



ALABAMA STATE PORT AUTHORITY DESIGN REVIEW GUIDELINES FOR VALUE-ADDED DEVELOPMENTS



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ALABAMA STATE PORT AUTHORITY DESIGN REVIEW GUIDELINES FOR VALUE-ADDED DEVELOPMENTS

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All new construction, repairs, alterations, painting and additions to existing construction and demolition must be submitted to the Alabama State Port Authority (ASPA) Vice President of Technical Services or his agent for approval.

Required submittals shall be made at the Preliminary Design Phase and at the end of the Construction Documents Phase. The Preliminary Design Phase Submittals shall include four (4) sets of scaled drawings to include:

1. A dimensioned site plan showing location of building, building dimensions with gross square footage, employee and visitor parking, roads, maneuvering areas around docks, trash disposal facilities, monument signs, satellite dishes, exterior lighting provisions, fencing, setbacks and landscaping. Other site improvements such as rail spurs, over-night container storage areas, utility systems, drainage systems, fire hydrants, storm water management, and accessory structures shall be included.
2. Scaled and dimensioned exterior elevations of the building and any accessory structures such as fencing, monument signs and trash enclosures. All exterior materials are to be noted and identified. Variations from approved materials shall be noted on the application.
3. Reduced building elevation or perspective drawing showing proposed colors shall be provided. Samples of materials and paint should be provided. Variations from approved color palette shall be noted on the application.

The Preliminary Design Phase Submittal shall be reviewed by the Vice President of Technical Services or his agent and will be returned per a previously agreed upon schedule. Written comments shall be presented to the tenant. The Tenant may schedule a meeting to discuss the ASPA Review Comments. Modifications of the Preliminary Design Phase Submittal shall be reflected in the Final Construction Documents Phase Submittal.

The Construction Documents Phase Submittal shall include a full set of construction drawings and specifications. Seals of the appropriate design professionals shall be affixed to the documents. In addition, if substantial changes were made to the design after the Preliminary Design Phase Submittal, then Item 3 shall also be included as part of the Construction Documents Phase Submittal. All review comments shall be addressed in the Construction Documents Phase Submittal as well in written form.

Compliance with these Guidelines is the responsibility of the Tenant. The ASPA is not responsible for any costs incurred for re-design. The final decision making authority regarding interpretations of these Guidelines and/or approval of a proposed development rests with the ASPA. These guidelines represent the minimum quality of materials and design only. The Tenant and their design professionals are responsible for compliance with all applicable codes and requirements



Intermediate reviews will be considered by the ASPA upon request.



APPLICATION FORM/CHECKLIST

Date of Application: _____

Company Name: _____

Address: _____

Phone/Fax/E-mail: _____

Applicant Information (if different): _____

Deviations from Guidelines Requested (Attached Separate Sheet if Required): _____

Environmental Studies Completed: _____

Base Elevation of Slab: _____

Flood Plain: _____



For the purpose of these Guidelines, certain words and phrases used herein are defined as follows:

The word “person” includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word “shall” is mandatory; the word “may” is permissive.

The words “used” or “occupied” include the words “intended”, “designed”, or “arranged to be used or occupied”.

Accessory Structure: A detached subordinate, located on the same Building site with the main structure, the use of which is incidental to that of the main structure.

Accessory Use: A use customarily incidental to the principal use of a Building Site or to a structure and located upon the same Building Site with the principal use.

Administrator: (The Vice President of Technical Services or his agent): The designated official whose responsibility it is to administer the provisions of these Guidelines. These activities may include, but are not limited to, reviewing applications for construction, corresponding and/or meeting with applicants, issuing and denying applications for construction, and interpreting and enforcing the provisions of these Guidelines.

Alteration: Any structural change in the supporting or load-bearing members of a building such as bearing walls, columns, beams or girders.

Awning: Any non-rigid material such as fabric or flexible plastic that is supported by or stretched over a frame that is attached to an exterior wall.

Banner: A sign that is mounted on or attached to a non-rigid surface such as cloth, fabric or paper.

Board: The Board of the Alabama State Port Authority.



Building: Any covered structure intended for the shelter, housing or enclosure of persons, animals or chattels.

Building Height: The vertical distance from the lowest grade to the highest finished roof surface in the case of flat roofs, or to a point at the average height of roofs having a pitch of more than one (1) foot in four and one-half (4-1/2) feet.

Building Site: The land occupied or to be occupied by a structure and its accessory structures and including such open spaces, yards, minimum area, off-street parking facilities and off-street truck loading facilities as are required by these guidelines.

Bulletin Board Sign: A type of changeable copy sign displayed in a casement made of glass or Plexiglas.

Canopy: An extension of the roof of a building or a freestanding structure that has a roof with support, but no walls.

Canopy Sign: A sign attached to a canopy.

Changeable Copy Sign: A sign that is designed so that characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign.

Communication Tower: A free-standing or elevated structure on which transmitting and/or receiving antennas or devices are located for the transmission or reception of information by radio, television, microwave or other electromagnetic energy signals.

Completely Enclosed Structure: A building enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrance and exit doors.

Copy: The characters, letters or illustrations displayed on a sign face.

Diameter at Breast Height (DBH): The measurement of the diameter of the trunk of the tree at four and one-half feet above the existing grade. For multi-trunk trees, the DBH shall be the sum of the diameter of the trunks.

Dimensional Requirements: Those measurements contained in this section that identify the area and height requirements for signs.



Directional Sign: A sign that provides on-site directional assistance for the convenience of the public such as location of exits, entrances and parking lots.

Directory Sign: A sign which displays the names and/or addresses of the establishments or uses of a building or group of buildings.

Display Surface Area: The area within each face of a geometric shape enclosing all elements of informational or representational matter including blank masking. Structural supports not bearing information shall not be included in the computation of display area. All decorative embellishments or appurtenances such as directional arrows which are not a part of the display area shall not be greater than twenty percent (20%) of the display area.

Distribution and/or Assembly Uses – Light: A business where the primary function is the light distribution of goods or products. This type of light distribution is limited to a maximum of 40,000 square feet of gross floor area. Further, the use has limited tractor-trailer and truck shipments on a daily basis. Outside storage shall be permitted with the provision of a 6-foot privacy fence and further provided that inventory shall not be stacked higher than 6 feet (should consider at least 10 feet). The manufacturing of goods or products shall not be permitted.

Distribution and/or Assembly Uses – Heavy: A business where the primary function is the heavy distribution of goods and products. This type of distribution is defined as having more than 40,000 square feet of gross floor area. Unlimited tractor-trailer and truck activity is common. Outside storage may be approved by the ASPA. The manufacturing of goods or products shall not be permitted.

