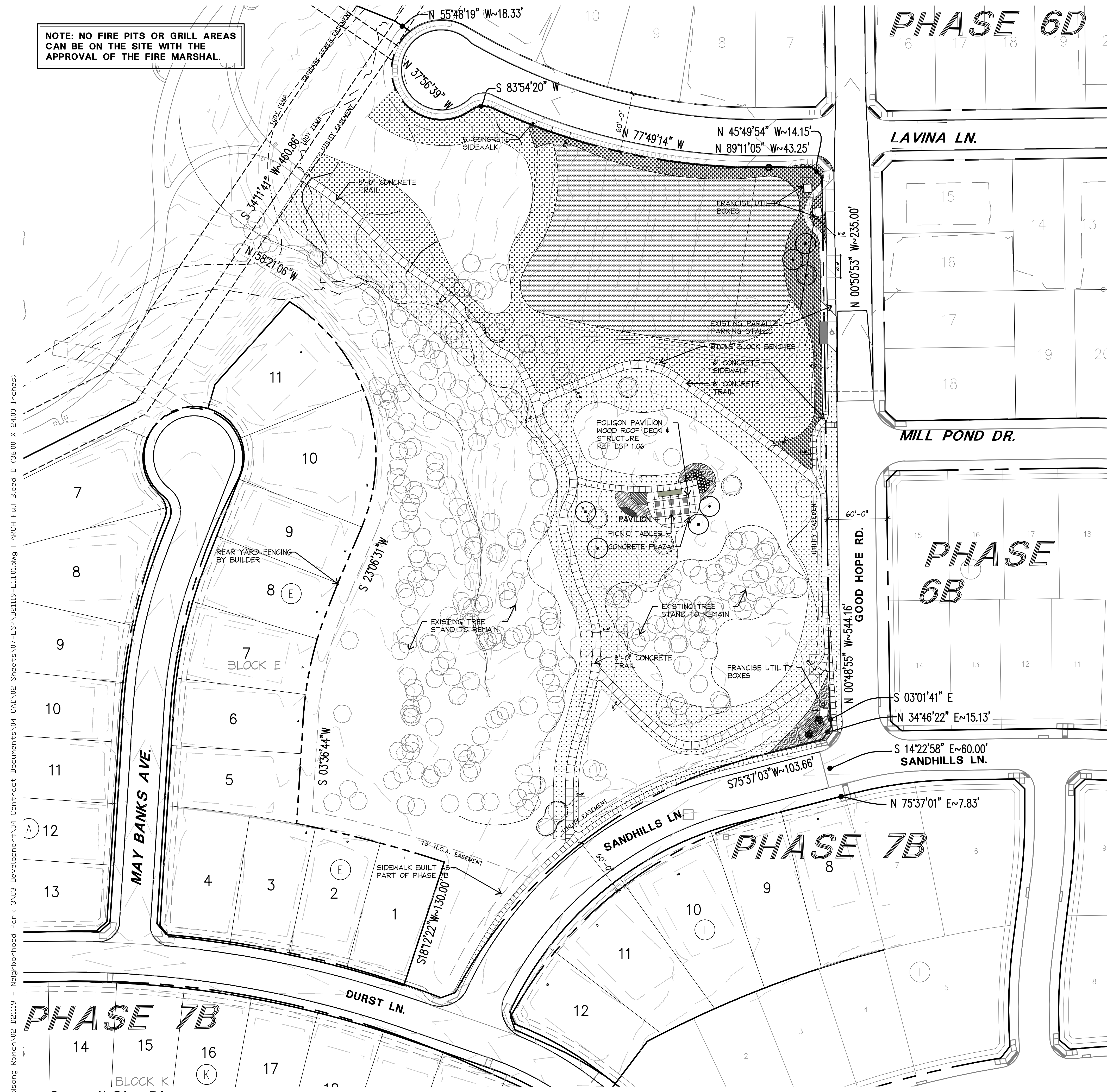


NOTE: NO FIRE PITS OR GRILL AREAS CAN BE ON THE SITE WITH THE APPROVAL OF THE FIRE MARSHAL.



**SITE DATA SUMMARY TABLE**

GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-40(SF)
PROPOSED USE	TOWN PARK
LOT AREA (SQUARE FEET AND ACRES)	334,323 S.F. (7.675 ACRES)
BUILDING AREA *	
BUILDING AREA (SQUARE FEET)	N/A
BUILDING HEIGHT (FEET/ NUMBER OF STORIES)	N/A
LOT COVERAGE (SQUARE FEET)	N/A
FLOOR AREA RATION	N/A
PARKING	
REQUIRED PARKING (#SPACES)	N/A
PROVIDED PARKING (#SPACES)	7
ACCESSIBLE PARKING REQUIRED (#SPACES)	1
ACCESSIBLE PARKING PROVIDED (#SPACES)	1
IMPERVIOUS AREA	
INTERIOR LANDSCAPE REQUIRED	N/A
INTERIOR LANDSCAPING PROVIDED/ PERVIOUS AREA	143,506 S.F.
TOTAL IMPERVIOUS AREA (SQUARE FEET)	17,867 S.F.
OPEN SPACE	
OPEN SPACE REQUIRED	N/A

TREE MITIGATION	
CALIPER INCHES REMOVED:	146.75
CALIPER INCHES PROTECTED:	548.4
TREE CREDITS ISSUED:	102 x 3 = 306'
FINAL TREE CREDIT BALANCE:	+ 159.25'

- SITE PLAN NOTES:**
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
  - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
  - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS\*, AND DETENTION POND \*

- LEGEND:**
- G.S.F. - GROSS SQUARE FEET
  - S.F. - SQUARE FEET

**PROJECT INFORMATION**

SUBDIVISION NAME: WINDSONG RANCH, PHASE 7B  
 LOT & BLOCK NUMBER: BLOCK E, LOT 12 (PARK)  
 ACREAGE LOT 7.675 ACRES. (334,323 S.F.)

