

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

B PROPERTY INFO

2213 Sulphur St - HARDING AND HARRISON, LOT 8 BLOCK 9/6/8/3 SULPHUR
 2215 Sulphur St - HARDING AND HARRISON, LOTS 9 & 10 BLOCK 9/6/8/3 SULPHUR
 2217 Sulphur St - HARDING AND HARRISON, LOT 7 BLOCK 9/6/8/3 SULPHUR & POWELL
 2219 Half 1st St - HARDING AND HARRISON, LOT 5 BLOCK 9/6/8/3 HASLETT
 2216 Half 1st St - HARDING AND HARRISON, LOT 6 BLOCK 9/6/8/3 HASLETT & POWELL

C PARKING REQUIREMENTS

USE	SF	SP/PARKING	REQUIRED	PROVIDED
TAPROOM	1,415	100	14	
STORAGE	6,548	1,000	7	
MANUFACTURING	1,231	600	2	
RESTROOMS	553	100	6	
OFFICE	1,300	600	2	
UPSTAIRS STORAGE	587	1,000	1	
OTHER	0	100	0	
TOTAL	11,634		31	33

D ZONING

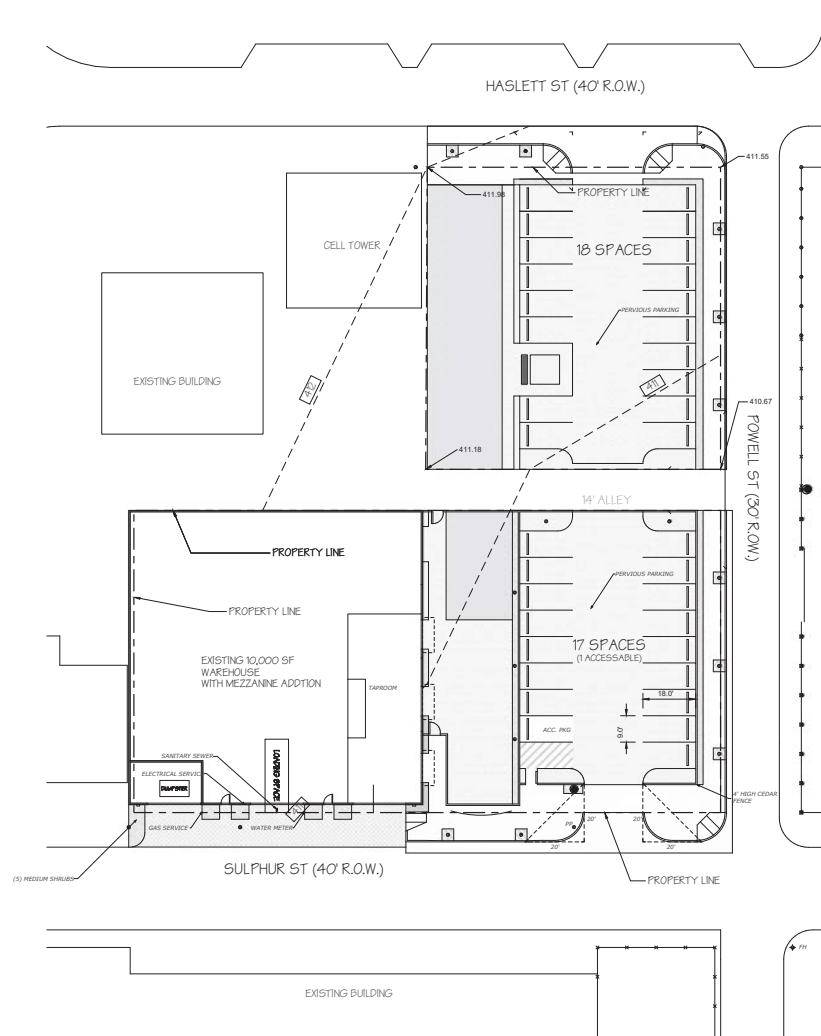
CURRENT ZONING: PD 714 SUBDISTRICT 1A
 PROPOSED ZONING: PD 714 SUBDISTRICT 1E
 MAX ALLOW HEIGHT: 45'
 BUILDING HEIGHT: ~22'
 MAX STORES: 11
 STORES: 1 (WITH MEZZANINE)

E AREA

	SF	ACRES
EXISTING BUILDING	10,000	0.23
LAND	30,900	0.48
TOTAL	30,900	0.71



LOCATION **D**
 DATE: N/A 01/22



SITE / LANDSCAPE / TREE SURVEY **D**
 DATE: N/A 01/22

OWNER
 GORDANA DULMIC

MANHATTAN PROJECT BEER CO
 1403 SULPHUR ST
 ADDISON, TX 75001

PROJECT ADDRESS
 2215 SULPHUR ST
 DALLAS, TX 75208

PROJECT
 MP BREWERY
 PROJECT NO.
 2017.08

ISSUE
 5.28.2017

DRAWN BY
 KARL SANFORD

DEVELOPMENT
 PLAN