

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**DEVELOPMENT AGREEMENT FOR
805 HILLSIDE BEACH DRIVE**

This Development Agreement for 805 Hillside Beach (“**Agreement**”) is entered into between Gurpreet Singh & Sukhnandan Kaur, the property owners, (“**Developer**”), whose address for purposes of this Agreement is 805 Hillside Beach, Little Elm TX 75068, and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W Eldorado Pkwy, Little Elm, Texas 75068. Developer and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

Recitals:

1. The .2008 acres is generally located at 805 Hillside Beach Drive, on the west side of Hillside Beach, approximately 370 feet north of Lakeshore Drive, identified as Hillside Beach Lot 39, in the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.

2. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.

3. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so (“**Effective Date**”). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing, or until all obligations in the Agreement have been fulfilled (“**Term**”).

Section 3. Agreements. The Parties agree as follows:

A. The negotiated and agreed upon development plans attached hereto as **Exhibit B**, which incorporate by reference the general zoning regulations of the Town’s zoning ordinance, are hereby adopted and incorporated into this agreement as contractually-binding obligations of the Developer.

Section 4. Miscellaneous.

A. **Applicability of Town Ordinances.** When the Property is developed, Developer shall construct all structures on the Property, in accordance with all applicable Town

ordinances and building/construction codes, whether now existing or arising prior to such construction in the future.

B. Default/Mediation. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

C. Venue. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

D. Relationship of Parties. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

E. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

F. Cumulative Rights and Remedies. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this

Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

G. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

H. Surviving Rights. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

I. Applicable Laws. This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

J. Authority to Execute. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

K. Amendments. This Agreement may be only amended or altered by written instrument signed by the Parties.

L. Headings. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

M. Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

N. Filing in Deed Records. This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon Developer and all of Developer's heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

O. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will

become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Developer or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Developer or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor developer, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

P. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

Q. Exactions/Infrastructure Costs. Developer has been represented by legal counsel, or has had an opportunity to do so, in the negotiation of this Agreement, and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town in this Agreement are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

R. Waiver of Texas Government Code § 3000.001 et seq. With respect to the improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

S. Rough Proportionality. Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to infrastructure requirements imposed by this Agreement. Developer and the Town further agree to waive and release all claims one may have

against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to infrastructure requirements imposed by this Agreement.

T. Form 1295 Certificate. The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

U. Undocumented Workers Provision. The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120th day after the date the Town notifies Developer of the violation.

V. Non-Boycott of Israel Provision. In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

W. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

X. Report Agreement to Comptroller's Office. Town covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021). [For Chapter 380 Agreements]

Y. Verification Against Discrimination of Firearm or Ammunition Industries. Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19,

87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

Z. Verification Against Discrimination Developer Does Not Boycott Energy Companies. Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

DEVELOPER

TOWN OF LITTLE ELM, TEXAS

By: _____

Date: _____

By: _____

Matt Mueller
Town Manager

Date: _____

ATTEST:

By: _____

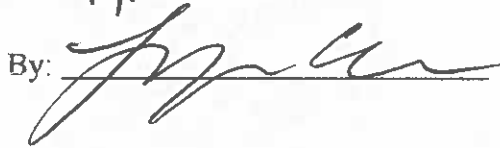
Caitlan Biggs
Town Secretary

87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

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EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

DEVELOPER

Iron Krass Construction
Tyler Ellis
By: 
Date: 11.29.23

TOWN OF LITTLE ELM, TEXAS

By: _____
Matt Mueller
Town Manager
Date: _____

ATTEST:

By: _____
Caitlan Biggs
Town Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, the undersigned authority, on this ____ day of _____, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me, the undersigned authority, on this ____ day of _____, 2023, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of _____.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS

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§
§

COUNTY OF DENTON

Before me, the undersigned authority, on this _____ day of _____, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS

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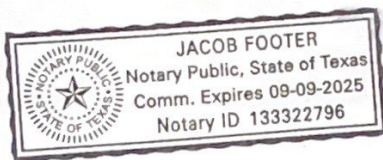
COUNTY OF Collin

Before me, the undersigned authority, on this 30th day of Nov., 2023, personally appeared Gregory Singh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of Self.

[Seal]

By: Jacob Footer
Notary Public, State of Texas

My Commission Expires: 09/09/2025



STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority, on this ____ day of _____, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

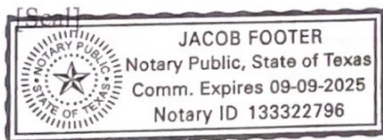
By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF Collin

Before me, the undersigned authority, on this 30th day of Nov., 2023, personally appeared Sukhmandu Kaur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of Self.



By: Jacob Footer
Notary Public, State of Texas

My Commission Expires: 09/09/2025

EXHIBIT A

Property Description

1. NEW SITE PAVING AND/OR
SIDEWALK WORK SHOWN ON SITE
PLAN IS FOR GENERAL
INFORMATION ONLY. RED
ARCHITECTURE + PLANNING,
LLC IS NOT RESPONSIBLE FOR THESE
SCOPES OF WORK MEETING
ACCESSIBILITY REQUIREMENTS. SITE
MODIFICATIONS SHALL MEET
ACCESSIBILITY REQUIREMENTS AND
THE OWNER IS TO ASSIGN THIS
RESPONSIBILITY.

