

ACADIA PLANTATION

FRENCH ARCHITECTURAL REGULATIONS

	BUILDING WALLS	BUILDING ELEMENTS	ROOFS	WINDOWS AND DOORS
MATERIALS	<p>TYPES. VINYL AND METAL SIDING AND PREFABRICATED OR MODULAR CONSTRUCTION AND EXTERIOR INSULATION FINISH SYSTEMS ARE PROHIBITED.</p> <p>TYPE I: WOOD EXTERIOR WOOD, INCLUDING BUT NOT LIMITED TO SIDING, TRIM, COLUMNS, BALUSTRADES, PORCH DECKS, DECKS, FASCIAS, AND SHUTTERS MUST BE CAPABLE OF WITHSTANDING THE ELEMENTS AND BE RESISTANT TO ROT SUCH AS CEDAR, REDWOOD, MAHOGANY OR CEMENT BOARD, WOOD CLAPBOARD OR CEMENT BOARD, BOARD AND BATTEN, THEN SEAL WITH PAINT OR STAIN.</p> <p>HORIZONTALLY APPLIED BOARDS (BEVELED OR DROP SIDING) AND WOODEN SHINGLES ARE PERMITTED. PLYWOOD AND DIAGONAL SIDING ARE NOT PERMITTED.</p> <p>TYPE II: STUCCO STUCCO IS ALLOWED OVER WOOD FRAME OR MASONRY CONSTRUCTION. STUCCO MUST HAVE A SMOOTH, TROWEL APPLIED AND SAND FINISH. SPRAYED APPLICATIONS AND SWIRL OR OTHER HEAVILY TEXTURED PATTERNS ARE PROHIBITED.</p> <p>TYPE III: BRICK FOUNDATION WALLS AND PIERS SHALL BE PARGED BLOCK, BRICK, SMOOTH-FINISHED POURED CONCRETE OR STUCCO. RETAINING WALLS SHALL BE MASONRY OR STUCCOED. BUILDING WALLS SHALL BE FINISHED IN STUCCO WITH SMOOTH SAND FINISH, BRICK FROM PRE-APPROVED PALLETTE.</p>	<p>CHIMNEYS SHALL BE FINISHED WITH STUCCO, BRICK, OR WOOD.</p> <p>PIERS AND ARCHES SHALL BE STUCCO OR BRICK.</p> <p>PORCH RAILINGS SHALL BE MADE OF WOOD WHILE PORCH FLOORS AND POSTS MAY BE WOOD OR MASONRY. PORCHES MAY BE ENCLOSED WITH GLASS OR SCREENS; HOWEVER, GLASS ENCLOSURES ARE NOT PERMITTED AT FRONTAGES. PORCH CEILING MAY BE ENCLOSED WITH PAINTED WOOD, EXPOSED JOISTS SHALL BE PAINTED OR STAINED.</p> <p>STOOPS SHALL BE MADE OF WOOD, BRICK OR CONCRETE. IF CONCRETE, A STOOP SHALL HAVE BRICK, TILE, STUCCO WALLS, OR PARGED CONCRETE.</p> <p>DECKS SHALL BE LOCATED ONLY IN REAR YARDS AND WHERE NOT EASILY VISIBLE FROM STREETS OR PATHS, ELEVATED A MAX. OF 18" ABOVE GRADE AND PAINTED OR STAINED.</p> <p>METAL ELEMENTS SHALL BE NATURAL-COLORED GALVANIZED STEEL, ANODIZED OR ESP ALUMINUM, OR MARINE-GRADE ALUMINUM.</p> <p>PICKETS, POLES, AND BOARDS SHALL BE MADE OF WOOD OR P.T. WOOD AND PAINTED OR STAINED. FENCES SHALL BE MADE OF WOOD OR P.T. WOOD AND MAY HAVE STUCCO PIERS OR BRICK PIERS.</p> <p>DRIVEWAYS CAN BE OF CONCRETE PRE-APPROVED PALLETTE OF BRICK OR CONCRETE PAVERS.</p>	<p>ROOFS SHALL BE CLAD IN ONE OF THE FOLLOWING MATERIALS, IN ITS NATURAL COLOR, WOOD SHINGLES, DARK GRAY SHINGLES IN EITHER SLATE OR SYNTHETIC SLATE, ASPHALT, OR CONCRETE, GALVANIZED STEEL, 5 V CRIMP OR STANDING SEAM, OR COPPER.</p> <p>GUTTERS AND DOWNSPOUTS, WHEN USED, SHALL BE MADE OF GALVANIZED STEEL, COPPER (NOT COPPER-COATED), ANODIZED OR ESP ALUMINUM. DOWNSPOUTS SHALL BE PLACED AT THE CORNER OF THE BUILDING LEAST VISIBLE FROM NEARBY STREETS. SPLASH BLOCKS SHALL BE MADE OF CONCRETE, BRICK OR GRAVEL.