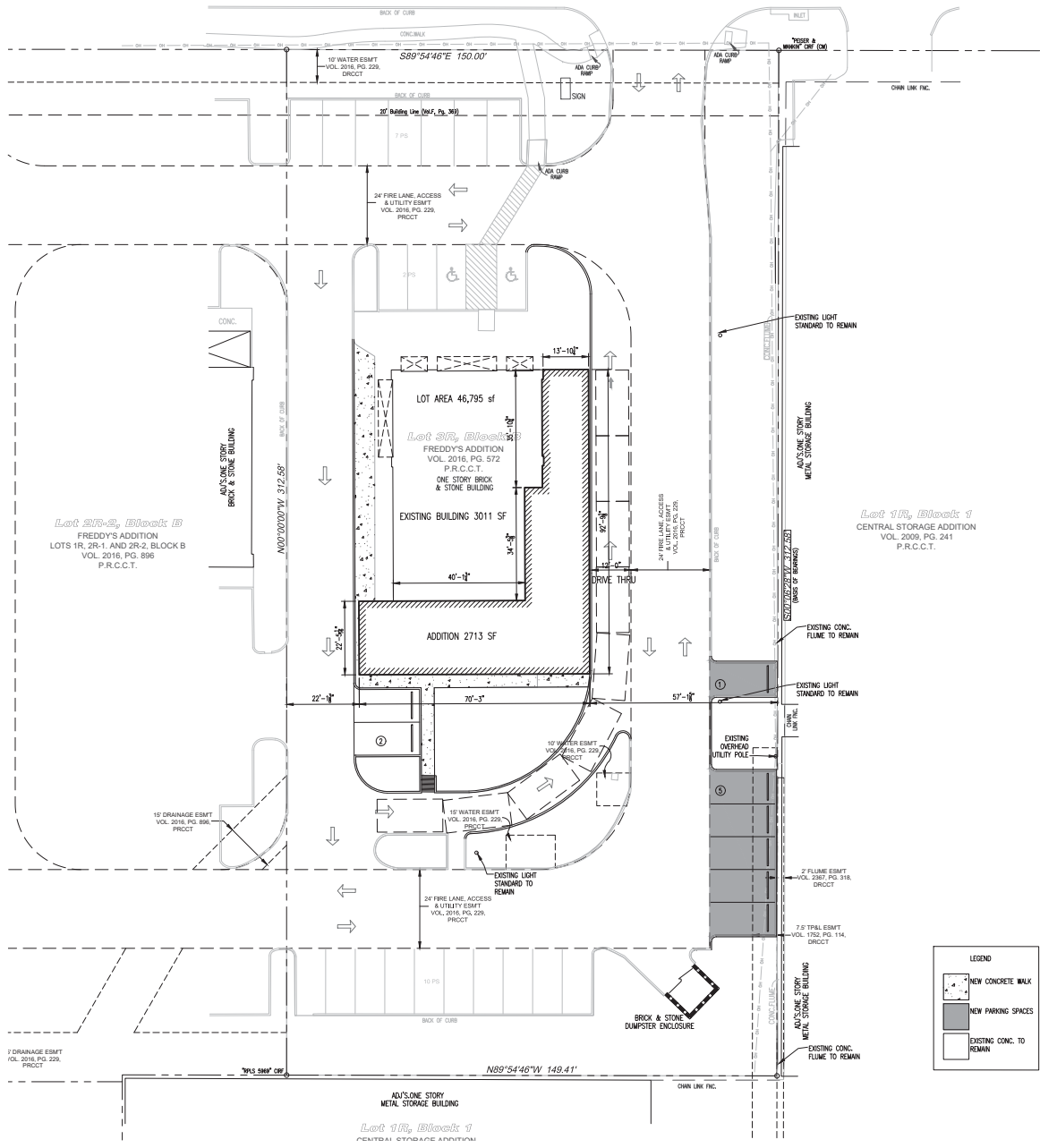


W FM 544
(120' RIGHT-OF-WAY)