2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

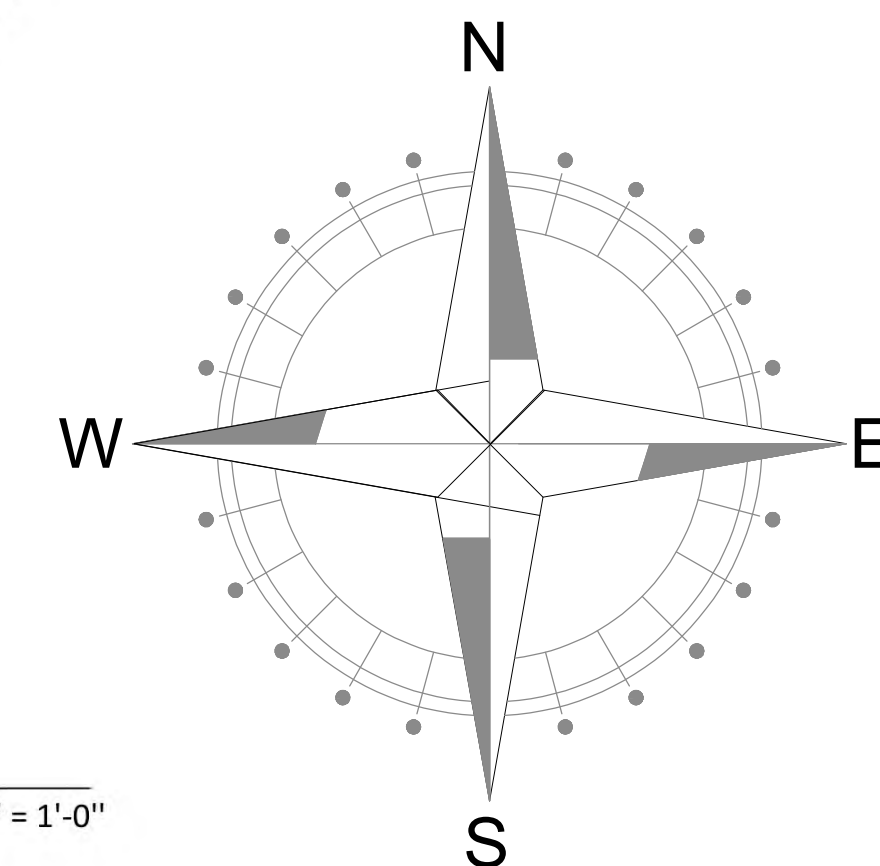
3. PROVIDE DETECTABLE WARNING AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.

4. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.

5. CROSS SLOPE ALONG ENTIRE LENGTH OF ACCESSIBLE ROUTE NOT TO EXCEED 2%.

6. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL SLOPE.

7. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS, & SITE LIGHTING BASES. 8. REFER TO OWNER'S BID NOTES FOR SITE LIGHTING SCOPE.

[illegible]

SCALE : $3/32'' = 1'-0''$

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, followed by the name "BENEDICT N. ILOANYA", the license number "143717", and the word "LICENSED" at the bottom. The entire seal is enclosed in a decorative, rope-like border.

Benedict N. Hoang
11/14/23

SHEET TITLE:

SITE PLAN

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

CLIENT NAME:

DATE: 11/14/23

COMPANY NAME:



PROJECT NAME:

805 HILL SIDE
BEACH
DRIVE, LITTLE ELM
TX.

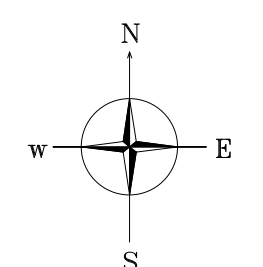
ARCHITECT:

SHEET NO:

DRAWING NO:

A-1

REVISION:



Scale:

$$3/32'' = 1'$$

EXHIBIT B

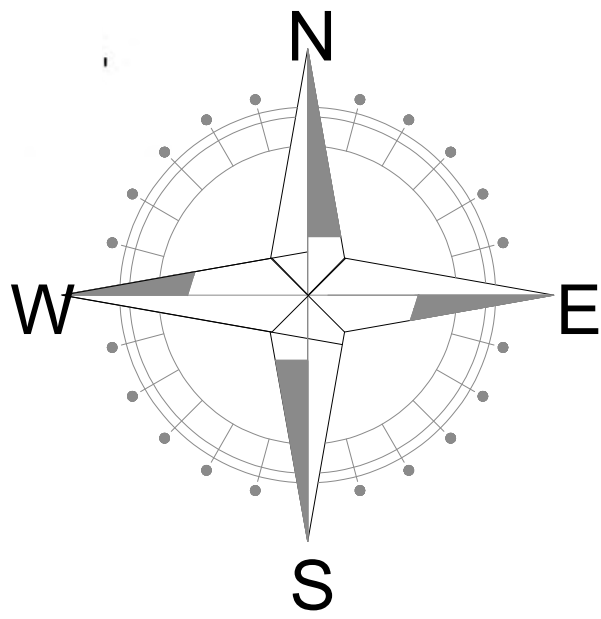
Development Plans

SITE NAME: 805 HILL SIDE BEACH DRIVE, LITTLE ELM TX.

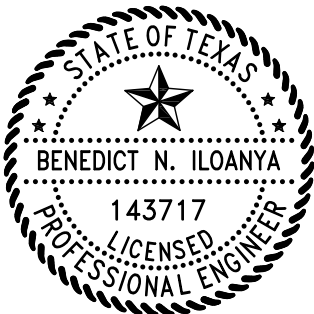


① PROPOSED LANDSCAPE PLAN

SCALE : 3/16" = 1'-0"



GENERAL NOTES:



Benedict N. Ilonaya
11/14/23

SHEET TITLE:

SITE PLAN

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

CLIENT NAME:

DATE:
11/14/23

COMPANY NAME:



PROJECT NAME:

805 HILL SIDE
BEACH
DRIVE, LITTLE ELM
TX.

ARCHITECT:

SHEET NO:

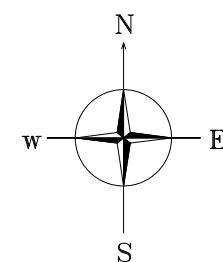
DRAWING NO:

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REVISION:

Scale:

3/16" = 1'



BUILDING LAYOUT NOTES:

Control, Grades, and Elevation:
1. All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.

