

## **MCALISTER COURT DESIGN CRITERIA**

### **I. Introduction:**

The purpose of this Design Criteria is to set out the requisite standards of design for use as a guide by the McAlister Court Property Owners Association, its Board of Directors, its members, potential purchasers of property within the purview of the Association, and the Architectural Review Board.

### **II. Modification:**

From time to time, the Board of Directors may, at its discretion, amend, modify or otherwise update this document.

### **III. Applicability:**

This Design Criteria shall apply to all lots within the McAlister Court commercial subdivision. At the time of its creation, this includes lots with addresses 13201 through 13755 Steele Creek Road. This applies to new construction and renovation.

### **IV. Background:**

Prior to establishment of this Design Criteria, two buildings were constructed on parcel 201-23-124. After adoption of this Design Criteria, those 2 buildings will be subject to the Design Criteria for all future modifications, but adherence is not immediately required.

All other buildings constructed hereafter must be evaluated and approved by the Architectural Review Board of McAlister Court POA, using this Design Criteria as a guide.

### **V. Zoning Requirements:**

The zoning of the property (1998-059, administratively amended 2017) includes the following basic design principals (selectively included, please refer to the document for additional information):

*5. Maximum Building height shall be limited to two stories. Buildings shall not exceed forty feet in height.*

*9. Maximum height of lighting shall be twenty feet. Lighting shall be designed in a manner to shield/direct any lighting away from residential areas.*

*11. Buildings constructed on the site shall be residential styled (utilization of pitched roofs, colors, materials, etc..) Larger buildings on the site shall be designed to incorporate a mixture of design styles/angles and a variety of building colors and materials to create varied building elevations / facades, thus establishing the effect of preventing and discouraging a long monotonous building façade.*

*20. Any dumpsters located on site shall be screened with solid enclosures with gates.*

*21. Wall pack lighting fixtures shall not be permitted on any building constructed on the site.*

## **VI. Recommended Selections:**

1. All primary façade elements, roughly 85% of the building elevation area excluding doors and windows, should be clad in masonry materials, primarily brick or stone. Brick and Stone selections are recommended as follows:
  - a. Brick - Triangle – queen size – Wadesboro - Harbor Creek
  - b. Brick - Triangle – queen size – Wadesboro - South Hampton
  - c. Brick - Triangle – engineer size – Wadesboro – Oyster Bay
  - d. Stone - Southeastern Stone Supply – Hamilton LedgeStone
  - e. Mortar – Type S Gray – White Sand
  - f. Mortar – Triangle Brick “Mason’s Mix” or equivalent
2. Wood or composite Siding or paneling (not vinyl), may be used for secondary or accent areas. Colors utilized:
  - a. SW Agreeable Gray (Off White) 7029
  - b. SW Blustery Sky (Blue) 9140
  - c. Valspar Ash Gray (Neutral) 344a-4
3. Roof Shingle:
  - a. Landmark Designer Shingle – Architectural – Weathered Wood
4. Trim Color:
  - a. SW Shoji White 7042
  - b. SW Alabaster White 7008
5. Window / Metal Trim Colors:
  - a. Jeld-Wen Desert Sand
  - b. SW Alabaster White 7008 or Mfg. Equivalent
6. Aluminum Storefronts:
  - a. Beige BP LT603-70
  - b. SW Alabaster White 7008 or Mfg. Equivalent

## **VII. Signage:**

### **A. Monument Signage**

Site monument shall be allowed based on the following guidelines. Where these criteria are more restrictive than ordinances controlling a site, these criteria shall be controlling.

1. Only one monument sign shall be allowed per parcel. The sign may be double faced. The display area shall not exceed 48-sq. ft. per face.
2. All signs shall be permanent construction and shall be subject to provision of the building code.
3. Signs may be internally illuminated or backlighted. Illumination shall be turned off within one hour after closing and turned on within one hour of opening.
4. The vertical dimensions of the sign display area shall be no greater than 4 ft., and the top of the sign and structure shall be no higher than 7ft. from ground level.
5. The horizontal dimension of the sign display area shall be no greater than 8 ft. The horizontal dimension of the sign and structure shall be no greater than 10 ft.
6. Location of sign will not infringe on visibility or present a hazard to vehicular or pedestrian traffic, infringe on view corridors, adjacent parcels, setbacks, and non-building area and adhere to codes.
7. Sign shall not be moving, flashing action or audible types.
8. All signage will conform to local, state and federal government laws and ordinances. If the requirements of the project design guidelines or covenants and restrictions differ with governmental laws the more restrictive shall prevail.

