# TEXAS FIRST BANK - MONTGOMERY

**BUILDING CODE AND PROJECT INFORMATION** 

1,166 ACRES OF LAND OUT OF RESTRICTED RESERVE "C" IN

BLOCK 1 OF MONTGOMERY FIRST, A SUBDIVISION IN THE JOHN CORNER SURVEY, A-8 MONTGOMERY COUNTY, TEXAS

DEVELOPMENT OF 1.166 ACRE SITE AND CONSTRUCTION OF 2,835

OCCUPANCY CLASSIFICATION, EGRESS & OCCUPANT LOADS

B-BUSINESS

40 FT +/- 23 FT - 3 IN

9,500 S.F.

9,500 S.F.

2,835 S.F

**B-BUSINESS** 100 GROSS SQ.FT./

OCCUPANTS

5.6 IN. 108 IN. MINIMUM

300 FT.

50 FT.

REOUIRED

PROVIDED

28 OCCUPANTS

SQ.FT. WOOD AND STEEL FRAMED ONE STOREY BUILDING TO SERVE AS A BANK BRANCH FOR TEXAS FIRST BANK.

BUILDING CODE
2024 IBC WITH CITY OF MONTGOMERY AMENDMENTS

2023 NEC WITH CITY OF MONTGOMERY AMENDMENTS

2024 IECC WITH CITY OF MONTGOMERY AMENDMENTS 2024 IMC WITH CITY OF MONTGOMERY AMENDMENTS

2024 IPC WITH CITY OF MONTGOMERY AMENDMENTS 2024 IFC WITH CITY OF MONTGOMERY AMENDMENTS

TDLR PROJECT NUMBER

REF: Cabinet Z, Sheet 4633

SCOPE OF WORK

OCCUPANCY TYPE:

CONSTRUCTION TYPE:

ALLOWABLE BUILDING AREA PER FLOOR:

TOTAL ALLOWABLE BUILDING AREA:

ALLOWABLE HEIGHT:

ACTUAL HEIGHT:

FIRST FLOOR

FIRST FLOOR

FIRST FLOOR

FACTOR:

OCCUPANT LOAD:

EXITS REQUIRED: EXITS PROVIDED: WIDTH OF EXITS REQUIRED:

WIDTH OF EXITS PROVIDED:

PLUMBING FACILITIES

MAXIMUM ALLOWABLE TRAVEL DISTANCE:

WATER CLOSETS FOR MEN PER FLOOR: WATER CLOSETS FOR WOMEN PER FLOOR:

LAVATORIES FOR MEN PER FLOOR:

MAXIMUM ACTUAL TRAVEL DISTANCE:

ACTUAL BUILDING AREA:

LEGAL DESCRIPTION

19940 Eva St. Montgomery, TX

**ISSUE FOR BID** 

MAX SEP

COMMERCIAL (B)

COMMERCIAL (B)

35 FT.

(HRS.)

FIRE RESISTANCE

STRUCTURAL FRAME

SHAFT ENCLOSURE ROOFS/CFILINGS:

FIRE EXTINGUISHERS

ALARM SYSTEMS REF:

CORRIDORS

SPRINKLER: SPRINKLER TYPE: N/A

STANDPIPE:

CURRENT ZONING:

PARKING SPACES REQUIRED: PARKING SPACES PROVIDED:

ACCESSIBLE PARKING SPACES REQUIRED:

ACCESSIBLE PARKING SPACES PROVIDED:

CLASS:

SITE

FRONT: BACK:

SIDES:

EXTERIOR BEARING WALLS INTERIOR BEARING WALLS

EXTERIOR DOORS AND WINDOWS SMOKE BARRIER SEPARATIONS

CLASS



RCHITECTURE | DESIGN | CONSTRUCTION

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# MONTGOMERY

BANK **FIRST TEXAS** 

6.25.25

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FIRST FLOOR

VERTICAL ELEVATION

ABBREVIATIONS				
ABBR	DEFINITION	ABBR	DEFINITION	
AC	AIR CONDITIONER	INCL	NCLUDING	
ACT	ACOUSTICAL CEILING TILE	INS	INSULATION	
ADD	ADDITIONAL	INT	INTERIOR	
ADJ	ADJACENT	JAN	JANITOR	
AFF	ABOVE FINISH FLOOR	JC .	JANITOR'S CLOSET	
AFC	AT FINISH CELLING	JT .	JOINT	
ALUM	ALUMNUM	LP	LOW POINT	
ARCH	ARCHITECTURAL	LAM	LAMNATED	
6D	BOARD	LAV	LAVATORY	
BFF BLDG	BELOW FINISH FLOOR BUILDING	LTG	LIGHTING MAXMUM	
BLKG	BLOCKING	MEM	METAL BUILDING MANUFACTURER	
BM	BEAM	MECH	MECHANICAL	
BO	BOTTOM OF	MEMB	MEMBRANE	
BRG	BEARING	MFR	MANUFACTURER	
CED	CHALKBOARD	MN	MNMUM	
CI	CASTIRON	MISC	MISCELLANEOUS	
CP	CAST-N-PLACE	MO	MASONRY OPENING	
CI	CONTROL JOINT	MTL	METAL	
CL	CENTERLINE	NIC	NOT IN CONTRACT	
CLG	CELLING	NO	NUMBER	
CLR	CLEAR	NTS	NOT TO SCALE	
CLO	CLOSET	OC	ON CENTER	
CMU	CONCRETE MASONRY UNIT	OHD	OVERHEAD DOOR	
CONT	COLUMN	OPNG	OPENING	
CONC	CONCRETE	OPP	OPPOSITE	
CONT	CONTINUOUS	OPP.HD.	OPPOSITE HAND	
CPT	CARPET	PART	PARTITION	
CT	CERAMIC TILE	PC	PRECAST	
DET	DETAIL	PEMB	PRE-ENGINEERED METAL BUILDING	
DF	DRINKING FOUNTAIN	PLAM	PLASTIC LAWINATE	
DIA	DIAMETER	PT	PRESSURE TREATED	
DN	DOWN	PTD	PAINTED	
DR	DOOR	PVC	POLYVINYL CHLORIDE	
DAG	DRAWING	OT	QUARRY TILE	
EA	EACH	OTY	QUANTITY	
EJ	ELECTRICAL	R RA	RADJUS or RISER	
ELEC	ELEVATION or ELEVATOR	RD	RETURN AIR ROOF DRAIN	
EXT	EXTERIOR	REF	REFERENCE	
EQ	EQUAL.	REINE	REINFORCING or REINFORCED	
EQUIP	EQUEMENT	REQ	REQUIRED	
EXST	EXISTING	REV	REVISION	
FD	FLOOR DRAIN	RM	ROOM	
FDN	FOUNDATION	RO.	ROUGH OPENING	
FE	FIRE EXTINGUISHER	RTU	ROOF TOP UNIT	
FEC	FIRE EXTINGUISHER CABINET	SECT	SECTION	
FF	FINISH FLOOR	SM	SIMILAR	
FFE	FINISH FLOOR ELEVATION	SPEC	SPECIFICATION	
FFT	FINISH FLOOR TRANSITION	50	SQUARE	
FN	FINISH	SSTL	STANLESS STEEL	
FIXT	FIXTURE	STD	STANDARD	
FR	FIRE-RATED	STL	STEEL	
FRP	FEERGLASS REINFORCED PLASTIC	STRUC	STRUCTURAL	
FRT	FIRE RETARDANT TREATED	SUSP	SUSPENDED	
FT	FOOT	T	TREAD	
FY	FELDVERFY	TED	TO BE DETERMINED OF TACKBOARD	
GA	GAUGE	TD	TRENCH DRAIN	
GALV	GALVANIZED	TOC	TOP OF	
GC	GENERAL CONTRACTOR GLASS	TOS	TOP OF CONCRETE	
GYP BD	GYPSUM BOARD	TOW	TOP OF STEEL TOP OF WALL	
HC HC	HANDICAP ACCESSIBLE	THE	THICK	
HC	HANDICAP ACCESSIBLE	TYP	TYPICAL	

