

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



F17a

5-19-0983 (NXT2 Shutters, LLC)

July 10, 2020

EXHIBITS

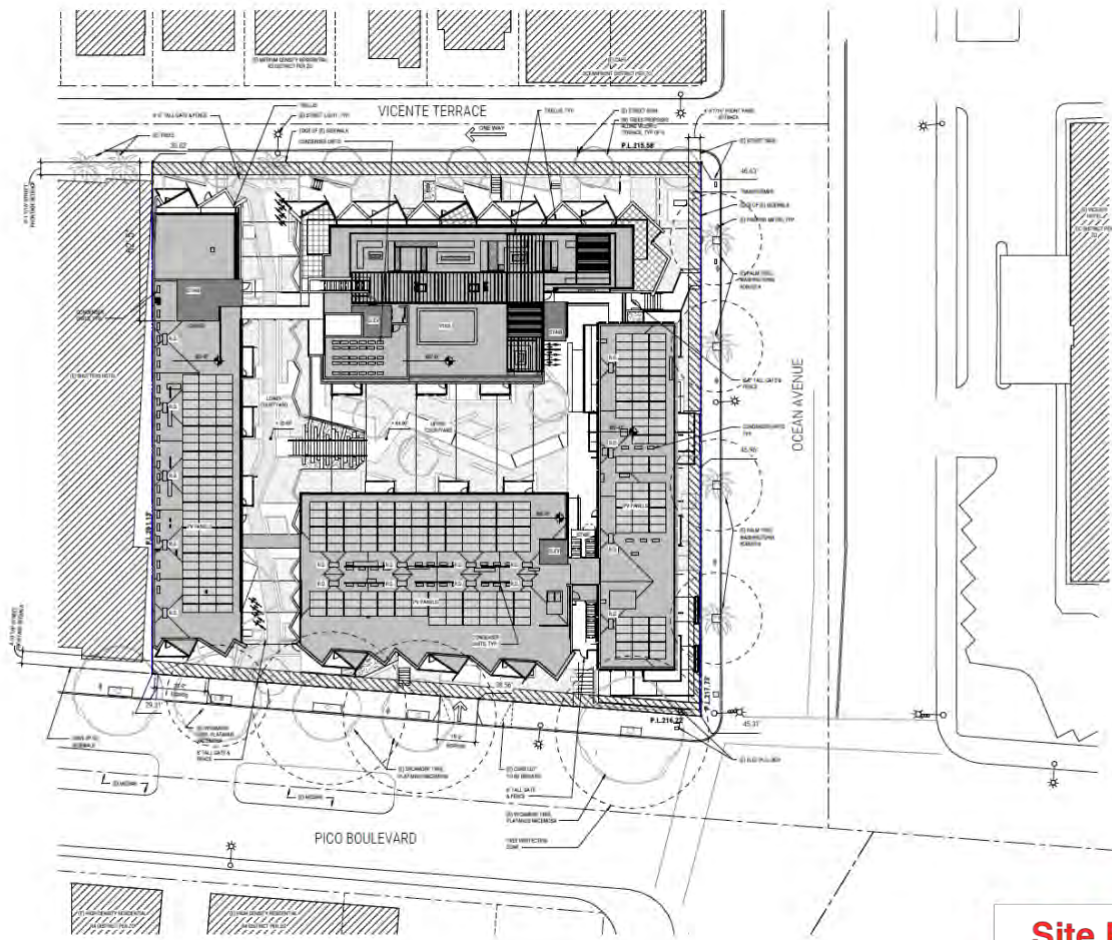
Table of Contents

EXHIBIT 1 – VICINITY MAP	2
EXHIBIT 2 – PROJECT PLANS	3
EXHIBIT 3 – SUBTERRANEAN PARKING GARAGE	12
EXHIBIT 4 – COMMERCIAL FLOOR PLAN	16

