

III. DESIGN GUIDELINES

3.01 Master Plan Adherence

- A. All site improvements, new building construction, building exterior renovations, building additions, and shall adhere to the Texas State University Campus Master Plan and Guidelines 2006-2015 with 2012-2017 Campus Master Plan Updates.
1. The web site link to the entire [master plan document](#).
 2. The web site link to the [design and construction guidelines](#).
 - a. The summary of these Master Plan Design Guidelines is defined in the Campus Master Plan Design Guidelines Checklist, located in these Construction Standards under Design Guidelines, Introduction, 1.02 Campus Architectural Unity.
 - b. The web link to this Campus Master Plan Design Guidelines Checklist follows on the next pages, Sections 3.01-3 through 3.01-27.

CAMPUS MASTER PLAN DESIGN GUIDELINES CHECKLIST

(San Marcos Campus, STAR Park, and Freeman Center only)

PURPOSE OF CHECKLIST

- The purpose of the Campus Master Plan Design Guidelines Checklist is to summarize the Master Plan Guidelines, for the planning and design of buildings, renovations, and landscaping. Architectural and Engineering (A/E) consultants providing professional services to the Texas State University campus shall use this Checklist, the Campus Master Plan Guidelines, the Campus Design Guidelines and Construction Standards to develop appropriate additions and alterations for the campus locations listed above.
- There shall be no variance from (1) the Campus Master Plan Design Guidelines and (2) the Campus Design Guidelines and Construction Standards, without the prior written approval from Texas State University. The A/E shall provide a written certification that these guidelines and standards have been met before the A/E's final designs can be approved for construction. If the A/E chooses to propose variances during the design process, the A/E shall specifically point out these variances and make a formal written request for approval.
- The primary goal and intent of the campus guidelines is to knit the campus together with a homogeneous blend of the Spanish Colonial influence from some buildings of the historic campus with the materials used on the more modern buildings. As a result, there will not be one overriding "pure" architectural style. The general architectural style to be used in the design of new construction and major additions shall have a strong Spanish Colonial influence. Common motifs from the Spanish Colonial style such as arches, colonnades, terra cotta tile pitched roofs, cornice ornamentation, etc. may be used instead of reverting back to the Spanish Colonial style in total. Good practices will be followed in building massing and scale, such as designing a distinctive base, middle, and a top. Large glass expanses shall not be prominent, but must be recessed and framed by the common motifs from the Spanish Colonial style.
- Included for reference with this Checklist are a limited number of renderings and photographs of architectural designs of structures, which illustrate some of the styles and features discussed herein.

