

Owner's Design Guidelines

The purpose of these guidelines and standards is to facilitate an understanding of expectations of design and engineering professionals contracted by the university. It is expected that designs for renovation or new construction adhere to the general application of guidelines and standards, with respect to the specific needs of each project. Exceptions may apply for special space functions, legacy buildings and innovative solutions. Collaboration with SFA operations and maintenance staff will be required in these situations as some issues are prescriptive in nature as it relates to efficiencies in maintenance and operations. Effort should be made to update the interiors of university buildings over time while avoiding design trends which may "date" the facility well before the end of its useful life.

For the purposes of this guidelines the following definitions apply:

Legacy Building - Stephen F. Austin Building, 1924; Thomas J. Rusk Building, 1926; Chemistry Building, 1938.

Major Building – a proposed new building with three or more floors or more than 40,000 square feet.

Site Standards

Buildings shall be setback from streets a sufficient distance to provide transition from city-streetscape to campus environment. Building setback dimensions should be governed by the height and mass of the proposed structure and the traffic volume of the adjacent street.

Buildings shall be separated by distances governed by the building height and mass; and by the pedestrian load along routes that pass between buildings. Pedestrian malls should be spacious openings with limited vehicle access.

Major pedestrian sidewalk routes should be 8 or more feet wide. Secondary pedestrian routes should be 8 feet or more wide. Maintenance access walks should be sized to meet the service need but not less than 3 feet wide. Site lighting should be provided by campus standard pole lamps, typically located 75 feet apart. Individual spacing may vary to avoid conflict with driveways, intersections, and utilities. Site selection and building placement shall accommodate and prepare for future campus development.

Way-finding and Building Identification signs on the main campus shall conform to Campus Exterior Signage standards. The monument shall be cast stone with a cream white finish similar to Indiana limestone. A bronze university seal shall be embedded at monument top. The text field shall be porcelainized steel, white letters on a purple field (CPEC 865-6 Custom Purple). The typeface shall be Univers over Amasis. The designer shall adjust type size and stretch to

accommodate building made. Construction and attachment of the text field assembly shall allow the text field to be removed and replaced without modification of the monument.

Building identification signs at remote campus sites shall conform to Appendix B. The monument shall be cast stone with cream white finish similar to Indiana limestone. A bronze university seal shall be embedded at monument top. The designer must proportion the monument to fit the site, road speed, and setback requirements. The text field shall be porcelainized steel, white letters on a purple field (CPEC 865-6 Custom Purple). The typeface shall be Amasis or Univers Bold. The designer shall adjust type size and stretch to accommodate building name and proportions of the monument. Construction and attachment of the text field assembly shall allow the text field to be removed and replaced without modification of the monument.

Landscape designers shall refer to the SFA landscape installation maintenance standards which are on file at the Physical Plant Department.

Campus roads should be lined by concrete curb and gutter. Sidewalks should be separated from road pavements by a grass parkway that should be equal in width to the respective sidewalk.

Architectural Style

Academic buildings shall reflect a stylistic relationship to the university's legacy buildings. Major buildings should express their entrance by use of a podium, monumental stair or canopy. Building height should be limited to 5 floors or 75 feet.

Pedestrian approach considerations should include one or more covered entrances. Service vehicles should have an approach near the building that provides parking for service vehicles. A dumpster should be located within 50 feet of the building's service entrance. Dumpsters should be screened with brick enclosures and be supplied with a hose bib.

Exterior materials palette shall be compatible with the SFA legacy buildings.

- Dark brown and brown-black brick blends are desirable.
- Stone or cast stone selected as a detail shall complement the brick selection..
- Standard paint color codes are on file at the Physical Plant Department for most exterior materials

Window frames shall be insulated, clear anodized aluminum, bronze anodized aluminum, or white painted aluminum.

- Glass shall be fixed, clear, green or bronze double glazing. Reflective finishes should be limited, if not discouraged.
- Operable windows are discouraged unless required by code.
- Sloped roofs, if used, shall be architectural standing seam metal with a gray or

gray-brown color compatible with the brick selection.

Residential halls should reflect a stylistic relationship to Lumberjack Lodge, completed in 2005. The building should have one or more entrances with an access control system, protected by a canopy if recessed entrance. A passenger vehicular approach shall be provided with a drop off point near the entrance. Service vehicles should have an approach that comes near the building and provides parking for service vehicles.

Dumpsters should be located within 50 feet of a secondary building entrance (preferably a service entrance). Dumpster locations should be as discrete as practical and should be screened with brick enclosures and be supplied with a hose bib. It but must allow easy access to residents and staff.