### **B. Building Wall Signage:**

Wall signs will be permitted to identify the individual business, building, or building complex by name or trademark only. Three dimensional, individual letter type signs are preferable. Building signage shall conform to the following guidelines:

1. Wall signage will be permitted to identify the individual business, building and building complex by name, number or trademark.
2. Individual letter type signs shall not exceed 4 ft. in height and 20 ft. in total length of all letters. Lettering styles shall be chosen by landlord subject to approval by ARC.
3. Three dimensional, individual letter type signs are preferable. Panel type signage is discouraged and will only be permitted in

special circumstances such as logo or trademark identification as the sole discretion of the ARC.

4. No hand lettered or other type of window signage will be permitted.
5. Any wall-mounted signage shall not exceed 10% of wall area.
6. One wall sign per wall on any two walls will be allowed for buildings of single occupancy. One wall sign per occupant will be allowed for buildings of multiple occupancy.
7. Signs shall be placed on vertical wall surface, not extending above parapet (the roofline).
8. Building signage is not allowed to be moving, flashing action or audible in type.
9. Scaled drawings in duplicate indicating all copy, materials of construction, letter style and colors are to be submitted to the Architectural Review Committee for approval before construction begins.
10. All signage will conform to local, state and federal governmental laws ordinances. If the requirements of the project design guidelines or covenants and restrictions differ with governmental laws the more restrictive shall prevail.

#### **VIII. Mechanical Screening:**

All ground mounted mechanical, electrical or other utility units shall be screened with the same material used on the building or with an approved plant material. All rooftop mechanical units shall be screened with parapet or roof screen that matches the material and/or color of the building material, so as not to be visible by standing pedestrian on any adjacent street.

#### **IX. Landscaping:**

Landscaping is viewed as an important aspect of the project design. A landscape site plan is required for review. The plan will show all lawn areas, irrigated area, planting and trees along with boundary, building footprint and parking areas.

1. The plan must comply with all requirements of the local County ordinances regarding tree planting, buffers, allowable impervious area, etc.
2. All maintained lawn areas must be irrigated. Irrigation is not required in undisturbed areas, seeded sloped not maintained, planted areas, and natural areas.

## **X. Review Procedures:**

Review process

A project is reviewed and monitored through three basic stages of its development:

1. Schematic
2. Final Plans & Specifications
3. Construction

The lot owner, at its expense, shall submit to the Committee for review during the design stage of the review process.

### Schematic:

The lot owner must submit information pertaining to the use, size, location, and character of its development. A site plan showing building location, general landscape areas, service areas, pedestrian and vehicular circulation and applicable setbacks and easements is required along with the above information. A schematic elevation(s) showing building form, material colors, and signage shall also be provided. The Committee's review should normally take one to two weeks from receipt of documents.

### Final Plans & Specifications:

The Committee will review Final Plans and Specifications ("Final Plans") for conformance with commitments made in the Schematic Phase. The Final Plans submittal shall be accompanied by the Architectural Review Fee, as of the effective date of these Guidelines, is \$2500.00 and must be paid upon initial submittal.

The committee shall review Schematic and Final Plans and return them to the Owner marked "Approved" or "Disapproved", as the case may be, with any appropriate review comments.

## **XI. Maintenance:**

The Owner shall, at all times and at their own expense, keep their Lot, in a well maintained and attractive condition. Such maintenance includes, but it not limited to, the following:

- Prompt removal of all litter, trash reuse and wastes
- Keeping all landscaping alive, weed-free and attractive
- Keeping exterior lighting and mechanical facilities
- Keeping parking areas, driveways and roads clean and in good repair
- Striping of parking areas and repainting of Improvements
- Repair of exterior damage to Improvements

**XI. Liability of Declarant & Committee**

Neither Declarant nor the Committee shall be responsible for any losses or damages arising out of the construction of the improvements permitted under these Guidelines, nor shall the Committee's approval of any plans, specifications or other submissions be deemed a representation or warranty by the Committee or its agents regarding the design, materials or any other aspect of the developments depicted in such submissions.