

POSTINO ADDISON

INDEX

SITE PLAN

FLOOR PLAN

EXTERIOR ELEVATIONS

LANDSCAPE PLANS



POSTINO

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Postino Addison

case number: 1848-SUP

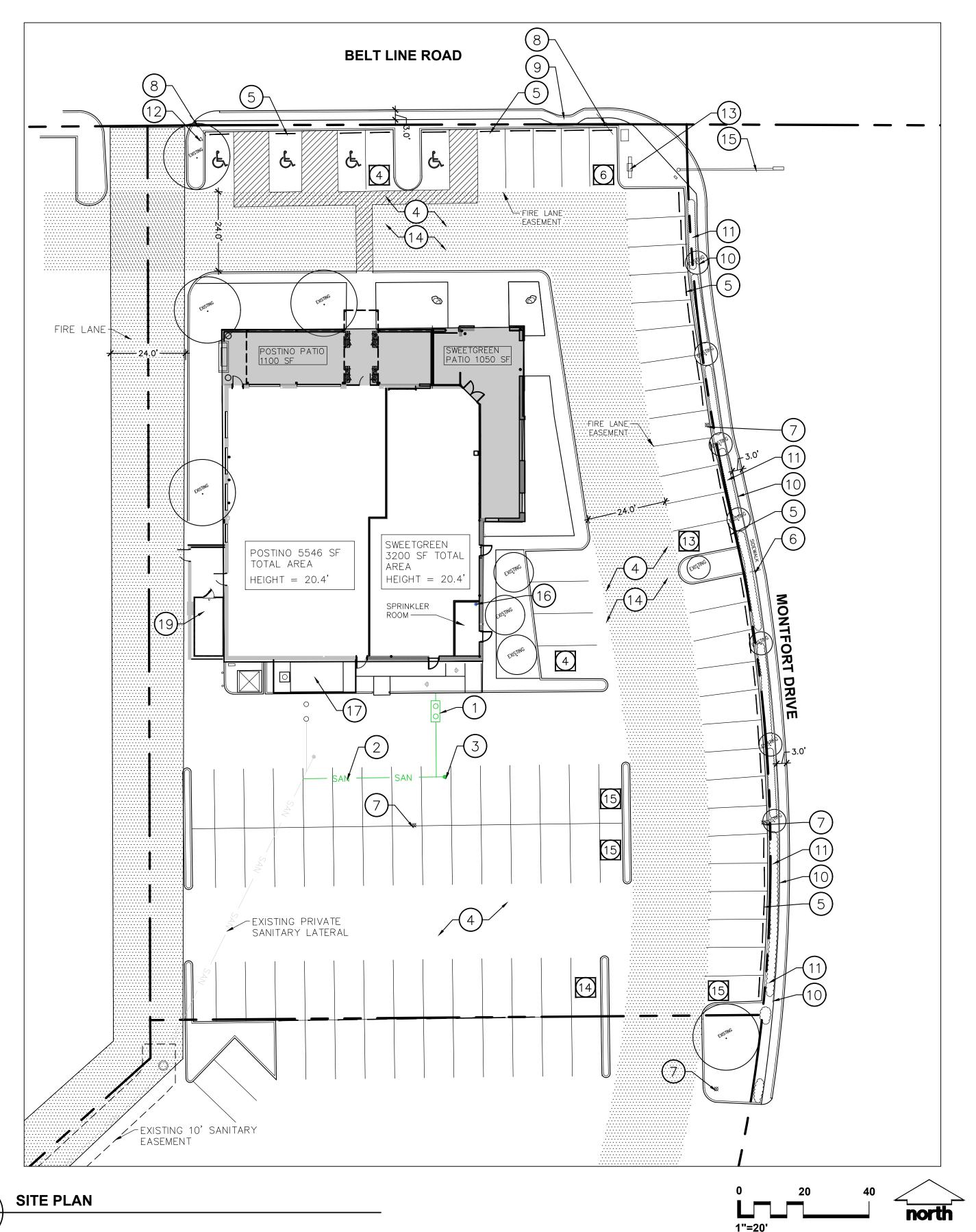
PROJECT:
Postino Addison
5280 BELT LINE ROAD