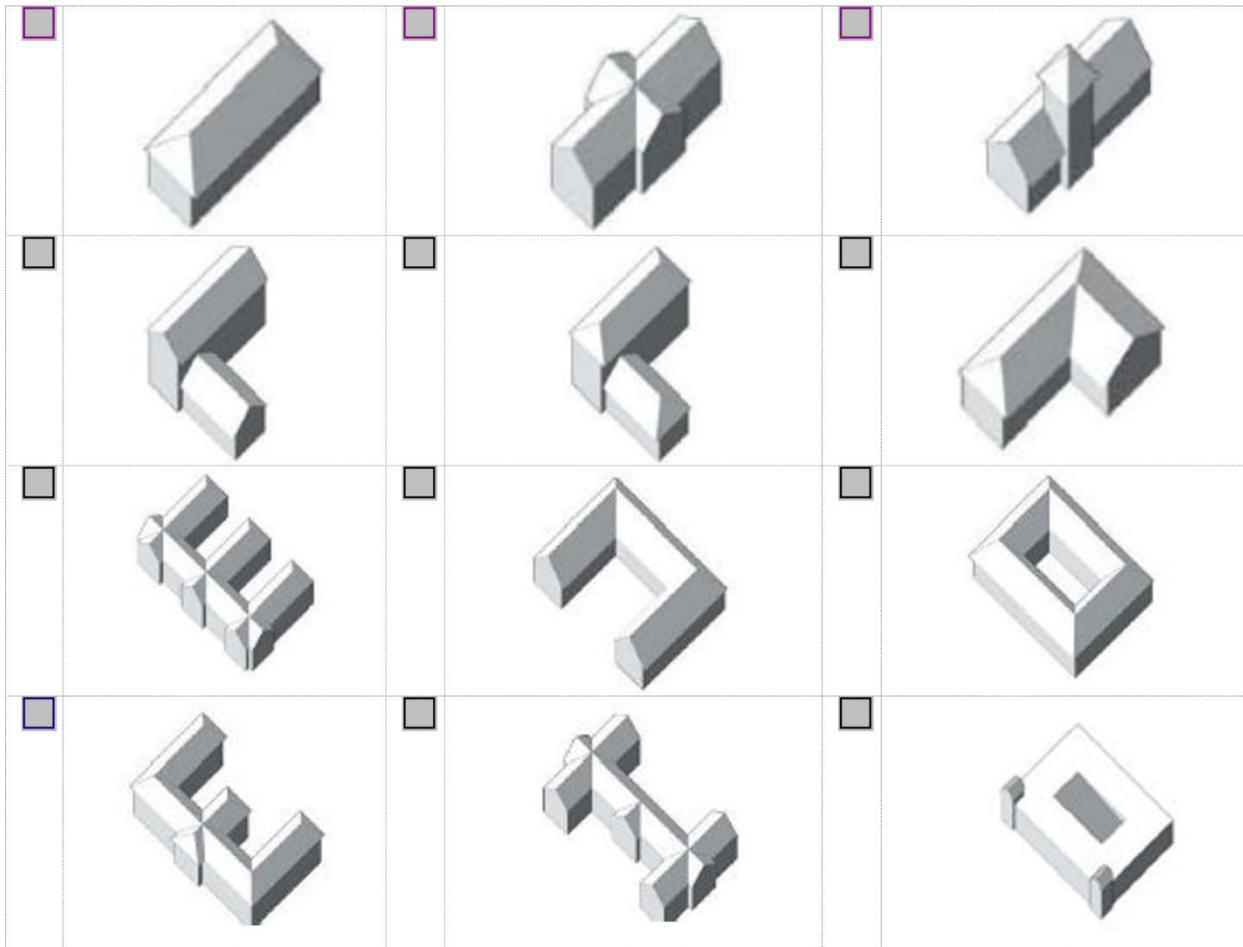
ARCHITECTURAL DESIGN GUIDELINES CHECKLIST

Site and materials checklist

- Follow nationally recognized environmental stewardship by achieving Green Building Council objectives. Where possible LEED certification will be achieved, if it does not adversely affect overall design, budget and occupancy.
- Site utility structures such as HVAC equipment, utility meters, satellite dishes, transformers, and other mechanical equipment shall be located in screened designated service areas, so as not to be visible from open spaces on campus, pedestrian corridors, or primary streets. Projects designs must include relocation of any existing utilities, streets, etc. and all site improvements to provide a compatible and homogeneous interface with the surrounding campus.
- Although not recommended in the Construction Standards, service and mechanical units located on the roof of buildings should not be visible from the pedestrian perspective. They should be shielded with parapets, mansards or other appropriate screening. (Photo 17)
- Build-to-lines must have a minimum 60% of their frontage occupied by the building façade.
- When the build-to-line is fronting a public space, major pedestrian corridor or street, the façade must occupy 90% of the build-to-line.
- Adjacent building facades should align with one another to form a continuous edge when facing open spaces, pedestrian corridors, and streets. (Photos 1,2,3,4,5) The suggested site layout, disposition and suggested entrances (primary, secondary and service) for each new building recommended in the Campus Master Plan are discussed in the chapter entitled “Urban Design Guidelines.”
- Exterior materials of new buildings should include the campus standard tan brick (Acme Brick Co. "Elgin 186 Blend with contrasting accents and/or wall materials. Recommended accents are a lighter cream of limestone, brick or cast stone. Additional accents could include terra cotta consistent with the roof. (Photos 5, 6, 8, 12, 14, 21, 23).
- Painting the exterior of buildings is discouraged. New buildings and additions shall be primarily of masonry materials requiring minimal maintenance. Limited painting of existing structures will only be considered on a case-by-case basis.
- Building massing should be composed of simple rationale forms. Height and massing for each new building recommended in the master plan is reflected in the chapter entitled “Urban Design Guidelines.”
- Simple roof and building forms are encouraged, but must be designed to avoid the appearance of a large simple box shape. (Photos 2, 3, 4, 5, 7, 10)
- The predominant roof plan should be a rectangle or a combination of rectangles.
- Roof forms should be pitched, gabled, or hipped. Roofs are encouraged to have liberal overhangs, with motif detailing. On large span roof buildings, pitched mansard roofs are encouraged. Long expansive, large span flat roof facades should be reduced in scale with

pitched roof tower elements and other detailing. The flat roof parapets, between the tower elements, are encouraged to have motif detailed cornices. (Photos 5, 6, 7, 8, 9, 10, 14, 17)