</p> <p>COPPER ROOFS, FLASHING, GUTTERS AND DOWNSPOUTS SHALL BE ALLOWED TO AGE NATURALLY (NOT PAINTED OR SEALED).</p> <p>ASPHALT ROOF RIDGES SHALL BE CLAD IN A LIKE ASPHALT SHINGLE OR TERRA COTTA, CONCRETE, SLATE OR STONE.</p>	<p>WINDOWS AND DOORS SHALL BE WOOD OR CLADWOOD. GARAGE DOORS SHALL BE WOOD OR ALUMINUM. DOORS SHALL BE PAINTED OR STAINED.</p> <p>SHUTTERS SHALL BE WOOD.</p> <p>SECURITY DOORS AND WINDOW GRILLES MUST BE APPROVED.</p> <p>WINDOWS NOT VISIBLE FROM THE STREET MAY BE OF OTHER MATERIAL AND CONFIGURATION.</p>
CONFIGURATION & TECHNIQUES	<p>BUILDING WALLS MAY BE BUILT OF NO MORE THAN TWO MATERIALS AND SHALL ONLY CHANGE MATERIAL ALONG A HORIZONTAL LINE, I.E. BRICK MAY BE COMBINED WITH WOOD SIDING WHEN THE MATERIAL CHANGE OCCURS HORIZONTALLY (TYPICALLY AT A FLOOR LINE), WITH THE HEAVIER MATERIAL BELOW THE LIGHT. WALLS OF A SINGLE BUILDING MUST BE BUILT IN A CONSISTENT CONFIGURATION. WOOD CLAPBOARD SHALL BE HORIZONTAL.</p> <p>UNDERCROFTS MAY BE SKIRTED. HORIZONTAL WOOD BOARDS OR FRAMED WOOD MAY BE INSTALLED WITH SPACES BETWEEN MEMBERS NOT LARGER THAN 1.5" OR SMALLER THAN 0.75". LATTICE (HORIZONTAL AND VERTICAL ONLY) MAY BE INSTALLED BETWEEN WOOD PIERS AND PILING, AND BRICK SCREENS MAY BE INSTALLED BETWEEN CONCRETE PIERS AND PILING.</p> <p>GARDEN WALLS SHALL GENERALLY BE CONSTRUCTED OF THE SAME MATERIAL AS THE FIRST FLOOR OF THE PRIMARY BUILDING. MASONRY PIERS WITH WOOD PICKETS MAY REPLACE SOLID MASONRY WALLS. WOOD MAY REPLACE MASONRY AT THE REAR PROPERTY LINE. MASONRY WALLS SHALL BE MADE OF STUCCOED CONCRETE WHILE GATES SHALL BE WOOD OR STEEL. WALLS MAY BE PERFORATED.</p> <p>SIDING SHALL BE HORIZONTAL, MAXIMUM 4" TO 6" TO THE WEATHER.</p> <p>STUCCO OR PLASTER COATING MAY BE APPLIED TO CONCRETE BLOCK OR POURED CONCRETE. STUCCO SHALL BE STEEL TROWELED.</p> <p>TRIM SHALL NOT EXCEED 6" IN WIDTH AT CORNERS AND 4" IN WIDTH AROUND OPENINGS, EXCEPT AT THE FRONT DOOR.</p> <p>WHERE A WALL OR FENCE ON ONE PROPERTY MEETS A TALLER OR SHORTER WALL OR FENCE ON ANOTHER PROPERTY, IT IS THE RESPONSIBILITY OF THE LATTER DESIGNER TO TRANSITION THEIR WALL OR FENCE TO THE HEIGHT OF THE FORMER.</p>	<p>CHIMNEYS SHALL BE A MINIMUM OF 1:1 PROPORTION IN PLAN AND CAPPED TO CONCEAL SPARK ARRESTERS. FLUES SHALL BE NO TALLER THAN REQUIRED BY THE BUILDING CODE. FIREPLACE ENCLOSURES AND CHIMNEYS SHALL EXTEND TO THE GROUND.</p> <p>PIERS SHALL BE NO LESS THAN 12" X 12".</p> <p>ARCADES AND BREEZE-WAYS SHOULD HAVE VERTICALLY PROPORTIONED OPENINGS.</p> <p>POSTS SHALL BE NO LESS THAN 6" BY 6".</p> <p>RAILINGS SHALL HAVE TOP AND BOTTOM RAILS. WOOD TOP RAILS SHALL BE EASED AND BOTTOM RAILS SHALL HAVE A VERTICAL SECTION. TOP AND BOTTOM RAILS SHALL BE CENTERED ON THE BOARDS OR PICKETS. THE OPENINGS BETWEEN THE MEMBERS SHALL BE A MINIMUM OF 1" AND A MAXIMUM OF 4".