

[illegible]

Parking Calculations			
	Area (SF)	Parking requirements (based on use)	Parking required
Medical	2948	1 per 300	9.83
Rest. w/drive thru	2765	1 per 150	18.4333
Total parking required			28.26
Total parking provided			29
ADA parking required	2		
On-site loading	None required		

Restaurant Occupant load		
Room name	Area SF	Occupancy
Dining Space	600	40.00
Point of Sale	250	2
Restroom pair	200	0
Kitchen	700	3.5
Storage	400	1
Office	250	1.5
Circulation	350	0
total	2750	48.00
All Occupancy load per IBC 2021		
Assembly A2 unconcentrated 15 gross		

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098

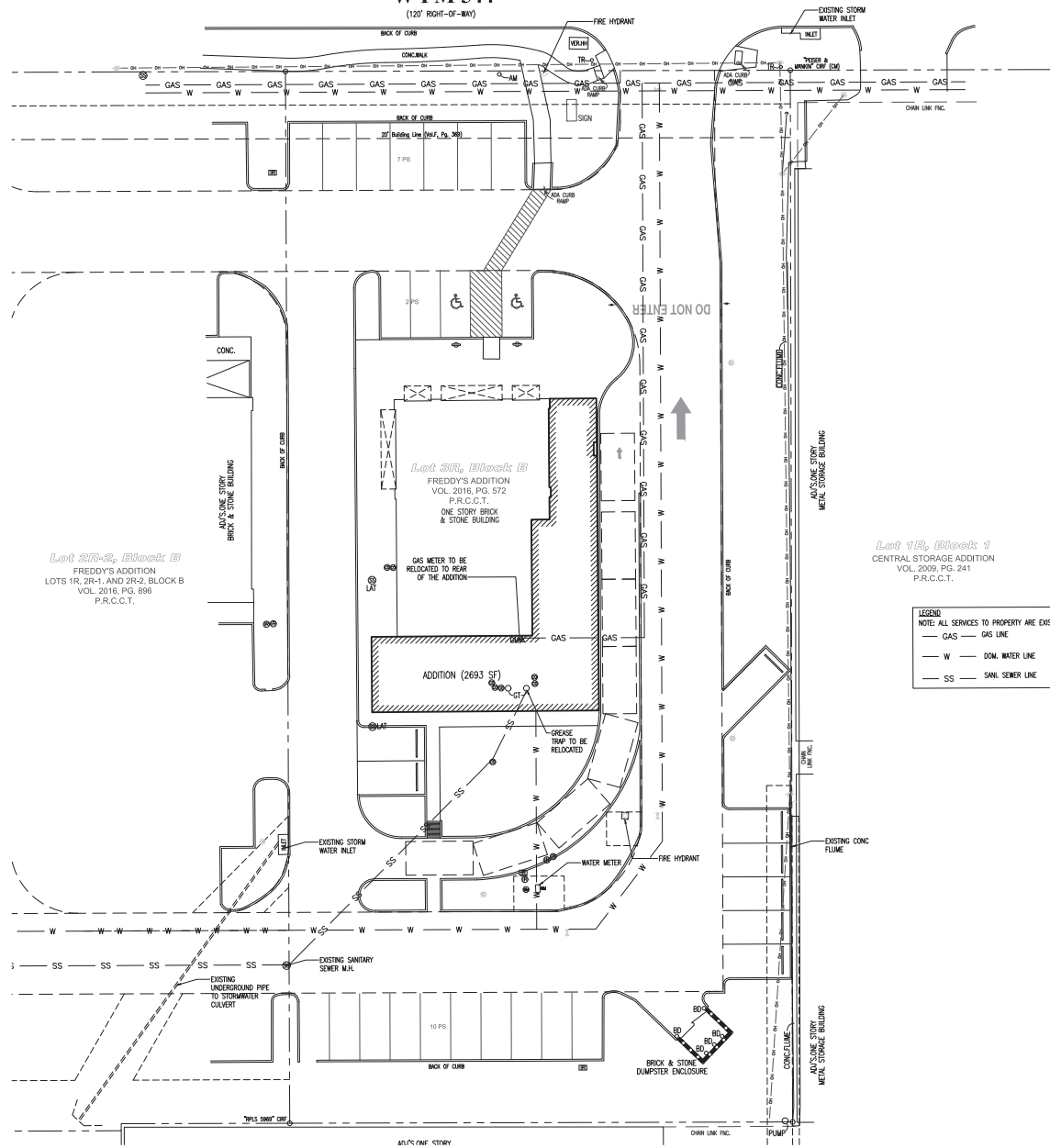
[illegible]

