

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9807070

Insp Area: 4

Site Address: 2875 ROSEAU WY SAC

Parcel No: 2251050016

LOT 16/CROWN VILLAGE

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

REGIS CONTRACTORS  
1425 RIVER PARK DR #530  
SACRAMENTO CA 95815

OWNER

REGIS CONTRACTORS  
1425 RIVER PARK DR #530  
SACRAMENTO CA 95815

ARCHITECT

Nature of Work: NEW HOME, MP1690 (W/BONUS ROOM & SUPFAM OR #4BD OPTION), 9 ROOMS

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 200694 Date 5-20 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date \_\_\_\_\_ Applicant/Agent Signature \_\_\_\_\_

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Furness Fund Policy Number 1-99 DW 8075 5981

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 5-20-98 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

# NATOMAS UNIFIED SCHOOL DISTRICT

1515 Sports Drive, #1 • Sacramento, CA 95834  
Phone 916/641-3300 • Fax 916/928-1629

## CERTIFICATION OF COMPLIANCE

### SCHOOL DISTRICT DEVELOPMENT FEES

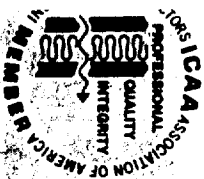
<b>PART I: TO BE COMPLETED BY APPLICANT</b>	
PROPERTY OWNER'S NAME	Regis Contractors
OWNER'S ADDRESS	1425 River Pl Dr # 530 Sacto 95815
PROJECT ADDRESS	2875 ROSPAW WY
PARCEL NUMBER	225-1050-016
SUBDIVISION NAME	CROWN VILLAGE LOT 16
NUMBER OF UNITS	
PRINT APPLICANT'S NAME	MARK J MOG
TITLE OF APPLICANT	V.P.
DATE	7-28-98
TELEPHONE NUMBER	929-3197
<b>PART II: TO BE COMPLETED BY BUILDING DEPARTMENT</b>	
PLAN IDENTIFICATION NUMBER	9867070
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
	<input type="checkbox"/> COMMERCIAL/INDUSTRIAL
SQUARE FEET OF CHARGEABLE BUILDING AREA	1985 #
SIGNATURE	Maurice McAlan
TITLE	Building Tech
DATE	7-25-98
<b>PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT</b>	
DISTRICT CERTIFICATION NUMBER	99-17
FEES COLLECTED	
RESIDENTIAL	1985 Sq. Ft. X \$ 1.93 = \$ 3831.05
APARTMENT/CONDOMINIUM	Sq. Ft. X \$ = \$
COMMERCIAL/INDUSTRIAL	Sq. Ft. X \$ = \$

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

**AUTHORIZED SCHOOL DISTRICT OFFICIAL:**

SIGNATURE: Linda K. Trappitt  
TITLE: Fac Plan Sec DATE: 8/11/98



**INSULATION CONTRACTORS ASSOCIATION OF AMERICA**

**INSULATION CONTRACTORS ASSOCIATION OF AMERICA**  
46467

1321 DUKE STREET, SUITE 303 • ALEXANDRIA, VA 22314 • (703) 739-0356

PROJECT 2875 Roseau LOT # 17 TRACT # KENNELCREEK  
CITY Sparks

TERIOR WALLS: FE THICKNESS/TYPE 3/8" R- VALUE 13

INSULATION: FE THICKNESS/TYPE 2 1/2" R- VALUE 30

OWN IN: FE MINIMUM THICKNESS 1 1/2" R- VALUE 30

UNFACTURER: FE THICKNESS/TYPE 5/8" R- VALUE 10

UNFACTURER: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- VALUE \_\_\_\_\_

UNFACTURER: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- VALUE \_\_\_\_\_

UNFACTURER: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- VALUE \_\_\_\_\_

UNFACTURER: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- VALUE \_\_\_\_\_

COUNTY SANITATION DISTRICT NO. 1  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
**SEWER IMPACT FEE**  
PERMIT AND CALCULATION SHEET

APPLICATION NO: \_\_\_\_\_ BLDG PERMIT NO: City

GENERAL INFORMATION  
THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER  
252208  
DEPT 26 SEWERWATER  
TRAN 371702 08/19/98 \$2,796.00  
RECEIPT 660364 C41 \$2,796.00

THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

**FEE CALCULATION**

DESCRIPTION	RESIDENTIAL	SF	MF	UNITS
CSD-1				410
SRCS				2336
CONSTRUCTION				
IN-LIEU				
<b>TOTAL FEE</b>				<b>2,796</b>

APN: 225-0105-016

DESCRIPTION/SUBDIVISION 3rd Avenue Village LOT: 16

PROPERTY ADDRESS 2875 Roseau Way

OWNER Rejis Contractors

MAILING ADDRESS 1125 Roseau Road Dr # 53C

CITY-STATE-ZIP Sparks NV 95815 PHONE 924-3493  
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.  
APPLICANT SIGNATURE Michael P. May  
CONSOLIDATED UTILITY BILLING USE ONLY  
ACCT \_\_\_\_\_ INPUT \_\_\_\_\_ START \_\_\_\_\_

8-1



NS 17396

INSTALLATION CARD

Job Address:

Regis - Proville  
40210 2875 Roseau Way  
Sacramento

Stucco System Trade Name: KWIK KOTE

Name Stucco Manufacturer: KWIK KOTE CORP.