Veneer Walls (Stone and Brick):

2. Brick: Modular thin veneer, Grade SW brick, alternately stacked (unless noted otherwise).
3. Stucco: Standard three coat with fine texture finish. Control joints according to elevations, 20' o.c. max.
4. Tile: All exterior wall tile to be ceramic.
5. Place ladder type horizontal reinforcement at every other course.
6. Mortar joints: all joints shall be a tuck point concave tooled joint with a 3/8" width.

7. Construction Joints: Vertical masonry movement joints to be 20' o.c. max, unless noted otherwise, and shall not cross lintels or brick shelf angles.
8. Approval: Architect reserves the right to reject any work that does not satisfy the design intent.
9. Cutting of masonry blocks: all cutting, trimming, or shaping shall be done by a motorized masonry saw. Breaking or splitting will not be accepted.

10. Weep holes: Provide at 24" o.c. at the base of the masonry facade one course above the foundation and immediately above all other flashing.

11. Flashing: Provide stainless steel flashing at the base of the masonry facade one course above the foundation. Provide flashing above all bond beams and openings.

12. Sealant: All masonry surfaces to be coated with Behr Premium Waterproof and Protector No. 980 or equivalent.

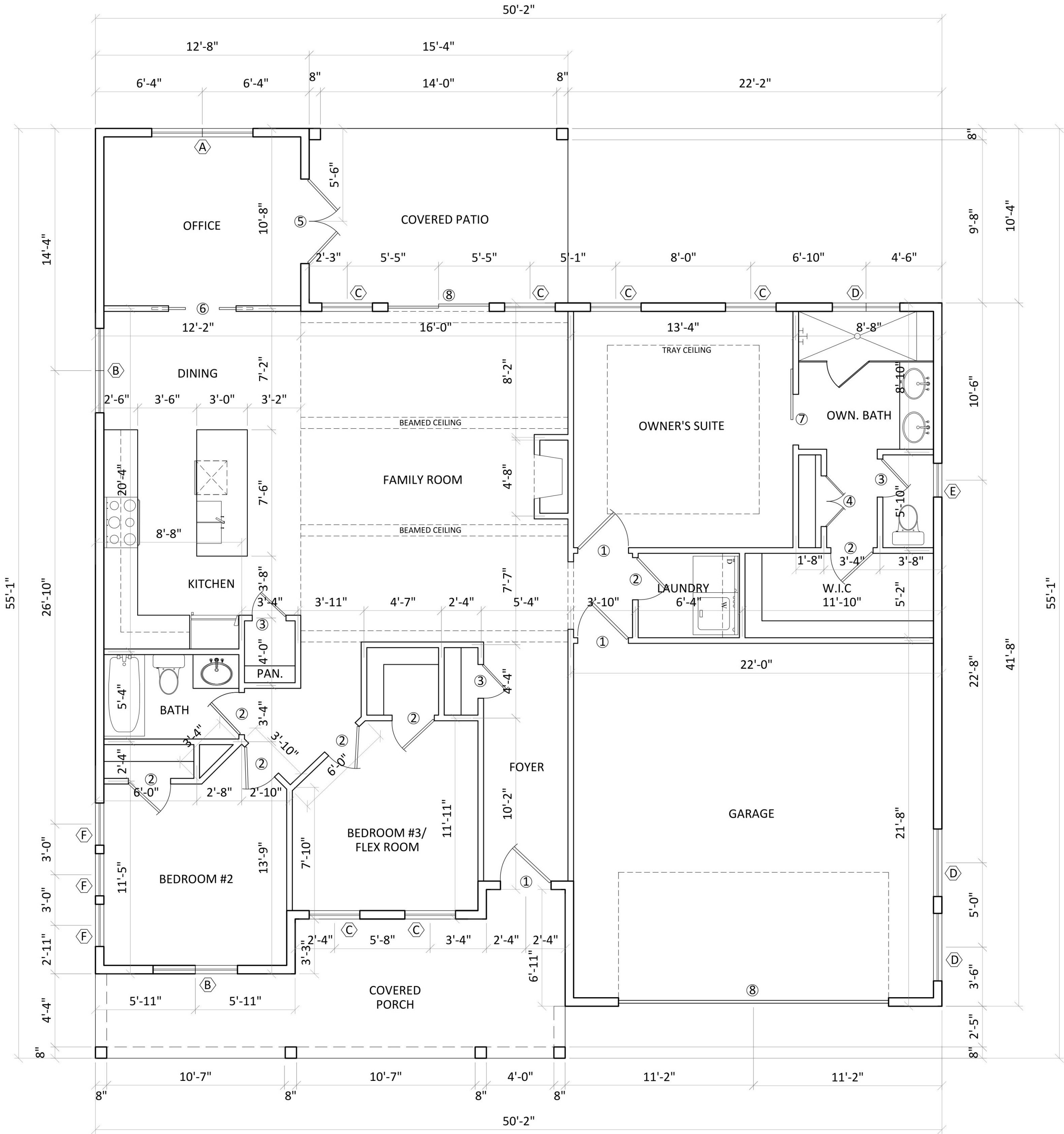
Stud Walls:

13. Wood Studs: All exterior wall and demising wall studs to be 2"x6" spaced at 16" on center. All other interior walls to be 2"x4" studs spaced at 16" on center. Refer to Structural Drawings for load bearing stud layout, sections, and details.
14. Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
15. Sheathing: All exterior sheathing used in Cavity Walls to be Wood Structural Panel (ex: OSB).
16. Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.