Sheet Name
SITE PLAN
Project number
Date
Drawn by
Checked by
Sheet Number

A 1.00



W FM 544
(120' RIGHT-OF-WAY)



ARCHITECTURE • PLANNING • INTERIORS

SUSTAINABILITY • FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
doctranw@gmail.com

Architect
Vijay Sarma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsarma@iddarch.com

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
Utilities Plan
Project number
Date
Drawn by
Checked by
Sheet Number

A 1.02

0 8' 16' 16'
SCALE: 1/16" = 1'-0"



01 UTILITIES PLAN
1/16"=1'-0"

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Number



ARCHITECTURE • PLANNING • INTERIORS

SUSTAINABILITY • FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

www.iddarch.com

Building Owner:
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.6009
doctormoh@gmail.com

Architecture:
Vijay Sarma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7950
vsarma@iddarch.com

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name
FLOOR PLAN

Project number

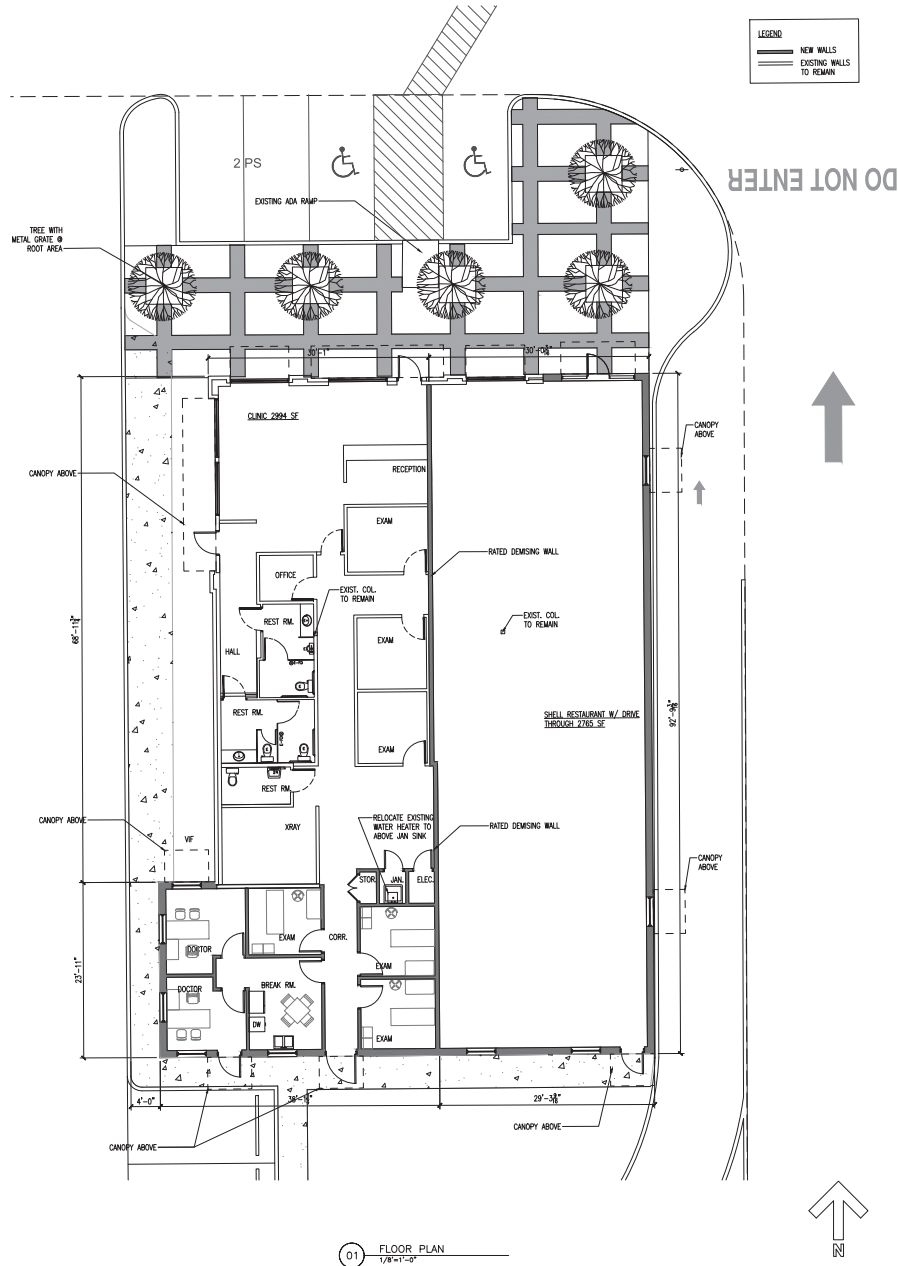
Date

Drawn by

Checked by

Sheet Number

A 2.01





ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

www.iddarch.com

Building Owner
Wylie Hope LLC, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.6009
doctranwrm@gmail.com

