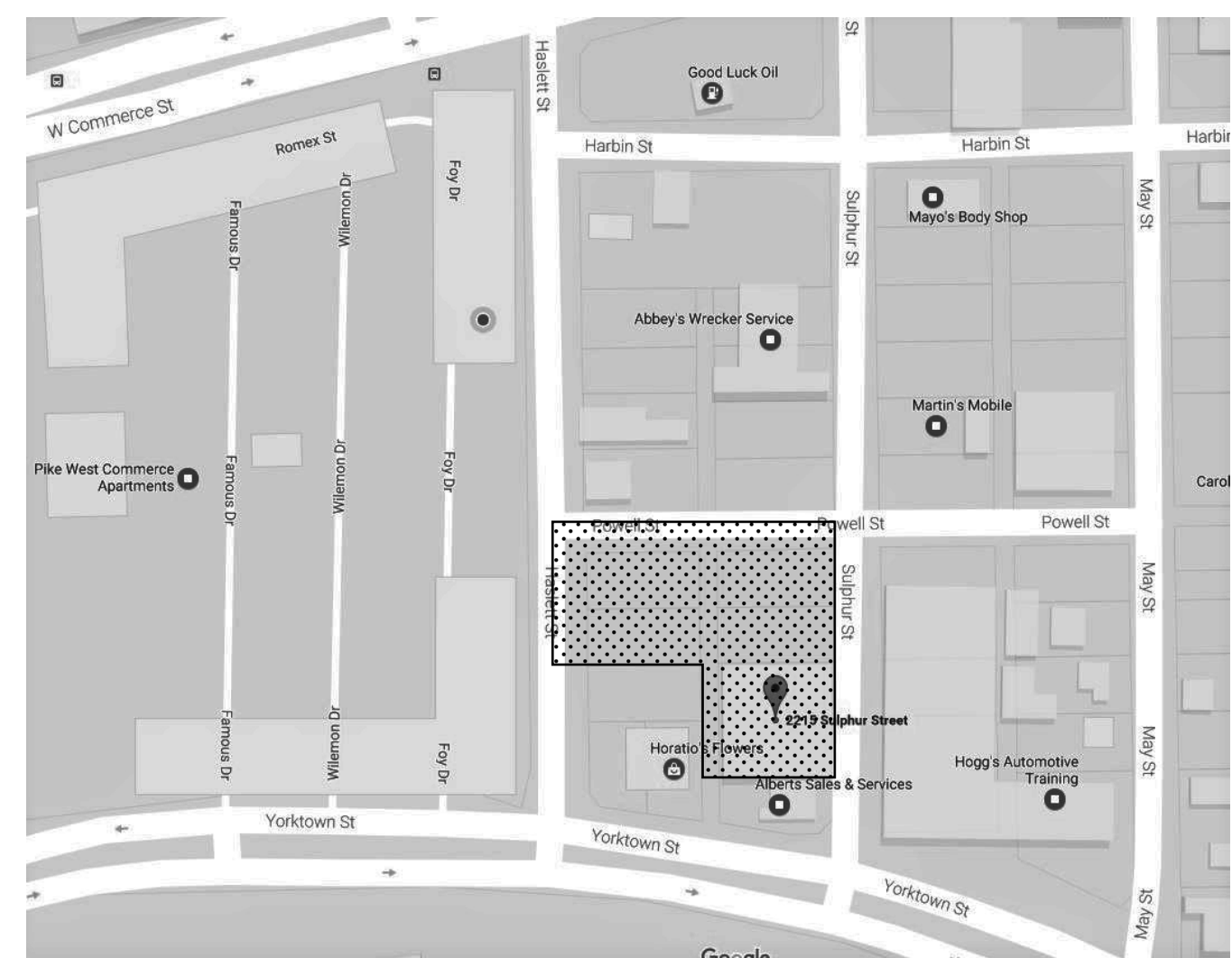
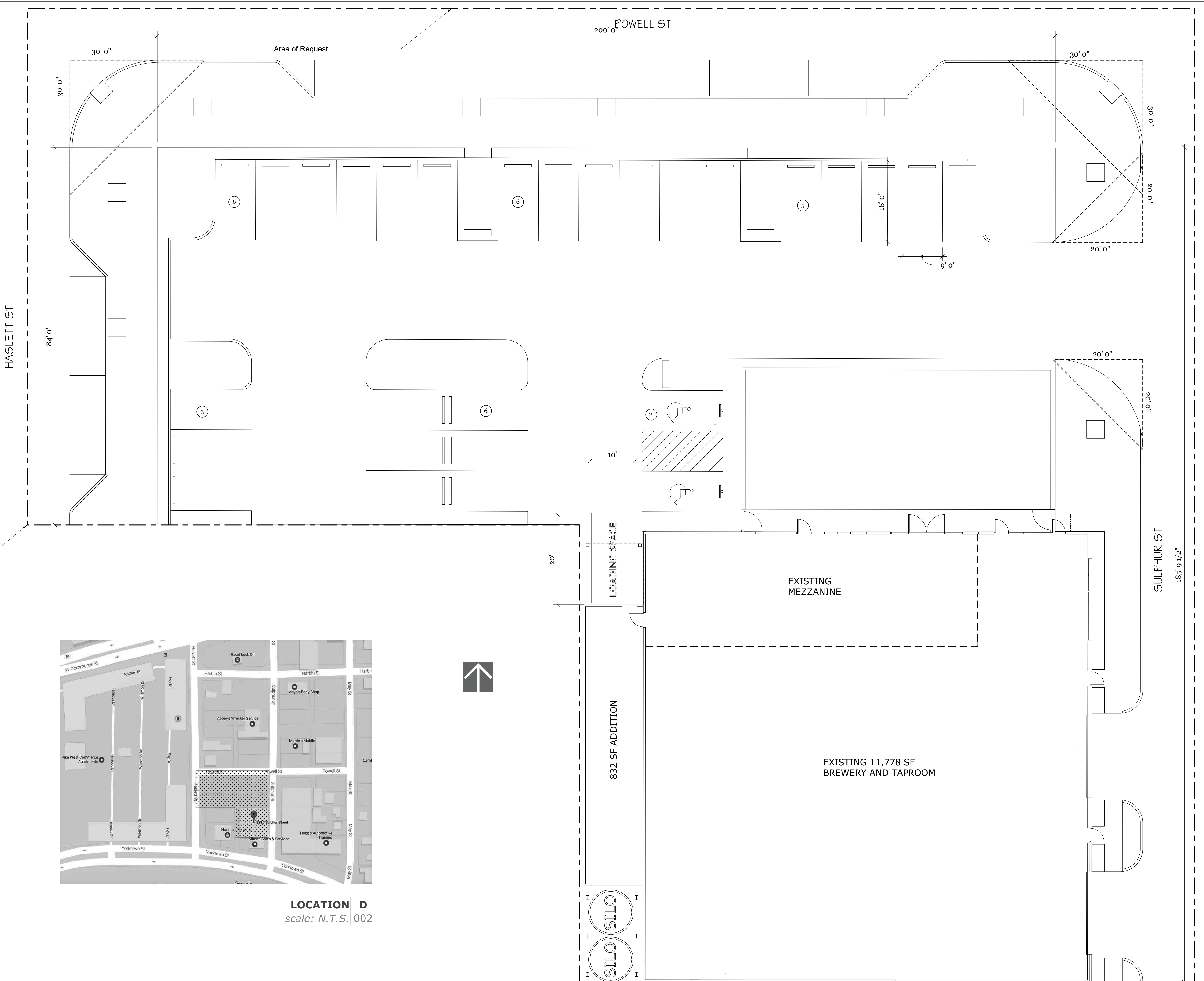
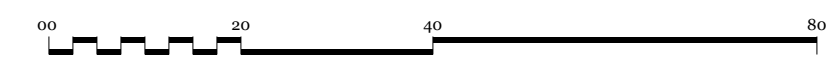