LOCATION MAP



SITE DATA TABLE

Item	Proposed	Required
Lot Area	46,795	Sq. Ft.
Lot Area	1.07	Acres
Zoning	CC SUP	CC Commercial Corridor
Building Height	24 Feet	50 Feet
Front Yard Setback	97 Feet	25 Feet
Side Yard Setback	22 Feet	10 Feet
Rear yard Setback	122 Feet	10 Feet
Lot Coverage	12.24%	50.00%
Service & Loading Areas	Not Visible from st.	
Drive through Stacking		
Stacking for first stop	138 Feet	100 Feet
Stacking thereafter	40 Feet	40 Feet

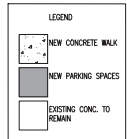
Parking Calculations

Area (SF)	Parking requirements (based on use)	Parking required
3002	1 per 300	10.01
2767	1 per 150	18.4467
		28.45
		29
ADA parking required	2	
On-site loading	None required	

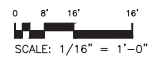
Site design requirements

Element	From figure 4-7	Desirable (Minimum 4)
Building Placement	1. Entrances and/or facades oriented to the street.	2. Individual buildings w/footprints + or < 10,000square feet. 3. Front facade oriented to the street.
Parking Placement		1. Site plan with no more than 50% of parking in front of the building
Access Drives	1. Minimum width of drive of 24', turning radius of 25 2. Access drive at least 150' from intersection.	1. Combined access points with adjacent tracts 2. Direct connection between buildings and street.
Location of Service and Loading Areas	1. Service and loading areas shall not be visible from a public street or adjacent residential lot.	1. Not visible from public street but provide masonry screening.

NON PERMISSIBLE SURFACE AREAS:
 PRE CONSTRUCTION (ADDITION) 33,100 SF
 POST CONSTRUCTION (ADDITION) 34,295 SF



01 SITE PLAN
1/16"-1"=1"

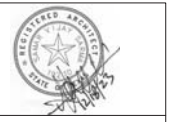


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Sheet Name
SITE PLAN
 Project number
 Date
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FLOOR PLAN

