

## AETC DESIGN STANDARDS SYNOPSIS FOR DORMS (NEW CONSTRUCTION)

### 1. General Design Features

- Ensure following square footage requirements are included in rooms and suites.
  - Enlisted permanent party rooms – Four bedroom modules with a gross of 33 square meters per person
  - Technical Training Students – 25.2 gross square meters per occupant
  - Officer Units 01-02 330 NET square feet - 450 GROSS square feet.
  - Officer Units 03-10 460 NET square feet - 650 GROSS square feet.
  
- One 110 V quadplex located on each of three (3) walls and two (2) duplex outlets on the wall where the bed(s) will be located.
  
- One 110 V duplex outlet at proposed placement for both the refrigerator and the microwave (behind each appliance. Do not use a shared outlet)
  
- One 110 V duplex outlet with ground fault interruption (GFI) located on adjacent wall to vanity.
  
- For all one and two story buildings, install smoke and heat detectors in each room. For three or more storied buildings, install sprinkler system throughout.
  
- Conceal all conduit for fire/smoke detectors.
  
- Install 4 pipe systems with individual room/unit thermostats with controls accessible to occupant.
  
- Prewire two TV cable outlets on opposite wall in each living/bedroom area as well as 2 each two-line telephone jacks located as far apart as practical. (Service for telephone and TV is the occupants responsibility.)
  
- Provide overhead lighting in each room.
  
- Provide high quality, solid-core door equipped with a wide angle viewer on exterior door. (Do not use door closures or spring-loaded hinges on entry doors.) Stain finish all exterior doors versus painting.
  
- Provide master key mechanisms for all exterior doors. (Verify type used by individual bases)
  
- Provide standardized, three-inch (3”) room number plates with double nametag holders. Mount on the wall adjacent to the door.
  
- Do not use exposed Concrete Masonry Units (CMU) on corridor or room walls.
  
- Provide double pane horizontal sliding windows, with screens in all rooms/units. Use only anodized aluminum frame and double insulated pane.
  
- Exposed woodwork (window and doorframes, window sills, interior doors etc.) should be stained not painted. Stain finish should match furniture finish, if possible. If doors and woodwork is to be painted, match the wall color. Do not use contrasting colors on door or doorframes.

- It is preferred that all walls be covered with wall covering.  
Use only Type II, 20-33 oz/yd. for vinyl wall coverings  
If fabric wall covering is used, it must pass UBC 42-2 and have a scrubbable surface.  
If walls are to be painted, use light to medium tones only.  
Accent walls are optional, but must be a slightly darker shade of other walls. Do not use high contrast colors on accent walls. The use of fabric or vinyl on accent wall is acceptable but must be the same or slightly darker than other walls. Window wall should not be used as the accent wall.
- In units with closets built in, provide open shelving and double hanging rods. A narrow 18" to 24" full-length space should be left free for coats, dresses etc. Provide a floor level shelf for shoes.
- Provide one iron/ironing board hanger in each room. These can successfully be mounted in the walk in closet.

## 2. Window Treatments

- All windows to receive one-inch (1") metal blinds (inside mount only). Blinds should be light colored only, beige, light gray or off white. Avoid high contrast to exterior wall finish.
- Use Only extruded aluminum drapery track systems with stainless steel ball bearings on carriers. Use metal batons versus cords.  
Drapery rods must extend a minimum four-inches (4") each side of the window opening.  
All draperies will include a minimum three-inch (3") return to the wall unless using a ceiling rod installation (wall to wall).  
If windows are near entry door, metal drapery holder must be installed.
  - Only 100% fire-retardant material and lining will be used.  
If blackout lining is necessary, use only the soft suede, washable type fabric. Do not use the vinyl-backed fabric.
  - In sleeping rooms it is preferred to use matching bedspreads and draperies.
  - In living room areas use a solid or very small print that closely matches the wall color.
  - Decorative top treatments may be used, but all materials must be fire rated.
  - Rule of Thumb Construction Instructions:  
All draperies to be a minimum double fullness (2 X width of window plus returns and overlaps. Example: 36" wide window + 3" overlap (center) + 3" return (each side) = 45" wide top measurement with pleats.

