



# Architectural Review Committee | Agenda

Thursday, April 10, 2025 – 3:00 PM

**City Hall – Council Chambers**  
2309 15<sup>th</sup> Street, Gulfport

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Announcements**

**F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.**

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

**F2. Speaker Card**

Please provide the completed card at the time you speak to the Architectural Review Committee. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

**G. Adoption of Minutes**

**G1. Architectural Review Committee - 03/13/25**

**H. Hearing of Cases**

**H1. Signs**

**1. Architectural Review Committee 2504ARC005:**

Architectural Review Committee 2504ARC005, by owner Cross Development CC Gulfport LLC seeking approval for new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5

**H2. Architectural Review Committee Permits**

**1. Architectural Review Committee 2504ARC006:**

Architectural Review Committee 2504ARC006, by owner Cross Development CC Gulfport LLC seeking approval for metal siding for proposed commercial building, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5

**I. Reports**

**J. Unfinished Business**

**K. Other Business**

**L. Adjournment**

## MINUTES

### GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, March 13, 2025 3:00 P.M.

#### City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **3:01 P.M.**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

#### **BOARD MEMBERS PRESENT:**

DANIELLE COTTON-Acting Chair  
KENNY MCNAIR  
JOHNNY OLSEN  
BRENT FRENCH

#### **BOARD MEMBERS ABSENT:**

LEE PALERMO

#### **STAFF MEMBERS PRESENT**

MATILDA WELCH  
SAMUEL SWEETING  
BRYCE CLUGH

#### **COURT REPORTER:**

#### **E. Confirmation of Agenda:**

#### **F. Approval of Minutes:**

Motion by **Mr. Olsen** and seconded by **Mr. French** to approve Minutes of the **January 9, 2025 and February 13, 2025**, ARC meeting was carried unanimously.

#### **G. Hearing of cases:**

**G1.** The declaration of appeal process was read by the Chairman of the Architectural Review Committee: Any person or any officer, department, or agency of the city aggrieved by any decision of the Architectural Review Committee may confirm by filing a written notice of appeal within fifteen (15) calendar days after the date of the Architectural Review Committee hearing. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved. This Architectural Review Committee notice of appeal shall be forwarded as part of the record with the record and decision from the Architectural Review Committee to the Planning Commission. The Planning Commission shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. Please contact this office for further details on the appeal process.

**G2.** The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

**G3. Routine Agenda:**

**1. Architectural Review 2503ARC003:**

Architectural Review Committee 2503ARC003, by agent Craig Amos, seeking approval for a new freestanding ground sign, Tax Parcel 1010F-02-042.000, 1100 Cowan Road, Zoned T4L (General Urban Zone "Limited"), Ward 5

**Speaking for the Petition: Craig Amos**

**Speaking against the Petition: None**

**Motion: Mr. Olsen – to approve the applicant’s request as proposed.**

**Second: Mr. French**

|                 |                          |
|-----------------|--------------------------|
| Lee Palermo     | - <b>Chairman-Absent</b> |
| Danielle Cotton | -Acting Chair            |
| Kenny McNair    | - Yea                    |
| Brent French    | - Yea                    |
| Johnny Olsen    | - Yea                    |

**Action:** Motion carried unanimously

**2. Architectural Review 2503ARC004:**

Architectural Review Committee 2503ARC004, by owner Red River Auto, Inc, seeking approval for metal siding on proposed commercial structure, Tax Parcel 0910M-01-048.000, 6th Avenue, Zoned B-2 (General Business), Ward 3

**Speaking for the Petition: Rick Myrick**

**Speaking against the Petition: None**

**Motion: Mr. French – to approve the applicant’s request.**

**Second: Mr. McNair**

|                 |                          |
|-----------------|--------------------------|
| Lee Palermo     | - <b>Chairman-Absent</b> |
| Danielle Cotton | -Acting Chair            |
| Kenny McNair    | - Yea                    |
| Brent French    | - Yea                    |
| Johnny Olsen    | - Yea                    |

**Action:** Motion carried unanimously

**Adjournment:**

Motion by **Mr. French** to adjourn the meeting was seconded by **Mr. McNair** and carried unanimously. The meeting adjourned at **3:12 P.M.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

\_\_\_\_\_  
Danielle Cotton, Secretary

Date: \_\_\_\_\_



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFORT-MS.GOV](mailto:PLANNERS@GULFORT-MS.GOV)

## ARCHITECTURAL REVIEW COMMITTEE

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**Hearing Date: Thursday, April 10, 2025**

**Signs**



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFORT-MS.GOV](mailto:PLANNERS@GULFORT-MS.GOV)

## ARCHITECTURAL REVIEW COMMITTEE

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**Hearing Date: Thursday, April 10, 2025**

**Architectural Review Committee 2504ARC005: Architectural Review Committee 2504ARC005, by owner Cross Development CC Gulfport LLC seeking approval for new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5**

# **Technical Report**

## *ARCHITECTURAL REVIEW COMMITTEE*

### **GENERAL INFORMATION**

Case File Number: 2504ARC005

Hearing Date: April 10, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee 2504ARC005, by owner Cross Development CC Gulport LLC seeking approval for new freestanding ground sign, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5

### **TECHNICAL DETAILS**

The sign presented in the site plan does meet the required setbacks, the allowable height, and allowable copy area. The proposed sign has a maximum copy area of 50 square feet where the size limit is 2000 square feet and will be supported by a support pole 18 feet and 8 inches from ground level, with a decorative buttress around the pole with planned landscaping around the base of the sign. The sign design incorporates a decorative steely gray topper. The total height of the sign is approximately 23 feet and 8 inches where the max height limit is 35 feet. The required setbacks of the sign are 10 feet from the front property line and 5 feet from the side and rear, which the location of the sign exceeds this requirement from the current property lines. The applicant does note the material for the base of the structure as a stone base. This sign is in addition to two other signs permitted on the property and the property does meet the requirement to allow for a third pylon sign.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

**Technical Report**  
*ARCHITECTURAL REVIEW COMMITTEE*

***EXECUTIVE SUMMARY***

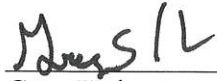
The applicant's proposed design meets the design standards in regards to the decorative cap and landscaping, and even meets ordinance requirements for setbacks, height, and copy area. The material that has been provided for the buttress has been stated to be a stone material which is suitable for this particular type of sign.

***DEPARTMENTAL CONDITIONS***

1. Approval would allow the ground sign as proposed.

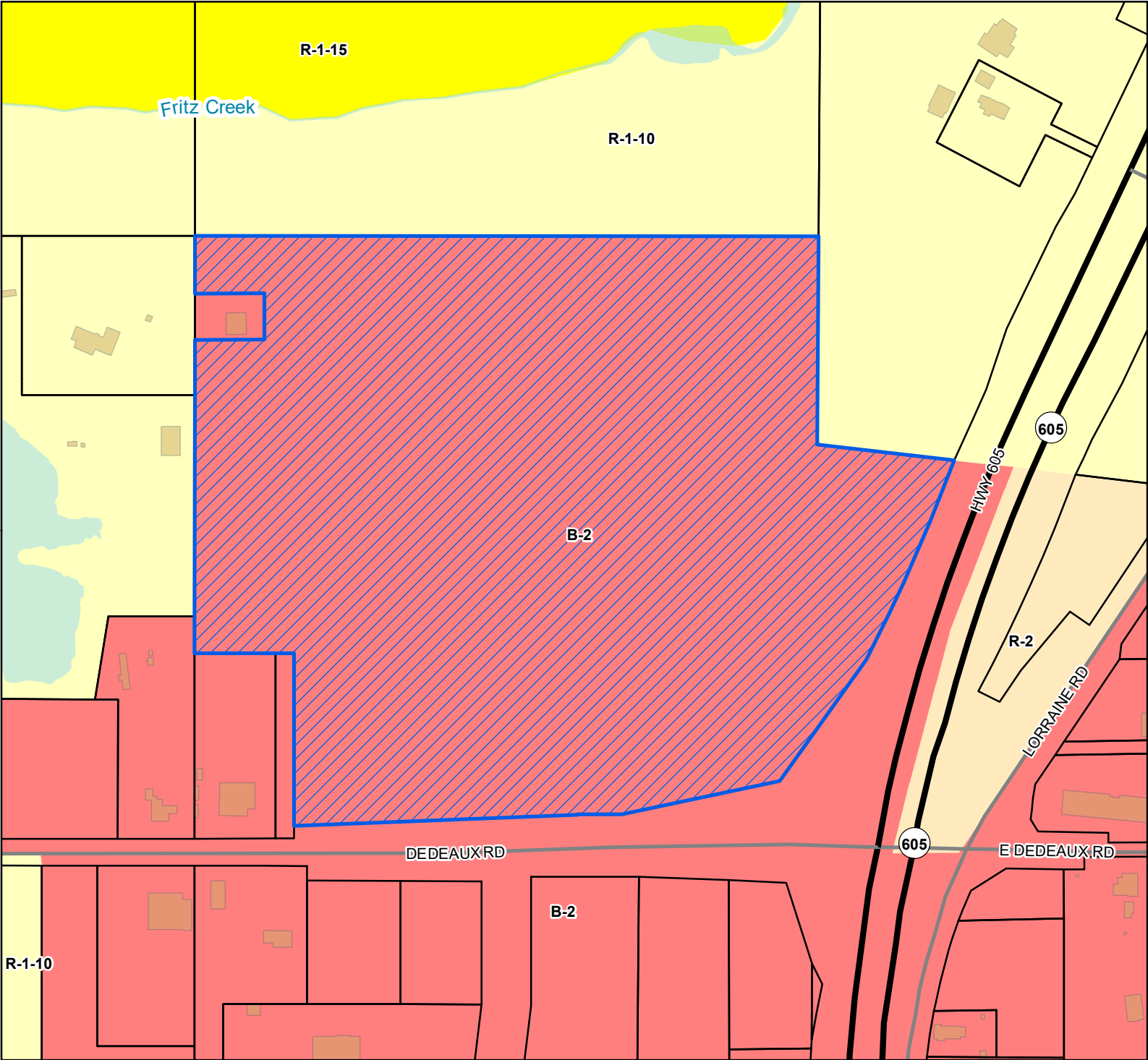
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:



\_\_\_\_\_  
Greg Holmes

Director of Urban Development Department



**Legend**

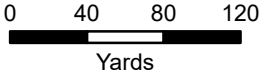
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

**Zoning**

- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

**Site Information**

1008L-01-002.000  
Zoning: B-2 (General Business)  
Size: 38.5 acres  
Flood: X, AE



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CASE NUMBER

2504ARCO05

4/1/25 LJA

Urban Development - Planning Division  
1410 24th Avenue | Gulfport, MS 39501 | (228) 868-5710

## ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee  
(A separate submission form is required for each request)

- ☐ Architectural Design Review  
☒ Signs

### TAX PARCEL NUMBERS

1 0 0 8 L - 0 1 - 0 0 2 . 0 0 0

### Property Address:

11560 Northpark Dr, Gulfport, MS 39503

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

### General Description of Request: \_\_\_\_\_

Approval of the proposed Caliber Collision Pylon Sign. Location of the proposed pylon sign is designated on the site plan included, along with colored elevations of the proposed monument sign with dimensions.

### OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct.  
I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with original signatures.

**OWNER:**Cross Development CC Gulfport, LLC

Printed Name of Owner

4317 Marsh Ridge Rd

Mailing Address

CarrolltonTX75010

City

State

Zip Code

**AGENT:**Joe Dell

Printed Name of Agent

4317 Marsh Ridge Rd

Mailing Address

CarrolltonTX75010

City

State

Zip Code

**Name of Owner (PRINT)** Cross Development CC Gulfport, LLCAddress (Street, City, State, Zip Code) 4317 Marsh Ridge Rd, Carrollton, TX 75010

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: **Name of Owner (PRINT)** \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

**Name of Owner (PRINT)** \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

## RESOLUTION

RESOLVED, Cross Heritage RMS, LLC, a Texas limited liability company as the sole member of Cross Development CC Gulfport, LLC, a Texas limited liability company (the "Company"), and Cross Heritage Partners, LLC, as the Manager of the Company, hereby authorizes Joe Dell, as Executive Vice President of the Company to: (1) execute any and all documents necessary to transact business on such terms and conditions as such officer deems necessary, desirable, or appropriate; including, but not limited to, the authority to execute and deliver any and all easements contracts, guarantees, applications, and agreements, and (2) do and perform all other acts and things deemed by such officer as necessary, convenient or proper to carry out any of the foregoing and the business of the Company.

Dated this 1<sup>st</sup> day of April, 2025.

### Member:

Cross Heritage RMS, LLC,  
a Texas limited liability company

By: [Signature]  
Steve Rumsey, Managing Member

By: [Signature]  
Casey Shires, Manager Member

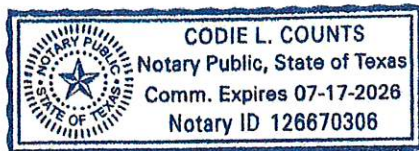
By: [Signature]  
Deno Maggi, Managing Member

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Steven Rumsey, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



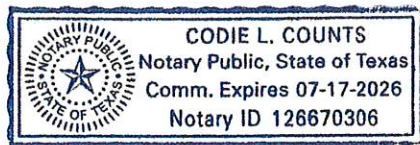
[Signature]  
Notary Public in and for the State of Texas

STATE OF TEXAS

§  
§  
§

COUNTY OF DENTON

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Casey Shires, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



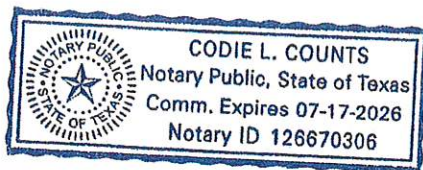
Codie L Counts  
Notary Public in and for the State of Texas

STATE OF TEXAS

§  
§  
§

COUNTY OF DENTON

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Deno Maggi, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



Codie L Counts  
Notary Public in and for the State of Texas



## COVENANT AFFIDAVIT

I, Joe Dell being property owner or agent of the property 11560 Northpark Dr, Gulfport, MS 39503  
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Joe Dell  
SIGNATURE

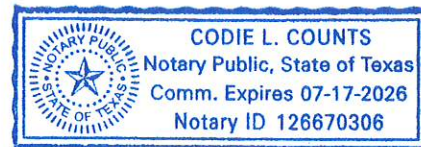
3/28/25  
DATE

Texas Denton  
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28<sup>th</sup> day of March, 20 25