Drip Line: The circumference of the tree's natural, unaltered canopy extended vertically to the ground.

Flashing Signs: A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits sudden or marked changes in lighting effects. Illuminated signs which indicate the time, temperature or date shall not be considered flashing signs.

Flood Insurance Rate Map: An official map of a community on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.



Flood Insurance Study: The official report provided by the Federal Emergency Management Agency containing the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, the water surface elevation of the base flood and supporting technical data.

Floodway: The channel of the river, creek, or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface deviation more than a designated height.

Free-standing Sign: The general term for any on-site sign which is supported from the ground and not attached to a building, i.e. pole, monument, billboards, etc.

Frontage, Building: The length of a building that faces a street, parking area, or private drive.

Frontage Lot: The length of that part of a building site that fronts a public street.

Gross Floor Area: The sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, and any exterior open porches or galleries which serve as an extension of those activities conducted within the enclosed structure; all horizontal dimension shall be measured between the exterior faces of walls, including the walls or railings of roofed porches. The gross floor area of a building shall include the floor area of accessory buildings on the same Building site, measured the same way.

Grubbing: The effective removal of understory vegetation.

Hazardous Material or Substance: A substance is considered hazardous when it has one of the following characteristics: flammable, explosive, corrosive, toxic, radioactive, or if it readily decomposes into oxygen at elevated temperatures.

Heritage Live Oak Tree: An existing live oak tree which is at least twenty-four (24) inches DBH.

Heritage Tree: 1) Any existing tree of the following list of trees that are at least twelve (12) inches DBH: Oak (excluding Water Oak and Scrub Oak), Hickory, Sycamore, Yellow Poplar, Sweet Gum, Magnolia, and Cypress.

2) Any newly planted tree of the following list of trees that are at least three (3) inches DBH: Oak (excluding Water Oak and Scrub Oak), Hickory, Sycamore, Yellow Poplar, Sweet Gum, Magnolia, and Cypress.



Illuminated Sign: A sign illuminated in any manner by an internal artificial light source.

Improvement: Shall mean sidewalks, driveways and drainage necessary to a structure.

Land Clearing: Those operations where trees, vegetation, and structures are removed prior to construction.; e.g. a new road or a new building. No trees greater than three (3") inches DBH shall be removed.

Landscape Material: Living plant material which shall include, but not be limited to, trees, shrubs, flowers, vines, lawn grass and other ground cover; natural features and areas; and nonliving durable material commonly used in landscaping which shall include, but not be limited to, rocks, pebbles, sand, mulch, wood chips, exterior lighting fixtures, planters, fountains, reflecting pools, works of art, walkways, fences, walls, benches and other types of appropriate outdoor furniture. Non-living landscape material shall not include artificial or synthetic material in the form of trees, flowers, shrubs, vines or ground cover.

Landscaped Area: An area which shall consist of landscape material, as defined, such that the use of living landscape material predominates over the use of nonliving landscape material.

Large Tract: A tract of property of one acre or more in size.

Lowest Floor: The floor of the lowest enclosed area, including the basement , but excluding any unfinished or flood resistant enclosure, usable solely for vehicle parking, building access, or limited storage provided dthat such enclosure is not built so as to render the structure in violation of applicable regulations.

Manager of Technical Services: Agent of the ASPA responsible for guideline enforcement.

Marquee: A permanent structure other than a roof attached to, supported by, and projecting from a building and providing protection from natural elements.

Marquee Sign: A sign attached to and made part of a marquee or any other similar projection from a building.

Monument Sign: A free-standing sign with a base affixed to the ground which measures at least two-thirds the



horizontal length of the sign; is not internally lighted and which is compatible with the commercial establishment which it is advertising.

On-Site Sign: Any sign that is used to attract attention to an object, person, product, institution, organization, business, service, event or location that is located on the premises upon which the sign is located.

Overstory: The top portion or canopy of trees above a cluster of smaller trees.

Parapet: That portion of a building wall that rises above the roof line.

Pavement Markings: Any directional information painted on pavement.

Person: Any individual, firm, partnership, corporation, company, association, trust or any other group or combination of individuals operating as a unit and including any trustee, receiver, assignee, or other similar representative thereof.

Portable Sign: A sign that is not permanently affixed to a building, structure, or the ground or designed to be permanently affixed to a building, structure or the ground. Trailer signs are considered to be portable signs.

Projecting Sign: A sign which is supported by an exterior wall of a building and which is displayed perpendicular to the face of the building and which projects more than twelve (12) inches.

Protection Buffer: A wall, fence, berm or screen planting strip intended to physically separate unlike uses and minimize light, debris and visual intrusion onto adjacent lots.

Protective Barrier: A physical structure limiting access to a protected area, composed of wood or other suitable materials which assure compliance with the intent of this Article. Variations of these methods may be permitted by the Administrator upon written request if they satisfy the intent of these Guidelines.

Public Tree: Any tree located on any property owned by the City of Mobile, Alabama.

Recyclable Materials Recovery Facility: A facility that is not a junkyard and which recoverable resources such as newspapers, glassware, and metal cans are collected, sorted, stored, flattened, crushed, or bundled, and processed to a



condition in which they may again be used for production.

Recycling Plant: A facility that is not a junkyard and in which pre-sorted recoverable resources such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Recycling Transfer Station: A permanent, fixed, supplemental collection and transportation facility, where pre-sorted solid waste materials are taken from smaller collection vehicles and placed in larger transportation units like railroad cars, barges, or truck trailers. In some transfer operations, compaction or separation for recycling may be done at the station.

Roof Sign: A sign that is erected, constructed or maintained above the roof of any building.

Sign: Any object, device, or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Sign, Height: As measured from ground level to the top.

Small Tract: Tract of property of less than one acre in size.

Special Flood Hazard Area: The land area subject to flood hazards and shown on a flood insurance rate map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30.

Street: Within this Guideline, the definition of “street” shall be limited to any dedicated landlord right-of-way, avenue or other public place intended for vehicular travel.

Street Frontage: The land extending the full width of the Building Site and located between the street line and a building wall fronting on a street.

Street Line: The line or boundary separating the public right-of-way from the land or property adjoining.



Structure: Anything constructed or erected which requires location on the ground or is attached to something having a location on the ground; except (a) public utility poles, wire, guy wires, and cables; and (b) fences and walls other than building walls.

Tree: Any self-supporting, woody plant of a species suitable for growing in the proposed environment as well as the City of Mobile.

Understory: Trees that grow beneath the overstory to include Dogwood, Crepe Myrtles, Red Buds and other species approved by the Vice President of Technical Services prior to planting.