SITUATED IN:  
 L. NETHERLY SURVEY ABST. 962 &  
 J. TETTER SURVEY ABST. 1262  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER/APPLICANT: VP WINDSONG OPERATIONS LLC  
 130 N PRESTON RD STE 130  
 PROSPER, TX 75078-9800  
 CONTACT: KURT BEILHARZ  
 PHONE: 469.532.0689

ENGINEER: SPIARS ENGINEERING  
 765 CUSTER ROAD SUITE 100  
 PLANO, TX 75075  
 PHONE: 972.422.0077

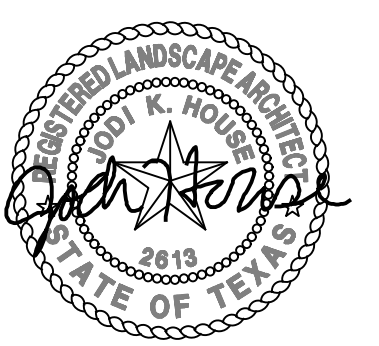
**LOCATION MAP**



PROJECT NAME: NEIGHBORHOOD PARK 3  
 TOWN PROJECT NUMBER: DEVAPP-24-0105  
 DATE PREPARED: SEPTEMBER 5, 2024



**TBG**  
 landscape architects, planners & designers  
 2001 bryan street  
 suite 1450  
 dallas, tx 75201  
 [214] 744-0757  
 tbgpartners.com



2024-10-25

project  
**neighborhood park 3**

construction document package

Tellus Group  
 Prosper, Texas

project number  
**D21119**

issue date  
 October 4, 2024

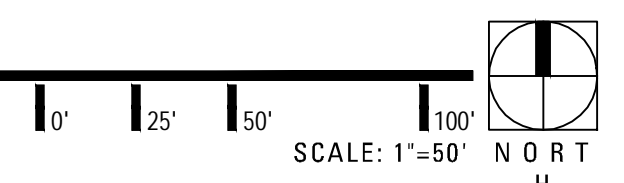
designed: lw  
 drawn: lw/jt/lf  
 reviewed: jh/mm

sheet title  
**site plan**

sheet  
**LSP 1.01**

P:\D - Windsong Ranch\02 D21119 - Neighborhood Park 3\03 Development\04 Contract Documents\04 CAD\02 Sheets\07-LSP\021119-L1.01.dwg | ARCH Full Bleed D (36.00 X 24.00 Inches)