Project number

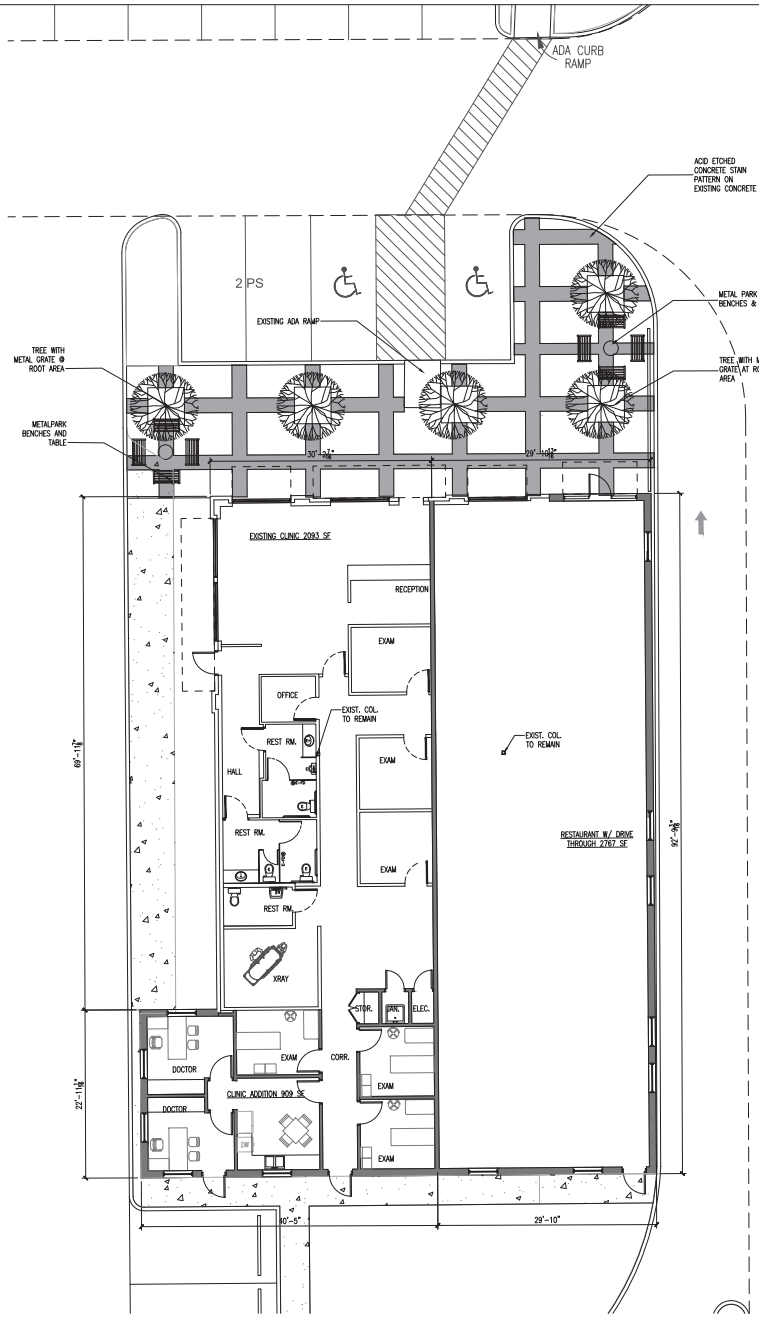
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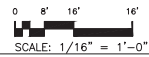
LEGEND
 — NEW WALLS
 — EXISTING WALLS TO REMAIN



01 FLOOR PLAN
1/8"=1'-0"



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



LEGEND

	NEW CONCRETE WALK
	NEW PARKING SPACES
	EXISTING CONC. TO REMAIN

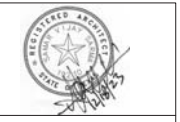


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OVERLAY SITE PLAN
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Sheet Number