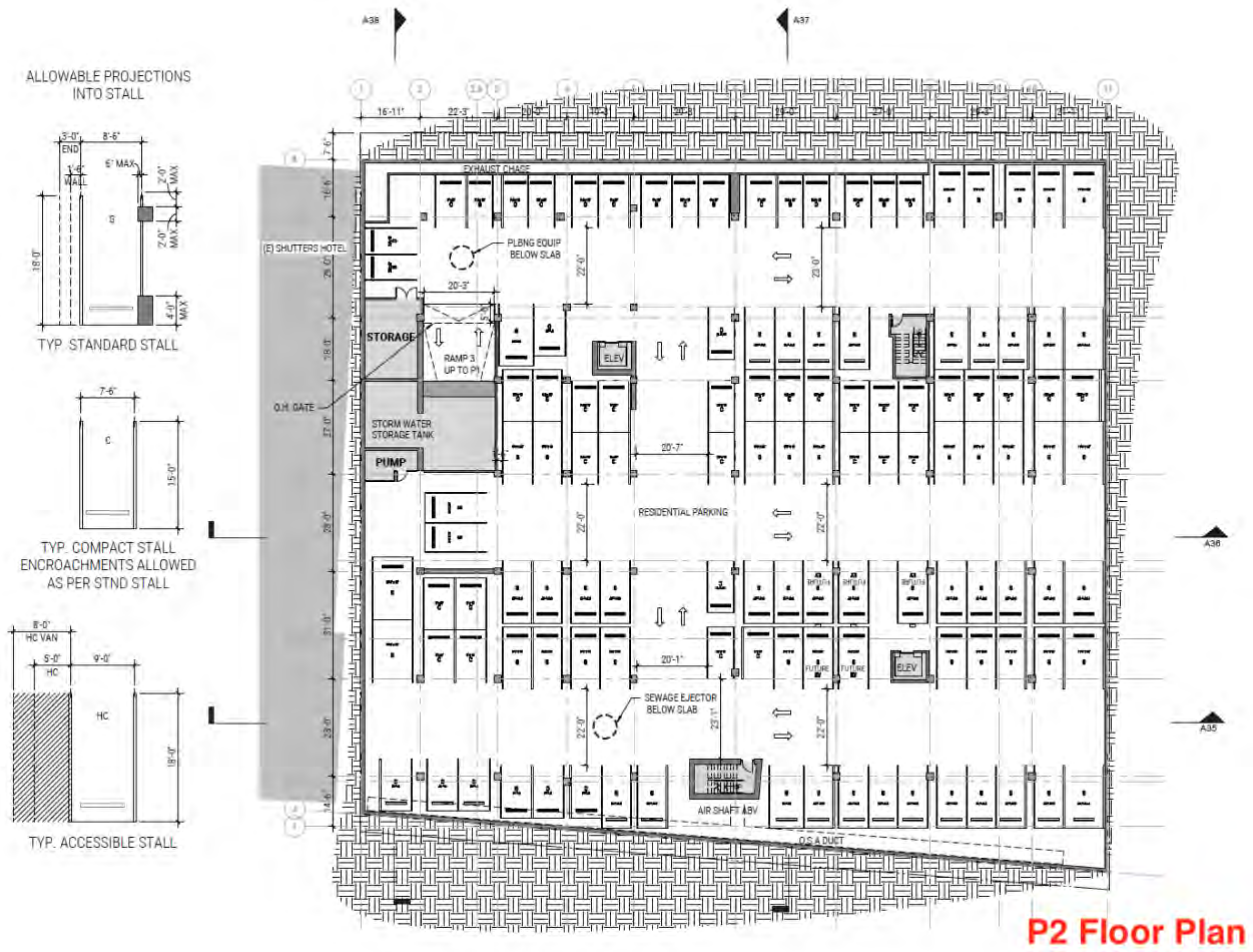
Exhibit 1 – Vicinity Map

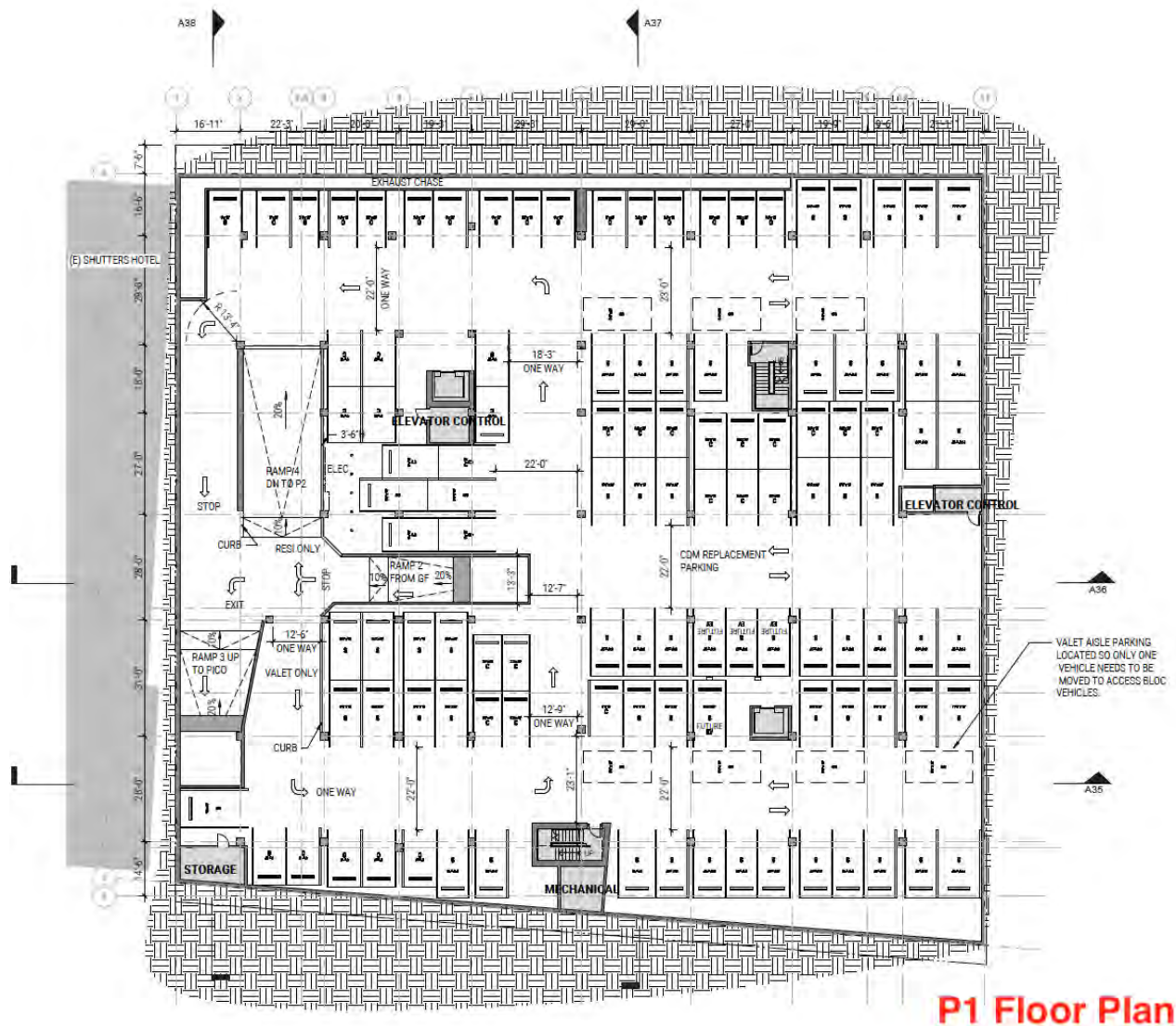