Useable Wall Area: The exterior wall or surface area of a building or structure that excludes doors.

Vehicular Use Area: All areas used by any and all types of vehicles, boats, trailers, or other equipment, whether such vehicles, boats, trailers or equipment are self-propelled or not for the purpose of, including but not limited to, driving, parking, loading, unloading and storage.

Visibility Triangle: The triangular area formed by the intersection of street lines and a straight line connecting such street lines at points equidistant from such point of intersection and passing through a point which point is the intersection of lines defining the front and side yards.

Wall Sign: A sign painted on or attached to a wall of a building and parallel to the wall.

Yard: A required open space unoccupied and unobstructed by any structure or portion of a structure from ground level of the Building Site upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility contained herein, and further provided that:

- a. Ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard; and
- b. Open fire escapes may extend not more than three and one-half (3-1/2) feet into any yard.

Yard, Front: A yard extending the full width of the Building Site across its front, with required depth measured at right angles to the front street line of the building site.



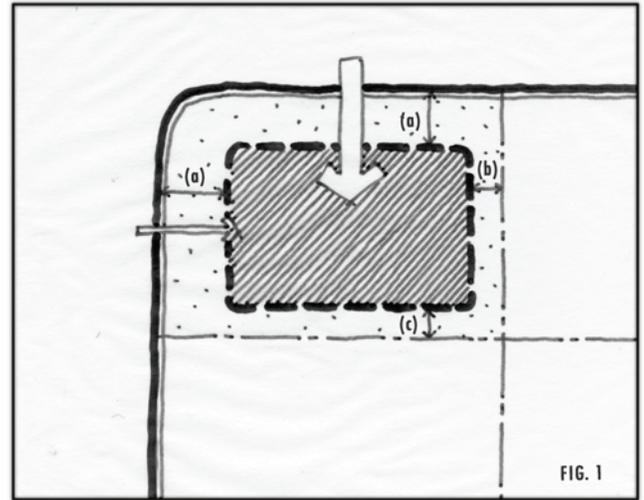
Yard, Rear: A yard extending the full width of the Building Site across its rear, the required depth measured at right angles to the rear line of the Building Site.

Yard, Side: A yard extending from the rear line of the front yard to the front line of the rear yard, with required width measured at right angles to the adjacent side lines of the Building Site. If no front and/or rear yard is provided, the front and/or rear lines of the Building Site shall be construed as front and/or rear boundaries of the side yard.



A. Yards Required (Minimum)

1. Parcels bordering Yeend Street and Baker Street.
 - (a) Front yard — 25 feet.
 - (b) Side yard — 15 feet*.
 - (c) Rear yard — 15 feet.
2. Parcels on other streets in development.
 - (a) Front yard — 20 feet.
 - (b) Side yard — 10 feet*.
 - (c) Rear yard — 10 feet.
3. Parcels bordering Broad Street.**
 - (a) Front yard — 20 feet.
 - (b) Side yard — 15 feet*.
 - (c) Rear yard — 15 feet.



**Side yards for corner building site shall have minimum width equal to the front yard.*

***All yards along Broad Street to have 100' minimum setback. Landscaping & other structures and accessories must be reviewed by the Vice President of Technical Services prior to installation.*

B. Building Site Area:

Building Site Area shall be minimum one acre and as agreed upon in the lease.

C. Building Site Coverage:

Building Site Coverage by all buildings shall be maximum 75%.

D. Building Height Limit:

No structure shall exceed 45 feet, inclusive of roof accessories, such as mechanical or electrical equipment and satellite dishes.

E. Areas Subject to Inundation:

Flood hazard areas are defined as the greater of the following two areas:

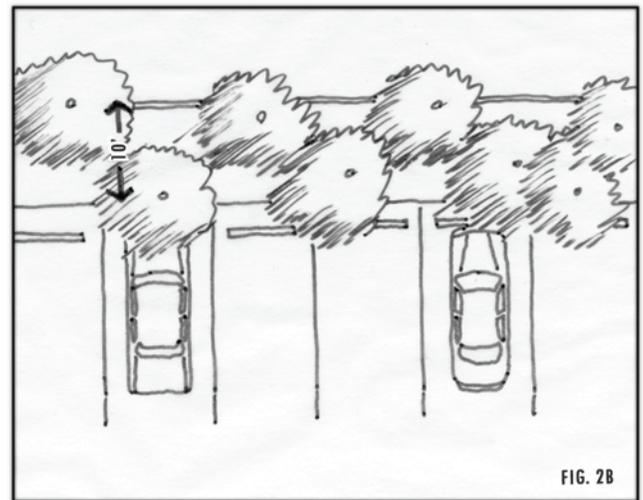
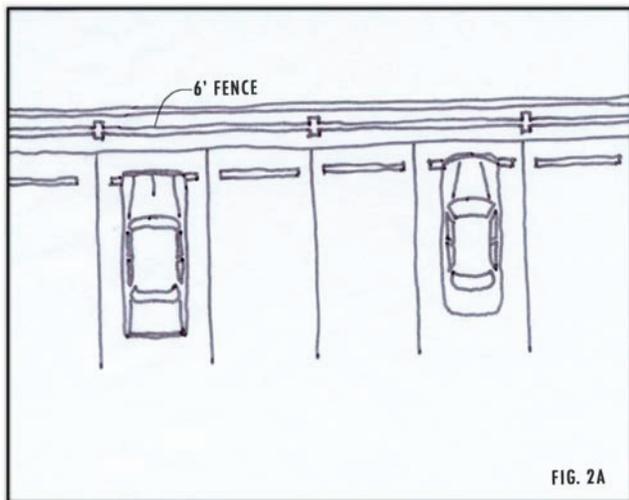
1. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.
2. The area within a flood plain subject to a 1% or greater chance of flooding in any year.

Within Flood Hazard Areas, all construction shall be designated and constructed to resist effects of flood hazards and flood loads. This includes sewer systems.

