TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

ARCHITECTURAL REVIEW BOARD MEETING
October 28, 2025 | 6:30 p.m.

1. **Call to Order**

2. **Citizen Comments**

3. **Approval of Minutes**
   a. September 23, 2025 Meeting Minutes *pg. 2*

4. **Exterior Elevation Applications**
   a. ARB2025-009413 Mill Street (Sign) *pg. 5*
   b. ARB2025-010 390 Myrtle Place (HardiePlank Lap Siding & Retaining Wall) *pg. 11*

5. **Reports**
   a. Town Council Report
   b. Sign and COA Violation Report *pg. 34*
   c. Planning Commission Report
   d. Chair Report

6. **Adjournment**

Brenda Seefeldt
Chair, Architectural Review Board

Portions of this meeting may be held in closed session pursuant to the Virginia Freedom of Information Act.

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD
Agenda Communication

3. Approval of Minutes	**Meeting Date:** October 28, 2025
3A: Request to Approve September 23, 2025 Minutes	

Attachments: a. September 23, 2025 Minutes

Submitted by: Megan Lubash
Town Clerk & Assistant Town Manager

Explanation and Summary:
This is a request to approve the meeting minutes from September 23, 2025.

Proposed/Suggested Motion:
"I move to approve the meeting minutes from September 23, 2025 as presented."

OR

Other action the Architectural Review Board deems appropriate.

Town of Occoquan
ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
September 23, 2025

In Attendance: Darryl Hawkins (Vice Chair, PCR), Rick Fitzgerald (Sec.), Theo Daubresse (TCR) – via teleconference, Jordan Sanders (BMR), Mary Craig, Jennifer Shown (Alt.) Michele White (Alt.)

Excused Absent: Lisa Terry

Recusal Absence: Brenda Seefeldt (Chair) – potential conflict of interest regarding Agenda Item 4a.

1. Call to Order – Vice Chairman Darryl Hawkins called the meeting to order at 7:34 p.m.

2. Citizens' Comments – None

3. Approval of Minutes - Michele White motioned to approve the Meeting Minutes of August 26, 2025; Mary Craig seconded. The motion was approved unanimously.

4. Exterior Elevation Applications

    a. ARB2025-007 Application 309 Commerce St (Mounted Outdoor TV) The ARB considered the second reading of the applicant's request for COA approval, based on staff recommendations and a review of responses from surrounding jurisdictions to similar inquiries. Lacking comprehensive findings and/ or Code foundational guidelines, the ARB relied upon the elements or "things to be considered before issuing a COA", as found in the Town of Occoquan, ARB, Design Guidelines Manual, p. 5.

    Note: Chairwoman Brenda Seefeldt was absent during the discussion and voting on this item. Her absence was due to a potential conflict of interest.

    Michele White moved to approve the Exterior Elevation Application ARB2025-007, with Jennifer Shown seconding. The motion was approved unanimously.

5. Reports

a. Town Council Report—Theo Daubresse stated that the Town Council's last meeting adopted a resolution of appreciation for Matt Whitmoyer, who will be leaving the position of Assistant Town Manager/Town Clerk.

b. Assistant Town Manager's Report – Matt Whitmoyer provided the ARB with the August & September 2025 Sign and COA Violation Report.

c. Planning Commission Report – Darryl Hawkins reported the work of the Commission, which has most recently focused on sign ordinances, sidewalk signage (A-Frames), and surveys on trails, beautification, and art for the town.

d. Chair Report—None

6. Discussion Items

a. Rick Fitzgerld requested that staff make available a copy of the Design Guidelines Manual to all ARB members,

7. Adjournment – 8:03 pm

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD
Agenda Communication

4. Exterior Elevation Applications	**Meeting Date:** October 28, 2025
4A: ARB2025-009 Application 413 Mill Street	

Attachments: a. ARB2025-009 Application 413 Mill Street (Sign)

Submitted by: Megan Lubash
Town Clerk & Assistant Town Manager

Explanation and Summary:
This is an Architectural Review Board (ARB) Exterior Elevation Application for remounting a previously used sign.

Relevant Sections of ARB Guidelines: The proposed work is covered under Sections 6, 13, & 15 of the ARB Guidelines, which reads as follows:

6. Colors
Exterior paint colors must be appropriate for the architectural period of the building. Colors of a building should take into consideration roof and foundation colors. It is encouraged that when rehabilitating Craftsman or Victorian style homes to use period-appropriate color pairings. In addition, for rehabilitation or replacement of windows, "earth tone" colors are appropriate.

The book A Century of Color is an excellent reference. Another resource is the following color chart which is taken from the website Archive.org and the document "Every Man His Own Painter!" which was originally written in 1872.
Note that none of these colors are modern paint chips. Use these colors as a guide as you pick out your exact paint colors. Most popular exterior paint brands now have historic palettes available.

Painting of brick or stone is not recommended. Existing paint may be removed if done in a manner which will not damage the surface of the structure. Methods such as sandblasting, chemical application and heat guns tend to damage the structure.

13. Materials

Siding – Original siding materials should be repaired to retain the original character of the surface rather than removed or covered. Often this is not possible so a looka-like and modern material will be sufficient as long as all efforts are made to maintain the same appearance.

Exterior trim – Dentil molding and crown molding were simple in the early part of the 18th Century, and elaborate in the later with columns added. 18th Century trim consisted of dentil and crown molding on the fascia boards, corner moldings, and lentils above windows. Lentils were of brick, stone, or a solid piece of wood. Brick lentils were laid to form an arch, either a "jack" arch or a "segmented" arch. The segmented arch was curved rather than straight.

In the 19th Century trim was elaborate. The mid- to later part of the 19th Century has often been called the "Gingerbread Age" with immigrant skilled laborers providing elaborate trim on fascia boards, soffits, rake boards, windows, doors, and porches at low costs. Brackets attached to the soffits were commonplace.

15. Public Art

Public art includes artistic structures and murals erected on properties in the Historic District for non-commercial purposes.
Scale – For murals, the size must not exceed 30% of the principal building's exterior wall surface area, ensuring it remains in scale with the building's architecture and does not overwhelm the structure. For artistic structures, the structure's height must not exceed 50% of the height of the principal building, and its footprint should be no larger than 10% of the total lot area, ensuring it is proportionate to the building and site.

