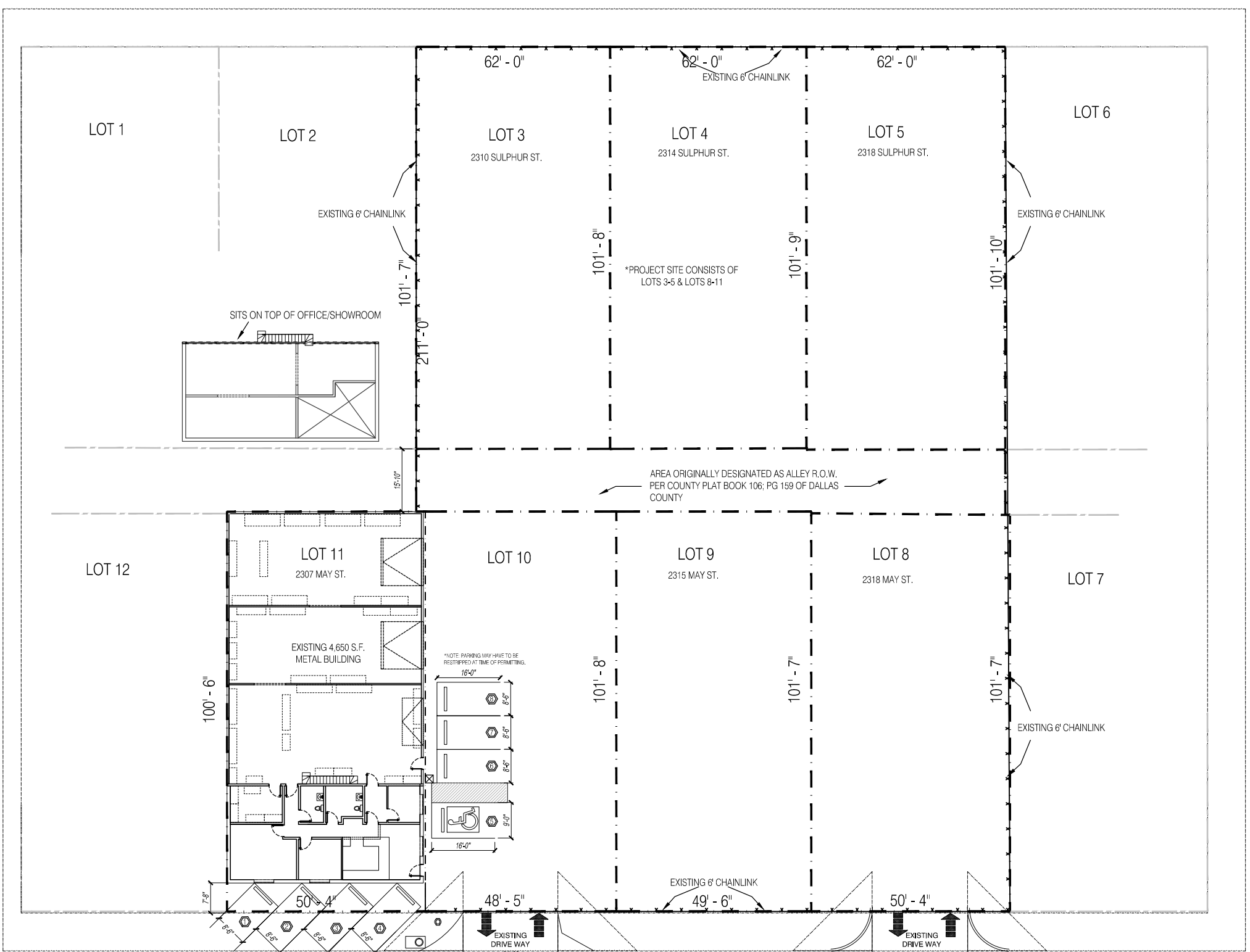
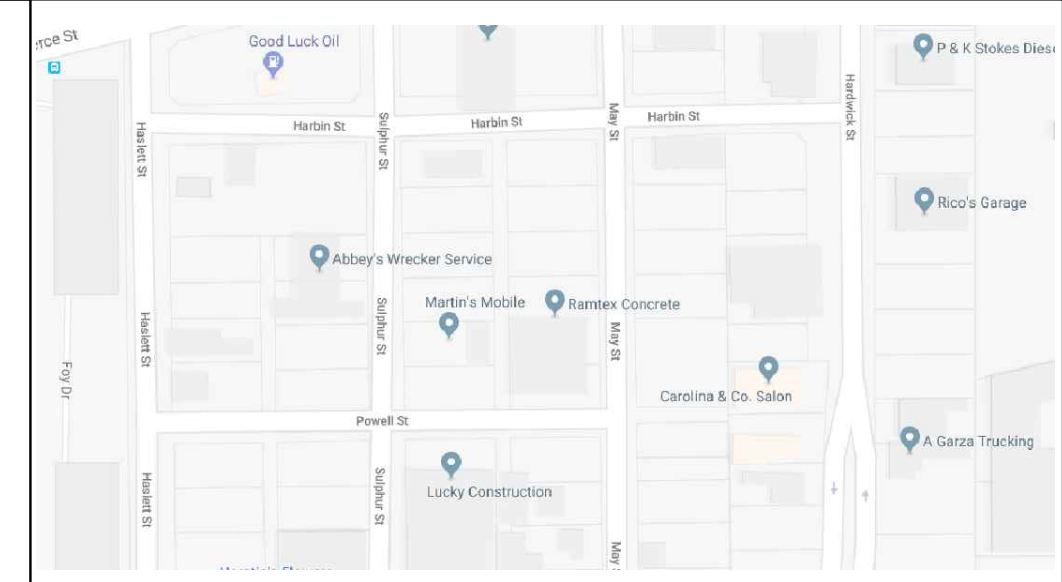