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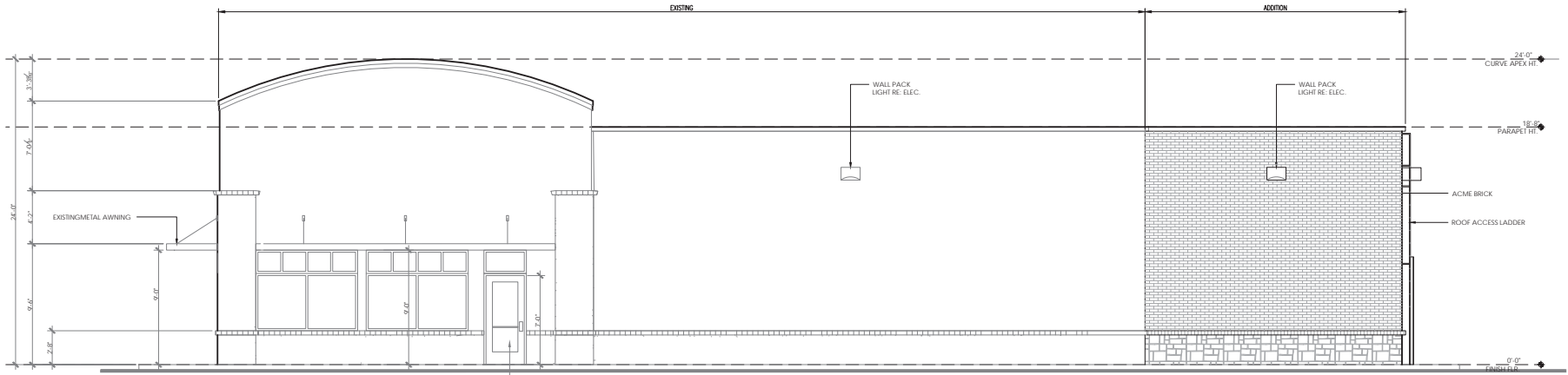
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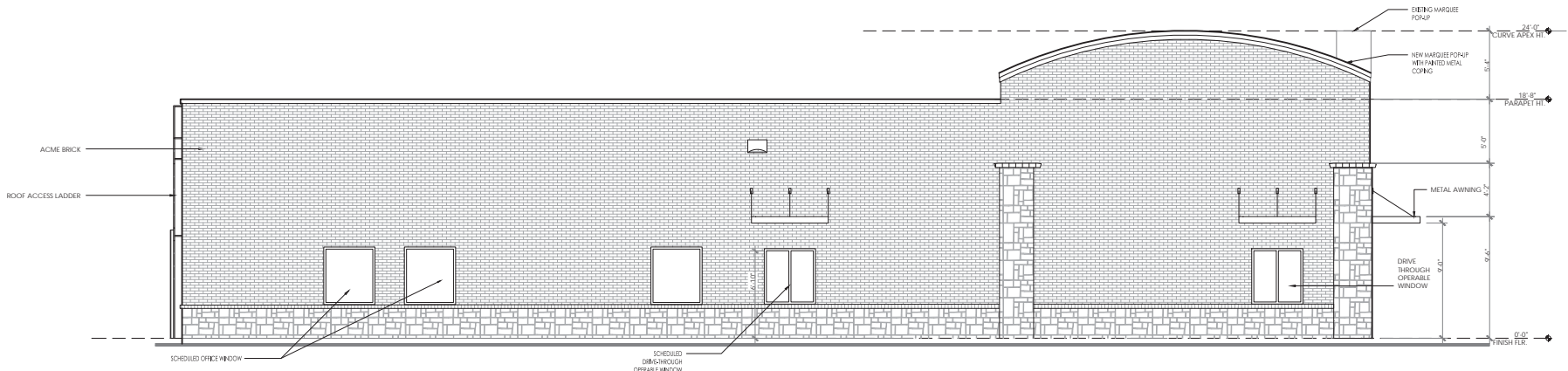
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02 West Elevation
1/4" = 1'-0"



01 East Elevation
1/4" = 1'-0"

HEAL 360 ADDITION
2806 W FM 544, LOT 3R, BLOCK B
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No.	Revision	Date

