

FACADES ONE HACIENDA ONE COAT STUCCO ASSEMBLY



SYSTEM DESCRIPTION

FacadesOne Hacienda is a tested and engineered One Coat stucco wall assembly with a traditional decorative cement stucco finish with many different texture options. It combines the long life cycle, durability and traditional aesthetics of three coat stucco with lower labor costs and shorter scheduling. Hacienda is a cement stucco finish in either sand or smooth with many different texture options. Made of all natural earthen materials this finish will produce a unique look for commercial and residential construction.

Optional Advantages Upgrades

- Watershield-Xi Water and Air barrier for superior water and air barrier protection with single source warranty
- Xi Advantage: EPS, XPS or Polyisocyanurate Insulation Board
- FractureStop: Decrease the appearance of hairline cracks in the stucco surface
- Strength Advantage: Xi-Admix
- Drainage Mat for superior Drainage Efficiency

COMPONENTS

① Substrate

With code compliant lath & water resistive barrier

- ASTM C1177 glass mat faced sheathing
- ASTM C79/C1396 exterior gypsum sheathing
- ASTM C1325 Type A Exterior cement-board
- Exposure I or exterior plywood sheathing (grade C-D or better)
- Exposure I OSB
- Poured concrete/unit masonry/brick
- Open Framing (3/8" thickness Only)
- Continuous Insulation

Direct Application (not shown)

- Concrete, Concrete masonry (CMU), Poured concrete, brick

② Code Compliant Water Resistive Barrier

- Per Applicable International Building/Residential Code
 - Wood Base Substrates: Minimum 2 layers (2018 IBC: Airspace/Drainage Mat may be required)
- Code complaint sheet good with a current code Evaluation Report
- Code compliant Air/Water Barrier Coating with a current code Evaluation Report

③ Code compliant lath

- Metal Lath
- Plastic Lath
- Woven Wire

④ FacadesOne OneCoat stucco: 3/8" code compliant One Coat

- FacadesOne Concentrate: factory mix of portland cement complying with ASTM C150, chopped fibers, and proprietary ingredients mixed with water and sand in the field.
- FacadesOne Sanded: factory mix of sand, portland cement complying with ASTM C150, chopped fibers, and proprietary ingredients mixed only with water in the field.

⑤ Cement Stucco Finish

- Hacienda Sand
- Hacienda Smooth
- Xi-Admix & Bond Agent for increased performance

Consult system specifications for exact component options.

USES

Exterior, interior, high impact requirement, new, retrofit, residential, multi-family, commercial, panelized, institutional, hotels, hospitals, retail centers, schools, condominiums, and government facilities

COMPLIANCE APPROVALS

FacadesOne is installed as a One Coat 3/8" thick code compliant assembly or as a traditional scratch & brown stucco complying with ASTM C926 when installed in compliance with the International Building Code/International Residential Code.

Complies with Chapters 14 and 25 of the IBC and Chapter 7 of the IRC.

Non-combustible and Fire resistant assemblies are available

ADVANTAGES

- Factory prepared mixed stucco base for consistent field quality control.
- Impact and puncture resistant.
- EPS shapes for architectural details.
- Reduced Labor.
- All Natural Integrally colored cement finish with multiple texture options.
- Shorter construction schedule.
- Lower Cladding Weight for decreased structural requirements.
- Non-combustible and Fire resistant assemblies are available.
- Mix with Xi-Admix & Bonding Agent for increased strength, increased water resistance, reduced cracking, and reduced efflorescence.

DESIGN CONSIDERATIONS

- All products must be installed in accordance with current Evaluation Report.
- Maximum allowable deflection $L/360$.
- The design wind load shall be determined by the Evaluation Report or per the structural engineer.
- Load roofs and install interior gypsum prior to installation of the stucco.
- Wood-based sheathing should be gapped 1/8-inch.
- All penetrations shall be properly treated, flashed and/or sealed using approved installation designed for water drainage to the exterior of the wall.
- Control joint placement is every 144 ft².
- Expansion joints are per project design.
- Expansion joints should be installed at floor line, dissimilar substrates, and through wall expansion joints. Final expansion and control joint design and location are the responsibility of the design professional.
- Sealant joints shall be detailed and installed per sealant manufacturer's recommendations.
- Slope is required on all horizontal surfaces greater than 1".

LIMITATIONS

- Framed walls must terminate stucco a minimum of 4-inches above grade, 2- inches above finished grade, or as specified by local code.
- Moist curing must be provided per specifications.
- Ambient and surface temperature must remain above 40°F (4°C) during and for 24-hours after set has occurred.
- Protect applied product from inclement weather until dry.
- Efflorescence is a natural occurrence when using cement based products subject to exterior or wet environments.
- No additives are permitted to any components unless specifically approved by FXI.
- Follow the application instructions for each component.
- Cracking will occur in portland cement stucco. This statement is true of any Portland cement based product and is not a defect of the product. Cracking can be minimized by following best practices including proper installation of lath, proper use of control and expansion joints, proper sand selection, proper proportioning of stucco mix, avoiding the use of excess water, moist curing of the stucco after it has been applied, and proper sequencing of construction to avoid stresses in the freshly placed stucco.
- For use on vertical above grade walls only.
- Dark colors may show efflorescence more easily and imperfection in the stucco base coat compared to light colors.
- Maintenance Required: periodic cleaning, repair of cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Hacienda Finish will have noticeable hairline cracks, texture variations and mottled appearance. If this is not the desired look, a different material should be chosen.
- Before applying product, apply a sample and allow to cure for color approval.
- Repeated troweling may lead to spider cracking, The repeated troweling application technique will have varied outcomes depending upon the methods used and results are not guaranteed.
- The finish will sometimes contain small piece of material such as lime, pigment, or cement due to the normal manufacturing process. This may result in color streaks or spots if the material is over troweled. The applicator may remove the undesirable material during application, or the finish may be repaired after installation.

This system bulletin is not to be used as an application guide, See System specifications, details, and product datasheets for specific installation information.