Architecture
Vijay Sarma, Regd. Architect
IDD Architecture Firm No BR 1548
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7959
vsarma@iddarch.com

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098



No.	Revision	Date

Sheet Name

Elevations

Project number

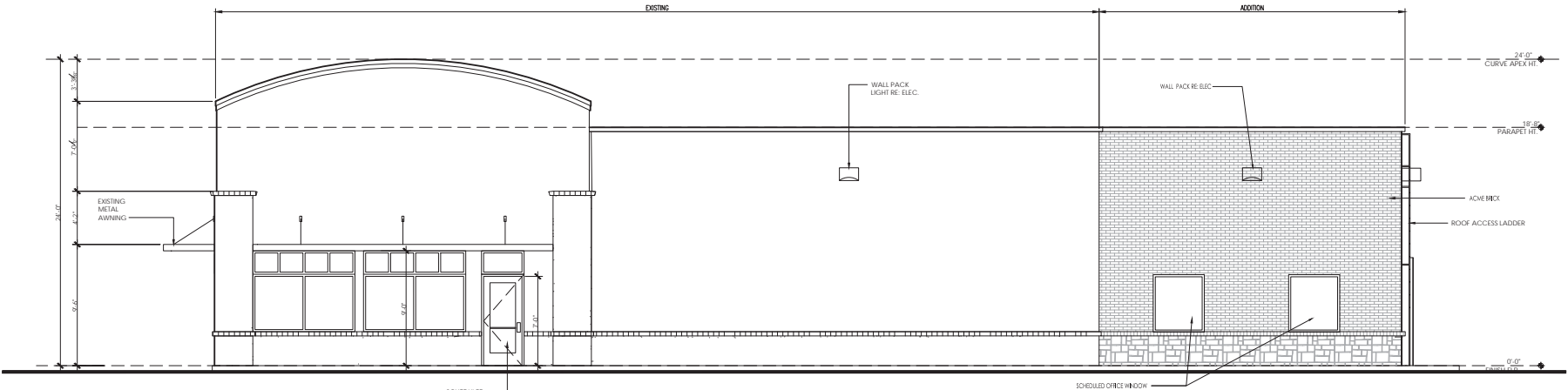
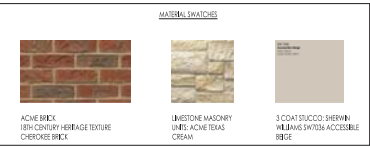
Date