Sheet Name
Elevations

Project number

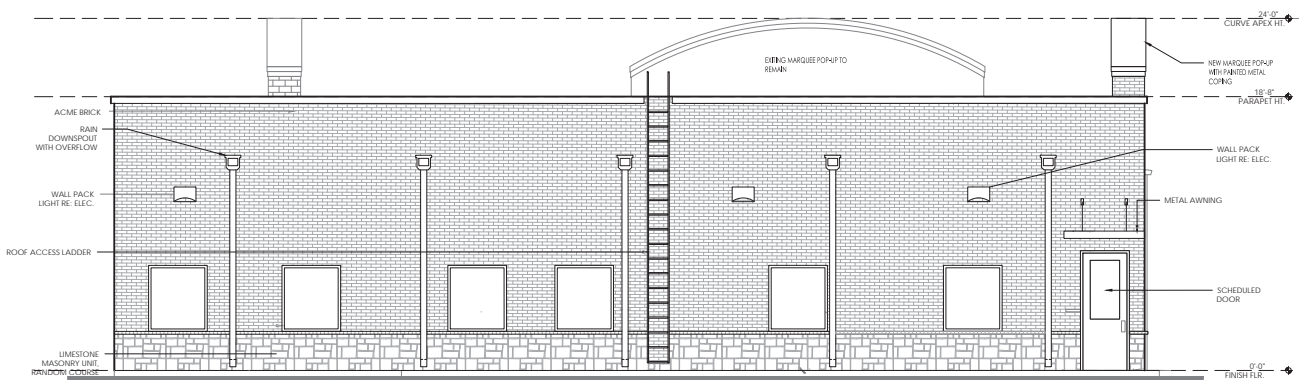
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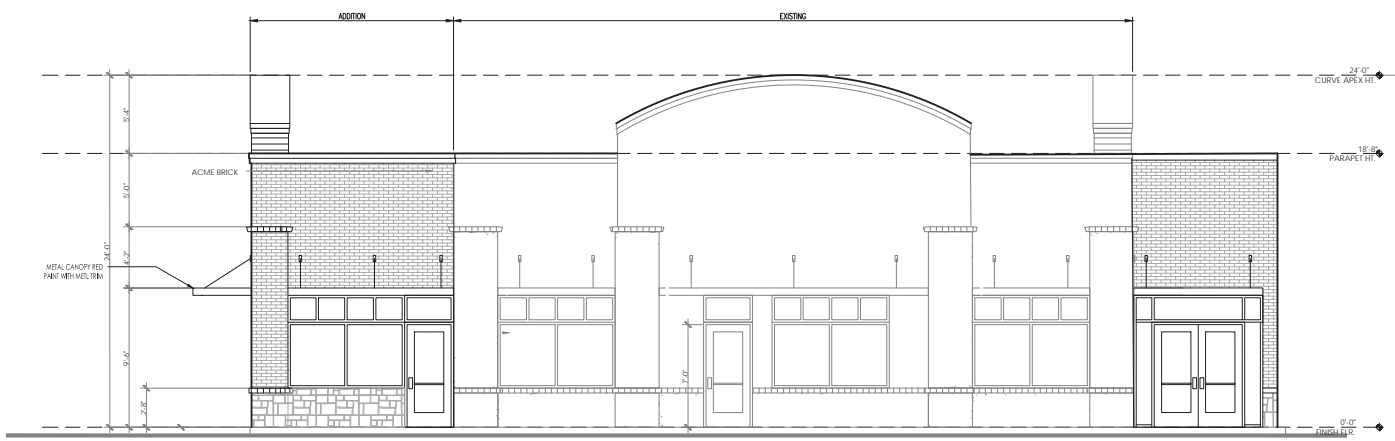
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Sheet Number

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02 South Elevation
14'-11" x 0"



01 North Elevation
14'-11" x 0"

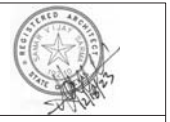


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HEAL 360 ADDITION
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No.	Revision	Date

