



CITY OF BUCHANAN PLANNING COMMISSION

TUESDAY, DECEMBER 12, 2023 – 7:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

The City of Buchanan Planning Commission, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.

* Comments may also be submitted in writing at least 4 hours in advance to the Community Development Director Richard Murphy at rmurphy@cityofbuchanan.com

* Buchanan City will provide necessary and reasonable auxiliary aide and services to those individuals with disabilities who wish to attend the public meeting upon receiving at least one (1) week’s prior notice. Any such individual requiring such aids or services should contact the city in writing or by telephoning: Buchanan City Clerk; 302 North Redbud Trail, Buchanan, MI 49107, 269-695-3844.

I. Regular Meeting - Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approve Agenda

V. Public Comments - Agenda Items

VI. Approve Minutes

A. *November 14, 2023- Regular Meeting Minutes*

VII. Old Business

VIII. New Business

A. *Presentation of alternative parking solution for the Historic Livery Project, 206 Days Ave.*

B. *Consider a recommendation from the Design Review Committee regarding a revised scope proposal for Cannavista, 120 E Front St. only for repainting of the Mill Alley wall (referred back to DRC from the Plan Commission meeting 11/14/2023 Regular Meeting).*

IX. Public Comment - Non-Agenda Items Only

X. Community Development Director Comments

XI. Commissioner Comments

XII. Adjournment



CITY OF BUCHANAN PLANNING COMMISSION
TUESDAY, NOVEMBER 14, 2023 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES AMENDED

I. *The City of Buchanan Planning Commission, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a Planning Commission meeting to be held in the Chamber of City Hall.*

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III. Regular Meeting - Call to Order

Barker called the meeting to order at 7:00pm.

IV. Pledge of Allegiance

Barker led in the pledge of allegiance.

V. Roll Call

Present: Kevin Barker, Peter Lysy, Ralph McDonald, Sean Denison, Tony Houser

Absent: Jacob Brown

City Staff: City Clerk, Kalla Langston; Community Development Director, Rich Murphy

VI. Approve Agenda

Motion made by Houser supported by McDonald to approve the agenda as presented. Voice vote carries unanimously.

VII. Public Comments - Agenda Items

Alan Robandt, 114 E Front St – I am withdrawing my application in favor of Matt, I think Matt would be an ideal candidate and I don’t want to waste anymore of our time. Thank you.

VIII. Approve Minutes

A. Minutes from October 13, 2023

Correct misspelling under *Item III Public Hearing, B.* from “MacDonald,” to “McDonald.”

Motion made by Houser supported by MacDonald to approve the amended minutes. Voice vote carries unanimously.

IX. Old Business

A. Consider the Recommendations of the new plan commission member. Applications from Alan Robandt and Matt Pleasant.

Houser motions, supported by McDonald to recommend Matt Pleasant to the Planning Commission. There is a discussion, and the motion is moved to a roll call vote.

Yay: McDonald, Lysy, Houser

Nay: Barker, Denison

Abstain: None.

The motion does not carry. Clerk Langston later confirmed with city attorney that when making a recommendation the majority vote of members present is sufficient. With that Langston added the recommendation of Matt Pleasant from the Plan Commission to the City Commission Agenda on November 27th, 2023.

X. New Business

A. Election of officers.

1) Chair: Motion made by McDonald supported by Denison to nominate Kevin Barker as Chair. Motion is moved to a roll call vote.

Yay: Houser, Barker, Lysy, McDonald, Denison

Nay: None.

Abstain: None.

Motion carries.

2) Vice-Chair: Motion made by Houser supported by Denison to nominate Houser. Upon further discussion Houser amends his motion to nominate McDonald as Vice-Chair with support from Denison. Motion is moved to a roll call vote.

Yay: Barker, McDonald, Denison, Houser, Lysy

Nay: None.

Abstain: None.

Motion carries.

3) Secretary: Motion made by Barker supported by McDonald to nominate Houser. Motion is moved to a roll call vote.

Yay: Barker, McDonald, Denison, Houser, Lysy

Nay: None.

Abstain: None.

Motion carries.