F. Protection Buffer:

Parcels bordering Residential District (as defined by the City of Mobile) shall require a protection buffer of no less than twenty feet in width (required yards shall be counted as part of the protection buffer). The protection buffer may be a wall, fence or landscaping complying with the following regulations:

- *Wall or Fence:* Six foot high, solid masonry, finished both sides. Brick or stucco to the exterior face. Maintenance and good repair of both faces of the wall is the responsibility of the lessee. (see Fig. 2A)
- *Screen Planting:* If screen planting is provided as a protection buffer, it shall be at least ten (10) feet in width, shall be planted with materials in sufficient density and of sufficient height (but in no case less than six (6) feet high at the time of planting) to afford protection to the residence district from the glare of lights, from blowing papers, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition and in such manner as to accomplish its purpose continuously. (see Fig. 2B)



G. Visibility at Intersections:

On a corner building site, no fence, wall, hedge, structure, dumpster, planting, sign or accessory structure may be an impediment to visibility between the heights of 3 feet and 8 feet above the street grade at the intersection. (see Fig. 3)

H. Placement of dumpsters, etc.

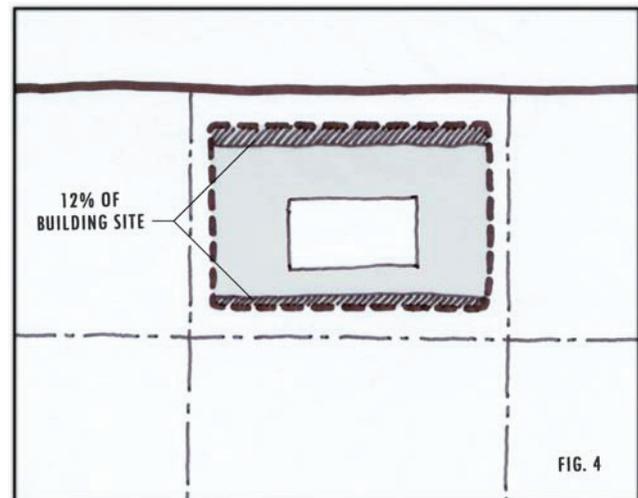
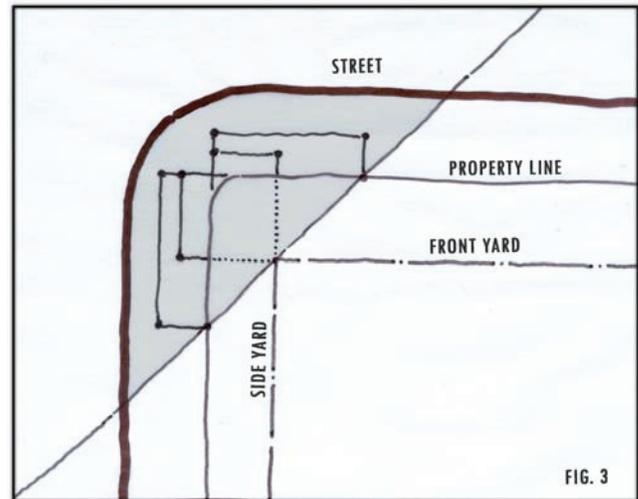
Placement of dumpsters, compactors, satellite dishes, generators, chillers or accessory structures (other than gate houses) is prohibited in front yards and side yards on corner building sites fronting a street or roadway. Waste removal by

sanitation truck shall take place entirely within the building site. Street rights-of-way may not be used by the truck for maneuvering. Dumpsters shall be screened with five foot width of dense six foot high landscaping materials or masonry walls 6'-0" above grade.

I. Landscaping:

Landscaping Percentage Requirements

- 12% of total building site shall be landscaped and at least 60% of the landscape shall be located between the street lines and the building lines. (see Fig. 4)
- The front setback must contain one Heritage Tree for every thirty feet of road frontage.
- The site perimeter must contain one Heritage Tree or one Understory Tree for every thirty feet of the lot perimeter, less Heritage Trees required in the front setback. In no case shall more than half of required trees be Understory Trees.
- Understory Trees must be planted in parking areas at the rate of one Understory Tree per twenty spaces.
- All newly planted trees must be minimum initial DBH of three (3) inches, and have a warranty of at least two (2) years, and meet the species identification for a Heritage tree or Understory tree under these guidelines.
- Existing Heritage trees or pine trees over twelve (12) inches DBH may not be removed without the approval of the Vice President of Technical Services.
- During construction, existing Heritage trees shall not have any items placed or stored within the drip line of the tree.
- Suitable protective barriers shall remain in place throughout the construction period.
- Structures or paving may not be located within eight (8) inches per one (1) inch of DBH, not to exceed five (5) feet.
- No trees may be removed from the right of way.
- Tree credits may be obtained towards tree planting requirements as follows:





Existing Heritage trees over twelve (12) inches DBH or pine trees over twelve (12) inches DBH may be credited according to the following ratio: Measuring 4.5 feet above grade, determine the diameter in inches and divide by 6 to obtain number of credits. Each calculated credit shall equate to a required tree or trees depending on the credit.

Existing Heritage trees less than twelve (12) inches in diameter at 4.5 feet above grade, shall credit as one required tree.

- If the preserved tree being used for credit dies or fails to thrive, the lessee shall plant new trees equal to the number of credited trees. The new trees shall be the same species or variety as the lost tree or trees.

J. Off-street Parking and Roads:

- Each off-street car parking space shall be nine (9) feet wide by twenty (20) feet long.
- Each off-street truck parking space shall be twelve (12) feet wide by forty (40) feet long.
- Parking aisles to be twenty feet wide, minimum.
- Off-street parking shall be provided at the rate of one space per 400 square feet or one space per every three employees.
- The site should be designed to minimize the amount of impervious surface area.
- Provide rigid concrete paving in areas subject to tractor trailer traffic. This includes the full width of the loading platform, dock aprons, fuel islands, vehicle bay entrances, trash and recycling dumpsters, container stacking areas, and all traffic lanes carrying trailer traffic.
- Reinforce concrete pavement with a minimum of 6 x 6 W2.9x W2.9 welded wire fabric. Space expansion joints thirty (30) feet on center, maximum; space contraction joints fifteen (15) feet on center, maximum. Provide joint details per ALDOT, and design so that shear transfer is provided across joints.
- Concrete paving shall be minimum eight (8) inches thick, unless geotechnical report requires greater thickness.
- A sixty (60) foot dock apron is required at all docks. Slope pavement minimum 1% for the full distance. The site design must incorporate a minimum of 150' of paved area from the face of the loading dock to the back of the truck maneuvering area.
- Flexible pavement is allowed in areas subject to vehicular traffic. Design flexible bituminous pavement to support AASHTO HS-20 loading in accordance with paragraph 3.8.2.2 and 3.10.1 of AASHTO's most recent edition of "Standards and Specifications for Highway Design."
- Provide minimum thicknesses per AASHTO or the geotechnical report, with the more stringent criteria ruling.
- Design all paving and walks to avoid differential settlement and control cracking due to shrinkage and other causes.



