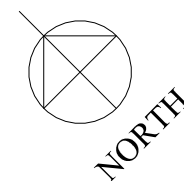




SITE PLAN
SCALE 1"=60'-0"



W. R. Arnquist, AIA

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214.796.6170
bill.arnquist@outlook.com

I HEREBY CERTIFY THAT THE PORTION OF THESE DOCUMENTS BEARING MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION.



W. R. Arnquist
5 MAY 2021

In-City Wheels

4314 ELM STREET
DALLAS, TEXAS 75226

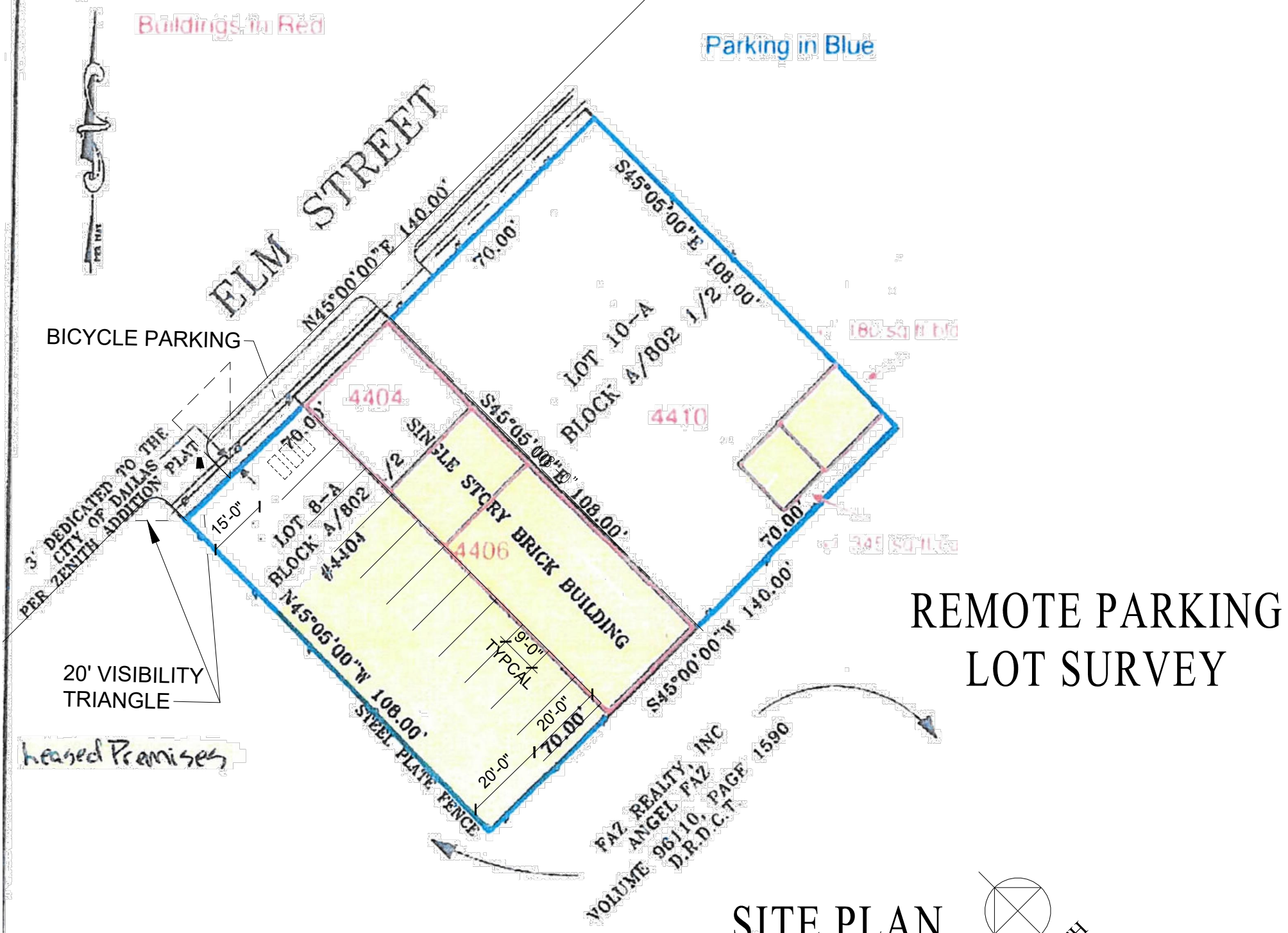
6 May 2021:
ISSUED FOR CERTIFICATE OF OCCUPANCY
7 JUNE 2021: REVISED REMOTE PARKING LOCATION - CERTIFICATE OF OCCUPANCY

