

Proposal for:  
Reparative and Waterproofing Painting  
120 E. Front St.  
Buchanan, MI 49107  
Mill Alley and Rear of Building  
Presented by  
Chris Stackowicz, paint contractor/artist  
On behalf of Rick Paniagua and Cannavista

1. The owner of Cannavista, Rick Paniagua, has contracted Chris Stackowicz, to repaint the surface of the alley way wall at 120 E. Front St., as well as the rear of the building (west and south faces).
2. Due to historic disrepair prior to the current owners purchase and occupation of the building, the brick had significantly deteriorated. The deterioration had enabled both birds to nest and roost within the interior, as well as significant water damage to the interior.
3. As the building had been repaired previously, a crew of experienced local masons was hired to repair all the damage, similar to work done previously.
4. Due to the extent of the damage significant tuck pointing and reparative work was necessary.
5. Because of the largesse of repairs, the building appears mottled between previously painted surface and repair masonry. (Example 1)
6. To create a clean surface, preserve the character of the brick, and aesthetically match the owners palette while retaining a focus to the historicity of the alley, it has been recommended that the owner:
  - a. Paint the building
  - b. Use a designated historic color/ within a neutral color range
  - c. Has chosen Sherwin-Williams Light French Gray (Example 2)
7. The contractor, Chris Stackowicz, having familiarity with this scope of work and the requirements for painting historic surfaces, recommends using 2 coats of Loxon XP (Example 3), an exterior surface paint with extraordinary elasticity, breathability and waterproofing capabilities. He has been approved and used this product on similar surfaces in other cities and has had much success with the high quality and durability of the paint. (Example 4)
8. To prep, paint, and touch up the surfaces will take approximately 3 days to complete.
9. The use of a boom lift will be required; proper safety precautions will be taken and vegetation will be covered.
10. The alley may have to be closed to pedestrian traffic during painting.
11. The project is expected to take place when weather conditions provide three non precipitous days at above 40 degrees with less than 6 mph wind gusts.
12. Proper city officials will be notified when the conditions appear favorable for commencement of the project.
13. The painted surface will appear similar to example 5.
14. Thank you for your consideration.

Example 1:



Example 2:

Color > Neutral Paint Colors >  
SW 0055 Light French Gray

**H** Historic Color

*Expert Pick*

**SW 0055**

# Light French Gray

**FULL DETAILS** 

With its terrific balance of warm and cool tones, this light gray is a robust and versatile hue that can lend any space a timeless vibe.

Example 3:

4:08 5G 58%

**SHERWIN-WILLIAMS**

What can we help you find? 0 - \$0.00



FINISHING | ACABADO | FINITION

**LOXON XP**  
Waterproofing Masonry Coating  
Barniz Impermeabilizante para Albarilería  
Revêtement Imperméabilisant pour maçonnerie

EXTRA WHITE/EXTRA BLANCO/EXTRA BLANC

LX11W0051 • 6510-32807

Cont. Net. / Net Cont. 3.66 L  
124 FL. OZ (3 7/8 U.S. QT) 3.66 L



### LOXON XP Waterproofing Masonry Coating

★★★★★  
1 Reviews | [Write a Review](#) | [See all The Loxon® Family products](#)

Loxon XP Masonry Coating is a direct-to-concrete and masonry high-build coating. Offers maximum performance in one less coat compared to conventional and there is no need for priming. The jobs go fast and the great look lasts a long time.

Color

Color Name Number

sherwin-williams.com — Private

## ENVIRONMENTAL DATA SHEET

(Certified Product Data Sheet)

**32 00 [2213]**

**Date of Preparation**  
Aug 9, 2023

**PRODUCT NUMBER**

LX11W51

**PRODUCT NAME**

LOXON XP® Waterproofing Masonry Coating, Extra White

**MANUFACTURER'S NAME**

THE SHERWIN-WILLIAMS COMPANY  
101 W. Prospect Avenue  
Cleveland, OH 44115

This document includes all data required by 40 CFR 63.801(a) for a Certified Product Data Sheet under criteria specified in 40 CFR 63.805(a). All data given below are MAXIMUM THEORETICAL VALUES based on the product AS CURRENTLY FORMULATED. Variations may occur on individual batches due to adjustments made during production.

