Design review of a commercial building in the Commercial zone from previous mixed use (residential and commercial); original hearing on 2/17/2015.

Location: 253 Laneda Avenue Assessor's Map: Map 3N-10-29BD, Tax Lot 16900 (Lot 15, Block 13, Manzanita Beach) Applicant: The Winery at Manzanita LLC Owner: Same as applicant Zoning: C-1 (Commercial) Criteria: This application will be evaluated against the design review standards listed in Sections 4.070, 4.080, 4.090 and 4.137 through 4.158 of Ordinance 95-4, and the standards for the Commercial (C-1) zone listed in Section 3.040 of Ordinance 95-4. Date of Hearing: 6/18/2022

- 1. Original owner, By the Sea Investments IV through its member, Charley Lostrom, submitted an application on January 12, 2015 for design review of a mixed use (commercial and residential) building.
- 2. This application requests that the entire building, to include the second floor, be used for commercial use, and to add two awnings to the second-floor deck area.
- 3. Applicant wishes to have the entire building, to include the second floor, on property zoned C-1 (Commercial) to be for commercial use. The inner second floor space would be used as an additional tasting room to seat guests and workstation to service the inner space and outer deck. The deck would be used for seating guests.
  - a. Inner space would include a bar service area with a sink, low temperature commercial dishwasher, refrigerator, base storage cabinets, shelving and tasting counter. All countertops would be stainless steel.
  - b. Existing commercial wood laminate flooring would remain as is.
  - c. Current office and bathroom area would remain as is.
  - d. Existing lighting would remain as is.
  - e. Access to the upper floor is through the staircase from the first floor. A side door opens to the right for the inner space and a door to the left opens to the outer deck.
- 4. We would like to add two awnings to the second floor deck area:
  - a. The retractable awnings (2) will be mounted to the front of the upper section of the building. Please see Site Plan and East/West Elevations.

- b. One awning is 17' wide with a 14' 6" projection. The other one is 12' wide with a 10' 2" projection. They would not extend past the upper deck footprint. All rain would fall within the footprint of existing deck and its drainage system.
- c. There is an existing wind barrier along the perimeter of the deck.
- d. All walkways, parking, loading areas and sidewalks are free from impediment with this installation.
- e. The awnings will cover the business' second floor deck 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, which matches with the business' current red Adirondack chairs, umbrellas and lower courtyard awnings. 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 and lower courtyard awnings. 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).

The retractable awnings extend only into the business upper deck space and do not impede, impact or extend into any other private or public space

Prior findings from the 2/17/2015 Hearing are included below.

5. The subject property is one of two 50' by 100' lots on the northwest corner of Laneda Avenue and Third Street. The lot faces Laneda Avenue. The regulations for the C-1 zone are described in Section 3.040 of Ordinance 95-4. The adjacent properties to the west and across the street south of the parcel in the Commercial (C-1) zone have commercial structures (community center, retail and restaurant); the adjacent property to the north is in the High Density Residential/Limited Commercial (R-4) zone and is a residence.

6. Section 3.040(3) of Ordinance 95-4 specifies the standards for structures in the C-1 zone as follows:

### Section 3.040 Commercial Zone, C-1.

(3) Standards. In the C-1 zone the following standards shall apply: Page 2 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

(a) The minimum lot size, setbacks and height for residential uses, except in mixed use development, shall be the same as in the R-2 zone. [Amended by Ord.03-06, passed July 9, 2003].

(b) For commercial, nonresidential, or mixed use development uses, the minimum front yard shall be 10 feet, the minimum side yard shall be 5 feet, and the minimum rear yard shall be 5 feet. For corner lots adjacent to Laneda Avenue, the yard facing Laneda Avenue shall be considered the front yard. [Amended by Ord. 11-04, passed November 9, 2011].

**Findings:** The minimum front, side, and rear yard setbacks are met. Architectural features may extend into any required setback by no more than 18 inches (Ord. 95-4, Section 6.040); the plan shows the cover over the east entrance door as being 36 inches into the required 5 foot setback and should be modified. The cover over the rear loading area extends 12 inches into the required 5 foot setback and is acceptable.

(c) The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12, the building or structure height shall not exceed 24 feet. The height of a stepped or terraced building shall be the maximum height of any segment of the building or structure. [Amended by Ord. 95-4, passed March 6, 1996; Amended by Ord. 01-03, passed 8/27/01]

**Findings:** The building is shown to be 26 feet, 8 inches in height and within the 28 feet, 6 inches maximum building height.

(d) Minimum landscaped area: At least 10% of the total lot area of commercial, mixed use, or non-residential uses shall be devoted to landscaping or usable open space such as playgrounds, sitting areas or picnic areas. For developments exempt from on-site parking requirements under Section 4.090(2) and for commercial and mixed use developments providing less than the required number of parking spaces on-site, an additional 10% of the total lot area shall be devoted to landscaping. The minimum lot area required for landscaping in residential and other uses shall be 20%. Placement of landscaping is subject to standards specified in Section 4.156. [Amended by Ord. 11-04, passed November 9, 2011]

**Findings:** A total of 20% of the lot area is required to be in landscaping. The commercial development is exempt from on-site parking requirements under Section 4.090(2). For the 5,000 square foot lot, the requirement would be for 1000 square feet of landscaping. About 1,380 square feet of landscaping is shown. This standard is met. Type and placement of landscaping is addressed in findings later in this report.

(e) Parking shall be in accordance with Article 4, Section 4.080.

(f) Signs shall be in accordance with Article 4, 4.070.

(g) In the C-1 zone, signs, awnings, marquees and sidewalk coverings shall extend not more than 10 feet from a building or more than 5 feet over a sidewalk, whichever is less. [Amended by Ord. 14-02, passed April 9, 2014].

**Finding:** The 14 foot wide cover over the rear loading area is not a "sign, awning, marquee or sidewalk covering" and is therefore not subject to this 10 foot limitation. Page 3 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

(h) Adequate storm drainage shall be provided as specified by the City.

