



HUDSON LOCKETT III, ARCHITECT
8525 FERDALE ROAD SUITE 204
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ADDITIONS AND ALTERATIONS TO:
THE COOPER AEROBICS FITNESS CENTER
AT THE COOPER AEROBICS CENTER
12100 PRESTON ROAD DALLAS, TEXAS

DEVELOPMENT
PLAN
PD 68

LEGEND

PROPERTY LINE
EXISTING BUILDINGS
AREAS OF PROPOSED FUTURE CONSTRUCTION
PROPOSED SITE IMPROVEMENTS

VICINITY MAP

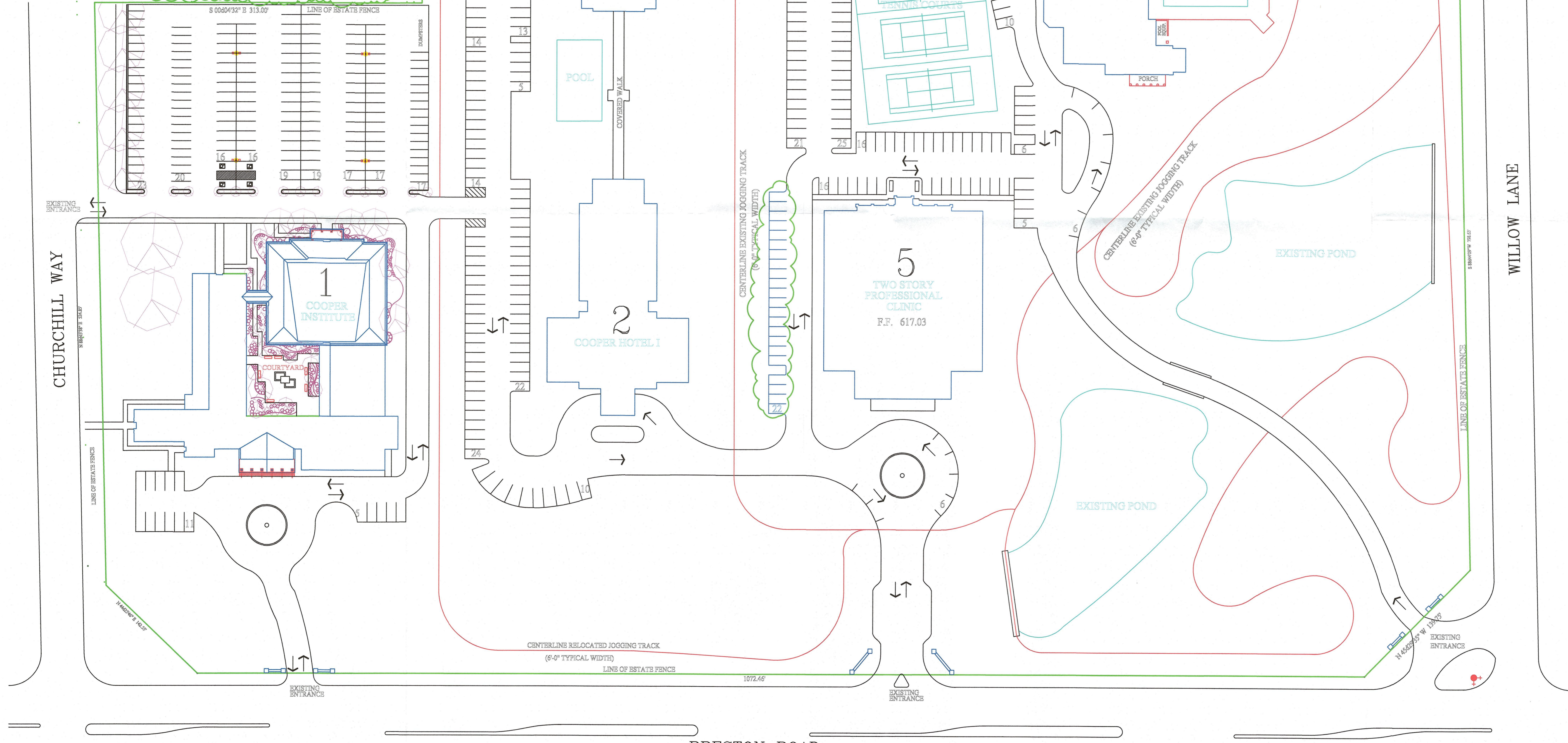
TOTAL AREA OF BUILDING FOOTPRINTS
BUILDING 1 EXISTING: 56,633 SQ. FT.
BUILDING 2 EXISTING: 18,515 SQ. FT.
BUILDING 3 EXISTING: 18,515 SQ. FT.
BUILDING 4 EXISTING: 6,000 SQ. FT.
BUILDING 5 EXISTING: 23,500 SQ. FT.
BUILDING 6 EXISTING: 38,486 SQ. FT.
PROPOSED: 41,486 SQ. FT.

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: 46,735 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

TOTAL PARKING SPACES PROVIDED: 814 CARS, NET GAIN OF 5 SPACES



DEVELOPMENT PLAN

1" = 50'-0"

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