B. Design Review Committee recommendation to approve the installation of new windows at 108 E Front.

Discussion begins with a summary of Dan Carlson’s window replacement plan. The proposal is to install new Pella double-hung windows in black to match the façade. This project was approved by the Design Review Committee Oct 3, 2023. Rich clarifies the project followed the process however they were distracted by the mural and forgot to add it to the minutes, so they made an addendum to the Sept 14th meeting minutes.

Motion made by Denison supported by MacDonald to approve the installation of new windows at 108 E Front St. Voice vote carries unanimously.

C. Discuss tuckpoint and painting project at Cannavista, 120 E. Front St.

Murphy – This meeting is not about the mural, instead we are looking at the tuckpointing and painting on the Mill alley side of the building. The DRC has made their recommendation to deny approval, the

planning commission hasn't taken official action, and the city's status quo is that we still have a building downtown that's not complete. They want to paint this year before inclement weather comes. The product and tuck pointing are completed and now they want to seal.

Stackowicz (artist) – The building owner Rick has asked for the alley side to be sprayed. It had been previously painted, and the product generally used on something like that is Loxon XP – has extreme expandability, helps heat and cool, prevents cracking, holds up great with sunlight, precedent for use on historical buildings. Rick selected a classical French grey paint within the historical color palette. It's a day and half project, and then I would spray over it.

MacDonald – Originally we had Rick not go through this process correctly.

Lysy – When Rick presented to the commission, he had a rendering of what the building would like, and it showed the alley side and front being painted the same French grey. There's a problem there because the front of the building is raw brick which shouldn't be painted so painting the sides light grey is not harmonious. The red paint is harmonious and matches the front.

Stackowicz – Front façade on the upper portion and around the frames has four instances of various color including the grey. The brick above the windows is highly deteriorated especially on the inside.

MacDonald motions, supported by Lysy to postpone this item until the Design Review Committee can review the project seeing the scope has been revised. Motion is moved to a roll call vote.

Yay: MacDonald, Barker, Lysy

Nay: Denison

Abstain: Houser

Motion carries.

D. Discuss the path forward on the zoning ordinance project.

Murphy – I have talked about redevelopment ready communities before, we are working on getting redevelopment ready certified because it opens the city's door to money. Emma has been helping review our progress, we have a call with MEDC at the end of the week. One of the last things we need to do for certification is update our zoning ordinance, more specifically look at the central business district and downtown corridors. We are not changing the details of every neighborhood but concentrating on what's going to make downtown stronger.

Denison – Is there a deadline to have this done by to get paid?

Murphy – They are aware of our tragic loss of Jason so there is no hard deadline, but I want to show good faith. It's hard to make progress with technical projects when they are discussed on the floor at a monthly meeting. I propose we create a workgroup that can handle some burden of technical review which make us more efficient and continually make progress. The group will bring ideas to the commission who can approve them or send us back to the drawing board. I've asked Emma to be a part of this group and I'd ask at least one member of the planning commission to join. The first thing will be determining the geographical corridors downtown and what items we want to include in the zoning code. Outdoor dining for example is something we currently allow but only because nothing says you can't. For certification things need to be expressly written.

MacDonald – Would those meetings play into the public meeting act?

Langston – No because technically it is not a subcommittee or board. Even if there is a person from the planning commission, it's just a work session. You wouldn't need to approve or post anything;

transparency is maintained anyway since everything in the workgroup goes through the plan commission.

Murphy – Emma and I will set up a meeting, notify everyone, and those interested or available can join. I'll talk to our consultant about how the process works with legislation, we'll likely be amending the existing zoning ordinance with this overlay district for the downtown and corridors.

XI. Public Comment - Non-Agenda Items Only

Pleasant – I just wanted to make clear that I probably will reapply. I'm not really understanding just because multiple times you've reiterated the fact that you need people to volunteer and here I am volunteering yet you're telling me that you don't want my help. I just don't really understand that. I'm going to reiterate the fact that I love where I live, my kids are going up here and I want to help however I can and be a part of making a positive change. So, I will be reapplying and hopefully all the members can be here to vote at the next meeting. Thank you to those that did vote for me, I'll be back.