ICBO Evaluation Service, Inc.  
Report No. 3607

Date of Job Completion 12-31-98

Stucco Contractor Kenyon Construction

Name John W. Kenyon, III

Address P.O. Box 2077  
North Highlands, CA 95660

Telephone Number (916) 349-8191

Approved Contractor Number as issued by the Stucco Manufacturer: 1

This is to certify that the stucco system on the building exterior at the above address had been installed in accordance with the evaluation report specified above and the manufacturer's instructions.

Signature of authorized representative of stucco contractor [Signature] Date 1-6-99



**City of Sacramento Development Services Division  
Planning and Zoning Information Request**

Project Address: SW corner gateway Catstall

Assessor's Parcel Number: NEW = 225-0105-xxx OLD = 225-0230-08

Description of Request: New single family with  
11' rear yard + 12.5' front setbacks

Zoning Designation: R-1-A PUD

Prior Applications for Project Site(P#,Z#,DRPB#): P94-057

Comments: No planning issues. The  
site conditions must  
be reviewed to ensure compliance  
with the conditions of approval  
for (P94-057) - setbacks ok per R-1A

Are There Any Planning Issues?: (Circle One) YES  NO

<sup>SITE CONDITIONS</sup>  
Planning Review Required? (Circle One) YES  NO

Design Review/ Preservation Required?: (Circle One) YES  NO

Planning Review by/Date: \_\_\_\_\_

For a list of items that must be reviewed by Planning, please see reverse side of this form.

*Please return to  
Maureen  
Thanks  
7/27/98*



# ICBO Evaluation Service, Inc.

5360 WORKMAN MILL ROAD • WHITTIER, CALIFORNIA 90601-2299

A subsidiary corporation of the International Conference of Building Officials

## EVALUATION REPORT

Copyright © 1998 ICBO Evaluation Service, Inc.

ER-3607

Reissued May 1, 1998

Filing Category: EXTERIOR COATINGS (060)

### KWIK KOTE™ BRAND STUCCO SYSTEMS

KWIK KOTE CORPORATION  
50 NORTH 41ST AVENUE  
PHOENIX, ARIZONA 85009

#### 1.0 SUBJECT

KWIK KOTE™ Brand Stucco Systems.

#### 2.0 DESCRIPTION

##### 2.1 General:

The KWIK KOTE Stucco Systems are proprietary mixtures of portland cement, sand, fibers, water and proprietary ingredients reinforced with wire fabric or metal lath and applied to substrates of expanded or extruded polystyrene insulation board, gypsum sheathing, fiberboard, plywood, masonry or concrete. The systems are installed on exterior walls of wood stud, masonry, concrete or steel stud construction.

##### 2.2 Materials:

**2.2.1 KWIK KOTE Stucco (Dry):** The concentrate is a factory-prepared mixture of Type I, IA, II or III portland cement complying with ASTM C 150; fibers and proprietary fibers; and additives. The mixture is packaged in 80-pound (36 kg) bags. Four and one-half to six gallons (17.0 to 22.7 L) of water and 200 to 250 pounds (91 to 113 kg) of sand are added to each bag in the field, for mixing in accordance with the manufacturer's recommendations. Optional inorganic coloring agents may be added in the field in accordance with the manufacturer's instructions.

**2.2.2 KWIK KOTE Stucco (Wet):** The stucco is a factory-prepared mixture of acrylic polymer liquid, fibers and defoamers. The wet mixture is packaged in 5-gallon (19 L) plastic containers. One container is mixed with two 94-pound (43 kg) bags of Type I, IA, II or III portland cement complying with ASTM C 150, and 650 pounds (295 kg) of washed plaster sand. Approximately 5 gallons (19 L) of water may be added to produce a workable mixture. Inspections are required as specified in Sections 2.5.2 and 2.5.3 of this report.

**2.2.3 Sand:** The sand must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing must comply with ASTM C 144. Sand must be graded within the limits shown in the following table:

RETAINED ON U.S. STANDARD SIEVE	PERCENT RETAINED BY WEIGHT ± 2 PERCENT	
	Min.	Max.
No. 4	—	0
No. 8	0	10
No. 16	10	40
No. 30	30	65
No. 50	70	90
No. 100	95	100

##### 2.2.4 Insulation Board:

**2.2.4.1 Polystyrene:** Expanded or extruded polystyrene insulation board has a density of 1.5 and 2.5 pounds per cubic foot (24 and 40 kg/m<sup>3</sup>, respectively), a flame-spread rating of 25 or less, and a smoke-density rating not exceeding 450. Unbacked boards are 1 to 1½ inches (25 to 38 mm) thick and have 3⁄8-inch-high (9.5 mm) tongues with compatible grooves for horizontal joints. See Figure 1 for joint detail. All boards must be recognized in a current evaluation report issued by ICBO ES or the National Evaluation Service. See Section 2.6 of this report for board identification.