Codie L Counts  
NOTARY PUBLIC

July 17 2026  
COMMISSION EXPIRATION

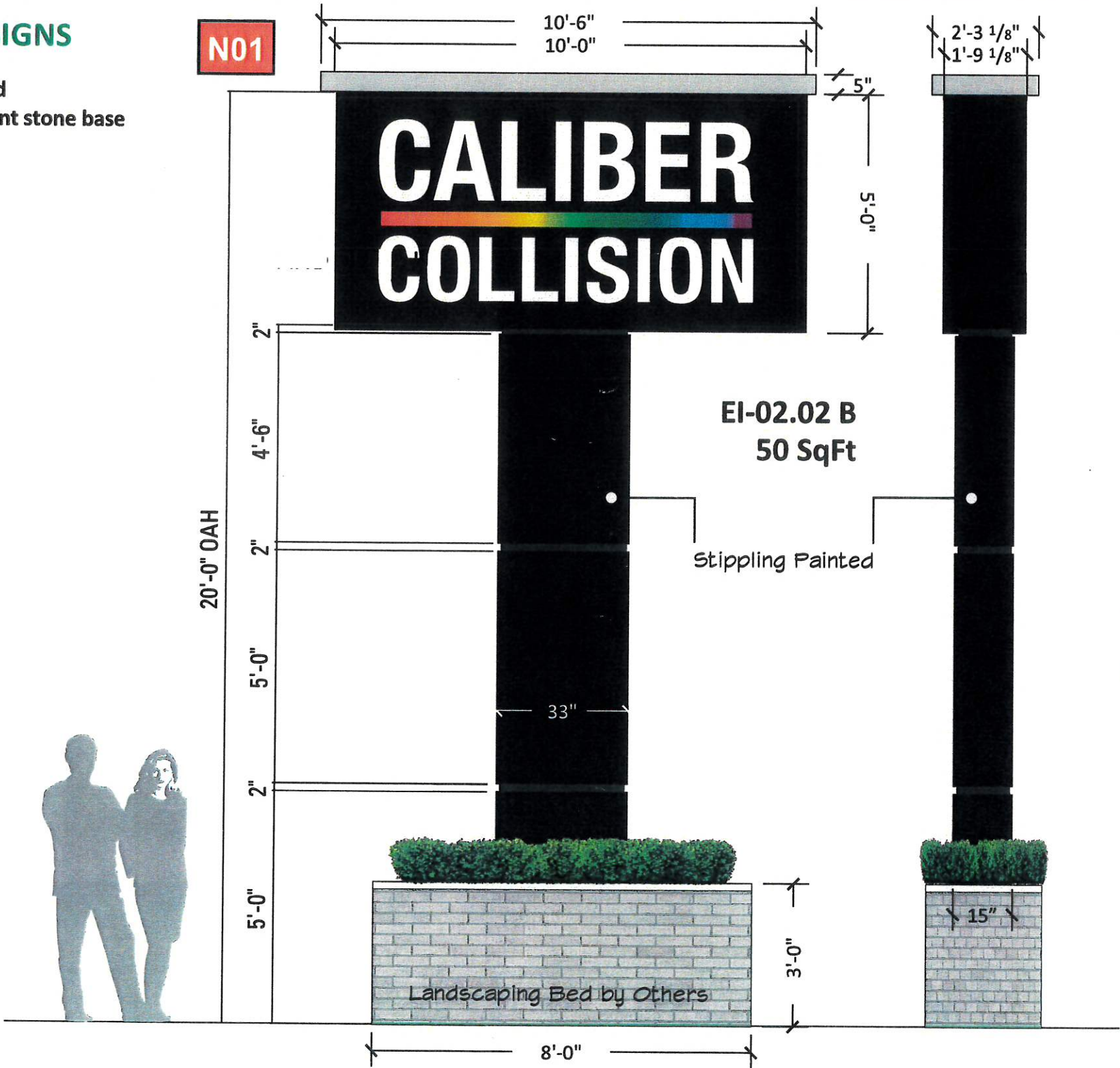


N01 - CUSTOM PYLON

CALIBER COLLISION

EXTERIOR SIGNS – POLE SIGNS

Replace with 5ft x 10 Caliber sign head  
Stacked Stone Cream Frost to represent stone base  
Decorative topper – Steely grey



Specifications

White LEDs.  
Flex face  
Vinyl  
Digital Print

Colors

- PAINT: BLACK
- PAINT: S/W 7664 STEELY GRAY
- VINYL: 3M 3630-10 WHITE
- VINYL: 3M 3635-70 DIFFUSER
- RAINBOW BAR DIGITAL PRINT
- .750 CLEAR ACRYLIC

Project ID

GL1-47932

Date: 10-21-2022

Scale: 3/8"=1'

Sales: Ed Mackle

Designer: M. Holman

Rev. #:

Date:

Revision Note:

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

☒ 120V ☐ 347V

☐ Other \_\_\_\_\_

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

# 2855

Caliber Collision Centers  
NWC OF MS HWY 605  
AND DEDEAUX  
Gulfport, MS 39503

Sign Item

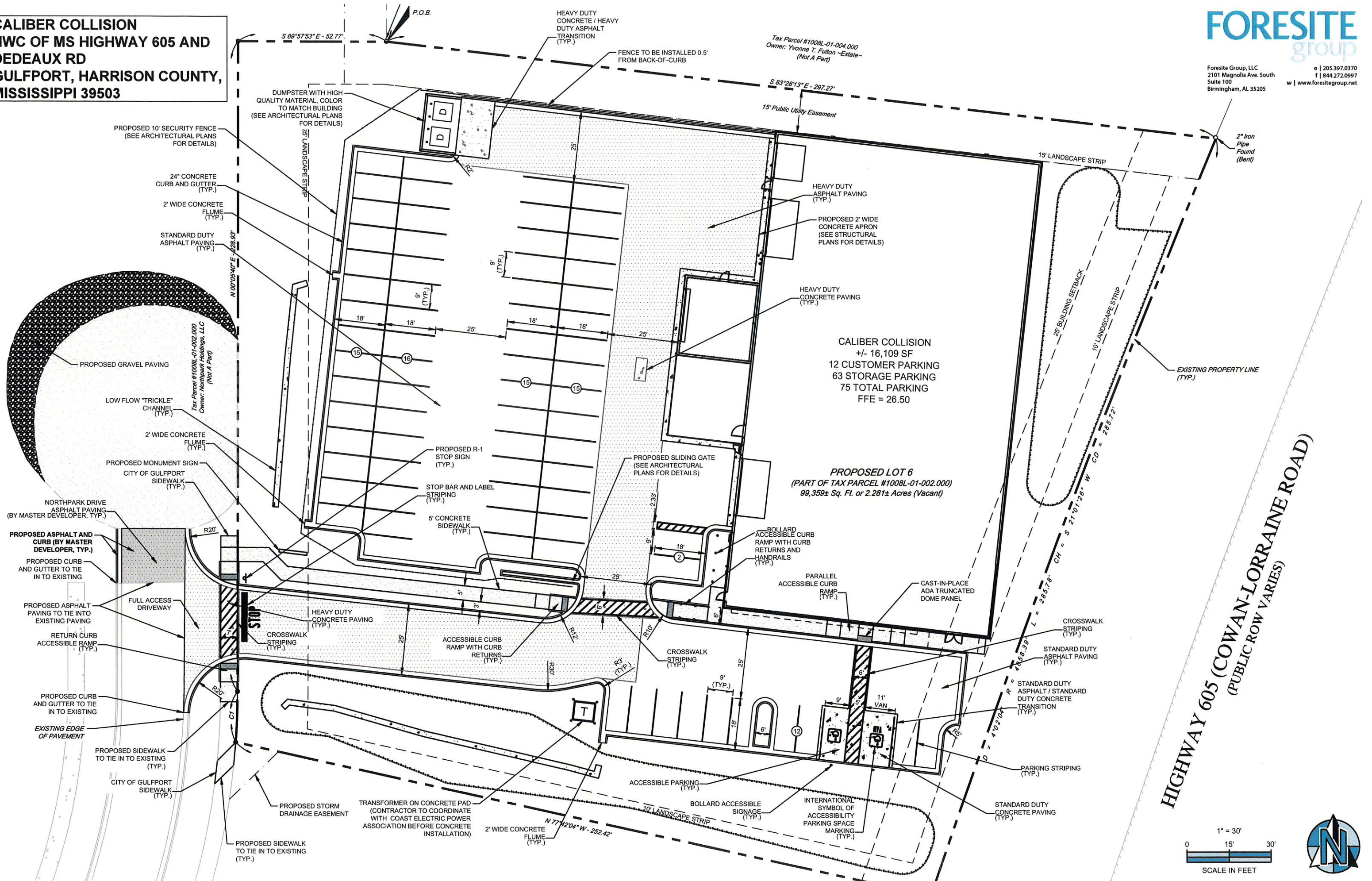
N01

**CALIBER COLLISION  
NWC OF MS HIGHWAY 605 AND  
DEDEAUX RD  
GULFPORT, HARRISON COUNTY,  
MISSISSIPPI 39503**

**FORESITE**  
group

Foresite Group, LLC  
2101 Magnolia Ave. South  
Suite 100  
Birmingham, AL 35205

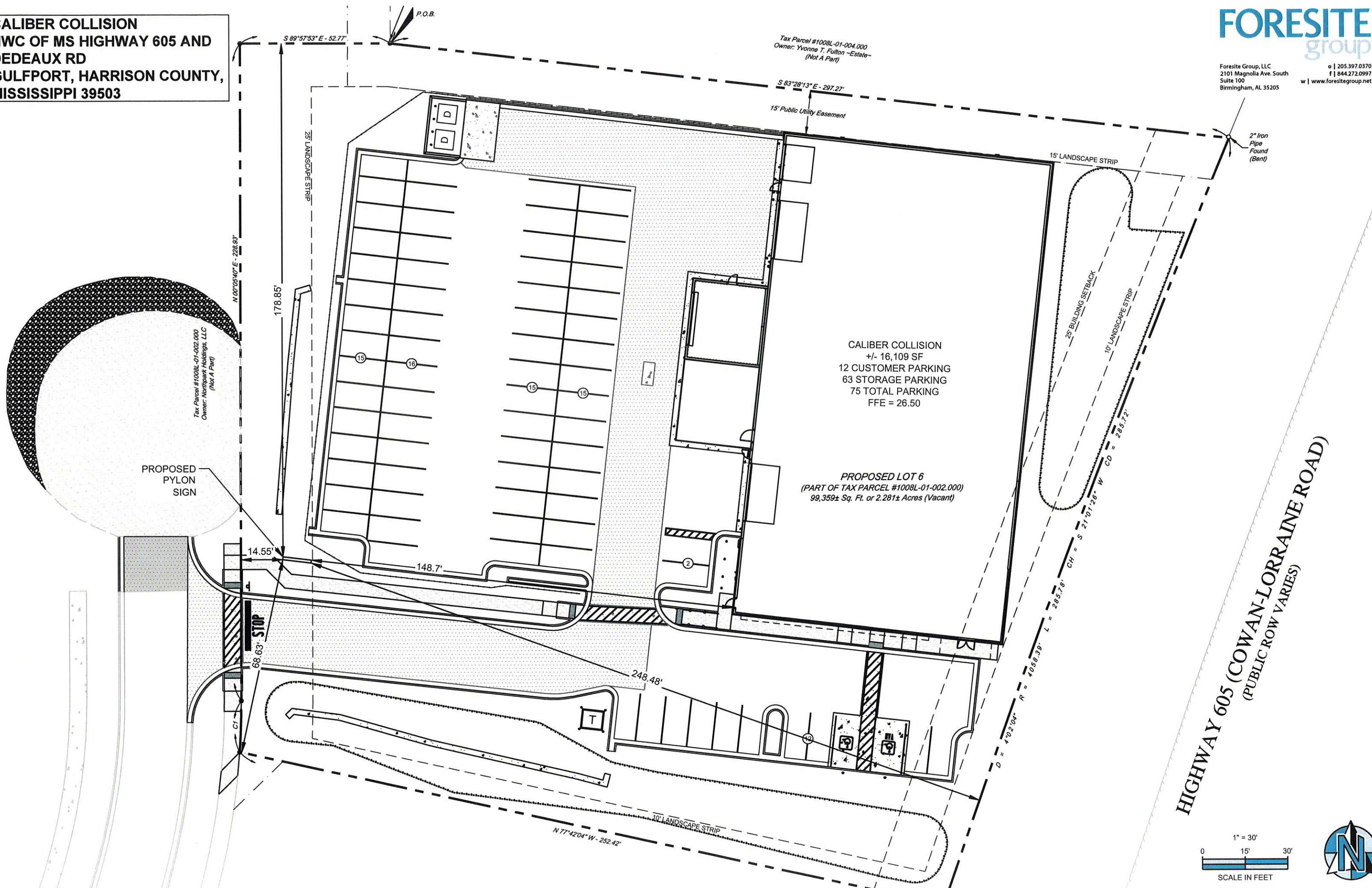
o | 205.397.0370  
f | 844.272.0997  
w | [www.foresitegroup.net](http://www.foresitegroup.net)



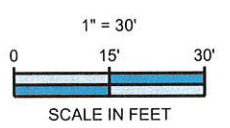
CALIBER COLLISION  
NWC OF MS HIGHWAY 605 AND  
DEDEAUX RD  
GULFPORT, HARRISON COUNTY,  
MISSISSIPPI 39503

**FORESITE**  
group

Foresite Group, LLC  
2101 Magnolia Ave. South  
Suite 100  
Birmingham, AL 35205  
o | 205.397.0370  
f | 844.272.0997  
w | www.foresitegroup.net



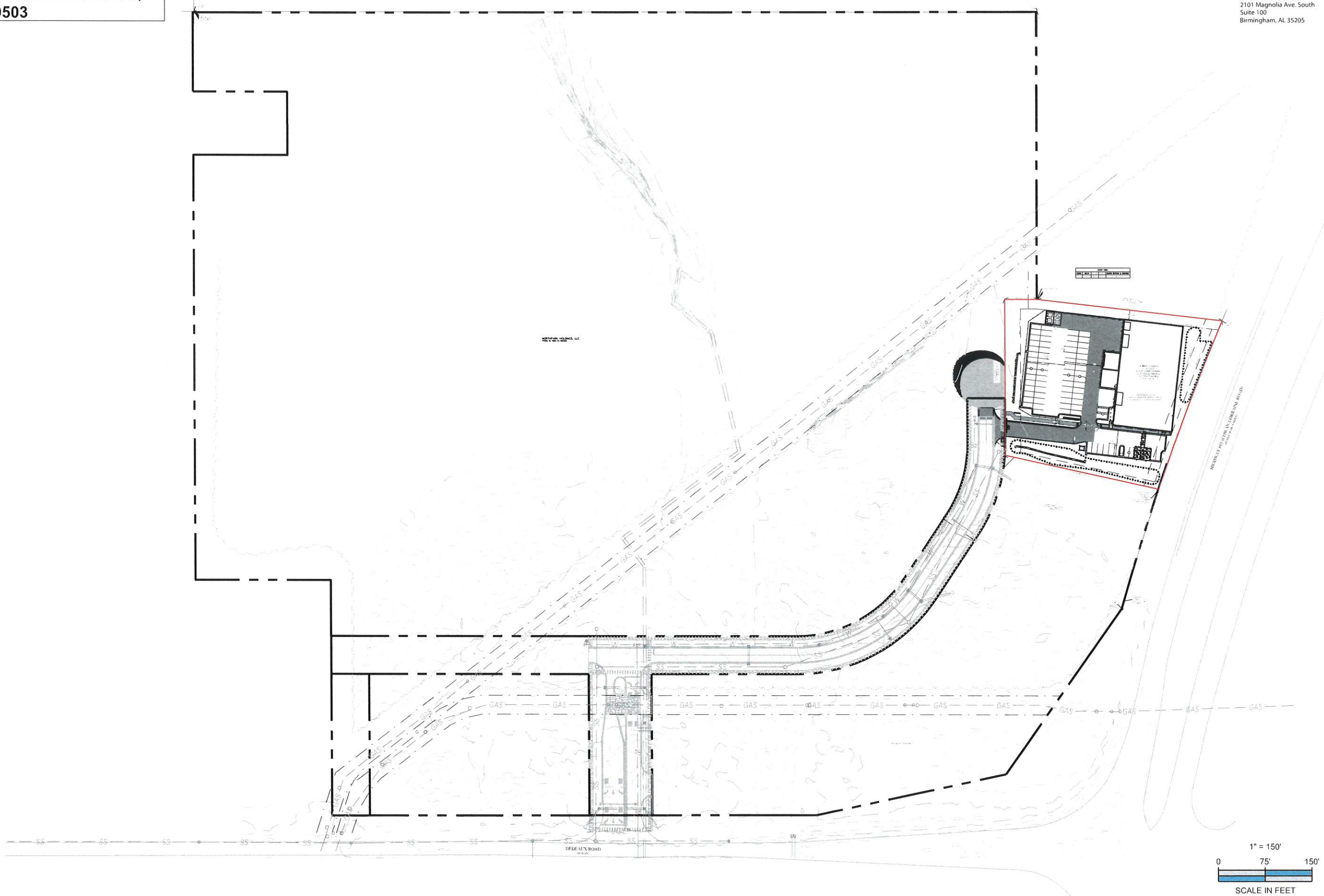
HIGHWAY 605 (COWAN-LORRAINE ROAD)  
(PUBLIC ROW VARIES)



CALIBER COLLISION  
NWC OF MS HIGHWAY 605 AND  
DEDEAUX RD  
GULFPORT, HARRISON COUNTY,  
MISSISSIPPI 39503

FORESITE  
group

Foresite Group, LLC  
2101 Magnolia Ave. South  
Suite 100  
Birmingham, AL 35205  
o | 205.397.0370  
f | 844.272.0997  
w | www.foresitegroup.net





SCANNED



*Angela J. Smith* 1st JUDICIAL DISTRICT  
Instrument 2025-0000200-D-J1  
Filed/Recorded 01/06/2025 1:29:01 PM  
Total Fees 26.00  
5 Pages Recorded

**THIS INSTRUMENT PREPARED BY AND  
UPON RECORDING RETURNED TO:**

Byrd Campbell, P.A.  
180 Park Avenue, Suite 2A  
Winter Park, Florida 32789  
407-374-2549

**REVIEWED FOR COMPLIANCE WITH  
MISSISSIPPI LAW BY:**

**GRANTOR'S ADDRESS AND  
TELEPHONE NUMBER:**

Northpark Holdings, LLC  
11515 Northpark Dr.  
Gulfport, Mississippi 39503  
Residence Phone No: NA  
Business Phone No.: (228) 897-1995

**GRANTEE'S ADDRESS AND  
TELEPHONE NUMBER:**

Cross Development CC Gulfport, LLC  
4317 Marsh Ridge Road  
Carrollton, Texas 75010  
Residence Phone No: NA  
Business Phone No.: 817-992-5207

**Indexing Instructions:** A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.

**SPECIAL WARRANTY DEED**

**NORTHPARK HOLDINGS, LLC**, a Mississippi limited liability ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND SPECIALLY WARRANT unto **CROSS DEVELOPMENT CC GULFPORT, LLC**, a Texas limited liability company ("**Grantee**"), the real property located in Harrison County, Mississippi and more accurately described in **Exhibit A** attached hereto, together with the buildings and improvements thereon, and all right, title, and interest, if any, of Grantor in and to all appurtenances of said real property, including easements or rights-of-way relating thereto and land lying within any street or roadway adjoining

said real property or any vacated or hereafter vacated street or alley adjoining said real property (collectively, the "Property").