Drawn by

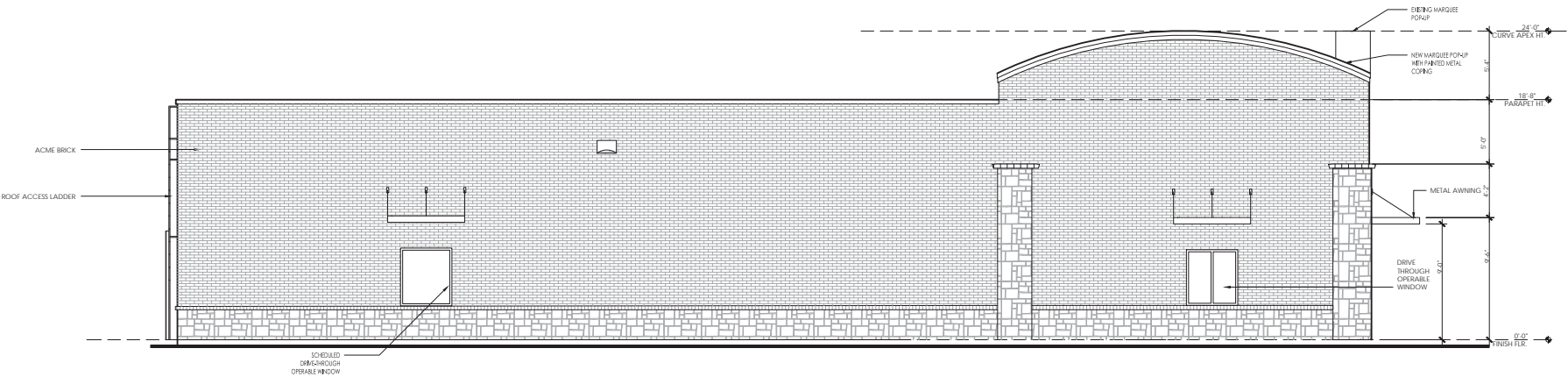
Checked by

Sheet Number

A 3.01



02 West Elevation
14'-11"-0"



01 East Elevation
14'-11"-0"

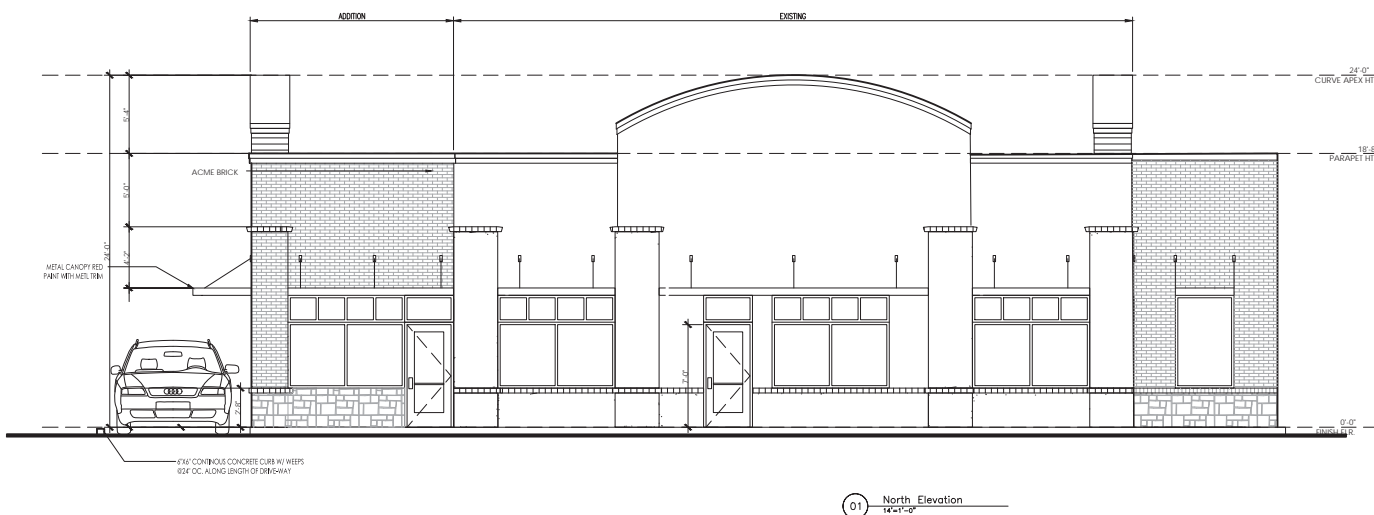
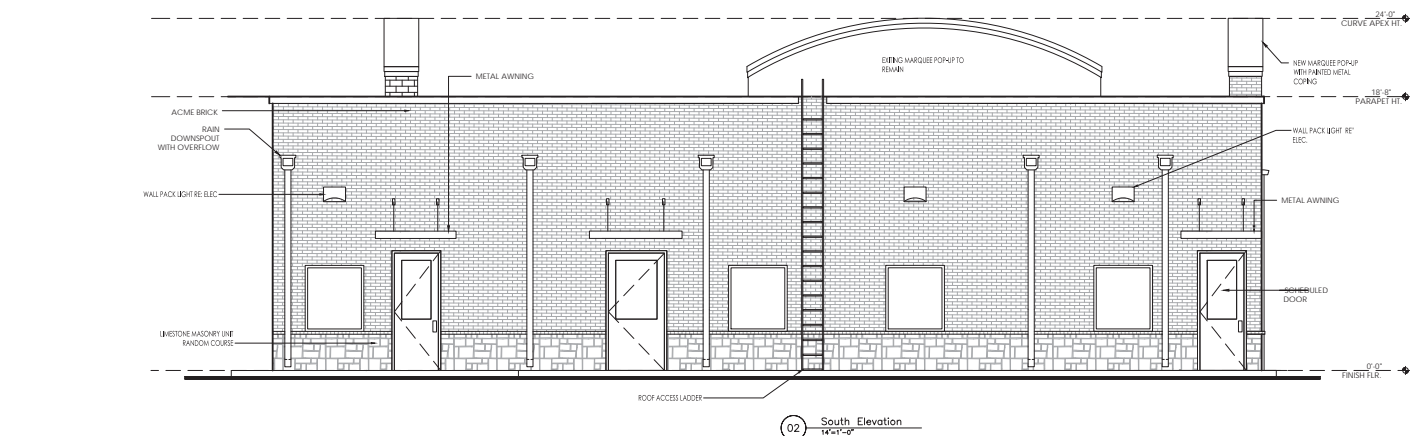
ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope II, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.8009
doctoramerm@gmail.com

