

EXHIBIT "A"
BUILDING PLAN

| HOURS | STORAGE | BOATS |
|---|----------------------|----------------------|
| TX VENDING | STORAGE | Suite 157 - 2,000SF |
| 10 AM - 5 PM M-F | M-F | Suite 153 - 4,000SF |
| CAL-TEX OFFICE | | Suite 149 - 2,000SF |
| LEAL'S TORTILLAS | | Suite 141 - 16,000SF |
| 8 AM - 5 PM M-F TORTILLA SALES | | |
| 1 PM - 12 AM M-F WINE/BEER | M-F IDLE HOUR BAR | Suite 133 - 4,000SF |
| 12 PM - 2 AM S-S | | Suite 129 - 2,000SF |
| By APPOINTMENT CASH IN RESALE HARD GOODS | | Suite 125 - 4,000SF |
| STORAGE | | |
| 8,000 sq ft IF ALLOWED: JEFFERSON EVENT CENTER | | Suite 117 - 8,000SF |
| 6 PM - 2 AM FRI + SAT 12 PM - 1 AM SUNDAY | | Suite 113 - 2,000SF |
| LINENS ETC STORAGE | | |
| 10 AM - 4 PM M-F MOTORCYCLE HOLLYWOOD'S ACCESSORIES | M-F MOTORCYCLES | Suite 105 - 6,000SF |
| 12 PM - 4 PM SAT | | |
| SCHEDULED EVENTS RONALDO'S PLACE | | Suite 101 - 4,000SF |
| 6 PM - 2 AM F+S 12 PM - 11 PM SUN | | |

Main Building

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JUN 20 2013

PLANNING DEPARTMENT

SU130701

**JEFFERSON EVENT CENTER
2515 W. JEFFERSON, UNIT 117**

Re: Response to Comments from May 21, 2013

1. **Total area of building is 54,000 sq ft.**
See attached sheet for description of suites.
Total number of parking spaces is **293**. We will be clearing weeds in Row G which will provide an additional 25 spaces for a total of **318**.
2. **The North Side parking** as designated on Site Plan has 16 parking spaces plus two handicapped spaces. In the main parking lot the Site Plan is labeled with letters A to G for each parking row. The number of parking spaces in each row are listed below:
A has 52 parking spaces.
B has 50 parking spaces.
C has 50 parking spaces.
D has 49 parking spaces.
E has 48 parking spaces.
F has 16 parking spaces.
G will have 25 parking spaces.

Site acreage is 6.403 acres.

Approximately 25 % of property is a structure.

Surrounding land use is indicated on Site Plan.

The fire lane is 20' wide and runs the length of the building (540').

The building has a six foot sidewalk on three sides of the building.

The distance between the building and the fence of the adjoining property (east side) is 9'3".

3. The floor plan has been revised to show dimensions and labels for each area. No Seats or tables are fixed. **Dimensions for all walkways between tables are at least five feet. Tables are five foot rounds.** We will always set up tables to provide easy access to entries, exits, restrooms, dance floor and catering areas.

ENVIRONMENTAL SERVICES

There is ample room to serve food and beverages in the caterer's area. A **prep room** is adjacent to the caterer's area where we will have a **refrigerator, prep table and trash cans**. There is a three hole sink in the caterer's area. In addition there is a mop sink in the Utility Maintenance Room.

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