buffer, Open Space
Schinus molle	California pepper tree	Feature, Buffer
Ulmus parvifolia	Evergreen elm	Feature, Buffer, Open Space
Zelkova serrata "Green Vase"	Green vase zelkova	Street Tree, Buffer, Open Space

Small Trees

Acer plamentum	Japanese maple	Feature, Screen, Foundation
Cercis canadensis	Eastern redbud	Feature, Screen, Foundation
Cercis occidentalis	Western redbud	Feature, Screen, Foundation
Koelreuteria bipinnata	Chinese flame tree	Feature, Screen, Foundation
Koelreuteria paniculata	Golden raintree	Feature, Screen, Foundation
Lagerstroemia indica	Crape myrtle	Feature, Screen, Foundation
Olea europaea	European olive	Feature, Screen, Foundation
Prunus blieriana	Flowering plum	Feature, Foundation
Prunus cerasifer "Atropurpurea"	Purple leaf plum	Feature, Foundation
Pyrus calleryana "Aristocrat"	Flowering pear "aristocrat"	Feature, Screen, Foundation

Shrubs

Abelia x grandiflora	Glossy abelela	Hedge, Mass, Feature
Agapanthus africanus	Lily of the nine	Foundation, Mass
Baccharis pilularis "Centennial"	Coyote bush	Foundation, Mass
Ceanothus concha	California lilac	Foundation, Mass, Feature
Ceanothus "Ray Hartman"	Ray hartman wild lilac	Foundation, Mass, Feature
Ceanothus "Tilden Park"	Tilden park wild lilac	Foundation, Mass, Feature
Cistus dorris hibberson	Rock rose	Foundation, Mass, Feature
Continus coggygria "purpurea"	Smoke tree	Feature, Mass
Cotoneaster lacteus	Parney cotoneaster	Foundation, Mass, Feature
Dodonea viscuosa "purpurea"	Purple hopseed bush	Foundation, Mass, Feature
Escallonia "Fradesii"	Escollonia	Foundation, Mass Feature
Feijoa sellowiana	Pineapple guava	Mass, Feature
Grevillea "Noellii"	Grevillea	Foundation, Mass, Feature
Lavendula dentata	French lavender	Foundation, Feature
Ligustrum japonicum	Japanese privet	Feature, Mass
Myrsine africanum	African boxwood	Foundation, Mass
Nandina domestic	Heavenly bamboo	Feature, Mass
Nerium oleander	Oleander	Foundation, Mass, Feature
Pittosporum tobria	Pittosporum	Foundation, Mass, Feature
Phormium tenax	New zealand flax	Feature
Ralphiolepis indica	Indian hawthorn	Foundation, Mass, Feature
Rosmarinus officinalis	Rosemary	Foundation, Mass
Salvia leucantha	Mexican bush sage	Foundation, Mass,
Santolina chamecyparissus	Lavander cotton	Foundation, Mass
Trachelopermum jasminoides	Star jasmine	Mass

Groundcovers and Vines

Arctostaphylos "Point Reyes"	Arctostaphylos	Border, Understory, Mass
Arctostaphylos uva-ursi	Bearberry manzanita	Border, Understory, Mass
Arctostaphylos "Emerald Carpet"	Emerald carpet manzanita	Border, Understory, Mass
Baccharis pilularis	Prostrate coyote bush	Border, Understory, Mass
Ceanothus glorisus	Point reyes ceanothus	Understory, Mass
Cotoneaster dammeri	Cotoneaster lowfast	Border, Understory, Mass
Euonymus colorata	Purple wintercreeper	Border, Understory, Mass
Fragaria chiloensis	Sand strawberry	Mass
Grxania spp.	Gazania	Mass
Hypericum calycinum	St. Johns wort	Mass
Juniperus horizontalis	Blue rug juniper	Border, Understory, Mass
Liriope muscari	Creeping lily turf	Border, Understory, Mass
Liriope muscari variegated	Varigated lily turf	Border, Understory, Mass
Vinca minor	Periwinkle	Border, Understory, Mass

Note: Variations to the list must be approved by the ACRB.



architectural compatibility review board project checklist

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

Project Title: _____

Project Number: _____ **Project Address:** _____

Submitted By: _____

Type of Project: SABER MILCON O&M Self-Help Housing Other: _____

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

Programming Documents Reviewed by ACRB? Yes No

REQUIREMENTS DOCUMENT / PROGRAMMING PHASE

- Scope
 - Goals
 - Budget
 - Colors
 - Site Inventory / Site Analysis
 - Coordinated with Subarea Development Plans
 - Coordinated with Other Planning Documents and Policies
 - Preliminary Solutions Allow for Full Compliance of ACP
(design not finalized until concept design is complete)
 - Project Description
 - Objectives
 - Materials
 - Equipment
 - Adjacent Facilities Photos
 - Future Project Considerations
 - Furnishings
 - Other: _____
- Date Submitted:** _____
Date Resubmitted: _____
- Design Complies with ACP Standards
 - Resubmittal Requested
 - Comments Attached
- By:** _____ **Date:** _____
User Approval:
By: _____ **Date:** _____

CONCEPT DESIGN

- Building**
- Style / Form
 - Proportions
 - Wall Systems
 - Lighting
 - Entrances
 - Scale
 - Materials
 - Details
 - Signs
 - Windows / Doors
 - Massing
 - Colors
 - Ancillary Structures
 - Roof Systems
- Site Development**
- Siting
 - Lighting
 - Furnishings
 - Setbacks
 - Signs
 - Landscape
 - Utilities
 - Screens / Enclosures
 - Future Expansion Considered
- Circulation**
- Roads
 - Lighting
 - Parking
 - Paths / Walks
 - Signs
 - Landscape
 - Other: _____
 - Other: _____
- Date Submitted:** _____
Date Resubmitted: _____
- Design Complies with ACP Standards
 - Resubmittal Requested
 - Comments Attached
- By:** _____ **Date:** _____
User Approval:
By: _____ **Date:** _____

FINAL DESIGN

- Final design remains consistent with approved concept design and elements listed above
 - Materials / Color Board (interior and exterior)
 - Rendering Catalog Cuts Architectural Details
 - Landscape Development
 - Construction Documents
 - Fascia / Gutters / Downspouts
 - Cost Reduction Proposal (if necessary) Comply with ACP
 - Coordinated with Other Planning Documents and Policies
 - Coordination / Organization of Mechanical and Electrical Elements
 - Other: _____
- Date Submitted:** _____
Date Resubmitted: _____
- Design Complies with ACP Standards
 - Resubmittal Requested
 - Comments Attached
- By:** _____ **Date:** _____
User Approval: _____
By: _____ **Date:** _____

JUSTIFICATION FOR NONCOMPLIANCE

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



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