This conveyance is made and accepted subject to those matters set forth in Exhibit B attached hereto, but only to the extent that the same are validly existing and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed to be effective as of December 30, 2024, although executed on the date set forth below.

**NORTHPARK HOLDINGS, LLC,**  
a Mississippi limited liability company

By: [Signature]  
John Boothby, its Manager

STATE OF MISSISSIPPI

§  
§  
§

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27<sup>th</sup> day of December, 2024, within my jurisdiction, the within named John Boothby, who acknowledged that he is Manager of Northpark Holdings, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed he executed the foregoing instrument, after first having been duly authorized by said entity so to do.

[Signature]  
NOTARY PUBLIC

My commission expires:

March 10, 2026



4

**Exhibit A**

Legal Description

A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCING at a 1/2-inch iron rod with cap at the northwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West; thence run South 89 degrees 59 minutes 51 seconds East along the North line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 1,347.35 feet to a 1-inch iron pipe at the Northeast corner of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence run South 00 degrees 12 minutes 27 seconds West along the East line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 453.79 feet to a 1/2-inch iron rod at the POINT OF BEGINNING of the parcel herein described;

Thence continue from said POINT OF BEGINNING, South 83 degrees 28 minutes 13 seconds East a distance of 297.27 feet to a bent 2-inch iron pipe on the westerly margin of Highway 605 / Cowan-Lorraine Road; thence run generally southwesterly along the westerly margin of Highway 605 / Cowan-Lorraine Road on a curve concave to the southeast, having a radius of 4058.39 feet, a chord bearing of South 21 degrees 01 minutes 26 seconds West, a chord distance of 285.72 feet, and a curve distance of 285.78 feet to a 3/4-inch iron rod with cap; thence departing the westerly margin of Highway 605 / Cowan-Lorraine Road, run North 77 degrees 42 minutes 04 seconds West a distance of 252.42 feet to a 3/4-inch iron rod with cap; thence run generally northeasterly on a curve concave to the northwest, having a radius of 260.00 feet, a chord bearing of North 02 degrees 03 minutes 42 seconds East, a chord distance of 17.85 feet, and a curve distance of 17.85 feet to a 3/4-inch iron rod with cap; thence run North 00 degrees 05 minutes 40 seconds East a distance of 228.93 feet to a 3/4-inch iron rod with cap; thence run South 89 degrees 57 minutes 53 seconds East a distance of 52.77 feet to the POINT OF BEGINNING.

Said parcel contains 1.812 acres, more or less.

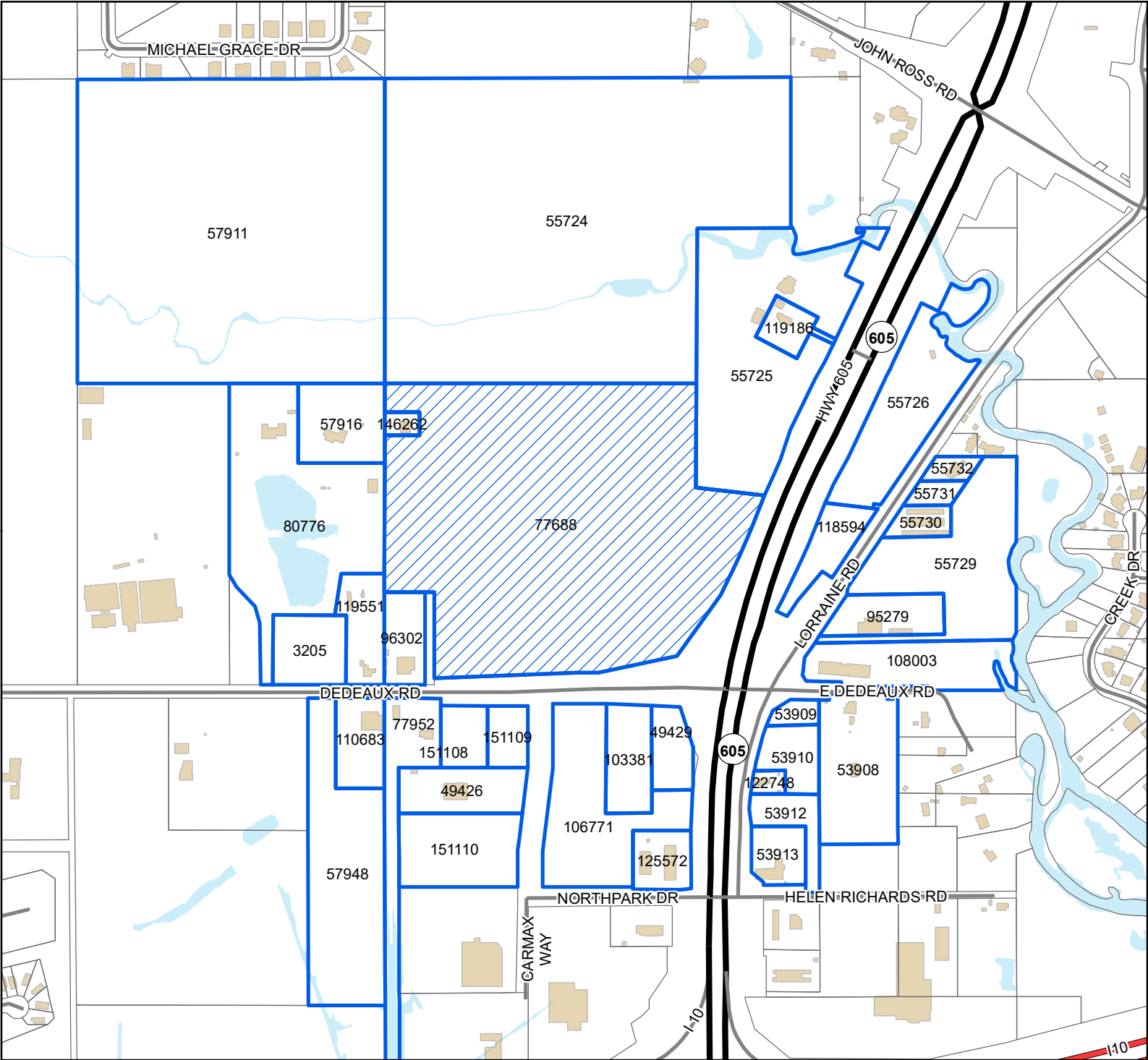
**Exhibit B**

**Permitted Exceptions**

1. Real property taxes and assessments for the fiscal year 2025 and subsequent years, a lien not yet due and payable.
2. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
3. Subject to that certain Public Utility Easement located on the North Boundary line of the within described property on that survey prepared by Cassidy-Acadia dated 10/31/24 as Job #24-02-148.
4. Subject to that No Objection Paved Road for Access to Subdivision and Two Sidewalks filed June 25, 2024, as Instrument #2024-11801-D-J1.

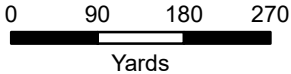
| Mail | PPIN   | Parcel ID        | Name                                         | Address                    | City         | State | ZIP   |
|------|--------|------------------|----------------------------------------------|----------------------------|--------------|-------|-------|
| Y    |        | 1008L-01-002.000 | CROSS DEVELOPMENT CC GULFPORT, LLC (OWNER)   | 4317 MARSH RIDGE RD        | CARROLLTON   | TX    | 75010 |
|      |        |                  | <b>Adjacent Property Owners (2504ARC005)</b> |                            |              |       |       |
|      | 55731  | 1008L-02-003.000 | G6 HOLDINGS LLC                              | 11201 CREEK DR             | GULFPORT     | MS    | 39503 |
|      | 103381 | 1008M-04-003.001 | STOCK LLC                                    | 14014 MADISON CIR          | OMAHA        | NE    | 68137 |
|      | 55730  | 1008L-02-004.000 | JAYCO CAPITAL RESOURCES LLC                  | PO BOX 3630                | BAY ST LOUIS | MS    | 39521 |
|      | 57911  | 0908I-01-001.000 | MURDOCK RUTH T -TRUSTEE-                     | 11816 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 119186 | 1008L-01-004.001 | FULTON YVONNE T -ESTATE-                     | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 96302  | 1008L-01-003.001 | BOYETTE PROPERTIES LLC                       | 11548 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 3205   | 0908I-01-003.000 | MARSHALL ANTHONY L                           | 825 DIVISION ST            | BILOXI       | MS    | 39530 |
|      | 77952  | 1008M-04-004.000 | GULF SOUTH PIPELINE COMPANY LP               | ATTN: PROPERTY TAX DEPT    | HOUSTON      | TX    | 77046 |
|      | 77688  | 1008L-01-002.000 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |
|      | 80776  | 0908I-01-002.001 | JOHNSTON DAVID N & LESLIE R                  | 12146 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 55729  | 1008L-02-005.000 | PLAINSMAN TRADING COMPANY LLC                | P O BOX 6181               | GULFPORT     | MS    | 39506 |
| N    | 118594 | 1008L-01-002.001 | STOCK LLC                                    | C/O MERWYN PEARSON         | OMAHA        | NB    | 7E+08 |
| N    | 95279  | 1008L-02-005.001 | PLAINSMAN TRADING COMPANY LLC                | P O BOX 6181               | GULFPORT     | MS    | 39506 |
| N    | 55724  | 1008L-01-001.000 | MURDOCK RUTH T -TRUSTEE-                     | 11816 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 55732  | 1008L-02-002.000 | FULTON DANIEL C                              | 11414 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 119551 | 0908I-01-002.004 | JOHNSTON JERRY A & REBECCA J                 | 12110 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 108003 | 1008L-02-005.002 | HOOD CYNTHIA ANN WILLIAMS ETAL               | 12506 LORRAINE RD          | BILOXI       | MS    | 39532 |
|      | 53909  | 1008M-01-007.000 | PATEL PRASANT                                | 1000 HWY 90                | BAY ST LOUIS | MS    | 39520 |
|      | 53913  | 1008M-01-010.000 | CLARK OIL COMPANY INC                        | 720 STATION ST             | WAYNESBORO   | MS    | 39367 |
|      | 55726  | 1008L-01-005.000 | FULTON YVONNE TURNER -ESTATE-                | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 57948  | 0908P-01-001.000 | SMITH D C                                    | 29400 DESMAL SMITH RD      | PERKINSTON   | MS    | 39573 |
|      | 53908  | 1008M-01-006.000 | MISS REGIONAL HOUSING AUTH # VIII            | 10430 THREE RIVERS RD      | GULFPORT     | MS    | 39503 |
| N    | 110683 | 0908P-01-001.001 | GULFPORT CITY OF                             | 2309 15TH ST               | GULFPORT     | MS    | 39502 |
|      | 106771 | 1008M-04-003.002 | MBH GPT REAL ESTATE LLC                      | 328 NORTH COLUMBIA ST      | COVINGTON    | LA    | 70433 |
| N    | 55725  | 1008L-01-004.000 | FULTON YVONNE T -ESTATE-                     | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 53910  | 1008M-01-008.000 | RIAAAN LLC                                   | 1887 COURTNEY LANE DR      | BILOXI       | MS    | 39532 |
|      | 122748 | 1008M-01-008.001 | WHITWORTH CAROL -TRUSTEE- ETAL               | C/O WHITWORTH SCHOOL       | PORTLAND     | OR    | 97220 |
|      | 53912  | 1008M-01-009.000 | HIGHWAY DEVELOPMENT CO INC                   | 4450 OLD CANTON RD STE 203 | JACKSON      | MS    | 4E+08 |
| N    | 49429  | 1008M-04-002.000 | STOCK LLC                                    | C/O MERWYN PEARSON         | OMAHA        | NB    | 7E+08 |
|      | 125572 | 1008M-04-006.002 | 11207 LORRAINE ROAD LLC                      | 431 PORT TERMINAL CIRCLE   | VICKSBURG    | MS    | 39183 |
| N    | 151110 | 1008M-04-006.007 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |
| N    | 146262 | 1008L-01-002.003 | GULFPORT CITY OF                             | P O BOX 1780               | GULFPORT     | MS    | 39502 |
| N    | 57916  | 0908I-01-002.000 | JOHNSTON JERRY A & REBECCA J                 | 12130 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
| N    | 151108 | 1008M-04-006.005 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |

| Mail | PPIN   | Parcel ID        | Name                   | Address     | City     | State | ZIP   |
|------|--------|------------------|------------------------|-------------|----------|-------|-------|
|      | 49426  | 1008M-04-006.000 | APPLE HOLDINGS LLC     | PO BOX 7503 | GULFPORT | MS    | 39506 |
| N    | 151109 | 1008M-04-006.006 | NORTHPARK HOLDINGS LLC | PO BOX 7617 | GULFPORT | MS    | 39506 |



Legend

- Site
- Interstate Highway
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 600 feet



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URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFORT-MS.GOV](mailto:PLANNERS@GULFORT-MS.GOV)

## ARCHITECTURAL REVIEW COMMITTEE

---

**Hearing Date: Thursday, April 10, 2025**

**Architectural Review Committee Permits**



URBAN DEVELOPMENT  
PLANNING & ZONING  
PO BOX 1780 | GULFPORT, MS | 1410 24<sup>TH</sup> AVENUE  
228.868.5710 | [PLANNERS@GULFPORT-MS.GOV](mailto:PLANNERS@GULFPORT-MS.GOV)

## ARCHITECTURAL REVIEW COMMITTEE

---

**Hearing Date: Thursday, April 10, 2025**

**Architectural Review Committee 2504ARC006: Architectural Review Committee 2504ARC006, by owner Cross Development CC Gulfport LLC seeking approval for metal siding for proposed commercial building, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5**

# **Technical Report**

## **ARCHITECTURAL REVIEW COMMITTEE**

### **GENERAL INFORMATION**

Case File Number: 2504ARC006

Hearing Date: April 10, 2025

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee 2504ARC006, by owner Cross Development CC Gulport LLC seeking approval for metal siding for proposed commercial building, Tax Parcel 1008L-01-002.000, 11560 Northpark Dr, Zoned B-2 (General Business), Ward 5

### **TECHNICAL DETAILS**

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (E)(3)(a)(2.7)(ii)

#### *Design Standards*

##### *2.7*

#### *Building orientation and entries.*

- i. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.

### **EXECUTIVE SUMMARY**

The applicant is seeking approval to deviate from design standards to allow for the use of metal panels for exterior siding for a proposed automobile and truck body repair shop. The proposed use was approved by the Planning Commission under case# 2408PC125 and was approved under Variance Case# 2408ZB126 to have 10 regular parking spaces where 18 would be required by the current parking ordinance. The applicant states in their application, as part of their responses to a plan review, "according to the pre-app meeting held on August 22, 2024 the metal panels proposed on the Caliber Collision building would be approved since surrounding buildings (Ander Corp, Apple Construction, County Line Camper, etc) have metal panels already incorporated into their facades and therefore, the Caliber Collision proposed elevations would be acceptable as being compatible with surrounding buildings in the same overlay." Based on a site visit to the surrounding area, the three stated businesses do have metal siding alongside Clearwater Gulf Coast pool supply at 11296 Lorraine Road. These commercial buildings have either existed, or were permitted, prior to the Architectural Review Committee being implemented. The proposed metal siding would be in harmony with the other existing commercial buildings in the nearby area. One condition from the Planning Department for the proposed structure, as this will be a second primary commercial building on a single parcel,

**Technical Report**  
*ARCHITECTURAL REVIEW COMMITTEE*

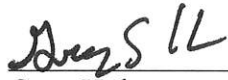
either a Final Plat dedicating the northern section of Northpark Drive be approved by City Council and recorded with Harrison County Chancery Court, or a Planned Building Group being applied for and approved before any vertical construction can be permitted.