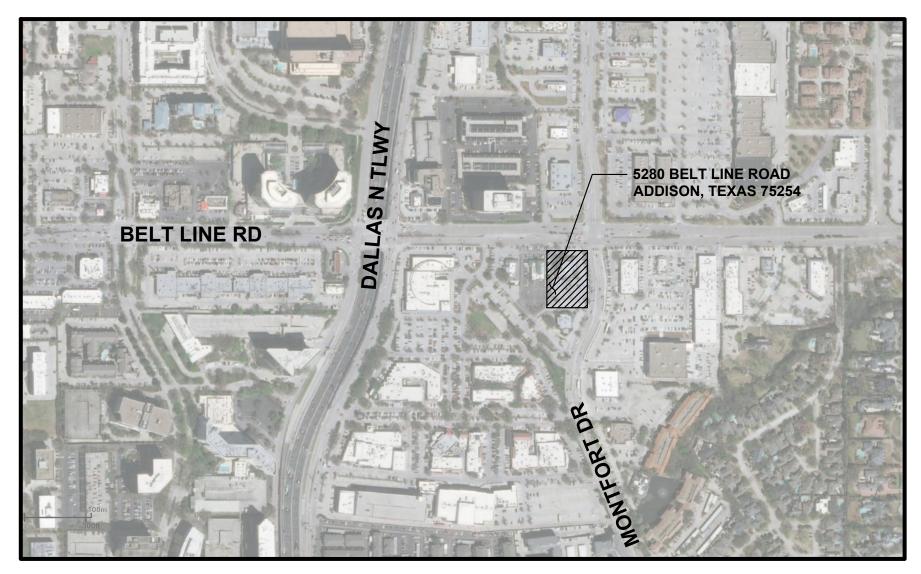
PROJECT LOCATION:
ADDISON, TEXAS
DALLAS COUNTY

Date	<u>:</u>	Description:
10/28	3/2021	Presubmittal Meeting
03/24	1/2022	SUP Submittal
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COVER SHEET

SHEET NUMBER:





PROJECT AREA

NOT TO SCALE



SITE PLAN NOTES:

- 1. PROPOSED GREASE TRAP BY SWEETGREEN. PAVEMENT TO BE REPAIRED IN AREAS OF DISTURBANCE TO MATCH EXISTING AND MAINTAIN EXISTING DRAINAGE SLOPES.
- 2. PROPOSED 4" PRIVATE SANITARY SEWER.
- 3. PROPOSED SANITARY SEWER CLEANOUT.
- 4. EXISTING PARKING LOT TO BE REPAIRED, AND RESTRIPED BY LANDLORD. NEW PAVEMENT TO MATCH EXISTING PROFILE.
- 5. EXISTING WHEEL STOP (TYPICAL).
- 6. EXISTING DART BUS STOP.
- 7. EXISTING LIGHT POLE.
- 8. EXISTING POWER POLE.
- 9. EXISTING 4' INLET.

- 10. EXISTING RETAINING WALL.
- 11. EXISTING LANDSCAPE SCREENING.
- 12. EXISTING GAS METER.
- 13. EXISTING SIGN.
- 14. FIRELANE.
- 15. EXISTING TRAFFIC SIGNAL.
- 16. APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO BE SPLIT FOR TWO TENANTS. EACH TENANT LINE TO HAVE A BALL VALVE LOCKOUT
- 17. DUMPSTER AND DUMPSTER ENCLOSURE.
- 18. ADA ACCESSIBLE RAMP.
- 19. SERVICE YARD WITH SCREENING WALL.

SITE DATA/ PARKING ANALYSIS

LOCAL RETAIL DISTRICT ZONING

PROPOSED USE: SWEETGREEN RESTAURANT POSTINO RESTAURANT WITH ALCOHOL

SALES FOR ON-PREMISE AND OFF-PREMISE CONSUMPTION

3200 SF (1050 SF PATIO + 2150 SF SWEETGREEN BUILDING AREA INTERIOR)

POSTINO BUILDING AREA 5546 SF (1100 SF PATIO + 4446 SF

INTERIOR) 46,447 SF = 1.07 ACRES

LOT AREA: LOT COVERAGE: 41,730 (IMPERVIOUS), 4,717 (PERVIOUS)

LOT PERCENTAGE: 89% (IMPERVIOUS), 11% (PERVIOUS)

8746 (UNCHANGED) TOTAL BUILDING AREA

TOTAL PARKING AREA REQUIRED 87 CARS (EXISTING)

AT 1 SPACE/100 SF (EXISTING RATIO)

TOTAL PARKING PROVIDED AT 1 SPACE/ 102 SF 86 CARS (ADDED 1 ADDITIONAL ACCESSIBLE STALL IN LIEU OF 2

EXISITNG STALLS)

LEGAL DESCRIPTION

LOT D, BLOCK 1 OF OAKS NORTH-WEST NO. 3, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 79121, PAGE 571, MAP RECORDS, DALLAS COUNTY, TEXAS.