- Flat roofs are generally discouraged, except in the case of parking garages as reflected in the last example below. Long expansive, large span flat roof facades should be reduced in scale with pitched roof tower elements. (Photos – above)
- All pitched roofs shall have terra cotta clay tile, with a blend of 30% dark terra cotta, and 70% red color, in an interlocking type S-Shape tile, or a mission-style tile. Where flat roofs are required in long span structures, the ballast aggregate gravel color shall be terra cotta to match the clay tile roofs and other adjacent building cap roof color. Match Johns-Manville “Brick Red” cap sheet.
- Painted metal roofs (i.e. standing seam, etc.) are not recommended and will require approval for consideration.
- Roofs shall be fairly uniform in color and no speckled or mottled texture is permitted.



- Facades that address an open space, pedestrian corridors, or streets, should not have blank unarticulated wall surfaces. (Photos 2, 5, 6, 8, 10, 13, 23)
- Brick articulation is encouraged as a way to create visual interest and hierarchy.
- Door and window lintels, sills and floor coursing (only to define the master plan tri-partite vertical organization of the building) should be articulated. If the flooring coursing is used, it shall not dominate or emphasize a horizontal architecture; buildings will have a vertical architectural appearance. (Photos 5, 6, 7, 8, 9, 10, 13, 23)
- Ground level floor-to-floor dimension should be greater than upper level floors.
- Buildings should mediate the slope of the site. The first story (“base”) of a building shall be accessible from all sides and may be as high as 20’ on the lower slope side.
- Maximum height of non-parking structure buildings shall be five stories, except for figural elements or architectural embellishments, such as a tower.
- The façade should clearly express the distinction between the ground level and the upper floors of a building to create a clear base. (Photos 2, 5, 7, 10, 24)
- The façade of a building should clearly indicate the location of the main entrance. (Photos 5, 6, 7, 10, 14, 21, 22, 24)
- To avoid a monolithic appearance, facades should be vertically articulated with bays no larger than 24 feet with width. (Photos 2, 3, 5, 7, 19, 22, 23, 24)
- Carefully articulated architectural elements help to define and beautify buildings and in turn enliven the public realm. The following architectural elements are encouraged in building designs:
 - The use of arcades and colonnades (a series of arches supported by columns) are encouraged, to provide shelter from the sun and weather as well as enhance building facades. Provide a minimum width of 10 feet clear for pedestrian passage. (Photos 3, 9, 13, 15, 16, 18, 19, 24)
 - Openings in walls and windows should be vertically proportioned. Horizontally proportioned openings and windows shall be discouraged. Several examples of the undesirable window style can be seen on the San Marcos campus. (ie. J.C. Kellam Building, Education Building)
 - Major features of buildings, such as entries and building connections, may have a limited amount multi-story glass. Large glass expanses shall not be prominent, but must be recessed and framed by the common motifs from the Spanish Colonial style. The height and expanse of glass shall be reduced in scale visually with horizontal and vertical banding.
- Door frames, window frames, handrails and hardware shall have a dark bronze color.
- Primary building entry doors shall be aluminum storefront type with a dark bronze finish. Other proposed door designs will be reviewed for approval.
- Service exterior doors shall be hollow metal and painted dark bronze or painted to match the adjacent brick color.