Exterior material palette shall be drawn from the Lumberjack Lodge, completed in 2005. Brick shall be red and red with black-washed blend with stone of cast stone detailing. Roofs shall slope and have architectural standing seam metal roofing with a green or earth-green finish.

Window frames shall be insulated, bronze anodized aluminum or bronze painted aluminum.

- Glazing shall be double pain clear, bronze or earth-green.
- Operable window shall be provided in sleeping rooms,
- Fixed or operable glazing may be used in common areas.

Auxiliary buildings should reflect an architectural style that relates to the building function, blend with the campus surroundings and when appropriate relate to a legacy style (ref. to paragraph 6.1 above).

Parking structures should be constructed of exposed precast concrete with brick accents and detailing as exemplified by the Aikman Garage (2005).

Interior Design

Interior finish and fixture standardization presents a unifying element throughout the university, is more cost effective, efficient and easy to maintain. Overall design should encourage reduction of operating costs by:

- utilizing manufacturer standards in lieu of custom solutions when possible.
- working in partnership with university operations and maintenance staff.
- following established SFA interior finish and fixture guidelines which are on file at the Physical Plant Department.
- being compatible with the existing character of the facility in instances of

additions or renovations.

The interior design of a facility should:

- meet the functional requirements of the intended use.
- be designed for flexibility, life safety and accessibility.
- have superior indoor air quality, proper lighting and acoustics.
- incorporate methods of way finding through the facility, including but not limited to, the development of an interior signage plan.

Any materials selected should take into account:

- optimum life-cycle costs;
- durability and maintainability; and
- a preference for sustainable or “green” principles.

Finishes and Fixtures

1. Wall Finishes

Wall finish materials are the most dominate aesthetic feature but should also be selected based on their ability to serve as a protective barrier.

- I. Paint should be used as the primary wall finish due to its flexibility, durability and cost factor. The standard color palette in semi-gloss sheen should be used for all painted surfaces, except ceilings, unless otherwise approved. Trim colors should remain consistent throughout individual buildings. In general, preferred products are Sherwin Williams ProMar 200 and Sherwin Williams SuperPaint.

- i. SFA Standard Interior Colors (mix ratios available at local SW location)

Standard SFA Purple Options: Dewberry, Captain Cosmic, Chambord

Standard Neutral Options: SFA 166, Jute, Wish, Thunder, Storm

Interior trim should be a durable finish and dark in color.

Special note: flat finish, no texture, or white wall materials will require additional approvals, as they are proven to have the highest lifecycle cost on our campus.

- ii. All exterior painted trim or door should be SW 504 Bronzestone. All transformers should be factory finished SW 6195 Rain Garden.

- II. Vinyl Wall Covering may be used sparingly in areas of extreme wear and as a decorative element.

- III. Ceramic or Porcelain tile may be used as a wall finish where appropriate. At a minimum, it should be used as a wainscot at wet walls in all restrooms. Shower areas and others of high moisture content must have cement backer board behind the tile.

- IV. Impact resistant wall board and finish panels such as FRP or FRL should be used in custodial closets.
- V. Other types of wall treatments including, but not limited to brick, metal, glass or acoustic panels may be considered on a case by case basis.

2. Ceiling Finishes

Ceiling systems should be selected to perform the function of light reflectance, acoustical sound attenuation, access to overhead building systems and appearance.

- I. In general, provide a continuous 2x2 fissured tile suspended acoustical ceiling, white in color with matching grid. A ceiling should be contained, visually, within the space it covers.
 - i. Suspended ceilings should meet the following specifications
 - 1. 2' x 2' x 3/4", square edge or drop edge
 - 2. Fine to Medium Texture, Non-Directional Fissure
 - 3. NRC of .60 or Greater
 - 4. Moisture/ Sag Resistance
 - 5. 15/16" Exposed Tee Grid
 - II. Other types of ceilings including, but not limited to exposed, monolithic gypsum, suspended cloud type or acoustic panels may be considered on a case by case basis. In cases where infrastructure remains visible, design decisions should be made to conceal, disguise, or otherwise "make neat."

3. Floor Finishes

Flooring must provide durable serviceability appropriate to the function of the space and it must be easily maintained by the university's operations and maintenance staff. Carpet is the least durable, least easily maintained and the least stain resistant. While it offers the highest return on its ability to reduce sound and is generally considered the most attractive, the use of carpet should be carefully considered. Color selections should be in harmony with the standard paint colors listed above (see paragraph 1. I. i.).