AREA SUMMARY FIRST FLOOR	
AC AREA	1630 SFT
COVERED PORCH	200 SFT
COVERED PATIO	158 SFT
GARAGE	470 SFT
TOTAL SLAB	2458 SFT

DOOR SCHEDULE				FRONT DOOR & GARAGE DOOR CONSIST OF RED WOOD
○ DENOTES DOOR				
MK.	QT.	Door Size	Notes	
1	3	3'-0" x 7'-0"	Flush Door	
2	7	2'-6" x 7'-0"	Flush Door	
3	3	2'-0" x 7'-0"	Flush Door	
4	1	4'-0" x 7'-0"	Double Door	
5	1	5'-0" x 7'-0"	Double Door	
6	1	4'-0" x 7'-0"	Double Pocket Door	
7	1	3'-0" x 7'-0"	Sliding Door	
7	1	6'-0" x 7'-0"	Sliding Door	
7	1	18'-0" x 7'-0"	Garage Door	
*ALL EXTERIOR DOORS ARE SOLID CORE				

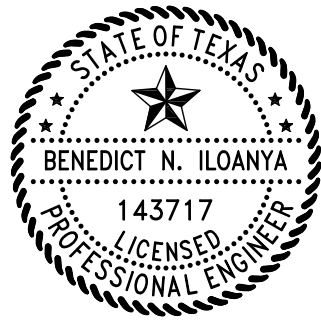
WINDOW SCHEDULE			
MK.	QT.	Window Size	Notes
A	1	6'-0" x 5'-0"	CASEMENT
B	2	5'-0" x 5'-0"	CASEMENT
C	7	3'-0" x 5'-0"	CASEMENT
D	3	4'-0" x 2'-6"	Sliding
E	1	2'-0" x 2'-0"	Sliding
F	3	2'-6" x 5'-0"	CASEMENT



① FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GENERAL NOTES:



Benedict N. Iloanya
11/14/23

SHEET TITLE:

FIRST FLOOR PLAN

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

CLIENT NAME:

DATE:

11/14/23

COMPANY NAME:



PROJECT NAME:

805 HILL SIDE BEACH
DRIVE,
LITTLE ELM TX.

ARCHITECT:

SHEET NO:

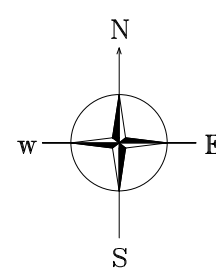
DRAWING NO:

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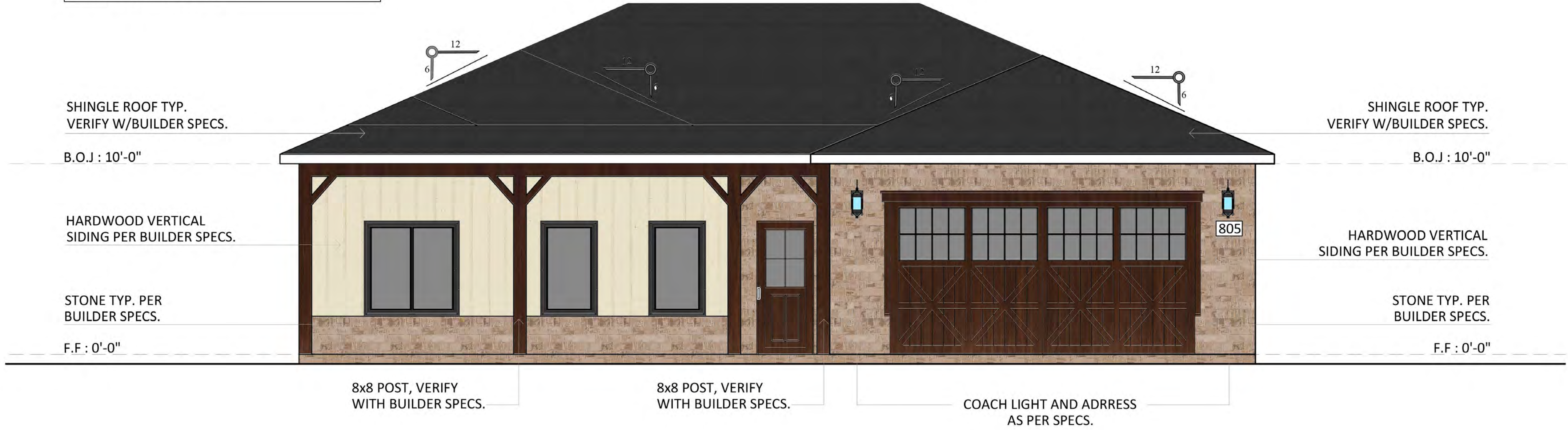
REVISION:

Scale:

1/4" = 1'