- Upper story windows may be smaller and have less detail and embellishment than windows on lower levels. (Photos 2, 5, 14, 24)
- Windows shall be recessed from the exterior plane of the façade and have the appearance of a punched opening in the wall surface.
- Lintels above windows should be expressed, especially in exposed masonry construction. Lintels shall extend beyond the face of the jambs aligning with jambs is not allowed. (Photos 2, 4, 5, 6, 10, 11, 23, 24)
- Window sills must be expressed on the façade and shall protrude beyond the plane of the facade so as to form a drip edge. Sills shall extend beyond the face of the jambs; aligning with jambs is not allowed. (Photos 2, 4, 5, 6, 10, 14, 18, 20)
- On the ground level, when a façade faces an open space, pedestrian corridor, or street, the minimum percentage of surface that is glazed shall be 60%. No reflective or tinted glass is permitted. (Photos 2, 4, 5, 13, 24)
- Arcades, balconies, cupolas, bay windows, entry elements, eaves, awnings, figural elements, and other similar uses and structures may encroach beyond the build-to-line. (Photos 3, 5, 6, 8, 13, 22, 24)
- The visual impact of parking should be minimized. Surface parking lots should be screened from view by vegetation, brick or stone walls, or metal railings.
- The building façade of the parking structures should be designed to screen views of automobiles and sloped parking decks.
- Place level parking decks against exterior walls with sloped decks in the center of the structure, where possible with the available site.
- Safety and security should be primary considerations. Location and visibility of stairs, elevators, graphics, vehicle access control, call boxes, lighting, and any camera surveillance should enhance safety.
- Garage structural ceilings to have a light color to reflect light fixture light to reduce shadows and enhance safety. The metal halide light fixture shall be a combination up light and down light. 2) Where garages are designed with 20% or more open factors, stairways do not need to be enclosed with walls or doors; leave open for aesthetic and safety effects.
- Garage design should include way finding for pedestrians and disabled, with measures such as color coding by floor, easily identifiable entrances/exits and elevators, and legible signage.
- Non-slip materials selection and sloping of the structure design should reflect the all-weather nature of most structures, especially control of water and drainage, to prevent ponds of water.
- Parking structures should be planned to have a minimum of a least two access and egress points.
- Street turn lanes are recommended for left turns from adjacent streets into the structure.

- It's important to note the impact on traffic-flow patterns when placing the entrance to the garage, as this may either alleviate or create traffic congestion issues.
- Incorporating pedestrian-oriented uses at street level can reduce the visual impact of parking structures. A depth of 12 feet along the front of the building is enough to provide space for newsstands, service retail and other viable uses.
- Design strategies such as similar materials, a continuous frieze, cornice, canopy, overhang, trellis, or other devices on the facade of the building can visually integrate the parking structure with adjacent buildings.
- The structured parking garage should incorporate a well-lit pedestrian walkway, stairway or ramp from the sidewalk to the upper level of the building.
- Parking structures tend to be massive therefore; special consideration should be given to building materials, detailing, landscaping, and topographic changes.
- Parking structures should be built into the topography whenever possible. Working with the topography, such as grade changes, may reduce the cost and enhance the design of the parking garage.
- The height of the parking garage should be no greater than that of the adjacent buildings or tree canopy. A building lining a parking garage should always be taller than the garage it is shielding. Lowering the ground level of the garage helps to minimize its appearance.
- Where possible, such as the Master Plan proposed Fine Arts Parking Garage, the parking structure should be surrounded at the ground level with occupied space, either by setting back the parking structure to allow a 50 foot liner building in front, or locating parking underground to allow building on top.
- Articulating a simulated window pattern with vertical rather than horizontal patterns reduces the perceived mass of a garage. The design for all new parking garages shall reduce the long horizontal look of a typical garage structure and replace it with the more vertical visual appearance of an occupied building.
- The facades of the Garage shall have the same architectural appearance as an academic building, using the Master Plan motifs and tri-partite vertical organization, such as tan brick, arches, contrasting cream accents, cornice enhancements and/or terra cotta clay tile roof treatments. These Master Plan motifs are required on the facades exposed to major public views of the building. The secondary, less public, facades may have a reduced amount of these motifs, to reduce costs. Overall the structure shall have a homogeneous architectural design, compatible with its surrounding campus setting.

Historic resources DESIGN GUIDELINES CHECKLIST

Care and maintenance of historic campus properties

- Examine the integrity of building materials including roof and drainage systems, paint films, masonry and mortar conditions, metalwork, windows and doors. Use this information to implement a repair and renovation to ensure the long term sustainability of the historic properties.
- Clean masonry to halt deterioration or heavy soiling. Clean buildings using the gentlest means possible. Do not use sandblasting or high-pressure water blasting to clean masonry under any circumstances.
- Repoint deteriorated masonry using new mortar that matches the historic mortar in color, composition, texture and tooling.
- Design and adjust landscape irrigation to avoid spraying building foundations. Design planting beds away from building foundations to the extent possible.
- Design, repair, and/or renovate building gutters and downspouts for ease of inspection and cleaning.