**Findings:** The lot is served by a pre-existing connection to the storm drainage system within Laneda Avenue. In order to minimize the impact on the neighboring pre-existing building, Pine Grove Community House, City staff has recommended that the proposed building drainage system be permitted to connect to the City storm drainage system rather than installing the underground infiltration chambers normally required to handle storm water retention. The connection requirements, including sizing calculations and a cleanout, will be addressed and approved by the Building Official at the time the building permit is applied for.

(i) Design review subject to Section 4.152. [Amended by Ord. 95-4, passed March 6, 1996].

(j) Building(s) on a lot shall have a floor area ratio of no more than 0.65. The combined floor area of all buildings on a lot shall be used in calculating the floor area ratio. If a development is proposed on a lot divided between the R-4 and C-1 zones, the area in the R-4 zone shall be assumed to be no greater than the area in the C-1 zone for purposes of calculating the floor area ratio. [Added by Ord. 11-04, passed November 9, 2011]

**Findings:** The lot area is 5,000 square feet. The gross floor area of the proposed building is 3,250 square feet. Therefore the floor area ratio is .65, which is the maximum standard. This criterion is met.

(k) If a development is proposed on a parcel consisting of two or more contiguous lots, the lots must be legally combined into one lot. [Added by Ord. 11-04, passed November 9, 2011]

**Finding:** The proposed building is contained on one 50'x100' lot with a proposed easement over the adjacent 50'x100' lot for driveway access to Third Street. This provision does not apply.

9. Sections 4.137 through 4.158 of Ordinance 95-4 specify the procedures and standards for design review of construction within the C-1 zone.

**Section 4.137 Site Plan Approval**. All commercial and residential development proposals shall be reviewed for conformance to the standards established by this Ordinance. Site plan approval shall be a condition of issuance of a building permit.

Condition of issuance of a building permit:

- 1. A site plan shall be to scale and shall contain:
- (a) The exterior outline of all structures.
- (b) Required on-site parking areas.
- (c) Required yard setbacks and building height.
- (d) Existing trees and proposed trees.

**Findings:** The applicants submitted a site plan which addresses the items in this section. There are two existing trees on the adjacent lot owned by the applicant that will need to be removed to allow the driveway easement. Page 4 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

2. Removal of trees. The City encourages retention of existing trees wherever feasible and prohibits clear cutting of lots prior to review and approval of a site plan or tree replacement plan. (a) Removal of a tree(s) from a lot which is not associated with a development proposal may be permitted subject to City approval of a tree replacement plan. [Section 4.137(2) amended by Ord. 95-4, passed March 6, 1996].

3. Replanting of trees. Trees that have been removed from the building site shall be replaced by trees of a species native to the area or by a species that has demonstrated an ability to adapt to this area. The number and location of such trees shall be shown on the site plan. Prior to final building inspection, all trees noted on the tree replacement plan shall be planted. Replanted trees which die shall be replaced within 90 days of the death of the trees. [Amended by Ord. 06-04, passed September 18, 2006]

**Section 4.150 Design Review**. The purpose of Sections 4.150 through 4.158 is to provide design standards for commercial and mixed use development in Manzanita's commercial zones and in the High Density Residential/Limited Commercial zone. Design review provides aesthetic judgment over development projects in order to maintain the unique character of the community by keeping buildings to human scale and reflecting the natural beauty of the city's setting, to encourage the traditional style of the Pacific Northwest, and to protect the viability of the commercial zones. The standards provide for originality, flexibility and innovation in site planning and development and encourage development where structures, use areas, artistic expression and site elements are integrated in a manner that is harmonious within the site and with adjacent properties. Design review criteria shall be applicable to all new construction, alteration of site improvements, or exterior alteration of commercial and mixed use development in the C-1, LC, and R-4 zones. [Amended by Ord. 06-04, passed September 18, 2006; and amended by Ord. 14-02, passed April 9, 2014].

Section 4.151 Definitions. [Amended by Ord. 06-04, passed September 18, 2006; and amended by Ord. 14-02, passed April 9, 2014].

a. New construction: New building, public improvements such as sidewalks, benches, lighting and/or landscaping.

b. Alteration of site improvements: The removal of landscaping of an area of 100 square feet or more.

c. Exterior alteration: The addition of more than 100 square feet of interior building space.

d. Minor alteration: Modification of a building or improvement which is (a) not a Major Revision to an approved design review plan, (b) does not significantly alter or move an exterior wall or roof or change the height of a portion of a building, (c) does not relocate an existing building on its lot, (d) creates no new driveways, and (e) adds no additional uses to the building.

e. Major revision: Modifications to an approved design review plan which result in a significant change to the plan; including but not limited to changes to the siting of a building or improvements, the modification of the areas to be landscaped, the placement of mechanical or electrical equipment not shown on the approved design review plan, or modifications to a plan element that was the subject of a Design Review Board condition.

f. Minor revision: Minor modifications to an approved design review plan which result in an insignificant change to the plan; including but not limited to minor changes to the dimension or placement of windows or doors, changes in building materials where only a limited area is affected and which do not affect the overall architectural design, or the substitution of landscape materials which do not affect the overall landscape design.

g. Design Review Board: The Planning Commission or a separate board designated by the City Council. Page 5 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

# Section 4.152 Design Review Plan - When Approval is Required. Design review plan approval shall be required prior to:

1. Site clearance activities such as tree removal, grading, excavation or filling.

2. The issuance of a building permit for new construction or alteration. This shall include reconstruction of a nonconforming structure. The plan for which a building permit is issued shall conform in all aspects to the plan approved through the design review process. [Amended by Ord. 14-02, passed April 9, 2014].

3. Alteration of site improvements.

4. Design review approval is not required for minor alterations as defined in Section 4.151. [Section 4.152 amended by Ord. 06-04, passed September 18, 2006]

**Finding:** Construction of this building on the subject lot requires design review plan approval as listed in Section 4.152(2).

### Section 4.153 Design Review Plan - Review Procedures.

1. Pre Application Conference. Prior to applying for design review approval, applicants shall meet with the City Manager or designee, and present a plan which shall contain, in preliminary form, the information required on a design review plan application. The City will advise the applicant of the intent, standards, criteria and provision of the ordinance, other City ordinances,

variance requirements, conditional uses, etc. Preliminary information presented shall be considered confidential.