Placement – No public art should be placed in a manner that obscures or distorts the architectural features of a principal building. Murals must be placed on secondary Page 17 of 21 façades, avoiding primary or street-facing elevations, to minimize the visual impact on the building's historical character. Murals must be applied to surfaces that are not historically significant or have already been altered, such as previoysly painted surfaces, modern extensions or non-original walls, to preserve the integrity of historic materials. Alternatively, murals can be installed on removable materials attached to the wall. When possible, artistic structures should be placed in rear or side yards, avoiding placement in front of or directly attached to historic façades, to reduce their impact on the historic streetscape. Artistic structures should be freestanding or attached to modern extensions where possible.

Reversibility – Installation methods must be non-invasive, such as using removable paint or surface-mounted panels, avoiding any damage or permanent alterations to the original historic materials or features. An artistic structure should be easily removable without causing damage to the property.

Contextual Relevance – The public art must have colors (see Colors) and materials appropriate to the architectural period of the principal building. Styles and themes should be from the period of significance. Public art must not contain information advertising goods or services provided by a business, whether located on the parcel on which the public art appears or elsewhere. Such installations are subject to the Town's Sign Ordinance, § 157.300 and interested applicants are advised to follow that process. Only one structure and one mural are permitted per property in the Historic District to maintain the district's historical integrity and prevent visual clutter.

Staff Recommendation: Make a determination based off the proposed work's compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

Proposed/Suggested Motion:
"I move to approve ARB2025-009 Application 413 Mill Street (Sign) as is."

OR

"I move to not approve ARB2025-009 Application 413 Mill Street (Sign) for the following reason: _____."

OR

Other action the Architectural Review Board deems appropriate.

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD

RECEIVED
OCT 09 2025

APPLICATION FOR EXTERIOR ELEVATIONS
Commercial and Residential Exterior Improvements Within the Old and Historic District

All exterior changes and modifications to the exterior of structures located within the Old and Historic District must be reviewed by the Architectural Review Board (ARB) for issuance of a Certificate of Appropriateness (COA) prior to the work being performed. Applicants should review the Architectural Review Board Design Guidelines for guidance of appropriate colors, materials, designs, etc.

The ARB meets regularly on the fourth Tuesday of the month at 7:30 p.m. at Town Hall. Applications must be filed at Town Hall by close of business on the Tuesday of the week prior to the meeting. Applicants must submit supplemental materials at time of application. Additional paint and material samples, product brochures and spec sheets, renderings, architectural drawings, photographs of the structure or other supplemental materials may be requested by the ARB prior to the hearing. The applicant or a representative must be present at the meeting during which the ARB will review the application. All fees must be paid prior to scheduling for ARB consideration.

Section I: Applicant and Owner Information

Robert E. Love Applicant Name	Town of Occoquan Owner Name
Occoquan Historical Society Business Name (if Applicable)	314 Mill Street, PO Box 195Occoquan, VA 22125 Address (No., City, Address, Zip) + PO Box
413 Mill Street, PO Box 65, Occoquan, VA 22125 Address (No., City, Address, Zip) + PO Box	townmanager@occoquanva.gov Email
[redacted] Email	703-491-1918 Phone Number
[redacted] Phone Number	☐ Same as Applicant Information

Section II: Property Information

Project Address: 413 Mill Street	Structure Style: Stone
Type of Use (Select One): ☐ Residential ■ Commercial ☐ Mixed-Use ☐ Other: _____	Exterior Elevation Type (Select all that apply): ☐ Improvement/Repair to Existing Structure ☐ New Development/In-Fill or New Accessory Structure ☐ Demolition ■ Other: Signage
Brief Description of Project: The Mill House Museum was redesignated as the Mill House Museum and Visitors Center. We want to mount the Visitors Center sign on the museum using the existing bracket and sign. Sign was formerly on the "old" Visitors Center (200 Mill St). The Mill House Museum is owned by the Town and leased to the Occoquan Historical Society.	

Notice to Applicant/Property Owner: *Prior to construction and/or installation of improvements, it is your responsibility to determine the existence of any restrictive covenants and/or deed restrictions governing property improvements. Other permits or approvals may be required from the Town or other agencies such as Zoning Compliance Review and/or Building Permits, among others. It is your responsibility to comply with all applicable regulations and to determine any other applicable private restrictions.*

R E Love Applicant Signature	October 9, 2025 Date Submitted

Section III: Application Check List	
□ Paint Sample *(identify which Architectural feature samples are included)* List:	□ Material Samples *(identify which Architectural feature samples are included)* List:
□ Spec Sheets/Product Brochures: (identify which Architectural feature spec sheets are included) List:	■ Photo of existing structure(s) □ Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) □ Architectural Plans
■ Other (List): Sign is made of wood with hand carved "Tourist Information Center Welcome" engraved on it in blue and gold (see attached photo).	

Note to Applicants: Applicants are responsible for providing supplemental materials for proposed improvements. Applicants are responsible for ensuring proposed improvements are based on requirements listed in the Architectural Review Design Guidelines (as amended) and included under § 157.179 of the Town Code regarding matters to be considered by the ARB. At the time of the ARB meeting, the ARB may request additional information or documentation in order to complete a thorough review of the application.

Section IV: ARB Certificate Of Approval (COA)	
Date to Architectural Review Board: _____	□ COA Issued □ COA Denied _____ _____ Signature (ARB Chair or Designee) Date

Section V: TOWN STAFF ONLY	
Application Fee: _____ Date Paid:_____ Rcpt No./Check No.:_____	**ARB APPLICATION NO.:**
Plan Reference Numbers: □ Zoning Approval_____ □ Site Plan_____ □ SUP_____ □ Other_____	**Notes:**

CONTINUE TO NEXT SECTION

Sign will be mounted (using the existing perpendicular bracket and in the original location of the Mill House Museum sign) on the corner of the building and will not interfere with the existing historical marker.

The existing Occoquan Historical Society sign will be relocated near the doorway.

413 Mill Street

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD
Agenda Communication

4. Exterior Elevation Applications	**Meeting Date:** October 28, 2025
4B: ARB2025-010 Application 390 Myrtle Place	

Attachments: a. ARB2025-010 Application 390 Myrtle Place (HardiePlank Lap Siding & Retaining Wall)

Submitted by: Megan Lubash
Town Clerk & Assistant Town Manager

Explanation and Summary:
This is an Architectural Review Board (ARB) Exterior Elevation Application for removing and replacing a portion of a retaining wall and removing and replacing vinyl siding with factory primed fiber-cement plank lap siding as well as removing and replacing a portion of their retaining wall.