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Postino & sweetgreen

CLIENT ADDRESS: 3101 EXPOSITION BOULEVARD LOS ANGELES, CA 90018

Postino & sweetgreen 5280 BELT LINE ROAD

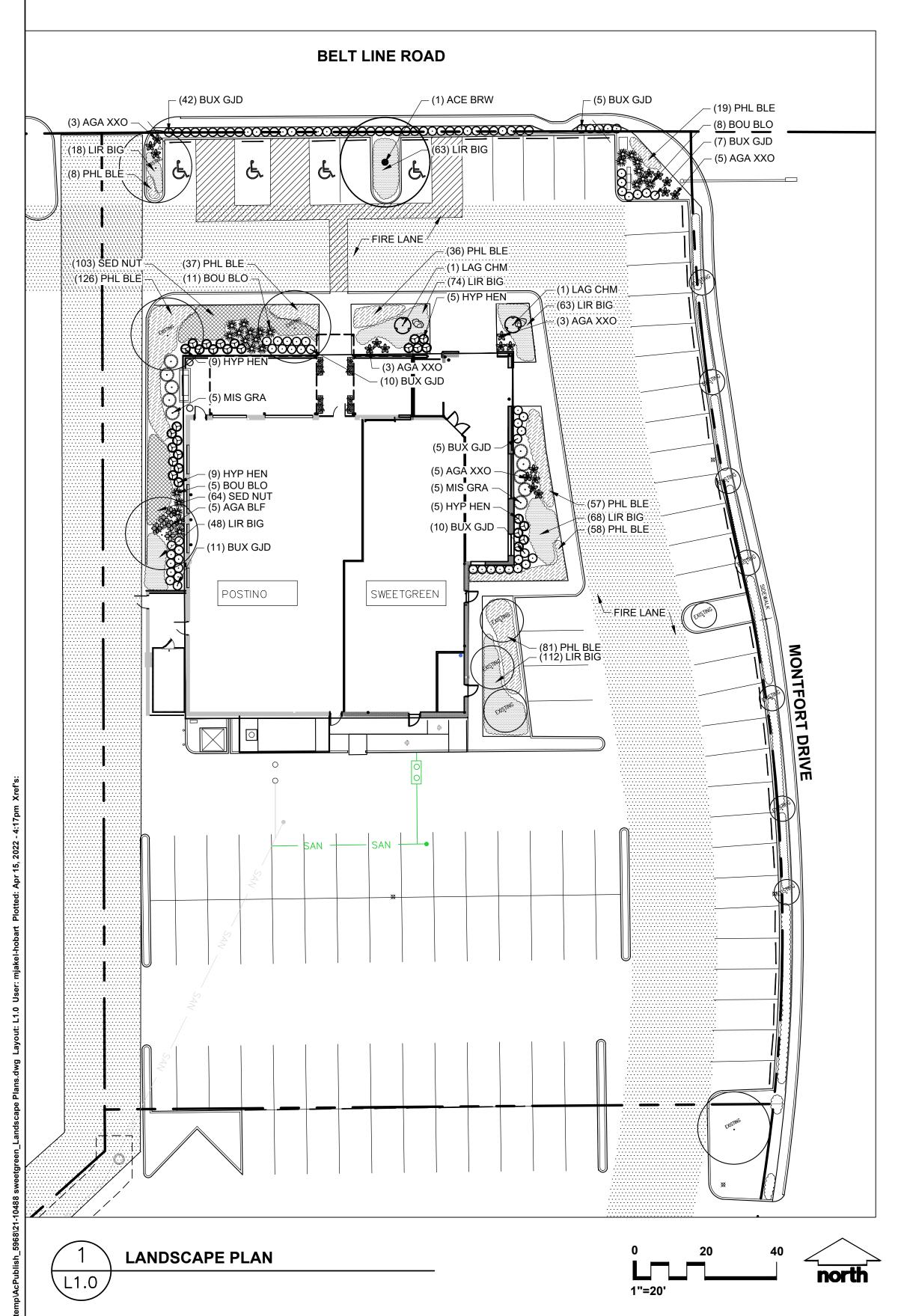
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JSD PROJECT NO:

21-10488

Case # 1848-SUP



LANDSCAPE PLAN GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
- 2. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHERS UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE PARK
- 3. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL
- 4. EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK.
- 5. THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES—UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXISTS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- 6. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).
- 7. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
- 8. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT AS EACH PHASE OF WORK IS UNDERTAKEN PRIOR TO PLANTING OPERATIONS SO THAT THE LANDSCAPE ARCHITECT CAN BE PRESENT TO VERIFY PLANT SPECIES, SIZES AND OVERALL HEIGHT IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 9. PLANT SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE DIRECTED BY THE
- 10. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.
- 11. ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND

REQUIRED

9290 SF

1651 SF

QTY BOTANICAL / COMMON NAME

QTY BOTANICAL / COMMON NAME

Acer rubrum 'Brandywine' / Brandywine Red Maple

Agave x 'Blue Flame' / Blue Flame Agave

Agave x 'Blue Glow' / Blue Glow Agave

Hypericum henryi / St. John`s Wort

QTY BOTANICAL / COMMON NAME

Miscanthus sinensis `Gracillimus` / Maiden Grass

Phlox subulata `Blue Emerald` / Blue Emerald Creeping Phlox

Liriope muscari `Big Blue` / Big Blue Lilyturf

Sedum nuttallianum / Yellow Stonecrop

Lagerstroemia x 'Chocolate Mocha' TM / Delta Jazz Crape Myrtle

Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama

Buxus microphylla japonica 'Grejade' TM / Baby Jade Dwarf Japanese

46447 SF* 0.20=9289.40 SF

33010 SF* 0.05= 1650.50 SF

TO 3.5 FEET O.C.

I SHRUB PLANTED EVERY 3 NO

LANDSCAPE CALCULATIONS

EXISTING AND PROPOSED OVERALL LANDSCAPE PERCENTAGE

EXISTING AND PROPOSED PARKING LOT LANDSCAPE: PERIMETER

LANDSCAPE: INTERIOR AREA

AND OTHER SITE FEATURES.

CUMULATIVE PLANT LIST

ACE BRW

LAG CHM

AGA BLF

AGA XXO

BOU BLO

BUX GJD

HYP HEN

MIS GRA

CODE

PLANT SCHEDULE

SHRUBS

GROUND COVERS

EXISTING AND PROPOSED FOUNDATION

NOTE: ALL EXISTING LANDSCAPING TO REMAIN OTHER THAN ADDITIONAL LANDSCAPING AS SHOWN BY THIS PLAN. LANDLORD WILL CONTINUE TO MAINTAIN ALL NEW

AND EXISTING LANDSCAPING, PARKING LOT, SITE LIGHTING,

20%

- SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY, OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 12. ADJUST SHRUB, PERENNIAL, AND GROUNDCOVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.
- 13. THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK PILED OR PLANTED IN PLACE. REJECTED
- 14. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.

- 15. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)
- 16. AN APPROVED GRANULAR ORGANIC PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- 17. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.
- 18. ALL PLANTS TO BE "HEELED IN" OR STORED ON-SITE AND SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION. DO NOT DELIVER ANY PLANTS THAT CANNOT BE PLANTED WITHIN FIVE (5) WORKING DAYS.
- 19. FOR ALL GROUNDCOVERS, ROTOTILL 2" OF SPHAGNUM PEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND
- 20. GROUNDCOVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH (NO FABRIC). CAREFULLY PLACE MULCH AROUND EACH PLANT
- 21. ALL EXCAVATED TOPSOIL SHALL BE RE-USED BY THE CONTRACTOR OR IF CONSTRUCTION YIELDS ADDITIONAL TOPSOIL, IT SHALL BE STOCKPILED ON SITE IN AN AREA DESIGNATED BY THE OWNER FOR RE-USE BY THE CONTRACTOR PRIOR TO IMPORTING NEW TOPSOIL (IF ANY).

PROPOSED

4,717 SF

YES

1100 SF

ROOT CONDITION | SIZE AT PLANTING

Container

CONT

4"Cal

4` Tall

SIZE AT PLANTING

36" o.c.

