



AUBURN

Guidance on Fraternity Housing Construction, Maintenance, and Repair Projects

2024 Edition

Auburn University Facilities Management
Planning, Design, and Construction

Auburn University Student Affairs
Greek Life

September 20, 2024

Contents

- Purpose 1
- Background 1
- Types of Projects 2
 - Primary Categories..... 2
 - Other Categories 2
- Rules for Executing Projects..... 3
 - All Projects..... 3
 - Construction and Modification Projects Only 3
- Project Procedures for Fraternity House Corporation and Leadership..... 5
- Project Procedures for Design Professional or Contractor 7
- Contact..... 8
- Appendix A: Design and Construction Standards for Fraternity Housing Projects..... 9
- Appendix B: Landscape Standards for Fraternity Housing Projects 12
- Appendix C: Exterior Signage Standards for Fraternity Housing..... 20
- Appendix D: Contractor Rules for Working on the Auburn Campus 23



Purpose

This document was created to assist fraternity housing corporations and chapter leaders navigate through the process of constructing, modifying, and maintaining facilities on their chapter house properties. It is intended to primarily answer these two questions:

- What are the rules for constructing, modifying, and maintaining fraternity properties?
- What is the process for completing these projects?

While these guidelines are primarily intended for those fraternities that lease property from the university, some recommendations will be included for those fraternities that own their property.

Background

Auburn University authorizes the lease of property to fraternities to provide safe living and gathering space to its members. While operated and maintained by the fraternities themselves, leased properties remain a part of the Auburn campus and are required to adhere to the university's image and character standards. These standards guide the appearance of campus buildings and land, and their contextual continuity with the properties surrounding them. In addition, as any structure built on university-owned property becomes inherently owned by Auburn University, certain university design and construction standards must be followed.

Guidance for the construction, modification, and maintenance of fraternity property originates from the guidance that dictates the care of all university properties:

- **Auburn University Board of Trustees Policies** provide guidance and direction on the capital project planning and approval process, the preservation of trees on campus, and the leasing process for university properties. This guidance includes the Image & Character of Auburn University, Campus Master Plan, Landscape Plan, and Sign and Wayfinding Plan.
- **Auburn University Policies** provide rules and processes regarding the assignment of university land (both generally and to student organizations), third-party (here, fraternity) construction, the preservation of natural resource areas, and stormwater management, especially for stormwater discharges during, and resulting from, construction.
- **Auburn University Facilities Management Design Standards** provide design requirements and best design practices for all facilities on university properties.

Fraternity housing corporations, leaders, and design, construction, and maintenance professionals hired by the fraternity are not expected to review all university policies pertaining to fraternity property development. This document was created to summarize those elements of the university policies, standards, and guidelines that pertain to fraternity properties so that all parties have a clear understanding of the university's requirements and expectations of the lessors. In addition to this document, the offices of Planning, Design, and Construction and Greek Life are available to provide additional guidance when needed.

The following documents and guidelines will not be summarized in this document. It is the responsibility of the house corporation, fraternity leadership, or those professionals hired by the fraternity to review these documents and strictly adhere to their requirements:

- **City of Auburn Building Inspection Services Codes** (<https://www.auburnalabama.org/inspection-services/services/current-codes/>) are the mandatory building codes that all fraternity construction projects must adhere to.
- **Fraternity Property Leases** with Auburn University list the specific construction, repair, and maintenance requirements that each house corporation and chapter must meet.

This document will pertain only to construction, repair, and maintenance on properties leased to the fraternities. There are additional guidelines pertaining to insurance, safety, property inspections, and other areas by both the university and the City of Auburn that fraternities must comply with but are not covered in this document. Please contact Greek Life for information regarding these guidelines.

Types of Projects

Primary Categories

Fraternities and their House Corporations are expected to maintain their houses to a high standard by using licensed professionals for all construction, modification, maintenance, and repair work. Projects can be divided into two primary categories:

Construction and Modification projects include all new construction, demolitions, additions, remodeling, and major repair of the premises. All the laws, statues, codes, ordinances, regulations, and requirements listed above apply to construction and modifications. All professionals involved in the design and construction of facilities on fraternity property must be appropriately licensed and insured. Construction and modification projects require a permit and inspection from the City of Auburn.

Maintenance and Repair includes the general upkeep of the facility plus the routine preventative maintenance and repair of the building envelope, roof, systems, and equipment in accordance with local, state and federal building, fire, and life safety laws, statutes, codes, ordinances, rules regulatory notices, Americans with Disabilities Act, standards, requirements, and University standards. Please refer to your lease for all the maintenance and repair activities required of the Fraternity as lessor. Maintenance and repair work is required to be completed by University-approved licensed and insured professional and requires a permit and inspection from the City of Auburn.

Other Categories

Ordinary Repairs include activities listed in the Maintenance and Repair section of your lease, but do not require a permit from the City of Auburn. Refer to the City of Auburn website (Inspection Services) to determine if the repair qualifies as "Ordinary."

Rules for Executing Projects

The following are the general rules that apply to major projects and the policies, standards, and guidelines they reference. Major projects may be referred to as “Third-Party Construction Projects” by the University.