Relevant Sections of ARB Guidelines: The proposed work is covered under Sections 8 & 13 of the ARB Guidelines, which reads as follows:

8. Fences and Walls

If fences and walls are to be used as screens or accent elements, the design, colors, and choice of materials must be consistent with the design and materials of the building. Landscaping can be used in conjunction with these structures to strengthen their screening properties. Chain link, stockade, bamboo, vinyl, and snow fencing are not considered appropriate. Composite fencing can be considered appropriate if it has historic features.

13. Materials
Siding – Original siding materials should be repaired to retain the original character of the surface rather than removed or covered. Often this is not possible so a looka-like and modern material will be sufficient as long as all efforts are made to maintain the same appearance.

Exterior trim – Dentil molding and crown molding were simple in the early part of the 18th Century, and elaborate in the later with columns added. 18th Century trim consisted of dentil and crown molding on the fascia boards, corner moldings, and lentils above windows. Lentils were of brick, stone, or a solid piece of wood. Brick lentils were laid to form an arch, either a "jack" arch or a "segmented" arch. The segmented arch was curved rather than straight.

In the 19th Century trim was elaborate. The mid- to later part of the 19th Century has often been called the "Gingerbread Age" with immigrant skilled laborers providing elaborate trim on fascia boards, soffits, rake boards, windows, doors, and porches at low costs. Brackets attached to the soffits were commonplace.

16. Roof Pitch and Material
Pitch - The pitch of a roof must be a minimum of 8/12 except on a hip roof, mansard, or gambrel (barn). On a flat roof, a parapet with trim should be erected above the roofline (such as a store or Italianate Victorian).

Materials – Cedar shingles were widely used during the 18th Century (approximately 90 percent), and the remainder of the structures most often had oak shingle roofs. Shakes were used on outbuildings only. During the 19th Century, roofs were standing ridge (metal) or slate shingles. Modern composition shingles must be chosen in colors to match the color of weathered historic roofing materials. Wherever pressed tin or standing seam style roofs exist an effort should be made to preserve and/or refurbish. The same roof style must be extended on any addition to buildings with existing pressed tin roofs

Staff Recommendation: Make a determination based off the proposed work's compliance with the ARB Guidelines.

Any denial of an application for a Certificate of Appropriateness must include the reason for denial and a reference to the relevant ARB guideline(s).

Proposed/Suggested Motion:
"I move to approve ARB2025-010 Application 390 Myrtle Place (Plank Lap Siding & Retaining Wall) as is."

OR

"I move to not approve ARB2025-010 Application 390 Myrtle Place (Plank Lap Siding & Retaining Wall) for the following reason: _____."

OR

Other action the Architectural Review Board deems appropriate.

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS
Commercial and Residential Exterior Improvements Within the Old and Historic District

All exterior changes and modifications to the exterior of structures located within the Old and Historic District must be reviewed by the Architectural Review Board (ARB) for issuance of a Certificate of Appropriateness (COA) prior to the work being performed. Applicants should review the Architectural Review Board Design Guidelines for guidance of appropriate colors, materials, designs, etc.

The ARB meets regularly on the fourth Tuesday of the month at 7:30 p.m. at Town Hall. Applications must be filed at Town Hall by close of business on the Tuesday of the week prior to the meeting. Applicants must submit supplemental materials at time of application. Additional paint and material samples, product brochures and spec sheets, renderings, architectural drawings, photographs of the structure or other supplemental materials may be requested by the ARB prior to the hearing. The applicant or a representative must be present at the meeting during which the ARB will review the application. All fees must be paid prior to scheduling for ARB consideration.

Section I: Applicant and Owner Information

William Jones Applicant Name	Owner Name
Business Name (if Applicable)	Address (No., City, Address, Zip) + PO Box
390 Myrtle Place, Occoquan, VA 2125 Address (No., City, Address, Zip) + PO Box	Email
[redacted] Email	Phone Number
[redacted] Phone Number	■ Same as Applicant Information

Section II: Property Information

Project Address: 390 Myrtle Place	Structure Style: Retaining Wall
Type of Use (Select One): ■ Residential □ Commercial □ Mixed-Use □ Other:	Exterior Elevation Type (Select all that apply): ■ Improvement/Repair to Existing Structure □ New Development/In-Fill or New Accessory Structure □ Demolition □ Other:
Brief Description of Project: Remove and replace a portion of the retaining wall located at the rear of the property. Also, replace existing vinyl siding with Hardie plank lap siding.	

Notice to Applicant/Property Owner: *Prior to construction and/or installation of improvements, it is your responsibility to determine the existence of any restrictive covenants and/or deed restrictions governing property improvements. Other permits or approvals may be required from the Town or other agencies such as Zoning Compliance Review and/or Building Permits, among others. It is your responsibility to comply with all applicable regulations and to determine any other applicable private restrictions.*

[signature] Applicant Signature	10-16-25 Date Submitted

Section III: Application Check List	
□ Paint Sample *(identify which Architectural feature samples are included)* List:	□ Material Samples *(identify which Architectural feature samples are included)* List:
■ Spec Sheets/Product Brochures: (identify which Architectural feature spec sheets are included) List: Belgard - Diamond Pro Beveled Face Retaining Wall James Hardie - Select Cedarmill	■ Photo of existing structure(s) □ Schematic(s)/Rendering(s) illustrating proposed improvement(s) on structure(s) □ Architectural Plans
□ Other (List):	

Note to Applicants: Applicants are responsible for providing supplemental materials for proposed improvements. Applicants are responsible for ensuring proposed improvements are based on requirements listed in the Architectural Review Design Guidelines (as amended) and included under § 157.179 of the Town Code regarding matters to be considered by the ARB. At the time of the ARB meeting, the ARB may request additional information or documentation in order to complete a thorough review of the application.

Section IV: ARB Certificate Of Approval (COA)	
Date to Architectural Review Board: _____	□ COA Issued □ COA Denied _____ Signature (ARB Chair or Designee) Date

Section V: TOWN STAFF ONLY	
Application Fee: $75.00 Date Paid: 10/16/25 Rcpt No./Check No.: 5473	**ARB APPLICATION NO.:** ARB2025-010
Plan Reference Numbers: □ Zoning Approval_____ □ Site Plan_____ □ SUP_____ □ Other_____	**Notes:**

CONTINUE TO NEXT SECTION

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS
SUPPLEMENTAL APPLICATION

Section V: Supplemental Application For New Builds, Improvements to Existing Structures and Combination Projects – Commercial, Residential and Mixed-Use	
Project Address:	**ARB Application No.:**

Complete only the sections below that are applicable to the application. More information on each section is included in the ARB Design Guidelines available on the Town's website at www.occoquanva.gov. Note: Words included on any improvements constitute a sign and are not part of the Exterior Elevation review process; a separate sign application process is required.