2. Property owners, or their designated representatives, shall file a design review application and submit site plans, elevations, renderings, landscape plans, models, or other materials to insure a clear understanding by the Design Review Board. The materials submitted must include at least one rendering or model showing the proposed development and the adjacent properties so that the Design Review Board can evaluate the project's harmony relative to adjacent structures. The applicant bears the responsibility or burden of proof that the proposed development complies with the design review criteria.

**Findings:** The Applicant contacted City staff to discuss the design review requirements. The Applicant submitted two renderings of the proposed building in context with the surrounding buildings.

3. The design plan must identify:

a. Natural and man-made features, including trees and structures onsite and on adjacent properties having a visual or other significant relationship with or that may affect the development.

b. The location and external dimensions of proposed buildings and structures, and of existing buildings and structures to be retained.

c. The location of fences, retaining walls, mechanical equipment, garbage disposal areas, utility appurtenances and similar structures.

d. Pedestrian, parking and vehicular circulation areas including service areas for the loading and delivery of goods.

e. Private and shared outdoor areas, including walkways, plazas, courtyards, seating areas, street furniture and permanent outdoor features including sculptures and artwork.

f. Exterior lighting on all buildings and in landscape areas, including type, intensity and area to be illuminated.

g. Location, size and method of illuminating signs. Page 6 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

h. Points of access and interior floor plans on architectural plans to the extent required to clarify access functions and the relationship to decks, porches, balconies, stairs or other exterior features.

i. The color and texture of finish materials, window and door placement and materials, light fixtures, stairways, unique architectural elements, especially in development plans that are unique or innovative.

j. Location and proposed living plant material for landscaped areas, including type, number and size of living plant materials and including visual representations of the living plant materials relative to building elevations. [Added by Ord. 14-02, passed April 9, 2014].

**Findings:** The applicant has submitted documentation on the plan sheets addressing these requirements. Although the renderings show a business sign, the location and size of signs for the new business was deferred until that business applies for sign permits. The applicant indicated to staff that a heat pump not shown on the plans would be installed on the northwest corner of the building screened by vegetation. The installation or placement of any other mechanical or electrical equipment on the outside of the building will require further review and approval by the Design Review Board. The artist rendering of the building and the vicinity includes visual representations of the living plant materials relative to building elevations.

4. The City Manager or designee shall prepare a report to the Design Review Board on conformance with pertinent zoning ordinance requirements. The report shall be available to the public, at reasonable cost, at least 7 days prior to the date set for the hearing.

5. Design Review Board Meeting and Decision

a. Before the Design Review Board may act on a design review plan, written notice must be sent to all property owners within 150 feet of the proposed development or alteration informing them of the date, time and location of the Board meeting in which the design plan will be reviewed. b. The Design Review Board shall determine whether the proposed development meets all applicable design review criteria. The Board may request additional materials from the applicant prior to reaching a decision. The Board may approve, approve with conditions, or deny a design review plan.

[Section 4.153 amended by Ord. 06-04, passed September 18, 2006]

**Findings:** The Planning Commission acting as the Design Review Board will meet on February 17, 2015 at 4:30pm in the City Council Chambers to determine whether the proposed development meets all applicable design review criteria.

### Section 4.154 Design Review Criteria

1. The design review criteria are intended to provide a frame of reference for the applicant in the development of site, building and landscape plans and to provide the city with a means of reviewing proposed plans. These criteria are not intended to be inflexible requirements nor are they intended to discourage creativity or innovation. The criteria do not intend to specify a particular architectural style.

2. The Design Review Board is not authorized to approve projects which do not adhere to specific development standards provided by this ordinance (e.g. building height or setbacks.)
[Section 4.154 added by Ord. 06-04, passed September 18, 2006] Page 7 of 12 - Findings Report
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### Section 4.155 Site Design Evaluation Criteria.

1. In terms of setback from street or sidewalk, the design creates a visually interesting and compatible relationship between the proposed structure and the surrounding area.

2. The design incorporates existing features such as rocks, slopes and vegetation.

3. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining space in order to create pedestrian pathways and/or open system that connects other properties.

4. The design gives attention to the placement of storage or mechanical equipment so as to screen it from view.

5. All functions, uses and improvements are arranged to reflect and harmonize with the natural characteristics and limitations of the site and adjacent properties.

[Section 4.155 renumbered and amended by Ord. 06-04, passed September 18, 2006]

**Findings:** The design of the proposed building takes into account surrounding buildings in order to harmonize with the surrounding area. Although a retaining wall is proposed along the west boundary, the structure is designed with a recessed second floor to allow the neighboring Pine Grove Community House to be readily visible from the street. A driveway is proposed along the northern side of the property so as not to impact Laneda Avenue with additional driveways. A

landscaping screen is proposed between the residential property on the north side and the proposed development. The applicant indicated to staff that a heat pump not shown on the plans would be installed on the northwest corner of the building screened by vegetation. Trash and recycling storage is located inside the building, and the trash container will only be placed at the Third Street curb on trash collection days.

### Section 4.156 Architectural and Landscape Design Evaluation Criteria.

1. The design integrates and harmonizes the existing and proposed development with the existing surroundings and future allowed uses. This standard shall be applied in a manner that encourages village design and visual diversity within development projects and the surrounding area. Corrugated siding is prohibited as it does not harmonize with siding used on most existing buildings. [Amended by Ord. 14-02, passed April 9, 2014].

**Findings:** The design integrates and harmonizes with existing buildings along Laneda Avenue, including the neighboring Pine Grove Community House. By placing a smaller building on one of the lots owned by the applicant rather than one large building, the design encourages the village atmosphere desired by the community. The parapet wall shown on the west side of the building was proposed to respond to a building code concern; the applicant indicated to staff that another solution was found and the parapet wall will not be necessary.

2. The landscape design acknowledges the growing conditions for the climatic zone, and provisions are made for the survival and continuous maintenance. The landscape design shall include the use of local native species of trees and shrubs.