- I. Commercial grade modular carpet tile is the preferred type of carpet. It should be installed according to manufacturer's recommendations with a pressure-release adhesive or other adhesive free install methods.
 - i. Carpet should meet the following specifications
 - 1. Solution dyed nylon
 - 2. PVC-free multi-layer backing system
 - 3. 19 oz. or greater yarn weight
 - 4. 6800 oz. or greater average density
 - 5. Anti-microbial and/or soil resistance preferred
 - ii. Preferred manufacturers
 - 1. Shaw Contract
 - 2. Patcraft
 - 3. Interface

- 4. J+J Flooring
- 5. Approved Equivalent

II. Commercial grade resilient flooring is preferred in areas of high traffic, heavy use and areas with heightened maintenance requirements. Options with “no wax” requirements are high preferred. It is required in entry areas, corridors, stairwells, restrooms and custodial closets. Acceptable types of resilient flooring are vinyl composition tile, vinyl plank, modular rubber or linoleum and ceramic, terrazzo, and porcelain or quarry tiles. Sanded grout is preferred when epoxy grout is not feasible, each with joints of 1/8” minimum.

- i. Porcelain or Ceramic tile should meet the following specifications
 - 1. Tile size as appropriate to the application, 3/8” thick or greater, slip resistance of .42 or greater when wet, breaking strength of 275lbs or greater and chemical resistant.

III. Other types of flooring may be considered on a case by case basis dependent upon durability and maintainability in relation to space use.

4. Wall Protection

Wall protection covers a wide range of items such as corner guards, bumper rails, chair rails, hand rails, kick plates, resilient wallcoverings and more. These items should be used in high use areas to protect building interiors from damage and should be specified as needed.

- I. Wall base serves to protect the base of walls from abuse due to foot traffic, furniture and cleaning equipment. It should coordinate with the floor material, generally resilient base the preferred selection.
 - i. Wall base should meet this following specifications
 - 1. Thermoset Vulcanized Rubber (PVC free), Standard Cove 1/8” cove, 4” high min. Use Sanitary Cove where needed.
 - ii. Ceramic, Wood or other as coordinated with the floor material
- II. Impact resistant wall panels should be specified in custodial closets, service corridors, receiving areas, and other areas of high abuse.
- III. Door kick plates should be specified service and restroom doors.
- IV. Corner guards should be surface mounted type with snap on covers.

5. Door Hardware

- I. Lock systems shall be removable core, six pin type system from Sargent. The Physical Plant Lockshop is the primary contact for all keying requirements.
 - i. Locksets shall or ordered less cylinder and construction cylinders shall be provided. Permanent keys shall be provided directly to the Lockshop.
 - ii. Removable mullions are preferred in all locations possible.
 - iii. Thru-bolt door closers and vertical rod exit devices shall NOT be used unless required by code.
 - iv. Preferred Manufactures

1. Butt Hinges: McKinney, Hager, Stanley
 2. Exit Devices: Sargent
 3. Door Closers: LCN 4041
 4. Automatic Doors: Norton 6000 Series, Besam Power Swing
- v. General Lock Functions, as follows:

Classrooms	11G37
Offices	11G05
Storerooms	11G04
Non Locking	11U15
Restrooms	11G65

- II. Keyless entry systems should be coordinated through the University Police Department, IT Services and Physical Plant Lockshop.
- III. Door stops should be used where necessary to protect from surfaces damage. Wall mounted types are preferred. Door kicks are only permitted where open doors are permitted by Life Safety Code.

6. Signage

Signage may be informational, directional or regulatory for the general purpose of wayfinding throughout a building. A signage package may include building directories, area or departmental directors, room number signs, room identification signs, directional signs or others. All signage must comply with the Texas Accessibility Standards.

- I. All signage must have characteristics which may be reproduced, repaired, or replaced by operations and maintenance staff. Signage should coordinate with existing in conditions of renovation/ addition.
- II. In general, signage types which allow the user to change out personal or department specific information are preferred over other more permanent options. Permanent signage including personalized names is discouraged.
- III. Each individual room should be assigned a room number which shall be coordinated with the Physical Plant prior to sign production. Approval documents to include, but not limited to
 - i. Signage schedule including room name, expected function, net square feet and proposed numbering system(s)
 - ii. Signage sample, if applicable, of each type of sign indicating actual material and color.

7. Specialty Fixtures & Equipment

- I. Window Treatments shall be commercial grade, meet all applicable life safety standards and have a uniform neutral color on the exterior side.