1. Type of Improvement(s): □ New Build ■ Improvements to Existing Structure(s) □ Combination

2. Additions and New Builds

□ Accessory Structure: Size:_____ Location relative to Main Structure:_____

□ New Build: Size:_____ Location on site:_____

General Description/Use of Structure:_____

_____

_____

□ Rendering required □ Plan showing location on site required □ Architectural Plans required

Complete applicable sections below.

3. Awnings □ New □ Repair/Replacement

Existing Material, Color and Design:_____

Proposed Material (canvas or similar material):_____ Color:_____

□ Sample Included (Type):_____

□ Spec Sheet Included □ Photo Included

4. Exterior Walls on Structure □ New ■ Repair/Replacement

Existing Material, Color and Pattern: Vinyl Siding, tan

Proposed Material: □ Brick ■ Siding □ Other:_____ ■ Paint □ Material Replacement

Material Type: Hardie siding Color: tan (to match existing) Pattern: Select Cedarmill

☐ Mortar: Color _____ Joint Pattern_____

☐ Sample Included (Type):_____

☑ Spec Sheet Included ☑ Photo Included

5. Windows □ New □ Repair/Replacement
Existing Material, Color and Pattern: _____

Proposed Material: _____ Grid Profile: _____

Grid Color: _____ Shutter Color: _____ Trim Color: _____

Location (identify location of windows and types – provide exhibit): _____

□ Sample Included (Type): _____
□ Spec Sheet Included □ Photo Included

6. Doors □ New □ Repair/Replacement
Existing Material, Color and Pattern: _____

Proposed Material: _____ Style: _____ □ Window (Style): _____

Door Color: _____ Trim Color: _____ Window Color: _____

Location(s) (identify location of doors and types – provide exhibit): _____

□ Sample Included (Type): _____
□ Spec Sheet Included □ Photo Included

7. Roofs and Gutters □ New □ Repair/Replacement
Existing Material, Color and Pattern: _____

Proposed Roof Material: _____ Roof Pitch _____

Proposed Roof Color and Style: _____

Proposed Gutter Material and Color: _____

Gutter Locations (provide exhibit): _____

□ Sample Included (Type): _____
□ Spec Sheet Included □ Photo Included

8. Dormers □ New □ Repair/Replacement
Existing Material, Color and Pattern: _____

Proposed Material: _____ Existing Pitch _____ New Pitch _____

Proposed Color and Style: _____ Window Color and Style: _____

□ Sample Included (Type): _____
□ Spec Sheet Included □ Photo Included

9. Fences, Retaining Walls, Foundations, Decks, Porches, Screenings, Patios, Enclosures etc.

□ New □ Repair/Replacement Proposed Structure Type: Retaining Wall

Existing Material, Color and Design: Belgard - Diamond Pro Beveled Face Retaining Wall Gray Type: Retaining Wall

Proposed Material: _____ Color/Stain: Gray

Proposed Pattern/Design: Beveled Face Retaining Wall Decorative Trim/Hardware: n/a

Mortar Color: _____ Joint Pattern: n/a

Porch/Deck Post(s) Size: n/a Spindle Design and Color: n/a

□ Sample Included (Type): _____

■ Spec Sheet Included □ Photo Included

10. Other Exterior Improvements □ New □ Repair/Replacement

Existing Material, Color and Design: _____ Type: _____

Existing Material, Color and Design: _____ Type: _____

Lighting

Light Fixtures: Color _____ Style _____ Placement _____ □ Spec Sheet Included

Ramps

ADA Ramps: Color _____ Style _____ Location _____ □ Spec Sheet Included

Chimneys

□ Brick □ Stone Color _____ Style _____ Location _____ □ Spec Sheet Included

Other

Material: _____ Color _____ Type _____ Location _____

Other

Material: _____ Color _____ Type _____ Location _____

Brief Description:

□ Spec Sheet Included □ Photo Included

_____ 10-16-25

Applicant Signature Date

TOWN STAFF ONLY

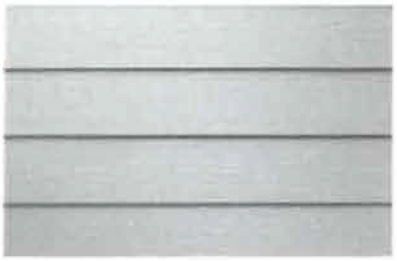
Notes:

HardiePlank® Lap Siding Product Description

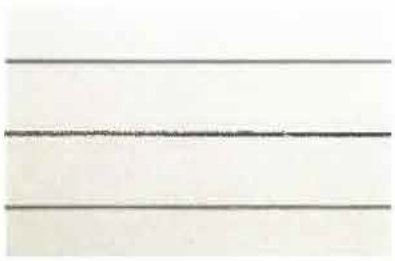
HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

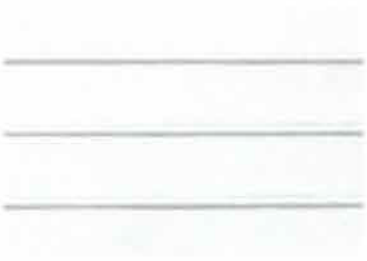
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



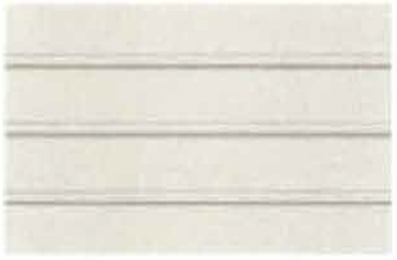
Select Cedarmill®



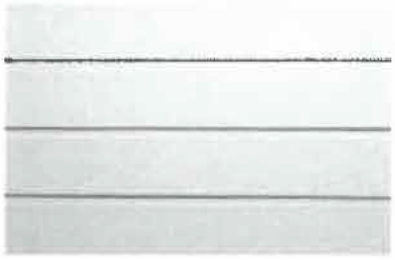
Smooth



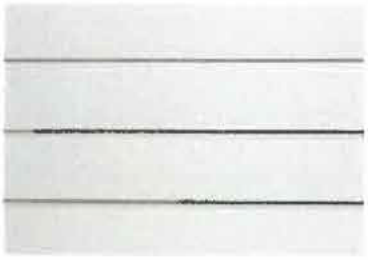
Beaded Cedarmill®



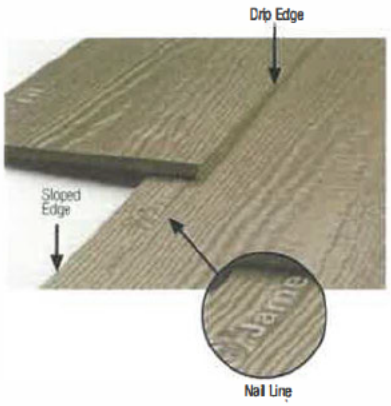
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