**PHASE 7B**  
 BLOCK K  
**Overall Site Plan**





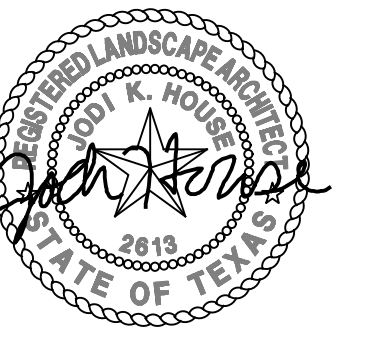


TBG

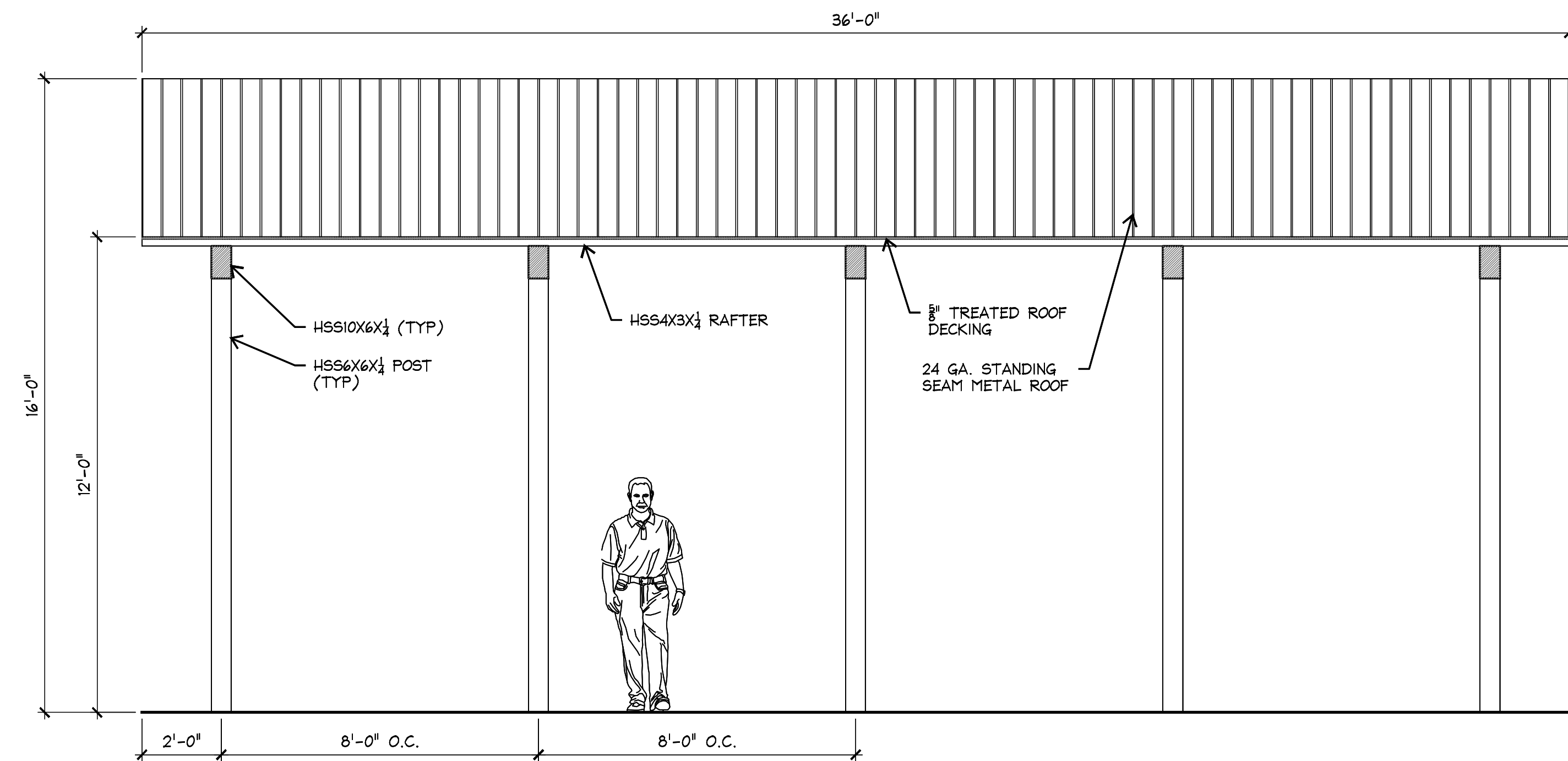
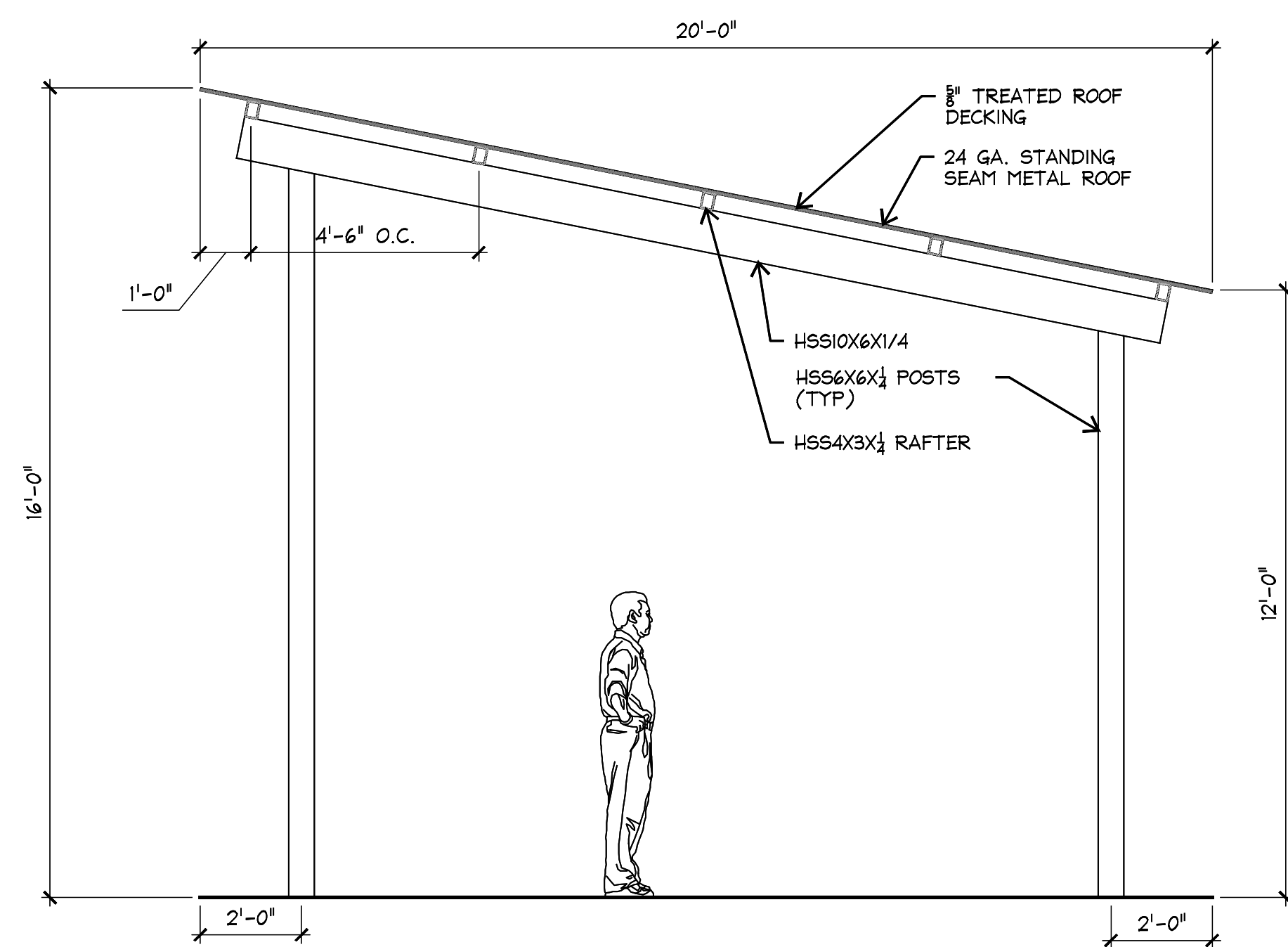
landscape architects, planners & designers