Sheet:

A-100

SURVEY PLAT

THIS IS TO CERTIFY that on this date a survey was made on this ground, under my direction and supervision of property located at 4404 ELM STREET and 4406 ELM STREET, and Being Lots 8A and 10A, Block A/802-1/2 of Zenith Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87209, Page 429, Map Records, Dallas County, Texas.



Buildings in Red

Parking in Blue

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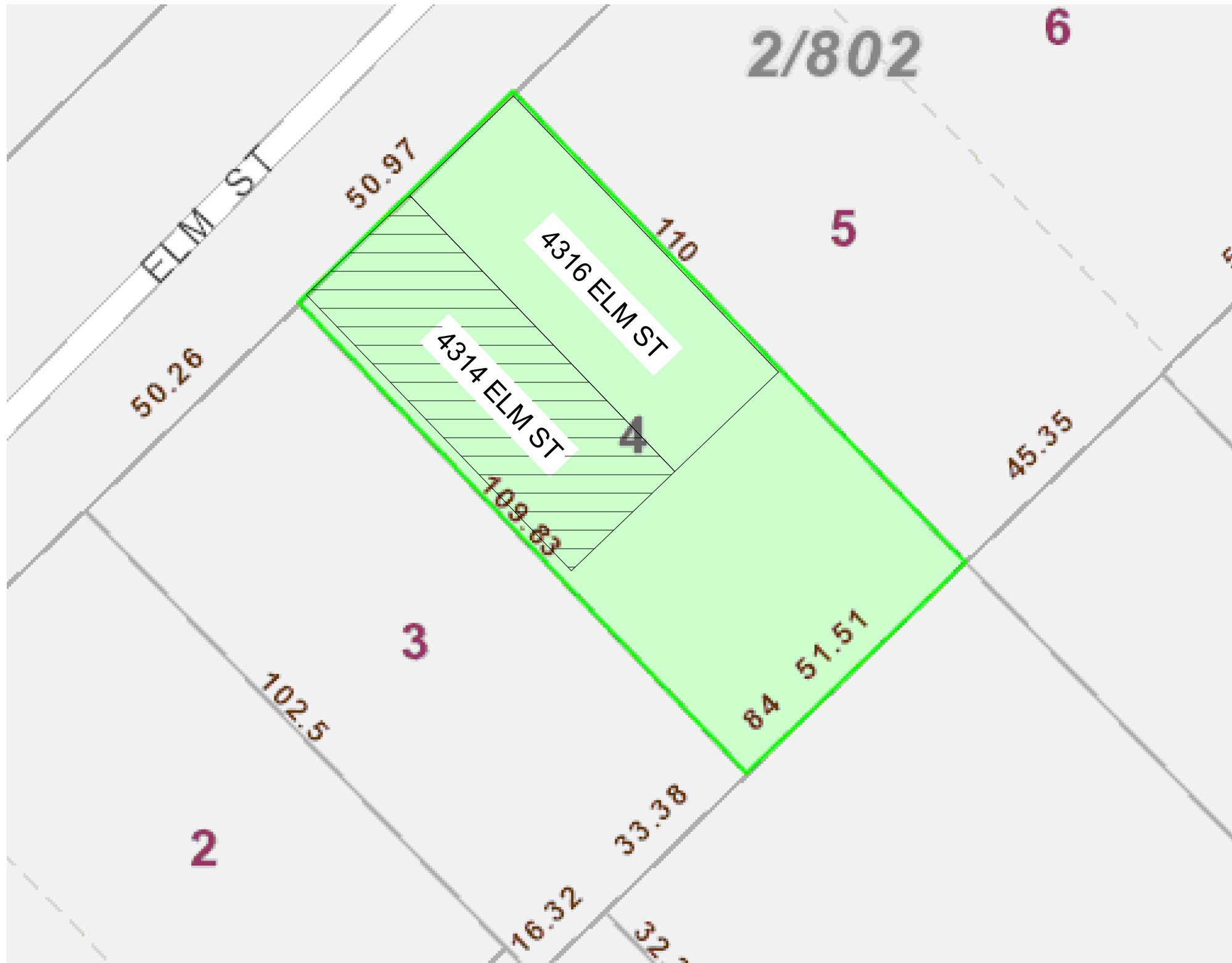