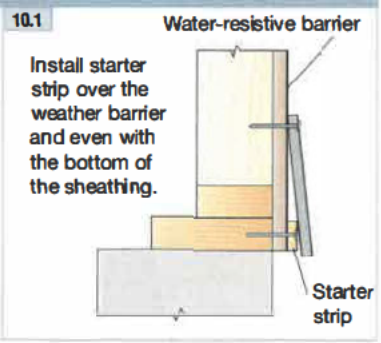
Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

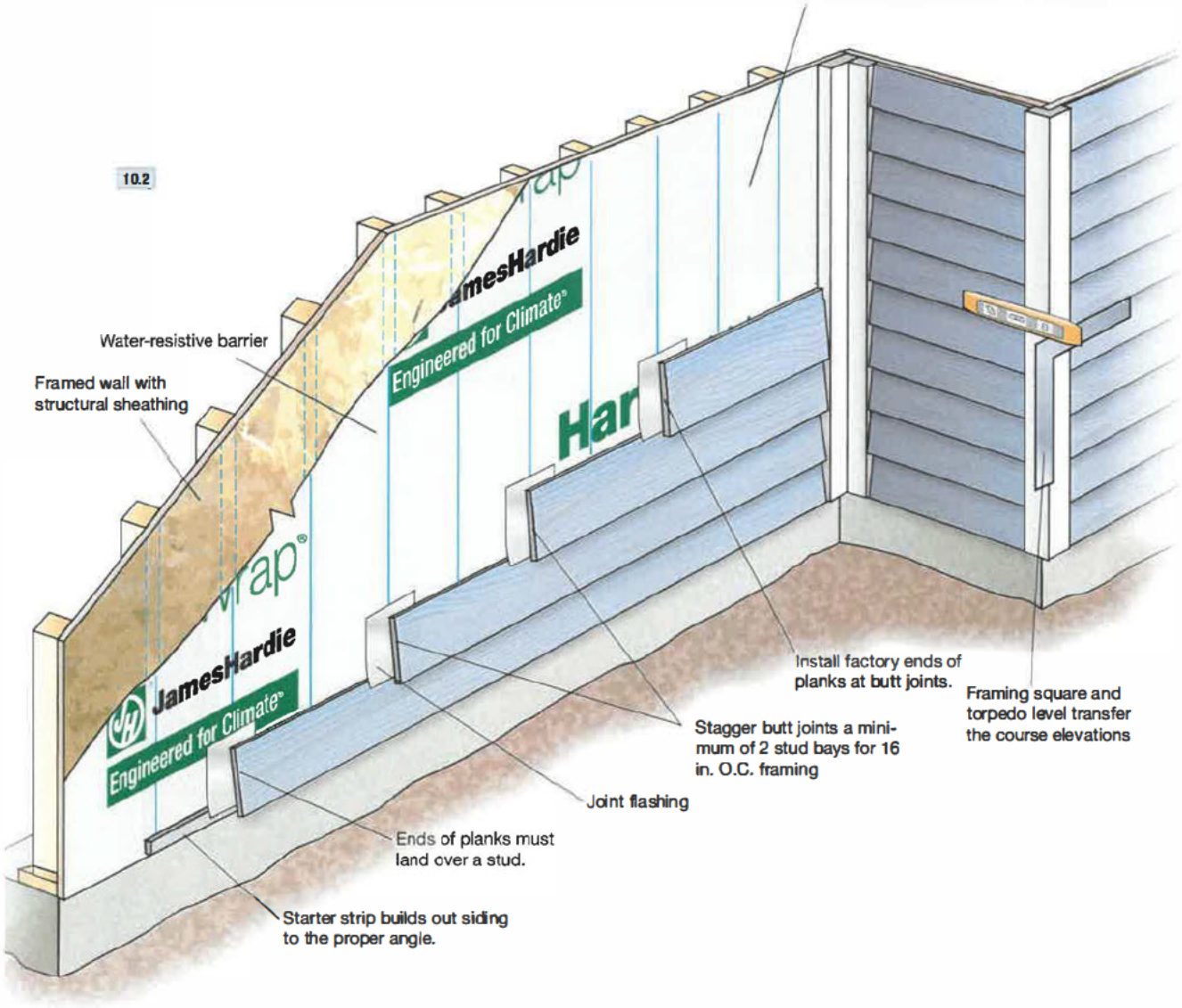
10.1



OVERVIEW OF HARDIEPLANK LAP SIDING

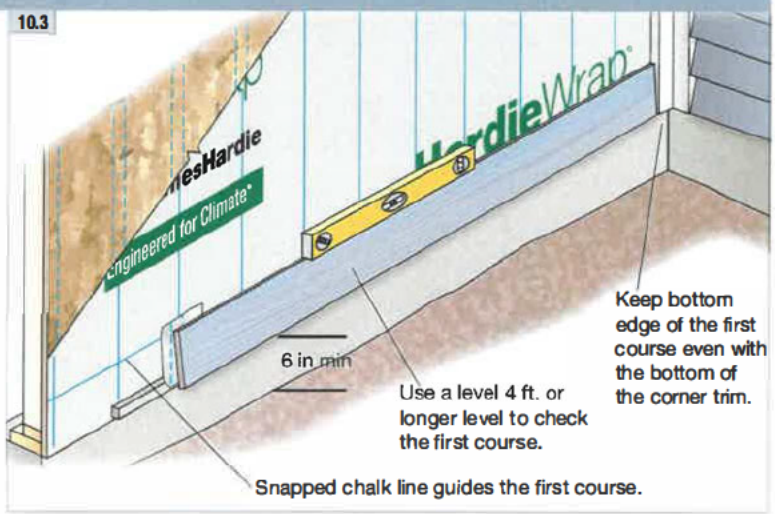
TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