***DEPARTMENTAL CONDITIONS***

1. Approval would allow for metal siding on the proposed commercial building.
2. Either a Final Plat dedicating the northern section of Northpark Drive be approved by City Council and recorded with Harrison County Chancery Court, or a Planned Building Group being applied for and approved before any vertical construction can be permitted.

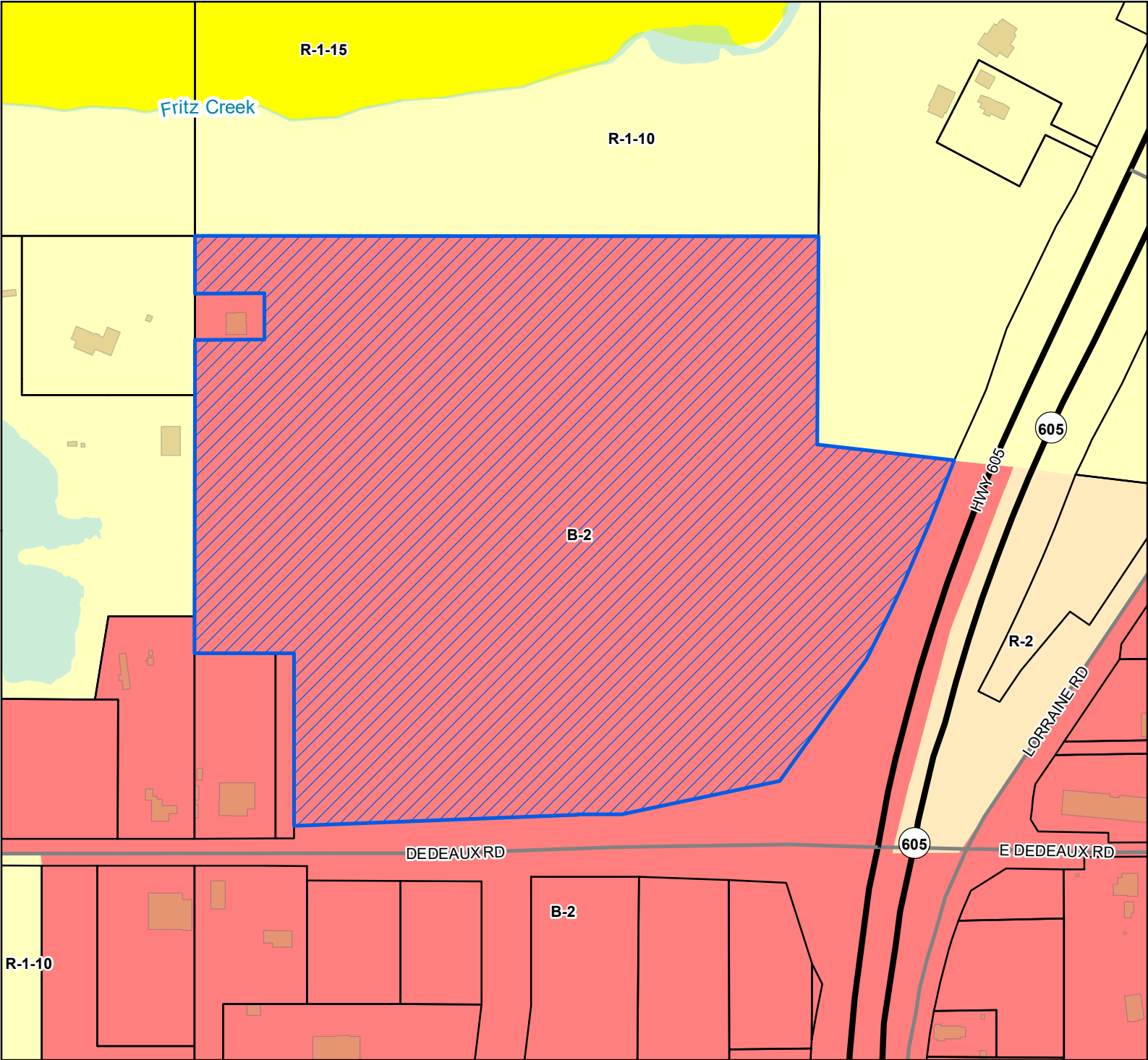
***DIRECTOR APPROVAL***

This report has been reviewed and approved by:



\_\_\_\_\_  
Greg Holmes

Director of Urban Development Department



**Legend**

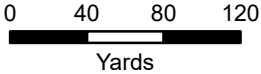
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features
- City Limit

**Zoning**

- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)

**Site Information**

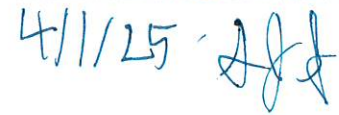
1008L-01-002.000  
Zoning: B-2 (General Business)  
Size: 38.5 acres  
Flood: X, AE



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



**OWNER:**Cross Development CC Gulfport, LLC

Printed Name of Owner

4317 Marsh Ridge Rd

Mailing Address

CarrolltonTX75010

City

State

Zip Code

**AGENT:**Joe Dell

Printed Name of Agent

4317 Marsh Ridge Rd

Mailing Address

CarrolltonTX75010

City

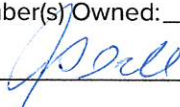
State

Zip Code

**Name of Owner (PRINT)** Cross Development CC Gulfport, LLCAddress (Street, City, State, Zip Code) 4317 Marsh Ridge Rd, Carrollton, TX 75010

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: **Name of Owner (PRINT)** \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_

**Name of Owner (PRINT)** \_\_\_\_\_

Address (Street, City, State, Zip Code) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Parcel Number(s) Owned: \_\_\_\_\_

Signature: \_\_\_\_\_



## COVENANT AFFIDAVIT

I, Joe Dell being property owner or agent of the property 11560 Northpark Dr, Gulfport, MS 39503  
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]  
SIGNATURE

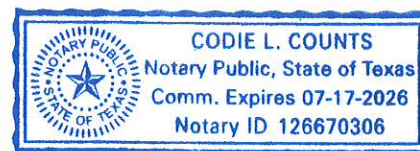
3/28/25  
DATE

Texas Denton  
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28<sup>th</sup> day of March, 20 25

[Signature]  
NOTARY PUBLIC

July 17, 2026  
COMMISSION EXPIRATION



## RESOLUTION

RESOLVED, Cross Heritage RMS, LLC, a Texas limited liability company as the sole member of Cross Development CC Gulfport, LLC, a Texas limited liability company (the "Company"), and Cross Heritage Partners, LLC, as the Manager of the Company, hereby authorizes Joe Dell, as Executive Vice President of the Company to: (1) execute any and all documents necessary to transact business on such terms and conditions as such officer deems necessary, desirable, or appropriate; including, but not limited to, the authority to execute and deliver any and all easements contracts, guarantees, applications, and agreements, and (2) do and perform all other acts and things deemed by such officer as necessary, convenient or proper to carry out any of the foregoing and the business of the Company.

Dated this 1<sup>st</sup> day of April, 2025.

### Member:

Cross Heritage RMS, LLC,  
a Texas limited liability company

By: [Signature]  
Steve Rumsey, Managing Member

By: [Signature]  
Casey Shires, Manager Member

By: [Signature]  
Deno Maggi, Managing Member

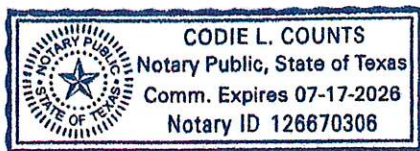
STATE OF TEXAS

§

COUNTY OF DENTON

§

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Steven Rumsey, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]  
Notary Public in and for the State of Texas

STATE OF TEXAS

§

COUNTY OF DENTON

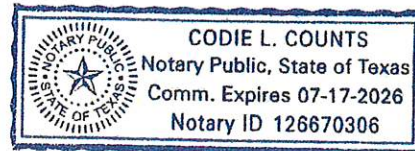
§

§

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Casey Shires, as Managing Member of Cross Heritage Partners, LLC, a Texas limited liability company, on behalf of said limited liability company.

*Codie L. Counts*

Notary Public in and for the State of Texas



STATE OF TEXAS

§

COUNTY OF DENTON

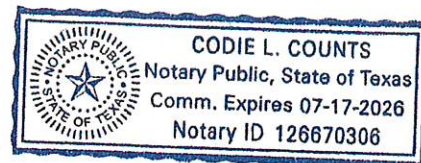
§

§

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Deno Maggi, as Managing Member of Cross Heritage Partners, LLC, a Texas limited liability company, on behalf of said limited liability company.

*Codie L. Counts*

Notary Public in and for the State of Texas

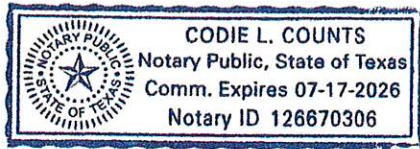


STATE OF TEXAS

§  
§  
§

COUNTY OF DENTON

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Casey Shires, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



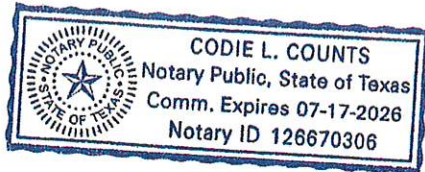
Codie L Counts  
Notary Public in and for the State of Texas

STATE OF TEXAS

§  
§  
§

COUNTY OF DENTON

This instrument was ACKNOWLEDGED before me on this 1<sup>st</sup> day of April, 2025, by Deno Maggi, as Managing Member of Cross Heritage RMS, LLC, a Texas limited liability company, on behalf of said limited liability company.



Codie L Counts  
Notary Public in and for the State of Texas



STEDMANN MCCOLLOUGH,  
ARCHITECT

March 18, 2025

City of Gulfport  
Urban Development  
14104<sup>th</sup> Ave. #206  
Gulfport, MS 39501  
(228) 868-5715

Re:      Permit Number:      202500172  
         Project Name:        Caliber Collision  
         Address:              NWC of MS Hwy 605 and Dedeaux Rd.  
         Project Location:      Gulfport, MS 39503  
         FWH Project No.:      23019

We have received plan review comments for the above referenced project and have made the appropriate revisions to the drawings. Below is a summary of the comments along with a written response for each. All modifications and corrections to the documents have been clouded and tagged with **Delta No. 3, dated 03/10/2025, Revisions per Building Review/Proto Updates.**

**PLAN REVIEW COMMENTS:**

Reviewed by Gerrod Kilpatrick, PE w/MP Design Group

**CIVIL / ZONING REVIEW:**

**Comment 1:**      Any review relating to the civil code and Gulfport zoning / planning is to be performed by the City.

**Response 1:**      **Acknowledged. The Zoning comments generated by Matilda Welch at the City of Gulfport are listed at the end of this letter and responded to accordingly.**

**ARCHITECTURAL REVIEW:**

**APPROVED AS NOTED**

**Comment 1:**      No mention of NFPA LS101 is listed in the codes summary. See list for all applicable codes to be acknowledged and followed:

- 2018 ICC International Building Code, Including appendices A,B,D,E,F,G,I,J, & K.
  - Accessible and Usable Buildings and Facilities ICC A117.1-2009
- 2018 Existing Building Code, Including appendices B & C.
- 2018 ICC Fuel Gas Code, including all appendices.
- 2018 ICC Mechanical Code, including appendix A.
- 2018 ICC Plumbing Code, Including appendix C & E.
- 2018 Private Sewage Disposal Code, Including appendix A.
- 2018 Property Maintenance Code, Including appendix A.
- 2018 National Fire Code, Including all Appendices.
- 2017 National Fire Prevention Association NFPA 70 National Electric Code.
- 2018 National Fire Prevention Association NFPA 101 Life Safety Code including Annexes Hereto.

- 2018 International Energy Conservation Code. (IECC)
- City of Gulfport Code of Ordinances
  - Excluding site/ civil and zoning ordinances and code related items.

**Response 1:** Acknowledged. The plans are in compliance with the aforementioned codes. The Project Data on Sheet A0.1 has been updated to reflect the specific codes listed, including the various appendices and exceptions noted.

#### **STRUCTURAL REVIEW:**

**APPROVED AS NOTED**

**Comment 1:** General note: Provide a copy for record of the Geotechnical report by Terracon, Inc. Project No. EB245034 referenced Site Work Notes on drawing S0.1. No specifications were included for this plan review.

**Response 1:** A copy of the Geotechnical report by Terracon, Inc. Project No. EB245034 is included as part of this resubmittal as requested.

#### **ELECTRICAL REVIEW:**

**APPROVED AS NOTED**

**Comment 1:** E1.0 Verify a 1.0 FC average along the Emergency Egress Path during construction.

**Response 1:** Plans were designed to provide 1.0 FC along the Emergency Egress path.

**Comment 2:** E5.1 Provide Main Bonding Jumper Size.

**Response 2:** Grounding detail on sheet E5.1 was modified to show the main bonding jumper size.

#### **PLUMBING REVIEW:**

**APPROVED**

#### **MECHANICAL REVIEW:**

**APPROVED**

#### **FIRE REVIEW:**

**APPROVED**

#### **ZONING REVIEW:**

Reviewed by Matilda Welch

**Comment 1:** Planned building group required due to another building being built on the same parcel.

**Response 1:** Refer to **attached deed**. Per our coordination, this will suffice in place of the planned building group.

**Comment 2:** Provide color rendering of building elevations and dumpster enclosure. Please note dumpster must have landscaping on side of rear of dumpster.

**Response 2:** Acknowledged. The dumpster elevations on Sheet SP1.2 have been colorized as requested. In addition, a **NEW SHEET, A2.0B Colorized Elevations**, has been added to the documents to provide the requested colorized building elevations. Please refer to Sheet A6.0 for the **EXTERIOR FINISH SCHEDULE** for finish selections associated with the Finish Notes references on the elevations and Material Legend respectively.

Civil has updated to show landscaping on sides and rear of dumpster as requested.

Comment 3: Landscape isle required for every ten parking spaces.

Response 3: Customer parking has been revised to include requested landscape island. Refer to Sheet C-1.

Comment 4: Must get a waiver from Architectural Review Committee to allow metal panels.

Response 4: According to the pre-app meeting held on August 22, 2024, the metal panels proposed on the Caliber Collision building would be approved since surrounding buildings (Ander Corp, Apple Construction, County Line Camper, etc.) have metal panels already incorporated into their facades and therefore, the Caliber Collision proposed elevations would be acceptable as being compatible with surrounding buildings in the same overlay. (See attached photos of adjacent buildings mentioned above).

If you have any questions regarding the above or have further comments, please do not hesitate to call.