Architecture
Vijay Sarma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph: 214.205.7956
vsarma@iddarch.com



HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098

[illegible]

Sheet Name

Elevations

Project number

Date _____

Drawn by	
----------	--

Checked by	
------------	--

Sheet Number

A 3.02

Common Name	Scientific name	Caliper	Count	Note
Live Oak	<i>Quercus virginiana</i>	6 inch	5	Existing at ROW
Live Oak	<i>Quercus virginiana</i>	5 inch	2	Existing at drive through
Chinese Elm	<i>Ulmus parvifolia</i>	6 inch	1	Existing at rear parking
Grape Myrtle Muskogee	<i>Lagerstroemia Muskogee</i>	4 inch	10	New, single stem
Dwarf Buford holly	<i>Ilex cornuta</i>	3 Gallon	36	Existing
Dwarf Buford holly	<i>Ilex cornuta</i>	3 Gallon	19	New



HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOC
WYLIE, TX 75098



Sheet Name
Landscape Plan
Project number
Date
Drawn by
Checked by
Sheet Number

L 1.01

L 1.01

[illegible]

1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIALS USED. IRRIGATION WILL BE PROVIDED BY AN UNDERGROUND IRRIGATION SYSTEM OR SUBSURFACE Drip SYSTEM AS APPROVED BY THE CITY OF IRVING.
2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE GUARD SET AT 30 DEG. F.
3. AREAS OF OPEN SPACE WHICH CONTAIN PRESERVED TREES NEED NOT BE IRRIGATED IF THE CITY OF IRVING DETERMINES THAT IRRIGATION WOULD BE HARMFUL TO THE PRESERVED TREES.

1. IF ANY SIDEWALKS ARE REQUIRED THEY WILL BE DESIGNED TO PROVIDE HANDICAP ACCESS AT THE DRIVE APPROACHES PER ADA AND TEXAS ACCESSIBILITY STANDARDS.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
3. ALL LANDSCAPING WITH THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
4. WATER AND SANITARY SEWER FACILITIES OPERATED BY THE CITY SHOULD BE SHOWN ON THE PLANS OR LOCATED IN THE FIELD BY CONTACTING OUR FIELD OPERATIONS DIVISION. ALL WATER METERS, TIE HYDRANTS, VALVES, MANHOLES AND/OR ADJUNCTS TO THE SUBJECT PROPERTY MUST BE EASILY ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF THE NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJACENT TO THE FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING PRIOR TO THE COMPLETION OF THE WORK.

THE OWNER, TENANT AND THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIONS CONSONANT TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, LIMBS AND OTHER SUCH MATERIAL OR PLANTS NOT IN ACCORDANCE WITH THE CITY OF LOS ANGELES. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION PARTS THE WHICHS ARE BROKEN MUST BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

PREPARATION

LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS

REFER TO PLANTING PLAN FOR PLANTING LOCATIONS AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

GRADING AND DRAINAGE

MESA DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKS, ENTRANCES TO STRUCTURES, AND PLANTER BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH MAY BE DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING, VERIFYING THAT WATER DRAINS AWAY FROM BUILDING.

COORDINATION

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS BY THE LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES.

ALL BED AREAS ARE TO BE LEFT 3" ABOVE FINISHED GRADE OF ADJACENT PAVEMENT TO INCLUDE 3" OF MULCH AFTER COMPACTION AND SETTLEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 3" LAYER OF MULCH
ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDDED.

ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, AND CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS.

PLANTING SOIL MIXTURE TO BE AS FOLLOWS:
TREES, SHRUBS, AND GROUND COVER 4" LIVING
EARTH COMPOST TILLED INTO TOP 8" OF
EXISTING SOIL.

ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS, ONE TABLET PER 1/2" CALIPER FOR TREES AND ONE TABLET PER 12" OF HEIGHT OR SPREAD FOR EACH SHRUB AT INSTALLATION.