T-1.00	TITLE SHEET
CIVIL	
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	PLAT (SHEET 1 OF 2)
C-04	PLAT (SHEET 2 OF 2)
C-05	TOPOGRAHICAL SURVEY
C-06	CLEARING/GUBBING/DEMOLITION PLAN
C-07	OVERALL SITE PLAN
C-08	DRAINAGE AREA MAP
C-09	GRADING PLAN
C-10	SITE UTILITY LAYOUT
C-11	FIRE ACCESS PLAN
C-12	EROSION CONTROL PLAN
C-13	0
C-14	WATER DETAILS
C-15	PAVEMENT DETAILS
C-16	STORM SEWER DETAILS
C-17	SWPPP DETAILS
PH-1	
PH-2	
LP-1.00	
LP-2.00	LANDSCAPE DETAILS AND SPECIFICATIONS

SP-1.00	SITE PLAN - DIMENSION
SP-1.10	SITE PLAN - ANNOTATION
SP-1.20	SITE PLAN - EXPANSION JOINT LAYOU
SP-2.00	SITE DETAILS
SP-2.10	SITE DETAILS

ARCHITE	CTURAL
A-0.00	ACCESSIBILITY ROUTE COMPLIANCE
A-0.10	ACCESIBILITY ELEMENT COMPLIANCE
A-1.00	FLOOR PLAN-DIMENSION
A-1.10	FLOOR PLAN-ANNOTATION
A-2.00	DOOR/WIN./HARD. SCHEDULE
A-2.10	INTERIOR WINDOW SCHEDULE
A-3.00	INTERIOR PARTITIONS
A-4.00	RCP-FIRST FLOOR
A-4.20	CEILING DETAILS
A-5.00	ROOF PLAN
A-5.10	ROOF DETAILS
A-6.00	EXTERIOR BUILDING ELEVATIONS
A-6.10	EXTERIOR BUILDING ELEVATIONS
A-7.00	BUILDING SECTIONS
A-7.10	BUILDING SECTIONS
A-8.00	WALL SECTIONS
A-8.10	WALL SECTIONS
A-9.00	EXTERIOR TRIMS

DRAWING SYMBOLS LEGEND

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OFFICE [325]

E2/1/2.0

A 12-21

E

WINDOW TYPE

INTERIOR ELEVATION

CENTERLINE

BREAK LINE

SPOT FLEVATION

-1

A-10.00	INTERIOR ELEVATIONS
A-11,00	MILLWORK DETAILS
A-11.01	MILLWORK DETAILS
A-12.00	FINISHED FLOOR
A-12.01	BANK EQUIPMENT
A-12.02	BANK EQUIPMENT
A-12.03	RESTROOM ACCESSORIES
A-12.04	APPLIANCES
A-13.00	POWER PLAN-1ST FLOOR
A-14.00	EXTERIOR SIGNAGE
A-14.10	INTERIOR SIGNAGE

# STRUCTURAL

S-0.00	GENERAL NOTES
S-0.01	GENERAL NOTES
S-0.02	GENERAL NOTES
S-0.03	TESTING NOTES
S-1.01	FOUNDATION PLAN
S-2.01	ROOF FRAMING PLAN
S-2.02	HIGH ROOF FRAMING PLAN
S-3.01	FOUNDATION DETAILS
S-3.02	FOUNDATION DETAILS
S-3.03	FOUNDATION DETAILS
S-4.01	FRAMING DETAILS
S-4.02	FRAMING DETAILS