10.2



INSTALLING THE PLANKS

10.3



The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

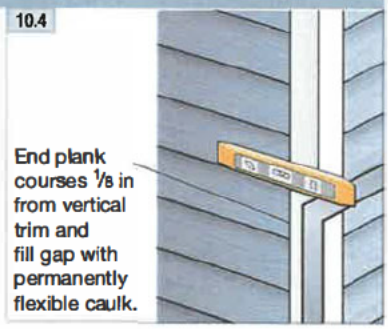
1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum ¼ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

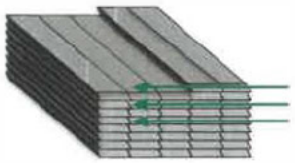
10.4



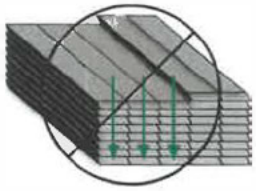
HANDLING

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

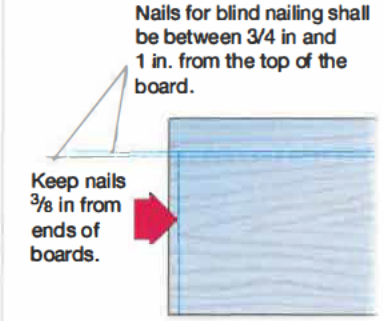
Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

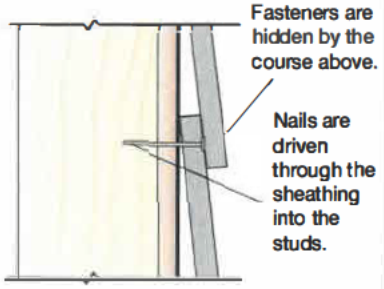
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in from the ends of the plank.

10.5 **Blind nailing measurments**



10.6 **Blind nailing**



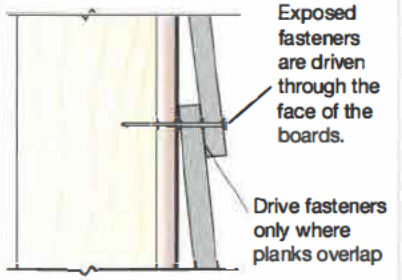
HardiePlank® HZ5® Lap Siding is manufactured with a nail line that should be used as a guide for proper nail placement when blind nailing. This nail line should not be used as a lap line.

Avoid placing fasteners near the top edge of the plank. This practice, called "high nailing", may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1in. from plank ends & 3/4in. from plank edge into min. 3/8in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain. installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 **Face nailing**

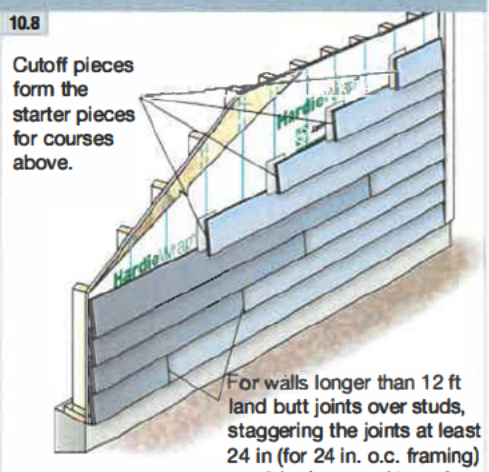


STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in, o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.}

C. "H" jointer cover

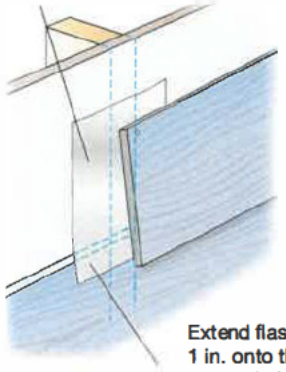
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9 Flashing behind to add an additional layer of protection from water infiltration



Extend flashing 1 in. onto the course below

10.10

Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11

Butt planks with moderate edge contact

COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

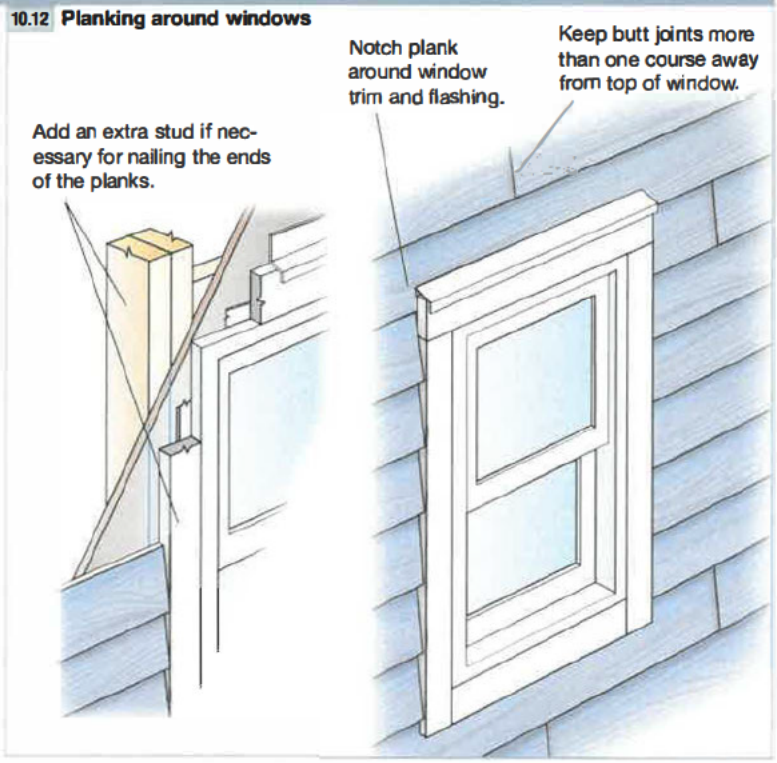
CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

10.12 Planking around windows



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

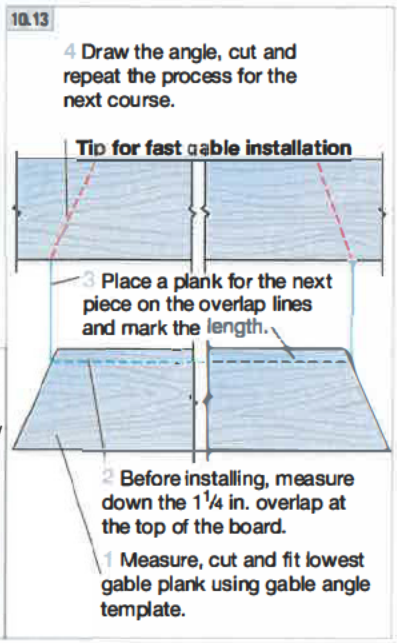
To cut planks for the gable:

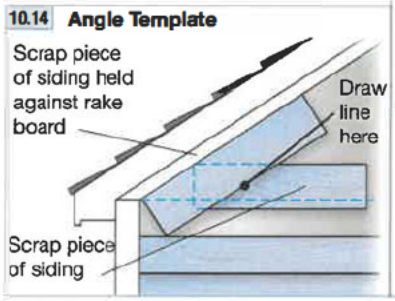
1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1¼ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.





HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener
wood studs	blind nail	16 in o.c.	③ ⑨
		24 in o.c.	⑯
	face nail	16 in o.c.	② ⑤
		24 in o.c.	② ⑤
steel studs*	blind nail	16 in o.c.	⑧ ⑬
		24 in o.c.	
	face nail	16 in o.c.	⑦ ⑫
		24 in o.c.	
Direct to Masonry			⑭
7/16 in OSB or equivalent (face nailed)			④

Fastener Type

- ② .113 in x .267 in x 2 in — 6D common
- ③ .093 in x .222 in. x 2 in — 6D siding nail
- ⑨ No 11ga 1.25 ng — roofing nail
- ⑦ Ribbed Bugle-Head No. 8 .323 in x 1.625 in — screws
- ⑧ Ribbed Wafer Head No. 8 (.375 in x 1.25 in)
- ⑫ [AKN-100] .100 in x .25 in x 1.5 in — ET&F
- ⑬ [AGS-100] .100 in x .313 in x 1.5 in
- ⑭ [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail
- ⑤ .113 in x .260 in x 2.375 in — 8D common
- ⑯ No 11ga 1.75 in long — roofing nail
- ④ .091 in. x .221 n — 4D siding nail

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.

⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

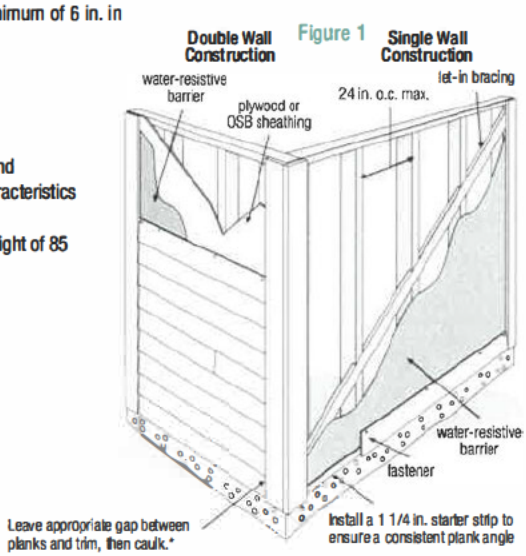
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

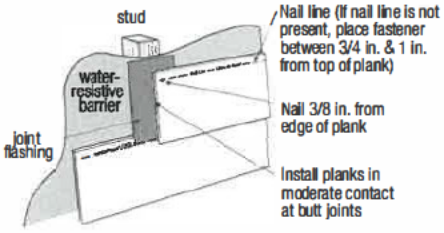
One or more of the following joint treatment options are required by code *(as referenced 2009 IRC R703.10.2)*

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

JamesHardie™

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HS11117 P1/4 09/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

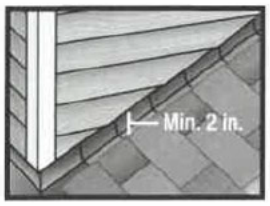


Figure 4
Horizontal Flashing

Figure 5
Kickout Flashing

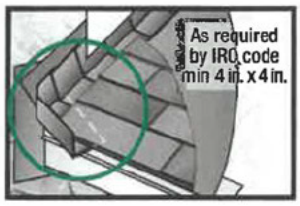


Figure 6
Slabs, Path, Steps to Siding

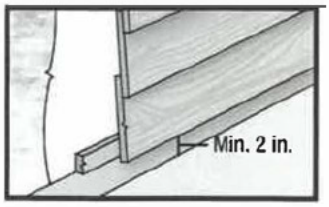


Figure 7
Deck to Wall

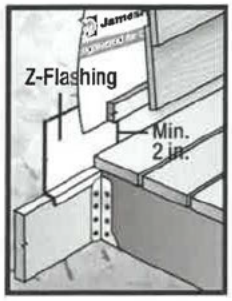


Figure 8
Ground to Siding

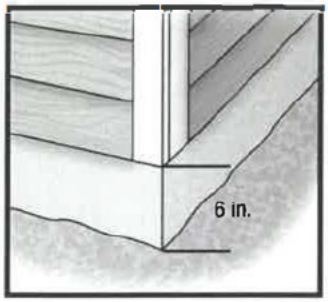


Figure 9
Gutter to Siding

Figure 10
Sheltered Areas

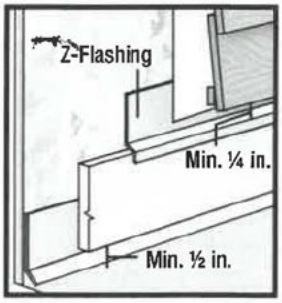


Figure 11
Mortar/Masonry

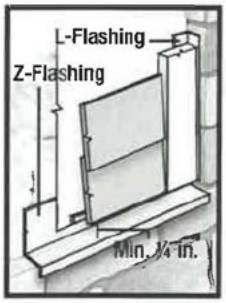


Figure 12
Drip Edge

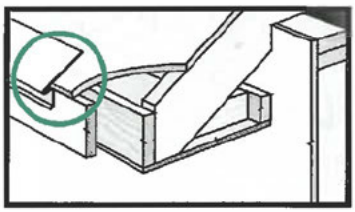
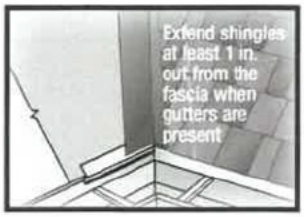