Sheet Name
Elevations

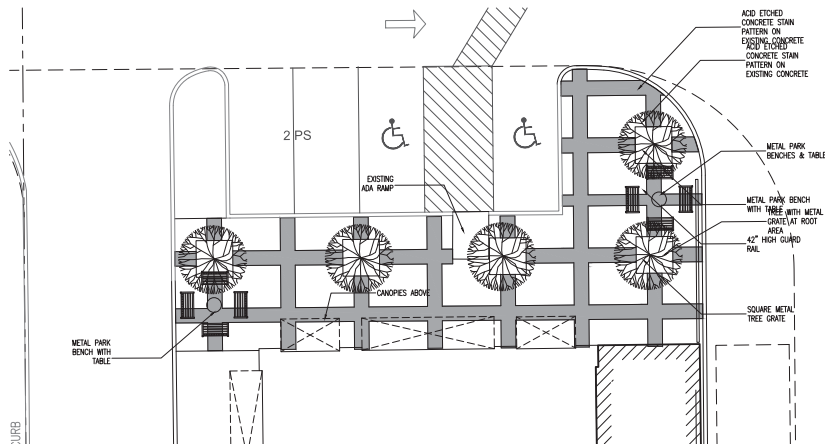
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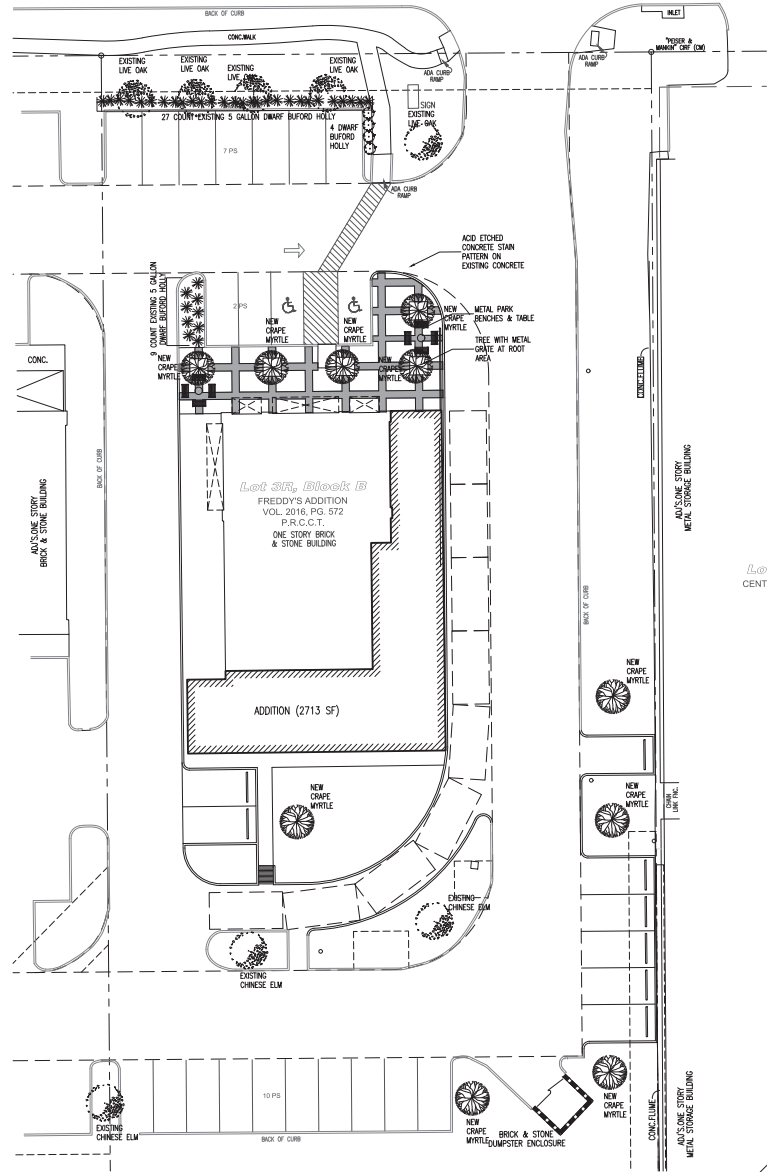
Landscape Design Requirements met (Figure 4-8)		
Element	Base Standard	Desirable
Landscaping in Required Yards	1. 20% of the Site to be landscape area	1. Landscaping that exceeds the minimum by 10%
Landscaping of Parking Lots	2. Landscaping is required in the front yard 1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. All parking rows shall have landscaped areas at least every 12 spaces.	2. Landscaping in side and rear yard not otherwise required. 1. Landscaping 10% or more in excess of 50 sq. ft./space. 2. Parking lots with no space further than 40 feet from a landscaped area.
Visual Screening	1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area.	3. Provision of special benches, pedestrian lighting other streetscape elements.
Landscaping of street frontages	1. At least 50% of the required front yard developed as landscaped buffer, at least 10' in width. 3. Required trees at least 3" in caliper. 4. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	

Landscape requirements calculations		
1. 20% of the Site to be landscape area		
Total Site Area	46,795	Sq. Ft.
Min 20% required	9,359.00	Sq. Ft.
2. Additional Landscape Area (Desirable)		
3. All parking stalls shall have 50sf of landscaping per stall	10%	935.90
Parking Landscape Area Req'd for 29 stall	50 SF per stall	1,450.00
5. Additional Landscape Area (Desirable) 10% in excess of 50 sf per space		
29 stalls with 5 additional sf of landscaping		145.00
Total Landscape area required		11,889.90
Landscape area provided		12,510.00