XII. Community Development Director Comments

Murphy – We've issued building permits for Bigby and Creekside Café. Our building inspector Guy is the busiest he's been, and he's excited about it. Met with Redbud Roots about a several hundred-thousand-dollar potential expansions that's tax based, for the industrial park property 455 Post Rd. There's another potential expansion at 408 River St. There seems to be dynamics changing in the cannabis industry, money is coming back and we're looking at the growing process, not more stores.

XIII. Commissioner Comments

MacDonald – We received some information from the last trail meeting that's very interesting, please review it. Also, I wondered about our open seat on this board, of course we had Richard Martin from the Tree Friends, but do we have a representative from the Tree Friends now?

Langston – I know they are taking on a lot with their grants, but we can approach them about it.

MacDonald – Okay, that's something we should consider.

Denison – Is there a requirement for the last open seat about where the person lives?

Langston – Kevin and Ralph are outside the city the rest of the seats must be inside the city.

Houser – Congratulations Mr. Vice President.

Lysy – This is my first meeting, and I am learning so please be patient with me.

Denison – Quick update on the DPW building, the dirt has been removed for the footprint of the building. They've been dewatering the property for 2 weeks now. They were bringing in sand today, and doing compaction tests. Pouring concrete on the 27th then hopefully start putting steel up in December. Other update is that Rich got US Senator Tim Walberg to come last week. He and his assistant met with Rich and I, it was a really productive meeting. I told the Senator the financial state of the city and what we needed. He asked me specifically what I was going to ask him for, and I told him I wanted 1.5 million dollars that we can put it in our general fund. This is to have cash flow while we deal with all these things we have going so we don't have a crisis. I thought he was genuine, understood our issues, and wants to help direct Rich and I on how to do that. He has 15 projects they are allowed to earmark again that can be released in February. We are going to figure out every possible way that our infrastructure project ties into federal mandates. In the last 9 months we've seen the Senator 3 times.

Barker – I have no comments other than to welcome Peter to the team.

XIV. Adjournment

McDonald motions supported by Houser to adjourn the meeting.

Barker adjourned the meeting at 8:31 pm.