All Projects

1. All projects require written approval by Auburn University Greek Life before they can be initiated.
2. All projects must comply with lease requirements and binding declarations and covenants.
3. All projects must be executed in a well-planned, professional, and high-quality manner. [Policy on Third-Party Construction Projects]
4. All projects are designed with sound architectural and engineering principles and practices, and must comply with life safety, fire protection, electrical, and other building codes required by the City of Auburn to ensure and maintain safety. [Policy on Third-Party Construction Projects; City of Auburn Inspection Services]
5. All projects must comply with appropriate Auburn University standards and require review and written approval by the university. These standards include, but are not limited to:
 - a. **Facilities Management Design Standards** - refer to Appendix A for guidance on complying with these standards.
 - b. **Landscape Master Plan** - refer to Appendix B for guidance on complying with these standards.
 - c. **Sign and Wayfinding Guidelines** - refer to Appendix C for guidance on complying with these standards.
 - d. **Image and Character of Auburn University** - guidance will be provided directly to the design professional or contractor. (See *Project Procedures for Design Professional or Contractor* section.)
 - e. **Campus Master Plan** - guidance will be provided directly to the design professional or contractor. (See *Project Procedures for Design Professional or Contractor* section.)
6. All projects require a permit and building inspection from the City of Auburn. It is the responsibility of the house corporation or appropriate contractor to make permitting and inspection arrangements with the City of Auburn on all major projects.

Construction and Modification Projects Only

1. The fraternity house corporation, or designated licensed design professional, shall be responsible for the proper and safe design and construction of the project and its full compliance with all applicable laws, regulations, ordinances, standards, and other

federal, state, and local laws and regulations. [Policy on Third-Party Construction Projects]

2. The University's role is not to supervise, superintend, inspect, oversee, or direct how the design and construction work is completed, but rather to satisfy itself that the fraternity house corporation fulfills its duty and contractual obligation to construct the project in full compliance with University policies and other federal, state, and local laws and regulations. [Policy on Third-Party Construction Projects]
3. All construction and modification projects must be reviewed and require written approval by Planning, Design, and Construction for compliance with Auburn University Design and Construction Standards, Landscape Master Plan Standards, and Sign and Wayfinding Standards at each stage of the design process. A summary of these standards that pertain to fraternity property development is provided in the Appendix. [Policy on Third-Party Construction Projects]
4. All exterior projects must be reviewed by AU Planning, Design, and Construction for compliance with the Image & Character of Auburn University, Campus Master Plan, Landscape Master Plan, Tree Preservation Policy, Natural Resource Management Area Policy, Stormwater Management Policy and all other applicable site and orientation requirements. [Policy on Third-Party Construction Projects]
5. The fraternity or licensed contractor shall obtain Builders' Risk Insurance, meeting the requirements outlined by Auburn University Risk Management and Safety.
6. City of Auburn permitting and project construction cannot begin until a written "Notice-to-Proceed" is obtained from Auburn University Facilities Management.
7. A construction fence surrounding all or part of the project construction zone may be required, depending on location. The construction contractor must contact Auburn University Facilities Management prior to construction commencement for a fencing assessment and guidance.
8. The contractor *must* comply with all rules for conducting work on the Auburn Campus. Refer to Appendix D for detailed instructions.
9. Auburn University Facilities Management has the authority to suspend construction operations if any of the requirements listed above are not fulfilled. Construction will not continue until any issues are corrected. [Policy on Third-Party Construction Projects]
10. The cost of participation by the Auburn University Facilities Management may be charged to the fraternity at a pre-determined rate. Please contact Facilities Management for additional information.

Project Procedures for Fraternity House Corporation and Leadership

1. Identify your project and prepare the following information:
 - a. Description of project
 - b. Funding source and amount
 - c. Name of proposed design professional or contractor
 - i. For most Construction and Modification projects, the professional must be a licensed designer, i.e., architect or engineer.
 - ii. For Maintenance and Repair projects, the professional must be a licensed and insured contractor.
 - d. Expected timeline for executing the project.

Check the City of Auburn Inspection Services website and determine if your project requires a permit. If it does not require a permit, then the work is an Ordinary Repair and does not require you to continue to the next step.

2. Contact Greek Life and submit your materials for review. Greek Life will determine the project type and request additional materials, if needed. Proceed to the next step only if Greek Life approves of the project request.
3. Obtain the following materials from the design professional or contractor and submit to Greek Life:
 - a. Scope of work or invoice containing the following:
 - i. Name and address of licensed professional.
 - ii. Address of work.
 - iii. Description of work and final deliverable.
 - iv. Estimated cost of project.
 - v. Contractor license number.
 - b. Proof of licensure and insurance for the design professional or contractor.
 - c. For exterior projects not requiring a registered architect or engineer, include the following:
 - i. Survey or aerial map showing the location of the project. Include the dimensions of the project area and distance to nearest existing structure or property line. It can be hand or computer drawn but must be to scale.

If approved, Greek Life will initiate the project with Facilities Management and notify the house corporation to proceed.

4. Secure a contract with the design professional or licensed and insured contractor to perform the work. The design professional or contractor will become the project leader and guide the fraternity house corporation and leadership through the process. Provide the design professional with a copy of this document.
 - a. If a design professional is required, they will be responsible for securing a contract to construct the project if the design professional is not qualified to do

so. The construction contractor must be licensed and insured, with proof of both provided to Facilities Management.

5. Obtain Builders Risk Insurance under the guidelines stipulated by Risk Management and Safety (<https://ba.auburn.edu/rms/risk-management-insurance/insurance-requirements/>). Provide proof of insurance to both Risk Management and Safety and Facilities Management. Contact Risk Management and Safety for additional information.
6. After the design is complete, confirm with Greek Life that the design professional has submitted a request to Auburn University Facilities Management for final project design approval. A project will not be approved until it is reviewed by Facilities Management and all appropriate University Committees for compliance with University Image & Character standards and Campus Master Plan design guidance. Facilities Management will provide an approval letter to Greek Life for the design professional and fraternity house corporation to share with the City of Auburn.
7. Once the final project design approval letter is obtained, assist the contractor or design professional in applying for a building permit with the City of Auburn. A pre-application meeting with City of Auburn Inspection Services, the fraternity representative(s), and the contractor will be needed. The City will collect all required materials, review the project, and issue a building permit upon approval.
8. During construction, assist the contractor with scheduling inspection meetings throughout the process.
9. Confirm that the City of Auburn has issued a Certificate of Occupancy upon completion of the project.