2001 bryan street  
suite 1450  
dallas, tx 75201

[214] 744-0757  
tbgpartners.com



2024-10-25



# 1 Pavilion Detail

SCALE: 3/8"=1'-0"

project  
**neighborhood  
park 3**

construction document package

Tellus Group  
Prosper, Texas

project number  
**D21119**

issue date  
October 4, 2024

designed: lw  
drawn: lw jg tl lf  
reviewed: jh mm

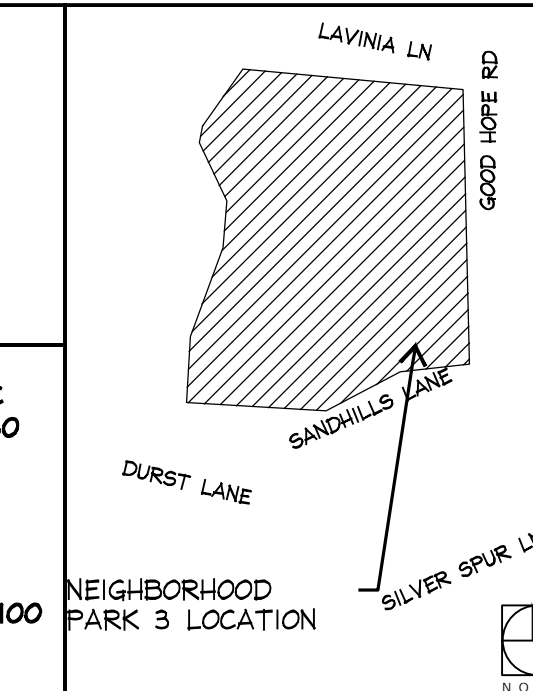
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PHASE 7B  
LOT & BLOCK NUMBER: BLOCK E, LOT 12 (PARK)  
ACREAGE LOT 7.675 ACRES. (334,323 S.F.)  
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SPIARS ENGINEERING  
765 CUSTER ROAD SUITE 100  
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PHONE: 972.422.0077

