

PROPERTY INFO

2213 Sulphur St – HARDING AND HARRISON, LOT 8 BLOCK 9/6813 SULPHUR
2215 Sulphur St – HARDING AND HARRISON, LTS 9 & 10 BLOCK 9/6813 SULPHUR
2217 Sulphur St – HARDING AND HARRISON, LOT 7 BLOCK 9/6813 SULPHUR & POWELL
2212 Haslett St – HARDING AND HARRISON, LOT 5 BLOCK 9/6813 HASLETT
2216 Haslett St – HARDING AND HARRISON, LOT 6 BLOCK 9/6813 HASLETT & POWELL

PARKING

USE	AREA	SF / SPACE	REQUIRED
STORAGE	5,894	1,000	6
RETAIL SALES AND SEATING	1,413	100	14
PRODUCTION	4,471	600	7
TOTAL	11,778		27
		PROVIDED	28

ZONING

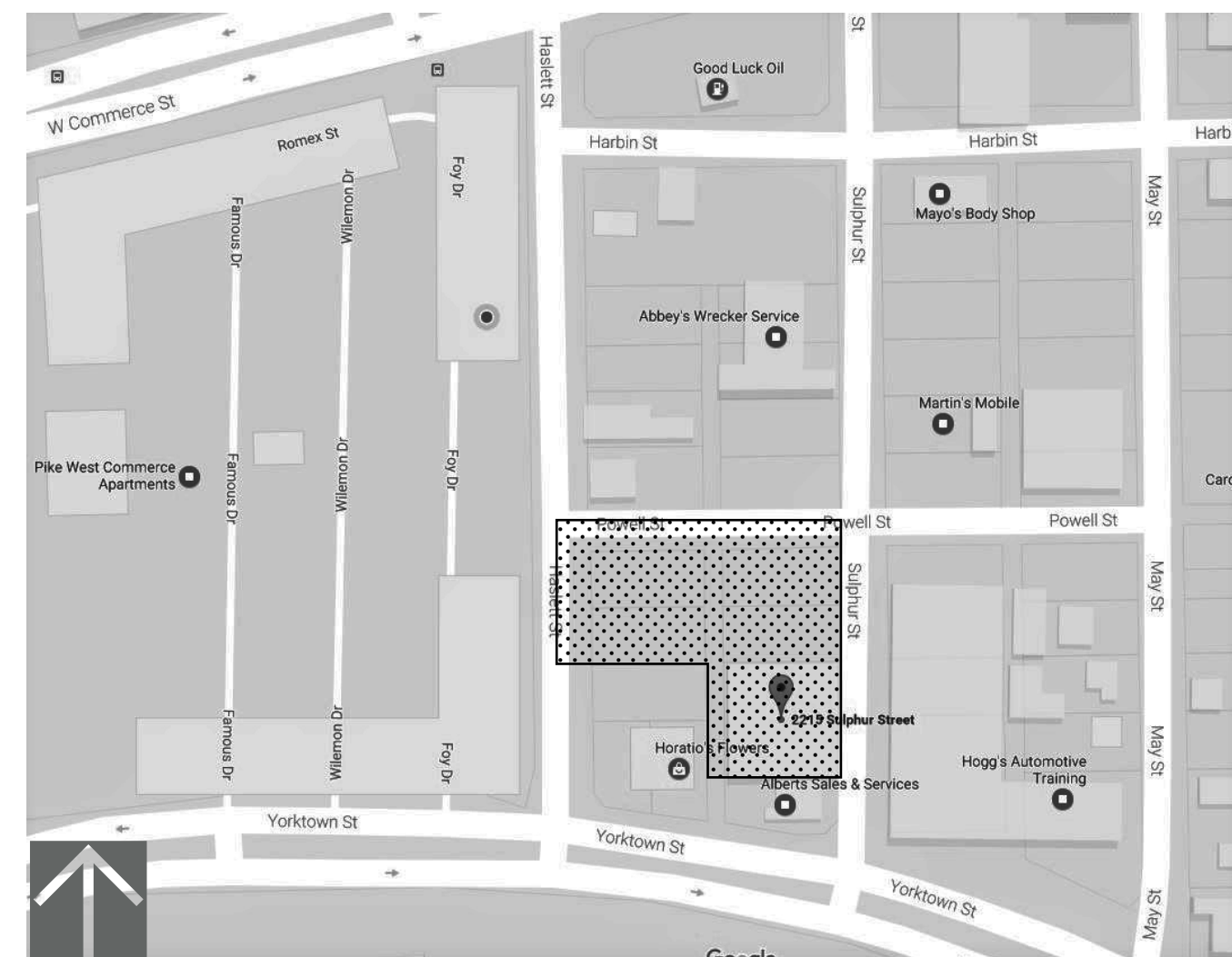
ZONING
CURRENT ZONING PD 714 SUBDISTRICT 1D
MAX ALLOW HEIGHT 145'
BUILDING HEIGHT ~22'
MAX STORIES 11
STORIES 1 (WITH MEZZANINE)