Project Procedures for Design Professional or Contractor

1. Provide the client (fraternity house corporation or leadership) with proof of Alabama licensure and registration as an architect or engineer.
2. Upon securing a contract with the client, begin by:
 - a. Obtaining information from the client about the project
 - b. Obtain a copy of the applicable design standards for fraternity properties on the Auburn University campus.
 - c. Contact the Director of Campus Planning and Space Management in Auburn University Facilities Management directly with any questions regarding the applicable design standards. The director can set up a pre-design meeting to review the applicable standards and answer any questions.
3. Design the project, preparing a full set of design drawings in the process.
4. You are required to submit design drawings to Facilities Management at each stage of the project:
 - a. Schematic Design
 - b. Design Development
 - c. Construction Documents

At the end of each stage, Facilities Management will review the project for compliance with the applicable design standards. Depending on the extent of the project, a review before the Auburn University Design Review Committee may be required, especially if the project requires new construction or any additions, modifications, or renovations that will impact the visual appearance of the building(s) or property.

5. Upon approval of each review stage, Facilities Management will provide a written authorization to proceed to the next step of design. At its discretion, Facilities Management may require only 1-2 approvals in the process, based on the size of the project.
6. Upon final design approval (construction documents), Facilities Management will provide a final written approval and authorization to submit the construction documents to the City of Auburn for review and inspection.
7. Provide written notice to Greek Life and Facilities Management naming the General Contractor for the project. Include the following:
 - a. Proof of Alabama licensure as a general contractor, if applicable
 - b. Proof of Alabama contractor's insurance, if applicable
8. Apply for a building permit with the City of Auburn Department of Inspection Services. Submit all documents required for review. Set up a pre-construction meeting with the

city to answer any questions the City of Auburn may have regarding your project. Upon approval, Inspection Services will issue a building permit.

9. Facilities Management will assign a construction project manager to assist with questions regarding Auburn University Design Standards and to ensure compliance with Auburn University policies and other federal, state, and local laws and regulations.
10. Throughout the construction process, the designer and contractor are expected to work together to execute the project according to standards required by Auburn University and the City of Auburn. The City of Auburn will require inspections throughout the process. You must comply with these inspections and provide the City of Auburn with any information needed to secure a Certificate of Occupancy upon completion.
11. Upon final inspection and confirmation of satisfactory work, City of Auburn Inspection Services will issue a Certificate of Occupancy. Provide a copy of this Certificate to:
 - a. Greek Life
 - b. Auburn University Facilities Management

Contact

For general inquiries about the rules and procedures outlined in this document, please contact:

- Richard Guether, Director, Campus Planning and Space Management
(rcg0011@auburn.edu)

For specific inquiries pertaining to Auburn University design, landscape, and signage standards, please see the appropriate appendix.

Appendix A: Design and Construction Standards for Fraternity Housing Projects

Context

This section provides Project Managers with guidance on required Auburn University Facilities Management (AUFM) Design Standards for new construction and other major projects on properties leased by the University for the purpose of Fraternity Housing.

Document Source

- Auburn University Facilities Management 2022 Design Standards (updated 7/10/23) (Location: <https://fm.auburn.edu/planning-design-construction/>)
<https://fm.auburn.edu/wp-content/uploads/2023/07/Design-Standards-2022-V1.pdf>

Design Standards Purpose

AUFM Design Standards are implemented on every new or renovated building on campus and establish a minimum-level of quality expected for various building elements and systems. The Design Standards supplement and are not intended to supplant or replace the current building codes required by the City of Auburn. It is the Fraternity Housing Designer of Record's (DOR) responsibility to ensure the project is designed according to all other regulatory requirements including, but not limited to, the City of Auburn Department of Inspection Services adopted codes:

- City of Auburn Current Codes (Location: <https://www.auburnalabama.org/inspection-services/services/current-codes/>)

Design Standards Organization

The AUFM Design Standards are organized according to the Uniformat Elemental Classification for Buildings. Building elements are organized into three levels of increasing specificity. The major groups included in the Design Standards include:

Major (Level I) Groups

- A - Substructure
- B - Shell
- C - Interior Construction
- D - Services
- E - Equipment & Furnishings
- G - Sitework

Auburn University Facilities Management supplements these Uniformat groups with additional Sustainability & Space Programming Requirements and Door Hardware Standards, as shown in the Design Standards.

Design Standards Application for Fraternity Housing Projects

Mandatory Design Standards requirements for Fraternity Housing Projects are listed here:

- B1020 - Roof Construction
- B20 - Exterior Enclosures - A.1
 - An in-place mock-up is acceptable for each exterior material
- B2011 - Exterior Wall Construction - A-H, M-O
- B2012 - Parapets - B and C
- B2021 - Windows
 - Aluminum-clad wood windows are acceptable
- B30 - Roofing - A
- B3011 - Roof Finishes
- C1035 - Identifying Devices - B-F, K
- C3012 - Wall Finishes to Interior Walls - A.8
- D4011 - Sprinklers Water Supply Fire Suppression - A-C, F and H
 - Provide tamper-proof, indicating control valves between water supply and sprinkler system complying with code requirements
- D5037 - Fire Alarm Systems - Provide an automatic fire alarm system
- G10 - Site Preparation (except G1042 [*see separate guidance for signage*])
 - G1042 - Comply with all Federal, State, and Local regulatory requirements for disposal of hazardous waste
- G20 - Site Improvements (excluding G2057 - Irrigation) [*see separate guidance for landscape standards*]
- G4020 - Site Lighting
- G4031 - Site Communication Systems

While compliance with these sections of the Design Standards is mandatory for Fraternity Housing projects, AUFM supports elective compliance with other sections of the Design Standards not listed above.