Retaining and preserving historic features and design elements

- Maintain and preserve the original building materials that define the character of the historic buildings on campus, including the masonry wood, steel window sash systems, copper gutters and downspouts, solid and paneled wood entry doors, original door and window hardware, ceramic and concrete tile, clay tile roofs, and other features as identified in the 2005 historic resource survey.
- Replace severely deteriorated materials in-kind, matching the historic building fabric in shape, dimension, color and material.
- Preserve existing trees and landscape features, with particular attention to the mature oak trees throughout campus.

Reconstructing missing historic features and design elements

- Where original building materials are deteriorated beyond repair, replace in-kind to match the historic material, dimensions, detailing, and installations methods. Salvage and archive samples of removed building materials for the historical record.
- Prior to any substantial rehabilitation of a historic building on campus, review original documents for the building on file at Texas State to determine where missing historic features may be reconstructed, including open loggias, windows, doors, balconettes, gutters and downspouts, and other architectural detailing.
- Remove modern infill of exterior porches and loggias to restore the original appearance of the historic building.

New additions to historic properties

- Make additions to the secondary or tertiary facades of historic buildings in a manner that does not overshadow the historic building.
- Avoid replication of historic details in new construction. The new work should be differentiated from the old, and should be compatible with the massing, size, scale, and architectural features of the historic building.
- New additions and building alterations should be undertaken in a manner that does not remove or irreversibly obscure character defining features of the historic building.
- All additions and alternations to historic properties shall be reviewed by the Texas Historical Commission by formal notification.

Documentation of removal

- Adaptive and sensitive reuse of historic campus buildings is strongly encouraged whenever possible.
- If it is determined that a historic building must be removed from campus, the University is required to contact the Texas Historical Commission to determine the appropriate level of recordation of the building prior to demolition.
- This recordation typically follows the guidelines developed by the Historic American Buildings Survey, and ranges from photographic documentation to full plans and elevations of the buildings.
- This documentation should be safely stored in the university archives to preserve the historical record of the university.

Exteriors DESIGN GUIDELINES CHECKLIST

PLANTS AND landscape zones

- The plant palette is structured to reflect the three landscape zones (plateau, prairie, and wetlands) on the Texas State campus with a predominance of native plants. Plant material should be selected from the plant list provided in the Master Plan. Variations from this list must be submitted to the Building Advisory Committee and approved by the President.

Products

Finishes:

All exterior products below shall have a powder coating of black.

Tables and Chairs:

Victor Stanley Steelsites Series RND-363 in designated study or relaxation areas. Victor Stanley Steelsites Series PRSCC-* with PRSCT-36R or Equivalent for use near dining facilities with outside seating. (e.g., The Den at LBJSC)*

Benches:

Victor Stanley Steelsites RB Series RMFC-24, 6 foot bench. Benches should be placed over a pad of the same material as the adjacent paving and anchored with concrete footings.*

Bollards:

Landscape forms "Annapolis" 6 inch bollard, without light, removable or embedded. **

BIKE RACKS:

Dero Hoop Rack or Owner approved equivalent.

Bike racks to be spaced 36 inches on center.

Allow minimum 3 foot aisles if arranged vertically.

Receptacles:

Exterior:

Victor Stanley Ironsites Series SD-42, with "Rain Bonnet" lid.

All receptacles will have the Texas State logo on their top horizontal band.

The recycling containers will have a designated recycling lid.*

Parking Garages Interior:

Victor Stanley S-45, with "Standard Tapered Formed" lid.

PEDESTRIAN LIGHTS:

The Texas State pedestrian light is the PROV T5 32LED-5K-700 BLK Medium Head, Banner Arm BBD4-24-DB8. Installation shall follow Texas State Design Construction Standards.

A lighting consultant (not a lighting manufacturing vendor) shall be used to determine the bulb wattage and pole spacing to meet the photometric design modeling and foot-candle levels as defined by the Texas State University-San Marcos Construction Standards.