**Hazard Category (for SARA 311.312)**

LX11W51 = | Acute | Chronic |

**Product Weight**

11.46 lb/gal

**Specific Gravity**

1.38

**FLASH POINT**

N.A.

**Volatile Ingredients**

Chemical / Compound	SARA 302 EHS	CERCLA	SARA 313 TC	HAPS 112	% by Weight	% by Volume
Water	N	N	N	N	39	55
7732-18-5						

**Regulated Compounds**

	SARA 302 EHS	CERCLA	SARA 313 TC	HAPS 112	% by Weight	% by Volume
Zinc (as Zn)	N	Y	Y	N	2	
Zinc Compound	N	N	Y	N	2	

**Volatile Organic Compounds - U.S. EPA / Canada**

	LX11W51	
	LB/Gal	g/L
Coating Density	11.46	1373
	By wt	By vol
Total Volatiles	39.0%	54.9%
Federally exempt solvents		
Water	38.8%	54.5%
Non-Organic Volatiles		
Ammonium Hydroxide	0.2%	0.3%
Organic Volatiles	0.0%	0.0%
Percent Non-Volatile	61.0%	45.1%
VOC Content	LB/Gal	g/L
Total	0.00	0
Less exempt solvents	0.00	0
Of solids	0.00	0
Of solids	0.00 lb/lb	0.00 kg/kg
	By wt	
By wt LVP-VOC	0.0%	

Maximum Incremental Reactivity (MIR) (per US EPA Aerosol Ctg Rule, MIR Values 2009) **0.00**



LX11W51

**Volatile Organic Compounds - California**

	LX11W51	
	LB/Gal	g/L
Coating Density	11.46	1373
	By wt	By vol
Total Volatiles	39.0%	54.9%
Exempt solvents		
Water	38.8%	54.5%
Non-Organic Volatiles		
Ammonium Hydroxide	0.2%	0.3%
Organic Volatiles	0.0%	0.0%
Percent Non-Volatile	61.0%	45.1%
VOC Content	LB/Gal	g/L
Total	0.00	0
Less exempt solvents	0.00	0
Of solids	0.00	0
Of solids	0.00 lb/lb	0.00 kg/kg
	By wt	
By wt LVP-VOC	0.0%	

Maximum Incremental Reactivity (MIR) (per California Air Resources Board Aerosol Products Regulation, MIR Values 2010) 0.00

**Volatile Organic Compounds - South Coast Air Quality Management District, California, US**

	LX11W51	
	LB/Gal	g/L
Coating Density	11.46	1373
	By wt	By vol
Total Volatiles	39.0%	54.9%
Exempt solvents		
Water	38.8%	54.5%
Non-Organic Volatiles		
Ammonium Hydroxide	0.2%	0.3%
Organic Volatiles	0.0%	0.0%
Percent Non-Volatile	61.0%	45.1%
VOC Content	LB/Gal	g/L
Total	0.00	0
Less exempt solvents	0.00	0
Of solids	0.00	0
Of solids	0.00 lb/lb	0.00 kg/kg

**Volatile Organic Compounds - EU Directive 2004/42/EC**

	LX11W51	
	By wt	By vol
Total Volatiles	39.0%	54.9%
VOC Content	LB/Gal	g/L
Total	0.00	0



LX11W51

**Volatile Organic Compounds - EU Directive 2010/75/EU**

	LX11W51	
	By wt	By vol
Total Volatiles	39.0%	54.9%
VOC Content	LB/Gal	g/L
Total	0.00	0