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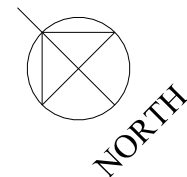
Sheet:
SURVEY

NOTE: "X" set at all corners unless otherwise noted. Lot lines and easements are according to said Plat of Record unless noted.



SITE PLAN

SCALE 1"=20'-0"



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 LOCATION - CERTIFICATE OF OCCUPANCY

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A-101

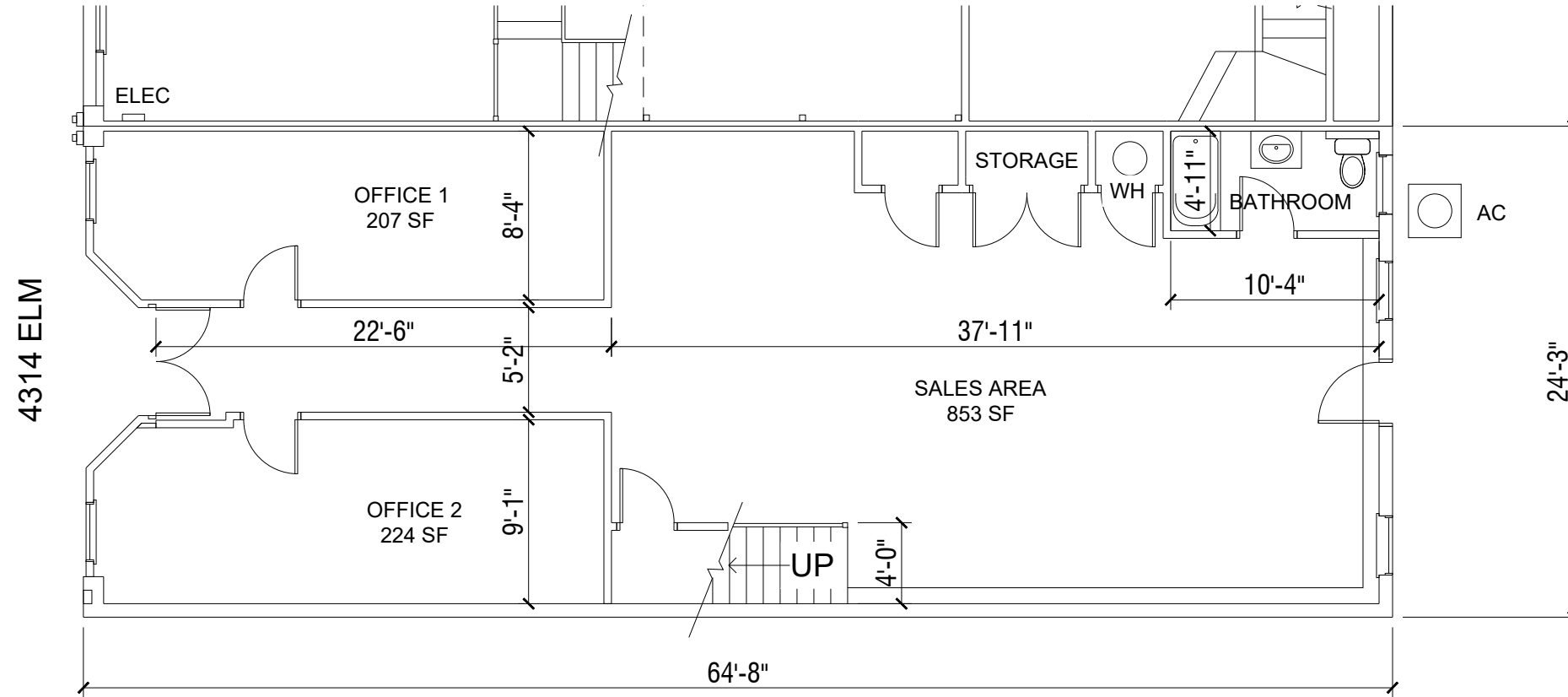
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5 MAY 2021