**Findings:** The proposed general landscape plans use plants that are common to this area. The applicant must specify how the landscaping will be maintained. Otherwise, this criterion is met. Page 8 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

3. The minimum lot area required to be landscaped under Section 3.040(3)(d) for commercial, mixed use, or non-residential uses shall be located in the front and side yards and the portion of the lot adjacent to the front or street side yards and not within the foundation footprint or rear yard. [Amended by Ord. 11-04, passed November 9, 2011]

4. Living plant material shall constitute of minimum of 50% of the total required landscape area, which can include landscaping around buildings, in parking lots and loading areas, outdoor recreation use areas, and screening and buffering areas. For corner lots, no less than 25% of the total landscape area required to be in living plant material shall face each street frontage. [Amended by Ord. 11-04, passed November 9, 2011]

**Findings:** A total of 20% of the lot area is required to be in landscaping. For the 5,000 square foot lot, the requirement would be for 1,000 square feet of landscaping. Of this amount, 500 square feet of landscaping (50%) must be in living plant material. About 1,230 square feet of

landscaping is shown in the front and side yards. About 690 square feet of landscaping is in living plant material. There is a total of about 1,380 square feet of landscaping shown on the site plan. This standard is met.

5. The grading and contouring of the site, and on site drainage facilities, shall be designed so there is no adverse affect on neighboring properties or public rights-of-way.

**Findings:** In order to minimize the impact on the neighboring pre-existing building, Pine Grove Community House, City staff has recommended that the proposed building drainage system be permitted to connect to the City storm drainage system rather than installing the underground infiltration chambers normally required to handle storm water retention. The connection requirements, including sizing calculations and a cleanout, will be addressed and approved by the Building Official at the time the building permit is applied for. This system creates no adverse effect on neighboring properties or public rights-of-way.

6. The design avoids monotony and provides visual interest by giving sufficient attention to architectural details and to design elements.

**Findings:** The design uses a recessed second floor and deck as well as various wall and window treatments to create visual interest. The roll up garage doors on the front of the building are acceptable if the colors blend well with the primarily wood siding. The Applicant should provide greater detail as to the configuration and construction of these doors.

7. The design adequately addresses the pedestrian nature of the commercial area and places structures in relation to sidewalks and open areas to foster human interaction.

**Findings:** The design provides for a large patio area in front of the main commercial entrance. The walkway encourages pedestrian activity between the parking area and the front of the building. This criterion is met.

8. Lighting is non-industrial and non-invasive in character, and contributes to the village character.

**Findings:** The lighting identified on the plan is appropriate in intensity and location. There does not appear to be any conflicts with neighboring uses given that the proposed lighting is screened and directed downward. Pictures of the proposed fixtures were provided. This criterion is met.

9. Compatibility. All new commercial and mixed use buildings and exterior alterations shall be designed consistent with the architectural context in which they are located. This standard is met when the Design Review Board finds that all of the criteria in a.- c., below, are met.

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a. There is compatibility in building sizes between new and existing commercial and mixed use buildings;

b. The size, shape and scale of the structures are architecturally compatible with the site and with the village character of the surrounding neighborhood.

c. All buildings and developments shall provide human scale design. The design avoids a monolithic expanse of frontages and roof lines, diminishes the massing of buildings by breaking up building sections, and/or by use of such elements as visual planes, projections, bays, dormers, setbacks or changes in the roof line, and/or similar features generally shown in the following figure (Note: The examples shown below are meant to illustrate these building design elements, and should not be interpreted as a required architectural style).

**Findings:** The size and shape of the building is compatible with the surrounding commercial buildings and the scale is consistent with the village character of the surrounding neighborhood. Criteria a, b and c are met.

### Section 4.157 Revision of Approved Plans.

Building permits and construction documents shall conform to all aspects of the approved design review plan. Where circumstances, unknown or unforeseen at the time the design review plans are approved, make it undesirable or unfeasible to comply with some particular aspect of the approved plan, the applicant shall request in writing that the city review the modification. The City Manager and the Design Review Board Chair shall review the proposed modification to determine whether it constitutes a major or minor revision of the approved plans. Major revisions require approval of the Design Review Board in the same manner as a new application. Minor revisions may be approved by the City Manager and do not require a new approval by the Design Review Board.

[Section 4.157 added by Ord. 06-04, passed September 18, 2006]

### Section 4.158 Performance Assurance.

1. Site, building and landscape improvements required pursuant to an approved design review plan shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the property owner submits a performance assurance agreement committing to the installation of landscaping or other site improvements within 6 months. In no case shall the property owner delay performance for more than 6 months.

2. The final approval of a design review plan shall be void after one year of the date of approval unless a building permit has been obtained. [Sections 4.150 - 4.157 added by Ord. 95-4, passed March 6, 1996; Section 4.158 renumbered by Ord. 06-04, passed September 18, 2006] 10. Sections 4.080 and 4.090 of Ordinance 95-4 specify the standards for off street parking as

follows:

11.

Section 4.080 Off-Street Parking and Off-Street Loading Requirements. At the time a new structure is erected or the use of an existing structure is changed or enlarged, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this Ordinance.

1. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.

2. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately. Page 10 of 12 - Findings Report - Application for site design review (By the Sea Investments IV) February 17, 2015

3. Owners of 2 or more uses, structures, or parcels of land may agree to utilize the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use.

4. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.

5. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting business or use.

6. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all-weather use and drained so as to avoid flow of water across public sidewalks or adjacent property.

7. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbances of residents by the erection between the uses of a sight-obstructing fence of not less than 5 or more than 6 feet in height except where vision clearance is required.

8. Parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least 4 inches high and set back a minimum of 4 1/2 feet from the property line.

9. Artificial lighting which may be provided shall not create or reflect glare in a residential zone or on any adjacent dwelling.

