City of Sebastopol
Planning Commission Staff Report

Meeting Date:	March 24, 2026
Agenda Item:	6A
To:	Planning Commission
From:	Victoria Henkel, Permit Technician
Subject:	Conditional Use Permit for an Existing Telecommunications Facility
Recommendation:	As the project meets the Zoning requirements staff is recommending the Planning Commission review the application materials, hear public comment, and either approve or deny the application
Applicant/Owner:	Network Connex on behalf of T-Mobile
File Number:	2025-030
Address:	7820 Covert Lane
CEQA Status:	Exempt
General Plan:	Commercial Office (CO)
Zoning:	General Commercial (CG)

Introduction:
This application is to formalize a continued Use Permit for an existing rooftop-mounted wireless telecommunications facility located at 7820 Covert Lane. No physical or operational changes are proposed. Chapter 17.130.330 of the Zoning Code requires renewal of Use Permits for telecommunications facilities every 10 years. Approval of the Use Permit application will fulfill this Code requirement.

Project Description:
The Planning Department received an application for renewal of the Use Permit in May of 2025, and the required radio frequency- electromagnetic energy (RF-EME) compliance report was received in February 2026. While the Applicant believes that their 10-year expiration date occurs in 2026, City staff does not have complete permitting records from 2016 and cannot confirm the dates of previous approvals. Staff has therefore requested this Use Permit application and confirmation of the required findings, both to formalize the administrative record and to grant the 10-year renewal.

Project Location and Surrounding Land Uses:
The project is located within the Fiesta shopping center, where Pacific Market and Ace Hardware are located at the corner of Covert Lane and Gravenstein Hwy North. The telecommunications facility is located on top of the Fandees Restaurant and Redwood Credit Union building, located at 7820 Covert Lane. The other surrounding land uses are single-family residential.

General Plan Consistency:
The project is consistent with the following General Plan goals listed below:

- **Policy EV 1-16:** Support the development and implementation of technological infrastructure to attract and retain businesses.

- **Policy EV 1-17:** Facilitate high-quality communication systems, including high-speed internet throughout the City, that enhance economic viability, governmental efficiency, and equitable access.

- **Action EV 1h:** Work with telecommunications service providers to ensure the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community, and work with property owners and landlords to identify the highest and best use for properties.

- **Policy CHW 4-1:** Consider professional, science-based, and medically sound information regarding EMF radiation from new electrical transmission lines and substations when making land use decisions.

- **Policy CHW 4-2:** Minimize unsafe EMF radiation levels near sensitive areas such as schools, hospitals, playgrounds, high-density residential, and libraries when planning for electrical transmission facilities repair and new construction.

- **Policy CHW 4-4:** Continue to regulate the location, when legally viable, and appearance of telecommunications and electrical facilities.

Zoning Ordinance Consistency:
The project is located within a General Commercial (CG) zone, which *provides areas for commercial uses with clusters of street-front stores. This district permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, residential uses, and business and personal services that are typically appropriate along major thoroughfares, as well as regional commercial uses. The following types of retail uses are discouraged: factory outlets, large regional-serving shopping centers, and other similar retail uses generating high traffic volumes.*

As noted above, pursuant to Chapter 17.130.330 of the Sebastopol Municipal Code, the Conditional Use Permit for the existing telecommunications facility is subject to renewal by the Planning Commission every 10 years.

Required Findings:
The required findings for approval are listed below and confirmed in the attached resolution:

17.415.030 Conditional Use Permit Findings:

Conditional use permits are discretionary and shall be granted only when the review authority determines that the proposed use or activity complies with all of the following findings:

A. The proposed use is consistent with the General Plan and all applicable provisions of this title.

B. The establishment, maintenance, and operation of the use applied for will not, under the

circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

17.130.280 Telecommunications Facilities Findings:

A. Where a wireless telecommunication facility requires a use permit under this chapter, the reviewing authority shall not approve any application unless, in addition to the findings generally applicable to all use permits, all of the following additional findings are made:

1. The proposed facility complies with all applicable provisions of this chapter.

2. The proposed facility has been designed and located to achieve compatibility with the community to the maximum extent reasonably feasible.

3. The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facility wherever technically and economically feasible and where collocation would not harm community compatibility.