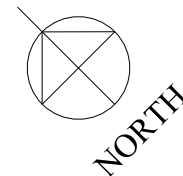


Parking Required
Office & Retail Sales Area
1284 SF / 300 SF = 5 Spaces

Existing 1 Story Type III building
[no fire sprinkler]
New Tenant: In-City Wheels

FLOOR PLAN

SCALE 1/8"=1'-0"



1,568 GROSS SQUARE FEET
1,470 NET SQUARE FEET
Occupant Load: 15

In-City Wheels

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DALLAS, TEXAS 75226

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Sheet:

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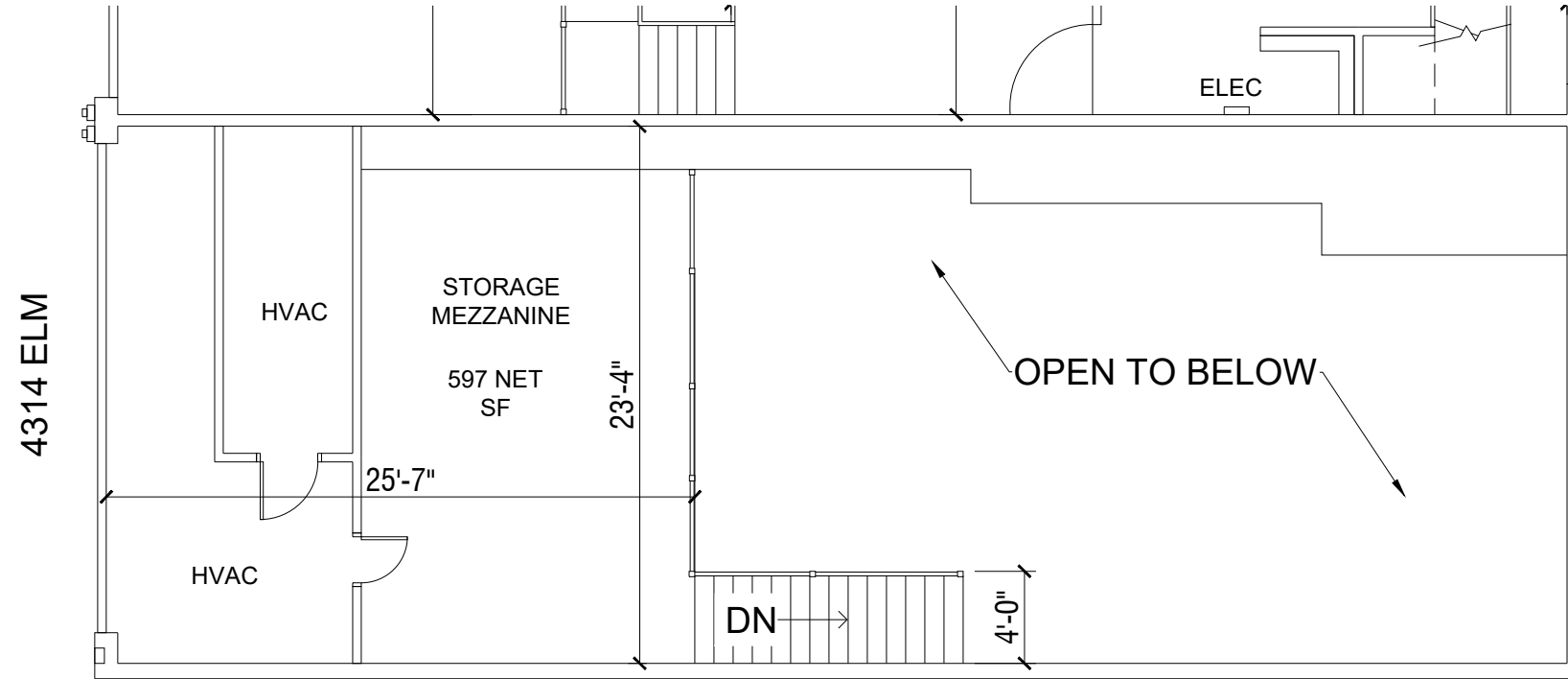
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5 MAY 2021