10. Groups of more than 4 parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.

11. Loading of merchandise, materials, or supplies, buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.

- 12. Groups of 4 or more parking spaces shall be required within the Commercial and Limited Commercial zones to be clearly marked and shall not be less than 9 feet by 18 feet in size for each space required. An information sign of 4 square feet, visible from the street, road or highway will be used to identify the location of off-street parking areas.
- 13. For corner lots on Laneda Avenue, access to parking areas for new structures shall not be from Laneda Avenue. [Added by Ord. 06-04, passed September 18, 2006]

14. When a use in the commercial zone existing as of November 9, 2011 does not have the number of off- street parking spaces required by this ordinance and the use or size changes, the total number of parking spaces required for the new use or size shall be reduced by the deficient number of spaces for the existing use or size. [Added by Ord. 11-04, passed November 9, 2011] 15. For development on lots adjacent to Laneda Avenue, offsite parking for commercial uses may be located further away than outlined in Section 4.080(4) above if the following conditions are met:

a) The parcel on which the parking is located shall be deeded to the City after the required number of parking spaces is developed to City specifications.

b) The entrance to this remote, offsite parking must be clearly visible to the flow of traffic on Laneda Avenue.

c) This parking will be available for the general public to use.

[Item 15 added by Ord. 11-04, passed November 9, 2011]

16. Parking spaces within a structure shall be on no more than one level. [Added by Ord. 11-04, passed November 9, 2011]

### Section 4.090 Off-Street Parking Requirements.

In determining the number of parking spaces required by this section, all fractions shall be rounded to the nearest whole number. [Added by Ord. 11-04, passed November 9, 2011]
 Development of no more than two (2) retail, restaurant or office spaces on lots of 5,000 square feet or less in the C-1 or L-C zones will require no parking spaces in excess of that required by the Americans with Disabilities Act [ADA] or required by Section 4.090(3)(b) below. [Added by Ord. 11-04, passed November 9, 2011]
 Bequirements for specific uses [Amended by Ord. 11-04, passed November 9, 2011]

3. Requirements for specific uses [Amended by Ord. 11-04, passed November 9, 2011] USE REQUIREMENTS(b) Dwelling on lots 5000 One space for the first dwelling, two spaces

square feet or smaller in for each additional dwelling unit.

the C-1 or L-C zones

**Findings:** The commercial space is exempt from on-site parking requirements per Section 4.090(2). The apartment on the second floor requires one parking space. The Applicant shows 2 parking spaces on the plan, including the accessible space required by the Americans with Disabilities Act (ADA). As only two parking spaces are designated, the requirement for maneuvering room specified in Section 4.080(10) does not apply. A parking space is defined in Section 1.030 of Ordinance 95-4 as a space 9 feet by 18 feet. All of the spaces on the plan meet this standard. The Applicant plans to provide a mutual easement between the subject property and the adjacent property to the east so that users of both properties may use the ADA accessible space. As the ADA accessible space is intended to be placed partially on both lots, the mutual easement is required.

Per Section 4.080(6) the parking area is required to be covered with a durable and dustless surface. The applicants propose to install asphalt paving. This requirement is met. A paved

driveway out to the existing street pavement on Third Street must be provided. The Applicant will be required to provide an easement on Lot 14 for the parking and loading area on Lot 15. 11. Sign requirements are specified in Section 4.070 of Ordinance 95-4.

### Section 4.070 Sign Requirements.

### 3. Sign Requirements – Commercial Zones

b. Total Square Foot Restrictions for Commercial Businesses

Businesses not abutting Highway 101 will be allowed 24 square feet of signs not including Incidental Signs, Temporary Signs, one exterior reader board/bulletin board, and not more than one (1) A-Frame/sandwich board or portable-type sign meeting the requirements of Section 3.a.(2).

**Findings:** The site plan suggests a sign location, but indicates that future businesses will seek a sign permit at the time that signs are needed.

### STAFF CONCLUSIONS AND RECOMMENDATION

The site design for a mixed use building on the subject lot meets the standards specified in Ordinance 95-4 and should be **APPROVED**, subject to all conditions specified in this report being met and maintained and especially the following conditions:

1. Applicant shall provide City with proof of segregating the subject lot as a separate tax lot prior to any building permit being approved by the City.

2. Applicant shall submit a plan to demonstrate how the living material landscaping will be maintained.

3. Applicant shall submit for City review and approval a mutual easement which allows the ADA accessible parking space to be used by both properties currently owned by the Applicant. The applicant will also provide a driveway easement across Lot 14 to Lot 15. Proof of filing such easements shall be a condition of issuing any building permit on Lot 15 (subject lot).

4. The installation or placement of any other mechanical or electrical equipment on the outside of the building will require further review and approval by the Design Review Board.

5. The cover shown over the east entrance shall be modified to conform to the standards for architectural features extending into required yards.

6. The Applicant must provide additional evidence to demonstrate that the roll-up doors on the front of the building will harmonize with the overall building design.



	 ~	-	
•	 •••		•••











# LOGO RED

cm)

(116.8

46"

•

600



# sunbrella®



# MADE WITH 100% SUNBRELLA® ACRYLIC

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### SERIES G250 PARTIALLY CASSETTED RETRACTABLE AWNINGS FOR DECKS & PATIOS





# WHERE FASHION MEETS FUNCTION





**THE SERIES G250 RETRACTABLE PATIO AWNING** is strong enough to be commercial grade, yet sleek enough for any application. It has all of the features you need in a durable awning: Patented articulating shoulders for easy pitch control, drop forged arm and shoulder components for endurance, and an integrated wrap-around hood and stylish front bar closes tightly to protect the fabric when retracted. The G250 is sure to solve your shading problems while providing unmatched performance and reliability.

Series G250 shown in OPEN position

Series G250 shown in CLOSED position



Cool, comfortable shade is the goal and the sleek partially cassetted G250 retractable awning delivers. This beautiful, German engineered awning provides shade without any unsightly poles to obstruct your view. When you don't need your awning, simply retract it with the turn of the hand crank or press of a button if equipped with an optional motor. You're proud of your home and Series G250 is an awning that adds style and elegance with incredible functionality. The partially-cassetted design makes the awning disappear against your home's exterior when closed, yet makes a stunning statement of modern design when open.