A variety of utility providers serve Fraternity Housing facilities. Depending on the utility system provider, additional AUFM Design Standards may apply. These should be discussed early with AUFM to determine if compliance with the appropriate design standard is required:

- G3010 - Water Supply (if provided by Auburn University domestic water service)
- G3020 - Sanitary Sewer (if it connects to Auburn University managed sanitary sewer)
- G3030 - Storm Sewer (if it connects to Auburn University managed storm sewer)
- G3060 - Fuel Distribution (if it connects to Auburn University managed natural gas system)
- G4010 - Site Electrical Utilities (if it connects to Auburn University managed primary electrical)

Design Review

All Fraternity Housing projects will be reviewed for compliance with the applicable mandatory Design Standards. Deviation from these mandatory requirements will be noted electronically and returned to the Fraternity Housing DOR.

The design review is initiated by the DOR submitting design documents to the AUFM Fraternity Housing Project Lead. The Project Lead will facilitate the process with AUFM reviewers. The design review is a required component at the conclusion of each major design deliverable phase (Schematic Design, Preliminary Design, Construction Documents).

Variance Process

If a hardship or other issue prevents the DOR from complying with mandatory Design Standards, the DOR can initiate a variance request to deviate from the Design Standards:

1. DOR submits Variance Request to AUFM Design Lead (see Contacts below).
2. AUFM Design Lead will review the request internally with subject matter experts.
3. If approved, the variance will be reviewed by the AUFM Design Standards Committee.
4. The Design Standards Committee will either approve or deny the variance. In either case, the AUFM Design Lead will notify the DOR.
5. If not approved during any of the prior steps, the AUFM Design Lead will notify the DOR.

Summary

This document is a summary of the mandatory Design Standards applicable to Fraternity Housing projects. The AUFM Design Standards and any AUFM design review does not relieve the Fraternity Housing DOR from their professional responsibility to comply with all applicable building codes, as required by the City of Auburn and AUFM, and provide a fully functional building design.

Contact

With questions on how to interpret these standards, please contact the appropriate AUFM Planning, Design, and Construction Fraternity Housing Project Lead:

During Planning and Design:

- Bradley Prater, Campus Planner (bap003@auburn.edu)

During Construction:

- AUFM Fraternity Housing Project Construction Lead (to be named at the completion of the design phase)

Appendix B: Landscape Standards for Fraternity Housing Projects

Context

This document provides designers with guidance on pertinent Auburn University Facilities Management (AUFM) Landscape Design Standards for new construction and other landscape-related projects on properties leased-out for the purpose of Fraternity Housing.

Document Source

The source for landscape standards for all Auburn University properties, including properties leased Fraternity housing corporations, is the Landscape Master Plan (LMP):

- Auburn University Landscape Master Plan, 2015
(Location: <https://fm.auburn.edu/planning-design-construction/>)

Campus Landscape Vision

The Vision for Auburn University landscape, including on properties leased out for the purpose of Greek housing, is to provide a structure that will shape a beautiful, memorable, and enduring pedestrian-oriented campus while reintegrating cultural and natural systems through constructed urban ecologies and restored and revitalized ecosystems.

- Auburn University Landscape Master Plan, 2015

Campus Landscape Standards Purpose

AUFM Landscape Design Standards are implemented on every new landscape, or landscape renovation or maintenance project on campus and establish a minimum-level of quality expected for landscape design. It is the Fraternity Housing Designer of Record's (DOR) responsibility to ensure the landscape is designed according to AUFM Landscape Design Standards:

Campus Landscape Zones (Pages 23-24)

A series of ten (10) campus landscape zones have been identified for the Auburn Campus. These zones are based on the Proposed Land Use Plan established within the 2013 Campus Master Plan Update. The Landscape Zones represent specific geographic areas of the campus, with each zone having a defined set of landscape expectations and requirements. Fraternity (or other Greek Housing) use is considered Zone 3 (see Figure 3-8, on page 24).

Zone 3- Fraternity

Campus landscape standards should be adhered to in all Fraternity (Zone 3) areas:

- Screen parking and service areas from public streets with landscape plantings.
- Utilize campus landscape, lighting, and signage standards.
- Provide sidewalks along adjacent public streets.
- Maintain landscape areas to meet or exceed campus maintenance requirements.
- Remove invasive species.

- All temporary, special event landscape improvements and/or structures shall comply with the Landscape Standards and with state and local building codes. Plans for any temporary special event improvements shall be reviewed and approved by Facilities Management prior to construction.

Landscape Performance Requirements (Pages 25-26)

The Landscape Performance Requirements listed below must be addressed by each major capital improvement or significant campus Operations & Maintenance (O&M) project.

1. Bicycle and Pedestrian Facilities: Each new campus project shall provide new, additional and/or upgraded bicycle and pedestrian facilities, as appropriate, given the project purpose, scale, and location (see page 56). These improvements shall include, but are not limited to:
 - a. New and/or additional bicycle racks
 - b. Connections to and/or extension of an adjacent multi-use path or bike lanes
 - c. Additional sidewalk or paved path connections to existing adjacent sidewalks or extension towards other logical nearby destinations.
2. Stormwater Best Management Practices (BMP): Consistent with the federal Clean Water Act and State of Alabama regulations, the University has adopted a Stormwater Management Manual that defines University-related best management practices for managing the stormwater which flows onto and through the campus. The Landscape Master Plan incorporates this manual by reference and requires full compliance with its policies and directives. Stormwater BMP's shall be incorporated into the planning, design, construction of all capital improvement projects and all University initiated O&M projects.