- Provide slopes as follows:

Area	Minimum Slope		Maximum Slope	
	Centerline:	Crown or Cross Slope:	Centerline:	Crown or Cross Slope:
Driveways:				
Without curb	1.0%	2.0%	5.5%	2.0%
With curb	2.0%	2.0%	5.5%	2.0%
Sidewalks:				
Walks	0.5%	1.0%	10%	1.0%
Landings	-----	1.0%	-----	2.0%
Plazas	-----	2.0%	-----	3.0%
Parking	3.0%	-----	4.0%	-----

- Parking spaces without curbs shall have wheel stops.
- Parking lot lighting shall be arranged so there is no overspill into traffic or residential properties.

K. Curbs & Gutters:

Use of concrete curb and gutters shall be used at all areas to direct the flow of the surface water. Curbs should not be higher than 6” above paved areas. Curbs and gutters shall be constructed per Alabama DOT Standards.

L. Traffic Control Signs and Pavement Markings:

Traffic signs shall be provided for control of all vehicles entering and exiting the site. Standard Department of Transportation (DOT) traffic control signs shall be used for Stop, Yield, No Left Turn, One Way, etc. Locate painted arrows on paving to clearly identify ingress, egress, and circulation patterns. Stripe all parking spaces, including truck spaces. Stripes at dock and platform locations shall extend 50 ft. from the face of a high dock (over 30 inches high), and thirty (30) feet from the face of a low dock (30 inches or less). All pavement markings shall comply with Federal Specifications (FS TT-P-115), Traffic, Highway.

Pavement marking materials may be Hot Applied Thermoplastic, Cold Applied Tapes, Methacrylate and Preformed Plastic. Pavement markings at concrete shall be profiled marking tape with high retroreflectivity retention and durability characteristics.

M. Site Drainage:

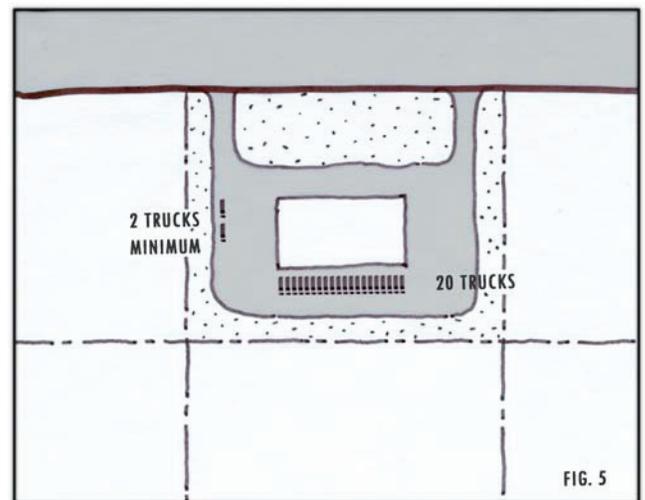
Storm water from building site shall be collected and diverted into a Best Management Practice. BMP's are to be environmentally monitored by the lessee per applicable state and federal agencies. Storm water leaving catch basins will feed into the ASPA's outfall or underground storm water system and is subject to monitoring for adverse environmental impact. Tenant shall bear cost associated with remediation and clean-up of illegal run-off.

N. Utilities

All utilities shall be underground. The Tenant must comply with all federal, state, local and utility regulations. If utilities are installed in a Flood Hazard Area, they must be designed & constructed to resist the effects of flood hazards and loads.

O. Vehicle Queuing Area:

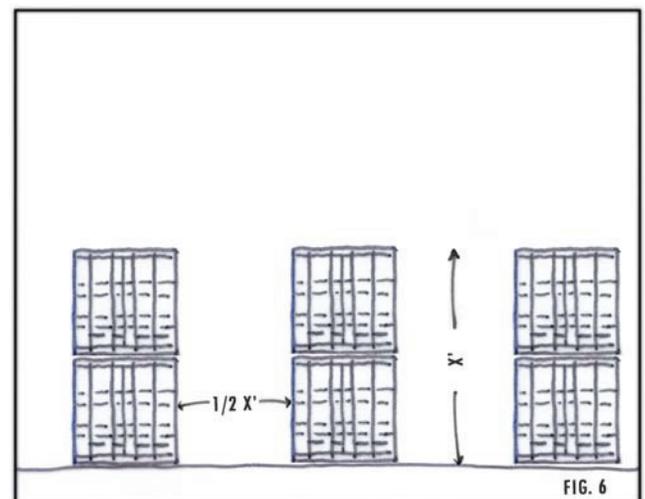
Building site shall contain provisions for vehicle queuing equal to ten percent of loading dock capacity, minimum. Street rights-of-way and front yards shall not be used for queuing vehicles; nor side yards fronting on a street or roadway. (see Fig. 5)



P. On-site Container Storage

On-site Container Storage is allowed under the following provisions:

- Storage areas must be screened the full height of the stack by ten foot dense hedges or solid fencing (masonry or approved metal panel).
- In no case is screening to be less than ten feet above grade. Containers may be stored in stacks as high as twice the distance separating the stacks. (see Fig. 6)
- Storage areas must be paved in accordance with these guidelines.





Q. Security

Building sites bordering the Marine or Intermodal Terminals shall be designed and provided as per the Port Security Acts, including but not limited to:

- U.S. Government Interagency Domestic Terrorism Concept Operations Plan of Feb 22, 2001.
(And any subsequent revisions)
- National Strategy for Homeland Security
- The Homeland Security Act of 2002 (And any subsequent amendments)
- The Posse Comitatus Act (And any subsequent amendments)
- International Ship and Port Facility Security Code (December 13, 2002 or latest edition)
- The Maritime Transportation Security Act of 2002 (And any subsequent amendments)
- U. S. Coast Guard requirements, including, but not limited to the U. S. Coast Guard Maritime Strategy for Homeland Security (Dec. 2002)
- The Security and Accountability for Every Port Act of 2006 (SAFE Port Act)(And any subsequent amendments)

R. Fire Protection

All buildings and accessory structures shall be fully protected with an automatic fire sprinklering system.



A. Building Codes Applicable

Building Codes governing all new construction, repairs, alterations and additions are as follow:

- 2009 Alabama State Building Commission's State Building Code, as currently adopted.
- 2009 International Building Code
- 2008 National Electrical Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Private Sewage Disposal Code
- 2009 International Property Maintenance Code
- 2009 International Fire Code
- 2009 International Fuel Gas Code
- 2006 International Energy Conservation Code
- ANSI/ASHREA/IESNA Standard 90.1-2007 Energy Standard for Buildings Except Low Rise Residential.
- ADA Standards for Accessible Design (28 CFR, Part 36, Revised July 1, 1994)

B. Maximum Area and Height

Maximum building height and area allowed per Building Types per IBC 2000 and as follows: Height - 45' max.