</p> <p>BALCONIES SHALL BE STRUCTURALLY SUPPORTED BY BRACKETS, TAPERED BEAMS, OR COLUMNS.</p> <p>DRIVEWAYS CONSTRUCTED OF MATERIAL OTHER THAN CONCRETE SHALL ALLOW THE PUBLIC CONCRETE SIDEWALK TO RUN CONTINUOUSLY WITHOUT DISRUPTION THROUGH THIS AREA OF THE DRIVEWAY.</p> <p>FENCES SHALL HAVE NO MORE THAN A 2" GAP BETWEEN PICKETS.</p> <p>FENCES ON ADJACENT LOTS SHALL HAVE DIFFERENT DESIGNS, SUBJECT TO THE APPROVAL OF THE ACADIA PLANTATION ARCHITECT. WHERE A FENCE ON ONE PROPERTY MEETS TALLER OR SHORTER FENCE ON ANOTHER PROPERTY, IT IS THE RESPONSIBILITY OF THE LATTER DESIGNER TO TRANSITION THEIR FENCE TO THE HEIGHT OF THE FORMER.</p>	<p>PRINCIPAL ROOF ON ALL FREESTANDING BUILDINGS SHALL BE A SYMMETRICAL HIP OR GABLE WITH A SLOPE OF 8:12 TO 10:12. ALSO ALLOWED ARE GABLED HIPS, HIPPED GABLES, AND FLARED HIPS. WHERE GARAGES MEET IN A PARTY WALL CONDITION, GABLED ENDS ARE ALLOWED.</p> <p>ANCILLARY ROOFS (ATTACHED TO WALLS OR ROOFS) MAY BE SHEDS SLOPED NO LESS THAN 3:12.</p> <p>EAVES SHALL BE CONTINUOUS, UNLESS OVERHANGING A BALCONY OR PORCH. EAVES SHALL HAVE AN OVERHANG FROM 16" TO 32". OVERHANGING EAVES MAY HAVE EXPOSED RAFTERS.</p> <p>GUTTERS AND DOWNSPOUTS SHALL BE ROUND OR OGEE.</p> <p>NO THROUGH ROOF PENETRATION FOR MECHANICAL OR ELECTRICAL DEVICES SHALL BE ALLOWED TO PENETRATE THE ROOF AT THE BUILDING'S FRONTAGES). PENETRATIONS OF THESE DEVICES AT APPROVED LOCATIONS BE OF COLOR TO MATCH THE ROOF.</p>	<p>WINDOWS SHALL BE RECTANGULAR, VERTICALLY PROPORTIONED AND OPERABLE. TRANSOMS MAY BE ORIENTED HORIZONTALLY WITH PANES WHICH MATCH OTHER CONFIGURATIONS. MULTIPLE WINDOWS IN THE SAME ROUGH OPENING SHALL BE SEPARATED BY A 4" MINIMUM POST. THE WINDOW SASH SHALL BE LOCATED INTERIOR TO THE CENTERLINE OF THE WALL. WINDOW SILLS IN MASONRY CONSTRUCTION SHALL PROJECT A MINIMUM OF 1 INCH FROM THE FACE OF THE BUILDING.</p> <p>ALL VERTICALLY SUPERIMPOSED OPENINGS SHALL BE CENTERED ALONG THE VERTICAL AXIS.</p> <p>WINDOW MUTTINS ARE ENCOURAGED AND SHALL BE TRUE DIVIDED LIGHT OR FIXED ON THE INTERIOR AND EXTERIOR SURFACES, AND SHALL CREATE PANELS OF SQUARE OR VERTICAL PROPORTION.</p> <p>NON ALLEY GARAGE DOORS ON FRONT LOAD LOTS SHALL BE A MAXIMUM OF 10' IN WIDTH. GARAGE DOORS SHALL BE PAINTED OR STAINED. OVERHEAD GARAGE DOORS WILL BE ALLOWED BUT AT FRONT LOAD LOTS SHALL BE CLAD WITH PLANKS TO RESEMBLE SWINGING DOORS.</p> <p>SHUTTERS WHEN USED SHALL BE OPERABLE, SIZED AND SHAPED TO MATCH THE OPENINGS. SHUTTERS IN ACCORDANCE WITH SPECIFIC ARCHITECTURAL TOPOLOGIES IS ENCOURAGED.</p> <p>THERE MAY BE NO MORE THAN ONE CIRCULAR OR HEXAGONAL WINDOW ON ANY PRINCIPAL ELEVATION.</p> <p>RECTANGULAR WINDOWS SHALL BE OPERABLE ENCASMENT OR SINGLE HUNG. CIRCULAR AND HEXAGONAL WINDOWS MAY BE FIXED.</p> <p>DRIVEWAY GATES SHALL BE IN-SWINGING AND HAVE A MAXIMUM OPENING OF WIDTH OF 12".</p>