Exhibit 2 – Project Plans

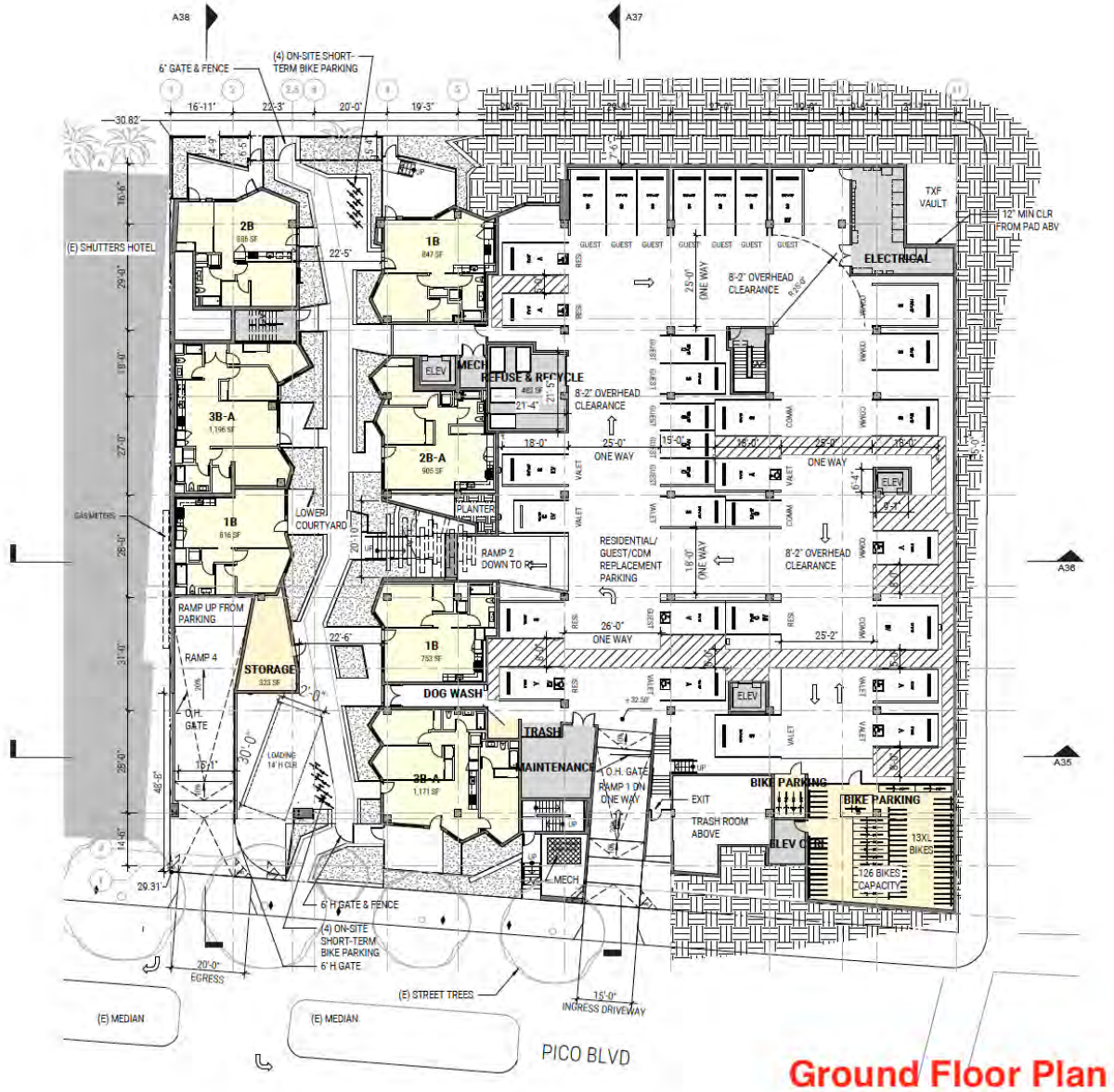