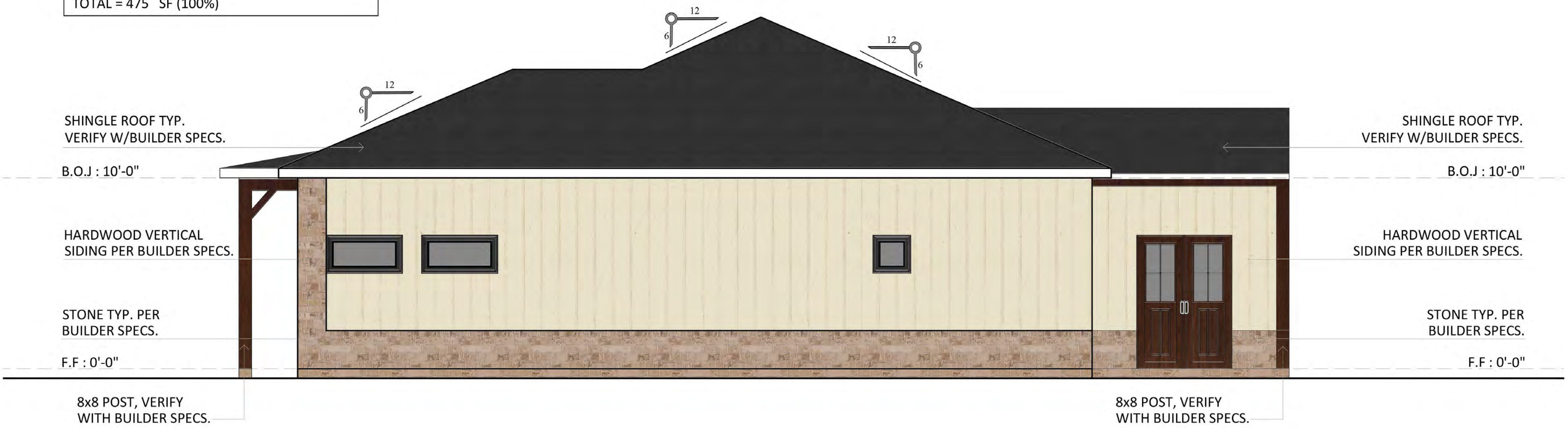
FRONT FACADE MATERIAL TOTAL = 273 SF (100%)
SIDING = 135 SF (49.45%)
STONE = 138 SF (50.55%)
TOTAL = 273 SF (100%)



① EXTERIOR ELEVATION : FRONT

SCALE : 1/4" = 1'-0"

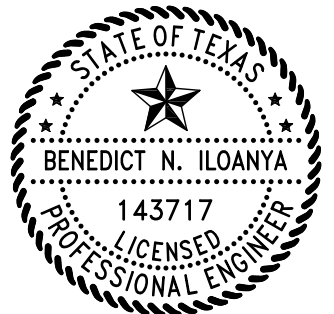
RIGHT FACADE MATERIAL TOTAL = 475 SF (100%)
SIDING = 369 SF (77.68%)
STONE = 106 SF (22.32%)
TOTAL = 475 SF (100%)



② EXTERIOR ELEVATION : RIGHT

SCALE : 1/4" = 1'-0"

GENERAL NOTES:



Benedict N. Ilonaya
11/14/23

SHEET TITLE:

EXTERIOR ELEVATION

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

CLIENT NAME:

DATE:
11/14/23

COMPANY NAME:



PROJECT NAME:

805 HILL SIDE BEACH
DRIVE,
LITTLE ELM TX.

ARCHITECT:

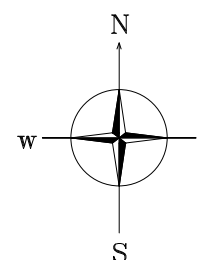
SHEET NO:

DRAWING NO:

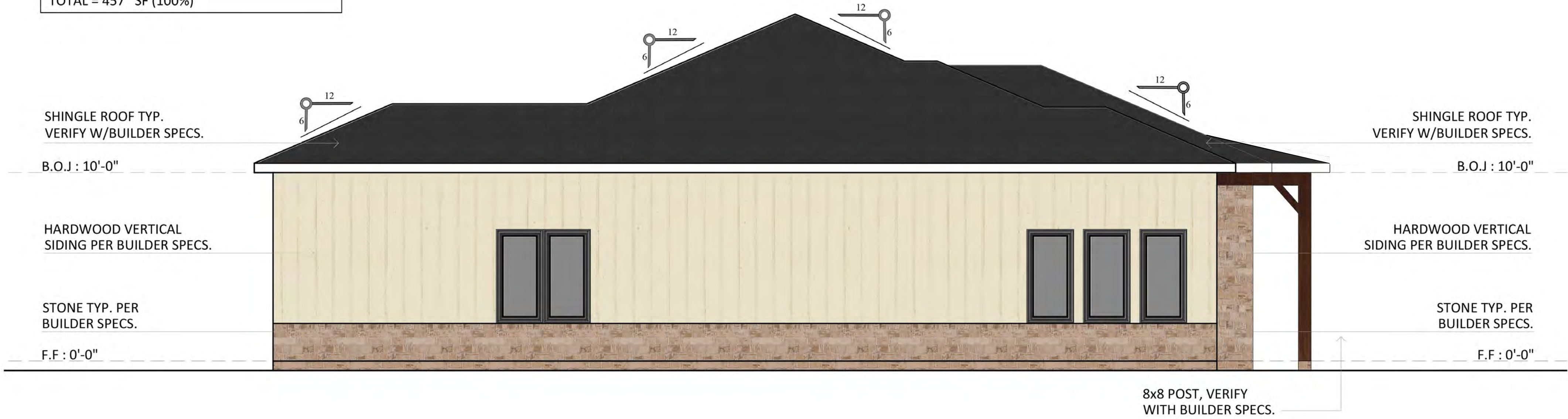
A-2

REVISION:

Scale:
1/4" = 1'



