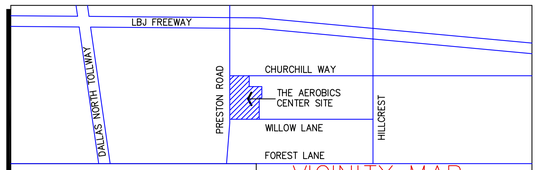

VICINITY MAP

LEGEND

PROPERTY LINE

EXISTING BUILDINGS

AREAS OF PROPOSED FUTURE CONSTRUCTION

PROPOSED ADDITION

PROJECT IDENTIFCATION AND SIGNAGE

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 1,066,567 SQ. FT.

TOTAL PARKING EXISTING SPACES PROVIDED: 609 CARS

S 00d04'32"E 319.50'
LINE OF ESTATE FENCE
OFFICE BUILDING
4
27" MULTI-TRUNK
12" CALIPER
13" CALIPER
2-7" CALIPER
8" CALIPER
3-7" CALIPER
7" CALIPER
12" CALIPER
14" CALIPER
2- 11" CALIPER
S 00d01'03"W 639.21'
LINE OF ESTATE FENCE
12" CALIPER
9" CALIPER
3-16" CALIPER
21" CALIPER
7" CALIPER
EXISTING ENTRANCE
N 89d45'36"W 341.50'
3
COOPER HOTEL II
EXISTING TREE TO REMAIN
ADDITION
NO CHANGE IN BUILDING HEIGHT
INCREASE BUILDING
FOOTPRINT 3,000 SQ. FT.
3,210 SQ. FT. MEZZANINE
675 SQ. FT. CORRIDORS UNDER EXISTING ROOF
6
COOPER FITNESS CENTER
EXISTING OUTDOOR POOL
PROPOSED POOL ENCLOSURE APPROX. 6,600 S. F.
NEW POOL
PORCH
CENTERLINE RELOCATED JOGGING TRACK
(6'-0" TYPICAL WIDTH)
CENTERLINE EXISTING JOGGING TRACK
(6'-0" TYPICAL WIDTH)
TENNIS COURTS
POOL
COVERED WALK
PROPOSED POOL ENCLOSURE APPROX. 9,030 S. F.
S 00d04'32" E 313.00'
LINE OF ESTATE FENCE
DUMPSTERS
EXISTING ENTRANCE
CHURCHILL WAY
1
COOPER INSTITUTE
COURTYARD
N 89d45'36" E 342.50'
LINE OF ESTATE FENCE
N 44d53'44" E 143.28'
2
COOPER HOTEL I
5
TWO STORY PROFESSIONAL CLINIC
F.F. 617.03
EXISTING POND
EXISTING POND
CENTERLINE RELOCATED JOGGING TRACK
(6'-0" TYPICAL WIDTH)
LINE OF ESTATE FENCE
1072.46'
EXISTING ENTRANCE
EXISTING ENTRANCE
N 45d49'33" W 139.75'
S 89d41'07"W 786.67'
LINE OF ESTATE FENCE
WILLOW LANE
PRESTON ROAD
(100'-0" R.O.W.)

PROPOSED SITE PLAN

1" = 50'-0"

NORTH

CITY OF DALLAS ZONING CASE # M212-057

MP-1

HUDSON LOCKETT III, ARCHITECT
8525 FERNDALE 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

9/21/2022