Figure 13
Block Penetration

Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS *continued*

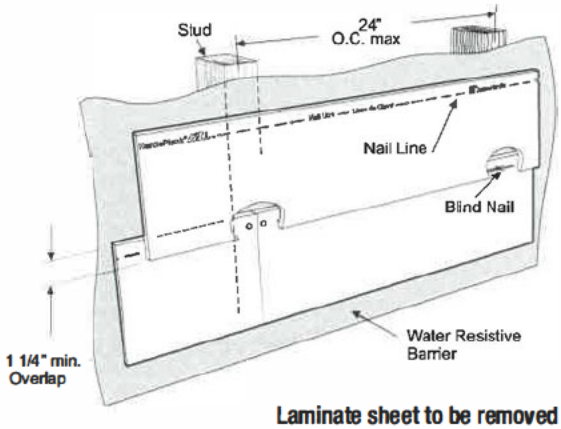


Figure 14

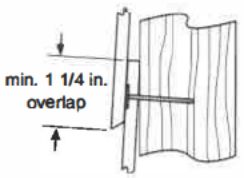
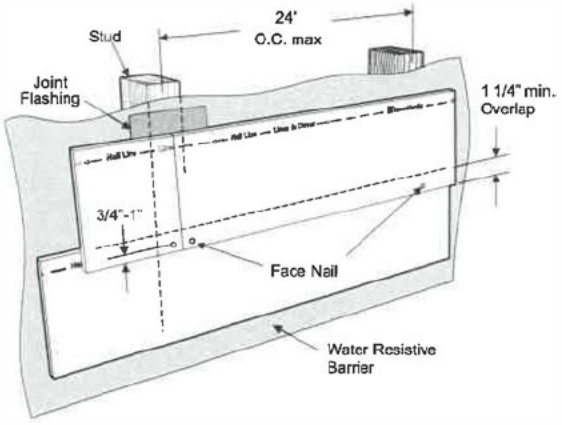


Figure 15



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

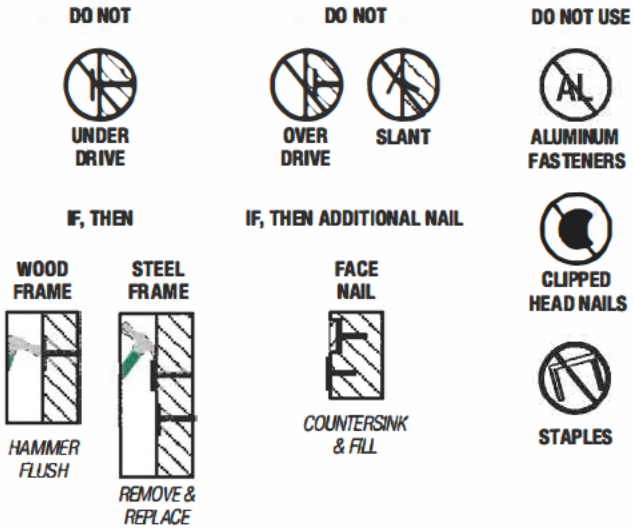
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS		HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

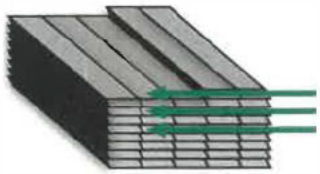
When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

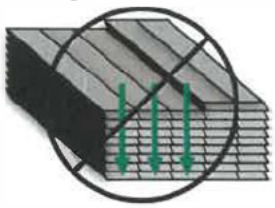
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine respirable dust or use wet clean-up methods - never dry sweep.

⚠ **WARNING:** This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

DIAMOND PRO®

BEVELED FACE RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS GIVING LANDSCAPES SUBSTANCE AND STABILITY

BELGARD
PAVES THE WAY

DIAMOND PRO®

BEVELED FACE RETAINING WALL

FEATURES & BENEFITS

- Rear-lip locator
- Large cores for ease in handling
- Matching corner and cap for a seamless appearance
- Gravity walls can be built up to 4 ft high*, including buried course with a 7.1° batter
- Walls in excess of 50 ft high have been built with Diamond Pro when combined with geosynthetic reinforcement
- Minimum outside radius, measured from the top course to the front of the units: 4 ft
- Minimum inside radius, measured on the base course to the front of the units: 6 ft

SHAPES & SIZES

BEVELED FACE

8 x 18 x 12

CORNER UNIT

8 x 18 x 9

CAP UNIT

4 x 17/12 x 10

Gravity wall heights are based on project specific conditions and may be lower than this value. Check with your local Belgard Representative for product availability and color options.

BELGARD® | PAVES THE WAY

For more info, visit Belgard.com

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Atlanta, GA 30346
Ph: (678) 461-2838

Revised: 01/17/23 BEL22-412


EXISTING VINYL SIDING


EXISTING VINYL SIDING


EXISTING RETAINING WALL

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD
Agenda Communication

5. Reports	**Meeting Date:** October 28, 2025
5B: Sign & COA Violation Report	

Attachments: a. September & October Sign and COA Violation Report

Submitted by: Megan Lubash
Town Clerk & Assistant Town Manager

Explanation and Summary:
The report includes both sign and COA violations, showing the violation number, address, violation description and the status of the violation. All code violations follow the code violation standard operating procedure (SOP), including a tiered notice system of informal notices progressing to formal notice of violation letters. Most violations are resolved at the informal tier and do not necessitate a formal notice of violation and subsequent legal action.

TOWN OF OCCOQUAN
ARCHITECTURAL REVIEW BOARD
Agenda Communication

Sign & COA Violation Report September & October 10/28/2025

Title	Violation Type	Address of Violation	Date of Observation	General Description of Violation	Status
OCV-2025-012	Signage	305 Mill St, Suites 3 - 4	6/27/2025	Second A-frame sign w/o permit	Notice Sent
OCV-2025-025	ARB	309 COMMERCE ST	7/31/2025	TV on back patio	RESOLVED
OCV-2025-035	Grass/Vegetation	312 Center Lane	9/4/2025	Grass and weed over 12 inches in height	RESOLVED
OCV-2025-036	Signage	233 Mill Street	9/11/2025	A-Frame for unclear business	Town Hall Processing
OCV-2025-037	Signage	300 Ellicott Ste E	9/16/2025	1 Permanent Sign without a permit	RESOLVED
OCV-2025-038	Signage	300 Ellicott Ste E	9/22/2025	Banners without a permit	RESOLVED
OCV-2025-039	Signage	200 Mill Street	10/1/2025	prohibited sign type and banner obscuring architectural feature	Notice Sent
OCV-2025-040	Grass/Vegetation	229 Mill Street	10/15/2025	Grass and weed over 12 inches in height	Notice Sent
OCV-2025-041	Trash/Refuse	201 Mill Street	10/20/2025	Refuse being picked up before daytime hours	Town Hall Processing