# **Neat & Discreet**

Series G250 tucks away into its partially cassetted hood when not in use. Not only does it protect your fabric from the elements, it is practically unnoticeable!



Choose from a wide selection of motors and controls to make your awning completely automated.

<u>IMPORTANT NOTE!</u> Your new awning is intended as a protection against the sun only. It is not to be used during periods of strong wind, rain, hail, or snow.



The optional front rail drop screen adds additional shade without blocking your view. Roll down over 4' of color coordinated see-through shade material for relief from the low setting sun or just for extra privacy. (A fabric valance is not available with a drop screen.)



Motor controls such as wind sensors and integration to building automation systems adds convenience to help make your awning worry free.

The Eolis WireFree™ RTS Wind/Motion Sensor is a battery powered wind sensor that provides automatic wind protection for retractable awnings.

# **A Perfect Fit**



### Features:

- » Powder coated White, Almond, Sand or Black/Brown frame
- » Welded acrylic seams for increased strength and performance
- » German engineering and design
- » Commercial grade frame
- » Partially cassetted with or without optional drop screen
- » Available with or without valance, unless drop screen is equipped
- » Drop forged components for maximum strength
- » Custom widths up to 40' in 1" increments
- » Patented articulating shoulders
- » 5 projections: 6'-11", 8'-6", 10'-2", 11'-8", 13'-2"
- » Somfy Sunea CMO motor standard

### Warranty:

See www.nuimagepro.com for warranty details by model.

### Powder Coated Frame Colors: \*to

\*Low-gloss finish



### Welded Seams vs. Stitched Seams

Nulmage welded fabric seams look better and outperform stitched seams. They are virtually invisible, lay flatter, roll smoother, never let light through and will last for the life of the fabric.



# **Features & Options**



The partially enclosed hood is drawn down the back to fully cover the roll of fabric. Perfect for roof mounts!



You may add a drop screen on awnings up to 13'-2" projection.



Made to last a lifetime, patented articulating shoulders provide adjustable pitch control.



The awning may be roof mounted when space requirements cannot be met.



### IT'S ALL ABOUT YOU!

The Series G250 Retractable Awning is the elegant way to provide shade on demand, reducing cooling costs while protecting your family from harmful UV rays. Nulmage Awnings combine superior quality engineering and state-of-the-art technology. All frame components have an electrostatic powder coated durable finish to prevent chipping and cracking. You can depend on Nulmage Awnings when only the best will do.







Rödelbronn GmbH Technik und Entwicklung

Determination of the wind resistance class

# Load Test

according to EN 13561 / DIN EN 1932 / DIN EN 13527

No. 55.00

# G250 Half Cassette Awning

6 m wide x 4 m front

Test report dated

11/14/2005

Seite 1 von 9

### 1. Objective:

Wind resistance determiation according to EN 13561 / DIN EN 1932 / DIN EN 13527.

### 2. Test arrangement:

See DIN EN 1932 (5.2 Test Methods)

### 3. Test description

The G250 half cassette awning is fixed to the test device firmly and virtually non-flexibly with two load-bearing wall brackets (100 mm with 3 slots). The awning is adjusted such that the ballast roller tube (front profile) extends as far as possible horizontally (tolerance  $\pm 5^{\circ}$ ) and parallel



### 4. Basic data

Awning type:	G250						
Parts name:	Half cass	ette awni	ng				
Awning design:	6.0 m w	vide 4	m drop				
Bracket design:	100 mm v	with 3 slot	S				
Number of parts/ awning:	2						
Max. awning width L [m]:	6						
Possible drops <i>H</i> [m]:	1.5	2.0	2.5	3.0	3.5	4.0	
Arm weight GG [kg]:	3.23	3.89	4.97	6.55	7.99	8.63	Table 1
Fabric weight [kg/m <sup>2</sup> ]:	0.3						_
Clearance fabric width <b>TA</b> [mm]:	150						
Ballast roller tube weight <b>GA</b> [kg/m]:	2.127						
Distance mounting surface - center	04						
fabric shaft TM [mm]:	84						
Wind resistance classes:	Class 0	Class 1	Class 2	Class 3			
nominal test pressure <b>q</b> [N/m <sup>2</sup> ]:	<40	40	70	110			
Test pressure <b>p</b> [N/m <sup>2</sup> ]:	<24	24	40	70	v En 1356	alues refer 1 issue app	to rox. 2007
Safety test pressure <b><i>p</i> x 1,2</b> [N/m <sup>2</sup> ]:	<29	29	48	84			
Corresponds to wind force:	<4	4	5	6	Table 2		
Crank radius [mm]:	180						
Classes of operating force:		F <sub>c</sub> = { F <sub>c</sub>	<sub>:P</sub> , F <sub>cN</sub> }		V	'alues refer	to
-	Class 1	Class 2	Class 3	Class 4	En 13	3561 issued	2004
Maximum values of the operating for	{ 90 , 30 }	{ 60 , 15 }	{ 30 , 30 }	{ 15 , 15 }	Table 3		

 $F_{cP}$  = Highest value of the max. operating force that is necessary for releasing the arms with the first revolution of the winding tube

F<sub>cN</sub> = Highest value of operating force that is necessary during the remaining retraction operation or during the remaining extension operation.

### 5. Test methods

A torque is calculated according to the awning size, clearance measuremeths and weights of the individual components and at certain points simulated by a weight that is hung on the ballast roller tube.



Measurement of the operating force before load.

### $V = 100 \text{ x} (P_e / P_i - 1)$

V = Change in % of the operating force

 $P_e$  = Operating force after the test

 $P_i$  = Operating force before the test





 $F_c = max.$  operating force [N]

- M = Highest torque [Nm]
- R = Hand crank radius [mm]

The test methods are simulated in wind resistance classes I, II and III. If the awning withstands this without any major consequences, the torque is increased in 30 Nm - stages. Lowering the awning is measured during and after removal of the load and entered in a table of values. Anything conspicuous is noted. The load is increased until a clear, permanent deformation or a tear of a part occurs.

