



PLANNING AND ZONING SUBMISSION 2017.12.08

Highland Park High School Multi-use Building

4236 Grassmere Lane
Dallas, TX 75205
Located in the City of University Park
Stantec Project 214000528



PROJECT TEAM:

OWNER:

Highland Park ISD

4220 Emerson Ave
Dallas, Texas, 75205
tel: (214) 780-3056

ARCHITECT:

Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

tel: (214) 473-2400

STRUCTURAL ENGINEER:

RLG INC.

12001 N. Central Expy
Suite 300
Dallas, Texas, 75243
tel: (214) 739-8100

CONSTRUCTION MANAGER:

LEE LEWIS CONSTRUCTION, INC.

17177 Preston Road, Suite 160
Dallas, Texas 75248
tel: (972) 818-0700

MECHANICAL ENGINEER:

Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

PLUMBING ENGINEER:

Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

FIRE PROTECTION ENGINEER:

Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

ELECTRICAL ENGINEER:

Stantec Architecture Inc.

5717 Legacy Drive Suite 250
Plano, TX 75024-4246

LIGHTING ENGINEER:

Stantec Architecture Inc.

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Plano, TX 75024-4246

TECHNOLOGY ENGINEER:

MOYE CONSULTING

1255 Corporate Drive, Suite 100
Irving, Texas 75038
tel: (972) 887-5555

CIVIL ENGINEER:

RLG INC.

12001 N. Central Expy
Suite 300
Dallas, Texas, 75243
tel: (214) 739-8100

LANDSCAPE ARCHITECT:

RAMSEY LANDSCAPE ARCHITECTURE

11914 Wishing Well CT
Frisco, Texas, 75035
tel: (972) 335-0889

POOL CONSULTANT:

WATER TECHNOLOGY INC.

3010 LBJ Freeway
Suite 1205
Dallas, Texas, 75234
tel: (972) 919-6122

Seal Block

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Revision	By	Appd	YYYY.MM.DD
PACKAGE A	Author	Approver	
Issued	By	Appd	YYYY.MM.DD

Title
PD COVER

Project No. 214000528	Scale
Revision	Drawing No.

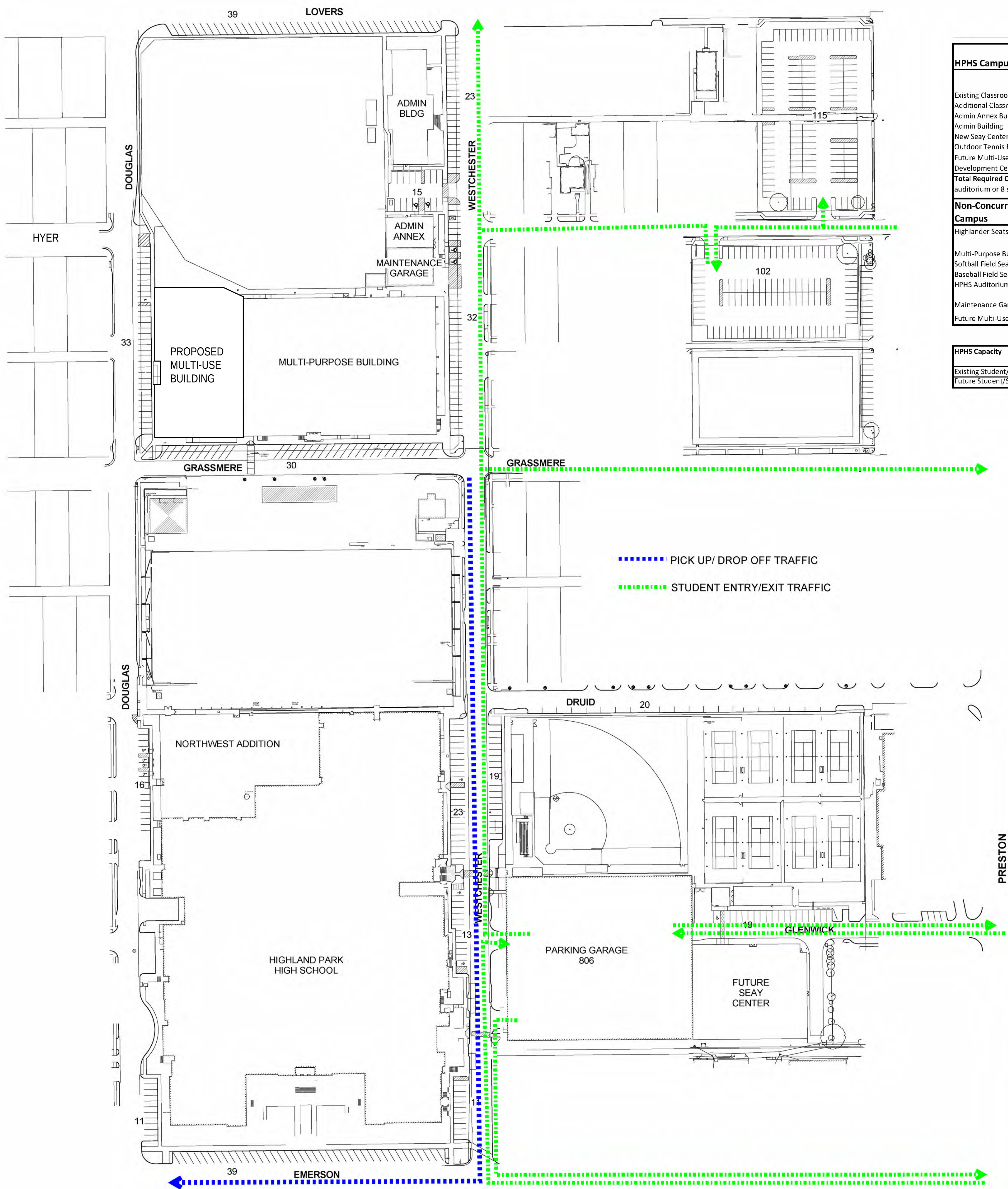
PD001

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PD002

CAMPUSWIDE TRAFFIC AND PARKING PLAN
12" = 1'-0"



PARKING SPACE TABLE

HPHS Campus Parking Analysis	Quantity	Required Spaces	Total Required Spaces
Existing Classrooms	69	8 per classroom	552
Additional Classrooms	42	8 per classroom	336
Admin Annex Building	13,168	1 space per 300 SF	44
Admin Building	9,305	1 space per 300 SF	31
New Seay Center	23	1 space per 3 occupants	8
Outdoor Tennis Building	24	1 space per 3 occupants	8
Future Multi-Use Building - Professional Development Center	12,001	1 space per 300 SF	40
Total Required Off Street Parking (one parking space for each 4 seats in the main auditorium or 8 spaces for each classroom, whichever is greater)			1019
Non-Concurrent Use Buildings on Campus	Quantity	Required Spaces	Total Required Spaces
Highlander Seats	8,000	1 space per 4 seats	2000
Multi-Purpose Building	No parking spaces required. All users of this facility are parked through HS calculations.		
Softball Field Seating	162	1 space per 4 seats	41
Baseball Field Seating	600	1 space per 4 seats	150
HPHS Auditorium Seats	798	1 space per 4 seats	200
Maintenance Garage	Annex		
Future Multi-Use Building - Natatorium	300	1 space per 4 seats	75

HPHS Capacity	Student Capacity	Staff Capacity	Total Capacity
Existing Student/Staff Count	2,200	207	2,407
Future Student/Staff Count	2,900	230	3,130

On-Street Parking	Existing # of Spaces	Future # of Spaces	Spaces not counted as they are located in the ROW
LOVERS LN	39	0	
EMERSON AVE	39	0	
DOUGLAS AVE	60	0	
GRASSMERE LN	30	0	
GLENWICK	19	0	
DRUID LANE	20	0	
WESTCHESTER DR	121	0	
Total	328	-	
Off-Street Parking	Existing # of Spaces	Future # of Spaces	
ADMIN BUILDING PARKING LOT	15	15	
NORTHWEST ADDITION PARKING STRUCTURE	90	0	
LOVERS LN - HYER ST PARKING LOT	806	806	
HYER ST PARKING LOT	-	102	
FUTURE LOVERS LN WEST PARKING LOT	-	57	
Total Parking Spaces	1,239	1095	

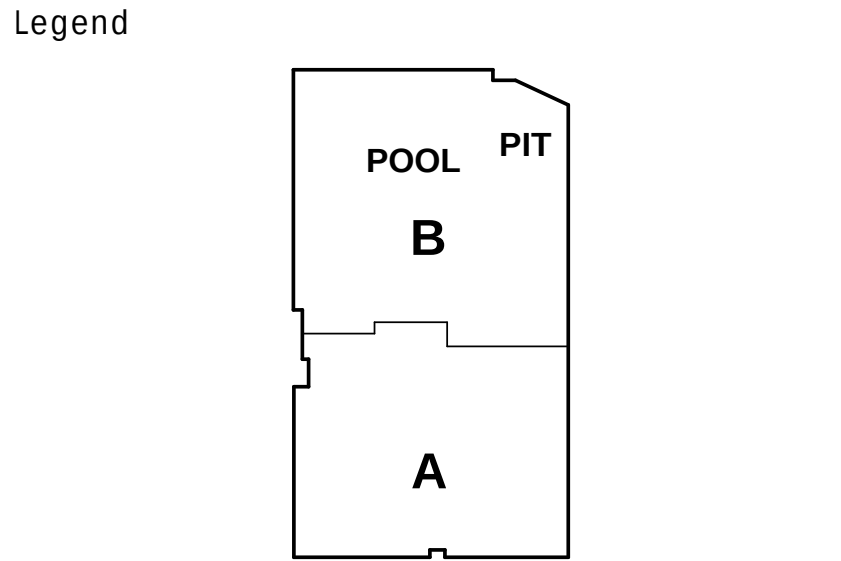
- BUS PARKING
- ENTRY FOR FOOTBALL GAMES
- EXIT FOR FOOTBALL GAMES
- PICK UP/ DROP OFF TRAFFIC
- STUDENT ENTRY/EXIT TRAFFIC



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Consultants
Consultant Type
Consultant Name



Notes

Revision	By	Appd	YYYY.MM.DD
PLANNING AND ZONING SUBMISSION	Author	Approver	2017.12.08
Issued	By	Appd	YYYY.MM.DD