Project managers shall demonstrate, utilizing the university's Stormwater Management Manual, use of multiple stormwater BMP's within the limits of the project during the project planning, design, and implementation phases of the project. Techniques including the use of bioswales, raingardens, infiltration zones, reduction of impervious pavement areas, provision of pervious pavement, vegetated swales and vegetated buffers adjacent to creeks and streams shall be utilized. Cisterns should also be considered for the capture and reuse of stormwater, roof rainwater, equipment condensate water and foundation dewatering water (see BMP examples on pages 76-78).

3. Site Lighting: All new, exterior campus lighting shall be energy efficient LED and dark sky compliant fixtures (see pages 51-52).
4. Invasive Species: No new plants listed in the Prohibited Species List (see page 38) may be planted on campus, except for the purpose of academic research or teaching. All capital and O&M projects shall be responsible for removing, to the extent practical, invasive species from within the limits of the construction or maintenance project.

Landscape Standards (Pages 28-68)

The Landscape Application Matrix guides which landscape zones are appropriate for each landscape standard. See *the Landscape Standards Matrix (Page 29)*. You can find detailed information for each standard per the specific page number listed below.

1. Required Standard

Existing Vegetation and Plant Materials:

- a. Tree Preservation (page 31)
- b. Heritage Trees (page 32)
- c. Preferred Species List (page 35)
- d. Prohibited Species List (page 40)

Site Walls:

- a. Type D - Concrete Wall (page 45)

Paving:

- a. Type E - Concrete Paving (page 47)

Stairs:

- a. Standard Concrete C.I.P (page 49)

Crossing:

- a. Type C - Standard Crossing (page 49)
- b. Detectable Warning Strips (page 50)
- c. Curbing - Concrete 6" Ht. and 18" Gutter (page 50)

Lighting:

- a. Type A - Street / Parking Lot (page 51)
- b. Type B - Pedestrian Scale (page 51)
- c. Emergency Call Box (page 52)

Benches:

- a. Type A - Standard Victor Stanley with Bronzed Finish (page 53)
- b. Picnic Table - Backless Victor Stanley with Bronzed Finish (page 54)
- c. Table Ensemble - Center Post Victor Stanley with Bronzed Finish (page 54)
- d. Litter Receptacles - Victor Stanley with Bronze Finish and Tavern Corner Green Finish (page 55)
- e. Hot Coal Bin - High Temp Enameled Paint Finish (page 55)

Bicycle Storage:

- a. Rack - Single or Double-sided per Required Spaces (page 56)

Maintenance Area Screening:

- a. Post and Chain - Decorative Ball Top with Bronze Finish (page 58)
 - b. Rail - Bronze Finish (page 57)
2. Allowed with Review by AUFM

Stormwater BMP

- a. Permeable Paving (page 42)
- b. Bio-retention (page 42)
- c. Enhanced Grass Swales (page 42)
- d. Infiltration Trenches / Dry Wells (page 42)
- e. Regional Detention / Dry Detention (page 42)
- f. Subsurface Detention (page 44)

Note: These Stormwater BMP's ensure compliance with our Stormwater Management Manual and require a review. The Landscape Master Plan incorporates this manual by reference and requires full compliance with its policies and directives.

Site Walls:

- a. Type A - Brick with Granite Cap (page 45)
- b. Type B - Brick with Precast Cap (page 45)
- c. Type C - Brick with Brick Cap (page 46)

Paving:

Type A - Special Paving (page 47)

Type B - Decorative Brick Patterns (page 47)

Type C - Concourses - Concrete with Brick Bands (page 47)

Type D - Concrete with Brick Bands (page 48)

Stairs:

- a. Special - Granite (page 49)

Crossing:

- a. Type A - Raised Crossing (page 49)
- b. Type B - Paved Crossing (page 49)

Lighting:

- a. Type C - Lighted Bollard (page 52)
- b. Type D - Recessed Stair Lighting (page 52)

Benches:

- a. Non-fixed Seating - Land Forms with Metallic Bronze (page 54)

Bicycle Storage:

- a. Bike Shelter - Covered with Architecture to Match Adjacent Buildings (page 56)

Maintenance Area Screening:

- a. Brick Screen Wall (page 57)
- b. Privacy Slats – Black to Match Chain Link Fence (page 57)
- c. Decorative Bollards – Bronze Finish per Campus Standards (page 58)

Fencing / Barriers:

- a. Ornamental – Guard Rail or Fencing with Square Steel Railing with Bronze Finish (page 57)

Transit Stops:

- a. Type A - Decorative Shelter with Architecture to Match Adjacent Buildings (page xx)
- b. Standard Shelter (page 61)

Parking Lots:

- a. Type A - Campus Core Parking Lots - Smaller & Formal for Close Proximity Access (page 63)
- b. Type B - Efficiency Parking Lots - Larger Expansive for Outside Campus Core (page 63)

3. Prohibited

Benches:

- a. Backless Victor Stanley with Bronze Finish (page 53)
- b. Specialty Victor Stanley with Grey Finish (page 53)

Fencing / Barriers:

- b. Standard Chain Link Fence with Black Finish (page 57)

Transit Stops:

- a. Standard Bench Stop (page 61)

Parking Lots:

- a. Gravel Parking Lots - Typically on Outskirts of Campus (page 63)

Landscape Review

All Fraternity Housing projects will be reviewed for compliance with the applicable mandatory Landscape Design Standards. Deviation from these mandatory requirements will be noted electronically and returned to the DOR. All landscape plans shall be reviewed by CPSM for compliance with the Landscape Master Plan and Stormwater Management Plan.

Auburn University's Design Review Process is used to evaluate new and existing landscape projects to ensure that they are consistent with the goals and objectives of the LMP. The review process is also used to identify opportunities to improve the campus landscape and to ensure that new projects meet University sustainable-design requirements.

Landscape design review is initiated by the DOR submitting design documents to the AUFM Fraternity Housing Project Lead. The Project Lead will facilitate the process with AUFM reviewers. Landscape design review is a required component at the conclusion of each major design deliverable phase (Schematic Design, Preliminary Design, Construction Documents).