### 6. Results

	max. displacement value							value	392	, mm	
Table 4					ma	ix. para	allelisr	m devi	iation	59	mm
Sequence	Class	nominal wind load F <sub>N</sub> [KN]	Total connection load F [kg]	Reference measurements Z <sub>I</sub> / Z <sub>r</sub> [mm]	Displacement value [%] ≤ 10% of H	Parallelism deviation [%]	≤ 1% of L	max. operating force - first revolution F <sub>P</sub> [Kg]	max. operating force reatraction and extension F <sub>N</sub>		Note
C Pue t	Zr <sub>0</sub> Zl <sub>0</sub>	137	13.7	0 0				5.6	2.2		
3	right left	275	27.5	38 33	0.97 0.84	0.0	9				
4	l righ lef t t	275	27.5	0 5	0.00 0.13	-0.0	)9	5.6	2.2		
2	righ lef t t	332	33.2	Br	eak: yes / n	o ?		nein		Nothi	ing conspicuous.
		Cha	nge in	opera	ating force	V [%]	0	.0	0	0	

nax. displacement value 392 mm

Tabelle	5		_							
	left	459	45.9	161	4.11	0.2	20			Fabric fixing (torpedo) pushed outwards. Torpedo pushed into front profitle (ballast roller tube).
3	ll right	+00	40.0	138	3.52	0.0	55			14.11.2005
4	righ lef t t	458	45.8	93 80	2.37 2.04	0.2	22	5.5	2.3	Right side of the ballast roller tube moves deeper into the roof.
5	right left	550	55.0	Br	eak: yes / n	o ?		nein		Awning still closes. Parallelism deviation of the ballast roller tube 55mm. (Photo under load)
		Cha	nge ir	opera	ating force	V [%]	-1.	.8	7	.0

In addition a sequence 3 load was carried out with a total weight of 68 Kg. (theoretically corresponds to class II 1/2)

After the test, the ballast roller tube moved under the roof, that is, it no longer closed.

Moreover, we measured a displacement value of 419mm (right) and 450mm (left) [max. 392mm]. The test was therefore discontinued here.

### 7. Photos (nothing remarkable)

### 8. Load achieved

The G250 half cassette awning reached a suspension load of approx. 55 KG 55 KG.

### 9. Results

	Maximum awning widths with 2 arms								
Table 7	7	1.5	2.0	2.5	3.0	3.5	4.0		
ŝ	-	26.23	19.67	15.74	13.11	11.24	9.84		
las	- 11 -	16.01	12.00	9.60	8.00	6.86	6.00		
O	-111	9.32	6.99	5.59	4.66	3.99	3.49		



### 10. Wind resistance classes according to DIN EN 13561

The tested G250 half cassette awning (6m x 4 m) can reach the following wind resistance classes:

Table 8						
drop [H] Width [L]	1.5	2.0	2.5	3.0	3.5	4.0
3.0	3	3	3	3	3	3
3.5	3	3	3	3	3	2
4.0	3	3	3	3	2	2
4.5	3	3	3	3	2	2
5.0	3	3	3	2	2	2
5.5	3	3	3	2	2	2
6.0	3	3	2	2	2	2
6.5	3	3	2	2	2	1

Class 0	Class 1	Class 2	Class 3

### 11. Classes of operating force according to DIN EN 13561

Table 9	Operating force [N]				
with wind class	F <sub>cP</sub>	F <sub>cN</sub>			
I	56	22			
II	55	23			

Table 10							
Operating force $F_c = \{ F_{cP}, F_{cN} \}$							
Class 1	Class 2						
{ 90 , 30 }	{ 60 , 15 }						

### 12. Conclusion

With the 6 x 4m awning, the awning reached class II. It did not reach an additional theoretical class II  $\frac{1}{2}$  because the ballast roller tube no longer retracted into the roof.

The awning thereby had a displacement value of 11.5% (max.  $\leq$  10% from front permitted) In terms of the operating force, the awning reached only class I, since the force with the first revolution was too high.

### 13. Authentication:

	Name	Date	Signature
Tester	Robert Schneider	11/14/2005	
Report compiled	Georg Truyen	11/14/2005	
Technical management	Joachim Göbels		

![](_page_34_Figure_0.jpeg)

![](_page_35_Figure_0.jpeg)

![](_page_36_Figure_0.jpeg)

![](_page_37_Picture_1.jpeg)

### PARTIALLY CASSETTED RETRACTABLE AWNING

![](_page_37_Figure_3.jpeg)

Side view with soffit mount

She wew with some mount

GUIDE

### **TOOLS NEEDED:**

### For awning assembly & installation:

- Drill and bits
- □ Level
- □ String
- Tape measure
- □ Screw drivers
- □ Adjustable wrench

□ Soft blow hammer

# **MOUNTING INSTRUCTIONS:**

Please read these instructions carefully before proceeding with assembly and installation.

Additional tools required for this series:

□ 13mm, 17mm, 19mm open end wrenches

2.5mm, 4mm, 6mm, 8mm Allen wrenches

4mm, 13mm, 1/4", 9/16" socket and ratchet wrenches

WEIGHT CAUTION! Due to the weight of these awnings, extra installers are needed.

### Wall and Soffit Mount Installation Instructions:

Determine your awning mounting location on the wall or soffit. Measure the location of the awning shoulders and transfer that to the wall or soffit. The awning is shipped with two brackets per arm. Be sure to use all supplied brackets. It is critical you install one bracket between the outermost shoulders and the end of the awning. Install another bracket as close as possible on the inside of the outermost shoulders. If your awning has more than two arms, install a bracket on each side of all additional shoulders. If there is not a stud or solid header between the outer shoulders and the end of the awning, then a ledger board must be used with the wall brackets through bolts to the ledger board in their proper locations. Then, attach the ledger board to the wall at least every 48" with appropriate fasteners. DO NOT SPREAD THE BRACKETS EVENLY ACROSS THE AWNING. ON WOOD STRUCTURES, THE LAG BOLTS MUST BE IN THE EXACT CENTER OF THE STUDS AND PENETRATE AT LEAST 21/2" INTO THE STUD.