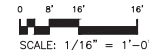
Trees and shrubs Provided				
Common Name	Scientific name	Caliper	Count	Note
Live Oak	Quercus virginiana	6 inch	5	Existing at ROW
Live Oak	Quercus virginiana	5 inch	2	Existing at drive through
Chinese Elm	Ulmus parvifolia	6 inch	1	Existing at rear parking
Crape Myrtle Muskogee	Lagerstroemia Muskogee	4 inch	10	New, single stem
Buford Holly	Ilex cornuta	5 Gallon	35	Existing
Buford Holly	Ilex cornuta	5 Gallon	5	New



01 LANDSCAPE AT PATIO
1/8"=1'-0"



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



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No.	Revision	Date

Sheet Name
Landscape Plan
Project number
Date
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Checked by
Sheet Number

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LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS ARE TO BE RECEIVED WITHIN .1' OF PROPOSED FINISHED GRADE AND FREE FROM ALL TRASH AND DEBRIS.
1. ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PIT SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 3" WHEELING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH, STAKE AND/OR CUT TREES ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. ROTONATE THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6", ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY AND TILL INTO THE TOP 3" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH AG-FORM SLOW RELEASE FERTILIZER TABLETS AT THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDDED HARDWOOD MULCH.
4. ALL PLANTING BEDS NOT FORMED BY A CONCRETE CURB OR SIDEWALK ARE TO BE EDGED WITH EVERSON STEEL EDGING (1/8"x4" PAINTED GREEN) OR AN APPROVED EQUAL. ALL EDGING STAKES ARE TO BE PLACED TO THE INSIDE OF THE BED AND THE TOP OF THE EDGING IS TO BE NO LESS THAN 1" AND NO MORE THAN 1.5" ABOVE PROPOSED FINISH GRADE.

5. ALL TURF AREAS ARE TO BE SOODED WITH COMMON BERNHARD SOD LAM PARALLEL TO THE CONTOUR OF THE LAM. ALL SOD ON SLOPES GREATER THAN 14% IS TO BE FINISHED WITH 1"x1"x12" WOODEN STAKES. ALL SOD IS TO BE LAM WITH TIGHT JOINTS AND WITH ALL JOINTS STAGGERED. ROLL ALL SOD WITH A WATER BALLAST LAWN ROLLER UPON INSTALLATION AND FERTILIZE WITH A COMPLETE FERTILIZER (13-11-13) AT THE RATE OF 1.5# ACTUAL NITROGEN PER 1000 SQUARE FEET. WATER ALL SOD THOROUGHLY.
6. ALL IRRIGATION METERS(S) ARE TO BE BY UTILITY CONTRACTORS PER LOCAL CODES. IRRIGATION SLEEVES TO BE INSTALLED BY LICENSED IRRIGATION CONTRACTOR AS PER THE PLAN.
7. ALL IRRIGATION CONTROLLERS ARE TO HAVE MINI-CLICK FREEZE AND RAIN STATS INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL IRRIGATION SLEEVES TO BE BY LICENSED IRRIGATION CONTRACTOR. ALL SLEEVES TO BE PVC SCHEDULE 40 WITH 90 DEGREE ELBOWS ON BOTH ENDS WITH EXTENSIONS PROTRUDING 1" ABOVE PROPOSED FINISH GRADE.
9. ALL TURF AND PLANTING BEDS TO BE ZONED SEPARATELY. ALL PLANTING BED HEADS TO BE ON 12" POP-UP RISERS. ALL TURF HEADS TO BE ON 4" POP-UP RISERS. ALL VALVES TO BE PLASTIC VALVES. ALL EQUIPMENT TO BE RAINBOW OR APPROVED EQUAL.
10. ALL MAINLINE AND LATERAL LINE TO HAVE A MINIMUM OF 12" OF COVER AND TO BE SOD (CLASS 200) PIPE.