Permit-Seal
PLANNING AND ZONING
SUBMITTAL 2017.12.08

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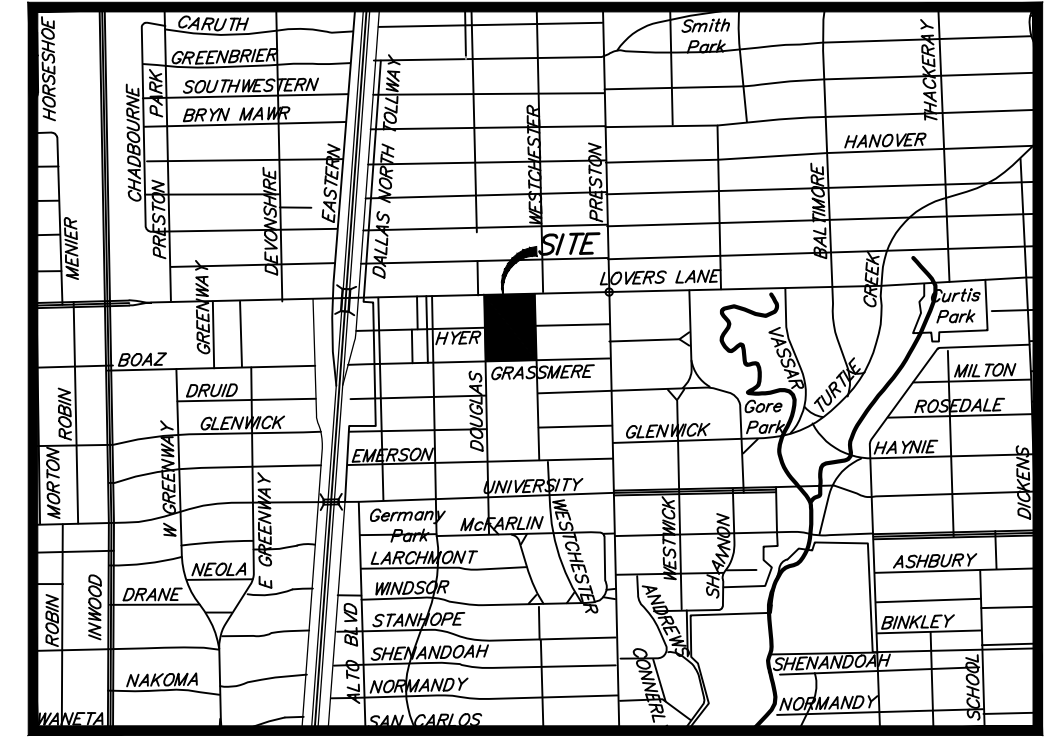
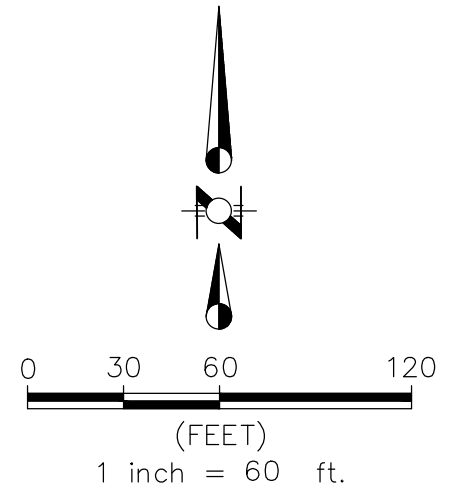
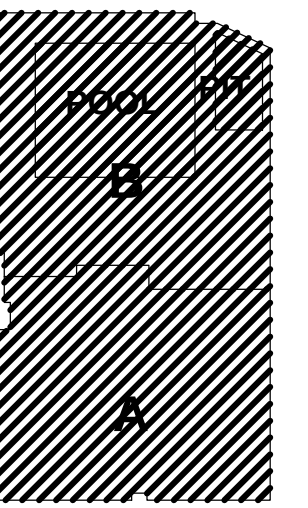
Client/Project
Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title
PARKING AND TRAFFIC PLAN - CAMPUSWIDE

Project No. 214000528	Scale 12" = 1'-0"
Revision	Drawing No.

PD002



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT

SITE DATA SUMMARY TABLE

ZONING: PD-17

SITE AREA:
314,997 SF
7.231 ACRES

GROSS FLOOR AREA (GFA): 48,868 SF

BROD USE:

EDUCATIONAL USE - NATATORIUM, EXERCISE ROOMS, LOCKER ROOMS, ADMINISTRATIVE OFFICES, AND CONFERENCE FACILITIES

BENCHMARKS:

BM#1 - CHISEL MARK ON BARRIER FREE RAMP CENTER ON DOUGLAS AVENUE AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4' INLET IN THE WEST CURB LINE OF DOUGLAS AVENUE AT THE NORTHWEST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.95')

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
13001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75244 214/728-8900
E-MAIL: rlg@rlginc.com FIRM REG. F-493

SHEET NO.

C0.10

SITE PLAN						
HIGHLAND PARK HIGH SCHOOL						
NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	2/9/18	1"=60'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL: FINAL CONSTRUCTION DOCUMENT SET				

FINAL CONSTRUCTION
DOCUMENT SET 2018.02.09

Client/Project
Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln
Dallas, TX 75205 - Located in the City of University Park

Title
SITE PLAN

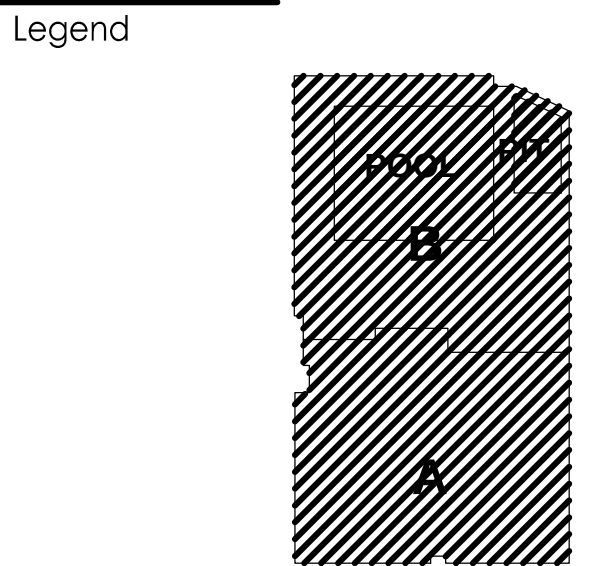
Project No.
214000528

Scale
1"=60'

Revision

Drawing No.

C0.10



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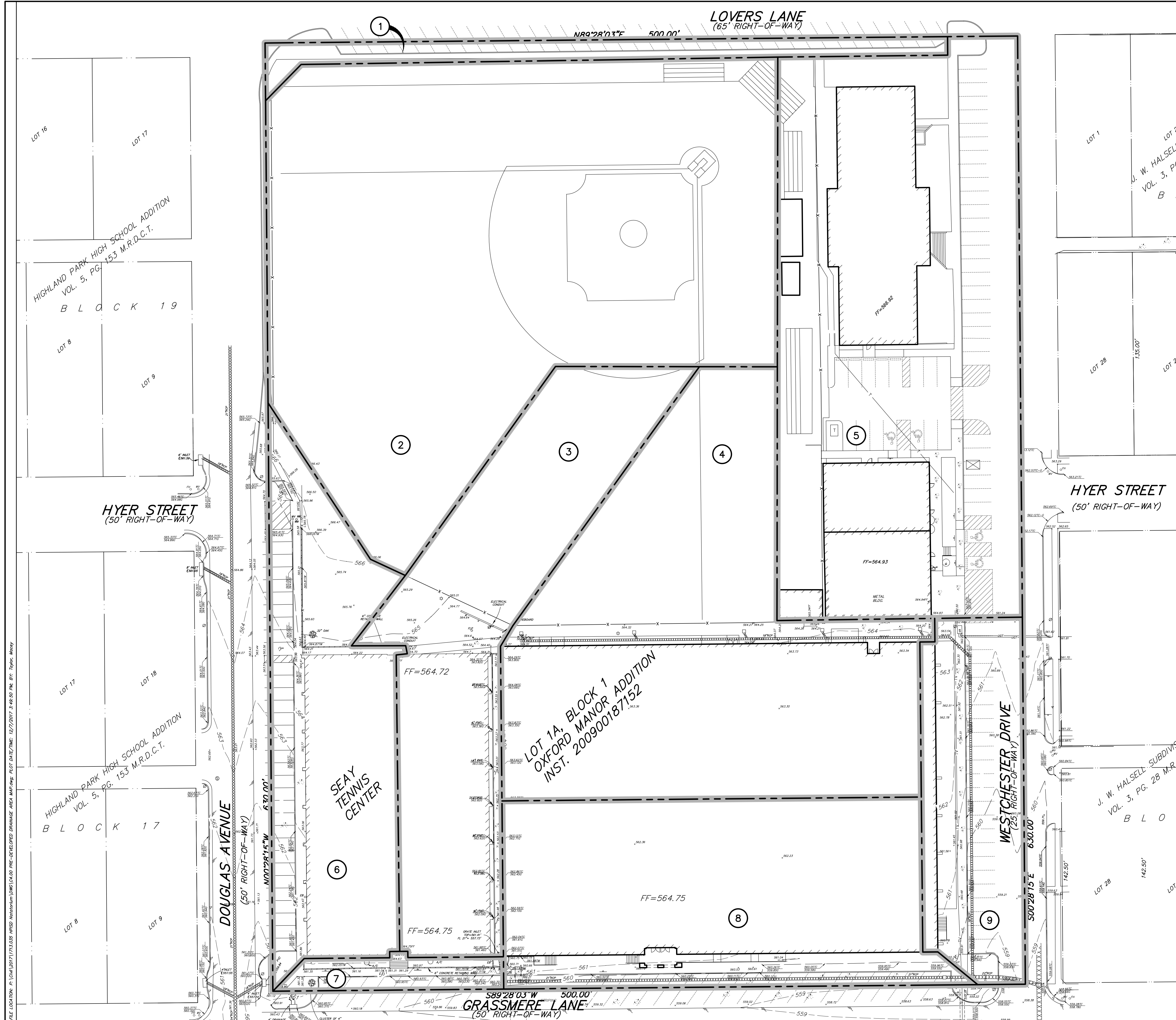
Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title
PRE-DEVELOPED DRAINAGE AREA MAP

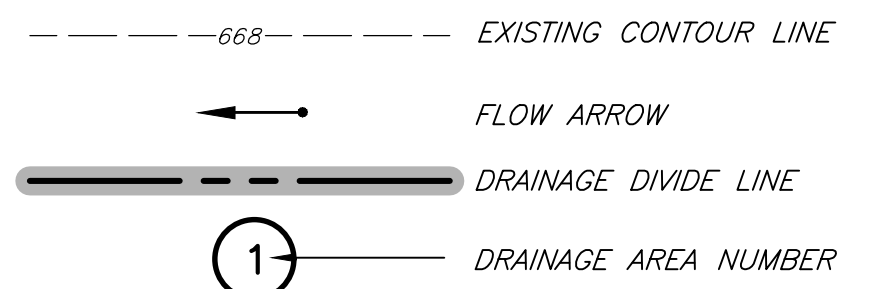
Project No.
214000528
Revision

Scale
1"=30'
Drawing No.