**2.2.4.2 Polyisocyanurate:** Celotex Tuff-R Blackore insulating sheathing is recognized in Evaluation Report ER-5009. Boards have faces of trilaminate (foil, kraft, foil) facers and are 1 inch to 1½ inches (25 to 38 mm) thick. See Section 2.6 for board identification.

##### 2.2.5 Lath:

**2.2.5.1 Wire Fabric Lath:** This lath is minimum No. 20 gage, 1-inch (25 mm), galvanized steel, woven-wire fabric. Lath must be self-furred or furred when allied over all substrates except unbacked polystyrene board. Self-furring lath for coatings must comply with the following requirements:

1. The maximum total coating thickness is ½ inch (12.7 mm).
2. Furring crimps must be provided at maximum 6-inch (152 mm) intervals each way. The crimps must fur the body of the lath a minimum of 1⁄8 inch (3.2 mm) from the substrate after installation.

**2.2.5.2 Metal Lath:** The metal lath complies with Table 25-B of the code or a current ICBO ES or NES evaluation report. The minimum weight is 2.5 pounds per square yard (0.95 kg/m<sup>2</sup>). Furring and self-furring requirements are as set forth for wire fabric lath.

**2.2.6 Cement:** Type I, IA, II or III portland cement per ASTM C 150.

**2.2.7 Gypsum Sheathing Board:** Water-resistant core gypsum sheathing complying with ASTM C 79.

**2.2.8 Fiberboard:** Minimum ½-inch-thick (12.7 mm) asphalt-impregnated fiberboard complying with ANSI/AHA A194.1 as a regular-density sheathing.

Evaluation reports of ICBO Evaluation Service, Inc., are issued solely to provide information to Class A members of ICBO, utilizing the code upon which the report is based. Evaluation reports are not to be construed as representing aesthetics or any other attributes not specifically addressed nor as an endorsement or recommendation for use of the subject report.

This report is based upon independent tests or other technical data submitted by the applicant. The ICBO Evaluation Service, Inc., technical staff has reviewed the test results and/or other data, but does not possess test facilities to make an independent verification. There is no warranty by ICBO Evaluation Service, Inc., express or implied, as to any "Finding" or other matter in the report or as to any product covered by the report. This disclaimer includes, but is not limited to, merchantability.

**2.2.9 Plywood:** Minimum  $5/16$ -inch-thick (7.7 mm) plywood with exterior glue for studs spaced 16 inches (406 mm) on center, and minimum  $3/8$ -inch-thick (9.5 mm) plywood with exterior glue for studs spaced 24 inches on center. Plywood complies with UBC Standard 23-2.

**2.2.10 Caulking:** Acrylic latex caulking material complying with ASTM C 834.

**2.2.11 Weather-resistive Barrier:** Minimum Grade D kraft building paper complying with UBC Standard 14-1, or asphalt-saturated rag felt complying with UL 55.A. The weather-resistive barrier is required over all substrates except for the polystyrene board, where the barrier may be behind the board. Application of the barrier complies with Section 1402.1 of the code. When applied over any wood-based sheathing, the barrier must be a minimum two layers of Grade D building paper as set forth in Section 2506.4 of the code.

**2.2.12 Fibers:** Type E glass or polypropylene fibers,  $1/4$  to  $1/2$  inch (6.4 to 12.7 mm) long, for short-term benefits during initial curing.

**2.2.13 Admixtures:** Admixtures are provided to assist in mixing, applying and curing of the KWIK-KOTE materials.

**2.2.14 Miscellaneous:** All trim, screeds and corner reinforcement must be galvanized steel or approved plastic.

### 2.3 Installation:

**2.3.1 General:** The exterior cementitious coating is applied by hand-troweling or machine-spraying in one or two coats to a minimum  $3/8$ -inch (9.5 mm) thickness except around openings and penetrations. The lath must be embedded in the minimum coating thickness and therefore cannot be exposed. The finish coat, if required, must be applied within two weeks after the base coat, unless the latter is sprayed/brushed with an acrylic bonding adhesive or a bonding treatment is added to the finish-coat stucco mix prior to the finish-coat application. Fasteners for lath must penetrate a minimum of 1 inch (25 mm) into wood studs. Flashing, corner reinforcement, metal trim and weep screeds must be installed as shown in the attached details. See Figure 2. The coating is applied at ambient air temperatures ranging from 40°F to 110°F by applicators approved by KWIK KOTE. The weather-resistive barrier must be applied as set forth in Section 2.2.7. An installation card, as noted in Figure 3, must be on the job, with the name of the applicator and the product to be used, before any weather-resistive barrier or exterior sheathing is installed. Also, see Section 4.6 of this report.

### 2.3.2 Application over Open Framing:

**2.3.2.1 Polystyrene Insulation Board:** The weather resistive barrier is placed over open wood studs spaced 24 inches (610 mm) on center, maximum.