## LOCATION MAP



PROJECT NAME:  
**NEIGHBORHOOD PARK 3**  
TOWN PROJECT  
NUMBER:  
DEVAPP-24-0105  
DATE PREPARED:  
SEPTEMBER 5, 2024

sheet title

**pavilion detail**

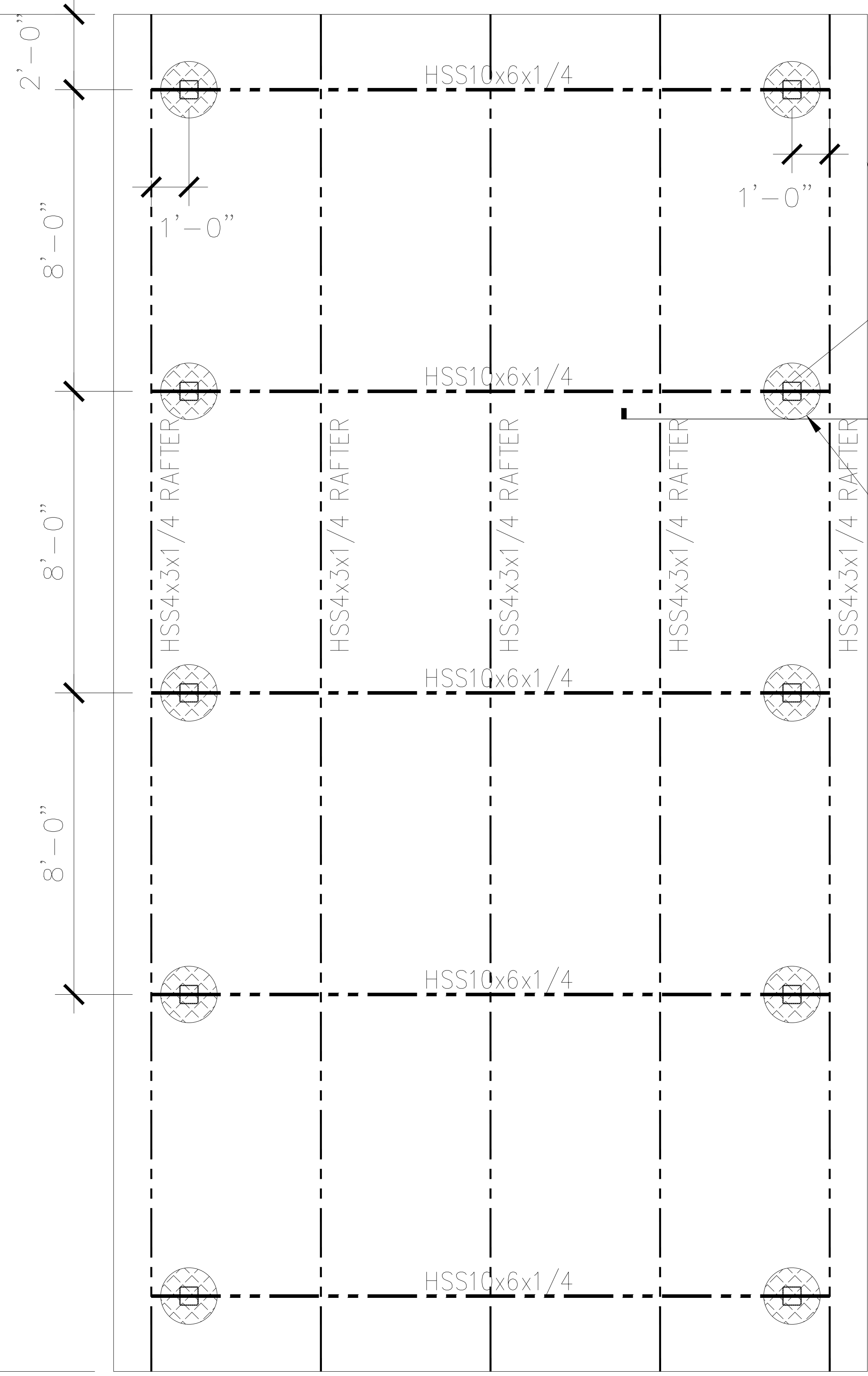
sheet

**LSP 1.06**

36'-0"

20'-0"

1'-0"  
4'-6" 4'-6" 4'-6" 4'-6"



#12 SELF-DRILLING WOOD TO STEEL SCREWS @ 8" O.C. (GALVANIZED)

24 GA. STANDING SEAM METAL ROOF

5/8" TREATED ROOF DECKING

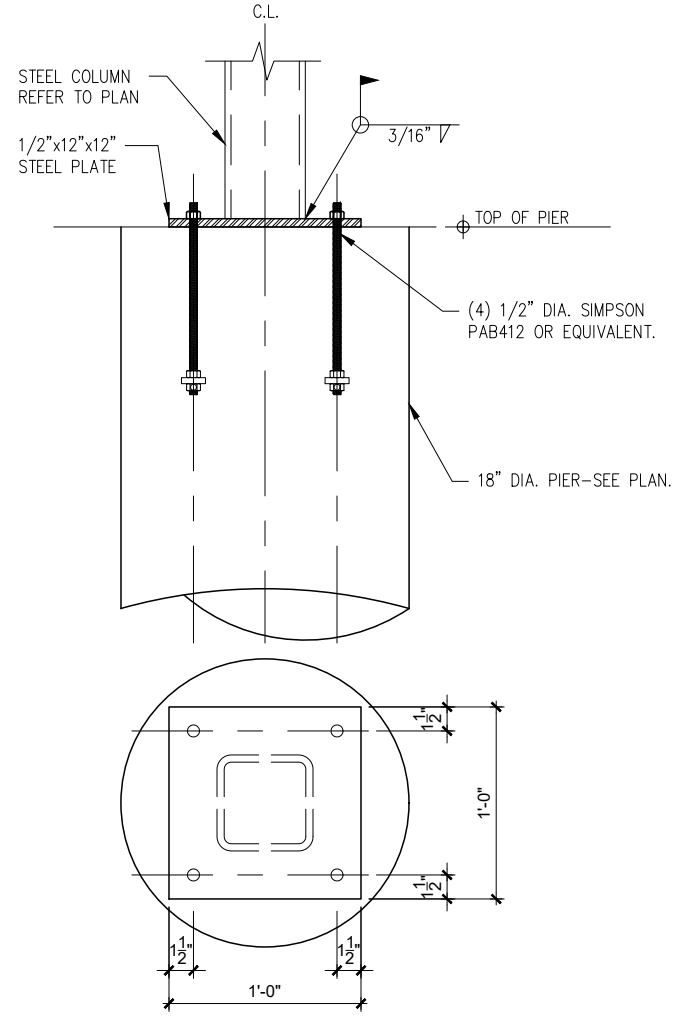
HSS4x3x1/4 WITH 1/4" CLOSURE PLATES EACH END.

HSS10x6x1/4 WITH 1/4" CLOSURE PLATES EACH END.