Sincerely,

Stedmann  
McCollough  
Architect

Digitally signed by Stedmann  
McCollough Architect  
DN: cn=Stedmann McCollough  
Architect, o=Stedmann McCollough  
Architect, ou,  
email=stedm@mccarch.com, c=US  
Date: 2025.09.18 09:42:46 -05'00'

Sted McCollough, AIA  
Stedmann McCollough, Architect  
MS License # 4449







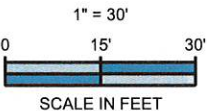






**CALIBER COLLISION  
NWC OF MS HIGHWAY 605 AND  
DEDEAUX RD  
GULFPORT, HARRISON COUNTY,  
MISSISSIPPI 39503**

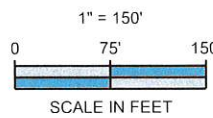
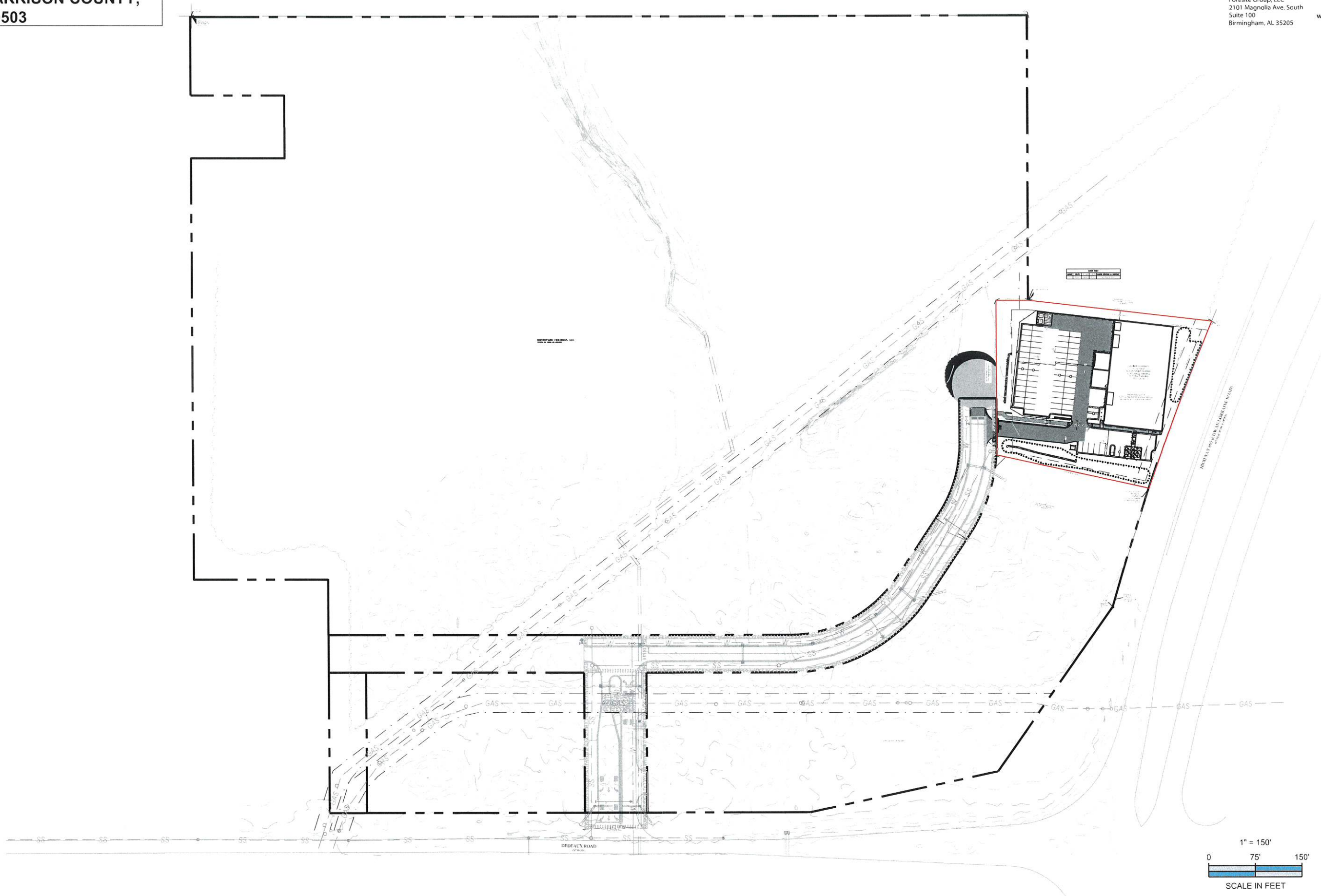
Foresite Group, LLC  
2101 Magnolia Ave. South  
Suite 100  
Birmingham, AL 35205



CALIBER COLLISION  
NWC OF MS HIGHWAY 605 AND  
DEDEAUX RD  
GULFPORT, HARRISON COUNTY,  
MISSISSIPPI 39503



Foresite Group, LLC  
2101 Magnolia Ave. South  
Suite 100  
Birmingham, AL 35205  
o | 205.397.0370  
f | 844.272.0997  
w | www.foresitegroup.net



| ROOM FNISH SCHEDULE |                 |        |      |          |                 |      |          |                 |      |          |                 |      |           |                 |          |          |        |         |
|---------------------|-----------------|--------|------|----------|-----------------|------|----------|-----------------|------|----------|-----------------|------|-----------|-----------------|----------|----------|--------|---------|
| Rm#                 | ROOM NAME       | FLOOR  | WALL |          |                 |      |          |                 |      |          |                 |      |           |                 | CEILING  |          |        | NOTES   |
|                     |                 |        | A    |          |                 | B    |          |                 | C    |          |                 | D    |           |                 | MATERIAL | FINISH   | HEIGHT |         |
|                     |                 | FINISH | BASE | MATERIAL | FINISH          | BASE | MATERIAL | FINISH          | BASE | MATERIAL | FINISH          | BASE | MATERIAL  | FINISH          |          |          |        |         |
| 100                 | LOBBY           | CT1    | BSI  | GB       | PT1, PT2        | BSI  | GB       | PT1, PT2        | BSI  | GB       | PT1, PT2        | BSI  | GB        | PT1, PT2, PT8   | GB, ACT1 | PT1, ACT | VARIES | 5,7,12  |
| 101                 | OFFICE          | CPT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" |         |
| 102                 | OFFICE          | CPT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" |         |
| 103                 | OFFICE          | CPT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" |         |
| 104                 | BULLPEN         | CT1    | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" | 7       |
| 105                 | BREAKROOM       | VCT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" |         |
| 106                 | FIRE RISER ROOM | CONC   |      | GB       | TB              |      | GB       | TB              |      | GB       | TB              |      | GB        | TB              | EXP      |          | VARIES | 3       |
| 107                 | CLOSET          | VCT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | GB              | BSI  | GB, PLYWD | PT1             | ACT1     |          | 10'-4" |         |
| 108                 | SHOP RESTROOM   | VCT1   | BS2  | GB       | FRP1            | BS2  | GB       | FRP1            | BS2  | GB       | FRP1            | BS2  | GB        | FRP1            | GB       | PT10     | 8'-4"  | 1,8     |
| 109                 | IT CLOSET       | VCT1   | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | GB              | BSI  | GB, PLYWD | PT1             | ACT1     |          | 10'-4" | 6       |
| 110                 | TOILET          | CT1    | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT    | PT1,CT2,CT3,CT4 | GB       | PT1      | 9'-0"  | 1,7,8   |
| 111                 | TOILET          | CT1    | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT   | PT1,CT2,CT3,CT4 | CT2  | GB, CT    | PT1,CT2,CT3,CT4 | GB       | PT1      | 9'-0"  | 1,7,8   |
| 112                 | HALLWAY         | CT1    | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB       | PT1             | BSI  | GB        | PT1             | ACT1     |          | 10'-4" | 7       |
| 113                 | WORK SHOP       | SC     |      | PLYWD    | PT4             |      | PLYWD    | PT4             |      | PLYWD    | PT4             |      | PLYWD     | PT4             | EXP      |          | VARIES | 2,3,4,9 |
| 114                 | PARTS STAGING   | SC     |      | MTL      | MTL3            |      |          |                 |      |          |                 |      |           |                 | EXP      |          | VARIES | 9,-H    |
| 115                 | DETAIL          | SC     |      | MTL      | MTL6            |      | MTL      | MTL6            |      | MTL      | MTL6            |      | MTL       | MTL6            | EXP      |          | VARIES | 9,-H    |
| 116                 | UTILITY ALCOVE  | SC     | BSI  | GB       | FRP1, PT10      | BSI  | GB       | FRP1, PT10      | BSI  | GB       | FRP1, PT10      | BSI  | GB        | FRP1, PT10      | EXP      |          | VARIES | 1, 3    |
| 117                 | ELECTRICAL      | SC     | BSI  | PLYWD    | PT4             |      |          |                 |      |          |                 |      |           |                 |          |          | VARIES | 1, 3    |

| ROOM FINISH SCHEDULE NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | ABBREVIATIONS                                                                                                                                                                                                                                        |  |  |  | TAKE-OFFS                                                                                                                                                                                                                                                                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| <div>1. REFER INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON MATERIAL LOCATIONS, EQUIPMENT AND HEIGHTS.</div> <div>2. PLYWOOD TO BE INSTALLED VERTICALLY STARTING AT 1/2" A.F.F. REFER ELEVATIONS, BUILDING AND WALL SECTIONS FOR LOCATIONS.</div> <div>3. REFER FINISH PLAN LEGEND FOR INFORMATION.</div> <div>4. REFER BUILDING AND WALL SECTIONS FOR CLARIFICATION AND EXTENTS OF INSULATION.</div> <div>5. REFER REFLECTED CEILING PLAN.</div> <div>6. GC SHALL NOT PAINT THE TELEPHONE BACKBOARD.</div> <div>7. 12 X 24 TILE TO BE INSTALLED AT 1/8" OVERLAP WITH A GROUT LINE OF NO MORE AND NO LESS THAN 3/16".</div> <div>8. GC IS TO PROVIDE BOBRICK HIGH-PRESSURE LAMINATE CLASSIC LINE SERIES 1540, GREY 1500-40</div> <div>9. CONCRETE FLOOR SEALER SHOULD BE APPLIED (DAYTON SUPERIOR CORPORATION; ULTRA SEAL EF)</div> <div>10. EXTERIOR CAULKING TO BE BUFF COLOR</div> <div>11. DETAIL/PARTS-STORAGE-BAY-METAL-PANEL-LOCATED-ON-MAIN-WALL-OF-BUILDING-IN-IEV-OF-STUCCO-PANELS</div> <div>12. THE HORIZONTAL SURFACE OF THE SOFFIT IN THE LOBBY SHALL BE PAINTED PT1 (BALANCE BEIGE) TO MATCH WALL COLOR.</div> |  |  |  |  |  |  |  |  |  | <div>GB GYPSUM BOARD</div> <div>PT PAINT</div> <div>CPT CARPET</div> <div>BS BASE</div> <div>VCT VINYL COMPOSITION TILE</div> <div>ACT ACOUSTICAL CEILING TILE</div> <div>SS STAINLESS STEEL</div> <div>CT CERAMIC TILE</div> <div>AL ALUMINUM</div> |  |  |  | <div>FRP FIBER REINFORCED PANELS</div> <div>PLYWD PLYWOOD</div> <div>CONC CONCRETE</div> <div>INSUL INSULATION</div> <div>EXP EXPOSED STRUCTURE</div> <div>CL CHAIN LINK</div> <div>MTL METAL BUILDING STRUCTURE</div> <div>TB TAPE AND BED</div> <div>BOH BACK OF HOUSE</div> |  |  |  | <div>CARPET</div> <div>FLOOR TILE</div> <div>WALL TILE</div> <div>ACCENT TILE</div> <div>VCT</div> <div>NOTE: TAKE-OFFS ARE ESTIMATES OF THE FLOORING AND WALL FINISH MATERIALS BASED ON THE CONSTRUCTION DRAWING CALCULATIONS. THE FIGURES LISTED ARE ESTIMATES AND SHOULD BE VERIFIED BY THE SELECTED CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.</div> |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                      |  |  |  | 305                                                                                                                                                                                                                                                                            |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                      |  |  |  | 1,278                                                                                                                                                                                                                                                                          |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                      |  |  |  | 394                                                                                                                                                                                                                                                                            |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                      |  |  |  | 15                                                                                                                                                                                                                                                                             |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                      |  |  |  | 604                                                                                                                                                                                                                                                                            |  |  |  |                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |

| EIFS TRIM PROFILE |  |  |  |  |  |  |  |  |  | INTERIOR FINISH NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
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|                   |  |  |  |  |  |  |  |  |  | <div>1. SUBCONTRACTORS MUST EXAMINE EACH INSTALLATION AREA FOR CONDITIONS THAT MAY INTERFERE WITH PROPER, TIMELY, OR ACCEPTABLE COMPLETION OF THE WORK AND SHALL NOTIFY THE GENERAL CONTRACTOR OF UNACCEPTABLE CONDITIONS BEFORE FINISH MATERIAL INSTALLATION. PERFORMANCE OF FINISH WORK INDICATES ACCEPTANCE OF ALL SUBSTRATE CONDITIONS AND ASSUMPTION OF RESPONSIBILITY FOR COMPLIANCE WITH MATERIAL INSTALLATION QUALITY STANDARDS.</div> <div>2. CONTRACTOR TO PREP FLOOR SUBSTRATE CONDITIONS AS NECESSARY WHERE DIFFERENT MATERIALS ABUT TO ENSURE SMOOTH AND GRADUAL TRANSITION, FREE FROM TRIP HAZARD OR EXCESSIVE ELEVATION CHANGE. PROVIDE TRANSITION EDGES AS APPROPRIATE. SUBMIT ACCESSORY OPTIONS, INCLUDING AVAILABLE FINISH AND COLOR SELECTIONS FOR APPROVAL.</div> <div>3. FOR PAINTED / STAINED SURFACES, ADHERE TO INDUSTRY STANDARDS AND USE PRIMERS, PAINT, STAINS, AND OTHER PRODUCTS AS APPROPRIATE FOR THE CONDITIONS AND SUBSTRATES TO WHICH FINISHES ARE BEING APPLIED.</div> <div>4. ALL GHB SURFACES THAT ARE NOT TO BE PAINTED UNDER THE SCOPE OF THIS CONTRACT (PAINT BY TENANT) ARE TO BE TAPED, MUDDED AND SANDED WALLS TO BE LEVEL 5, PER GA-214 LATEST EDITION.</div> <div>5. ACCEPTABLE PAINT MANUFACTURERS ARE BENJAMIN MOORE OR SHERWIN WILLIAMS. REFER TO SPECIFICATIONS FOR TYPE OF PAINT.</div> <div>6. ALL COLOR SELECTIONS, IF NOT INDICATED ON PLANS, SHALL BE MADE BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD SELECTIONS PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.</div> |  |  |  |  |  |  |  |  |  |
|                   |  |  |  |  |  |  |  |  |  | <div>ALL WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 286 AND THE INTERNATIONAL BUILDING CODE SECTION 803 AND SHALL BE CLASS A OR B IN EXITS AND ENCLOSED CORRIDORS FURNISHING ACCESS TO EXITS; AND CLASS A, CLASS B OR CLASS C IN OFFICES. INTERIOR FLOOR FINISHES SHALL COMPLY WITH NFPA 253 AND THE INTERNATIONAL BUILDING CODE SECTION 804 AND SHALL BE CLASS I OR CLASS II IN CORRIDORS AND EXITS</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |

| CAST STONE SILL/TRIM PROFILE |  |  |  |  |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|
|                              |  |  |  |  |  |  |  |  |  |
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REGISTERED ARCHITECT