The polystyrene board described in Section 2.2.4.1 is then placed horizontally, with tongues faced upward, and is temporarily held in place with galvanized staples or roofing nails. Vertical butt joints must be staggered a minimum of one stud space from adjacent courses and must occur directly over studs. The lath is applied tightly over the polystyrene board and is then fastened through the board to wood studs, sills and plates at 6 inches (152 mm) on center using No. 11 gage galvanized roofing nails with  $7/16$ -inch-diameter (11.1 mm) heads, or No. 16 gage galvanized staples with a  $7/16$ -inch (11.2 mm) crown. Staples with up to a 1-inch (25 mm) crown may be used provided both legs of the staple engage framing. Minimum fastener penetration is 1 inch (25 mm). Stapling is permitted only in wood species with a minimum 0.50 specific gravity. Care must be taken to avoid over-driving fasteners. The lath is applied with  $1\frac{1}{2}$ -inch (38 mm) end and side laps. KWIK KOTE (wet) application to minimum No. 20 gage galvanized steel studs is similar, except lath is fastened with No. 6 gage self-tapping screws at 6 inches (152 mm) on center.

KWIK KOTE (dry) may be applied to minimum No. 20 gage steel studs with No. 8 gage self-tapping screws  $1\frac{3}{4}$  inches (44.5 mm) long, spaced 7 inches (178 mm) on center to studs and track. The screws must penetrate studs a minimum of  $1/4$  inch (6.4 mm). Steel stud spacing is 24 inches (510 mm) on center, maximum. Wall bracing in accordance with Section 2320.11.3 or 2320.11.4 of the code, or an acceptable alternate, is required. Outside wall corners and parapet corners are covered with extra metal corner reinforcements attached to the framing members with approved fasteners spaced 18 inches on center, or as necessary to hold plumb. Weep screeds are installed at the bottom of the wall in accordance with Section 2506.5 of the code. Galvanized steel,  $1\frac{3}{8}$ -inch (38 mm), J-shaped trim pieces are installed at other areas where foam is exposed. At windows and doors, butting J-trim metal edges must be caulked. Holes for hose bibs, electrical panels and other penetrations of substrate surfaces, except holes caused by fasteners, must also be caulked. The coating is then applied as described in Section 2.3.1.

**2.3.2.2 Polyisocyanurate Insulation:** The polyisocyanurate boards described in Section 2.2.4.2 are placed horizontally or vertically to wood studs spaced up to 16 inches (406 mm) on center, and are temporarily held in place with galvanized staples or roofing nails. Vertical butt joints must be staggered a minimum of one stud space from adjacent courses, and must occur directly over studs. A minimum Grade D weather-resistive barrier is installed horizontally over the boards per Section 1402.1 of the code. The lath is then applied tightly over the weather-resistive barrier and fastened through the boards to wood studs, sills and plates at 6 inches (152 mm) on center, using No. 11 gage galvanized roofing nails with a  $7/16$ -inch-diameter (11.1 mm) head or No. 16 gage galvanized staples with a 1-inch (25 mm) crown. Minimum fastener penetration is 1 inch (25 mm). Stapling is permitted only in wood species with a minimum 0.50 specific gravity. Care must be taken to avoid over-driving fasteners. The lath is applied with  $1\frac{1}{2}$ -inch (38 mm) end and sidelaps. Other details are discussed in Section 2.3.2. KWIK KOTE dry is then applied in accordance with Section 2.3.1.

### 2.3.3 Application over Solid Substrates:

**2.3.3.1 Gypsum Sheathing:** Minimum  $1/2$ -inch-thick (12.7 mm), water-resistant core gypsum sheathing may be installed directly on wood studs at 24 inches (610 mm) on center. Gypsum sheathing is fastened in accordance with Table 25-G of the code. A weather-resistive barrier is required over the gypsum sheathing prior to installation of the metal lath coating as described in Section 2.3.2. Minimum  $1/2$ -inch-thick (13 mm) EPS insulation board may be installed over the barrier prior to the lath and coating.

KWIK KOTE may also be applied with gypsum sheathing over minimum No. 20 gage (0.0359-inch) steel studs in the same manner, except the lath fastening is with No. 8 gage,  $1\frac{3}{4}$ -inch-long, self-tapping screws at 7 inches (178 mm) on center to studs and track. The balance of system installation is in accordance with Section 2.3.2.

**2.3.3.2 Fiberboard:** Minimum  $1/2$ -inch-thick (12 mm) fiberboard sheathing is installed directly over wood studs spaced 24 inches (610 mm) on center, maximum. The fiberboard is temporarily held in place with corrosion-resistant staples or roofing nails. A weather-resistive barrier of two layers of Grade D building paper is applied over the fiberboard prior to application of lath or optional insulation board. The lath is then attached to studs through the sheathing with fasteners and spacings as described for insulation board in Section 2.3.2 of this report or Table 23-II-B-1 of the code, whichever is more restrictive. All walls must be braced in accordance with the code. Exposed sheathing edges are protected with screeds. Holes in the substrate surface are caulked and the coating is applied as described in Section 2.3.1.