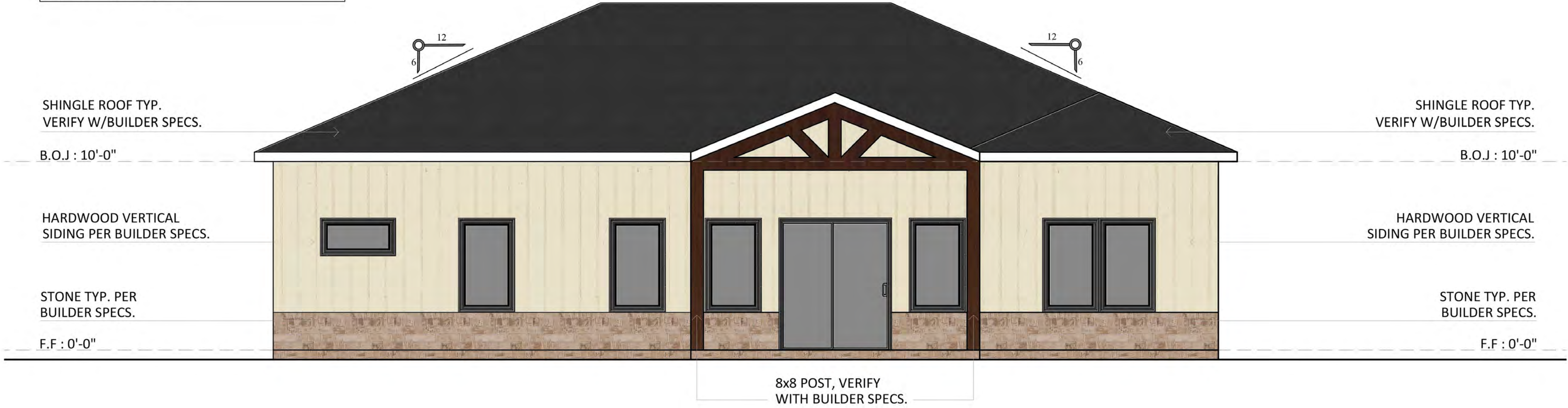
LEFT FACADE MATERIAL TOTAL = 457 SF (100%)
SIDING = 348 SF (76.14%)
STONE = 119 SF (23.86%)
TOTAL = 457 SF (100%)



① EXTERIOR ELEVATION : LEFT

SCALE : 1/4" = 1'-0"

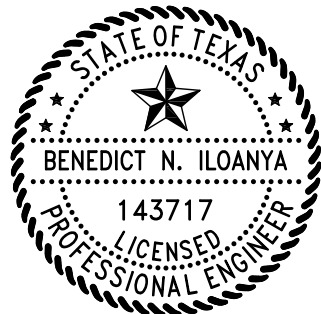
REAR FACADE MATERIAL TOTAL = 361 SF (100%)
SIDING = 273 SF (75.62%)
STONE = 88 SF (24.38%)
TOTAL = 361 SF (100%)



② EXTERIOR ELEVATION : REAR

SCALE : 1/4" = 1'-0"

GENERAL NOTES:



Benedict N. Ilanya
11/14/23

SHEET TITLE:

EXTERIOR ELEVATION

DRAWING TITLE:

DRAWN BY:

CHECKED BY:

CLIENT NAME:

DATE:

11/14/23

COMPANY NAME:



PROJECT NAME:

805 HILL SIDE BEACH
DRIVE,
LITTLE ELM TX.

ARCHITECT:

SHEET NO:

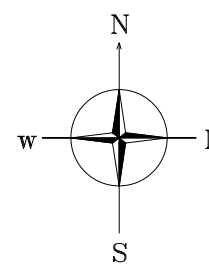
A-3

DRAWING NO:

REVISION:

Scale:

1/4" = 1'



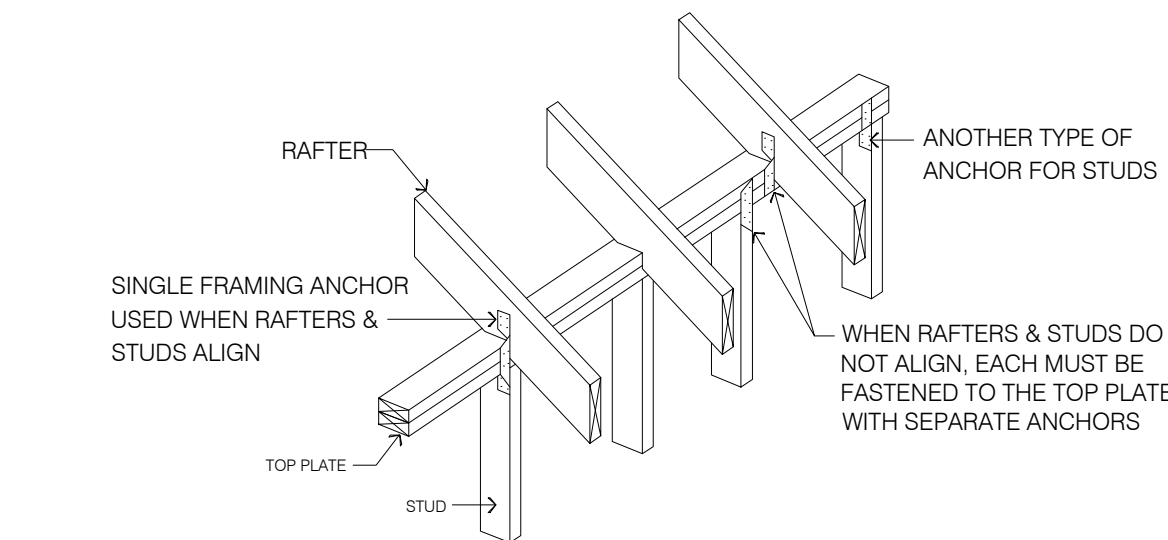
FRAMING NOTES:

- Stud Walls:**
- All exterior wall studs shall be 2"x6" at 16" on centers unless noted otherwise.
 - All interior wall studs shall be 2"x4" at 16" on centers, with 5/8" gypsum board on both sides, unless noted otherwise.