Vehicular Lights:

The Texas State vehicular light is the Guardco Gullwing series G18-2-2XL-MH-BLP-None with a 24 foot round aluminum pole (RA5-24M with base STB). Installation shall follow Texas State Design Construction Standards. Ballast shall be electronic.

A lighting consultant (not a lighting manufacturing vendor) shall be used to determine the bulb wattage and pole spacing to meet the photometric design modeling and foot-candle levels as defined by the Texas State University Construction Standards.

*Victor Stanley products are in the application process for the federal government program and the company is investigating the TEXMAS program.

**Landscapeforms is a TEXMAS vendor.

Paving

- The walkway paving standard on the Texas State campus shall be Pavestone antique terra cotta colored concrete pavers, edged with bands of Pavestones 12" x 12" City Stone Pavers. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving.
- Pavestone antique terra cotta colored concrete pavers shall be the dominant material for primary and secondary walkways and plazas.
- During campus conversion to the new standard, there may be some areas where aggregate concrete shall be edged with the standard smooth concrete.
- If possible, no aggregate concrete square shall be larger than 3 feet by 3 feet.
- Bike parking zones are paved with the Eco pavers filled with gray stone chips to increase on-site water infiltration. Eco pavers are 4 ½ inch by 9 inch by 3 1/8 inch thick, with 1 inch sand setting bed, filter fabric and 6 inch aggregate base and have gray gravel chips in the exposed crevasses. Concrete paving is 4 inches thick over a 6 inch aggregate base.
- Primary walkways are major pedestrian routes and should be a minimum of 19'-0" wide. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving.
- Secondary walkways should be 11'-0" wide. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving.
- Tertiary walkways should be 7'-8" wide. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving.

- Pedestrian only walkways are any path less than 5'-8" in width. Construct pedestrian only walkways with Pavestone concrete pavers (4 inch by 8 inch by 2 3/8 inch thick) placed on 1 inch sand setting bed, filter fabric and 6 inch aggregate base. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving.
- Primary, secondary, and tertiary walkways shall accommodate service vehicles. Refer to Construction Standard specifications, Section 03 33 00 Architectural Concrete Sidewalk Paving. Construct with Pavestone concrete pavers (4 inch by 8 inch by 2 3/8 inch thick), on a 1 inch sand setting bed, and 8 inch aggregate sub-base.