STEDMANN McCOLLOUGH

4449

STATE OF MISSISSIPPI

3/20/23

| INTERIOR FINISH SCHEDULE |                                                               |                                                           |                                                              |                                                     |                                                                                  |                                           |
|--------------------------|---------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------|
| FINISH KEY               | DESCRIPTION                                                   | LOCATION                                                  | MANUFACTURER                                                 | PRODUCT COLOR                                       | IDENTIFICATION / FINISH                                                          | CONTACT                                   |
| ACT1                     | LAY IN CEILING TILE                                           | REFER TO SHEET A4.1                                       | ARMSTRONG                                                    | WHITE                                               | CORTEGA SECOND LOOK II, (2767-CLASS A, F5 INDEX 25 OR LESS, SD INDEX 50 OR LESS) |                                           |
| AL1                      | INTERIOR FRAMES (WHERE NOTED)                                 | OFFICE                                                    | RAYCO OR APPROVED EQUAL                                      | DARK ANODIZED BRONZE                                | KNOCK-DOWN FRAME                                                                 |                                           |
| BS1                      | WALL BASE                                                     | OFFICE INTERIOR                                           | ARMSTRONG FLOORING                                           | R41EB EBONY                                         | 4" HIGH COVERED RUBBER BASE                                                      |                                           |
| BS2                      | WALL BASE                                                     | SHOP RESTROOMS                                            | MARLITE                                                      | M412 BASE - COLOR P200                              | 4" HIGH                                                                          | NEALE SMITH (330) 260-7614                |
| CPT1                     | CARPET                                                        | INTERIOR OFFICE                                           | SHAW CONTRACTING GROUP                                       | OUTLINE - 5A187 - CLAY                              | 87761 LOOP                                                                       | STARLA CAMPBELL 972-922-0794              |
| CT1                      | CERAMIC TILE                                                  | INTERIOR LOBBY/ CIRCULATION AREAS/ PUBLIC RESTROOM FLOORS | DAL TILE                                                     | ACCENT BROWN - VOLUME 1.0                           | VL78-12x24" AT LOBBY AND CIR. AREAS                                              | NATIONALACCOUNTS@DALTILE.COM 877-556-5728 |
| CT2                      | CERAMIC TILE                                                  | PUBLIC RESTROOMS WALLS                                    | DAL TILE                                                     | ACCENT BROWN - VOLUME 1.0                           | VL78-12x24" AT PUBLIC RESTROOMS                                                  | NATIONALACCOUNTS@DALTILE.COM 877-556-5728 |
| CT3                      | CERAMIC TILE                                                  | PUBLIC RESTROOMS                                          | DAL TILE                                                     | SYLVAN SUNSET RANDOM LINEAR                         | B022 (5/8" X 3" BRICK JOINT ACCENT BAND AT PUBLIC RESTROOMS)                     | NATIONALACCOUNTS@DALTILE.COM 877-556-5728 |
| CT4                      | CERAMIC TILE TRANSITION                                       | PUBLIC RESTROOMS                                          | SCHLUTER                                                     | RUSTIC BROWN - (TEXTURE COATED ALUMINUM)            | JOLLY (A80TSR)                                                                   |                                           |
| FRP1                     | WALL PANEL                                                    | UTILITY ALCOVE/ SHOP RESTROOMS                            | MARLITE                                                      | WHITE (P100) UTILITY ALCOVE / SHOP RESTROOMS        | PEBBLE SURFACE w/PLASTIC TRIM 4x8x3/32"                                          | NEALE SMITH (330) 260-7614                |
| GR1                      | INTERIOR MORTAR                                               | INT. LOBBY/COR. AREAS/PUBLIC RESTROOM                     | MAPEI                                                        | BAHAMA BEIGE #04                                    | 3/16" GROUT JOINT                                                                |                                           |
| GT1                      | GRANITE COUNTER TOP                                           |                                                           | TO BE PROVIDED AT THE TIME OF MILLWORK DELIVERY AND INSTALL. | ABSOLUTE BLACK                                      | 3 CT1 w/QUARTER ROUND EDGING                                                     |                                           |
| PL1                      | MILLWORK (INT. DOORS (MILLWORK & DOOR FACES))                 |                                                           | WILSONART                                                    | STUDIO TEAK (RUN GRAIN VERTICAL)                    | 7560K-18                                                                         |                                           |
| PL2                      | MILLWORK (MILLWORK WORK SURFACE)                              |                                                           | WILSONART                                                    | BLACK                                               | 1545-60                                                                          |                                           |
| PT1                      | INTERIOR PAINT                                                |                                                           | SHERWIN WILLIAMS                                             | BALANCED BEIGE (EGGSHELL FINISH)                    | SW 7037                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| PT2                      | INT. ACCENT PAINT (1/4" BELOW CLG. TILE)                      | LOBBY AREA                                                | SHERWIN WILLIAMS                                             | BACKDROP (EGGSHELL FINISH)                          | SW 7025                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| PT4                      | INTERIOR SHOP PAINT                                           | SHOP PLYWD. AND SHOP SIDE OF HM DOORS.                    | SHERWIN WILLIAMS                                             | ICE CUBE (GREY) (EGGSHELL FINISH)                   | SW 6252                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| PT6                      | INTERIOR SHOP PAINT                                           | INTERIOR HOLLOW METAL FRAMES/DOORS                        | SHERWIN WILLIAMS                                             | ENDURING BRONZE (EGGSHELL FINISH)                   | SW 7055                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| PT8                      | INT. BRANDING WALL (NON-TEXTURE FINISH)                       | LOBBY BRANDING WALL                                       | SHERWIN WILLIAMS                                             | BALANCED BEIGE                                      | SW 7037 EGGSHELL BASE w/PRIMER BASE (NOT TWO AND ONE) LEVEL 5 FINISH             | BRETT C. HUCKLEBURY 214-728-6646          |
| PT10                     | INT. SHOP PAINT                                               | ABOVE 8'-0"                                               | SHERWIN WILLIAMS                                             | EXTRA WHITE                                         | SW7006-EGGSHELL BASE                                                             |                                           |
| SC                       | SEALED CONCRETE                                               | SHOP/UTILITY                                              | T.B.D.                                                       |                                                     |                                                                                  |                                           |
| TS1                      | TRANSITION STRIP                                              | TILE TO VCT INTERIOR OFFICE                               | SCHLUTER                                                     | STAINLESS STEEL - RENO U                            | EBU100                                                                           |                                           |
| TS2                      | TRANSITION STRIP                                              | TILE TO CARPET INTERIOR OFFICE                            | SCHLUTER                                                     | STAINLESS STEEL - RENO TK                           | ETK100                                                                           |                                           |
| TS3                      | TRANSITION STRIP                                              | INT. OFFICE TO SHOP                                       | ARMSTRONG                                                    | RUBBER FLOOR REDUCER (1/8" TO 0")                   | VT560                                                                            |                                           |
| TS4                      | TRANSITION STRIP                                              | INT. OFFICE TO SHOP                                       | ARMSTRONG                                                    | RUBBER FLOOR REDUCER (1/4" TO 0")                   | VT260                                                                            |                                           |
| VCT1                     | VINYL COMP. TILE                                              | BREAK-ROOM/SHOP RESTROOMS/IT/CLOSET                       | ARMSTRONG                                                    | PEATER                                              | 151908                                                                           |                                           |
| EXTERIOR FINISH SCHEDULE |                                                               |                                                           |                                                              |                                                     |                                                                                  |                                           |
| FINISH KEY               | DESCRIPTION                                                   | LOCATION                                                  | MANUFACTURER                                                 | PRODUCT COLOR                                       | IDENTIFICATION / FINISH                                                          | CONTACT                                   |
| AL2                      | STOREFRONT SYSTEM                                             | OFFICE EXTERIOR                                           | KAMNEER OR APPROVED EQUAL                                    | DARK ANODIZED BRONZE                                | 2" X 4-1/2" ALUMINUM FRAME                                                       |                                           |
| CHU1                     | SPLITFACE CMU                                                 | TRASH ENCLOSURE                                           | GC CAN PROVIDE LOCAL ALTERNATE FOR APPROVAL                  | BEST BLOCK - LINSTONE BUFF                          | SEALER - PRIME-A-PELL 200 SERIES 660                                             | (472) 263-5077 OR (888) 202-9272          |
| CSI                      | SILL / WATERTABLE                                             | OFFICE EXTERIOR                                           | CORNADO STONE OR EL DORADO STONE                             | CORNADO - OFF WHITE EL DORADO - BUCKSKIN            | REFER TO SPECS-047300                                                            |                                           |
| CPI                      | CUSTOM CANOPY                                                 | LOBBY ENTRANCE                                            | ARCHITECTURAL FABRICATORS                                    | DARK BRONZE                                         | HELIOS 399 X 446                                                                 | ARCH. FABRICATORS 1-800-962-8077          |
| GR2                      | EXTERIOR MASONRY MORTAR                                       | STONE VENEER                                              | SGS-SOLOMON COLORS INC.                                      | 10X BUFF                                            | TYPE S MORTAR                                                                    | BART SNOWDEN 214-794-9194                 |
| MI                       | MANUFACTURED STONE VENEER                                     | EXTERIOR FACADE                                           | EL DORADO OR LISTED ALT                                      | EL DORADO - CASA BLANCA                             | EL DORADO OR LISTED ALT REFER TO SPECS-047300                                    | KATHY MANNON KMANNON@NESTLAKE.COM         |
| PT3                      | EXTERIOR PAINT                                                | EXTERIOR DOOR PAINT                                       | SHERWIN WILLIAMS                                             | NOMADIC DESERT                                      | SW 6107                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| PT5                      | EXTERIOR PAINT                                                | EXTERIOR EXPOSED STEEL                                    | SHERWIN WILLIAMS                                             | URBANE BRONZE                                       | SW 7048-EXTERIOR LOW SHEEN-UD8                                                   | BRETT C. HUCKLEBURY 214-728-6646          |
| PT11                     | EXTERIOR PAINT                                                | SIGNBAND, AND DUMPSTER ENCL. INTERIOR                     | SHERWIN WILLIAMS                                             | TRICORN BLACK (EGGSHELL FINISH)                     | SW 6258                                                                          | BRETT C. HUCKLEBURY 214-728-6646          |
| SN1                      | EXTERIOR STAIN/SEALER                                         | WOOD FENCE                                                | READY SEAL                                                   | PECAN                                               |                                                                                  | (888) 782-4648                            |
| ST1                      | EIFS                                                          | EXTERIOR FACADE                                           | DRYVIT                                                       | CUSTOM INTEGRAL COLOR- MATCH SW 6107 NOMADIC DESERT | SHEEN: EGGSHELL TEXTURE: SAND PEBBLE w/MID BASE                                  |                                           |
| ST2                      | STUCCO                                                        | EXTERIOR SIGNBAND WALL                                    | DRYVIT                                                       | CUSTOM INTEGRAL COLOR- MATCH SW 6258 TRICORN BLACK  | SHEEN: EGGSHELL TEXTURE: SAND PEBBLE                                             |                                           |
| RTL1                     | MTL. ROOFING                                                  | SHOP ROOF / OFFICE ROOF                                   | MESCO BLDG SOLUTIONS                                         | SOLAR WHITE (SR-71 SRI-06)                          | 24G BATTEN LOCK                                                                  | METAL BLDG SUPPLIER                       |
| RTL2                     | GUTTERS, DOWNSPOUTS, RAKES, PARAPET WALL CAPS, DUMPSTER GATES | EXTERIOR                                                  | MESCO BLDG SOLUTIONS                                         | BURNISHED SLATE                                     | 24G                                                                              | METAL BLDG SUPPLIER                       |
| RTL3                     | FBR PANELS AND TRIM                                           | SHOP EXTERIOR SIDING, ROOF-SGREENS                        | MESCO BLDG SOLUTIONS                                         | SADDLE TAN                                          | 24G                                                                              | METAL BLDG SUPPLIER                       |
| RTL3.1                   | EMBOSSED STUCCO WALL PANELS AND TRIM                          | AS NOTED ON EXTERIOR ELEVATIONS                           | MESCO BLDG SOLUTIONS                                         | SADDLE TAN                                          | 24G; STUCCO FINISH                                                               | METAL BLDG SUPPLIER                       |
| RTL4                     | FBR PANELS AND TRIM                                           | REAR SIDE OF PARAPETS                                     | MESCO BLDG SOLUTIONS                                         | SADDLE TAN                                          | 24G                                                                              | METAL BLDG SUPPLIER                       |
| RTL6                     | LINER PANEL                                                   | DETAIL BAY INTERIOR LINER PANELS                          | MESCO BLDG SOLUTIONS                                         | SOLAR WHITE                                         | 24G                                                                              | METAL BLDG SUPPLIER                       |

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REVISION DESCRIPTIONS

| NO. | DATE       | REVISIONS PER BUILDING REVIEW/PROTO UPDATES |
|-----|------------|---------------------------------------------|
| 1   |            |                                             |
| 2   |            |                                             |
| 3   | 03.10.2025 |                                             |

**CALIBER COLLISION**

NEW STORE

(NWC) MS HWY 605

AND DEDEAUX RD

GULFPORT, MISSISSIPPI

CC-PROTO 161

2024

PERMIT SET

12.20.24

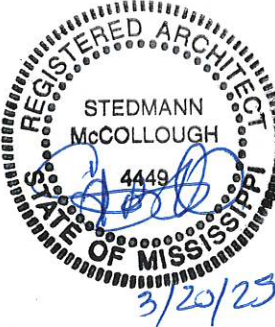
date

23019

job number

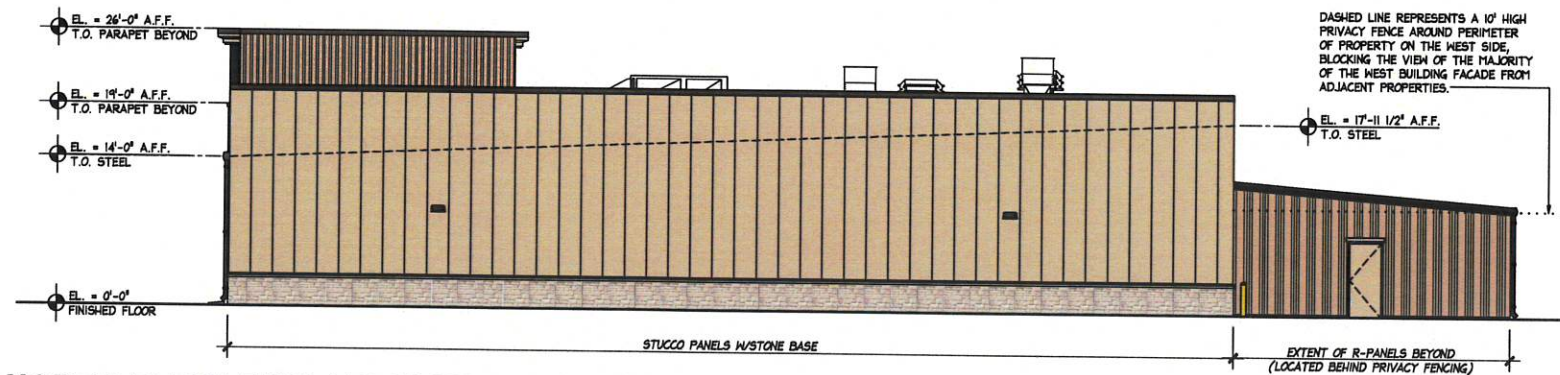
FINISH SCHEDULES  
AND TRIM  
PROFILES

A6.0

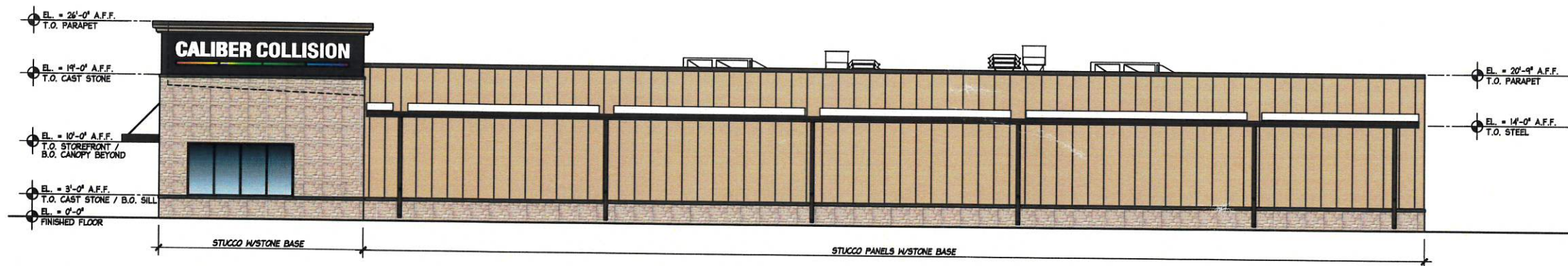




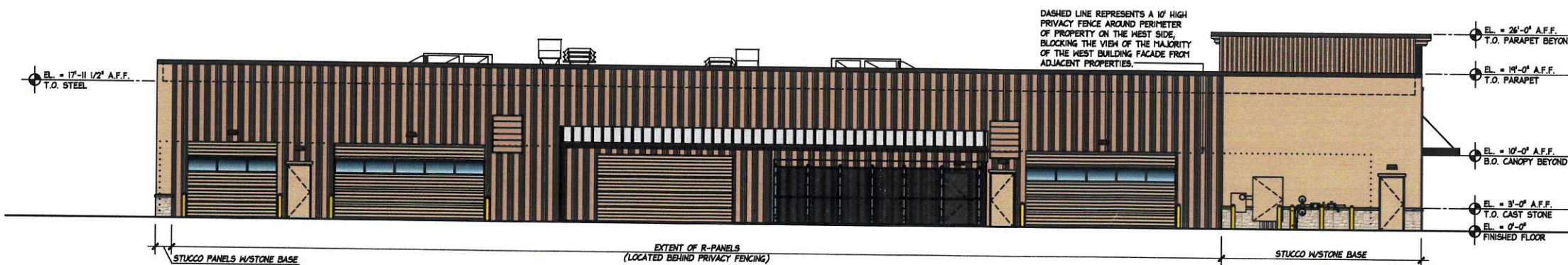
**SOUTH ELEVATION (ADJACENT PROPERTY)**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION (ADJACENT PROPERTY)**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION (HWY 605)**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION (INTERIOR TO THE SITE)**  
SCALE: 1/8" = 1'-0"