M-1.01	MECHANICAL PLAN
M-1.02	MECHANICAL ROOF PLAN
M-3.01	MECHANICAL DETAILS
M-3.02	MECHANICAL SCHEDULES
EL-1.01	ELECTRICAL LIGHTING PLAN
EP-1.01	ELECTRICAL POWER PLAN
EP-1.02	ELECTRICAL POWER ROOF PLAN
E-3.01	ELECTRICAL DETAILS
E-3.02	ELECTRICAL DETAILS
P-0.01	PLUMBING SYMBOLS AND ABBREVIATION
P-1.00	PLUMBING PLAN - UNDER SLAB
P-1.01	PLUMBING PLAN
P-3.01	PLUMBING SCHEDULES & DETAILS
P-3.02	PLUMBING DETAILS

A-10.00	INTERIOR ELEVATIONS
A-11,00	MILLWORK DETAILS
A-11.01	MILLWORK DETAILS
A-12.00	FINISHED FLOOR
A-12.01	BANK EQUIPMENT
A-12.02	BANK EQUIPMENT
A-12.03	RESTROOM ACCESSORIES
A-12,04	APPLIANCES
A-13.00	POWER PLAN-1ST FLOOR
A-14.00	EXTERIOR SIGNAGE
A-14.10	INTERIOR SIGNAGE

-0.00	GENERAL NOTES
-0.01	GENERAL NOTES
-0.02	GENERAL NOTES
-0.03	TESTING NOTES
-1.01	FOUNDATION PLAN
-2.01	ROOF FRAMING PLAN
-2.02	HIGH ROOF FRAMING PLAN
-3.01	FOUNDATION DETAILS
-3.02	FOUNDATION DETAILS
-3.03	FOUNDATION DETAILS
4.01	FRAMING DETAILS

# MEP

MEP-0.01 MEP SITE PLAN

M-1.01	MECHANICAL PLAN
M-1.02	MECHANICAL ROOF PLAN
M-3.01	MECHANICAL DETAILS
M-3.02	MECHANICAL SCHEDULES
EL-1.01	ELECTRICAL LIGHTING PLAN
EP-1.01	ELECTRICAL POWER PLAN
EP-1.02	ELECTRICAL POWER ROOF PLAN
E-3.01	ELECTRICAL DETAILS
E-3.02	ELECTRICAL DETAILS
P-0.01	PLUMBING SYMBOLS AND ABBREVIATION
P-1.00	PLUMBING PLAN - UNDER SLAB
P-1.01	PLUMBING PLAN
P-3.01	PLUMBING SCHEDULES & DETAILS
P-3.02	PLUMBING DETAILS
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# PROJECT TEAM

ARCHITECT/CONTRACTOR		
SLI GROUP		
15810 PARK TEN PLACE, SUITE :		
HOUSTON, TEXAS 77084		
713-465-4650		

## CIVIL ENGINEER AGI Technical Services, inc. 11740 Katy Freeway, Suite 1100 Houston, TX 77079

# 9820 Whithorn Dr. 713.222.7766

SURVEYOR

GEOTECHNICAL

STRUCTURAL ENGINEER CJG Engineers 6051 North Course Dr Ste 375 Houston, Texas 77072 713.780.3345

MEP ENGINEER

Jones Engineers, L.P. Houston, Texas 77095

TYPICAL MOUNTING HEIGHTS:

**GENERAL NOTES:** 

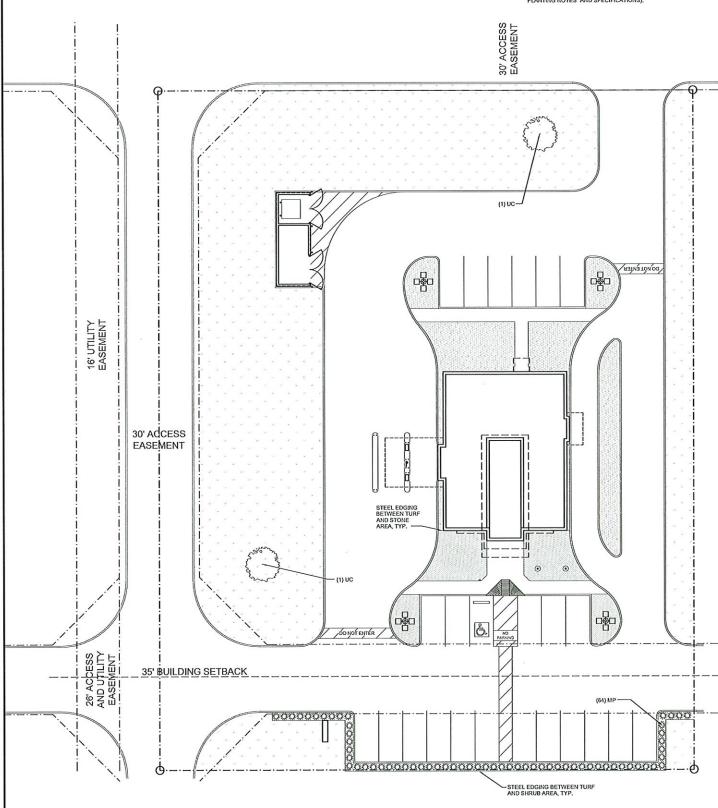
# **ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAYING OR CURBS, ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANIELS (OR EQUAL), BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE, INSTALL PANIELS PER MANUFACTURERS RECOMMENDATIONS, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL

## MULCHES

MIQUOTIES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3' THICK LAYER OF 1-1/2'
SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS
(EXCEPT FOR TURF AND SEEDED AREAS), CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO
LAYDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION, ABSOLUTELY NO
EXPOSED GROUND SHALL BE LEFT SHOWING ANYYHERE ON THE PROJECT AFTER MULCH HAS BEEN
INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE 'GENERAL GRADING AND PLANTING NOTES' AND SPECIFICATIONS).



STATE HIGHWAY 105

# GENERAL GRADING AND PLANTING NOTES

- 1, BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.

  2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REWOWING ALL EXISTING VECETATION (EXCEPT WHERE NOTED TO

- 2. THE CONTROLLOW IS RESPONSIBLE FOR NEW OWNER, FINISH GRADE' REFERS TO THE FINISH. LELVATION OF THE CONTROLLOW IS THE CONTROL OF THESE ON THE CONTROL OF THE FINISH. SO IN SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLAIN.

  a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 OF FINISH GRADE. SE SEPCIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURE AREA AND PLANTING BED PREPARATION.

  b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAWAGE AWAY FORM STRUCTURES AT THE MINMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL POXIONS SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

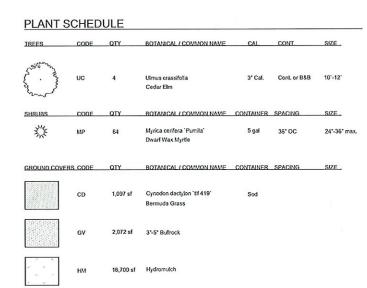
  C. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED.

  TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED.)
  - TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED, ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- DIA SUIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.

  d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SUIFFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3° BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18° AWAY FROM THE WALKS.

  e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1° BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18° AWAY FROM THE WALKS.
- FROM THE WALKS,
  £ SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT,
- 4. SHOULD ANY COPILICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTICHINICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMPEDIATELY BRING SUCH TEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  ALL PLANT LOCATIONS ARE DIAGRAMMATIC, ACTUAL LOCATIONS SHALL BE VERHIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE WET (LE, MINAMUM PLANT OUNTITIES, PLANTING METHODS), TREE PROTECTION METHODS.
- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLATH OUARITHES, PLANT GUARTHES SHOWN
  ONLEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN
  THE PLANT AND THE PLANT LEGEND, THE PLANT CHANTITY AS SHOWN ON THE PLANT (FOR INDIVIDUAL SYMBOLS) OR
  CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

  b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE
  LANDSCAPE ARCHITECT IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL
  NOTIFY THE LANDSCAPE ARCHITECT IN WINTING (VA) PROPER CHANNELS).
- C. THE CONTRACTOR SHALL, AT A MINIUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSTIEL. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER, REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD,
- AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS,