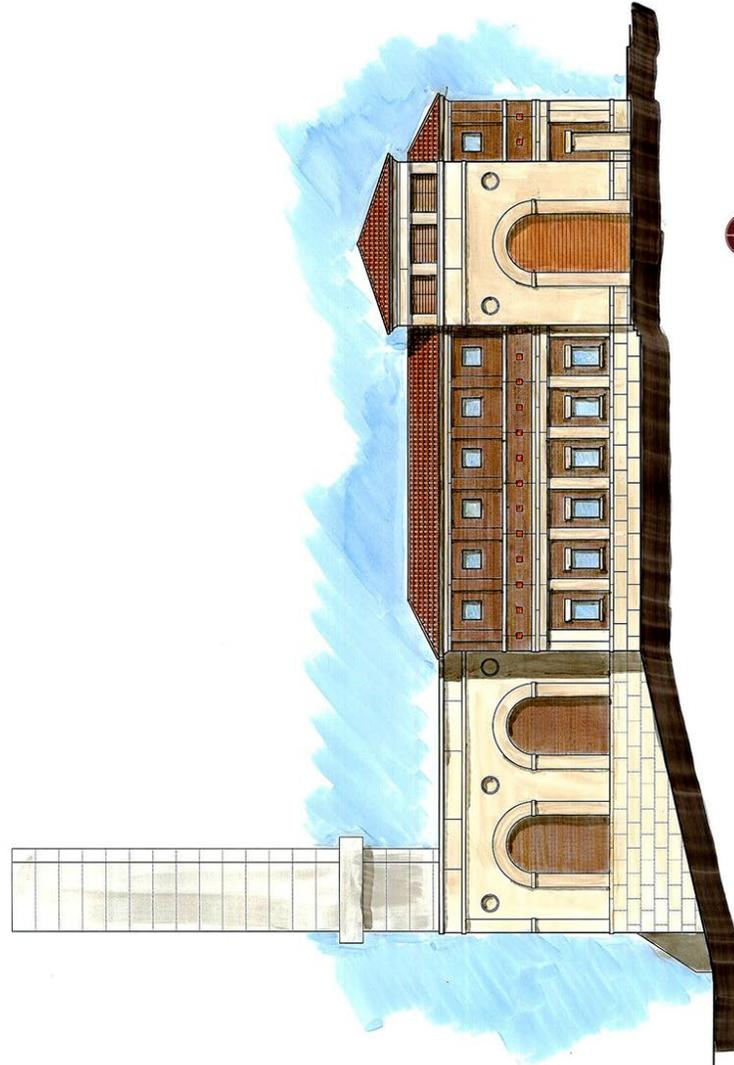


Speck Street Parking Garage



Student Recreation Center Addition

COGENERATION PLANT EXPANSION



Cogeneration Plant Expansion



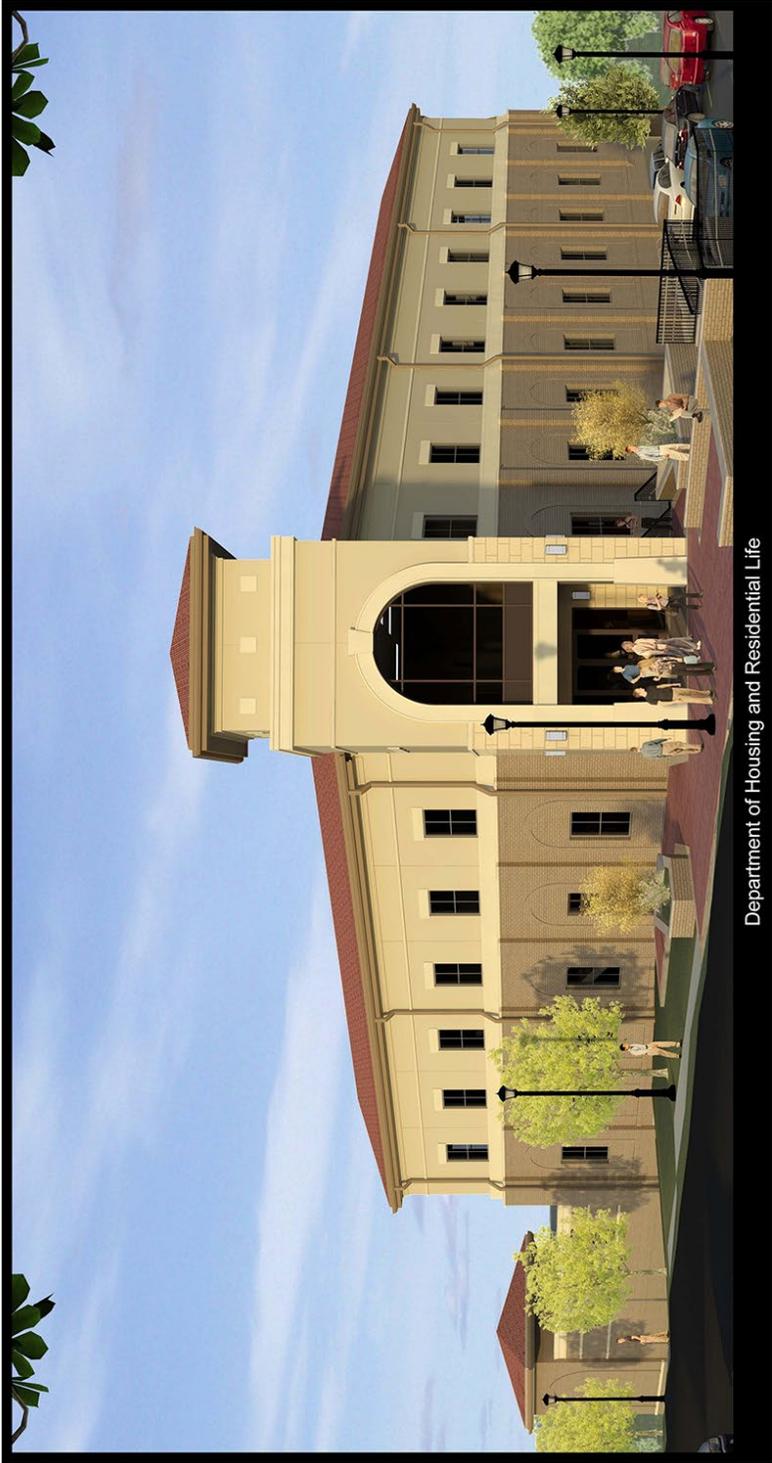
Undergraduate Academic Center