BUILDING AREA

DESCRIPTION	AREA (G.S.F.)
FIRST FLOOR	10,010
MEZZANINE	1,768
TOTAL BUILDING AREA	11,778

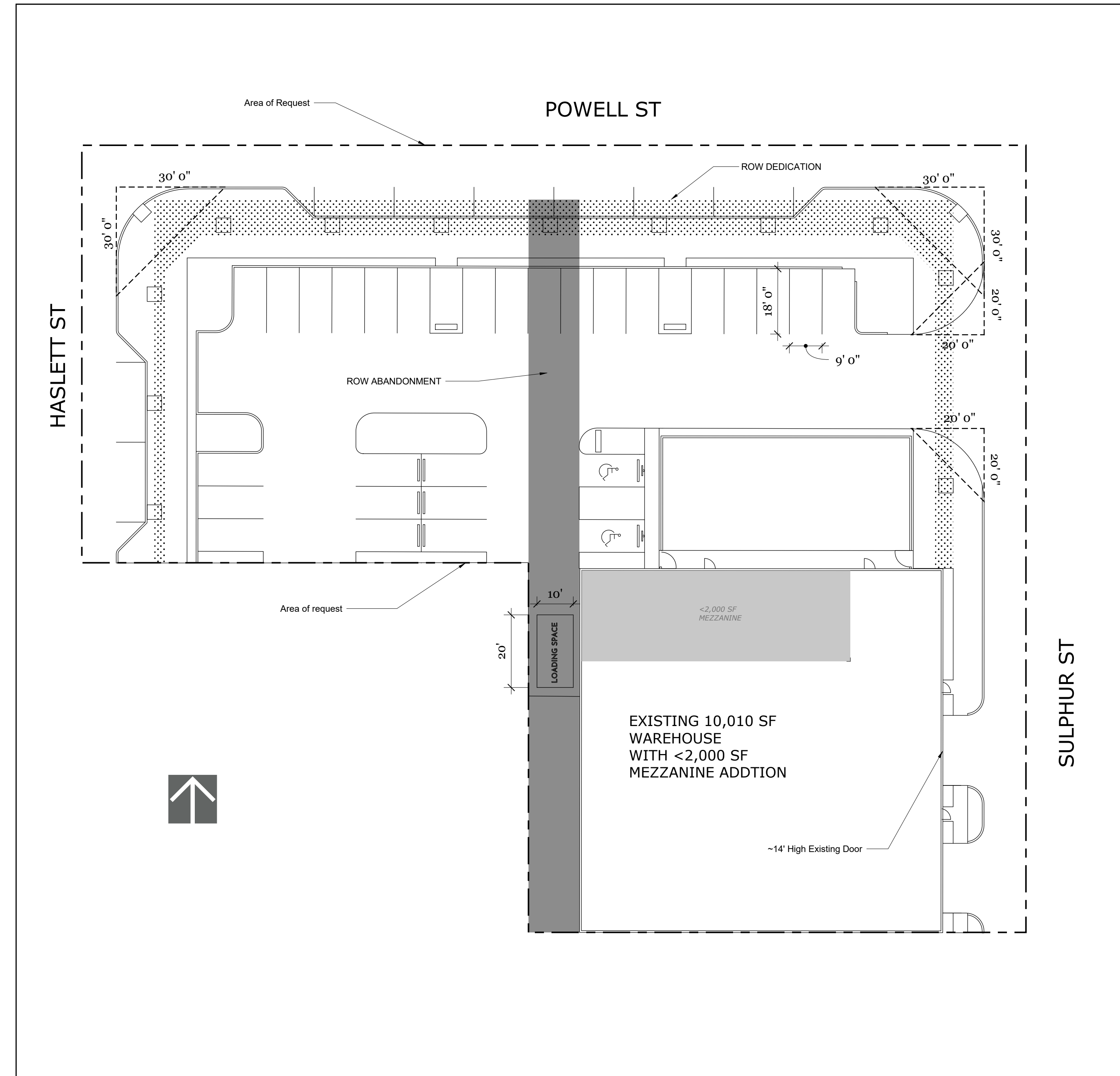
SITE AREA

DESCRIPTION	SF	ACRES
EXISTING BUILDING	10,010	0.22
LAND	20,868	0.47
TOTAL	30,878	0.70



LOCATION D
scale: N.T.S. 002

THE MANHATTAN PROJECT BEER CO
PRODUCTION FACILITY AND TAPROOM
2215 SULPHUR ST
DALLAS, TX 75208



SITEPLAN D
scale: 1"=20' 001

City of Dallas ROW Abandonment No.
46520
City of Dallas Plat No.
S178-126

City of Dallas SUP No.
2259
City of Dallas Zoning Case No.
Z167-315
City of Dallas Ammendment Case No.
M178-059

OWNER
THE MANHATTAN PROJECT, LLC

MANHATTAN PROJECT BEER CO
2215 SULPHUR ST
DALLAS, TX 75208

PROJECT ADDRESS
KARL SANFORD
2215 SULPHUR ST
DALLAS, TX 75208

PROJECT
MP BREWERY
PROJECT NO.
2017.08

ISSUE
9.25.2018
DRAWN BY
KARL SANFORD

**SUP SITE PLAN/
DEVELOPMENT PLAN**