**2.3.3.3 Plywood:** Plywood is applied directly to wood studs under conditions set forth in Section 2.2.9 of this report and Table 23-IV-D-1 of the code. The weather-resistive barrier, wire fabric lath and coating are applied as described in Section 2.3.3.2 for fiberboard.

**2.3.3.4 Concrete and Masonry:** Concrete and masonry surfaces are cleaned and then sprayed/brushed with an acrylic bonding adhesive, unless a bonding treatment is added to the KWIK-KOTE Stucco before application. Fences may receive stucco without bonding treatment when the surface is clean and thoroughly moistened first.

## 2.4 One-hour Fire-resistive Assembly:

### 2.4.1 First Assembly:

**2.4.1.1 Interior Face:** One layer of  $5/8$ -inch-thick (15.9 mm) Type X gypsum wallboard, water-resistant backer board or veneer base is applied parallel or at right angles to the interior face of 2-by-4 wood studs spaced 24 inches (610 mm) on center, maximum. The wallboard is attached with 6d coated nails,  $17/8$  inches (48 mm) long, with  $1/4$ -inch-diameter (6.4 mm) heads, at 7 inches (178 mm) on center, to studs, plates and blocking. All wallboard joints must be backed with minimum 2-by-4 wood framing. Wallboard joints must be taped and, along with fastener heads, treated with joint compound.

**2.4.1.2 Exterior Face:** One layer of minimum  $5/8$ -inch-thick (15.9 mm), Type X, water-resistant core gypsum sheathing, 48 inches (1219 mm) wide, is applied parallel to studs with No. 11 gage, galvanized roofing nails,  $13/4$  inches (44.5 mm) long with  $7/16$ - (11.1 mm) or  $1/2$ -inch-diameter (12.7 mm) heads, at 4 inches on center at board edges and 7 inches on center at intermediate studs. The sheathing is nailed to top and bottom plates at 7 inches (178 mm) on center. A weather-resistive barrier is required over the sheathing. The lath and wall coating are then applied as described in Section 2.3.2.

### 2.4.2 Second Assembly:

**2.4.2.1 Interior Face:** One layer of minimum  $5/8$ -inch-thick (15.9 mm), Type X gypsum wallboard, conforming to ASTM C 36, is applied vertically to minimum 2-by-4 wood studs spaced 24 inches (610 mm) on center, maximum. Minimum 2-by-4 blocking is required between studs spaced up to 60 inches (1524 mm) on center. Wallboard is attached with  $15/8$ -inch-long (41 mm), 5d wallboard nails spaced 8 inches (203 mm) on center around the board edges and connected to studs and blocking. All wallboard joints must be backed with minimum 2-by-4 wood framing and must be taped and treated with joint compound. Fastener heads must also be treated with joint compound.

**2.4.2.2 Exterior Face:** Minimum  $31/2$ -inch-thick (89 mm), 24-inch-wide (610 mm), paper-faced R-11 fiberglass insulation batts are fitted between studs and stapled to one face of the framing members. One layer of minimum  $1/2$ -inch-thick (12.7 mm), V-edge gypsum sheathing is applied horizontally to wood framing. The sheathing is temporarily fastened in place with  $15/8$ -inch-long (41 mm), 5d wallboard nails spaced 12 inches (305 mm) on center around the board edges and connected to studs and blocking. A weather-resistive barrier of nonasphalt-saturated kraft paper, complying with UBC Standard 14-1, is applied in accordance with the code. Minimum 1.75-pound-per-square-yard (0.95 kg/m<sup>3</sup>) metal lath is then attached to all framing members with roofing nails or staples specified in Section 2.3.2, spaced 6 inches (152 mm) on center. KWIK KOTE Stucco is then applied to a  $3/8$ -inch (9.5 mm) thickness as set forth in Section 2.3.2.

## 2.5 Miscellaneous:

### 2.5.1 Inspection Requirements:

**2.5.1.1 Building Department Inspection:** Building department inspection is required on lath installation prior to application of the coating, as noted in Section 108.5 of the code.

**2.5.1.2 Special Inspection:** Special inspection in accordance with Section 1701 of the code is required, except when all coating components other than sand and water or cement and water are combined in the plant.

**2.5.1.3 Field Inspections:** When approved by the building official, continuous field inspections of all batching and mixing operations, by an authorized inspector trained and approved by KWIK KOTE, may be used in lieu of plant batching of components. The authorized inspector must be independent of the plastering contractor. A declaration as noted in Figure 4 shall be completed and signed in duplicate for presentation to the building owner and building official with the plastering contractor's installation card.

**2.5.2 Control Joints:** Control joints must be installed as specified by the architect, designer, builder or exterior coating manufacturer, in that order. In the absence of details, conventional three-coat plastering details must be used.

**2.5.3 Curing:** Moist curing of coating occurs for a minimum of 24 hours after application, unless temperatures are 60°F (15.6°C) or less during this period.