### **Roof Mount Installation Instructions:**

Determine your awning mounting location on the roof. Measure the location of the awning shoulders and transfer that to the roof. The roof brackets are adjustable for the variable roof pitches and should be assembled so that the front of the roof bracket is perpendicular to the ground when mounted on the sloped roof. Two 3/8" holes will need to be drilled through the overlapping sections #3 and #4 once the front section #2 is perpendicular to the ground to secure them in place. (Fig #1C)

Bracket location is the same as stated above for wall mount. On an asphalt shingle roof, drill into the center of the rafter and fill with silicone grade caulk, run an inverted "U" of caulk around the holes in the base of the roof bracket and securely fasten to the roof at the desired locations. On roofing other than asphalt shingles, we recommend consulting a licensed roofing contractor for mounting and sealing recommendations.

The wall brackets may be mounted directly to each roof bracket or to a ledger board if desired or required. If using a 2" x 10" mounting board, the wall brackets must be through bolted, NOT Lag bolted to the board. DO NOT SPREAD THEM EVENLY ACROSS THE AWNING.

![](_page_38_Picture_18.jpeg)

NOTE: It is extremely important that all brackets are mounted plumb, square and level.

![](_page_38_Figure_20.jpeg)

### Securing the Awning on the Wall

Place the awning into the brackets. DO NOT FORCE. Adjust brackets if necessary so the square bar is fully seated. Install the mounting bracket safety plates and secure using a 6mm Allen socket on a ratchet, as shown below (Fig. 3). Using a small Allen wrench will NOT result in sufficiently tight bracket bolts.

> WARNING: When less than 6" of space is available between the roller tube end bracket and the shoulder, there will not be room for the keyway to slide into the bracket. Filing/grinding the top or bottom leg of the keyway will allow it to be installed from the front, otherwise it cannot be used and the bolts will be exposed.

![](_page_39_Picture_3.jpeg)

Opening the Awning

Using your remote control or hand crank, open the awning roughly 4". This enables you to carefully remove the remaining packaging materials from the arms inside.

### 4

3

### Adjustments

**Shoulder Pitch Adjustment:** This awning shoulder does not require any loosening of bolts to adjust the pitch of the shoulders. Lift the arm upward to relieve pressure, then use a 6 mm Allen wrench to turn the pitch adjustment bolt. The pitch adjustment bolt is located on the front of the shoulder.

**To RAISE the pitch**, turn the pitch adjustment bolt <u>counter-clockwise</u>. **To LOWER the pitch**, turn the pitch adjustment bolt <u>clockwise</u> (Fig. 4A).

![](_page_39_Picture_10.jpeg)

Fig. 4A

5

**Arm/Elbow Leveling Adjustment (if needed):** The arms are adjusted and leveled during the factory assembly process, however shipping and installation may require an adjustment if the elbow(s) hit the top or bottom of the front bar cavity when closing. Open the awning about 6". Loosen the large locking nut on the bottom of the arm shoulder attachment bolt with a 19mm wrench (Fig. 4B). Insert an 8mm Allen wrench in the top of the bolt. Lift up on the elbow and turn the Allen wrench up to ½ of a turn to raise or lower the elbow to align with the center of the front bar cavity. Securely tighten the locking nut and test.

![](_page_39_Picture_13.jpeg)

### **OPERATING INSTRUCTIONS:**

### Motorized Operation:

If your awning is equipped with an optional motor, the "in" and "out" limits would have been set at the factory. If your awning does not close or open completely, please contact customer service for limit setting instructions since they vary based on the particular motor installed. (PLEASE NOTE: It is normal for the arms to have a slight bend when open.)

(See back for TROUBLESHOOTING / RESETTING THE LIMITS.)

### **TROUBLESHOOTING / RESETTING THE LIMITS:**

Awnings equipped with a motor are preset at the factory but in the event they need to be adjusted or reset please follow these instructions or call customer service for assistance. These instructions are for the default motor used on this awning series; however there are other motors that may be used or substituted as ordered or required. If you are not sure which motor is in the awning, please call Customer Service at (800) 858-5818 before attempting to make any adjustments.

### To add an additional transmitter/channel or sensor:

Press the programming button on the back of the already programmed transmitter until the motor jogs. Then press the programming button on the additional transmitter or sensor that you would like to add until the motor jogs. Test the new transmitter or added sensor.

Somfy<sup>®</sup> Sunea<sup>®</sup> motor limit setting/adjustment – Non-Cassette Awning: Limits on the Sunea motor are set and adjusted with the remote transmitter (Fig. 5A), not on the motor head.

To change the EXTENDED/OPEN limit:

Open the awning to its current lower limit position and let it stop. Press and hold the UP and DOWN buttons simultaneously (Fig. 5B) until the motor jogs, then release. Use the UP/DOWN button to adjust to a new lower limit position. Press the MY/STOP button (Fig. 5C) until the motor jogs, then release. Check new limit.

To change the <u>RETRACTED/CLOSED</u> limit:

Start with the motor plugged into the outlet:

The upper limit is set automatically based on the awning front bar closing force. If the cassette does not fully close, check to make sure there is nothing interfering with the front bar by manually closing the awning with the manual override shaft on the motor. If it closes smoothly by hand, then call Customer Service at (800) 858-5818 for additional guidance on fully resetting the motor.

### If motor is not responding to the transmitter (these steps do not affect the motor limits):

- · Verify the outlet has power by plugging in a lamp and making sure the GFCI is not tripped.
- · Verify the red light on the transmitter lights when any button is pressed.
- If both items above are verified with no response from the motor, then a power cut reset may work:

STEP 1: Unplug for 5 seconds STEP 2: Plug in for 10 seconds STEP 3: Unplug for 5 seconds

Plug back in – The motor should jog or run for a few seconds. This puts the motor in programming mode. If no response occurs, please call Customer Service at (800) 858-5818 for additional guidance. If the motor jogged, press the UP or DOWN button to see if the motor moves. If the motor runs, you should be all set. If the motor does not run, please call Customer Service at (800) 858-5818 for additional guidance.

![](_page_40_Figure_15.jpeg)

![](_page_40_Picture_16.jpeg)

G250 Technical 08/15

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