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BANK - MONTGOMERY **EXAS FIRST** 

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LANDSCAPE PLAN

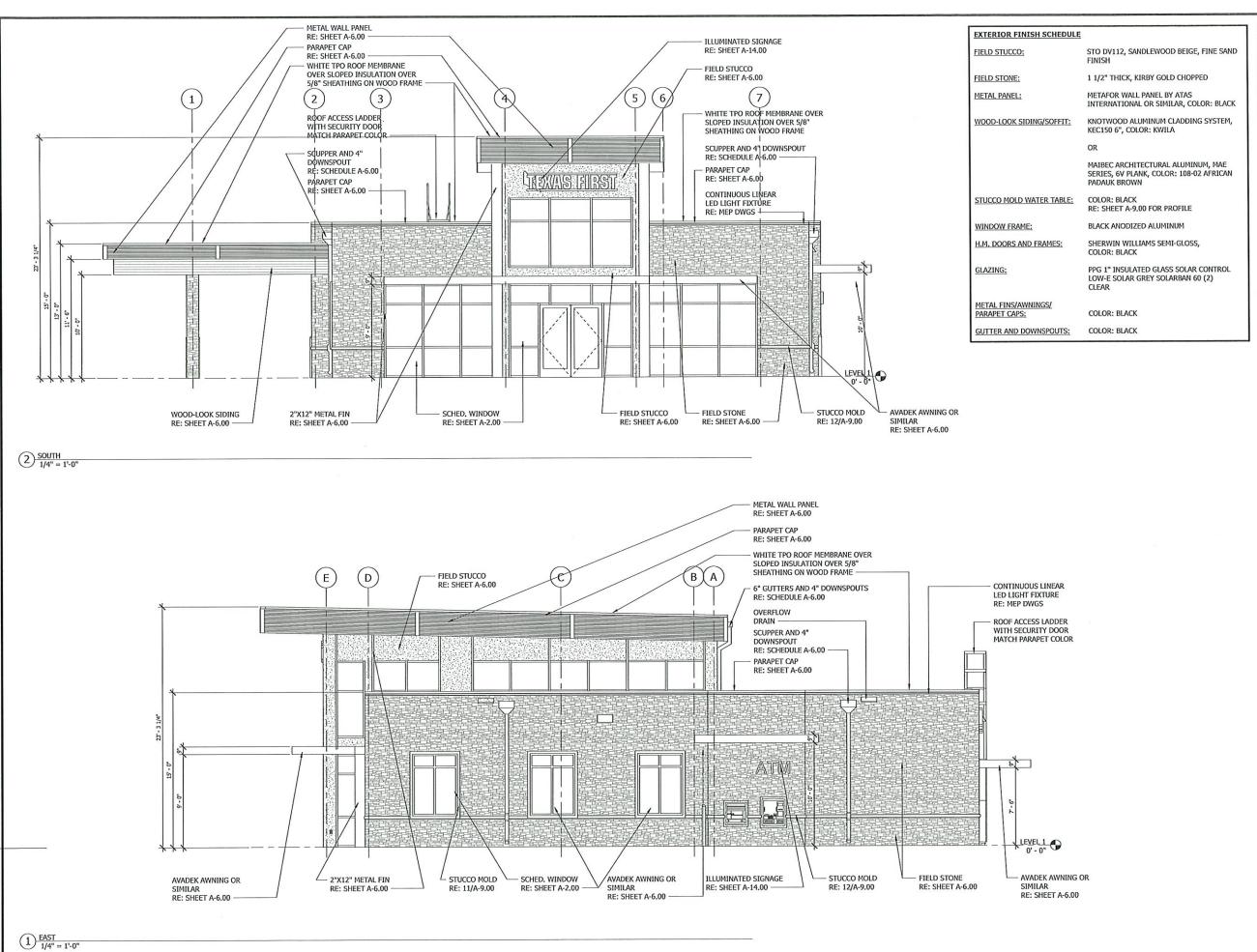
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- MONTGOMERY BANK