**Volatile Organic Compounds - Mexico**

	LX11W51	
	LB/Gal	g/L
Coating Density	11.46	1373
	By wt	By vol
Total Volatiles	39.0%	54.9%
Exempt solvents		
Water	38.8%	54.5%
Non-Organic Volatiles		
Ammonium Hydroxide	0.2%	0.3%
Organic Volatiles	0.0%	0.0%
Percent Non-Volatile	61.0%	45.1%
VOC Content	LB/Gal	g/L
Total	0.00	0
Less exempt solvents	0.00	0
Of solids	0.00	0
Of solids	0.00 lb/lb	0.00 kg/kg

**Hazardous Air Pollutants (Clean Air Act, Section 112(b))**

	LX11W51	
	LB/Gal	kg/L
Volatile HAPS	0.00	0.000
Of solids	0.00	0.000
Of solids	0.00 lb/lb	0.00 kg/kg

**Air Quality Data**

**Density of Organic Solvent Blend**  
5.97 lb/gal  
**Photochemically Reactive**  
No

**Additional Regulatory Information**

**US EPA TSCA:**  
Not Applicable  
**Relevant identified uses of the substance or mixture and uses advised against:**  
Not Applicable

**Waste Disposal**

Waste from this product is not hazardous as defined under the Resource Conservation and Recovery Act (RCRA) 40 CFR 261.



LX11W51

Addition of reducers or other additives to this product may substantially alter the above data. Since conditions of use are outside our control, we make no warranties, express or implied, and assume no liability in connection with any use of this information.

# Loxon® XP

## Waterproofing Masonry Coating-Flat

LX11-50 Series



### CHARACTERISTICS

Loxon XP is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete-gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old). Shotcrete/gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

**Color:** Most Colors

**1 coat system, brush, roller, or spray applied, coverage per coat:**

Wet mils: 14.5-18.5  
Dry mils: 6.5-8.4

Coverage sq. ft. per gallon 85-110  
Can be applied up to 40 mils wet.  
Coverage will vary with the substrate and the texture.  
Coverage on porous & rough stucco 80 square feet per gallon.

**Drying Schedule @ 50% RH: temperature and humidity dependent.**

	<b>@35-45°F</b>	<b>@ 45°F+</b>
<b>Touch:</b>	6 hrs	4 hrs
<b>Recoat:</b>	24-48 hrs	24 hrs

Drying time is temperature, humidity, and film thickness dependent.

**Finish:** 0-10 units @ 85°

**Tinting with CCE only:**

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep	10-12	SherColor
Light Yellow	0-12	SherColor

**Extra White LX11W0051**  
(may vary by color)

**V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon  
As per 40 CFR 59.406

<b>Volume Solids:</b>	45 ± 2%
<b>Weight Solids:</b>	61 ± 2%
<b>Weight per Gallon:</b>	11.46 lb
<b>Flash Point:</b>	N.A.
<b>Vehicle Type:</b>	Proprietary Acrylic
<b>Shelf Life:</b>	36 months, unopened

**Mildew Resistant:**

This coating contains agents which inhibit the growth of mildew on the surface of this coating film. Passes ASTM D3273/D3274

### COMPLIANCE

As of 2/4/2022, Complies with:

<b>OTC</b>	Yes
<b>OTC Phase II</b>	Yes
<b>S.C.A.Q.M.D</b>	Yes
<b>CARB</b>	Yes
<b>CARB SCM 2007</b>	Yes
<b>CARB SCM 2020</b>	Yes
<b>Canada</b>	Yes
<b>LEED® v4 &amp; v4.1 Emissions</b>	N.A.
<b>LEED® v4 &amp; v4.1 V.O.C.</b>	Yes
<b>EPD-NSF® Certified</b>	No
<b>MIR-Manufacturer Inventory</b>	No
<b>MPI®</b>	Yes
<b>SWRI® - Wall Coating</b>	Yes

### APPLICATION

**Temperature:** minimum 35°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Do not reduce

**Airless Spray:**  
Pressure 2300 p.s.i.  
Tip .021 inch  
Brush Use a nylon/polyester brush

**Roller Cover** Use a ½ to 1½ inch nap synthetic roller cover.

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

When the air temperature is at 35°F, substrates may be colder. Prior to painting, check to be sure the air, surface, and material temperatures are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Do not reduce.

