

## PINEHURST OFFICE COMMONS

### Building Standards

The following building construction types generally meet MCP minimum building standards:

1. Rigid metal frame - with brick or natural stone or James Hardie™ siding products on all frontage(s).
2. Wood frame - with brick/stone veneer and James Hardie™ siding products on all frontage(s).
3. Roofing – Standing Seam metal roof

Finish materials shall be applied to all sides of a building which are visible to the general public as well as from neighboring property and streets. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings. The *Pinehurst Commons Architectural Review Committee* shall have the sole right to approve or disapprove materials and colors. Buildings in which alternative material allowances are requested will be closely scrutinized by the *Pinehurst Commons Architectural Review Committee* to ensure that the appearance of the building is consistent with the level of quality intended for the park.

In all cases proper screening of outside storage, refuse area, transformers, rooftop mechanical equipment, and dock area(s) is required. Screening may consist of landscaping, fencing, building design, etc. All of the above areas should be incorporated into the non-street frontage(s).

A minimum of 10% of the frontage square foot of elevation must be glazing. (Includes glazed entry doors.)

The following building construction types and miscellaneous items do **not** meet the MCP minimum building standards unless approved by special consideration of the *Pinehurst Commons Architectural Review Committee*.

1. Pole Barn.
2. Ribbed metal front panels.
3. Wood or vinyl siding.
4. Flat roof lines.
5. Chain link fences.
6. Backlit awnings.

To the extent that truck loading areas are designated in the building design, they should be located in a way that would screen loading docks from the view of the general public as well as from neighboring streets.

All parking lots and sidewalks will be constructed of concrete.

No building shall occupy more than 35% of the lot area, except by prior agreement of the *Pinehurst Commons Architectural Review Committee*.

Construction shall commence within six months of plan approval unless otherwise approved by the *Pinehurst Commons Architectural Review Committee*. If construction is to take longer than six months or if construction is to occur in phases, the developer is to be so notified in writing. If construction has not commenced prior to

six months after plan approval, the developer has the right to acquire the property back from the buyer at the original price paid.

After a site has been purchased, it shall not be further divided without review and consent of the developer.

The building set back requirement is to be green space and parking will not be allowed in this area unless a specific waiver is granted.