Site Plan





P1 Floor Plan



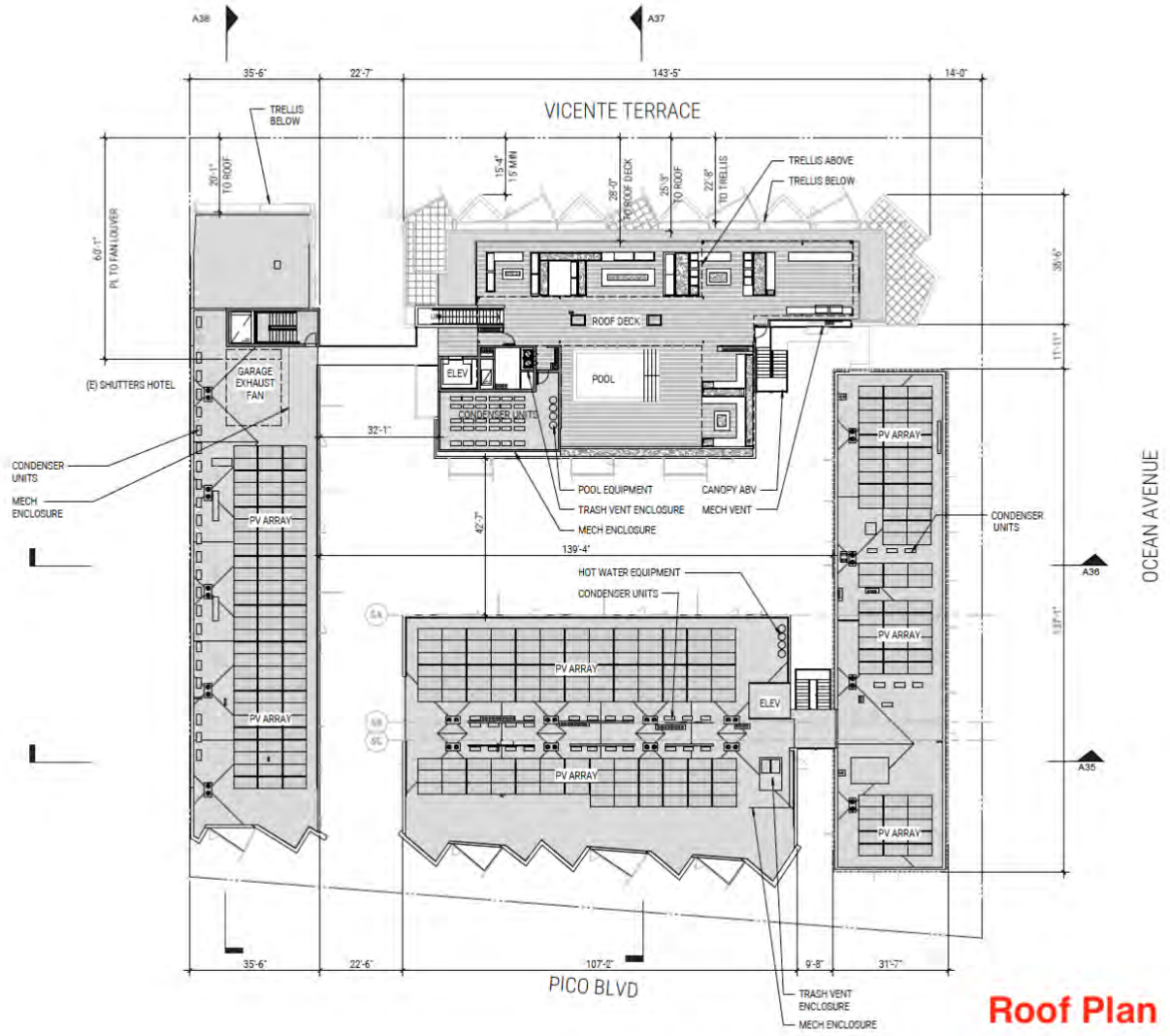
Ground Floor Plan