C4.00



LEGEND



PRE-DEVELOPED DRAINAGE CALCULATIONS Q=CIA						
DRAINAGE AREA	AREA (ACRES)	C	TIME OF CONC. (MIN)	I ₁₀₀	Q ₁₀₀ (CFS)	REMARKS
1	0.15	0.82	10	8.88	1.06	TO LOVERS LANE
2	1.92	0.44	10	8.88	7.44	TO FIELD DRAINS
3	0.74	0.63	10	8.88	4.08	TO FIELD DRAINS & GRATE INLET
4	1.20	0.71	10	8.88	7.59	TO GRATE INLETS
5	1.40	0.85	10	8.88	10.53	TO WESTCHESTER DR
6	0.58	0.79	10	8.88	4.10	TO DOUGLAS AVE
7	0.07	0.76	10	8.88	0.49	GRASSMERE LANE
8	0.81	0.90	10	8.88	6.48	TO ROOF DRAINS & GRATE INLET
9	0.37	0.83	11	8.88	2.69	TO WESTCHESTER DR
Σ	7.23				41.77	

BENCHMARKS:

BM#1 - CHISEL MARK ON BARRIER FREE RAMP CENTER ON DOUGLAS AVENUE AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.42')

BM#2 - SQUARE FOUND ON A 4' INLET IN THE WEST CURB LINE OF DOUGLAS AVENUE AT THE NORTHWEST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.95')

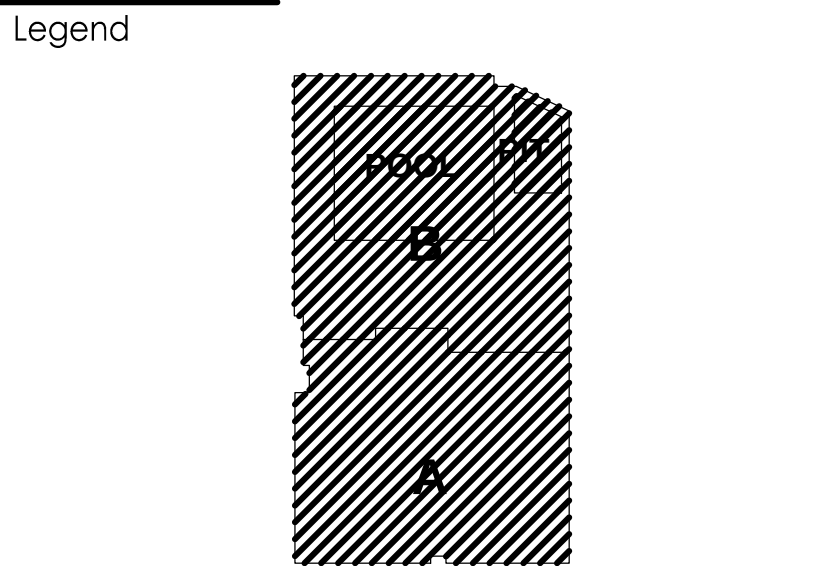
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CONSULTING ENGINEERS
13001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75244 214/738-8900
E-MAIL: rlg@rlginc.com FIRM REG. F-493

PROGRESS SET - FOR REVIEW ONLY
Issued 12/8/17

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Stephen D. Schwind, P.E. #108868
Raymond L. Goodson, Jr., Inc.

SHEET NO.
C4.00

PRE-DEVELOPED DRAINAGE AREA MAP						
HIGHLAND PARK HIGH SCHOOL						
NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/8/17	1"=30'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL: PLANNING AND ZONING				



Notes

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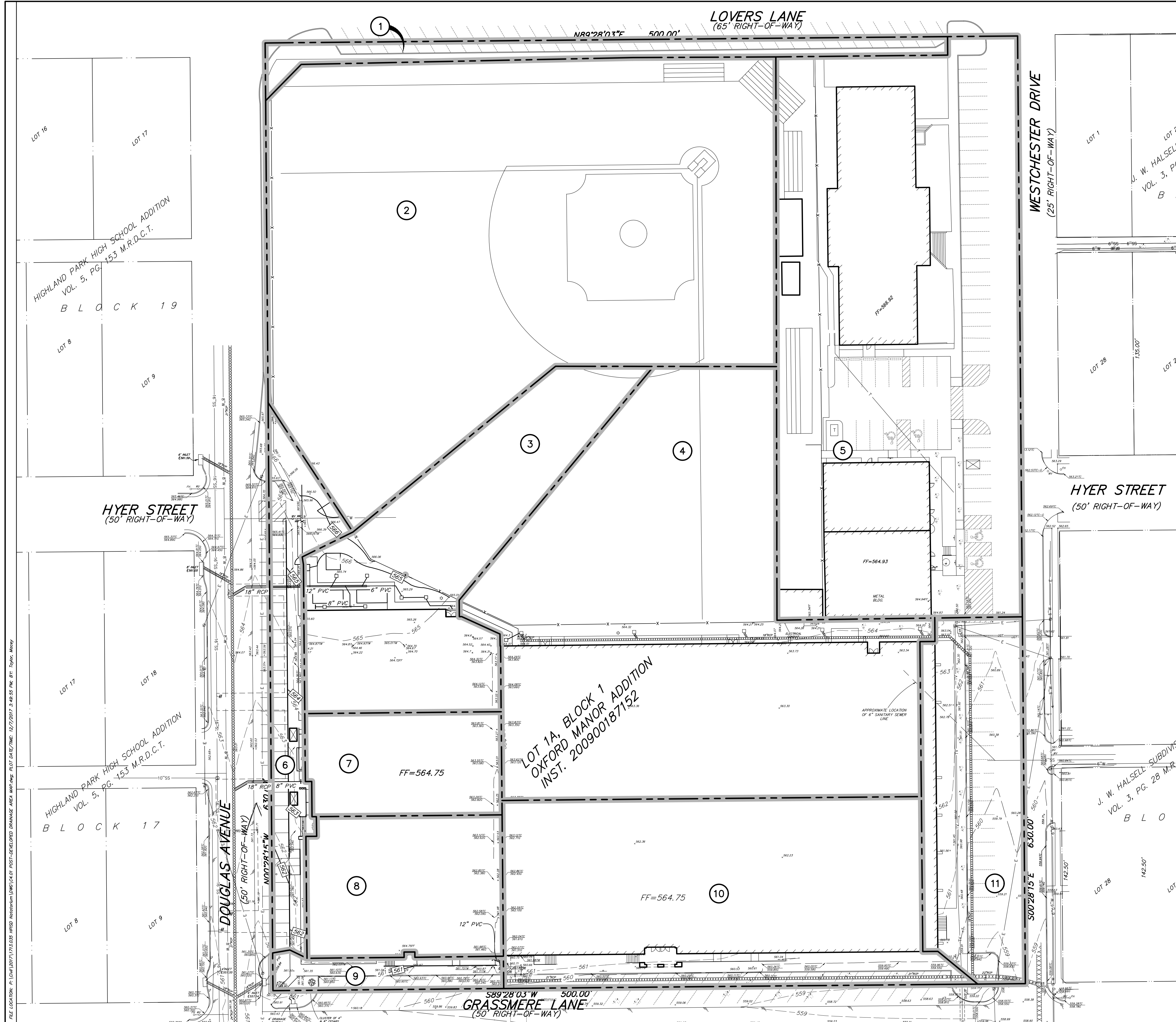
Client/Project
Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title
POST-DEVELOPED DRAINAGE AREA MAP

Project No.
214000528
Revision
Drawing No.

C4.01



LEGEND
--- 668 --- EXISTING CONTOUR LINE
--- 668 --- PROPOSED CONTOUR LINE
--- 668 --- FLOW ARROW
--- 668 --- DRAINAGE DIVIDE LINE
① DRAINAGE AREA NUMBER

POST-DEVELOPED DRAINAGE CALCULATIONS Q=CIA						
DRAINAGE AREA	AREA (ACRES)	C	TIME OF CONC. (MIN)	I ₁₀₀	Q ₁₀₀	REMARKS
1	0.15	0.82	10	8.88	1.06	TO LOVERS LANE
2	1.83	0.44	10	8.88	7.10	TO FIELD DRAINS
3	0.55	0.61	10	8.88	3.00	TO FIELD DRAINS & GRATE INLETS
4	1.35	0.68	10	8.88	8.16	TO GRATE INLETS
5	1.40	0.85	10	8.88	10.53	TO WESTCHESTER DR
6	0.21	0.76	10	8.88	1.41	TO DOUGLAS AVE
7	0.20	0.90	10	8.88	1.62	TO ROOF DRAINS
8	0.28	0.90	10	8.88	2.23	TO ROOF DRAINS
9	0.08	0.81	10	8.88	0.56	TO GRASSMERE LN
10	0.81	0.90	10	8.88	6.48	TO ROOF DRAINS & GRATE INLET
11	0.37	0.83	10	8.88	2.69	TO WESTCHESTER DR
Σ	7.23			Σ	44.85	

BENCHMARKS:
BM#1 - CHISEL MARK ON BARRIER FREE RAMP CENTER ON DOUGLAS AVENUE AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND GRASSMERE LANE. (ELEVATION = 560.42')
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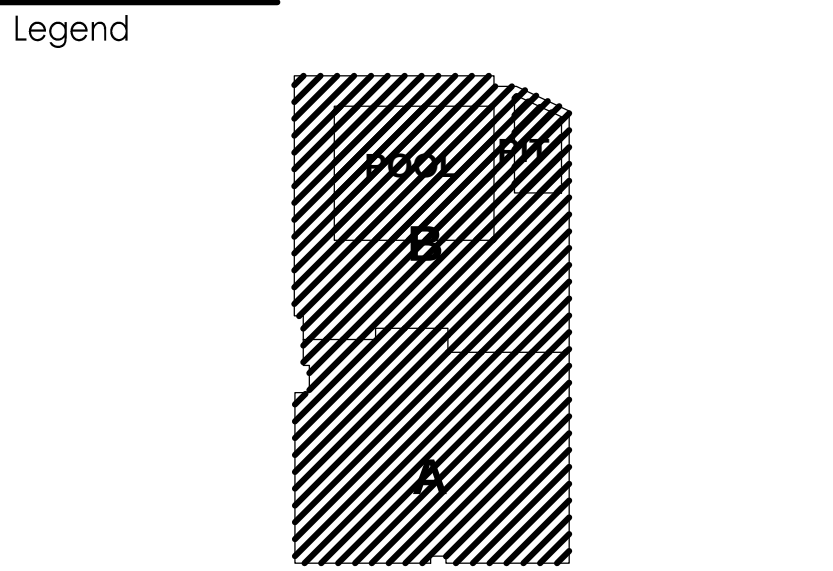
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Raymond L. Goodson, Jr., Inc.