ROOF OVERHANG

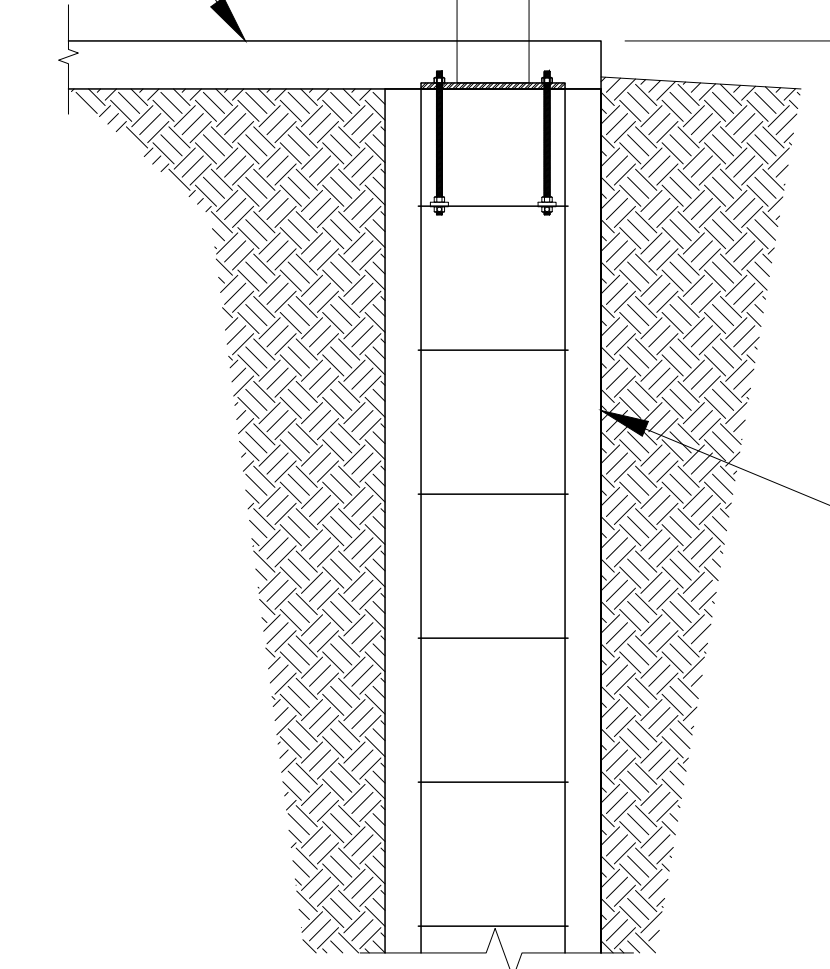
HSS6x6x1/4 (TYP)

18" DIA PIER (TYP)



BP1 SCALE ON 24X36: 1" = 1'-0"

FLATWORK BY OTHERS



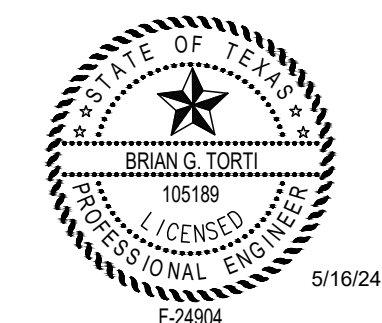
1 SECTION SCALE ON 24X36: 3/4" = 1'-0"

PIER DESIGN:  
1. ALL PIERS SHALL BE 18" DIA. DRILLED TO A DEPTH OF 12' BELOW CURRENT GRADE. REINFORCE WITH (5) #5'S AND #1 TES @ 12" O.C.

GENERAL/MATERIAL NOTES:

- CONCRETE
  - CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST A.C.I. 318 AND PREVAILING LOCAL GOOD STANDARD PRACTICE.
  - CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
    - 28 DAY STRENGTH = 3000 P.S.I.
    - HARD ROCK AGGREGATE.
    - SUMP = 3" TO 5"
- REINFORCEMENT
  - CONTRACTOR SHALL VERIFY JOB SITE CONDITIONS PRIOR TO THE FABRICATION OF MATERIALS.
  - ALL REINFORCEMENT SHALL CONFORM TO ASTM A-615 GRADE 60 (60 KSI).
  - REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I.-318) AND THE MOST CURRENT EDITION OF THE CRISP "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
  - SPLICES IN REINFORCEMENT SHALL OCCUR AT POINTS OF MINIMUM STRESS AND MINIMUM LAP OF 30 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
  - MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE: GRADE BEAMS: 3" FROM BOTTOM/SIDES 12" FROM TOP; SLAB ON GRADE: 1-1/2" FROM TOP OF SLAB.
  - PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS. CONTRACTOR SHALL USE THE SAME SIZE AND SPACING AS LARGEST REINFORCING SPECIFIED.
  - SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF MATERIALS.
- FOUNDATION
  - THIS FOUNDATION HAS BEEN DESIGNED BASED REPORT #24026 BY REED ENGINEERING GROUP. THIS SOIL REPORT SHALL BECOME PART OF THESE CONSTRUCTION DOCUMENTS.

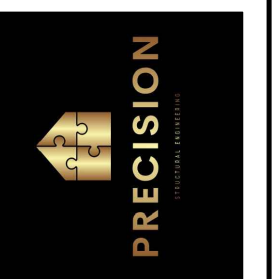
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5/16/24

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Precision Structural Engineering, LLC



P.O. Box #2421  
Coppell, Texas 75019  
Office: 214-223-0286

REVISIONS	DATE
1	
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8	

**WOODLAKE OUTDOOR**  
 ETHERIDGE NEIGHBORHOOD PARK  
 2537 GOOD HOPE RD. PROSPER, TEXAS  
 PLAN: PAVILION

DATE: 5/16/24  
SCALE: 1/2"=1'-0"