Summary

This document is a summary of the landscape standards identified in the LMP that are applicable to Fraternity Housing projects and does not supersede the LMP.

Contact

With questions on how to interpret this document, please contact AUFM Planning, Design, and Construction:

During Planning and Design:

- Judd Langham, Assistant Director, Campus Planning and Space Management (langhjm@auburn.edu)

During Construction:

- AUFM Fraternity Housing Project Construction Lead (to be named at the completion of the design phase)

LANDSCAPE STANDARDS APPLICATION MATRIX

| CAMPUS LANDSCAPE ZONE | Campus Concourses | Academic, Housing, Research, Athletics (Buildings), and Health Sciences Sector | Fraternity | Services | Athletic (Game-Day and Fields), Recreation | Field Labs | Park | Natural Resource Management Area, Water, 100-Year Floodplain | Surface Parking & Roadways | Leased to Third Parties / Cultural / Public |
|---|-------------------|--|------------|----------|--|------------|------|--|----------------------------|---|
| LANDSCAPE STANDARDS: | | | | | | | | | | |
| Tree Preservation | | | | | | | | | | |
| Heritage Trees | | | | | | | | | | |
| Preferred Species List | | | | | | | | | | |
| Prohibited Species List | | | | | | | | | | |
| Stormwater BMP | | | | | | | | | | |
| Permeable Paving | | | | | | | | | | |
| Orientation | | | | | | | | | | |
| Green Walls | | | | | | | | | | |
| Regional Detention / Dry Wells | | | | | | | | | | |
| Infiltration Trenches / Dry Detention | | | | | | | | | | |
| Subsurface Detention | | | | | | | | | | |
| Site Walls | | | | | | | | | | |
| Type A - Brick with Granite Cap | | | | | | | | | | |
| Type B - Brick with Precast Cap | | | | | | | | | | |
| Type C - Brick with Brick Cap | | | | | | | | | | |
| Type D - Concrete Wall | | | | | | | | | | |
| Paving | | | | | | | | | | |
| Type A - Special Paving | | | | | | | | | | |
| Type B - Decorative Brick Patterns | | | | | | | | | | |
| Type C - Concourses - Concrete with Brick Bands | | | | | | | | | | |
| Type D - Concrete with Brick Bands | | | | | | | | | | |
| Type E - Concrete Paving | | | | | | | | | | |
| Stairs | | | | | | | | | | |
| Special - Granite | | | | | | | | | | |
| Standard - Concrete C.I.P. | | | | | | | | | | |
| Crossings | | | | | | | | | | |
| Type A - Raised Crossing | | | | | | | | | | |
| Type B - Paved Crossing | | | | | | | | | | |
| Type C - Standard Crossing | | | | | | | | | | |
| Detectable Warning Strips | | | | | | | | | | |
| Decorative Tree Grates | | | | | | | | | | |
| Curbing - Concrete 6" Ht. and 18" Gutter | | | | | | | | | | |
| Lighting | | | | | | | | | | |
| Type A - Street / Parking Lot | | | | | | | | | | |
| Type B - Standard | | | | | | | | | | |
| Type C - Lighted Bollards | | | | | | | | | | |
| Type D - Recessed Sign Lighting | | | | | | | | | | |
| Emergency Call Box | | | | | | | | | | |

Table 4-1. The Landscape Application Matrix guides which landscape zones are appropriate for each landscape standard.

INTRODUCTION

The Campus Landscape Master Plan identifies a series of standards which shall be utilized on all future construction and renovation work which takes place across the Auburn University campus. These guidelines in practice will promote a unified campus language that reinforces the landscape vision for Auburn University as defined in section 3:

"The Vision for the Auburn University landscape is to provide a structure which will shape a beautiful, memorable and enduring pedestrian oriented campus while reintegrating cultural and natural systems through constructed urban ecologies and restored and revitalized ecosystems."

This vision requires a "structure" which the landscape standards will provide. Ultimately, the vision is achieved over time as project after project continues to connect the campus landscape through the use of these common standards.

APPLYING THE STANDARDS

Certain standards are appropriate for use across the entire Auburn University campus. However, other standards will not be appropriate for use in every application. Across the campus, landscape types vary greatly in terms of function, visibility, scale and utilization. Therefore, the list of landscape standards offers a range of treatments as varied as the landscape itself, but which combine to achieve a unified campus language.

In section 3, the landscape use zone framework is introduced. This framework divides the campus landscape into landscape use zones based on the proposed land use map found in the Comprehensive Campus Master Plan Update 2013. These landscape use zones will also provide the framework by which landscape standards shall be applied across campus - connecting appropriate materiality and aesthetics to each site. The application matrix in Table 4-1 connects each landscape standard with the landscape use zone(s) in which they can be utilized. Landscape standards appropriate for use campus-wide are highlighted in orange. As part of any future project on campus, the design team will utilize the design review checklist (see appendix 1) to verify that the appropriate standards have been assigned to their site.