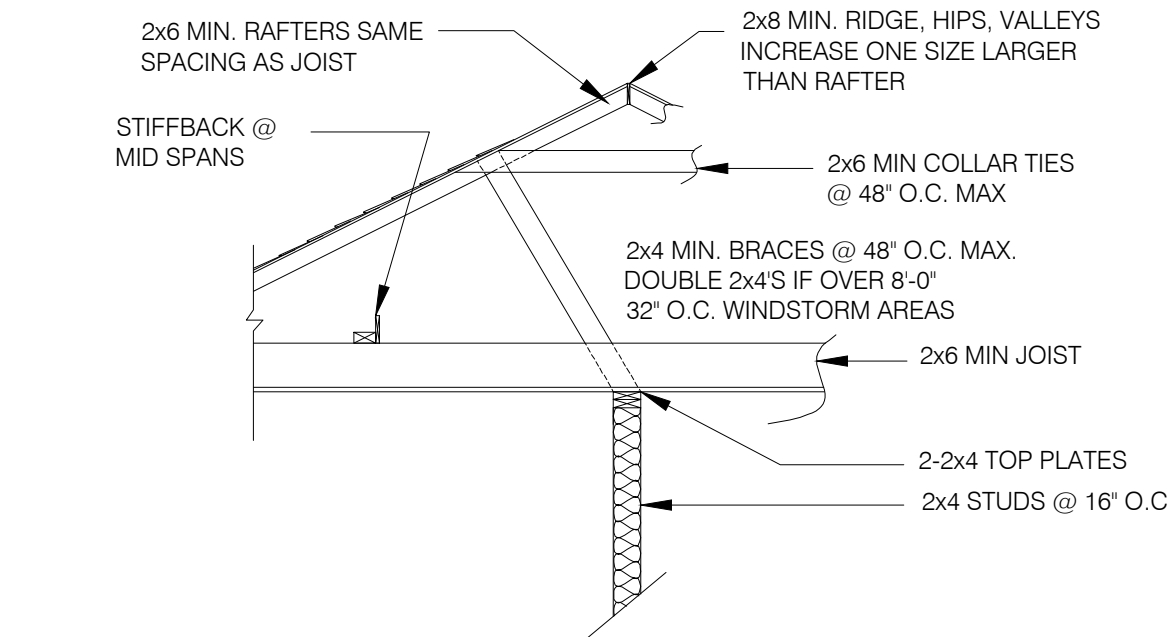
- Columns, Beams and Headers:**
- All columns are to be (3) 2x6 studs, back to back, unless noted otherwise.
 - Beam to Column connections to use Simpson Strong-Tie LCE4 or equal.
 - All headers (H) are to be - (2) 2x10 unless noted otherwise.

- Shear Walls, Deck, & Trusses:**
- Continuously sheathed wood structural panel method used. Minimum sheathing thickness is 1/2".
 - All floor joists shall be 2-1/2" x 12" TJI joists.
 - Roof deck to be 3/4" exterior grade plywood sheathing.
 - All roof members shall be 2"x8", unless noted otherwise.
 - Roof members to be spaced a maximum of 1'-4" on centers.
 - All connector plates to be 16 ga. Simpson Strong-Tie or approved equal. See details for nailing patterns.

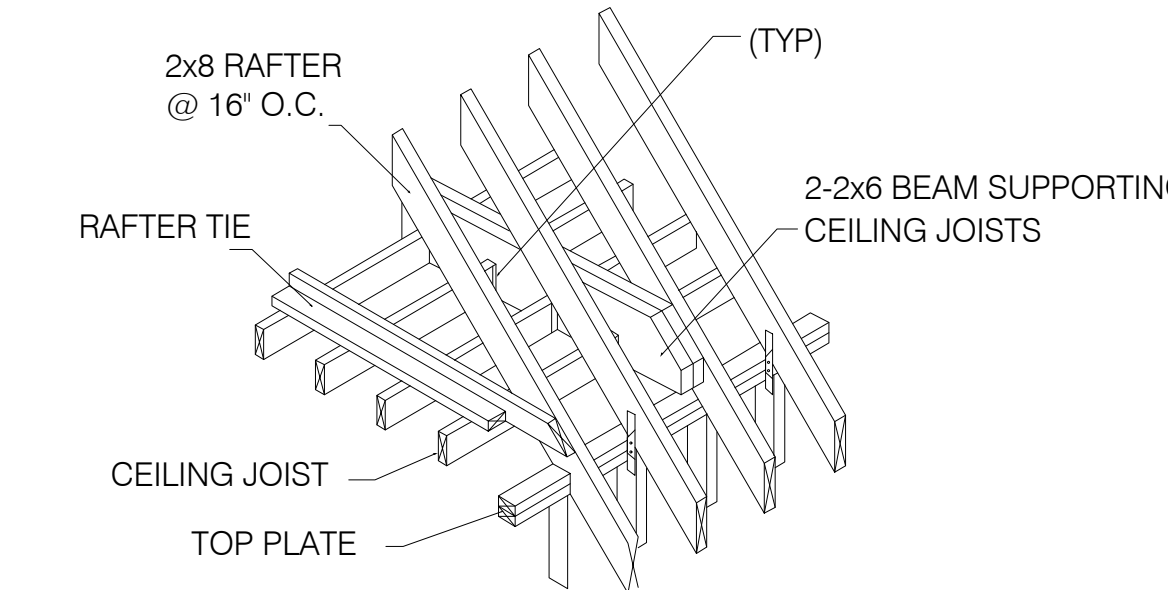
- General Notes:**
- All lumber to be Grade No. 1, unless noted otherwise.
 - Contractor must verify all of the dimensions prior to construction.
 - It is the contractor's responsibility to provide any and all shop drawings and ask for Owner/Engineer approval prior to construction.
 - Work required by the Contract Documents for which no separate bid item has been provided in the Bid Proposal, shall be provided for as required by the Contractor. Cost for such work shall be considered subsidiary to the total amount bid. No separate payment will be made for subsidiary work.
 - Work provided by the Contractor to facilitate the successful completion of the project for which no bid item has been provided, should also be considered as subsidiary to the total amount bid or the item it pertains to.
 - All work procedures should be supervised by a licensed structural engineer(s) to ensure safety and quality.
 - Contractor to be covered with all required and industry recommended insurance coverages.
 - Contractor to follow all required ACI, ASCI, ASTM, and IBC codes.