Kevin Barker, Chairperson

Kalla Langston, City Clerk

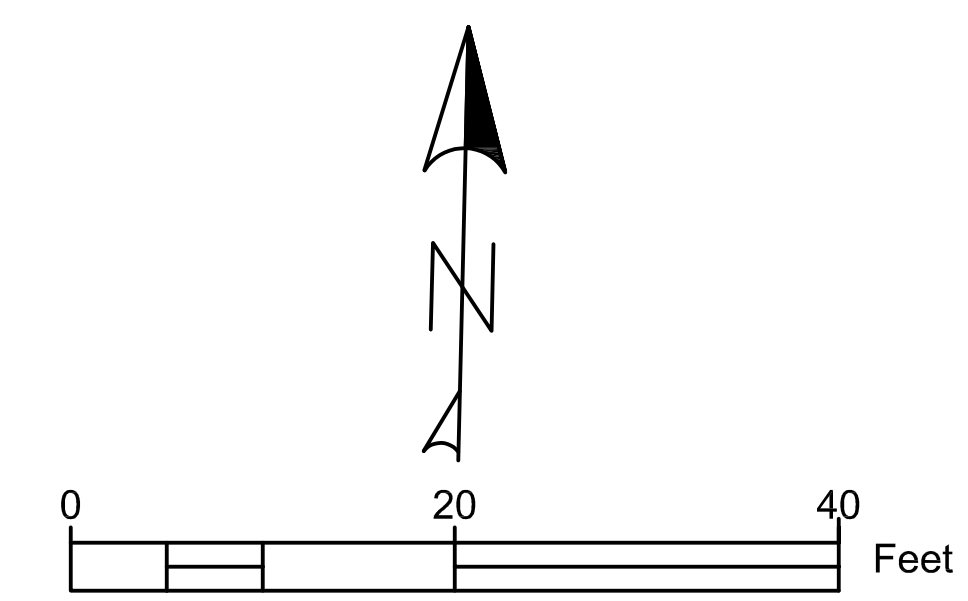
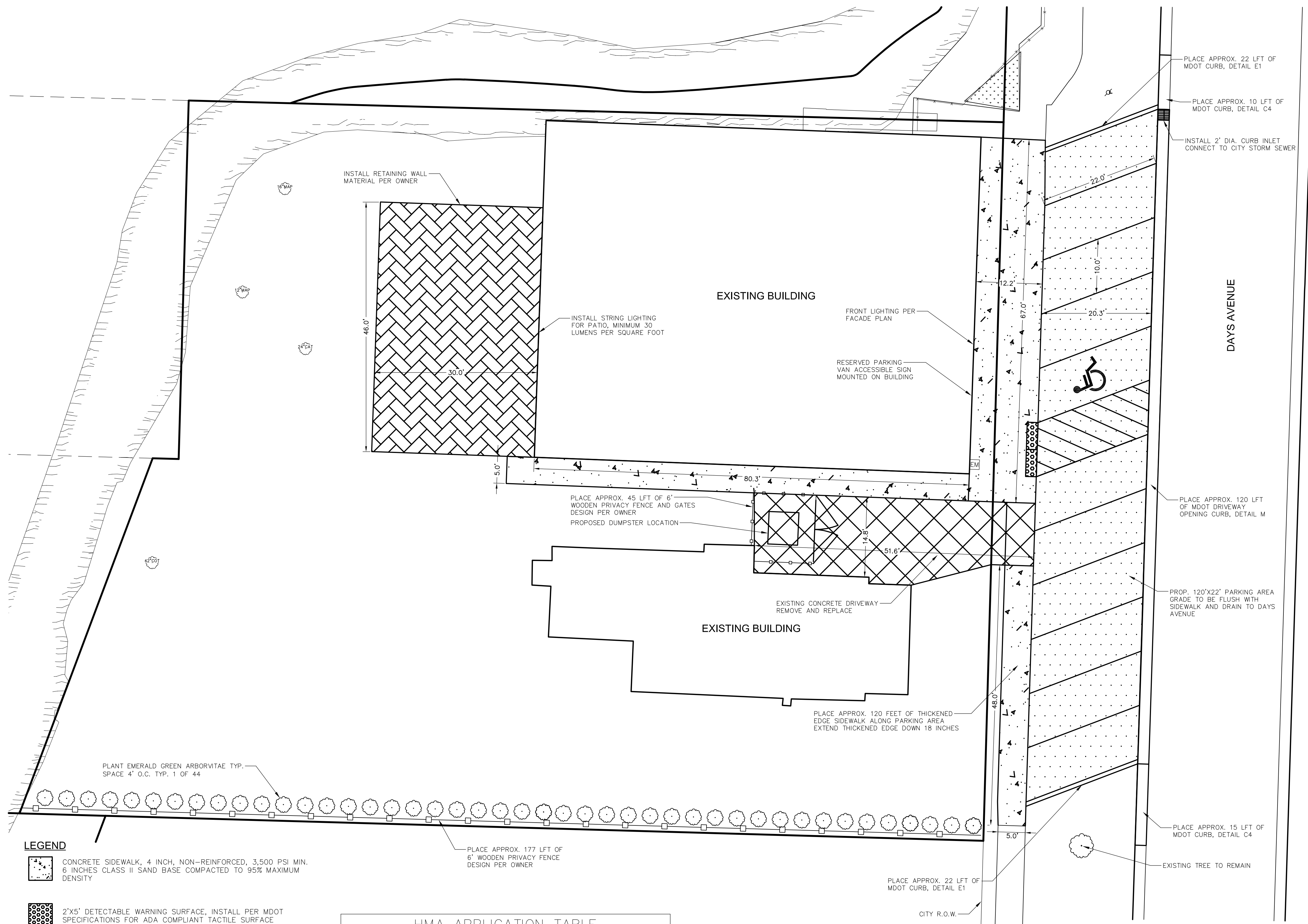


GREEN CONSTRUCTION AND ENGINEERING
P.O. BOX 326, BUCHANAN, MI 49107
PHONE: (269) 695 - 5825

OWNER: 206 DAYS AVENUE HOLDING, LLC.
PROJECT NAME: 206 DAYS AVE.
DEVELOPMENT PROJECT ADDRESS: 206 DAYS AVENUE, BUCHANAN, MI 49107