## MATERIAL BOARD

### MANUFACTURED STONE VENEER



(M1)  
STONE VENEER



(CSI)  
SILL / WATERTABLE

### MISCELLANEOUS COLORS



(CPI)  
CUSTOM CANOPY

(AL2)  
ALUMINUM STOREFRONT  
LIGHT FIXTURES

### PAINT/EI/S/STUCCO/METAL COLORS



(ST1)  
PT3



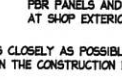
(ST2)  
PT11



(MTL1)  
MTL5



(MTL3)  
PBR PANELS AND TRIM  
AT SHOP EXTERIOR



(MTL4)  
ARCHITECTURAL STUCCO  
FINISH METAL PANELS



(PT5)



(MTL2)  
GUTTERS, DOWNSPOUTS,  
SCUPPERS, & PARAPET  
WALL CAPS

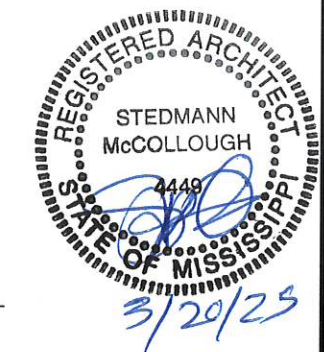


(MTL3)  
ARCHITECTURAL STUCCO  
FINISH METAL PANELS

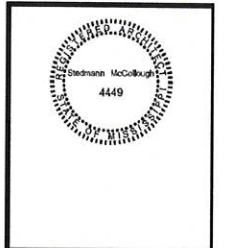


(MTL3)  
ARCHITECTURAL STUCCO  
FINISH METAL PANELS

NOTE:  
COLOR SAMPLES ARE INTENDED TO REPRESENT AS CLOSELY AS POSSIBLE THE PARTICULAR NAMED COLOR REFERENCED ON THE EXTERIOR FINISH SCHEDULE IN THE CONSTRUCTION DOCUMENTS.  
ACTUAL COLOR APPEARANCE MAY VARY BASED ON GLOSS, TEXTURE, SIZE & SHAPE OF AREA, ETC. G.C. SHALL PROVIDE ACTUAL PAINT APPLICATIONS FOR APPROVAL PRIOR TO COMMENCEMENT OF PAINT / FINISHING WORKS



**STEDMANN MCCOLLOUGH,  
ARCHITECT**  
4790 MAIN STREET, SUITE F-209  
ORANGE BEACH, ALABAMA  
36561  
PHONE: 251.968.7222



| NO. | DATE       | REVISION DESCRIPTIONS                       |
|-----|------------|---------------------------------------------|
| 1   |            |                                             |
| 2   | 03.10.2025 | REVISIONS PER BUILDING REVIEW/PROTO UPDATES |

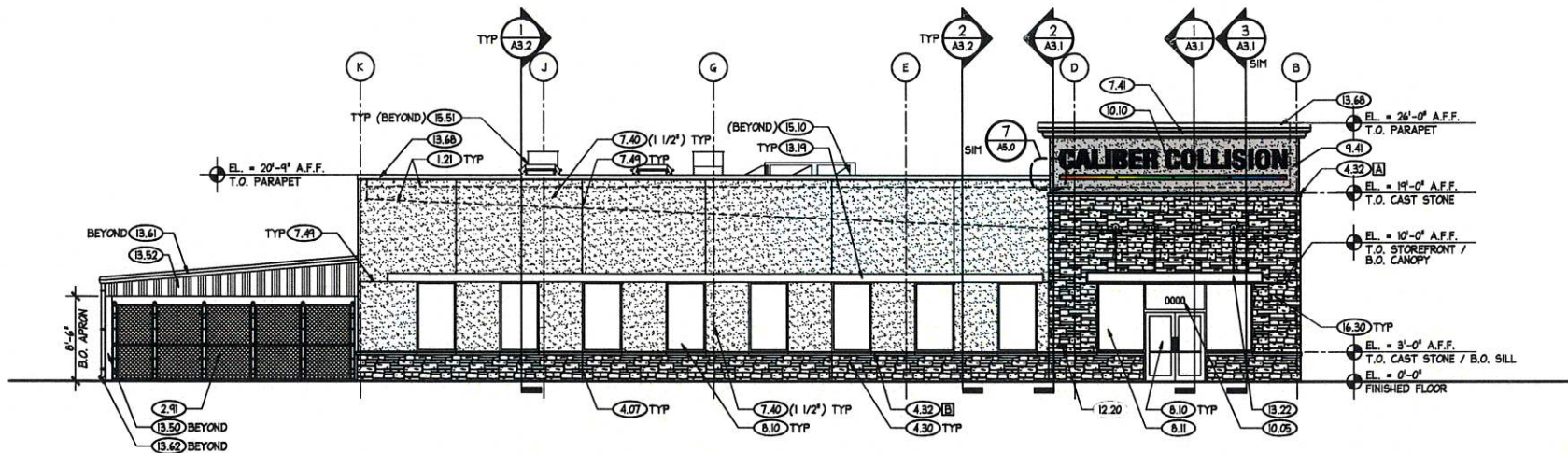
**CALIBER COLLISION**  
NEW STORE  
(NWC) MS HWY 605  
AND DEDEAUX RD  
GULFPORT, MISSISSIPPI  
CC-PROTO 161 2024

PERMIT SET  
12.20.24  
date  
23019  
job number  
COLORIZED EXT.  
ELEVATIONS AND  
MATERIAL BOARD

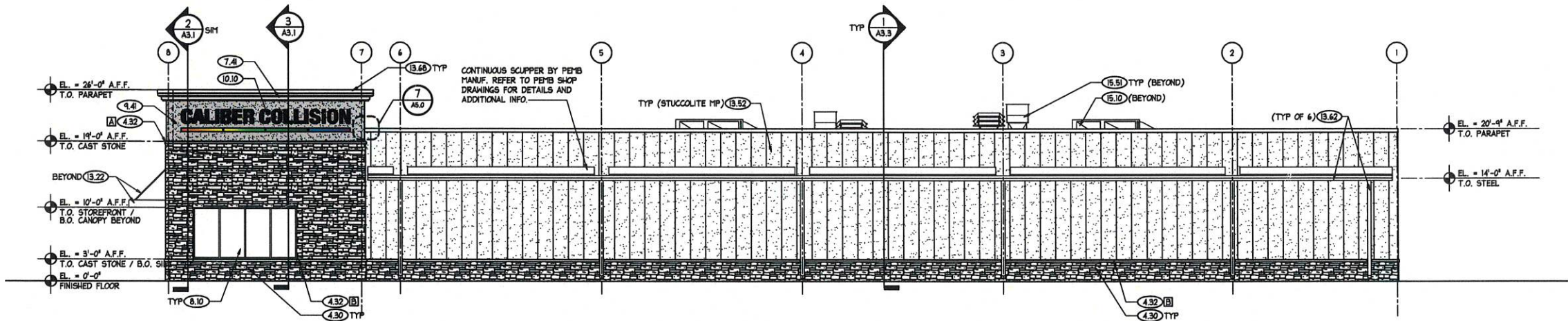
**A2.0B**  
3 NEW SHEET



A2.0A



1 SOUTH ELEVATION (ADJACENT PROPERTY)  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (HWY 605 - COWAN-LORRAINE ROAD)  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

- PROPOSED SINGLE STORY PRE-ENGINEERED METAL BUILDING. HEIGHT TO THE TALLEST PARAPET IS 26'-0" AFF.
  - REFER TO SHEET A6.0 FOR EXTERIOR FINISH SCHEDULE
  - ALUMINUM COPING, DRIP EDGES, GUTTERS AND DOWNSPOUT REQUIREMENTS:**  
ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS
  - EXPOSED UTILITIES:**  
ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED
- SIGNAGE NOTES:**  
ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS
- FACILITY ADDRESS REQUIREMENTS:**  
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
- ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT
- WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT
- ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

## EXTERIOR ELEVATION KEYNOTES

- TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID
- DIVISION 1 - GENERAL**  
1.20 BUILDING ELEMENT/CONSTRUCTION BEYOND  
1.21 DASHED LINE INDICATES OUTLINE OF ROOF BEYOND OR ABOVE
- DIVISION 2 - SITE CONSTRUCTION**  
2.62 STEEL PIPE BOLLARD, SCHEDULE 40 WITH GROUT FILL (SIZE AS INDICATED). STEEL TO BE RUST FREE AND PRIME COATED. PROVIDE POLYETHYLENE BOLLARD COVER MANUFACTURED BY BOLLARDCOVERS.COM. STYLE: QUICK SWITCH. COLOR SHALL BE TRAFFIC YELLOW. CONTRACTOR SHALL CUT TO FIT. REFER TO DETAIL ON SHEET S9.1  
2.91 CHAINLINK FENCE. EXTEND TO 8'-0" AFF. PROVIDE WITH PRIVACY SLATS, COLOR: BLACK  
2.92 SLIDING CHAIN LINK GATE WITH LOCKABLE CLASP PROVIDE WITH PRIVACY SLATS, COLOR: BLACK
- DIVISION 4 - MASONRY**  
4.07 CONTOUR JOINT  
4.30 ADHERED SYNTHETIC STONE VENEER ON 1-1/2" RIGID INSULATION OVER MOISTURE BARRIER ON 1/2" EXT. SHEATHING REFER TO SPECIFICATIONS AND MANUFACTURER DETAILS FOR ADDITIONAL INFORMATION  
4.32 MANUFACTURED STONE WATERTABLE / SILL, REFER TO EXTERIOR FINISH SCHEDULE
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**  
7.40 EXTERIOR INSULATION FINISH SYSTEM (EIFS): 7/8" 3 STEP STUCCO ON 1-1/2" RIGID INSUL OVER MOISTURE BARRIER ON 1/2" EXT. GRADE SHEATHING. REFER TO EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE FOR COLOR AND TEXTURE REQUIREMENTS. PROVIDE HIGHEST LEVEL OF MANUFACTURER'S IMPACT MESH WITHIN 12" OF ALL CORNERS AND FROM LOWEST POINT TO AT LEAST 8'-0" A.F.F. REFER TO SPECIFICATIONS  
7.41 HIGH DENSITY EXPANDED POLYSTYRENE TRIM OR CORNICE MOLDING WITH EIFS ACRYLIC FINISH COAT. REFER TO NOTES ON EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE. REFER ALSO TO PROFILES ON SHEET A6.0  
7.49 TOOLED JOINT IN EIFS, 1/4" GROOVE WITH 3/4" MAXIMUM DEPTH
- DIVISION 8 - DOORS AND WINDOWS**  
8.10 ALUMINUM STOREFRONT SYSTEM, REFER TO FRAME OPENING SCHEDULE AND EXTERIOR FINISH SCHEDULE  
8.11 ALUMINUM STOREFRONT ENTRANCE SYSTEM, REFER TO FRAME OPENING SCHEDULE AND EXTERIOR FINISH SCHEDULE  
8.20 HOLLOW METAL DOOR AND FRAME, REFER TO FRAME OPENING SCHEDULE. PROVIDE (3) JAMB ANCHORS PER SIDE  
8.57 RAIN DRIP, REFER TO HARDWARE SCHEDULE  
8.60 OVERHEAD COILING DOOR, REFER TO FRAME OPENING SCHEDULE  
8.61 OVERHEAD PANEL DOOR, REFER TO FRAME OPENING SCHEDULE
- DIVISION 9 - FINISHES**  
9.41 7/8" 3 STEP STUCCO INTEGRATED COLOR OVER 1/2" EXT. SHEATHING W/ MOISTURE BARRIER. REFER TO EXTERIOR ELEVATIONS AND EXTERIOR FINISH SCHEDULE FOR TEXTURE AND COLOR REQUIREMENTS
- DIVISION 10 - SPECIALTIES**  
10.05 CALIBER COLLISION ADDRESS/SPACE NUMBER. PROVIDE MIN. 6" HIGH NUMBERS (IN CONTRASTING COLOR TO BACKGROUND) SO THAT NUMBERS ARE PLAINLY VISIBLE FROM THE STREET. REFER TO NOTES ON SHEET A2.0  
10.10 WALL SIGN LOCATION. SIGN TO BE PERMITTED AND INSTALLED BY SIGN VENDOR. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. PROVIDE 5/8" CDX PLYWOOD SHEATHING IN LIEU OF DENSGLASS SHEATHING WHERE APPLICABLE AT SIGN LOCATIONS. RUN ALL CONDUIT TIGHT TO ROOF STRUCTURE. SEAL ALL WALL PENETRATIONS
- DIVISION 12 - FURNISHINGS**  
12.20 PRE-FINISHED THRU WALL KEY DROP WITH ADJUSTABLE CHUTE - KEY KEEPER W/8 THRU WALL MODEL. REP CONTACT: ROBERT WHITE (800) 444-1089, EMAIL: RW@WHITEKEYKEEPER.NET. CONTRACTOR TO COORDINATE FINAL LOCATION IN FIELD WITH OWNER REPRESENTATIVE. REFER TO DETAIL ON SHEET A6.0 FOR ADDITIONAL INFO, WHERE APPLICABLE.
- DIVISION 13 - SPECIAL CONSTRUCTION**  
13.14 PRE-FAB CANTILEVERED EYEBROW CANOPY BY GC  
13.22 PRE-MANUFACTURED CANOPY BY GC, PREFINISHED. REFER TO EXTERIOR FINISH SCHEDULE, A6.0  
13.50 PRE-ENGINEERED STEEL STRUCTURE BY PRE-ENGINEERED METAL BUILDING MANUFACTURER (PEMB). THE GENERAL CONTRACTOR SHALL SUBMIT FULLY ENGINEERED SHOP DRAWINGS WITH SIGNED AND SEALED DESIGN CALCULATIONS TO THE ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT  
13.51 PREFINISHED METAL BUILDING DOUBLE-LOK STANDING SEAM ROOF PANELS OVER STEEL. PURLIN FRAMING BY PEMB ON MAIN BUILDING. PROVIDE PREFINISHED METAL ROOFING PANELS OVER STEEL. PURLIN FRAMING BY PEMB AT ACCESSORY BUILDINGS  
13.52 METAL WALL PANELS BY PEMB OVER WALL GIRTS BY PEMB. REFER TO EXTERIOR FINISH SCHEDULE FOR TYPE AND COLOR  
13.61 PREFINISHED METAL RAKE TRIM BY PEMB  
13.62 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS BY PEMB. DOWNSPOUT TO DISCHARGE AT GRADE  
13.68 PREFINISHED TAPERED SHEET METAL COPING, SLOPED TO FACILITATE DRAINAGE PROVIDED BY PEMB. REFER TO EXTERIOR FINISH ELEVATION FOR COLOR
- DIVISION 15 - MECHANICAL**  
15.05 GAS METER. REFER TO CIVIL AND PLUMBING DRAWINGS. PAINT TO MATCH ADJACENT WALL IF ALLOWED BY GAS COMPANY  
15.10 ROOFTOP HVAC UNIT. CURB PROVIDED BY PEMB AND FABRICATED AND INSTALLED BY GC IN THE FIELD. REFER TO MECHANICAL AND PEMB DRAWINGS. ALL RTUS TO BE LOCATED 12'-0" MINIMUM FROM PARAPET WALLS. COORDINATE RTU LOCATIONS WITH ROOF FRAMING PLAN (EXACT LOCATIONS MAY BE SHIFTED TO ALIGN WITH STEEL PURLIN LAYOUT)  
15.51 ROOF MOUNTED EXHAUST OR INTAKE. PAINT BOOTH CURBS PROVIDED BY PEMB AND COORDINATED WITH PAINT BOOTH VENDOR. REFER TO PAINT BOOTH PLANS FOR PRECISE QUANTITIES AND LOCATIONS  
15.82 WALL LOUVER FOR EXHAUST OR INTAKE. COORDINATE HEIGHT AND LOCATION WITH MECHANICAL PLANS. PROVIDE PAINT FINISH/COLOR TO MATCH ADJACENT WALL SURFACE
- DIVISION 16 - ELECTRICAL**  
16.10 LOCATION OF ELECTRIC SERVICE, HOUSE PANEL, AND TELEPHONE/CABLE CABINETS. REFER TO ELECTRICAL DRAWINGS. WHERE APPLICABLE, PROVIDE 5/8" CDX PLYWOOD SHEATHING IN LIEU OF DENSGLASS SHEATHING. PAINT ALL EQUIPMENT AND CONDUIT TO MATCH ADJACENT WALL COLOR  
16.30 WALL PACK LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS

