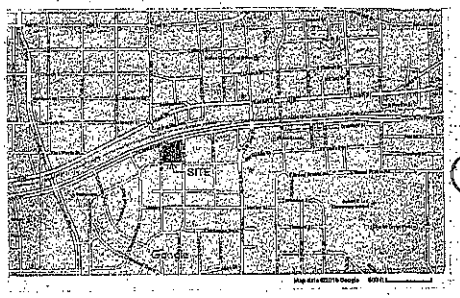
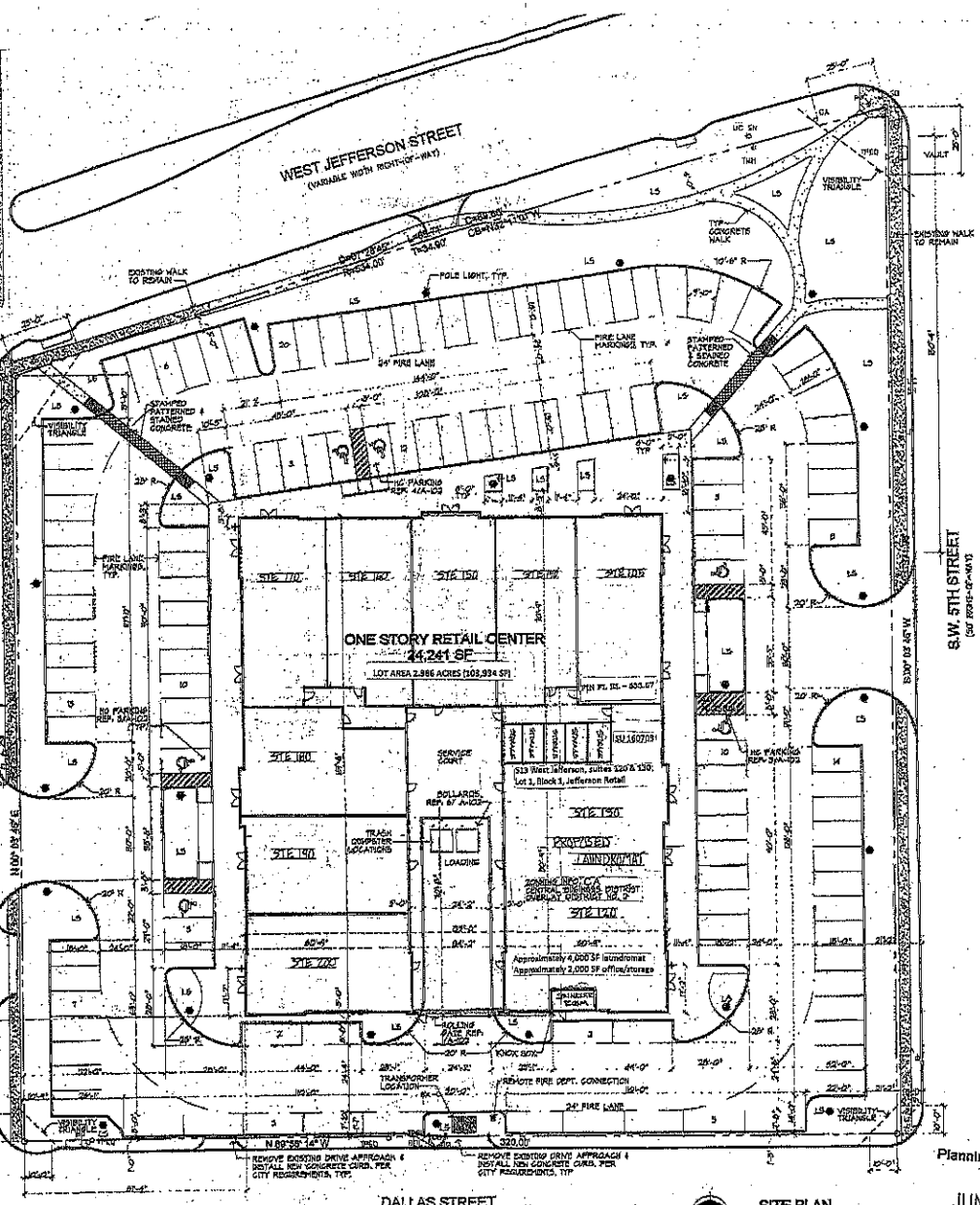
Exhibit A




**Parking Calculations**

Ste. 105- Convenience Store
Size: Approx. 1,733 sq. ft.
Parking requirement: 1/275
Spaces needed: 7

Ste. 120 & 130- Proposed Laundromat
Size: Approx. 4,000 sq. ft. for Laundromat
Approx. 2,000 sq. ft. for storage, offices, and amenities
Parking requirement: 1/200
Spaces needed: 30

Sto. 140- Unoccupied

Sto. 150- Unoccupied

Sto. 160- Unoccupied

Sto. 170- Clinic/Pharmacy
Size: Approx. 1851 sq. ft.
Parking requirement: 1/275
Spaces needed: 7

Sto. 180- Unoccupied

Sto. 190- Unoccupied

Sto. 200- Photography Studio
Size: Approx. 2262 sq. ft.
Parking requirement: 1/200
Spaces needed: 12

Parking space at site: 121 regular spaces
6 handicap spaces
127 total spaces

Applicant expects the unoccupied spaces to be utilized for retail. With a total building square footage of 24,241, even at the most stringent requirement of 1/200 for the entire building, the required number of spaces would be 121. Therefore, there are sufficient parking spaces for the existing uses and Applicant's proposed use.

**TABULATIONS**

BUILDING AREA 24,241 SF

PARKING RATIO
OFFICE 1/275
OFFICE MEDICAL 1/200
RETAIL 1/275
RESTAURANT 1/100 DINING AREA

PARKING PROVIDED 121 SPACES

HC SPACES 6
SPACES 121
121 SPACES TOTAL

ZONING INFO
CENTRAL BUSINESS DISTRICT
OVERLAY DISTRICT NO. 2
(RETAIL CENTERS COMPLY)

30' BUILDING HEIGHT

BUILDINGS TO BE 100% MASONRY WITH 10% OF THE FACADE TO BE ALTERNATE MATERIAL

CONCRETE TILT-WALL COUNTS AS MASONRY

SITE PAVING REQUIRED TO BE 100% CONCRETE, MASONRY OR STAMPED CONCRETE

Owner
Ernesti Properties, LLC
2510 Texas Drive
Irving, Texas 75061
Attn: Ikenyi Ehiobu

Applicant
Elias Group, Inc.
Shaidy Hussain
c/o Michael Hassett
Jonas Hassett
440 North Center
Arlington, Texas 76011
817-265-0440

SPECIFIC USE PERMIT
SU160703

Jefferson Retail Center
513 West Jefferson, suites 120 & 130
Grand Prairie, Texas 75051
LOT 1, BLOCK 1 JEFFERSON RETAIL ADDITION
an addition to the City of Grand Prairie

**SITE PLAN**
SCALE: 1:20 THIS DRAWING BASED ON OWNER PROVIDED INFORMATION

Planning Department
JUN 24 2016
Received

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**Jefferson Retail Center**
*Ernesti Properties, LLC*
*513 West Jefferson Street*
*Grand Prairie, Texas 75051*