Following the matrix, is detailed information for each landscape standard. Standards which apply to the campus as a whole are marked with the label.

| Key |
|---------------------|
| Minimum Standard |
| Allowed with Review |
| Prohibited |

SURFACE PARKING AND ROADWAY STANDARDS

At the end of this section, you will find guidance which applies uniquely to the surface parking and streetscape landscape zone. This landscape zone, while it requires the application of many of the landscape standards as shown in Table 4-1, requires an additional set of rules which are specific to parking lot and streetscape settings. This section of guidance will inform parking lot design, streetscape design standards, bicycle network decisions and gateway locations.

| CAMPUS LANDSCAPE ZONE: | Campus Concourses | Academic, Housing, Research, Athletics (Buildings), and Health Science Sector | Fraternity | Service | Athletic (Game-Day and Fields), Recreation | Field Labs | Park | Natural Resource Management Area, 100-Year Floodplain | Surface Parking & Roadways | Leased to Third Parties / Cultural / Public |
|-----------------------------|---|---|------------|---------|--|------------|------|---|----------------------------|---|
| LANDSCAPE STANDARDS: | Site Furniture | | | | | | | | | |
| | Benches: | | | | | | | | | |
| | Type A - Standard Victor Stanley with Bronzed Finish | | | | | | | | | |
| | Type B - Backless Victor Stanley with Bronzed Finish | | | | | | | | | |
| | Type C - Specialty Victor Stanley with Grey Finish | | | | | | | | | |
| | Picnic Table - Backless Victor Stanley with Bronzed Finish | | | | | | | | | |
| | Table Ensemble - Center Post Victor Stanley with Bronzed Finish | | | | | | | | | |
| | Non-Fixed Seating - Land Forms with Metallic Bronze | | | | | | | | | |
| | Litter Receptacles - Victor Stanley with Bronze Finish and Tavern Corner Green Finish | | | | | | | | | |
| | Hot Coal Bin - High Temp Enamel Paint Finish | | | | | | | | | |
| | Bicycle Storage | | | | | | | | | |
| | Bike Shelter - Covered with Architecture to Match Adjacent Buildings | | | | | | | | | |
| | Rack - Single or Double-Sided per Required Spaces. | | | | | | | | | |
| | Fencing / Barriers | | | | | | | | | |
| | Ornamental - Guard Rail or Fencing with Square Steel Railing with Bronze Finish | | | | | | | | | |
| | Standard - Chain Link Fence with Black Finish | | | | | | | | | |
| | Maintenance Area Screening | | | | | | | | | |
| | Brick Screen Wall | | | | | | | | | |
| | Privacy Slats - Black to Match Chain Link Fence | | | | | | | | | |
| | Decorative Bollards - Bronze Finish per Campus Standards | | | | | | | | | |
| | Post and Chain - Decorative Ball Top with Bronze Finish | | | | | | | | | |
| | Rail - Bronze Finish | | | | | | | | | |
| | Transit Stops | | | | | | | | | |
| | Type A - Decorative Shelter with Architecture to Match Adjacent Buildings | | | | | | | | | |
| | Type B - Standard Shelter | | | | | | | | | |
| | Type C - Standard Bench Stop | | | | | | | | | |
| | Parking Lots | | | | | | | | | |
| | Type A - Campus Core Parking Lots - Smaller & Formal for Close Proximity Access | | | | | | | | | |
| | Type B - Efficiency Parking Lots - Larger Expansive for Outside Campus Core | | | | | | | | | |
| | Type C - Gravel Parking Lots - Typically on Outskirts of Campus | | | | | | | | | |

Appendix C: Exterior Signage Standards for Fraternity Housing

Context

This document provides Project Managers with guidance on required Auburn University Facilities Management (AUFM) Signage Standards for new construction and other signage-related projects on properties leased-out for the purpose of Fraternity Housing.

Document Source

- Auburn University Sign and Wayfinding Program Manual (PM), 2009
(Location: <https://fm.auburn.edu/planning-design-construction/>)
- Sign and Wayfinding Standards and Detail Drawings (DD), 2011
(Location) <https://fm.auburn.edu/planning-design-construction/>)

Campus Signage Vision

Fraternity housing signage should adhere to campus building sign standards, providing an easily navigable environment and recognizable connection to main campus.

Fraternity Housing Monument Sign

Fraternity houses have the option to install a monument sign in their front yard, serving to identify the fraternity and its chapter. Historically, fraternities have enjoyed design freedom when creating signs, resulting in a variety of styles. It is important that new monument signs harmonize in scale and style with other building signs on campus. [For Fraternity Housing, a supplement to this document has been created to show Greek Letter and Crest locations.](#)

When proposing a monument sign, fraternities must provide a detailed design that includes dimensions, materials, colors, and placement. The detailed design will be reviewed by AUFM Campus Planning and Space Management for alignment with Sign and Wayfinding Standards.

To avoid potential conflicts with underground utilities, the sign's location should be clearly marked on the site plan for new construction projects.

Fraternity Housing Building Letters

Fraternity houses are encouraged to prominently display their Greek letters on the front façade of the house, ensuring they are easily visible from the street. This display serves as a clear identification of the fraternity to the campus and community. Fraternity crests will not be allowed to be installed on the building facade.

The size of the letters shall be 8" or 12" tall and 1" thick. The finish can be Auburn bronze painted aluminum or brush stainless steel. The letters are pin mounted to the façade and offset 1/8".

When proposing building letters, fraternities must provide a detailed design that includes dimensions, materials, colors, and placement. The detailed design will be reviewed by AUFM Campus Planning and Space Management for alignment with Sign and Wayfinding Standards.

See Detail Drawings, Page G.26.

Signage Review

All Fraternity Housing projects will be reviewed for compliance with the applicable mandatory Signage and Wayfinding Standards. Deviation from these mandatory requirements will be noted electronically and returned to the DOR. All signage plans shall be reviewed by CPSM for compliance with the Sign and Wayfinding Manual.

Auburn University's Design Review Process is used to evaluate new and existing landscape projects to ensure that they are consistent with the goals and objectives of the Sign and Wayfinding Manual.

Signage design review is initiated by the DOR submitting design documents to the AUFM Fraternity Housing Project Lead. The Project Lead will facilitate the process with AUFM reviewers. Signage design review is a required component at the conclusion of each major design deliverable phase (Schematic Design, Preliminary Design, Construction Documents).

Summary

This document is a summary of the signage standards identified in the Sign and Wayfinding Manual that are applicable to Fraternity Housing projects and does not supersede the Manual.