Matthews Street Parking Garage

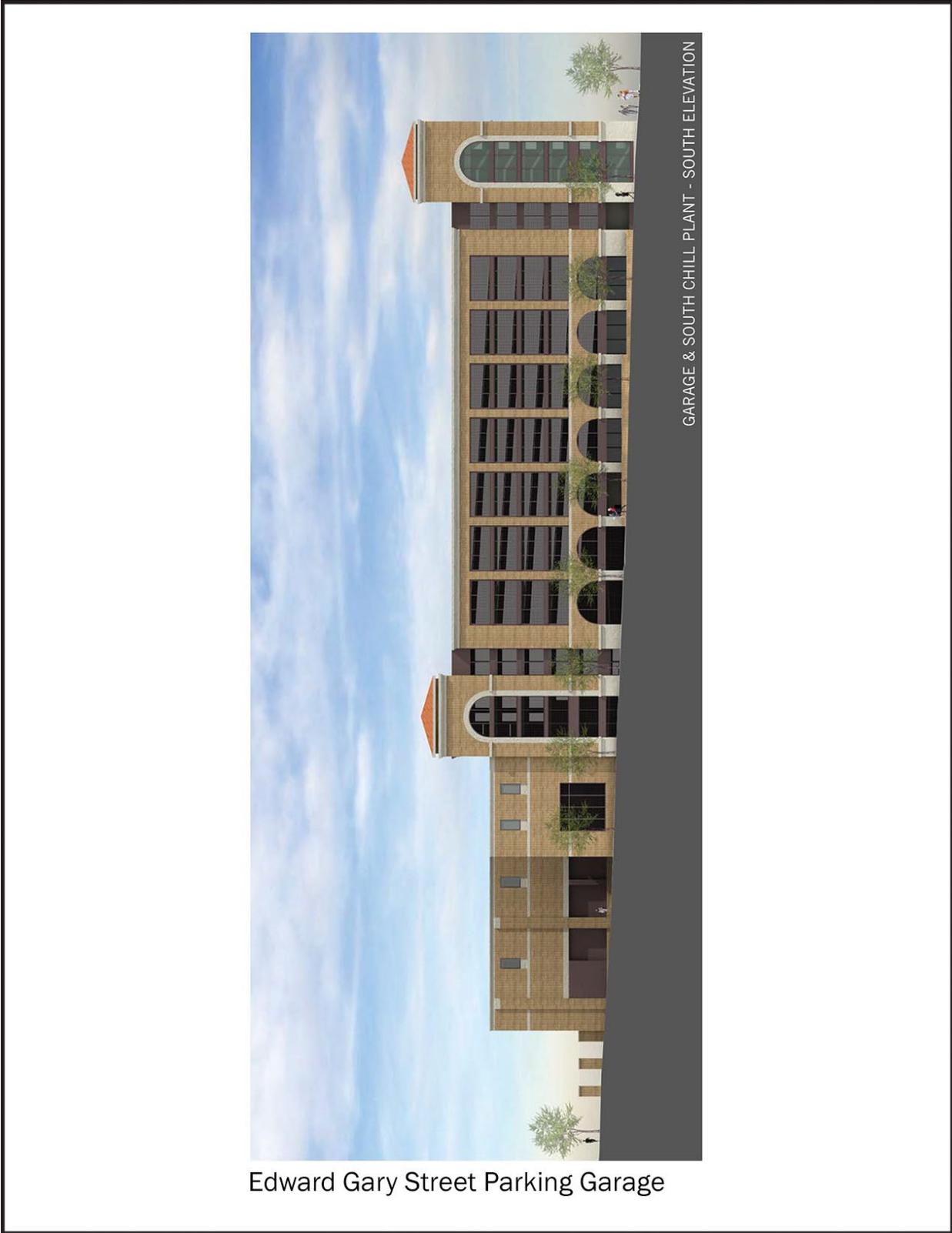


North Campus Housing



Department of Housing and Residential Life

Department of Housing and Residential Life





Performing Arts Center



Moore Street Housing