C. Exterior Materials:

Walls and Fascia

- Masonry (precast concrete, concrete masonry units, brick, stucco on CMU)
- Masonry wainscot must be provided at perimeter of building except at loading docks.
- Walls at front yards shall have at least two sections of differing heights.
- Colors are to be selected from allowed colors — See Appendix A.

Roofs

- Metal panel, built-up, EPDM.
- Roofs to be designed per IBC 2009. Particular attention should be paid to wind uplift provisions.
- Roof drainage is to be by continuous gutter and downspouts, or internal roof drainage. All roof drainage shall be piped into the storm water system from the roof.
- Metal roofs to be a color per Appendix A. Built up or EPDM may be black, white, or grey.

Glazing

- Plate glass or glass block. No tinted or reflective glazing is allowed.
- Glazing and frames must be designed to meet IBC 2009
-
- If shutters are provided, they shall be integrated into the building design so that motors and hoods are not readily visible. Traditional operating shutters are allowed. Colors to be per accent colors, Appendix A.
- Aluminum and metal storefront and frames are allowed. No wood is allowed. Colors to be dark bronze or clear anodized, and per Appendix A and where approved by the Vice President of Technical Services.

Canopies and Awnings are allowed provided they meet the following requirements:

- Canvas awnings must be replaced every five years and/or if they become dilapidated and are detracting from the appearance of the building and/or site.
- All awnings must provide clearances per IBC 2009 at pedestrian areas; 28 feet above grade at vehicular areas.
- Colors per Appendix A.

Roof Top Equipment

- Screened with exterior wall materials or metal panels to match roof surface.

Fencing and Gates

- Fencing as part of a protection buffer or screen shall follow provisions in the applicable sections of the Guide lines.

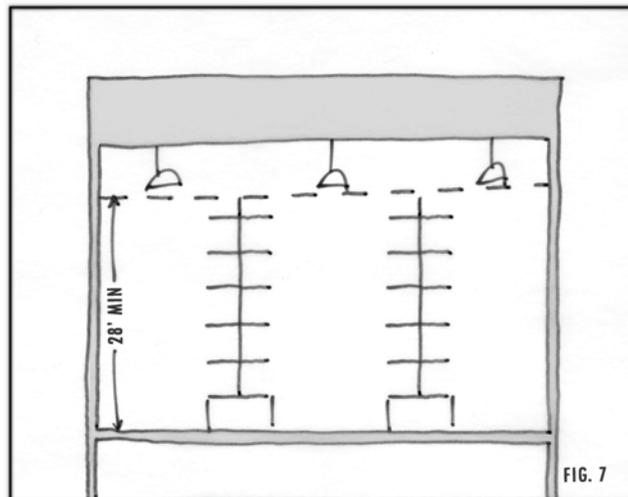
- Other fencing is chain link, iron or as required by government regulations.
- Colors per Appendix A.

D. Special Requirements for Interior of Buildings

- Clear height (stacking height) – 28’.
- Climate controlled.
- Floor loads for industrial loading – minimum 6" thick, minimum 500 psf uniform load, minimum 3000 pounds concentrated load or as required for intended use.
- Structure shall be fire protected per NFPA.
- Food facilities to meet American Sanitation Standards and Alabama Department of Public Health requirements.
- Structure must be designed to meet wind loads per IBC2009.

E. Special Requirements for Exterior of Buildings

- Building form shall vary in height per Appendix B.
- Building form shall vary in wall planes per Appendix B.
- Building materials shall be varied per Appendix B.



**A. Freestanding Wall and Awning Signs**

Freestanding wall and awning signs are allowed under the following provisions:

- May be of monument style or pole mounted.
- May not exceed 5'-6" above grade.
- May not exceed 60 square feet.
- May be internally or externally illuminated.
- May not flash or blink.

B. Wall Signs:

- May not exceed 30% of useable area of wall where located.
- May be internally or externally illuminated.
- May not flash or blink.

C. Awning Signs:

- May not exceed 30% of awning surface.
- May be internally illuminated.
- May not flash or blink.

D. Directional Signs:

- Must meet ALDOT Standards (stop, one-way, etc.).
- Pavement markings in traffic yellow thermoplastic are cautionary.
- Pavement markings in traffic white thermoplastic are instructional.

E. Signs Not Allowed:

- Animated signs, beacons, pennants, portable signs, roof signs, menu board signs, projecting signs, billboards, changeable copy signs, and window signs are not allowed.
- Sign content and color to be approved by ASPA.



The following color palette is provided to encourage individual variation within a single palette. The Value Added Development color palette consists of basic neutrals for wall finishes, a limited palette of roofing colors, and a limited palette of accent colors for decorative items such as awnings, storefronts, etc.

The Vice President of Technical Services may accept alternate or proposed colors at his discretion. Submit color palette to the Vice President of Technical Services for approval. The Vice President of Technical Services will approve individual color schemes at his discretion, and with an eye to the Alabama State Port Authority’s overall appearance.

A. Colors for colored concrete block units, brick, and precast panels:

To match Block USA - Jefferson Series

- Declaration Red
- Continental Brick
- Market Square Marble
- Portico Dust
- Garden Stone

To match Tri State Brick

- 401 B Red Velour

B. Colors for exterior wall paint, fascia boards, gutters, downspouts, parapet cap flashings, & signage:

To match Sherwin Williams paint color:

- | | |
|-------------------------------|------------------------------|
| · SW 6140 - Moderate White | · SW 7043 - Worldly Gray |
| · SW 6098 - Pacer White | · SW 7042 - Shoji White |
| · SW 6077 - Everyday White | · SW 7037 - Balanced Beige |
| · SW 6064 - Reticence | · SW 7036 - Accessible Beige |
| · SW 6037 - Temperate Taupe | · SW 7035 - Aesthetic White |
| · SW 6036 - Angora | · SW 7011 - Natural Choice |
| · SW 6035 - Glauzy White | · SW 7009 - Pearly White |
| · SW 0055 - Light French Gray | · SW 7003 - Toque White |
| · SW 0054 - Twilight Gray | · SW 6001 - Grayish |



C. Colors for canvas awnings, aluminum storefronts and doors, operable window blinds and shutters, and signage:

To match Pittsburgh Paints color:

- 518-6 Knight's Armor
- 518-7 Black Magic
- 503-7 Dark Green Velvet
- 404-7 Billiard Green
- 430-6 Raspberry Truffle
- 529-7 Mustang
- 451-5 Smoke Blue
- 451-7 Celestial Blue
- 529-3 Spider Web