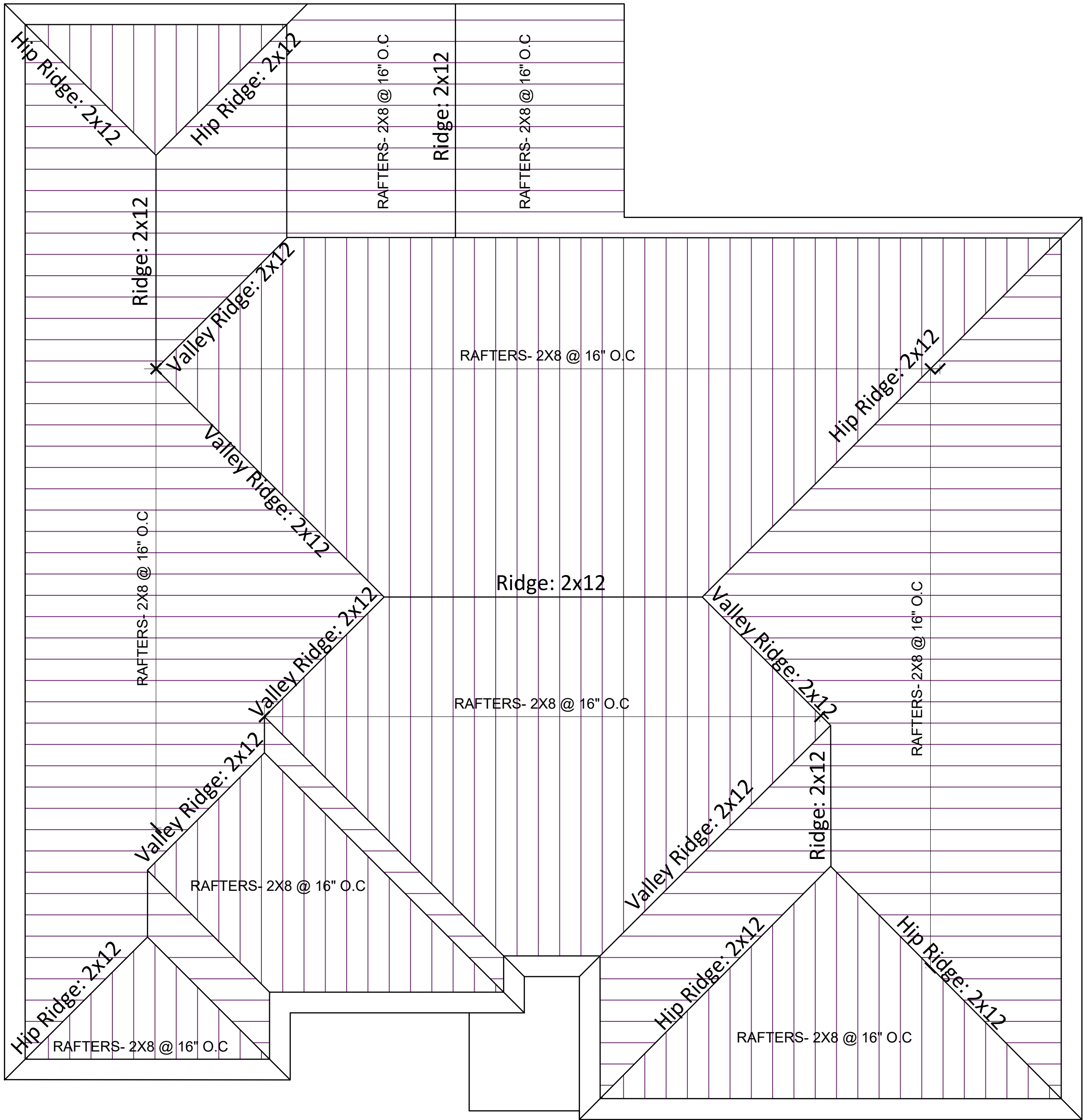
4 DETAIL: Rafter to Wall Connection



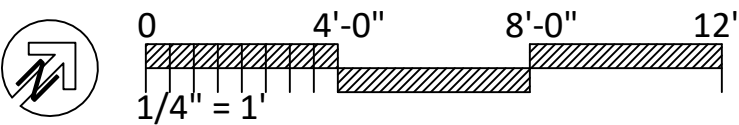
3 DETAIL: Typical Ridge



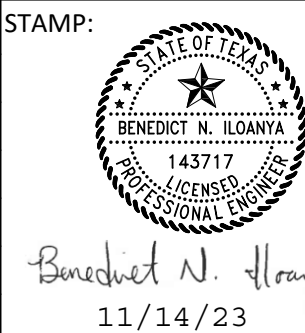
2 DETAIL: Beam & Rafter Tie



1 FRAMING PLAN: Roof



Prj. #22155 ISSUE RECORD		
DATE:	ISSUED FOR:	COMMENTS:
Drawing File:		



LEGEND:
Ex. = Existing
OTC = Original Town Commercial
T.O.P. = Top of Parapet
BFR = Barrier Free Ramp
FH = Fire Hydrant
R.O.W. = Right of Way
SSMH = Sanitary Sewer Manhole
FDC = Fire Department Connection
Conc. = Concrete
Sq. Ft. = Square Feet

CONTACTS:
OWNER/AGENT: APPLICANT: ENGINEER:

Construction Plans for
Single Family Residence located at
805 HILLSIDE BEACH DRIVE,
LITTLE ELM TX.

Framing Plan - Roof

Date: 11/14/23
Scale: 1/4" = 1'-0"
Drawn By: H.S.S
Page: S4
6 of 9



Hardwood vertical siding for reference.