4. Noise generated by equipment will not be excessive, annoying nor be detrimental to the public health, safety, and welfare, and will not exceed the standards set forth in this chapter.

Analysis:
The existing telecommunications facility requires a renewal of the Conditional Use Permit every 10 years. Approving this Conditional Use Permit would ensure the facility is compliant with the Sebastopol Municipal Code and standards. As noted earlier in this report, this use permit request does not authorize any new equipment or facilities on this pole or at this location. The purpose of this application is to renew the Conditional Use Permit and to formalize the administrative record.

Environmental Review:
The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Class 1: Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Conditional Use Permit would fit this exemption, as it is for an existing wireless facility.

City Departmental Comments:
The project was routed to the various City agencies, including the Sebastopol Police, Building, Police, Public Works, and Fire Departments. The Department's requested conditions have been added to the attached recommended conditions of approval.

Public Comment:
As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

No public comments have been received as of the writing of this staff report.

Recommendation:
If it is the consensus of the Planning Commission that the proposed use is compatible with the site and surrounding uses, staff recommends that the Planning Commission adopt Planning Commission Resolution 26-0X, subject to the Findings and Conditions included in Planning Commission Resolution 26-0X, the Conditions of Approval included in Exhibit B: Recommended Conditions of Approval, and Standard Conditions of Approval included in Exhibit C and any additional or modified conditions the Planning Commission determines are appropriate.

Attachments:
Planning Commission Resolution 26-0X
Exhibit B – Recommended Conditions of Approval
Exhibit C – Standard Conditions of Approval
Application Materials
PermiTech Solutions Wireless Planning Memorandum

RESOLUTION NO. 26-0X

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEBASTOPOL APPROVING A CONDITIONAL USE PERMIT FOR AN EXISTING ROOFTOP-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITY
(2025-030) AT 7820 COVERT LANE (APN 004-430-011)

WHEREAS, on May 29, 2025, an application was submitted to the City of Sebastopol for an existing Telecommunications Facility Conditional Use Permit located at 7820 Covert Lane (APN 004-430-011); and

WHEREAS, on February 2, 2026, a revised application was received by the Planning Department of the City of Sebastopol to address incompleteness items; and

WHEREAS, the application was reviewed by City staff for compliance with the Sebastopol Municipal Code and applicable planning regulations; and

WHEREAS, the project is consistent with the General Plan, in that it conforms to the following: Policy EV 1-16: Support the development and implementation of technological infrastructure to attract and retain businesses. Policy EV 1-17: Facilitate high-quality communication systems, including high-speed internet throughout the City, that enhance economic viability, governmental efficiency, and equitable access. Action EV 1h: Work with telecommunications service providers to ensure the access and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the community, and work with property owners and landlords to identify the highest and best use for properties. Policy CHW 4-1: Consider professional, science-based, and medically sound information regarding EMF radiation from new electrical transmission lines and substations when making land use decisions. Policy CHW 4-2: Minimize unsafe EMF radiation levels near sensitive areas such as schools, hospitals, playgrounds, high-density residential, and libraries when planning for electrical transmission facilities repair and new construction. Policy CHW 4-4: Continue to regulate the location, when legally viable, and appearance of telecommunications and electrical facilities.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (14 CCR, § 15000 et seq.), the project fits the Categorical Exemption of Section 15301, "*Class 1: Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.*" in that this is an existing telecommunications facility that needs to formalize its conditional use permit; and

WHEREAS, the project, as conditioned, is consistent with Sebastopol General Plan and Zoning Ordinance, in that, it is consistent with prior approvals and entitlements for the original installation, and would not change the basic use, the tower height, the site area of use, or other aspects; and, per the RF-EME report submitted by the applicant, conforms to FCC standards, which is a continuing requirement under the Zoning Ordinance; and

WHEREAS, the project is consistent with SMC 17.415.030 Conditional Use Permit Findings as follows: *A. The proposed use is consistent with the General Plan and all applicable provisions of this title*, in that, it is an existing telecommunications facility, which requires a conditional use permit. *B. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City,* in that, it is an existing telecommunications facility, which requires a conditional use permit.