8. Restroom Accessories

Waste receptacles (freestanding) and consumables are provided by university Custodial Services. Items specified in addition to or in lieu of those listed below will be considered on a case by case basis. Only surface mounted products should be specified, over those which area recessed and/ or semi-recessed.

- I. Consumable dispensers and disposers should meet the following specifications
 - i. Jumbo roll toilet paper dispenser
Tork Twin Jumbo Bath Tissue Roll Dispenser, 9", Smoke; #56TR
 - ii. Manual paper towel dispenser
Tork Elevation Matic Hand Towel Roll Dispenser, Black; #5510282
 - iii. Sanitary napkin disposal
Rubbermaid 61400 Sanitary Napkin Receptacle with rigid liner, White
 - iv. Soap dispenser
GOJO FMX-20 Dispenser, Dove Gray; #5250-06
 - v. Antibacterial dispenser
Purel Touch Free Hand Sanitizer, Dove Gray
 - vi. Baby Changing Station
Foundations, Horizontal, Light Grey with EZ Mount Backer Plate 100-EHBP
- II. Family friendly
- III. Toilet and urinal partition should be specified based on expected use and should meet maximum levels of maintainability. In general, and wall supported panels are preferred in materials as described below.
 - i. Solid Phenolic Core partitions are acceptable in most locations
 - ii. Stainless Steel partitions are acceptable in most locations
 - iii. Solid Plastic (HPDE) are preferred in locations such locker rooms and shower
 - iv. Plastic laminate and powder coated steel are *not preferred* but will be considered on a case by case basis

9. Mechanical

The functional requirements for mechanical equipment are project specific and will not be covered here; only the finish, fixture and visible elements are covered in this appendix.

- I. Air diffusers for the standard suspended acoustical ceiling shall be 2' x 2' louvered supply and perforated return. They should match, not contrast with the surrounding area. Others will be considered based on specific technical requirements.
- II. In general, equipment or parts requiring regular service should be located such that they are accessible through common areas such as corridors and not regularly occupied areas such as classrooms. NO hard ceilings

- III. Sequence of operations is unique for each building, please refer to the Physical Plant for details
- IV. Outside condensing units on a stand, off the ground, min 12" from the ground

10. Lighting & Electrical

The functional requirements for electrical and lighting equipment are project specific and will not be covered here; only the finish, fixture and visible elements are covered in this appendix. Select from minimum about of vendors

- I. General task lighting should be accomplished with LED fixtures, streamlined into a single vendor or supply line per project to facilitate procurement and maintenance.
- II. Exterior no lighted bollards, prefer no in ground fixtures, , prefer for up lighting (dark sky association), step lights only on risers
 - i. University standard pole lamp: Holophane, Washington Postlite 76.5 Watt LED, Wadsworth 10' pole on a concrete base.
- III. Charging stations
- IV. Limited use of decorative lighting may be used in special areas on a case by case basis. Types of lamps which are not preferred are listed below.
 - i. Incandescent
 - ii. Metal Halide
 - iii. High Pressure Sodium
 - iv. Quartz
- V. Sensors & Controls
 - i. Occupancy sensors shall be used in lieu of or in addition to manual switches in all locations.
 - ii. Lighting controls should be compatible with other technology in the space such as audio visual
- VI. Outlets & Receptacles
 - i. Provide standard white finish receptacles, switches, etc. unless otherwise specified by code.
 - ii. Provide stainless steel or standard white finish cover plates unless otherwise specified by code. Match existing where applicable.
 - iii. Surface mounted raceways shall have manufacturer's finish standard prime coating suitable for field painting, unless otherwise approved.
 - iv. Provide exterior receptacles where possible
 - v. Provide combination UBS receptacles in common areas, gathering areas, and private offices

11. Plumbing

The functional requirements for plumbing fixtures are project specific and will not be covered here; only the finish, fixture and visible elements are covered in this appendix.

The basic emphasis on serviceability of restroom should be the guiding design direction when making fixtures selections.

- I. Toilets and urinals should be wall mounted with exposed flush valves. Fixtures should be the following types, or approved equivalent.
 - i. Kohler fixtures
 - ii. Sloan Optima Flushometers, hardwire
 1. 111-1.28ES-S TMO
 2. UR 186 ES-S TMO
 - iii. Kohler Triton Series faucets, lever handle, 8" spread
- II. Wall mounted, refrigerated water coolers are preferred and should be equipped with a bottle filler. Fixtures should be the following types, or approved equivalent.
 - i. Halsey Taylor, HAC8FSC-WS-BL-O