

Design plan for Awning Installation, The Winery at Manzanita

- a. The retractable awnings (2) will be mounted to the front of the lower section of the building. Please see Site Plan and East/West Elevations.
- b. The retractable awnings are each 19' in length (along the building) and 11'8" wide (from building towards street). They would not extend past the property line of the business.
- c. There is an existing wind barrier in the SW corner of the property, 3' 7.5" high and 13'6" (also falling short of the public sidewalk) in length extending from the building on top of small retaining wall at the west edge of the property. The corner wind barrier does not impede the extension of the awning when in use.
- d. All walkways, parking, loading areas and sidewalks are free from impediment with this installation.
- e. The awnings will cover the business' first floor courtyard area.
- f. No changes to existing lighting will be made as a result of this installation.
- g. N/A
- h. The awning installation and operation does not affect access to any areas.
- i. The fabric is a Sunbrella logo acrylic red color (please see photo included), which matches with the business' current red Adirondack chairs and umbrellas. The mounting hardware and frame is powder black.
- j. No changes to living plant material will be made as a result of this installation.

Section 4.155 Site Design Evaluation Criteria

1. The red logo retractable awning matches existing red Adirondack chair seating in the courtyard. It complements the building style and look with the existing black, rust orange and cedar shingles of the building.
2. The installation does not affect existing rocks, slopes or vegetation.
3. A retractable awning or canopy allows for use as needed, allowing for open space above the courtyard, or covering as required, if weather dictates.
4. The awning retracts back toward the building in its cassette hood when not in use (please see included brochure and technical documents).
5. The retractable awnings extend only into the business courtyard space and do not impede, impact or extend into any other private or public space.