PROPERTY INFO			
ADDRESS	2215 Sulphur St		
NEIGHBORHOOD	HARDING AND HARRISON		
BLOCK / LOT	BLK 9/6813 LT 5A		
PARKING			
USE	AREA	SF / SPACE	REQUIRED
STORAGE	6,726	1,000	7
RETAIL SALES AND SEATING	1,413	100	14
PRODUCTION	4,471	600	7
TOTAL	12,610		28
		PROVIDED	28
ZONING			
CURRENT ZONING	PD714 - SUBDISTRICT 1D		
MAX ALLOW HEIGHT	145'		
BUILDING HEIGHT	30'9"		
MAX STORIES	11		
STORIES	1 (WITH MEZZANINES)		
BUILDING AREA			
DESCRIPTION	AREA (G.S.F.)		
FIRST FLOOR	10,842		
MEZZANINE	1,768		
TOTAL	12,610		
SITE AREA			
DESCRIPTION	SF	ACRES	
BUILDING FOOTPRINT	10,842	0.24	
LAND	20,042	0.46	
TOTAL	30,884	0.70	



LOCATION D
scale: N.T.S. 002

SITEPLAN D
scale: 1"=10' 001



Zoning Case # Z234-205

OWNER
THE MANHATTAN PROJECT, LLC

PROJECT ADDRESS
2215 SULPHUR ST
DALLAS, TX 75208

ISSUE
6.26.2024

MANHATTAN PROJECT BEER CO
2215 SULPHUR ST
DALLAS, TX 75208

DRAWN BY
KARL SANFORD

PROJECT
EXPANSION III