R2 Floor Plan

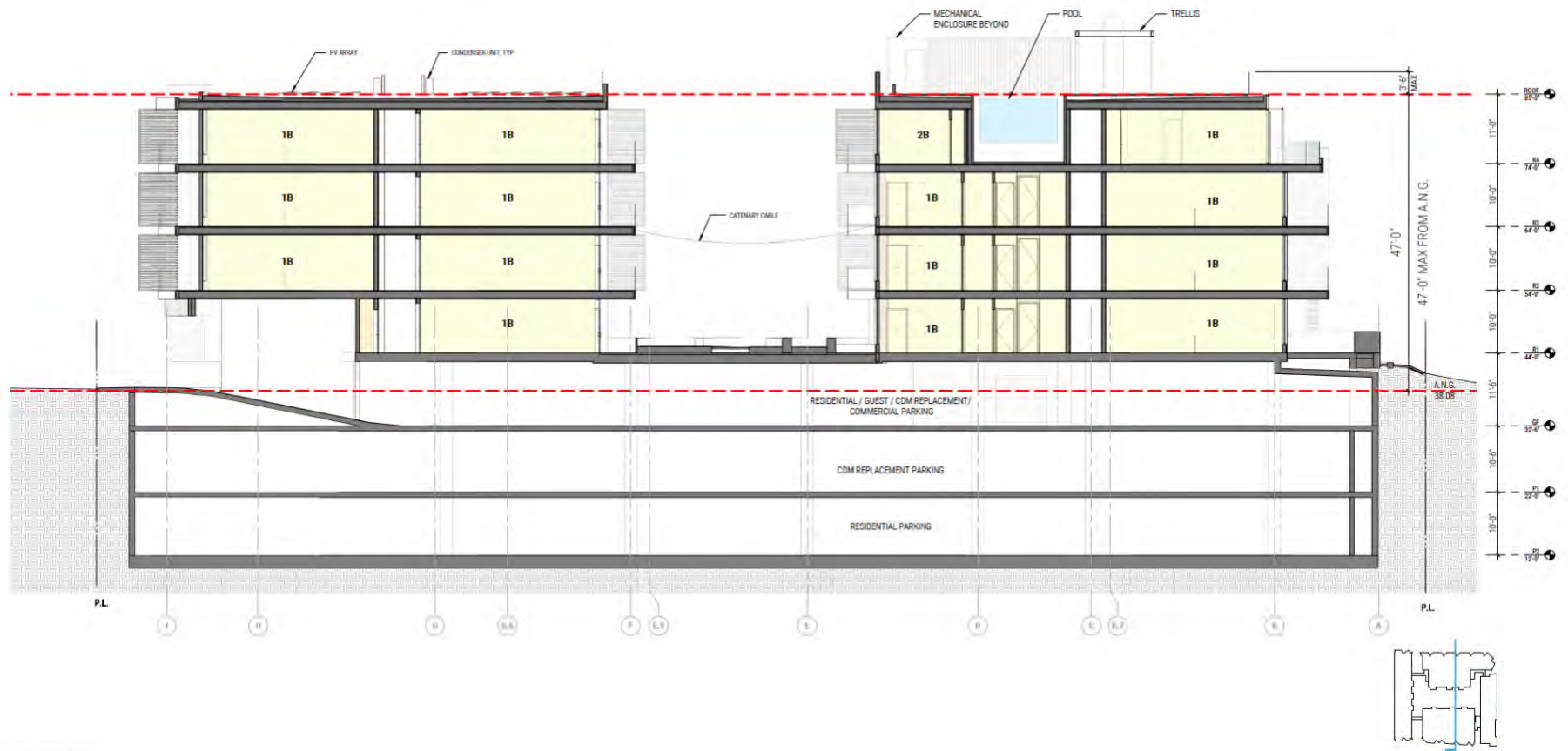
9

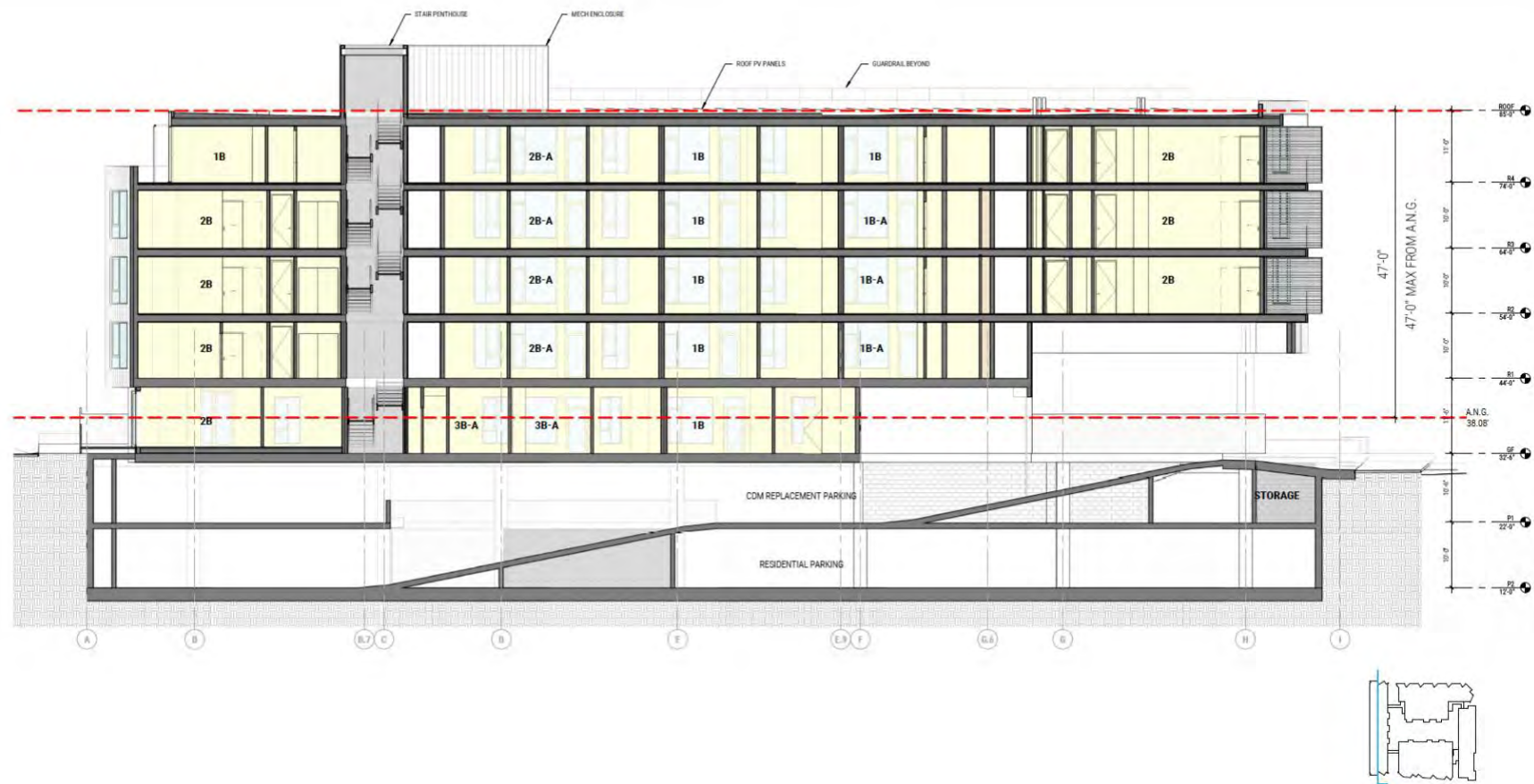