## 3. Ceilings

- Painted Gypsum board, painted white.

#### 4. Flooring/Carpeting

- Room Carpeting: Wall to wall, multi-colored bold tweed or a random distinguishable design, cut-pile or cut and loop with pad or attached back.

Pattern must be an all-over pattern with minimum negative ground. For all areas medium to dark colors will be used. Refer to Engineering Technical Letter (ETL 00-6) for specific carpet requirements and fire testing.

##### Rule of Thumb:

Use a 30 oz., cut-pile, tufted or woven construction with a minimum 5000 density factor. Use branded, delustered continuous filament yarns and synthetic backing.

- Use a self-cove (3-4" carpet cove base, factory cut) or rubber (not vinyl) base cove. When using self-cove, cap with a narrow edge strip and when using rubber base.
- Corridor/Common area Carpeting: Wall to wall, patterned (small scale), cut-pile, and loop-pile or carpet tile. Note: If using roll goods (12' wide), specify carpet with attached back versus direct glue or separate pad with carpet.

Specify color stained concrete with metal edges. Do not carpet stairs. Walls surrounding these areas should receive the same wall treatments as corridors, to include artwork and window treatments, if there are windows at landings.

- Use non-skid ceramic tile in vanity and bath areas.

#### 5. Vanity/Shared or Private Bathroom Area

- Minimum 30" X 24"D counter top, extending over toilet, when possible. If using the tank type toilets, you may need to use a hinged section in counter top to access the tank.
- Minimum 30" X 36"H mirror over entire vanity. Use wall-to-wall mirror when possible.
- Incandescent, strip lighting over entire mirror.
- Provide a wall-mounted cabinet in vanity area. Use a 12" deep cabinet when possible. If space will not permit a full cabinet, provide a wall-mounted, wood or laminate medicine cabinet. Do not use flush-mounted, metal type medicine cabinets.
- Use hot/cold, washerless, mixer faucets.
- Use cultured marble or solid surface material with the integral sink for vanities.
- Provide walk-in showers with either shower doors or hanging rod for shower curtain (base makes decision). Shower units to include built-in soap holders. Shower flooring should have integral non-skid surface.

- Use water-saving tank-type toilets. All toilet seats to be one-piece construction with closed front and lids. Color to match the porcelain.
- Provide variable control showerhead with washerless mixer valve. Do not use the "water-miser" type with solid mounts.

#### 6. Vending/Kitchenette Areas

- Provide vending machine, in a separate room off lobby or lounge.
- Install a minimum of four 110 V duplex outlets for vending machines.
- The kitchen in social area must include:
  - Double stainless steel sink with a gooseneck faucet
  - Two burner electric cook-top
  - Combination microwave/convection oven
  - Full size refrigerator
  - Sufficient counter space around built-in equipment

#### 7. Laundry Room

- Insure there is no exposed ductwork, conduit, pipes etc. on the walls and/or ceiling.
- A minimum of one washer for each 12 occupants and a minimum of one dryer for every eight occupants. Ratio may be lowered at the discretion of each installation.
- Provide an exterior vent for each dryer.
  - Gas dryers should have a cut-off valve capable of hand operation.
- All electrical, washer and dryer connections should be 36" high and accessible, but concealed by machines.
- Install a large exhaust vent.
- Use non-skid quarry tile or vinyl tile on floors. All rooms must have at least two (2) floor drains.
- Provide adequate folding table space and counter with overhead clothes poles.
- Install several fold-down type ironing boards.
- Use recessed ceiling lights.
- Use painted or vinyl wall graphics or framed, large-scale artwork with security mounting systems.