## CRITICAL NOTES

- WALL FINISHES AT PARAPET RETURNS:**  
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES
- THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL METAL FLASHING OR TRIM BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED
- WALL COUNTERFLASHING DETAILS:**  
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOLDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS
- THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE PEMB AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION
- PARAPET CAP:**  
CONTINUOUS CLEATS SHALL BE UTILIZED AT ALL PARAPET TRIM CAPS. IF NOT PROVIDED BY PEMB, GC TO PROVIDE AND INSTALL



**STEDMANN MCCOLLOUGH, ARCHITECT**  
4790 MAIN STREET, SUITE F-209  
ORANGE BEACH, ALABAMA 36561  
PHONE: 251.968.7222



| NO. | DATE       | REVISION DESCRIPTIONS                       |
|-----|------------|---------------------------------------------|
| 1   |            |                                             |
| 2   | 03.10.2025 | REVISIONS PER BUILDING REVIEW/PROTO UPDATES |

**CALIBER COLLISION**  
NEW STORE  
(NWC) MS HWY 605  
AND DEDEAUX RD  
GULFPORT, MISSISSIPPI  
CC-PROTO 161  
2024

|                               |
|-------------------------------|
| PERMIT SET                    |
| 12.20.24                      |
| date                          |
| 23019                         |
| job number                    |
| EXTERIOR ELEVATIONS AND NOTES |

A2.0



SCANNED



*Wanda J. Hunt* 1st JUDICIAL DISTRICT  
Instrument 2025-0000200-D-J1  
Filed/Recorded 01/06/2025 1:29:01 PM  
Total Fees 26.00  
5 Pages Recorded

**THIS INSTRUMENT PREPARED BY AND  
UPON RECORDING RETURNED TO:**

Byrd Campbell, P.A.  
180 Park Avenue, Suite 2A  
Winter Park, Florida 32789  
407-374-2549

**REVIEWED FOR COMPLIANCE WITH  
MISSISSIPPI LAW BY:**

**GRANTOR'S ADDRESS AND  
TELEPHONE NUMBER:**

Northpark Holdings, LLC  
11515 Northpark Dr.  
Gulfport, Mississippi 39503  
Residence Phone No: NA  
Business Phone No.: (228) 897-1995

**GRANTEE'S ADDRESS AND  
TELEPHONE NUMBER:**

Cross Development CC Gulfport, LLC  
4317 Marsh Ridge Road  
Carrollton, Texas 75010  
Residence Phone No: NA  
Business Phone No.: 817-992-5207

**Indexing Instructions:** A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi.

**SPECIAL WARRANTY DEED**

**NORTHPARK HOLDINGS, LLC**, a Mississippi limited liability ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND SPECIALLY WARRANT unto **CROSS DEVELOPMENT CC GULFPORT, LLC**, a Texas limited liability company ("Grantee"), the real property located in Harrison County, Mississippi and more accurately described in Exhibit A attached hereto, together with the buildings and improvements thereon, and all right, title, and interest, if any, of Grantor in and to all appurtenances of said real property, including easements or rights-of-way relating thereto and land lying within any street or roadway adjoining

said real property or any vacated or hereafter vacated street or alley adjoining said real property (collectively, the "Property").

This conveyance is made and accepted subject to those matters set forth in Exhibit B attached hereto, but only to the extent that the same are validly existing and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and its successors and assigns forever; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed to be effective as of December 30, 2024, although executed on the date set forth below.

**NORTH PARK HOLDINGS, LLC,**  
a Mississippi limited liability company

By: [Signature]  
John Boothby, its Manager

STATE OF MISSISSIPPI       §  
                                          §  
COUNTY OF HARRISON     §

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27<sup>th</sup> day of December, 2024, within my jurisdiction, the within named John Boothby, who acknowledged that he is Manager of Northpark Holdings, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed he executed the foregoing instrument, after first having been duly authorized by said entity so to do.

[Signature]  
NOTARY PUBLIC

My commission expires: March 10, 2026



4

**Exhibit A**

Legal Description

A parcel of land situated and being located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCING at a 1/2-inch iron rod with cap at the northwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 7 South, Range 10 West; thence run South 89 degrees 59 minutes 51 seconds East along the North line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 1,347.35 feet to a 1-inch iron pipe at the Northeast corner of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence run South 00 degrees 12 minutes 27 seconds West along the East line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) a distance of 453.79 feet to a 1/2-inch iron rod at the POINT OF BEGINNING of the parcel herein described;

Thence continue from said POINT OF BEGINNING, South 83 degrees 28 minutes 13 seconds East a distance of 297.27 feet to a bent 2-inch iron pipe on the westerly margin of Highway 605 / Cowan-Lorraine Road; thence run generally southwesterly along the westerly margin of Highway 605 / Cowan-Lorraine Road on a curve concave to the southeast, having a radius of 4058.39 feet, a chord bearing of South 21 degrees 01 minutes 26 seconds West, a chord distance of 285.72 feet, and a curve distance of 285.78 feet to a 3/4-inch iron rod with cap; thence departing the westerly margin of Highway 605 / Cowan-Lorraine Road, run North 77 degrees 42 minutes 04 seconds West a distance of 252.42 feet to a 3/4-inch iron rod with cap; thence run generally northeasterly on a curve concave to the northwest, having a radius of 260.00 feet, a chord bearing of North 02 degrees 03 minutes 42 seconds East, a chord distance of 17.85 feet, and a curve distance of 17.85 feet to a 3/4-inch iron rod with cap; thence run North 00 degrees 05 minutes 40 seconds East a distance of 228.93 feet to a 3/4-inch iron rod with cap; thence run South 89 degrees 57 minutes 53 seconds East a distance of 52.77 feet to the POINT OF BEGINNING.

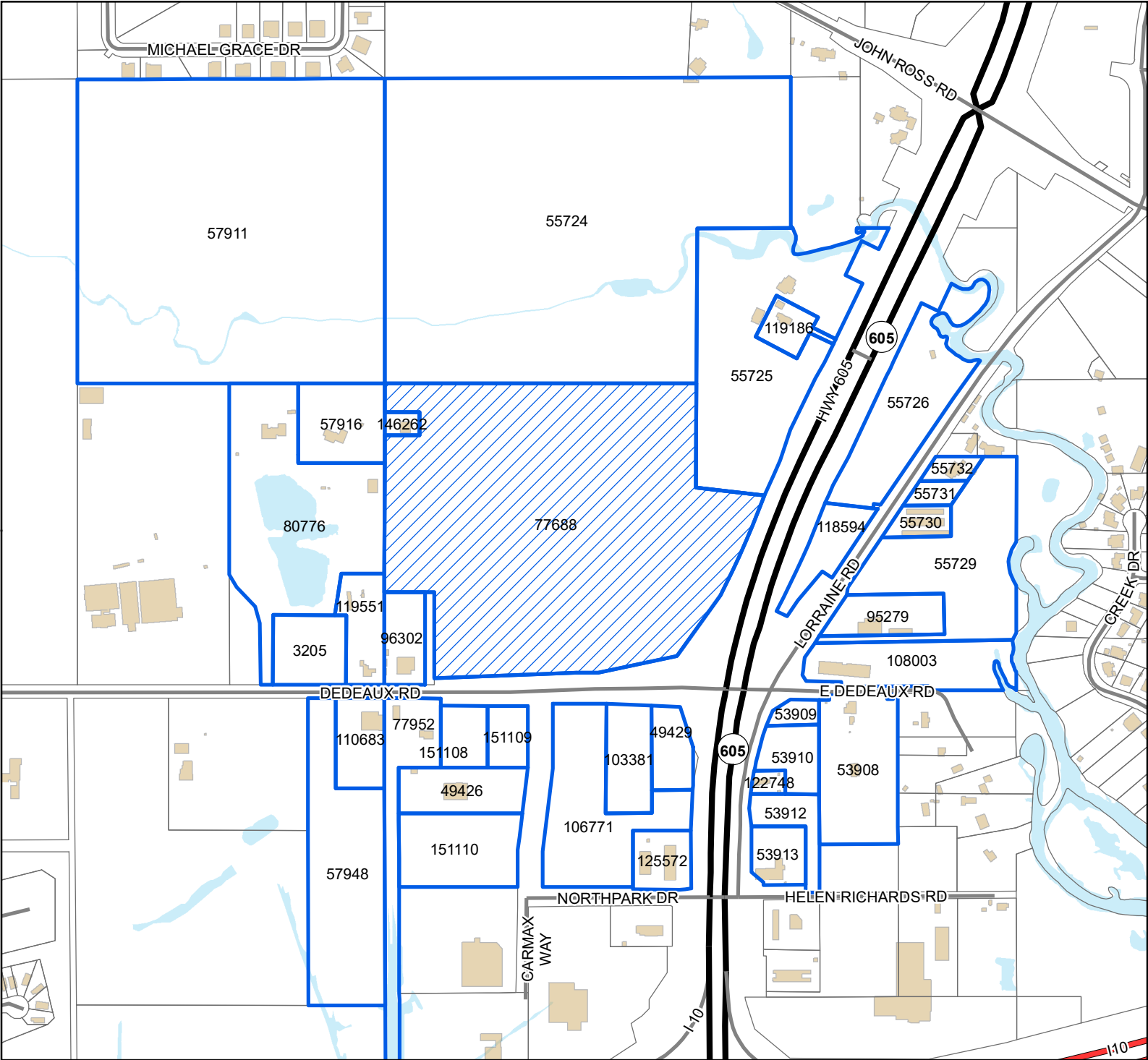
Said parcel contains 1.812 acres, more or less.

**Exhibit B****Permitted Exceptions**

1. Real property taxes and assessments for the fiscal year 2025 and subsequent years, a lien not yet due and payable.
2. Easement to United Gas Pipe Line Company, recorded in Book 244 at Page 552.
3. Subject to that certain Public Utility Easement located on the North Boundary line of the within described property on that survey prepared by Cassidy-Acadia dated 10/31/24 as Job #24-02-148.
4. Subject to that No Objection Paved Road for Access to Subdivision and Two Sidewalks filed June 25, 2024, as Instrument #2024-11801-D-J1.

| Mail | PPIN   | Parcel ID        | Name                                         | Address                    | City         | State | ZIP   |
|------|--------|------------------|----------------------------------------------|----------------------------|--------------|-------|-------|
| Y    |        | 1008L-01-002.000 | CROSS DEVELOPMENT CC GULFPORT, LLC (OWNER)   | 4317 MARSH RIDGE RD        | CARROLLTON   | TX    | 75010 |
|      |        |                  | <b>Adjacent Property Owners (2504ARC006)</b> |                            |              |       |       |
|      | 55731  | 1008L-02-003.000 | G6 HOLDINGS LLC                              | 11201 CREEK DR             | GULFPORT     | MS    | 39503 |
|      | 103381 | 1008M-04-003.001 | STOCK LLC                                    | 14014 MADISON CIR          | OMAHA        | NE    | 68137 |
|      | 55730  | 1008L-02-004.000 | JAYCO CAPITAL RESOURCES LLC                  | PO BOX 3630                | BAY ST LOUIS | MS    | 39521 |
|      | 57911  | 0908I-01-001.000 | MURDOCK RUTH T -TRUSTEE-                     | 11816 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 119186 | 1008L-01-004.001 | FULTON YVONNE T -ESTATE-                     | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 96302  | 1008L-01-003.001 | BOYETTE PROPERTIES LLC                       | 11548 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 3205   | 0908I-01-003.000 | MARSHALL ANTHONY L                           | 825 DIVISION ST            | BILOXI       | MS    | 39530 |
|      | 77952  | 1008M-04-004.000 | GULF SOUTH PIPELINE COMPANY LP               | ATTN: PROPERTY TAX DEPT    | HOUSTON      | TX    | 77046 |
|      | 77688  | 1008L-01-002.000 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |
|      | 80776  | 0908I-01-002.001 | JOHNSTON DAVID N & LESLIE R                  | 12146 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 55729  | 1008L-02-005.000 | PLAINSMAN TRADING COMPANY LLC                | P O BOX 6181               | GULFPORT     | MS    | 39506 |
| N    | 118594 | 1008L-01-002.001 | STOCK LLC                                    | C/O MERWYN PEARSON         | OMAHA        | NB    | 7E+08 |
| N    | 95279  | 1008L-02-005.001 | PLAINSMAN TRADING COMPANY LLC                | P O BOX 6181               | GULFPORT     | MS    | 39506 |
| N    | 55724  | 1008L-01-001.000 | MURDOCK RUTH T -TRUSTEE-                     | 11816 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 55732  | 1008L-02-002.000 | FULTON DANIEL C                              | 11414 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 119551 | 0908I-01-002.004 | JOHNSTON JERRY A & REBECCA J                 | 12110 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
|      | 108003 | 1008L-02-005.002 | HOOD CYNTHIA ANN WILLIAMS ETAL               | 12506 LORRAINE RD          | BILOXI       | MS    | 39532 |
|      | 53909  | 1008M-01-007.000 | PATEL PRASANT                                | 1000 HWY 90                | BAY ST LOUIS | MS    | 39520 |
|      | 53913  | 1008M-01-010.000 | CLARK OIL COMPANY INC                        | 720 STATION ST             | WAYNESBORO   | MS    | 39367 |
|      | 55726  | 1008L-01-005.000 | FULTON YVONNE TURNER -ESTATE-                | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 57948  | 0908P-01-001.000 | SMITH D C                                    | 29400 DESMAL SMITH RD      | PERKINSTON   | MS    | 39573 |
|      | 53908  | 1008M-01-006.000 | MISS REGIONAL HOUSING AUTH # VIII            | 10430 THREE RIVERS RD      | GULFPORT     | MS    | 39503 |
| N    | 110683 | 0908P-01-001.001 | GULFPORT CITY OF                             | 2309 15TH ST               | GULFPORT     | MS    | 39502 |
|      | 106771 | 1008M-04-003.002 | MBH GPT REAL ESTATE LLC                      | 328 NORTH COLUMBIA ST      | COVINGTON    | LA    | 70433 |
| N    | 55725  | 1008L-01-004.000 | FULTON YVONNE T -ESTATE-                     | 11439 LORRAINE RD          | GULFPORT     | MS    | 39503 |
|      | 53910  | 1008M-01-008.000 | RIAAAN LLC                                   | 1887 COURTNEY LANE DR      | BILOXI       | MS    | 39532 |
|      | 122748 | 1008M-01-008.001 | WHITWORTH CAROL -TRUSTEE- ETAL               | C/O WHITWORTH SCHOOL       | PORTLAND     | OR    | 97220 |
|      | 53912  | 1008M-01-009.000 | HIGHWAY DEVELOPMENT CO INC                   | 4450 OLD CANTON RD STE 203 | JACKSON      | MS    | 4E+08 |
| N    | 49429  | 1008M-04-002.000 | STOCK LLC                                    | C/O MERWYN PEARSON         | OMAHA        | NB    | 7E+08 |
|      | 125572 | 1008M-04-006.002 | 11207 LORRAINE ROAD LLC                      | 431 PORT TERMINAL CIRCLE   | VICKSBURG    | MS    | 39183 |
| N    | 151110 | 1008M-04-006.007 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |
| N    | 146262 | 1008L-01-002.003 | GULFPORT CITY OF                             | P O BOX 1780               | GULFPORT     | MS    | 39502 |
| N    | 57916  | 0908I-01-002.000 | JOHNSTON JERRY A & REBECCA J                 | 12130 DEDEAUX RD           | GULFPORT     | MS    | 39503 |
| N    | 151108 | 1008M-04-006.005 | NORTHPARK HOLDINGS LLC                       | PO BOX 7617                | GULFPORT     | MS    | 39506 |

| Mail | PPIN   | Parcel ID        | Name                   | Address     | City     | State | ZIP   |
|------|--------|------------------|------------------------|-------------|----------|-------|-------|
|      | 49426  | 1008M-04-006.000 | APPLE HOLDINGS LLC     | PO BOX 7503 | GULFPORT | MS    | 39506 |
| N    | 151109 | 1008M-04-006.006 | NORTHPARK HOLDINGS LLC | PO BOX 7617 | GULFPORT | MS    | 39506 |



Legend

- Site
- Interstate Highway
- US or State Highway
- Street
- Buildings
- Water Features

0 90 180 270  
Yards

1 inch = 600 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.