SHEET NO.
C4.01

POST-DEVELOPED DRAINAGE AREA MAP						
HIGHLAND PARK HIGH SCHOOL NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/8/17	1"=30'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL: PLANNING AND ZONING				



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DESIGN DEVELOPMENT	Author	Approver	2017.09.08
Issued	By	Appd	YYYYMMDD

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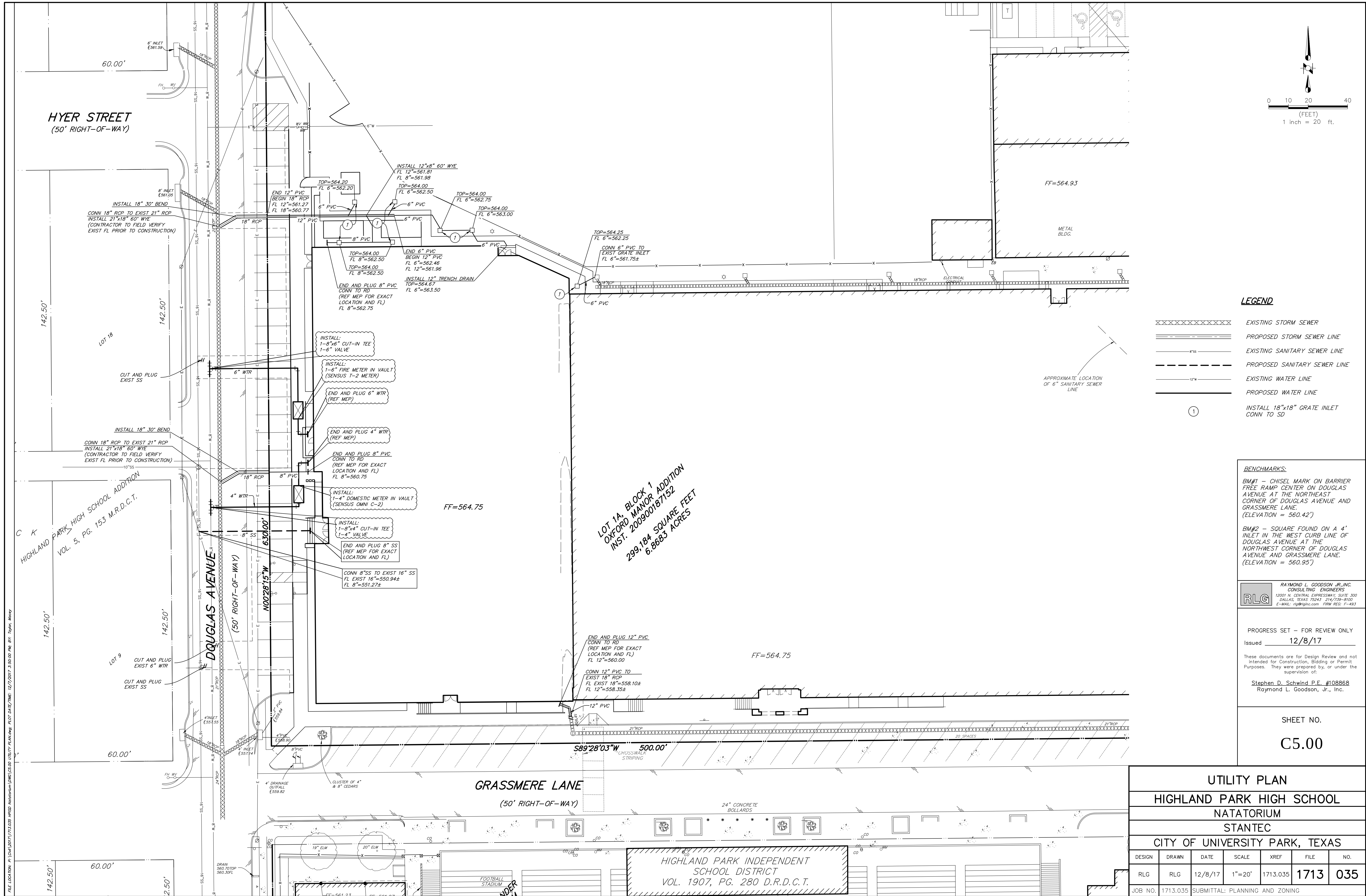
Client/Project
Highland Park ISD

Highland Park High School Multi-use Building
4236 Grassmere Ln, Dallas, TX 75205

Title
UTILITY PLAN

Project No.
214000528
Revision
Drawing No.

C5.00



LEGEND

XXXXXX EXISTING STORM SEWER
===== PROPOSED STORM SEWER LINE
----- 6" EXISTING SANITARY SEWER LINE
----- 12" PROPOSED SANITARY SEWER LINE
----- EXISTING WATER LINE
----- PROPOSED WATER LINE
① INSTALL 18"x18" GRATE INLET
CONN TO SD

BENCHMARKS:
BM#1 - CHISEL MARK ON BARRIER
FREE RAMP CENTER ON DOUGLAS
AVENUE AT THE NORTHEAST
CORNER OF DOUGLAS AVENUE AND
GRASSMERE LANE.
(ELEVATION = 560.42')
BM#2 - SQUARE FOUND ON A 4'
INLET IN THE WEST CURB LINE OF
DOUGLAS AVENUE AT THE
NORTHWEST CORNER OF DOUGLAS
AVENUE AND GRASSMERE LANE.
(ELEVATION = 560.95')

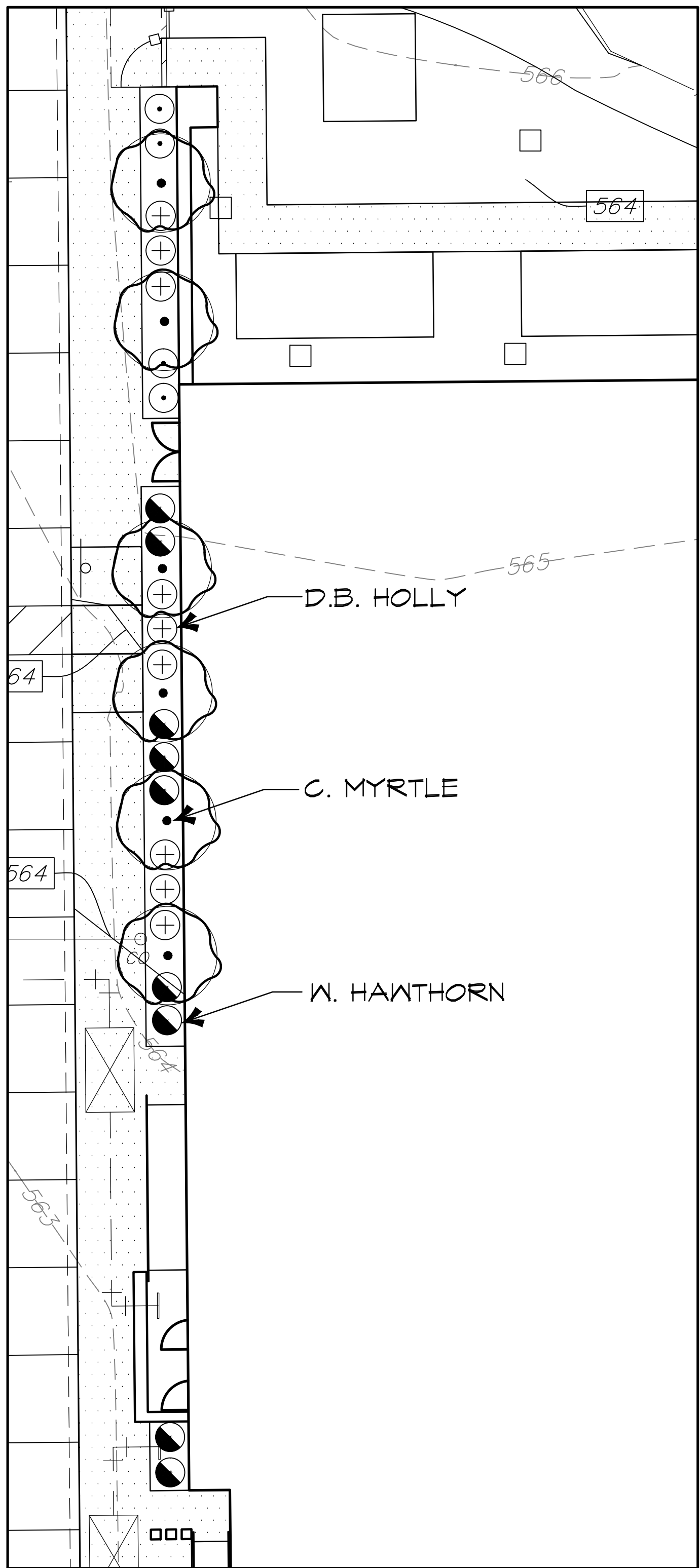
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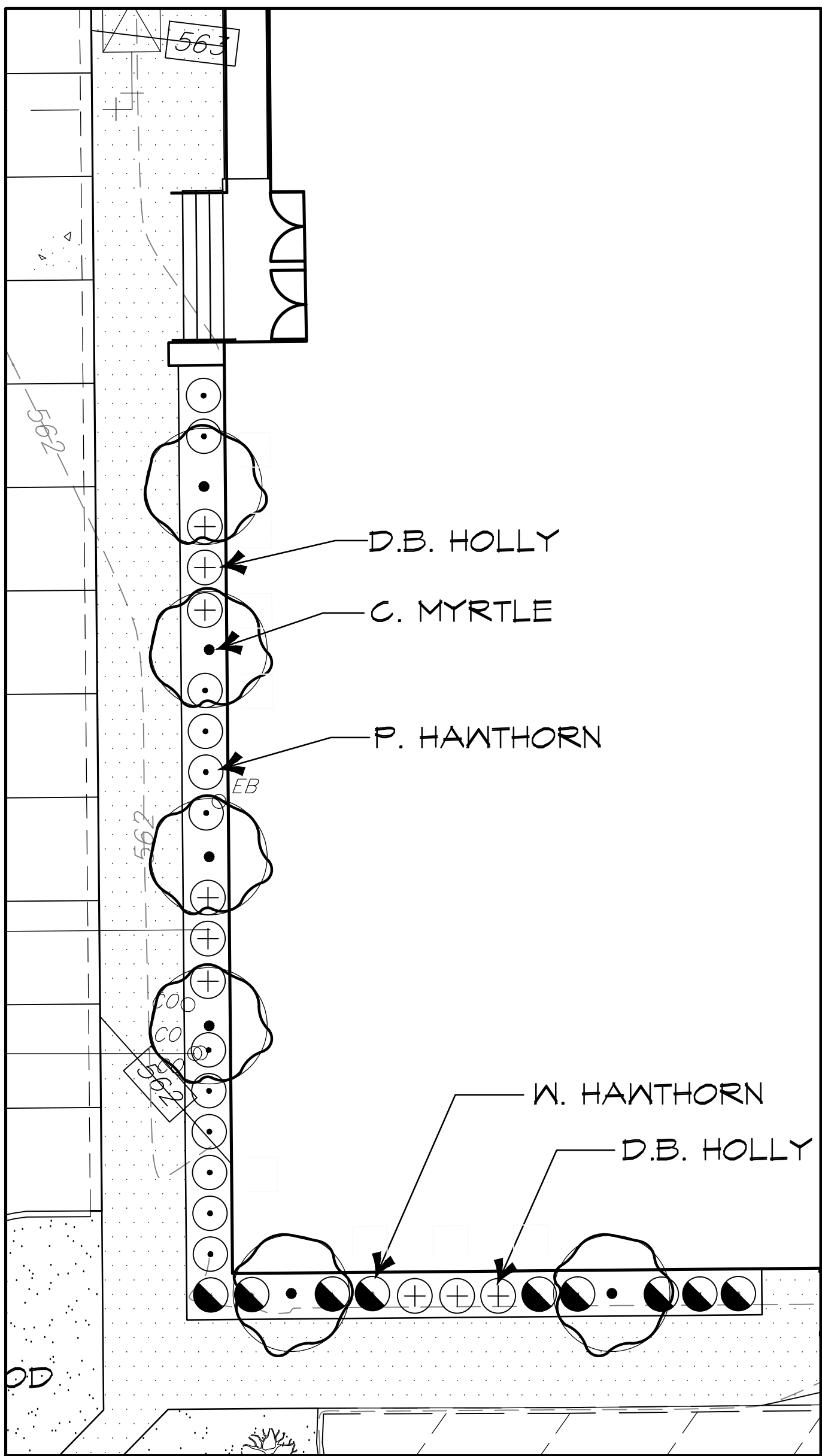
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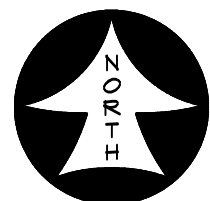
UTILITY PLAN						
HIGHLAND PARK HIGH SCHOOL NATATORIUM						
STANTEC						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	XREF	FILE	NO.
RLG	RLG	12/8/17	1"=20'	1713.035	1713	035
JOB NO.	1713.035	SUBMITTAL:	PLANNING AND ZONING			