SHEET DESCRIPTION: LAYOUT/LANDSCAPE
PROJECT NUMBER: 23-07
DRAWN BY: MAG

L1.0



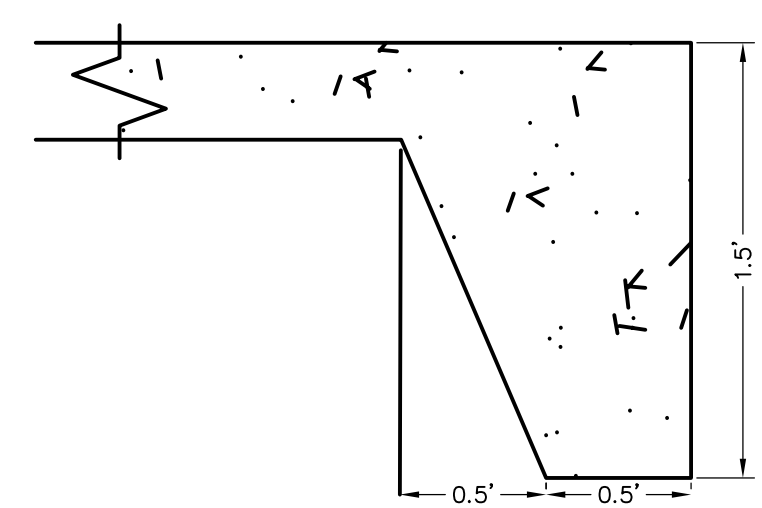
PROJECT NOTES

1. THE "2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS. COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
2. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
4. CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL NOT BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
5. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE REGULATING AGENCIES ASSOCIATED WITH THIS PROJECT TO NOTIFY THEM THAT WORK IS COMMENCING.
7. ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR MDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.
9. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL SURFACE, FURN. 4" MDOT SEED MIXTURE TUF (220#/ACRE); FERTILIZER, CHEMICAL NUTRIENT, CL A (176#/ACRE); AND MULCH AT THE RATE OF 2 TON/ACRE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
11. ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
12. ANY MARKED SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, ROOF DRAINS, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
13. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
14. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.

LEGEND

- CONCRETE SIDEWALK, 4 INCH, NON-REINFORCED, 3,500 PSI MIN. 6 INCHES CLASS II SAND BASE COMPACTED TO 95% MAXIMUM DENSITY
- 2'x5' DETECTABLE WARNING SURFACE, INSTALL PER MDOT SPECIFICATIONS FOR ADA COMPLIANT TACTILE SURFACE
- PROPOSED PATIO AREA, CONSTRUCTION MATERIAL PER OWNER SPECIFICATIONS
- 6 INCH, 4,000 PSI MIN., REINFORCED WITH 6"x6" 6 GAUGE WELDED WIRE FABRIC 6 INCHES CLASS II SAND BASE COMPACTED TO 95% MAX. DENSITY
- HMA, PERFORMANCE GRADE 58-28, SS-1H BOND COAT 1.5 INCHES 36A TOP COURSE 2 INCHES 13 A LEVELING COURSE 8 INCHES OF 22A AGGREGATE BASE, COMPACTED TO 98% MAXIMUM DENSITY 12 INCHES OF CLASS II SAND SUBBASE, COMPACTED TO 95% MAXIMUM DENSITY

ITEM	AWI	YIELD	PERFORMANCE GRADE
HMA, 36A (TOP)	220	165 #/SYD	P.G. 58-28
HMA, 13 (LEVELING)		275 #/SYD	P.G. 58-28
HAND PATCH		165 #/SYD (LIFTS)	P.G. 58-28
HMA BOND COAT		0.05 TO 0.15 GAL/SYD	SS - 1h



THICKENED EDGE SIDEWALK DETAIL

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

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

viewDocument

Open in Acrobat



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.

115.10

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.

	@35-45°F	@ 45°F+
Touch:	6 hrs	4 hrs
Recoat:	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

Volume Solids:	45 ± 2%
Weight Solids:	61 ± 2%
Weight per Gallon:	11.46 lb
Flash Point:	N.A.
Vehicle Type:	Proprietary Acrylic
Shelf Life:	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:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes
SWRI®- Wall Coating	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-ft²-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

CO₂ Diffusion (anti-carbonation):
Method: ASTM F2476
Result: 344 meters
equivalent air thickness >50 meters to pass
8.0 g/m²/24 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.**

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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.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.

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.