**2.5.4 Soffits:** The system may be applied to soffits, provided the coating is applied over metal lath complying with Table 25-B of the code in lieu of wire fabric lath. Metal lath fastening must comply with Table 25-C of the code, except the length must be increased by the thickness of any substrate.

**2.5.5 Sills:** The system may be applied to sills at locations such as windows and other similar areas.

Sills with a depth of 6 inches (152 mm) or less may have the coating and lath applied to any substrate permitted in this report, provided the coating, lath, weather-resistive barrier and substrate are installed in accordance with the appropriate section of this report. Sill depths exceeding 6 inches (152 mm) must have substrates of solid wood or plywood. The substrate is fastened in accordance with Table 23-II-B-1 of the code, and over the substrate a double layer of a complying weather-resistive barrier is applied. The coating, lath and optional EPS board are applied in accordance with Section 2.3.2 of this report.

## 2.6 Identification:

The factory-prepared mix is delivered to the jobsite in water-resistant bags with labels bearing the following information:

1. Kwik Kote name and address and the evaluation report number.
2. Identification of components.
3. Weight of packaged mix.
4. Storage instructions.
5. Maximum amount of water and other components that may be added, and conditions that must be considered in determining the actual amounts added.
6. Curing instructions.

The insulation boards are identified in accordance with their respective ICBO ES or NES reports. Additionally, the board density must be noted.

## 3.0 EVIDENCE SUBMITTED

Data according to the ICBO ES Acceptance Criteria for Cementitious Exterior Wall Coatings (AC11), dated January 1997.

## 4.0 FINDINGS

**That the KWIK KOTE™ Stucco Systems described in this report comply with the 1997 Uniform Building Code™, subject to the following conditions:**

- 4.1 The materials and methods of installation comply with this report and the manufacturer's instructions.
- 4.2 Installation is by contractors approved by the manufacturer.



- 4.3 The systems are confined to Type V construction.
- 4.4 The systems are recognized as one-hour fire-resistive assemblies when complying with Section 2.4 of this report. The design stress for the system described in Section 2.4 is limited to  $0.78 F'_c$ , and the maximum stress may not exceed  $0.78 F'_c$  at a maximum  $l/d$  ratio of 33. The maximum load per stud for assemblies described in Section 2.4.2 is 1,500 pounds (672 N).
- 4.5 The interior of the building is separated from the polystyrene board with a thermal barrier complying with Section 2602 of the code, such as  $1/2$ -inch (12.7 mm) regular gypsum wallboard applied in accordance with Table 25-G of the code.
- 4.6 An installation card, as shown in Figure 3, is left at

the jobsite for the owner, and a copy is filed with the building department.

- 4.7 The allowable wind load on the systems with wood and steel studs 24 inches (610 mm) on center, maximum, is 35 psf (1676 Pa), positive or negative. Support framing must be adequate to resist the required wind load.
- 4.8 KWIK KOTE (dry) over polyisocyanurate insulation, on wood studs 16 inches (406 mm) on center, has an allowable wind load of 40 psf (1915 kPa) positive and 30 psf (1436 kPa) negative. Support framing must be adequate to resist the required wind load.
- 4.9 KWIK KOTE (wet) requires inspections in accordance with Section 2.5.1.2 or 2.5.1.3 of this report.

This report is subject to re-examination in two years.

