

MM Company, Inc.
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Buford, GA 30519
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07-08-2020

To Whom it may concern:

This letter is to inform that after reviewing the plans and specifications for the Cotton House Hotel project located at 35 Milton Ave Alpharetta, GA 30009, MM Company, Inc. as a certified subcontractor to install EIFS (Exterior Insulation Finish System) and stucco systems, will not be able to achieve the design architectural look of the building cornice and accent details using a true stucco system for the new Cotton House Hotel in Alpharetta, GA due to the following reasons:

1. Manufacturer standard thickness for stucco is $\frac{3}{4}$ " which will not match the design EIFS thickness of 2" or greater. Any stucco system thicker than $\frac{3}{4}$ " will crack and lead to system failure due to water infiltrations in the system.
2. The drainage efficiency specified for this project will not be achieved with a stucco system because it is mechanically attached with screws to framing which will penetrate the air moisture barrier. EIFS is an adhesive attached system that eliminates the building exposure to moisture created by nails or screws going through air moisture barrier.
3. Thermal resistance designed for this building with EIFS system (minimum R 3.85/inch) will not be achieved with stucco system (R 0.22/inch).
4. Using a stucco system will change the design look of the building exterior because it will not allow walls without control joints bigger than 144 SF or 18 FT apart. This will change the exterior aspect of building in contrast with an EIFS system that does not require additional control and reveal joints other than the one already designed on the plans.

Based on my experience a conventional stucco system will not meet the design and specification requirements for the aforementioned project.

Sincerely,



Mark Cluci
Project manager