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MEZZANINE FLOOR PLAN

SCALE 1/8"=1'-0"



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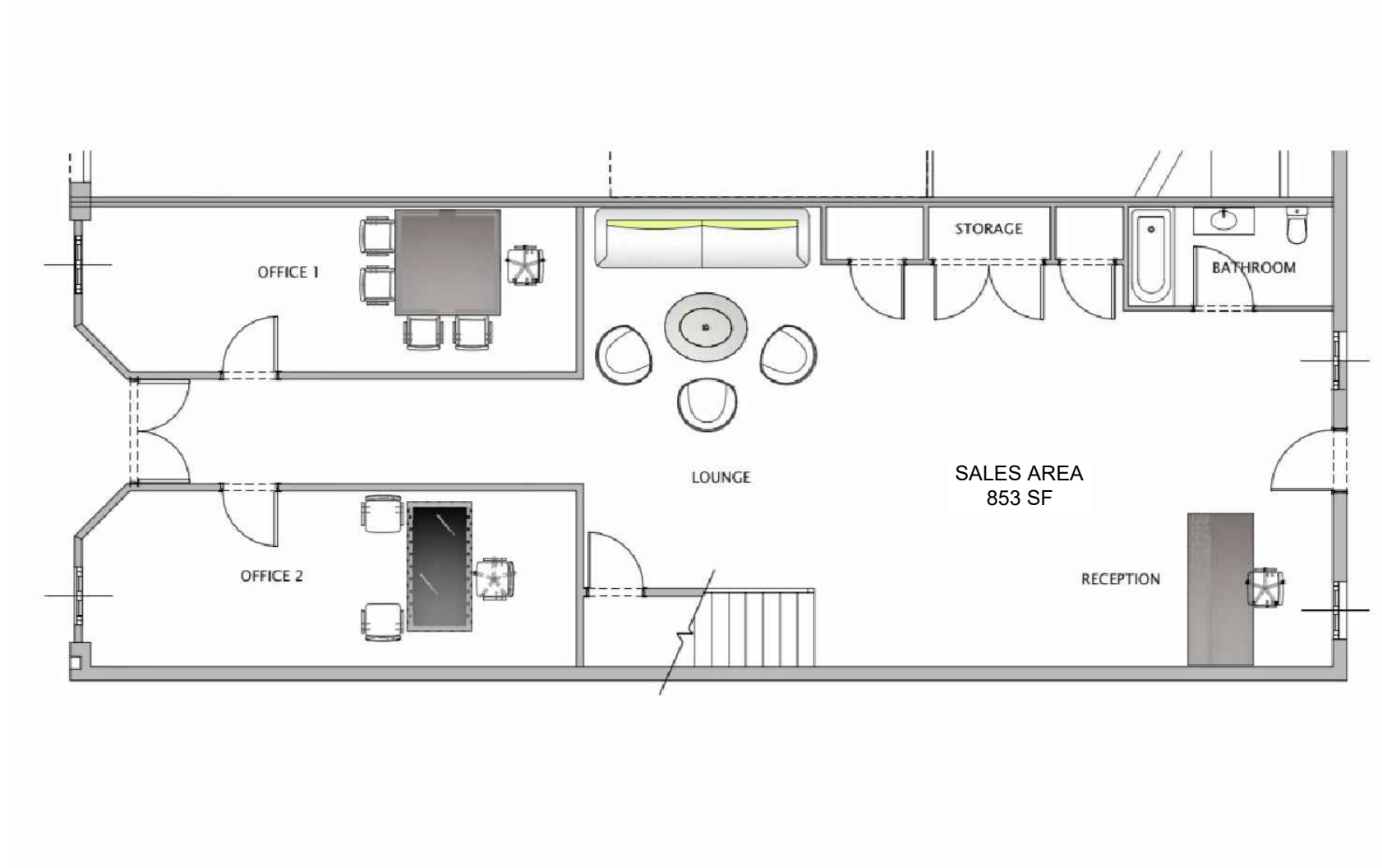
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5 MAY 2021

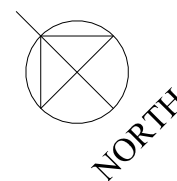


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**4314 ELM STREET
FURNITURE PLAN**
SCALE 1/8"=1'-0"