WHEREAS, the project is consistent with SMC 17.130.280 Telecommunications Facilities Findings as follows: *Where a wireless telecommunication facility requires a use permit under this chapter, the reviewing authority shall not approve any application unless, in addition to the findings generally applicable to all use permits, all of the following additional findings are made:* 1. *The proposed facility complies with all applicable provisions of this chapter,* in that, the telecommunications facility is existing and is in compliance with existing approvals, therefore meets the requirements of this chapter. 2. *The proposed facility has been designed and located to achieve compatibility with the community to the maximum extent reasonably feasible,* in that, the facility already exists and has met this criterion. 3. *The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facility wherever technically and economically feasible and where collocation would not harm community compatibility,* in that, at this time, the applicant is only requesting a conditional use permit; no collocation is being proposed. If collocation were being proposed, staff would require this statement. 4. *Noise generated by equipment will not be excessive, annoying, nor be detrimental to the public health, safety, and welfare, and will not exceed the standards set forth in this chapter,* in that, the existing facility has been and will continue to adhere to the noise standards set forth in this chapter.

WHEREAS, the Planning Commission held a duly noticed public hearing on March 24, 2026; and

WHEREAS, the Planning Commission considered the staff report, all written and oral testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Sebastopol hereby approves the project subject to the Conditions of Approval attached hereto as Exhibit B and Exhibit C.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Planning Commission of the City of Sebastopol at a regular meeting held on March 24, 2026, by the following vote:

VOTE:
AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: _____
Evert Fernandez
Chair, Planning Commission

Certified: _____
Jane Riley
Interim Planning Director

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

T-Mobile Telecommunications Facility
Conditional Use Permit (2025-030)

7820 Covert Lane (APN 004-430-011)

1. This approval authorizes the continued use and operation of the existing roof-mounted wireless telecommunications facility. This does not authorize any new construction, changes, modifications, or new operations.

2. Plans and elevations shall be in substantial conformance with plans prepared by Network Connex, Global Technology Associates, and Vector Engineers on behalf of T-Mobile and stamped received on May 29, 2025, June 25, 2025, July 7, 2025, and February 2, 2026, and on file at the City of Sebastopol Planning Department, except as modified herein:

3. Antenna Placement. Antenna elements shall remain flush mounted within the FRP box screened walls. No antennas shall extend beyond the FRP screened walls.

4. Antenna Support Equipment. The applicant shall continue to employ screening and camouflage design techniques in the design and placement of wireless telecommunications facilities in order to ensure that the facility remains as inconspicuous as possible. All antenna supporting equipment shall remain concealed within the FRP screened walls or within T-Mobile's equipment room.

5. Cabling and Conduits. Exposed wiring, cabling, and conduits shall continue to be concealed or integrated within the FRP screening to the maximum extent practicable. All connections, equipment, wires, transformers, or any other related telecommunication items shall remain at least six (6) inches below the building parapet.

6. Site Cleanliness and Maintenance. A maintenance/facility removal agreement signed by the applicant shall be submitted to the Planning Director for any use authorizing the establishment or modification of any telecommunications facility. Each wireless telecommunications facility and wireless telecommunications collocation facility shall remain resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous situations, visual blight, or attractive nuisances. The reviewing authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location or accessibility, a facility has the potential to become an attractive nuisance.

7. The permittee shall keep its base station equipment enclosures/cabinets closed and locked at all times except when active maintenance is performed on the equipment.

8. The permittee shall ensure that all federally required radio frequency signage be installed and maintained at all times in good condition. All such radio-frequency signage be constructed of hard materials and be UV-stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall

provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

9. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.

10. The permittee shall keep the site, which includes, without limitation any and all improvements, equipment, structures, access routes, fences, and landscape features, in a neat, clean, and safe condition in accordance with the Approved Plans and all conditions in this permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

11. The permittee shall maintain compliance at all times with all federal, state, and local statutes, regulations, orders, or other rules that carry the force of law ("Laws") applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any laws and regulations applicable to human exposure to RF emissions. The Permittee will not be relieved from its obligation to comply in all respects with all applicable provisions in the Sebastopol Municipal Code, this, or any other applicable permit, and each and every other permit condition.

12. The permittee expressly acknowledges and agrees that the City's officers, officials, staff or other designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the City's officers, officials, staff or other designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee will be permitted to supervise the City's officers, officials, staff, or other designee while any such inspection or emergency access occurs.