To match standard aluminum finishes:

- clear anodized
- dark bronze

D. Colors for built-up or membrane roofing:

- white, black, beige, or gray

E. Colors for metal panel roofing, fascia boards, gutters and downspouts:

To match Architectural Metal Systems Kynar 500 color Marquis Series:

- Frost White
- Khaki
- Pine Bark
- Regal Copper
- Regal Bronze
- Storm Gray
- Vintage Brown
- Cedar
- Regal Silver

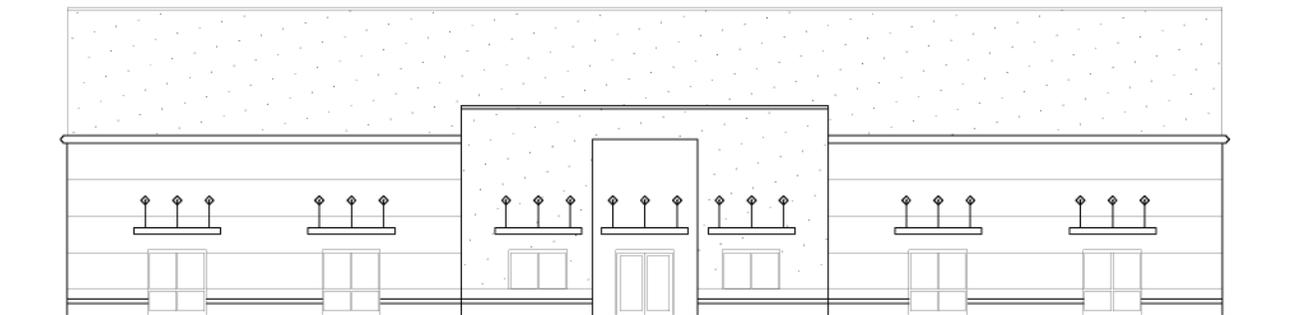
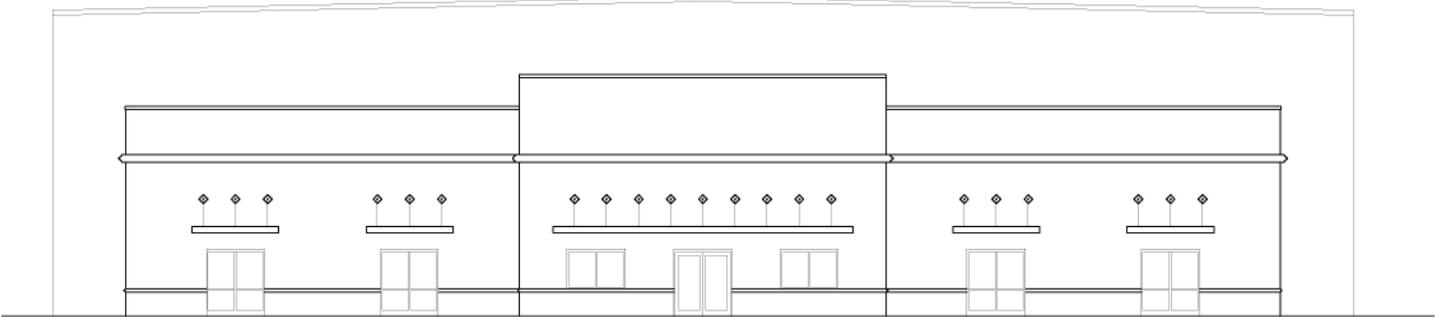
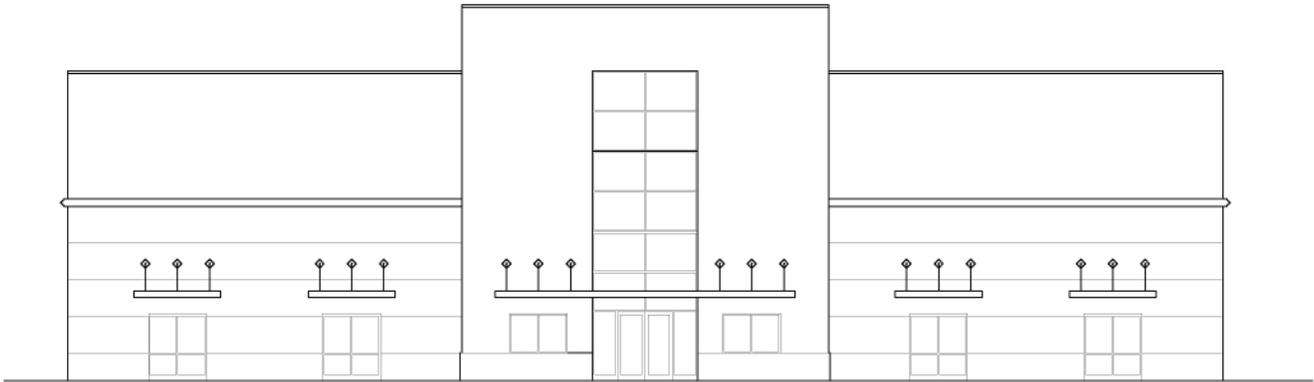


Building forms within the Value Added Development should not be unrelieved rectangular shapes. They should exhibit variations in plan and elevation. Materials, decorative reveals and accents, water tables, canopies, sloped roofs and varying parapet heights should be used to provide human scale and architectural interest. Use of landscape materials to soften uninteresting stretches of wall maybe considered by the Vice President of Technical Services and approved at his discretion.

Loading Dock areas have no special requirements, but shall coordinate with front office elevations both in color and materials. The loading dock areas are to be architecturally compatible with the front office elevations.

