Architectural Design Guidelines
All site improvements, building exterior renovations, building additions, and new building construction shall adhere to the University of Texas at Austin Campus Master Plan and Architectural Design Guidelines.

Any loading docks shall be rainfall-protected, with area or trench drains to sanitary sewer or holding tank (depending upon the project).

Public entrances shall have at least one (1) door with a power-operated opener.

General Systems Design Standard
Refer to Section 15000 for mechanical design guidelines which impact basic building design decisions.

Telecommunications Closets
Refer to Section 17010 for requirements on location and size of telecommunication closets.

Custodial Considerations
General
1. Each facility will have one room (lower level) for the exclusive use of the custodial staff for supplies, management, and break area.

   A. Basic size is related to the total building size, i.e.:

<table>
<thead>
<tr>
<th>Building Size</th>
<th>Custodial Room</th>
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</thead>
<tbody>
<tr>
<td>0-100,000 gross sq. ft.</td>
<td>250 sq. ft.</td>
</tr>
<tr>
<td>100,000-250,000 gross sq. ft.</td>
<td>400 sq. ft.</td>
</tr>
<tr>
<td>250,000-gross sq. ft. up</td>
<td>600 sq. ft.</td>
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</table>

   B. No services, other than basic lighting, convenience outlets and ventilation are required.

   C. No panel boards, valves, fan motors, etc. shall be located in this room. The room shall be keyed to the custodial master.

2. Each floor (or each floor area not to exceed 20,000 gross sq. ft.) will have at least one custodial closet (minimum size 8 ft. by 8 ft.). Rooms will be equipped as follows:

   A. Floor mounted service sink with hose bibb, 3’-0” x 3’0” with 11” sides, located in back corner.

   B. Hot and cold water faucets, 30” above bottom of service sink.

   C. Wood shelving on wall opposite service sink, shelves shall be 12” deep on adjustable, heavy duty standards and brackets. First shelf shall be 24” above the floor. Top shelf shall be 18” below ceiling.

   D. Mop Rack - Bobrick B-224 x 30” - mounted over service sink.

   E. Floors shall be sealed concrete.

   F. Walls shall be C.M.U. or gypsum board coated with washable paint.
DESIGN GUIDELINES

G. No other services shall be located in custodial closet with the exception of an inspector’s test station for the fire sprinkler system.

H. Each room shall have a light fixture and a double duplex convenience outlet.

3. Do not use bronze or brass railings or fixtures.

4. Provide a special area for vending and other food service equipment. Provide an easily cleaned floor and wall surface.

5. Provide recessed, flush mounted walk off mats at all building entrances.

6. Install floor drains in all rest rooms.

7. Avoid dust and debris catching surfaces.

8. Provide electrical outlets in every corridor, not more that 75 feet apart. Outlets shall be grounded, on 20-amp circuits. Provide an outlet beside each entrance area. Corridor outlets shall be on separate circuits.

9. Stairwells shall have an outlet on every landing.

10. Stairwell lights shall be over landings, or wall-mounted.

11. All commodes and urinals shall be wall hung.

12. Provide hose bibb under one lavatory in each restroom.

13. Custodial closet service sinks, floor drains, and all restroom floor drains shall be plumbed to the sanitary sewer system.

Trash & Recycling-Dumpster Enclosure

1. Size —
   A. The dumpster enclosure shall be built to accommodate one (1) dumpster for every 40,000 square feet of building space. The foot print of UT’s standard dumpster is 40” wide by 78” long. The enclosure shall have enough maneuvering room so that any one dumpster may be removed from the enclosure without the need to remove other dumpsters in the process. For buildings less than 80,000 square feet, space for two (2) dumpsters per enclosure, minimum, is required in order to have one (1) for trash and one (1) for recycling.

   B. Enclosure height shall be a minimum of seven (7) feet.

   C. Entrance to enclosure shall be a minimum of 60 inches wide.

2. Finishes —
   A. The enclosure exterior shall match the exterior architectural finishes of the adjacent building.

   B. Interior walls of the enclosure shall match the exterior architectural finishes of the adjacent building.
C. The floor of the enclosure shall be concrete.

3. Protective Treatment — Steel reinforcement at the points where the dumpsters make contact with the enclosure walls and entrance.

   A. For reinforcement on the interior of the enclosure, a band of 1/4 inch thick steel plate six (6) inches wide shall be bolted to the wall around the inside of the enclosure. The bottom of the steel band shall be 45 inches off the floor.

   B. For reinforcement of the entrance to the enclosure, 4 x 4 x 1/4 angle iron shall be bolted on each of the four (4) corners. The angle iron shall extend from the floor to a height of 51 inches.

   C. All steel shall be galvanized, unpainted.

4. Access —

   A. Dumpster enclosure shall be located adjacent to the service drive and/or loading dock of the building.

   B. Service drive adjacent to the enclosure shall be flat, to allow the dumpsters to properly connect to the trash truck.

   C. Service drive shall be large enough to accommodate a 25 yard tandem axle compactor truck.

5. Drainage —

   A. Floor of enclosure shall slope 1/4” per foot to allow rain water and other liquids to drain off without puddling.

   B. Enclosure wall shall have weeps evenly spaced around the bottom edge to allow for drainage. These weeps and the grade of the floor shall direct the run-off into landscaped areas rather than onto concrete sidewalks or driveways.

6. Lighting — Provide lighting sufficient for the security of the personnel working at night and during the early morning hours.

   A. Provide flush wall mounted light fixtures inside the enclosure to provide general illumination to the entire enclosure area. The light fixture shall have a sensor to automatically turn it on when dark and off when light.

   B. Provide adequate general illumination outside the enclosure entrance and on the normal routes to/from the adjacent building(s).

7. Exclusions —

   A. Do not use the loading dock of a building for the dumpster location.

   B. Do not install any utility piping, equipment, manholes or access hatches inside the dumpster enclosure.
C. Do not locate grease pits/traps for cafeterias inside the dumpster enclosure. If a grease pit/trap is necessary for the building, it shall have an enclosure separate from the dumpster enclosure. The two may share a common wall, but they shall have their own enclosure walls and separate entrances.

Fire and Life Safety Considerations

1. Performance Based Design

   A. Under no circumstances shall Performance Based Design be used.