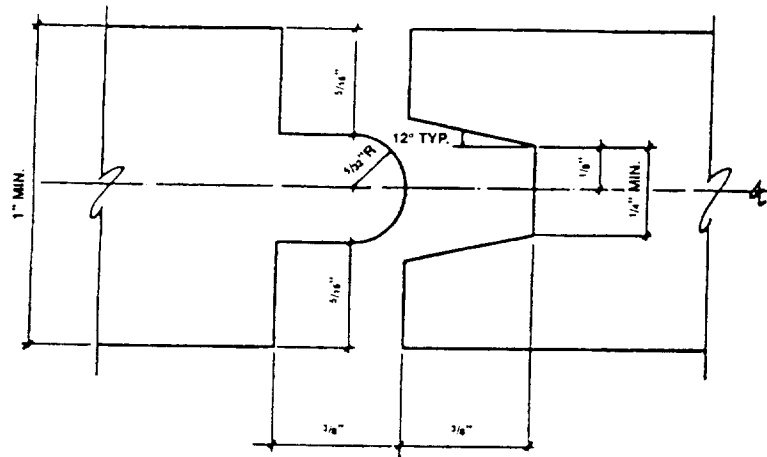
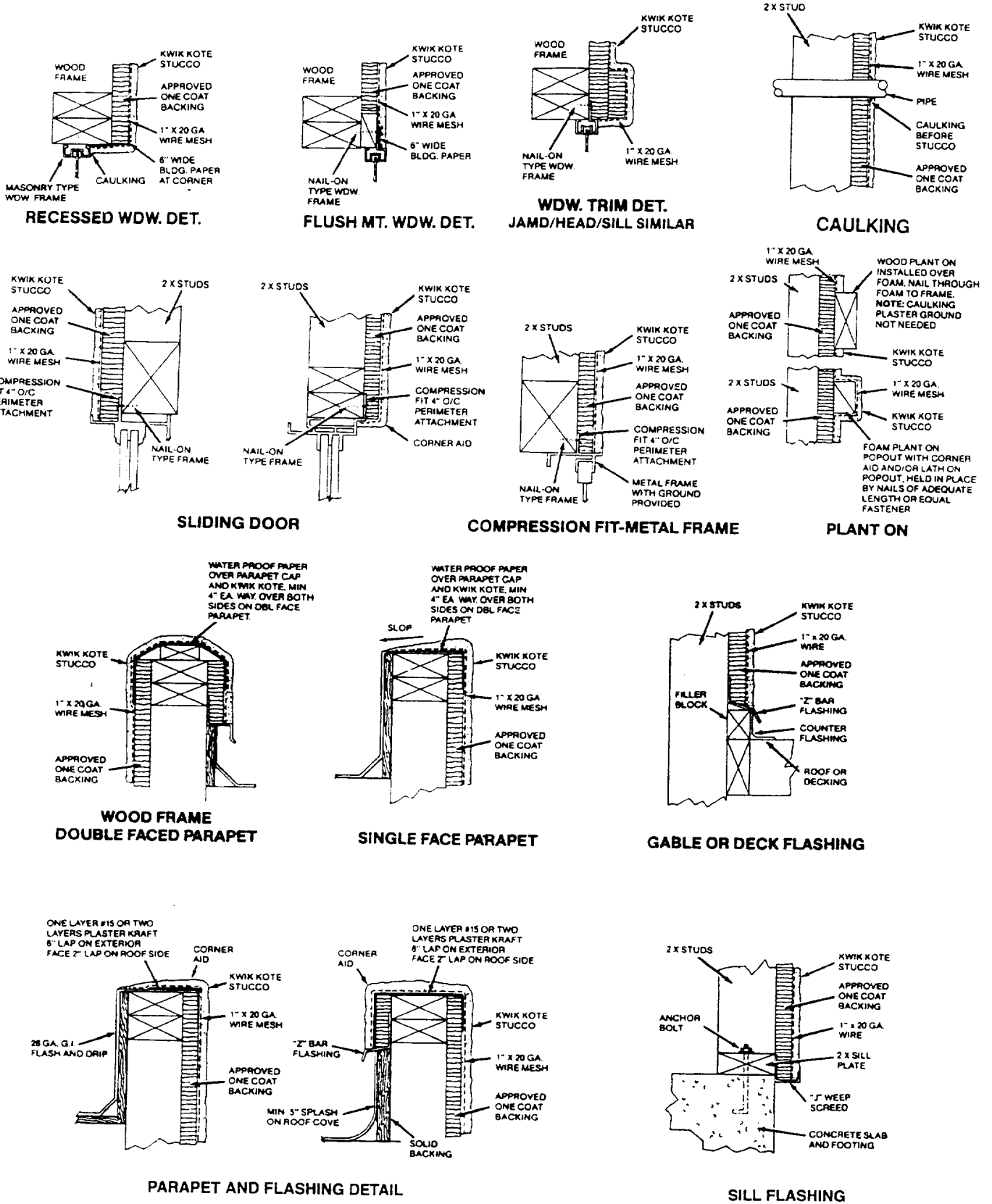
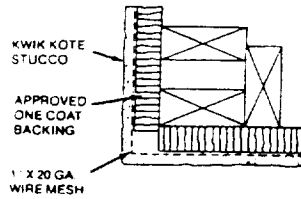


FIGURE 1—TONGUE AND GROOVE

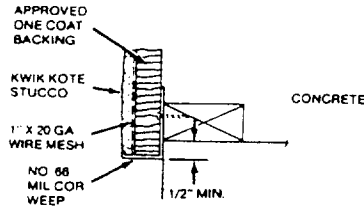


NOTE: FOR ALL INSTALLATIONS, A WEATHER-RESISTIVE BARRIER IS REQUIRED BEHIND FOAM PLASTIC SUBSTRATES AND OVER OTHER SUBSTRATE

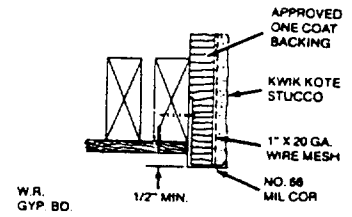
FIGURE 2



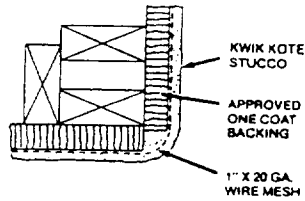
SQUARE CORNER DET.



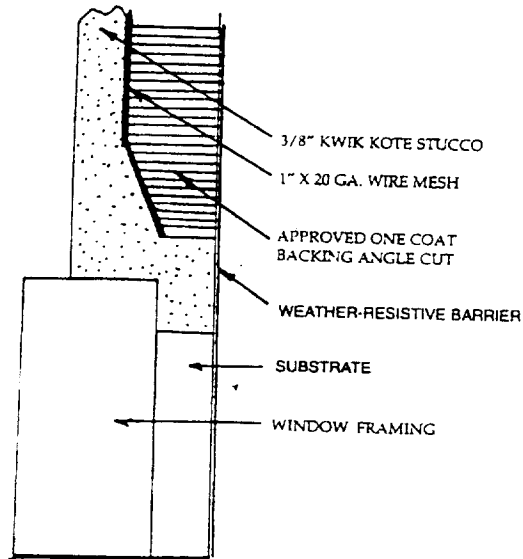
SILL DET.