PLANTING ENLARGEMENT NORTH
SCALE: 1" = 10'-0"



PLANTING ENLARGEMENT SOUTH
SCALE: 1" = 10'-0"

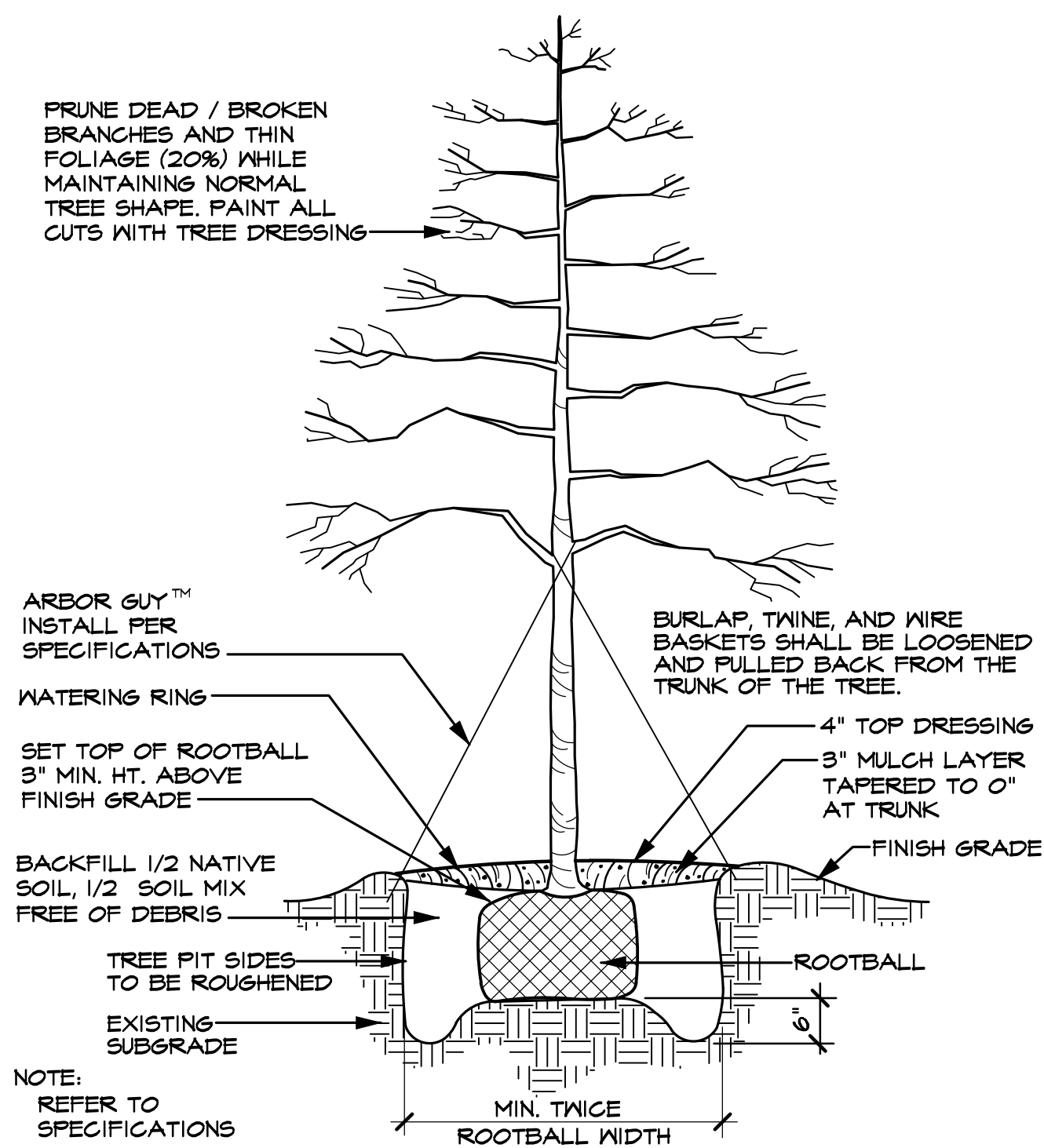


LANDSCAPE NOTES

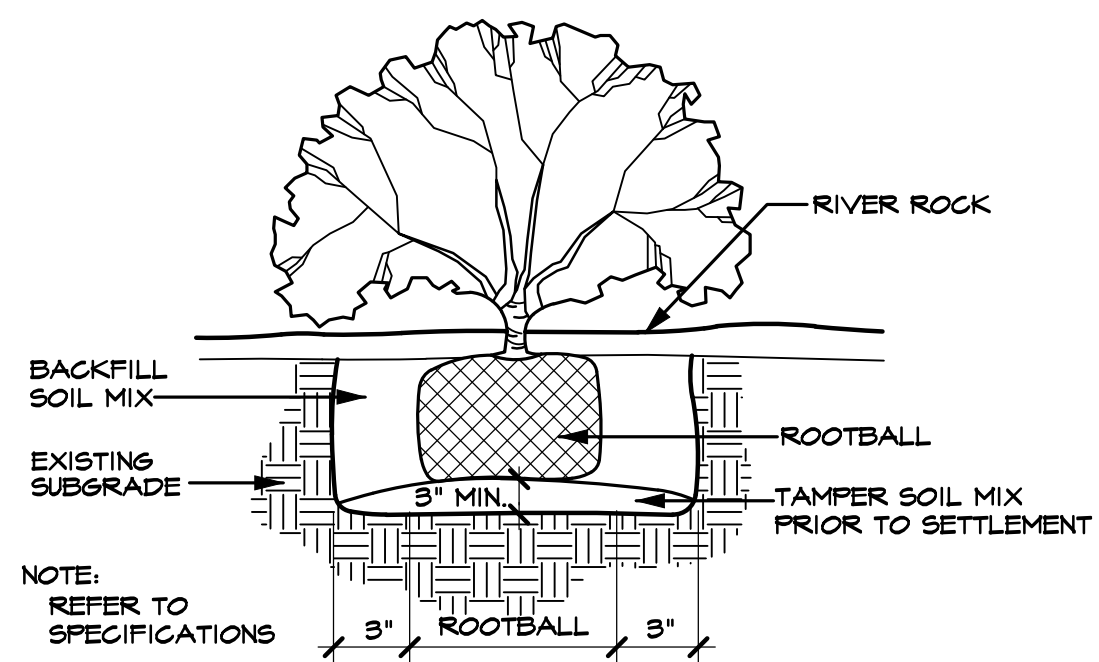
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LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

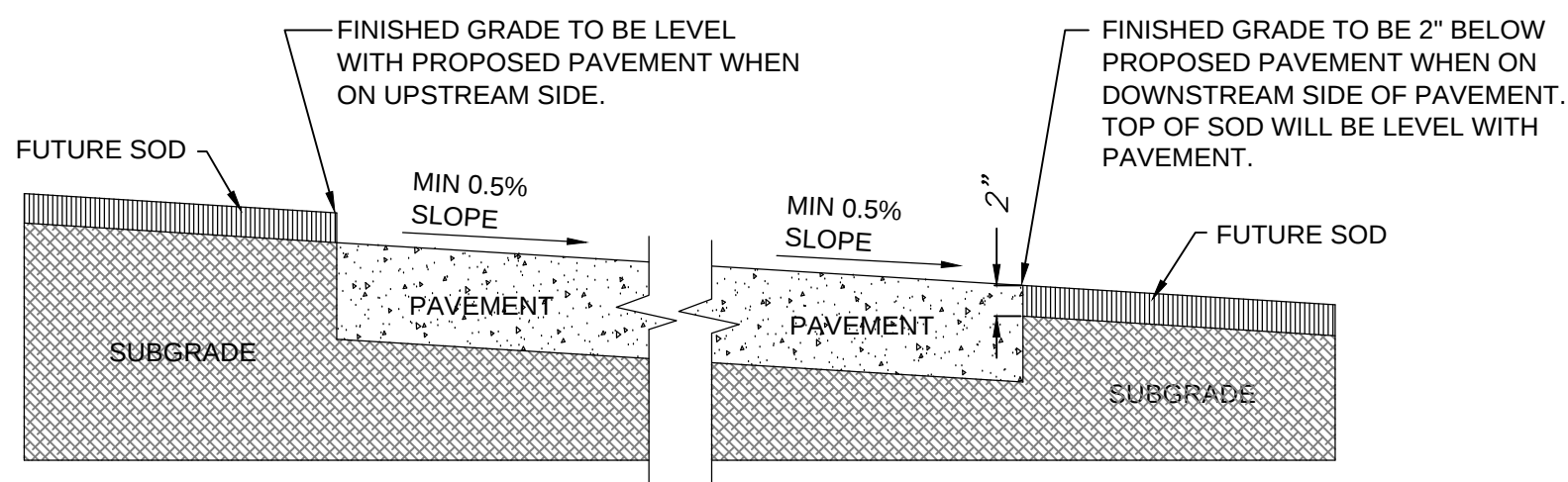
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.



STANTEC
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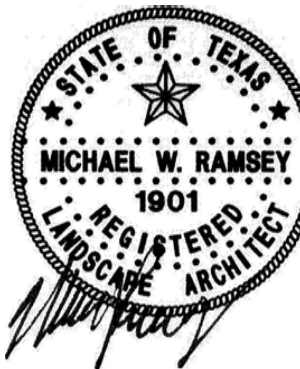
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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889



Notes



12/8/17

Revision	By	Appd	YYYY.MM.DD
PERMIT SET	RLA	RLA	2017.12.08
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Permit-Seal

Client/Project
Highland Park ISD

Highland Park High School
Multi-use Building
4236 Grossmere Ln, Dallas, TX 75205

Title
LANDSCAPE DETAILS

Project No. 214000528	Scale AS SHOWN
Revision	Drawing No.