Roof Plan

Exhibit 3 – Subterranean Parking Garage







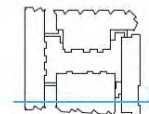
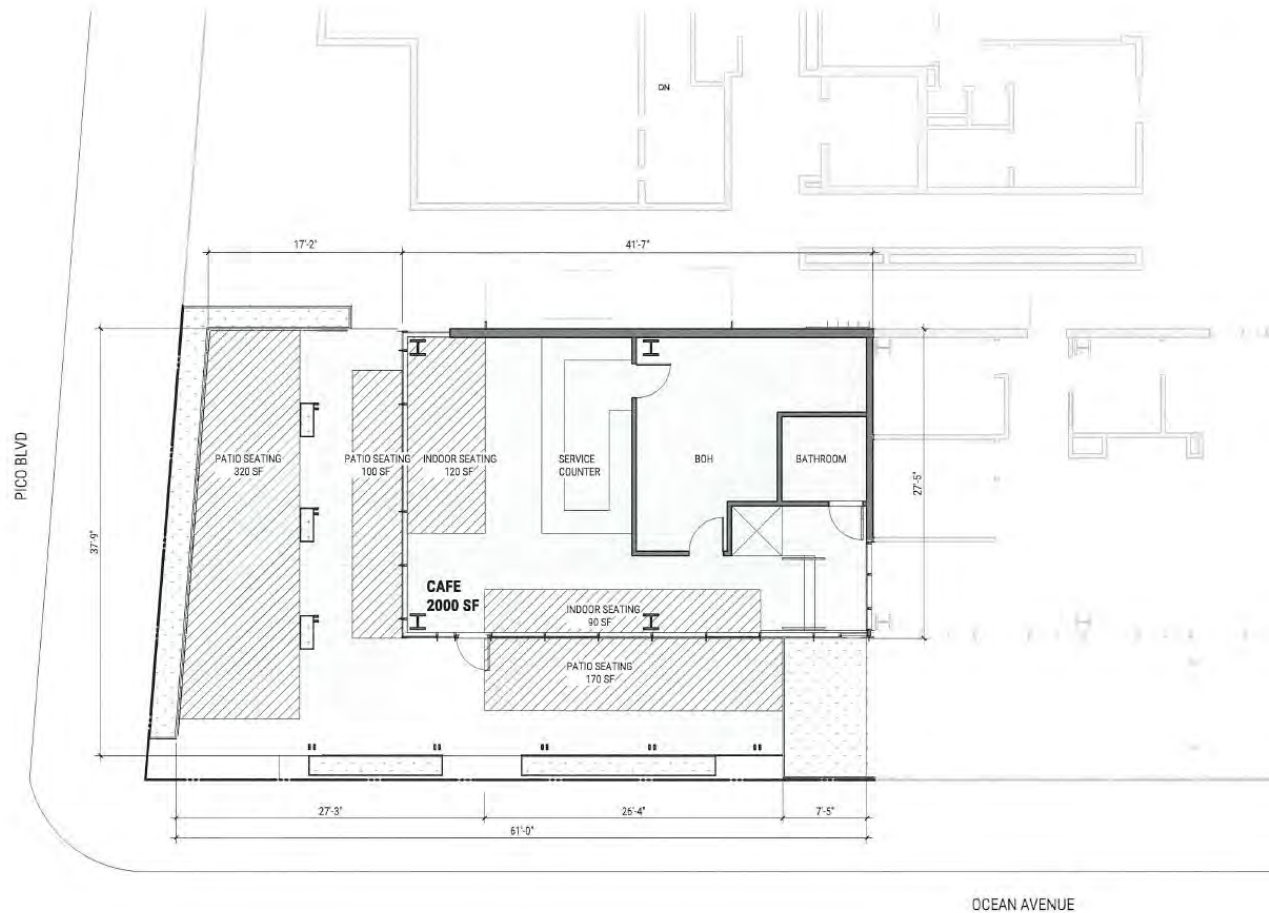


Exhibit 4 – Commercial Floor Plan



<u>CAFE TOTAL</u>	= 2,000 SF
OUTDOOR	= 940 SF
INDOOR	= 1,060 SF
 TOTAL SERVICE	 = 800 SF