SOFFIT DET.



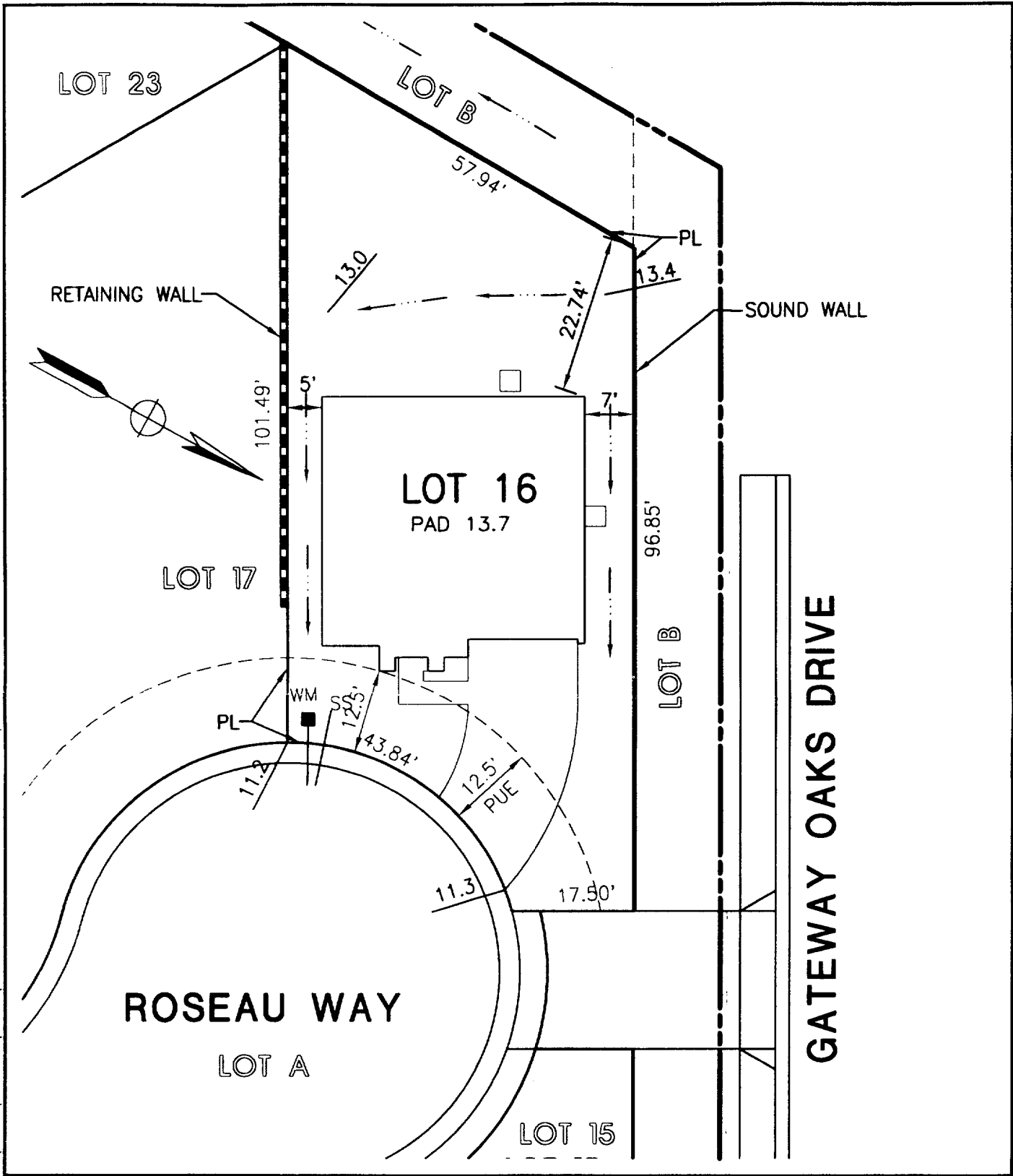
RADIUS CORNER DET.




WINDOW STUCCO KEY

FIGURE 2—(Continued)

O:\1995\950028\ACAD\LOT-16.DWG 06-25-98 2:24 pm



 <b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING • PLANNING • SURVEYING 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815 PHONE: 916/927-2400 • FAX: 916/567-0120			
DRAWN:	MLP	JOB NO:	950028
CHECKED:		DATE:	JUNE 1998
SCALE:	1"=20'	SHEET:	1 of 1

PLOT PLAN  
**REGIS PROVENCE**  
**LOT 16**  
**3CR**  
 CITY OF SACRAMENTO, CALIFORNIA