## 8. Interior Hallways

- Conceal ducts, conduits, pipes etc.
- Wall-mounted light fixtures (every 8'-10' on center, both walls with minimum of 20 candle-foot).
- Wall treatment should be washable wall covering or a textured wall surface. No exposed CMU should be in any corridors.
- Recess all wall-mounted fixtures i.e. fire extinguishers, water fountains, telephones and emergency lights.
- Install an 110V duplex outlet every 20', mounted at 6" above the floor line.
- Use wall-to-wall carpeting or carpet tile. Carpeting must contain an overall pattern in medium to dark tones. The use of borders is highly recommended, but should be in proportion to width of the corridor. Installation should contain breaks between border and pattern (like a series of area rugs) to minimize the tunnel effect of a long corridor.

## 9. Lounges/Study Rooms

- For pipeline dormitories plan several small study rooms located throughout the facility or use one large study room on first floor that can double as a meeting room. Study rooms should not be near Lounges or Laundry rooms. In permanent party dormitories the amount of space for lounges/study rooms will be determined by each base.
- Install sound absorbing wall covering or wall panels. Use recessed florescent lights in ceiling.
- Provide several sturdy, large tables (meeting room type) with comfortable conference room style chairs. Do not use folding banquet type tables with folding chairs.
- Provide artwork, window treatments (if necessary), trash receptacles, etc.
- Consider providing a computer room with computers for occupant use. If this is not possible, provide several study carrels with outlets nearby for individual PC's.

## 10. Lounge/TV Rooms

- This room should be located away from study room and individual sleeping rooms, if possible.
- Install sound absorbing wall covering or panels on all walls.
- Provide a lighting system with dim controls and if the room has windows, include blackout lining on drapery.
- If game tables (pool tables or ping-pong tables) are to be included in these rooms, provide a separate area for these items. Ceiling in game area should be painted gypsum board versus lay-in ceiling tile to avoid damage done by pool cues.

- Wall finishes must be durable and have wainscot topped with a hardwood chair rail. Do not place chair rail over 39" from the floor line.
- Provide heavy use furniture with durable, mar-proof tops. Avoid the use of loose-back cushions on all seating units. Minimize the use of sofa seating and use more individual seating.
- Provide a large screen TV, if possible.
- Provide artwork and plants to soften area and provide a homelike setting.

#### 11. Storage Room

- In permanent party dormitories provide individual storage cubicles for each occupant at least 30" w x 30" h x 30" d, (15.5 cf.). Pipeline dormitories do not qualify for cubicle storage.
  - Each cubicle must be securable by using a padlock, which the occupant will provide.
- Install smoke detectors in storage areas under 4,000 SF (Gross SF). For areas over 4,000 SF install a sprinkler system.

#### 12. Main Entrance

- Entry should be well defined and easily accessible.
- Provide a covered exterior entry.
- Provide planters with live plants, if a plant maintenance contract is available. Use fire-retardant artificial plantings, which are proportionate to planters if maintenance contracts are not possible.
- Provide attractive, non-institutional lighting and signage. All signage must meet command standards and be consistent throughout the facility.

#### 13. Exterior

- Facility must be well landscaped with a sprinkler system. (Landscape plan must be developed with the base landscape development plan).
- Provide a Green Belt between building and parking lots, as well as between parking lot and street.
- In permanent party dormitories provide one parking space for each resident. Parking spaces for pipeline student dormitories will be determined locally. Include parking areas for motorcycles and bicycles and handicap accessible spaces.
- Insure provisions have been included for drainage, underground utilities.
- Use large (18") numerals, color to match trim for building number.
- Provide a photoelectric switch for lights. Include spotlighting for exterior signs, walkways and random, large planted areas.

#### 14. Special Considerations: First floor entries, corridors and lounges must meet APA requirements.

One each (male, female) restrooms meeting APA requirements must be located on first floor.