### APPLICATION TIPS

For proper waterproofing performance and to resist alkalis, 2 coats of the coating **MUST** be applied between 14.5 - 18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacers may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

### RECOMMENDED SYSTEMS

**Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces**

1 coat Loxon Acrylic Block Surfacers (if needed) or Loxon Conditioner (if needed)

1-2 coats Loxon XP

**Previously Coated in good condition:**

After power washing, apply 1 coat of Loxon XP over the surface.

**Incidental Wood:**

1 coat Exterior Latex Wood Primer-1  
2 coats Loxon XP

**Incidental Metal:**

(steel, galvanized, or aluminum):  
1 coat Pro Industrial Pro-Cryl Primer  
1-2 coats Loxon XP

**Waterproofing System:**

- Two coats of topcoat
- 6.5 to 8.4 mils d.f.t. per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

# Loxon® XP

## Waterproofing Masonry Coating-Flat

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

#### **Concrete, CMU, Stucco:**

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

#### **Incidental Metal:**

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

#### **Incidental Wood:**

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

Sealing and Patching—After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

### SURFACE PREPARATION

#### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

### PHYSICAL PROPERTIES

Do not paint on wet surfaces.

#### **LX11W0051**

**Wind-Driven Rain Test :** Pass  
Method: ASTM D6904 7 day cure  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Water Vapor Permeance:**  
(perms) 18.03 grains/h-ft<sup>2</sup>-in Hg.  
Method: ASTM D1653 7 day cure @ 73°F & 50% RH: Method B, Condition A-Wet cup  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Elongation :** 312%  
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Tensile Strength :** 295 p.s.i.  
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Flexibility:**  
Method: ASTM D522, 9 mils d.f.t., 1 day cure  
Result: Pass 1/8 inch

**Alkali Resistance:**  
Method: ASTM D1308, 7 day cure, 11.25 mils d.f.t.  
Result: Pass

**Chloride Ion Permeability:**  
Result: 243 coulombs  
Result: "Very Low" Permeability Class

**CO<sub>2</sub> Diffusion (anti-carbonation):**  
Method: ASTM F2476  
Result: 344 meters  
equivalent air thickness >50 meters to pass  
8.0 g/m<sup>2</sup>/24 hrs

**Crack Bridging: Class A5** Pass  
Method: EN 1062-7 Method A  
Result: up to 2.5 mm @-10°C

**Efflorescence:**  
Method: ASTM D7072-19  
1 coat, 1 day cure, 7.2 d.f.t.  
Result: Pass

**Adhesion:**  
Method: ASTM D4541  
2 coats, 7 day cure, 7.2 d.f.t. per coat  
Result: 375 average p.s.i.

### CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

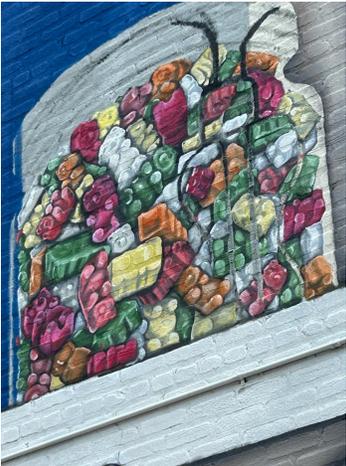
**ZINC.** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 2/4/2022 LX11W0051 27 00  
FRC, SP

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Example 4:



Example 5:



Color > Neutral Paint Colors >  
SW 0055 Light French Gray

**H** Historic Color

Expert Pick

SW 0055

Light French Gray

FULL DETAILS 

With its terrific balance of warm and cool tones, this light gray is robust and versatile hue that can lend any space a timeless vibe.