LP501



Revision	By	Appd	YYYY.MM.DD
PLANNING AND ZONING SUBMISSION	Author	Approver	2017.12.08
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PLANNING AND ZONING
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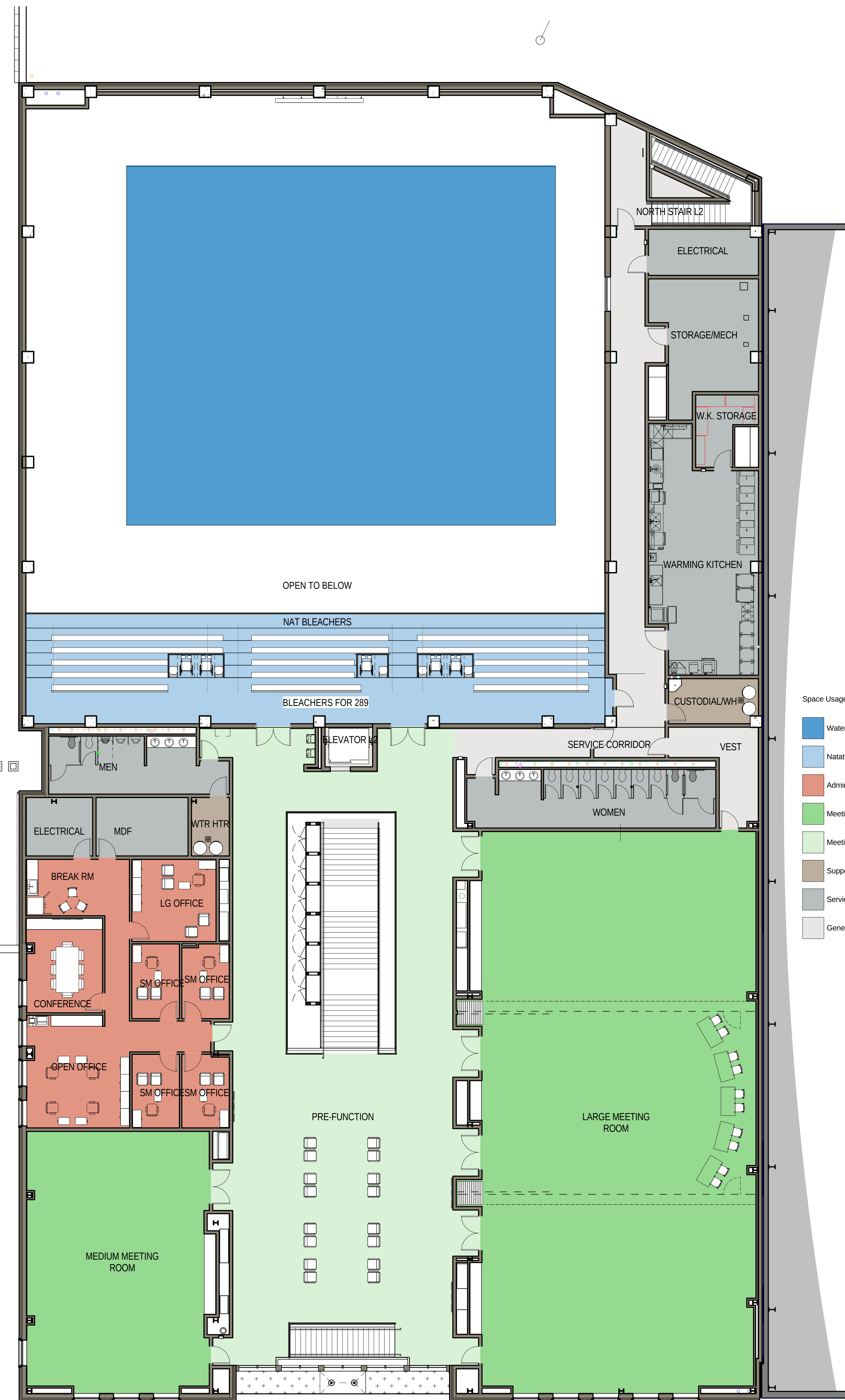
Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title
OVERALL FLOOR PLANS

Project No.
214000528
Revision

Scale
1" = 10'-0"
Drawing No.

PD003



F1 FLOOR PLAN - LEVEL 2
PD003 1" = 10'-0"



F4 FLOOR PLAN - LEVEL 1
PD003 1" = 10'-0"

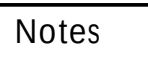
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Consultant Name



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PLANNING AND ZONING SUBMISSION	Author	Approver	2017.12.08
Issue d	By	Appd	YYYY.MM.DD

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Highland Park ISD

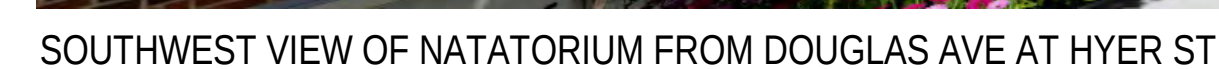
Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title
EXTERIOR RENDERINGS

Project No.	Scale
214000528	

Revision	Drawing No.
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PD004



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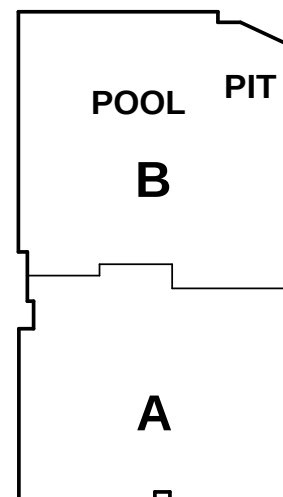
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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Lane
Dallas, TX 75205

located in the City of University Park
Title
EXTERIOR ELEVATIONS

Project No.

214000528

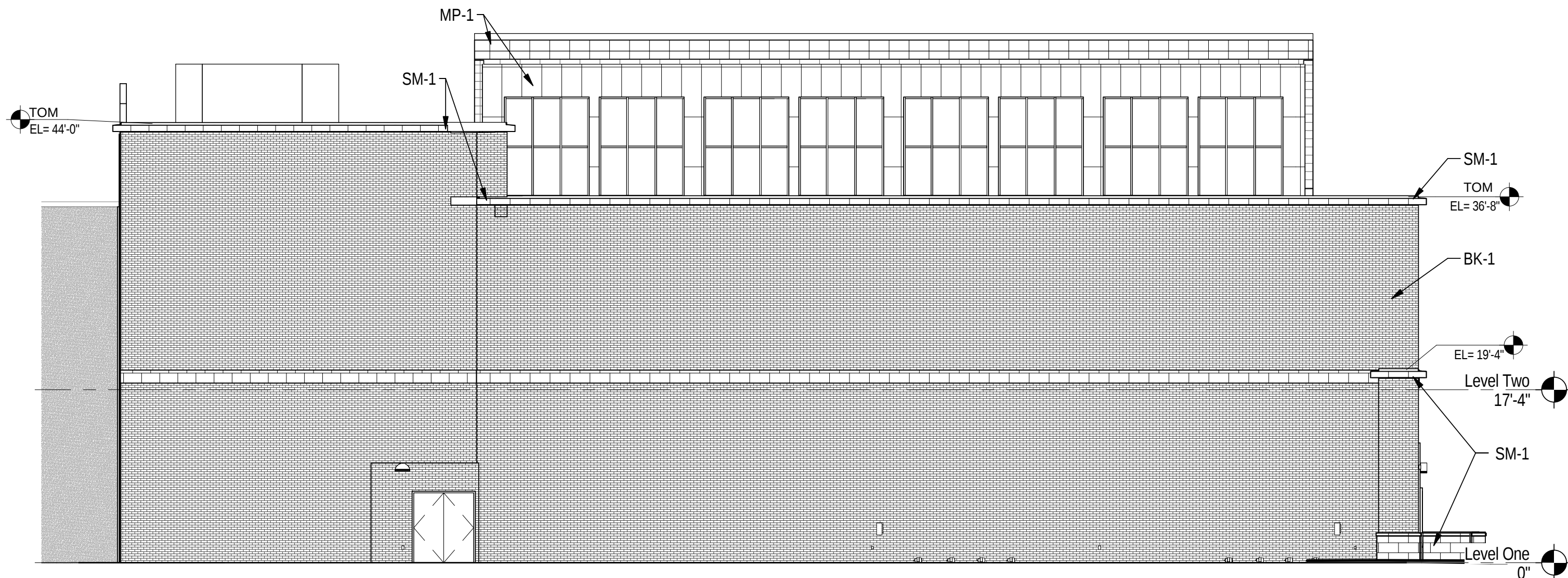
Revision

Scale

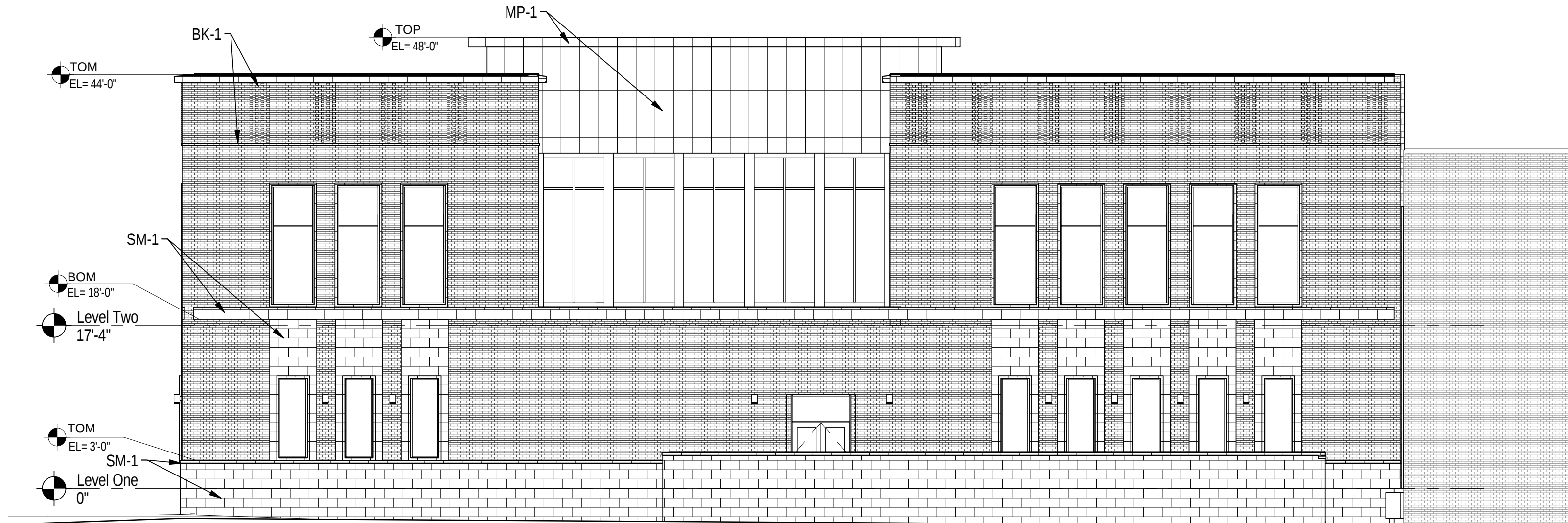
1" = 10'-0"

Drawing No.