SULPHUR STREET

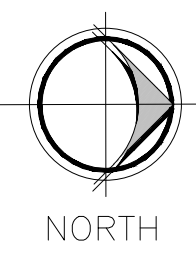
POWELL STREET



SITE PLAN
2307 MAY STREET



HARBIN STREET



PARKING ANALYSIS

USE	SQUARE FOOTAGE	APPL. RATION 1 CAR PER	PARKING REQUIRED	PARKING PROVIDED	DELTA CREDITS N.A.
OFFICE	769 SQ. FT.	333 SQ. FT.	2	8	0
SHOWROOM	455 SQ. FT.	1000 SQ. FT.	1	8	0
WAREHOUSE	3,436 SQ. FT.	1000 SQ. FT.	3	8	0
TOTAL			6	8	0

8 SPACES ARE PROVIDED
LOT MEETS THE 6 PARKING SPACES REQUIRED

PARKING SIZES

SPACES	8 1/2' x 16'	8' x 16'	7 1/2' x 16'	9' x 16'
REGULAR	7			
HANDICAP	1			
COMPACT				
SUV/TRUCK				
TOTAL				8

2307 MAY ST.
DALLAS, TX 75208

LOT S.F.	10,000 S.F.
BUILDING FOOTPRINT	4,650 S.F.
LOT COVERAGE %	46.50%
ZONING DISTRICT	PD 712 subdistrict 1A
Ordinance: #Z023-192	

2307 MAY ST. DALLAS, TX 75208

RECEPTION AREA	240 S.F.
OFFICE A	221 S.F.
OFFICE B	75 S.F.
OFFICE C	110 S.F.
STORAGE AREA	121 S.F.
WAREHOUSE A	1,240 S.F.
WAREHOUSE B	945 S.F.
WAREHOUSE C	1,130 S.F.
RESTROOMS	135 S.F.
HALLWAY	192 S.F.
PASSAGEWAY	52 S.F.
TOTAL AREA (1ST FLOOR)	4,461 S.F.
2ND FLOOR LOFT	215 S.F.
2ND FLOOR OFFICE	363 S.F.
2ND FLOOR STORAGE	291 S.F.
TOTAL AREA (UNDER ROOF)	5,335 S.F.