30" o.c.

36" o.c.

30" o.c.

30" o.c.

48" o.c.

16" o.c.

16" o.c.

18" o.c.

SIZE AT PLANTING SPACING

EXISTING

4,697 SF

- 22. ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF TOPSOIL (COMPACTED). LANDSCAPE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE, CONTRACTOR IS TO USE STOCKPILED TOPSOIL ONSITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
- 23. TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
- 24. DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
- 25. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.
- 26. SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE, OR LARGER, AND OF EQUAL OR BETTER VALUE THAN THE ITEMS SPECIFIED. THE "EQUALITY" WILL REST WITHIN THE SOLE JUDGEMENT OF THE LANDSCAPE ARCHITECT.
- 27. ALL LANDSCAPE MATERIALS MUST BE MAINTAINED IN GOOD CONDITION. PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND BE KEPT FREE OF REFUSE AND DEBRIS. ANY DEAD, UNHEALTHY, OR MISSING PLANTS MUST BE REPLACED WITHIN 60 DAYS OF NOTIFICATION, UNLESS AN EXTENSION IS APPROVED.
- 28. THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF ALL TAGGED PLANT MATERIAL PRIOR TO PURCHASE FOR APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT.
- 29. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL ESTABLISHED.

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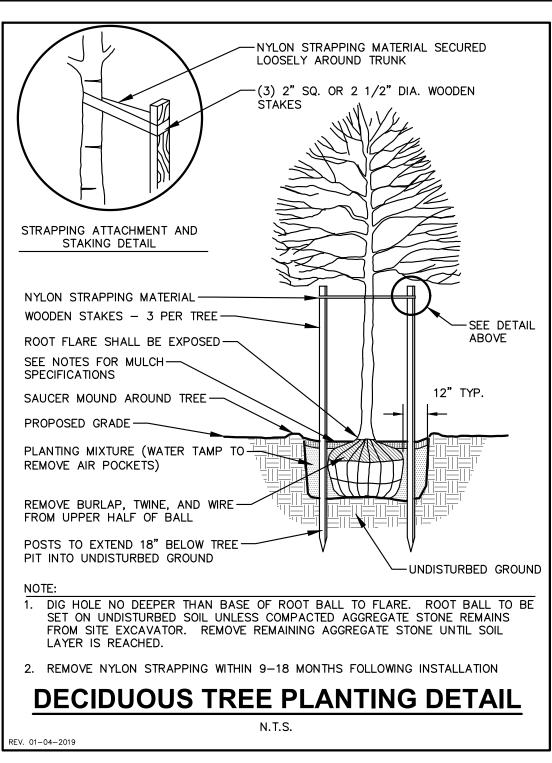
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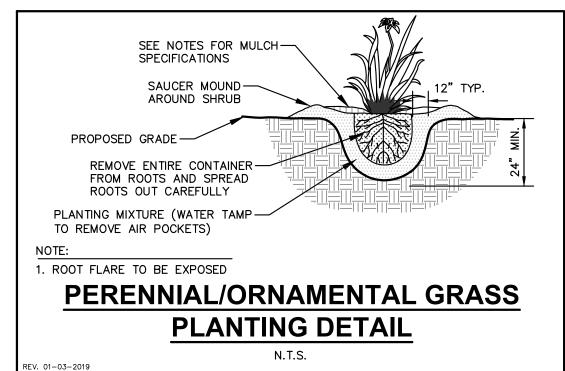
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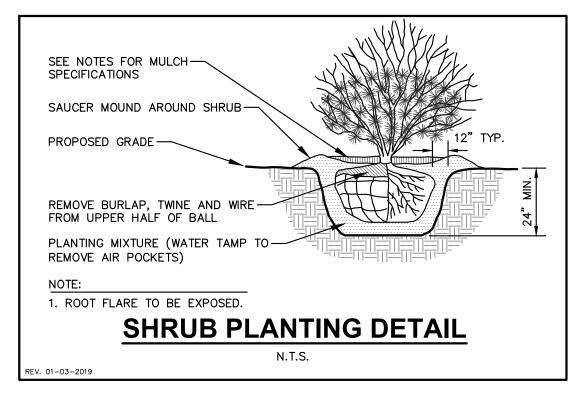
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red By:	LV
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LANDSCAPE DETAILS

SHEET NUMBER:

L2.0

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