SHEET NUMBER:  
**S1**



**DRAWING INDEX**

S1 FOUNDATION AND FRAMING PLANS

**GENERAL NOTES**

1. DESIGN CODES
  - a) 2021 I.B.C
  - b) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-08
  - c) AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, THIRTEENTH EDITION.
  - d) ACI 117 "STANDARD SPECIFICATIONS FOR TOLERANCE FOR CONCRETE CONSTRUCTION AND MATERIALS"
  - e) ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS"
  - f) ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
  - g) AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"
  - h) SJI "SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR STEEL JOISTS AND JOIST GIRDERS"
  - i) SDI "STEEL DECK MANUAL FOR FLOOR DECKS AND ROOF DECKS"
  - j) ASW D1.1 "STRUCTURAL WELDING CODE - STEEL"
  - k) ACI 530 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
2. DESIGN LOADS:
 

LIVE LOADS:  
 ROOF: 20 PSF  
 DEAD LOADS: WEIGHT OF MATERIALS

WIND SPEED: 115 MPH (ULT)  
 EXPOSURE CATEGORY: B  
 BUILDING CATEGORY II
3. EXISTING CONDITIONS: CONTRACTOR/BUILDER SHALL VISIT THE JOBSITE AS REQUIRED TO VERIFY EXISTING CONDITIONS.
4. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, AND LOCATIONS OF FLOOR DEPRESSIONS PRIOR TO SETTING FORMS. NOTIFY ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCY BE FOUND BETWEEN ENGINEERING PLANS AND ARCHITECTURAL PLANS.
5. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO DETAILS HEREIN.

**ROOF FRAMING NOTES**

- CARPENTRY SPECIFICATIONS:
- 1) ROOF DECK SHALL BE MIN. 3/4" EXTERIOR GRADE PLYWOOD.
  - 2) REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR ROOF PITCHES.
  - 3) ROOF FRAMING LAYOUT TO BE FIELD VERIFIED BY BUILDER.
- FRAMING SPECIFICATIONS**
- CARPENTRY SPECIFICATIONS:
- 1) THE QUALITY OF LUMBER AND DESIGN FOR LOAD SUPPORTING MEMBERS SHALL CONFORM TO THE NDS, LATEST EDITION.
  - 2) LUMBER GRADES SHALL BE AS FOLLOWS:  
 JOISTS AND RAFTERS: #2 SYP FB=1100 PSI  
 BEAMS: #2 SYP FB= 1100 PSI  
 POSTS : #2 FC=1300 PSI  
 STUDS: #2 FC=850 PSI
  - 3) SHEATHING FOR SHEAR WALLS SHALL BE MIN. 5/8" OSB OR PLYWOOD. ALL EDGES SHALL BE BLOCKED. SHEETS SHALL BE NAILED AT 6" O.C AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS WITH 8d NAILS.
  - 4) TRUSS DIMENSIONS, LOCATIONS AND QUANTITIES SHALL BE VERIFIED BY THE TRUSS MANUFACTURER.
  - 5) ANY SAWN LUMBER JOISTS SHALL BE DOUBLED UNDER ALL WALLS WHETHER INDICATED OR NOT.
  - 6) INSTALLER RESPONSIBLE TO STABILITY OF FLOOR MEMBERS DURING INSTALLATION.
  - 7) ALL MEMBER SIZES OR CONNECTIONS NOT INDICATED SHALL BE DESIGNED TO WITHSTAND LIVE LOAD PER GENERAL NOTE #2 AND APPROPRIATE DEAD LOADS.
  - 8) PLYWOOD SHALL MEET THE MIN. REQUIREMENTS OF THE LATEST STANDARDS OF THE APA.
  - 9) ALL WOOD HEADERS SHALL BE IN COMPLIANCE WITH THE CODE REFERENCED IN DESIGN CODE IN GENERAL NOTES.
  - 10) ALL BEAMS TO BE SUPPORTED BY STUD PACKS WITH MIN. WIDTH OF THE BEAM
  - 11) ALL STUD PACKS TO BE FASTENED PER STUD PACK DETAIL.
  - 12) DOUBLE STUDS ARE REQUIRED AT ALL CORNERS AND OPENINGS U.N.O.
  - 13) PROVIDE A SINGLE CONTINUOUS SILL PLATE DOUBLE CONTINUOUS TOP PLATE AT ALL STUD WALLS.
  - 14) FLOOR DECKING SHALL BE A MIN. OF 3/4" T&G PLYWOOD AND GLUED AND NAILED TO FLOOR JOISTS.
  - 15) ALL MULTIPLE-PLY BEAMS SHALL INCLUDE 3 ROWS OF 16d NAILS @ 12" O.C. BEAMS WITH 3 OR 4 PLIES SHALL HAVE THIS NAILING PATTERN ON BOTH SIDES (STAGGER)

**CONCRETE NOTES**

- 1) ALL STRUCTURAL CONCRETE SHALL BE CLASSIFIED AS NORMAL WEIGHT CONCRETE WITH UNIT WEIGHT OF 145 LBS/FT<sup>3</sup>. STRUCTURAL CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL THE SPECIFIED COMPRESSIVE STRENGTH HAS BEEN ACHIEVED.
- 2) MINIMUM CONCRETE COMPRESSIVE STRENGTH AND SLUMP:
 