FIRST **TEXAS** 

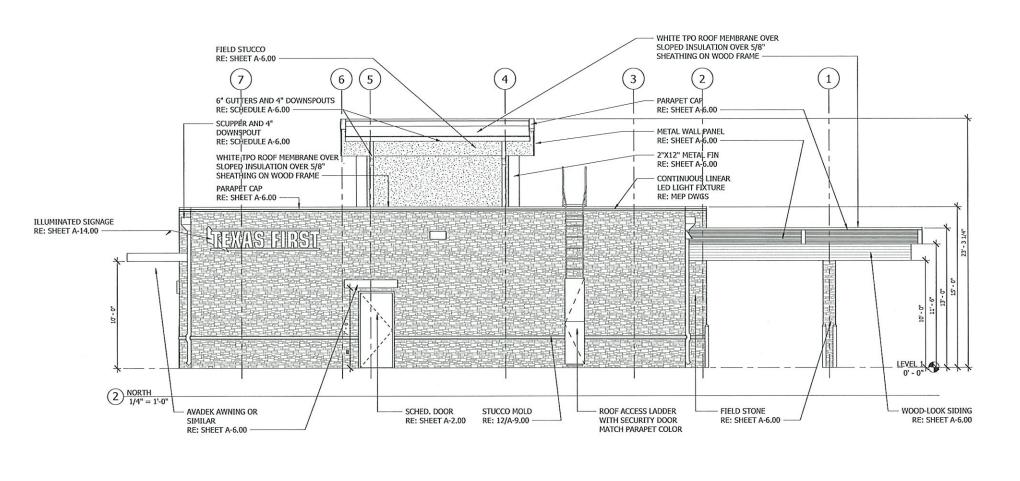
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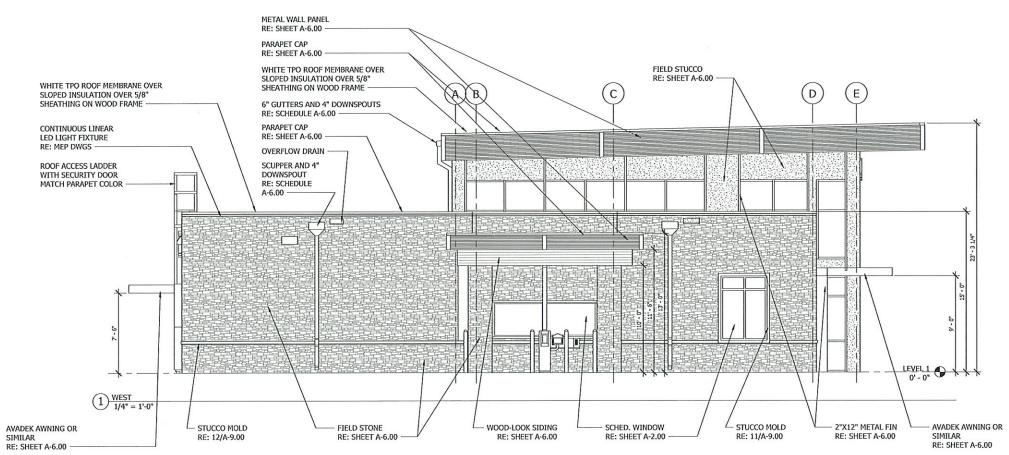
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EXTERIOR BUILDING ELEVATIONS

CM A-6.00 APPROVED BY







ARCHITECTURE | DESIGN | CONSTRUCTION

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MONTGOMERY

BANK -FIRST TEXAS

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