Oak Cliff Drafting Solutions
"Convenient, Conventional & Creative"
DALLAS, ARLINGTON, FORT WORTH,
Grand Prairie, Cedar Hill, Richardson, Mesquite, Plano, Irving,
Lancaster, DeSoto, Duncanville, Irving, Garland,
Glenn Heights, Red Oak, Frisco
TEL: 214-586-6082
email redlines:
ocdraftingsolutions@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

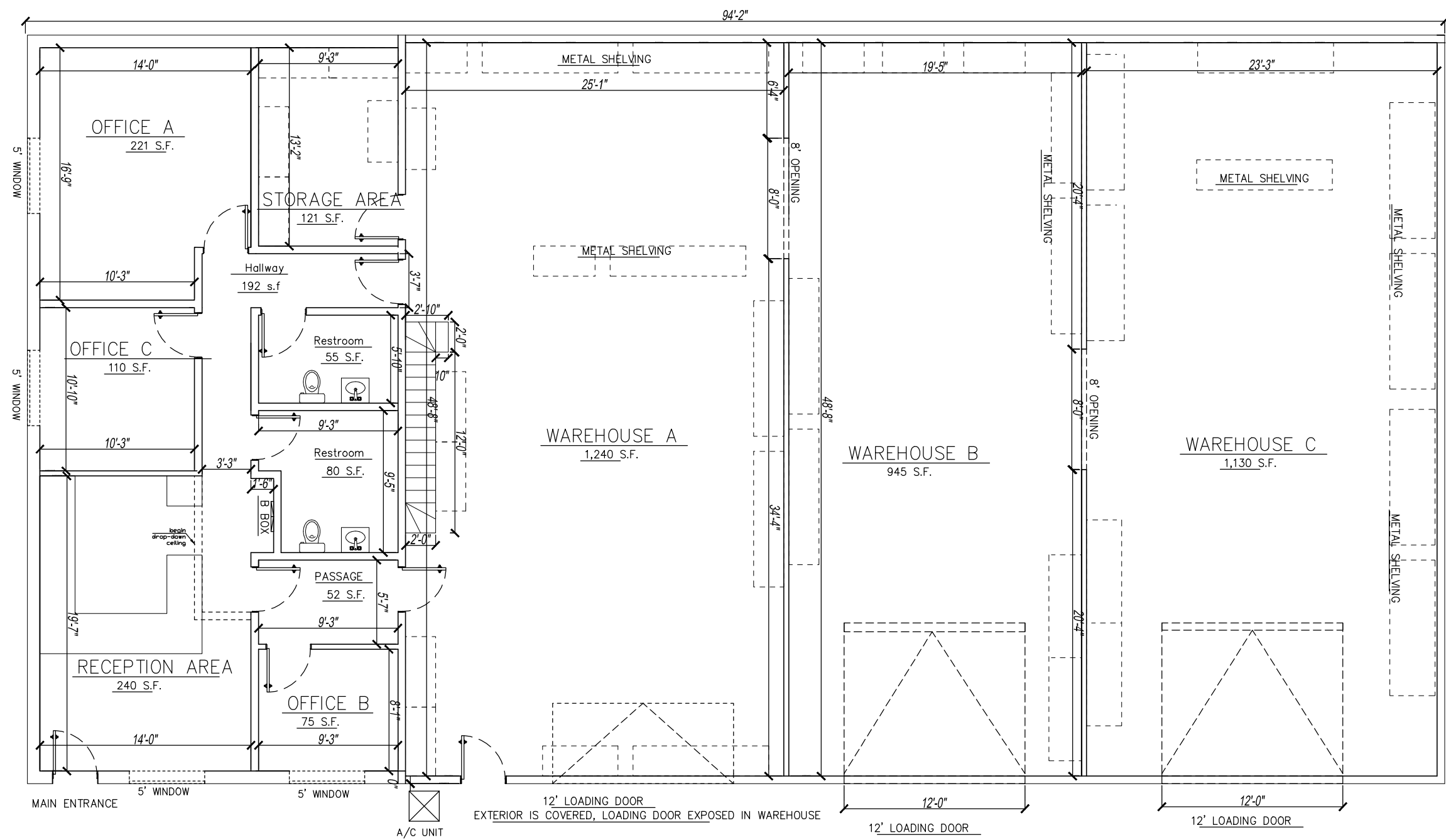
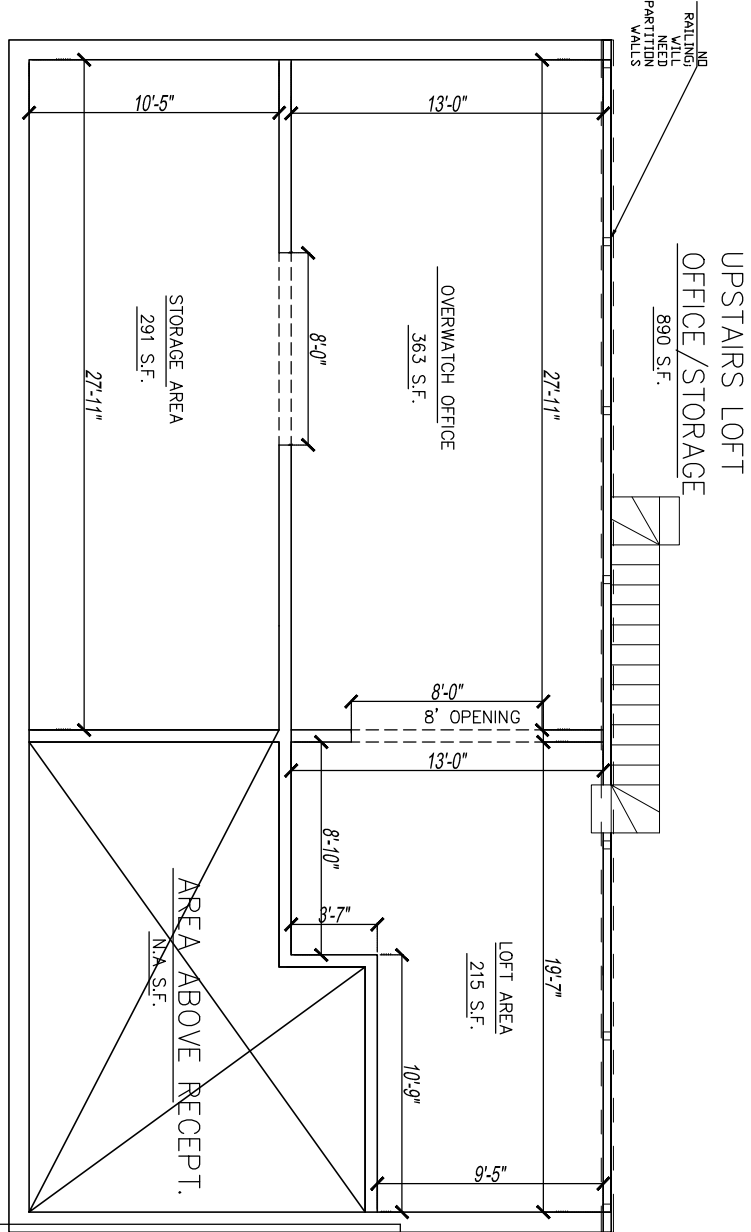
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, OAK CLIFF DRAFTING SOLUTIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
2307 MAY ST.
DALLAS, TX 75208