Contact

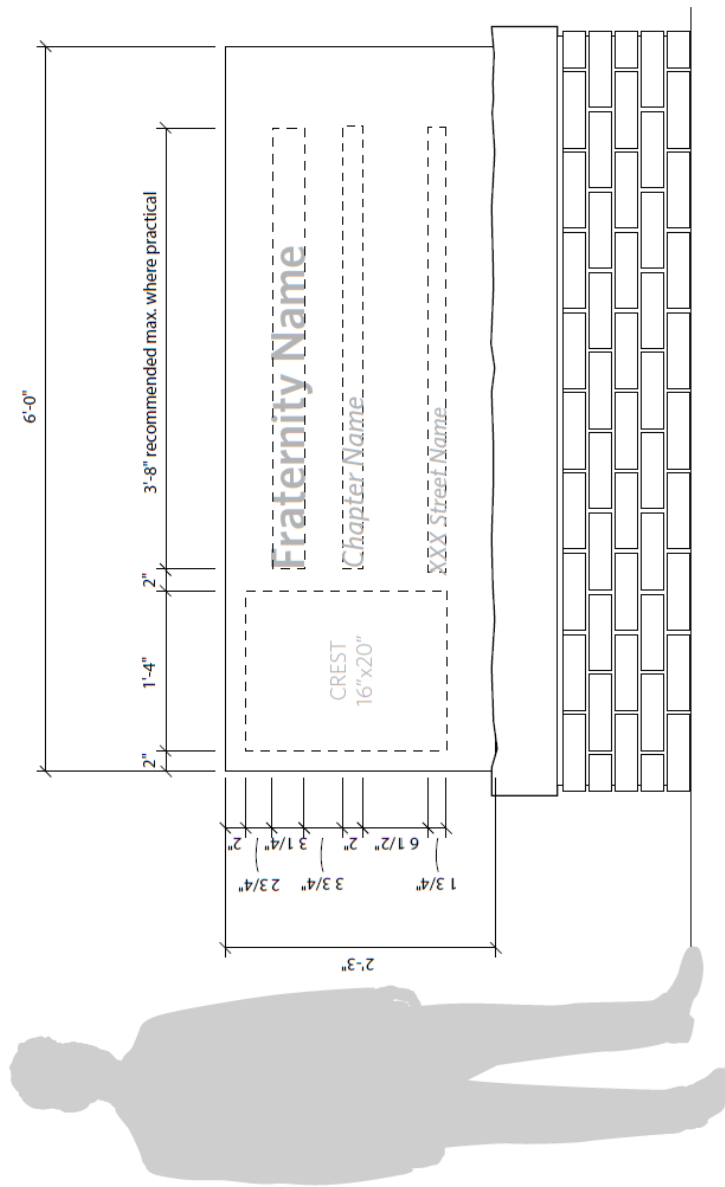
With questions on how to interpret this document, please contact AUFM Planning, Design, and Construction:

During Planning and Design:

- Tyler Caldwell, Campus Planner (tac0006@auburn.edu)

During Construction:

- AUFM Fraternity Housing Project Construction Lead (to be named at the completion of the design phase)



1 Elevation-Standard Text
 Scale: 3/4" = 1'-0"

Appendix D: Contractor Rules for Working on the Auburn Campus

These rules apply to all construction contractors who execute work on the Auburn Campus:

1. Home Football Game Weekends:

- No construction activities are permitted on job sites from **Friday at 12:00 PM (noon) until Saturday at 11:59 PM** during home football game weekends.
- Any exception to this restriction must be approved in writing by the Auburn University Construction Representative no later than **12:00 PM (noon) on the Wednesday** prior to the game weekend.
- The contractor must submit a detailed written plan and justification for the request.

2. Graduation Events:

- No construction activities are allowed on job sites during the following graduation periods:
 - **Spring Graduation:** Four days in early May.
 - **Summer Graduation:** One day in early August.
 - **Fall Graduation:** Two days in December.
- Any exception to this restriction must be approved in writing by the Auburn University Construction Representative at least **three (3) business days** prior to the graduation event.
- The contractor must submit a detailed written plan and justification for the request.

3. Worker Conduct and Site Restrictions:

- **Restricted Areas:** Workers are strictly prohibited from gathering, loitering, or taking breaks outside of the designated jobsite fence at any time. This includes university grounds, sidewalks, parking lots, and any other areas outside the immediate construction zone.
- **Break Areas:** All breaks must be taken within designated areas inside the jobsite fence. The jobsite supervisor will identify appropriate locations where workers can gather during breaks.
- **Zero Tolerance for Harassment:** Harassment of any form, including, but not limited to, "catcalling," whistling, staring, or any other inappropriate behavior directed toward Auburn University students, faculty, staff, or visitors, will not be tolerated.
- **Compliance:** Any worker found or reported to be in violation of this policy will be immediately and permanently dismissed from the project and barred from working on any current or future projects on campus. It is imperative that all workers respect university property and avoid disruptions to university operations or the experiences of students, faculty, and visitors.

4. Adherence to Auburn University Policies:

- All construction projects must adhere to Auburn University policies including, but not limited to:
 - **Smoke-Free Campus** (including e-cigarettes)
 - **Prohibition of Dangerous Weapons and Firearms.**

5. **Prohibition of Graffiti:**
 - Writing, spray painting, or applying any type of graffiti on materials is strictly prohibited.

6. **Signage Restrictions:**
 - The use of signage displaying the contractor's or subcontractor's name or logo is strictly prohibited at all project sites.

7. **Unmanned Aircraft Systems (UAS) Regulations:**
 - The contractor is prohibited from flying Unmanned Aircraft Systems (UAS) on the campus of Auburn University without proper authorization.
 - All UAS operations must receive permission from the Auburn University Construction Representative, Campus Safety and Security, and the FAA.