

HUDSON LOCKETT III, ARCHITECT  
8525 FERDALE ROAD SUITE 204  
DALLAS, TEXAS 75238-4400  
214-559-2095 hudson@hudsonlockett.com

ADDITIONS AND ALTERATIONS TO:  
THE COOPER AEROBICS FITNESS CENTER  
AT THE COOPER AEROBICS CENTER  
12100 PRESTON ROAD DALLAS, TEXAS

MP-1

**LEGEND**

- PROPERTY LINE
- EXISTING BUILDINGS
- AREAS OF PROPOSED FUTURE CONSTRUCTION
- PROPOSED ADDITION
- PROJECT IDENTIFICATION AND SIGNAGE

**VICINITY MAP**

TOTAL AREA OF BUILDING FOOTPRINTS

BUILDING 1	EXISTING: 56,633 SQ. FT.
BUILDING 2	EXISTING: 18,515 SQ. FT.
BUILDING 3	EXISTING: 18,515 SQ. FT.
BUILDING 4	EXISTING: 6,000 SQ. FT.
BUILDING 5	EXISTING: 23,500 SQ. FT.
BUILDING 6	EXISTING: 38,486 SQ. FT.
	<b>PROPOSED: 41,486 SQ. FT.</b>

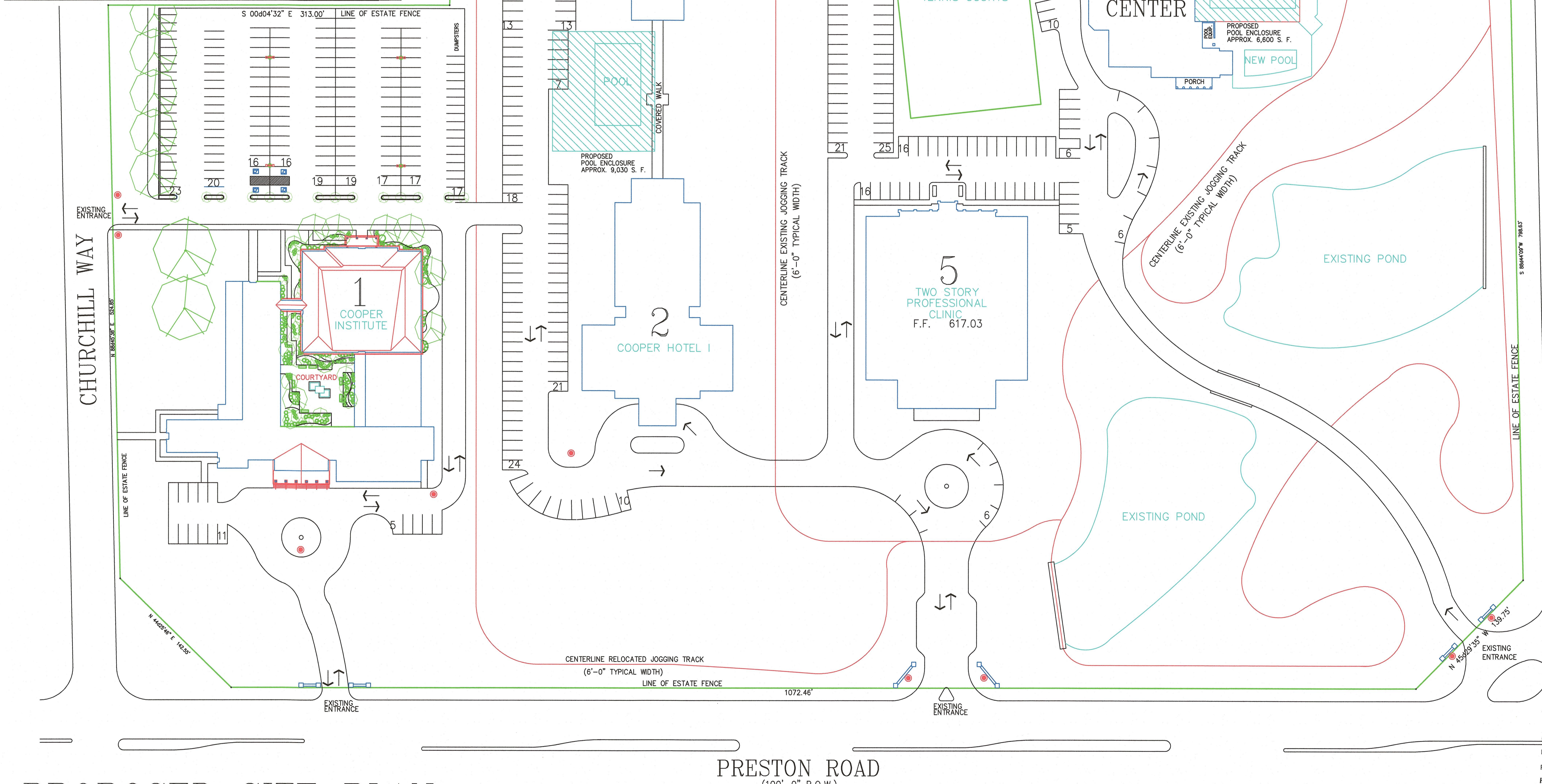
BUILDING FIVE SQUARE FOOTAGE  
2017 FLOOR AREA: 39,222 SQ. FT.

BUILDING SIX SQUARE FOOTAGE  
1994 FLOOR AREA: 45,200 SQ. FT.  
2011 FLOOR AREA: 48,733 SQ. FT.  
1995 COURT INFILL: 1,600 SQ. FT.  
2012 COURT INFILL: 1,600 SQ. FT.  
2012 "WALKWAY": 1,520 SQ. FT.

2012 TOTAL FLOOR AREA ALLOWED: 51,455 SQ. FT.  
2022 TOTAL FLOOR AREA ALLOWED: 58,340 SQ. FT.  
2022 TOTAL SITE COVERAGE: 164,649 SQ. FT.  
TOTAL SITE COVERAGE ALLOWED BY PD: 268,460 SQ. FT.

POOL ENCLOSURES  
NOTE: 6,080 SQ. FT. POOL & 9,030 SQ. FT. POOL ENCLOSURES CURRENTLY ALLOWED  
PERCENTAGE OF SITE COVERED (INCLUDING PROPOSED STRUCTURES) 16.8%  
TOTAL SITE AREA: 24.485 ACRES  
1,066,567 SQ. FT.

TOTAL PARKING EXISTING SPACES PROVIDED: 609 CARS



# PROPOSED SITE PLAN

1" = 50'-0"

PRESTON ROAD  
(100'-0" R.O.W.)

CITY OF DALLAS ZONING CASE # M212-057



APPROVED BY CITY PLAN COMMISSION  
IN ACCORDANCE WITH THE PROVISIONS OF  
SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT  
CODE  
DATE December 15, 2023  
PLANNED DEVELOPMENT DISTRICT NO. 60  
FILE NO. M212-057