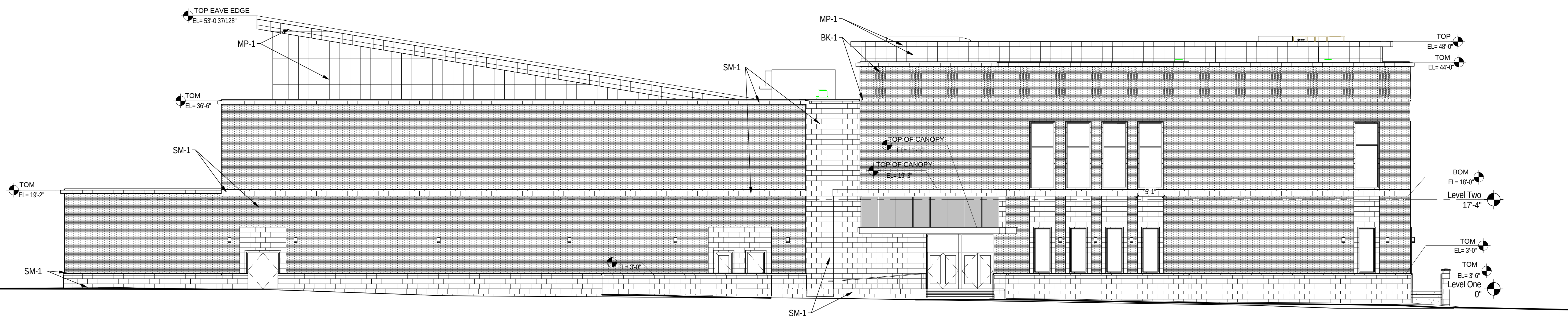
PD005



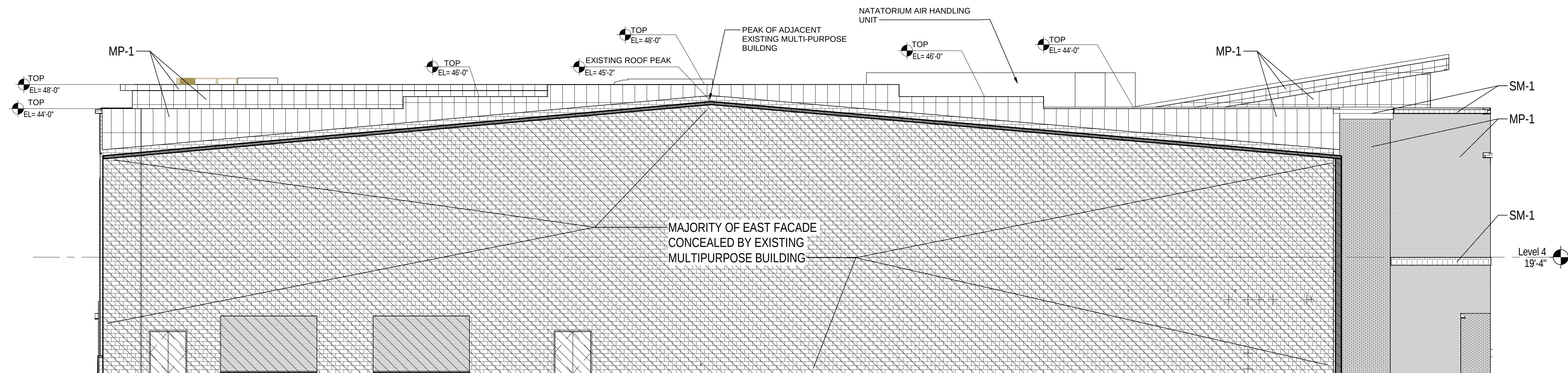
1 NORTH ELEVATION
PD005 1" = 10'-0"



