

It's Brick? It's Stucco? No, It's EIFS!

A unique look is created with an exterior insulation finish system that's more flexible than brick and look like stucco.



According to the developer of these Georgia homes: "The exteriors look like stucco, but the wall system allowed me the flexibility to incorporate design features unavailable with stucco, and this material has superior physical properties."

The eleven private homes at Evergreene of Dunwoody, Georgia, offer the ultimate in gracious living—a planned community of nearly maintenance-free homes in a secluded, wood setting.

Builder/developer Richard Holland takes great pride in the detail and distinctive design features that make Evergreene unique. One way in which Holland achieved both a striking exterior appearance and good insulation qualities was through the use of an exterior insulation finish system (EIFS), developed by Senergy Inc., of Cranston, Rhode Island.

"I wanted to make Evergreene different from other developments in the

area," explained Holland. "Brick is very plentiful in this part of the country and is often used on exteriors. But I found the Senerflex™ wall system offered us more flexibility in design and color than brick, and it's easier to apply."

Creating a "Feel"

Evergreene is built on a cul-de-sac in the rapidly-growing residential community of Dunwoody, twelve miles north of Atlanta. Each of the eleven home-sites is a minimum of 15,000 square feet. Holland says he chose an exterior insulation system in order to create a condominium "feel" for the single-family, detached units.



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“Buyers are accustomed to brick homes and stucco-covered condominiums in this area,” he said, “and the effect created by the outside walls is what I wanted—something different that would attract and appeal to buyers. The exteriors look like stucco, but the wall system allowed me the flexibility to incorporate design features unavailable with stucco, and this material has superior physical properties.

Three different site plans all offer two bedrooms with study layouts that can be easily adapted to three bedrooms. Nine-foot ceilings, private courtyards, dentil moldings and domed ceilings help to create elegance. Interior accent points are provided by breakfast rooms and studies overlooking landscaped courtyards or patios.

A computerized system regulates the air conditioning, heat and ventilation for each unit, with local weather conditions. Utilities are underground, and the natural gas heating and hot-water systems are designed for energy efficiency. The exterior wall system increased the insulation value to R-20.

“From an insulation standpoint, the exterior insulating system is super,” said Holland.

The Wall system

The system is created from four basic components. First is an insulation board of one-pound-per-cubic-foot-density expanded polystyrene. The variety of thicknesses (up to eight inches) provides for maximum design flexibility—a significant consideration with the intricate detailing incorporated into the Evergreene project.

A mixture of Portland cement and synthetic plaster adheres the insulation board to the exterior wall and serves as the base coat of the lamina. Embedded

From an insulation standpoint, the system is super.

in the base coat is an open weave fiberglass fabric that gives the system tensile strength to withstand climate and temperature extremes. The fabric is overlapped at the seams, preventing surface cracks that can lead to leaks and maintenance problems.

The finish coat of specially-formulated synthetic plaster serves as the aesthetic and weathering surface of the system. Finish coats are available in a wide range of colors and textures, enabling Holland to vary the exterior appearance of the homes. (Holland even created his own color by sending a paint chip to the manufacturer's lab where they matched the desired color.)

An important consideration in such a large project is the ease of application of the finish coat. Jerry Jelks of the Marietta Plastering Company felt the synthetic plaster more than met those requirements.

"There is approximately 2800 square feet of wall surface for each home in the Evergreene development, so it's a big job," said Jelks. "Senerflex is much easier to apply with a trowel than other similar materials. In addition, the finish coat has a longer wall life and great flexibility in decorative trim doors and windows."



The plastering contractor on this Georgia project said the stucco-like Senerflex exterior insulation finish system is "much easier to apply with a trowel than other similar materials . . . (and) has a longer wall life and great flexibility in decorative trim doors and windows"

A Striking Effect

Evergreene of Dunwoody features a striking exterior appearance enclosing an energy-efficient living space insulated from the outside, rather than the inside, preventing moisture leakage. "I took a chance on this material," said Holland, who first saw EIFS used on a commercial building in his native Rhode Island. "I'm very pleased with the product; I think more and more developers will be using it once they see it. I'm planning another project only about a mile from Evergreene, and I anticipate using Senergy on it as well."

