

# FACADESTHREE STUCCO ASSEMBLY



## SYSTEM DESCRIPTION

FACADESTHREE is a traditional scratch and brown stucco wall assembly, complying with the International Building Code, International Residential Code and ASTM C926 in a warrantable assembly.

### 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
- Fracture Stop: Decrease the appearance of hairline cracks in the stucco surface
- Strength Advantage: Xi-Admix
- Consistency Enhancement: Xi-Alkali Resistant Primer
- Elastomeric finish coat bridges hairline cracks
- 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
- 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 FACADESThree: Scratch and Brown

- FFACADESThree Concentrate: pre-mixed ASTM C926 code compliant stucco base coat consisting of portland cement, fibers and additives, mixed with water and sand
- FACADESThree Sanded: pre-mixed ASTM C926 code compliant stucco base coat consisting of portland cement, sand, fibers and additives mixed only with water in the field.

### ⑤ Primer (Optional per specification) – for decreased efflorescence and highest finish coat aesthetic performance.

- Xi-Alkali Resistant Primer

### ⑥ Finish Coat – Integrally colored and textured. Unlimited color selection, dirt pick up resistant

- Xi-Textured Acrylic Finish
- Xi- Elastomeric Finish

*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

FacadesThree is installed as a traditional three coat Scratch and Brown 7/8" thick base coat, 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.
- Highest quality acrylic and elastomeric finishes.
- EPS shapes for architectural details.
- Non-combustible and Fire resistant assemblies are available.

## DESIGN CONSIDERATIONS

- All products must be installed in accordance with the IBC, IRC and local codes.
- Maximum allowable deflection  $L/360$ .
- The design wind load shall be determined 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 ft<sup>2</sup>.
- 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 in the FaçadesOne Stucco Handbook; 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.

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