Legal Description:
LOT 10-11
BLOCK 5/6813
HARDING & HARRISON ADDITON

- APPLICABLE BUILDING CODES:
- CHAPTER 16: 2015 International Fire Code, including Appendix J, with Dallas Amendments
 - CHAPTER 53: 2015 International Building Code with Dallas Amendments
 - CHAPTER 54: 2015 International Plumbing Code with Dallas Amendments
 - CHAPTER 55: 2015 International Mechanical Code with Dallas Amendments
 - CHAPTER 56: 2014 National Electrical Code with Dallas Amendments
 - CHAPTER 57: 2015 International Residential Code with Dallas Amendments
 - CHAPTER 58: 2003 International Existing Building Code with Dallas Amendments Ordinance Number 28387
 - CHAPTER 59: 2015 International Energy Conservation Code with Dallas Amendments
 - CHAPTER 60: 2015 International Fuel & Gas Code with Dallas Amendments
 - CHAPTER 61: 2015 International Green Construction Code with Dallas Amendments

<u>Date</u> 01/08/2018	<u>Sheet #</u> 1
<u>Scale</u> 30' TO 1"	<u>Sheet Name</u> SITE PLAN
<u>Drawn By</u> J.R	



2307 MAY ST. DALLAS, TX 75208

RECEPTION AREA	240 S.F.
OFFICE A	221 S.F.
OFFICE B	75 S.F.
OFFICE C	110 S.F.
STORAGE AREA	121 S.F.
WAREHOUSE A	1,240 S.F.
WAREHOUSE B	945 S.F.
WAREHOUSE C	1,130 S.F.
RESTROOMS	135 S.F.
HALLWAY	192 S.F.
PASSAGEWAY	52 S.F.
TOTAL AREA (1ST FLOOR)	4,461 S.F.

2ND FLOOR LOFT	215 S.F.
2ND FLOOR OFFICE	363 S.F.
2ND FLOOR STORAGE	291 S.F.
TOTAL AREA (UNDER ROOF)	5,335 S.F.

Oak Cliff Drafting Solutions
 "Convenient, Conventional & Creative"
 DALLAS, ARLINGTON, FORT WORTH,
 Grand Prairie, Cedar Hill, Richardson, Mesquite, Plano, Irving,
 Lancaster, DeSoto, Duncanville, Irving, Garland,
 Glenn Heights, Red Oak, Frisco
 TEL: 214-586-6082
 email redlines:
 ocdraftingsolutions@gmail.com

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, OAK CLIFF DRAFTING SOLUTIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
 2307 MAY ST.
 DALLAS, TX 75208

Legal Description:
 LOT 10-11
 BLOCK 5/6813
 HARDING & HARRISON ADDITON

- APPLICABLE BUILDING CODES:
- CHAPTER 16: 2015 International Fire Code, including Appendix J, with Dallas Amendments
 - CHAPTER 53: 2015 International Building Code with Dallas Amendments
 - CHAPTER 54: 2015 International Plumbing Code with Dallas Amendments
 - CHAPTER 55: 2015 International Mechanical Code with Dallas Amendments
 - CHAPTER 56: 2014 National Electrical Code with Dallas Amendments
 - CHAPTER 57: 2015 International Residential Code with Dallas Amendments
 - CHAPTER 58: 2003 International Existing Building Code with Dallas Amendments Ordinance Number 28387
 - CHAPTER 59: 2015 International Energy Conservation Code with Dallas Amendments
 - CHAPTER 60: 2015 International Fuel & Gas Code with Dallas Amendments
 - CHAPTER 61: 2015 International Green Construction Code with Dallas Amendments

<u>Date</u> 01/06/2018	<u>Sheet #</u> 2
<u>Scale</u> 1/8" = 1'-0"	<u>Sheet Name</u> FLOOR PLAN
<u>Drawn By</u> J.R.	