IRRIGATION NOTES:

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 SUBTERANEAN DRIP SYSTEM AS APPROVED BY THE CITY OF IRVING.
2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE GUARD SET AT 38 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.

GENERAL NOTES:

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 WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.
4. WATER AND SANITARY SEWER FACILITIES OWNED BY THE CITY SHOULD BE SHOWN ON THE PLANS OR LOCATED IN THE FIELD BY CONTACTING OUR FIELD OPERATIONS DIVISION. ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES, AND/OR ADJUNCT TO THE SUBJECT PROPERTY MUST BE EASILY ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO THE FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING PRIOR TO THE COMPLETION OF THE WORK.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, 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 CREDITABLE MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

LANDSCAPE GENERAL NOTES

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 WALKWAYS, ENTRANCES TO STRUCTURES, AND PLANTER BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT 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.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND 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.

VERIFICATION
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.

PLANTING BEDS
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 SEEDED.

STANDARDS
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.

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

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

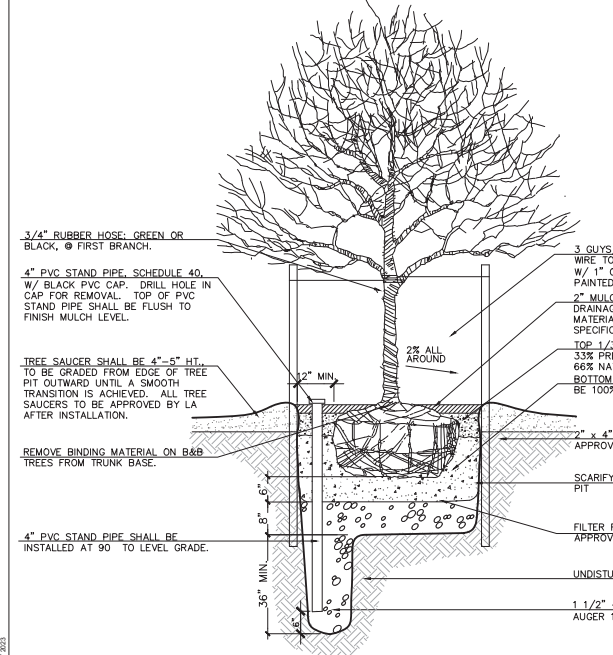
WARRANTY
ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

IRRIGATION
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.

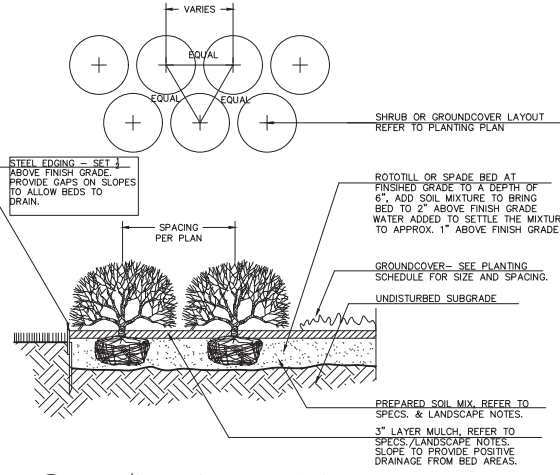
SANDY LOAM
SANDY LOAM SHALL BE NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOL AND 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.

STAKING, GUYING
ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING DETAILS).

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



3 CANOPY TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB/GROUNDCOVER PLANTING
NO SCALE



1 TREE METAL GRATE
NOTE: PROVIDE AT ALL PATIO TREES
NO SCALE



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



No.	Revision	Date

Sheet Name
Landscape Details

Project number

Date

Drawn by

Checked by

Sheet Number