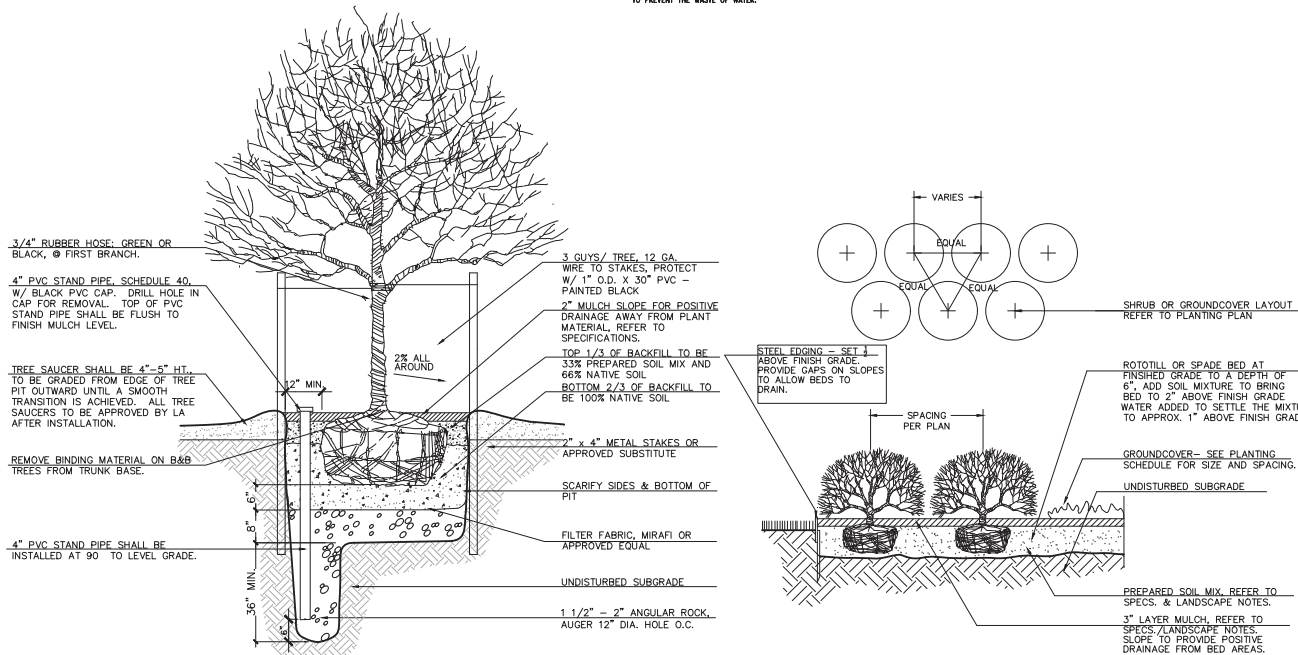
ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE FOR AFFECTED TURF AND BED AREAS. INSTALL NEW CONTROLLER AS REQUIRED, SIZED TO ALLOW FOR FUTURE DEVELOPMENT. THE CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO BID.

SANDY SOILS SHALL BE NATURAL, FERTILE, PROBABLE SOIL POSSESSING CHARACTERISTICS OF A REASONABLY PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, STUMPS, ROOTS OF SIMILAR SUBSTANCES ONE INCH OR MORE IN DIAMETER. LOAM SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. LOAM SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET.

THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING DETAILS).

ALL BED AREAS SHALL RECEIVE DEWITT WEED BARRIER OR APPROVED SUBSTITUTE. SEE SPECIFICATIONS.



2 SHRUB/GROUNDCOVER PLANTING
NO SCALE

NOTE: PROVIDE AT ALL PATIO TREES



NOTE: PROVIDE AT ALL PATIO TREES



14455 WEBB CHAPEL ROAD, SUITE 200
FARMERS BRANCH, TX 75234

Building Owner
Wylie Hope II, Mohammed A. Mohiuddin
2806 E Farm To Market 544
Wylie, TX 75098
Ph: 972.900.6009
doctoramerm@gmail.com

Architecture
Vijay Sarma, Regd. Architect
IDD Architecture Firm No BR 1546
14455 Webb Chapel Rd., Suite 200
Farmers Branch, TX 75234
Ph:214.205.7956
vsarma@iddarch.com

2806 W FM 544, LOT 3R, BLOCK B
WYLIE, TX 75098

[illegible]

Sheet Name

Landscape Details

Project number
Date
Drawn by
Checked by
Sheet Number

L 1.02