MEMBER:	STRENGTH:	MIN.	MAX.
WALLS, SLABS & GRADE BEAMS	3000 PSI	4"	6"
PIERS	3000 PSI	4"	6"
- 3) CONCRETE MIX DESIGNS AND TEST RESULTS SHALL BE SUBMITTED FOR EVALUATION AND APPROVAL. CONCRETE MIX DESIGNS SHALL COMPLY WITH ACI CHAPTER 5.
- 4) ALL CAST -IN-PLACE CONCRTE WORK SHALL BE IN ACCORDANCE WITH ACI 301, LATEST EDITION.
- 5) ALL DETAILING, FABRICATION, AND INSTALLATION OF STEEL REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND ACI 318, LATEST EDITIONS.
- 6) CONCRET REINFORCING STEEL SHALL BE DEFORMED BARS.
- 7) MINIMUM COVERAGE ON REINFORCING STEEL:
 

CONCRETE CAST AGAINST EARTH:	3" CLEAR TO STIRRUP
CONCRETE CAST AGAINST FORMS:	2" CLEAR TO STIRRUP
GRADE BEAMS	2" CLEAR TO STIRRUP
SLAB ON VOIDS	1 1/2" FOR TOP
SLAB ON GRADE	PLACE BARS IN MIDDLE
- 8) PROVIDE 45-DEGREE CHAMFER AT ALL EXPOSED EDGES AND CORNERS.
- 9) GENERAL CONTRACTOR SHALL COMPARE AND COORDINATE THIS PLAN WITH ARCHITECTURAL SET. ANY DISCREPANCIES OR CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 10) ALL OPENINGS FOR MECHNICAL EQUIPMENT, TRENCHES, SLOPES TO DRAINS ETC. SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND INDICATED ON SHOP DRAWINGS. COORDINATE LOCATION AND SIZE OF ALL OPENINGS WITH APPLICABLE TRADES.
- 11) PROVIDE (2) #4'S DIAGONALLY AT THE CORNERS OF ALL SLAB OPENINGS.
- 12) SLAB REINFORCING SHALL HAVE STANDARD HOOKS AT SLAB ENDS.

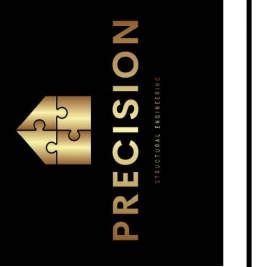
**REINFORCING NOTES**

- 1) ALL REINFORCING SHALL CONFORM TO ASTM-A-615, GR. 60. STIRRUPS MAY BE 40 KSI U.N.O.
- 2) REINFORCING STEEL SHALL BE DESIGNED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI-315 AND THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS, LATEST EDITION.
- 3) SPLICES IN REINFORCING SHALL OCCUR AT POINTS OF MINIMUM STRESS AND SHALL BE LAPPED MIN. OF 40 BAR DIAMETERS.
- 4) PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS. BARS SHOULD BE THE SAME SIZE AND SPACING OF LARGER REINFORCING.
- 5) SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF MATERIALS.

**STRUCTURAL STEEL NOTES**

- 1) ALL STRUCTURAL STEEL WIDE FLANGES SHALL BE ASTM A-992 FY=50 KSI. STRUCTURAL TUBES ASTM A-500, GRADE B FY=46 KSI. ALL OTHERS ASTM A-36.
- 2) STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS, LATEST EDITION.
- 3) ALL SHOP AND FIELD WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL WELD SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN. UNLESS SHOWN OR NOTED OTHERWISE ALL WELDS SHALL DEVELOP THE STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES.
- 4) SHOP CONNECTIONS SHALL BE WELDED U.N.O. FIELD CONNECTIONS SHALL E BOLTED OR WELDED AS DETAILED.
- 5) ERECTION BOLTS SHALL BE ASTM A-307. ALL PERMANENT BOLTS SHALL BE ASTM A-325, BEARING TYPE, 3/4" DIA. U.N.O
- 6) ALL STRUCTURAL STEEL WITH THE EXCEPTION OF EMBEDDED ITEMS SHALL BE PAINTED WITH ONE SHOP COAT OF RUST-INHIBITIVE PAINT.
- 7) ALL STEEL CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE END REACTIONS EQUAL TO ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLE 3-6 OF THE AISC STEEL MANUAL, LATEST EDITION.
- 8) STEEL DECKING SHALL BE ATTACHED TO STRUCTURAL STEEL USING 3/8" DIAMETER PUDDLE WELDS.

Precision Structural Engineering, LLC

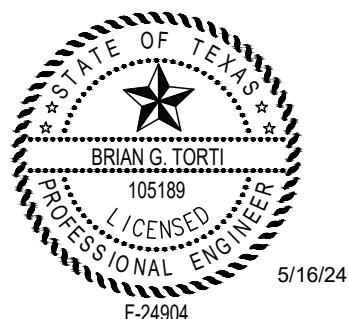


P.O. Box #2421  
 Coppell, Texas 75019  
 Office: 214-223-0286

REVISIONS	DATE
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**WOODLAKE OUTDOOR**  
 ETHERIDGE NEIGHBORHOOD PARK  
 2537 GOOD HOPE RD. PROSPER, TEXAS  
 PLAN: PAVILION

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5/16/24  
 F-24904

*B. Torti*  
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DATE: 5/16/24  
 SCALE: 3/8"=1'-0"

SHEET NUMBER:  
**50**