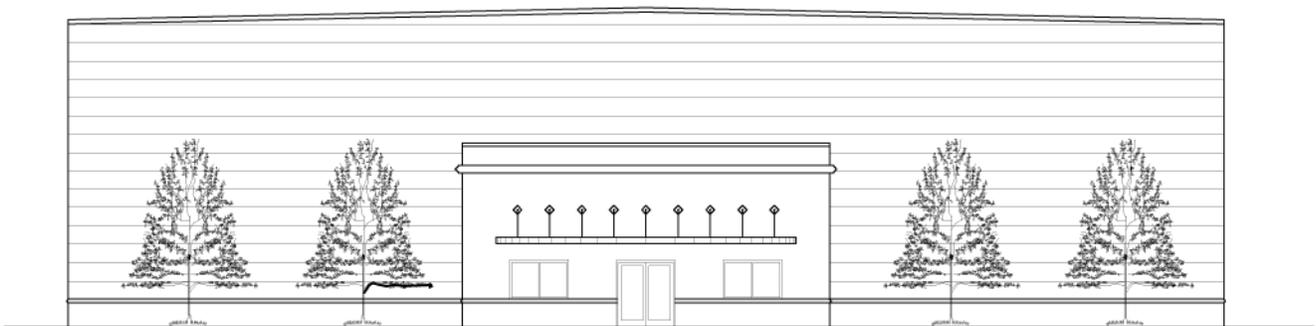
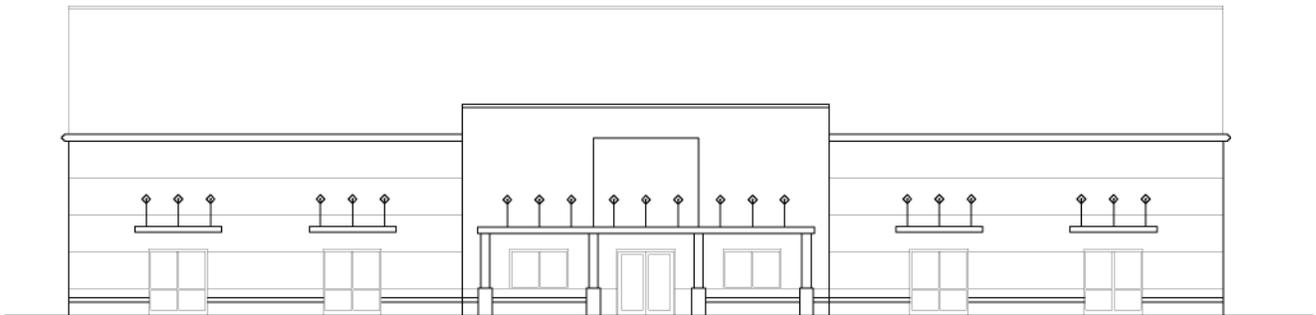
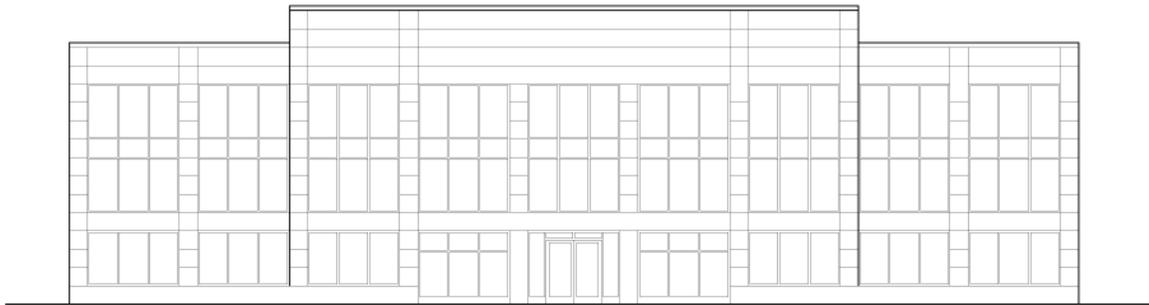
The following graphics indicate the type of variation required, but are not inclusive. Complete exterior elevations shall be submitted to the Vice President of Technical Services for approval. The Vice President of Technical Services will approve individual design schemes at his discretion, with an eye towards the overall appearance of the Alabama State Port Authority facilities.





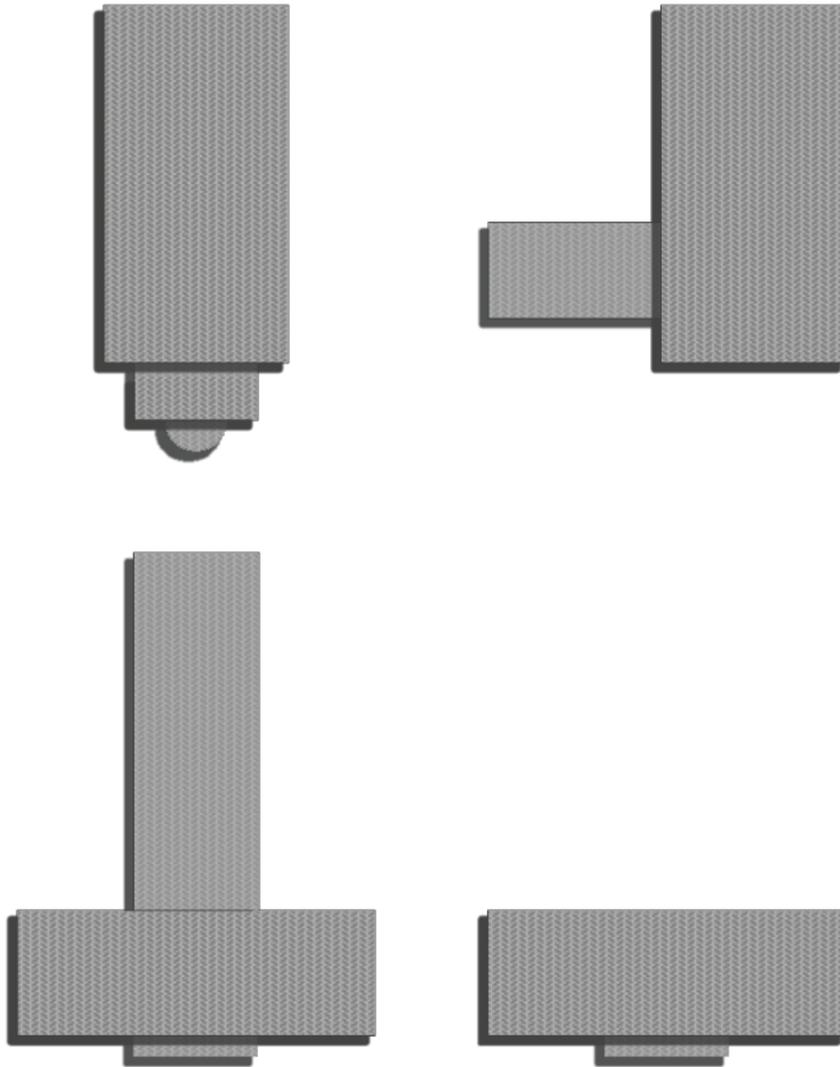
Building Form Characteristics in Elevation:

- Height variation
- Protruding and recessed wall planes
- Use of differing materials, accents, reveals on a single façade



Building Form Characteristics in Elevation:

- Height variation
- Protruding and recessed wall planes
- Use of differing materials, accents, reveals on a single façade



Building Form Characteristics in Plan:

- Footprint variation - not a single shape
- Protruding and recessed wall planes



ALABAMA STATE PORT AUTHORITY

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