3 SOUTH ELEVATION
PD005 1" = 10'-0"



2 WEST ELEVATION
PD005 1" = 10'-0"

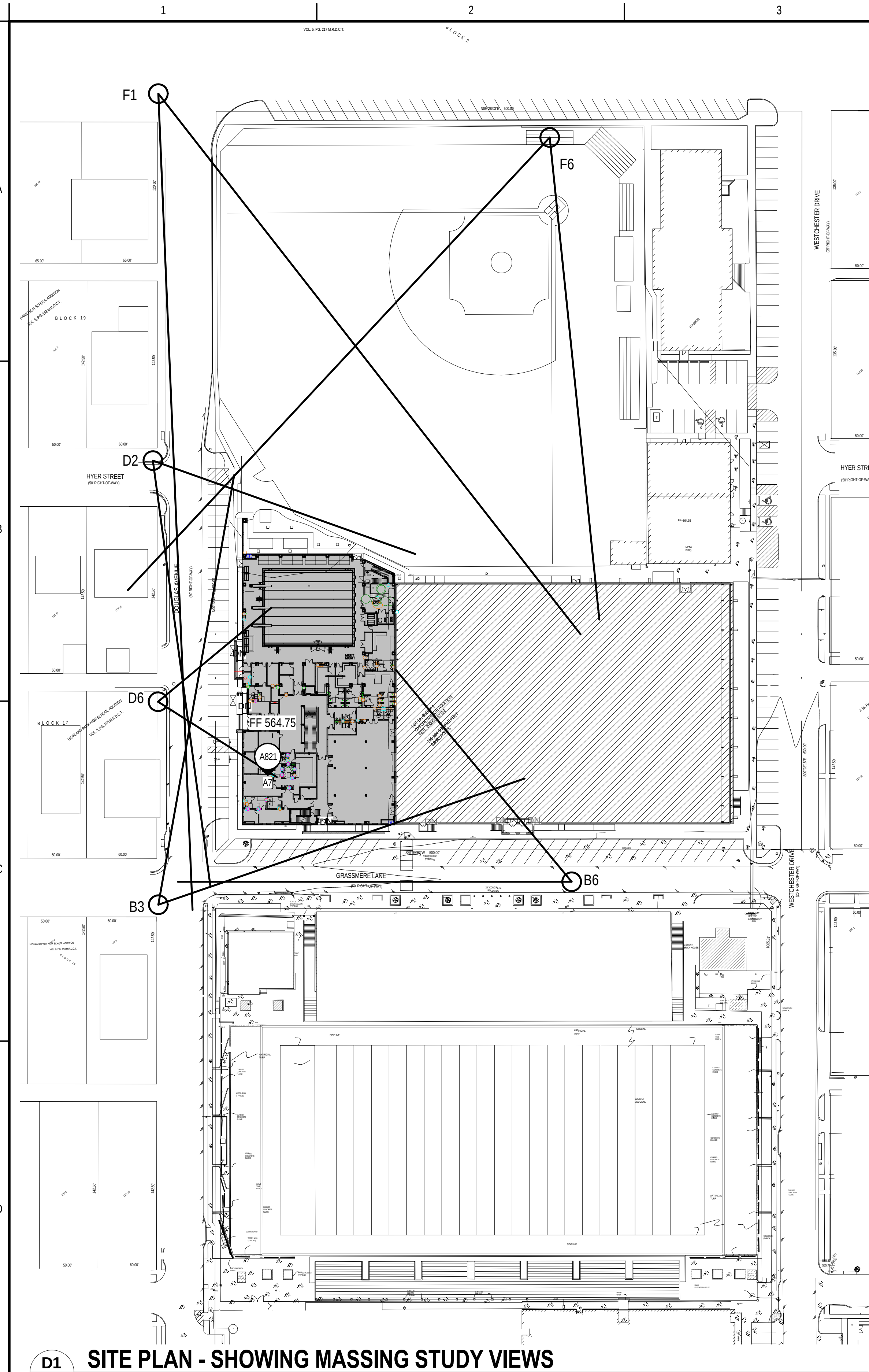


4 EAST ELEVATION
PD005 1" = 10'-0"

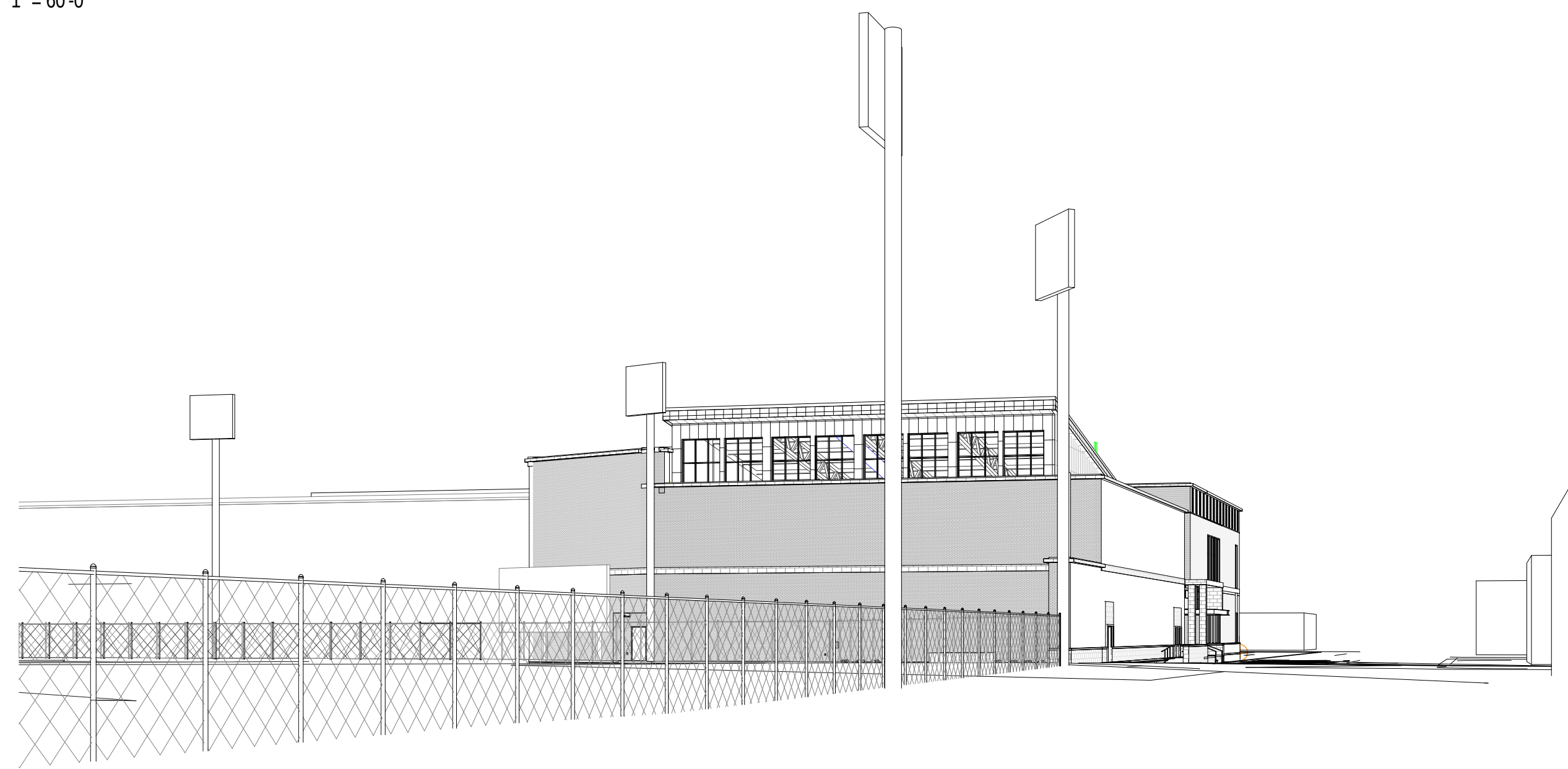
EXTERIOR MATERIAL SCHEDULE

MATERIAL	MARK	MANUFACTURER	COLOR	STYLE	REMARKS
ALUMINUM FRAMES			DARK ANODIZED BRONZE		
BRICK	BK-1	ACME	HIGHLAND PARK CUSTOM BLEND		
CAST STONE			MATCH (SM-1)		
GLAZING	GL-1	AGC	ENERGY SELECT 28		
METAL PANEL	MP-1	CENTRIA	DARK BRONZE ANODIZED	9965	
MORTAR			MATCH (SM-1)		
PREFINISHED METAL COPING	PM		MATCH (MP-1)		
STONE MASONRY	SM-1	JARRISCRAFT	OAK RIDGE	COURSED ASHLAR	

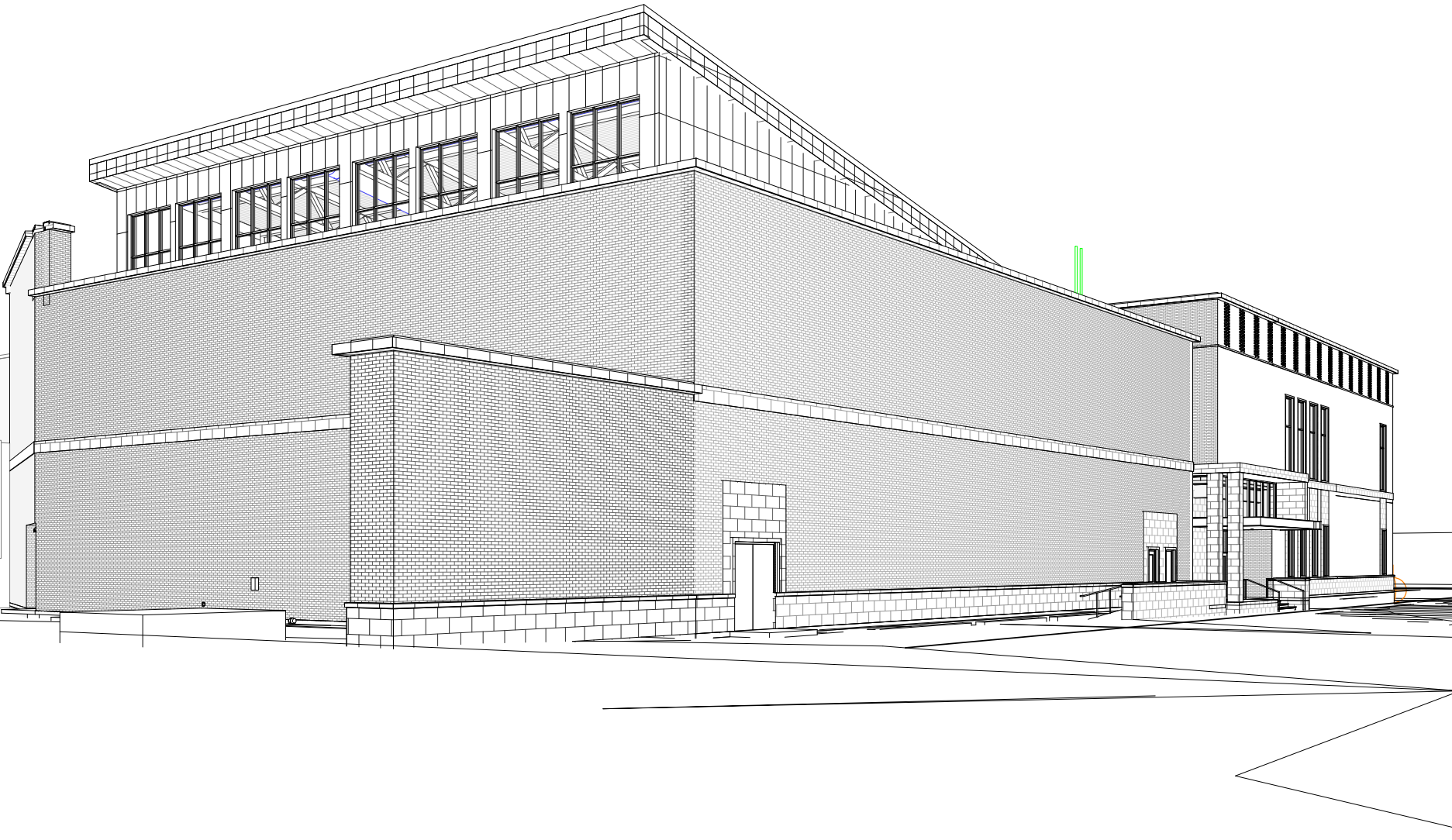
C:\Users\Public\Documents\Local Revit Files\10_4\Architecture_HPS Multi-use_214000528_A17_crmassian.rvt
2/28/2017 10:10:44 AM



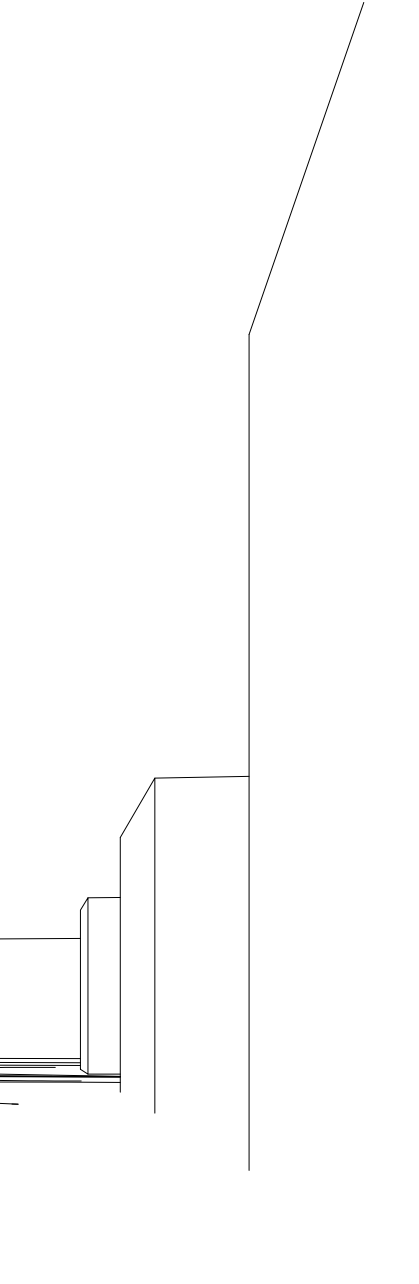
D1 SITE PLAN - SHOWING MASSING STUDY VIEWS
PD006
1" = 60'-0"



F1 MASSING STUDY - from Douglas-Lovers intersection
PD006



D2 MASSING STUDY - view from across Douglas-Hyer
PD006



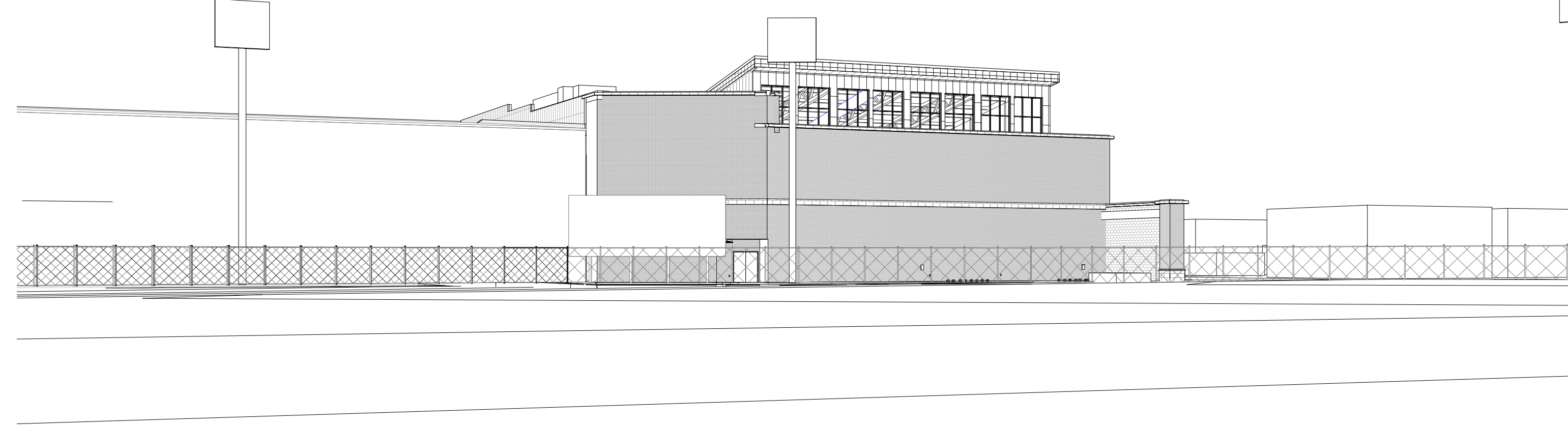
B3 MASSING STUDY - SW corner from across Grassmere-Douglas
PD006



D6 MASSING STUDY - view of front door from across Douglas
PD006



B6 MASSING STUDY - from Grassmere at stadium entry
PD006



F6 MASSING STUDY - from baseball bleachers
PD006



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Tel: (214) 473-2400 / Fax: (214) 473-2401
www.stantec.com

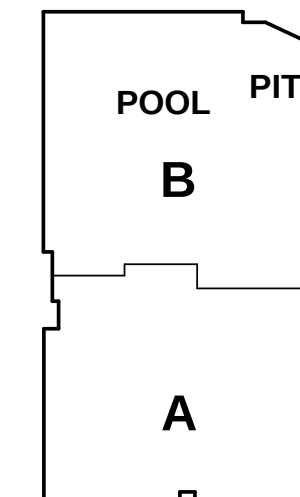
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Client/Project

Highland Park ISD

Highland Park High School Multi-use
Building
4236 Grassmere Ln, Dallas, TX 75205

Title

MASSING STUDIES

Project No.

214000528

Revision

Scale

1" = 60'-0"

Drawing No.

PD006