13. The permittee shall furnish the Director with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes, without limitation, such person's full name, title, direct telephone number, facsimile number, mailing address, and email address. The permittee shall keep such contact information up-to-date at all times and immediately provide the Director with updated contact information in the event that either the responsible person or such person's contact information changes.

14. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes, without limitation, this approval, the approved plans and photo simulations incorporated into this approval, all

conditions associated with this approval, and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.

15. The permittee shall inform the Public Works Department when any work is to be done on the site that would trigger the need for an encroachment permit. The permittee shall work with the Public Works Department in obtaining that permit in a timely manner before the work is to be done on-site.

16. Standard Conditions of Approval. In addition to all other conditions adopted by the Planning Commission, all telecommunication facility approvals, whether approved by the Planning Commission or deemed approved by the operation of law, shall be automatically subject to the following conditions in this section; provided, however, that the Planning Director shall have discretion to modify or amend these conditions on a case-by-case basis as may be necessary or appropriate under the circumstances:

    i. Approved Plans. The permittee shall incorporate the wireless telecommunications facility permit granted under this section, all conditions associated with the wireless telecommunications facility permit, and the approved plans and any photo simulations (the “Approved Plans”) into the project plans. The permittee must continue to operate the wireless telecommunications facility in strict compliance with the Approved Plans.

    ii. Permit Term. The City’s grant or grant by operation of law of a Section 6409(a) approval constitutes a Federally mandated modification to the underlying permit or other prior regulatory authorization for the subject tower or base station. The City’s grant or grant by operation of law of a Section 6409(a) approval will not extend the permit term, if any, for any conditional use permit, or other underlying prior regulatory authorization. Accordingly, the term for a Section 6409(a) approval shall be coterminous with the underlying permit or other prior regulatory authorization for the subject tower or base station.

    iii. Accelerated Permit Terms Due to Invalidation. In the event that any court of competent jurisdiction invalidates any portion of Section 6409(a) or any FCC rule that interprets Section 6409(a) such that Federal law would not mandate approval for any Section 6409(a) approval, such 6409(a) approvals shall automatically expire one year from the effective date of the judicial order, unless the decision would not authorize accelerated termination of previously approved Section 6409(a) approvals or the Planning Director grants an extension upon written request from the permittee that shows good cause for the extension, which includes without limitation extreme financial hardship. Notwithstanding anything in the previous sentence to the contrary, the

Planning Director may not grant a permanent exemption or indefinite extension. A permittee shall not be required to remove its improvements approved under the invalidated Section 6409(a) approval when it has applied for a conditional use permit for those improvements before the one-year period ends.

iv. No Waiver of Standing. The City's grant or grant by operation of law of a Section 6409(a) approval does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a), any FCC rules that interpret Section 6409(a) or any Section 6409(a) approval.

v. Maintenance Obligations – Vandalism. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the Approved Plans and all conditions in this Section 6409(a) approval. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

vi. Compliance with Laws. The permittee shall maintain compliance at all times with all Federal, State and local statutes, regulations, orders or other rules that carry the force of law ("laws") applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this Section 6409(a) approval. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws.

vii. Adverse Impacts on Other Properties. The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's construction, installation, operation, modification, maintenance, repair, removal or other activities at the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines on any day and at any time prohibited under the SMC. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the City. The Planning Director may issue a stop work order for any work that violates this condition.

viii. Noise Complaints. The permittee shall conduct all activities on the site in compliance with the noise standards in the SMC. In the event that any person files a noise complaint and the City verifies that such complaint is valid, the permittee must remedy the violation within 10 days after notice from the City, which may include a demonstration that the permittee has amended its operational guidelines in situations where the violation arises from the permittee's personnel rather than the permittee's equipment.

ix. Inspections – Emergencies. The permittee expressly acknowledges and agrees that the City or its designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the City or its designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee will be permitted to supervise the City or its designee while such inspection or emergency access occurs.

x. Contact Information. The permittee shall furnish the City with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times.

xi. Indemnification. The permittee and, if applicable, the property owner upon which the wireless facility is installed shall defend, indemnify and hold harmless the City, its agents, officers, officials, employees and volunteers from any and all (a) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the City or its agents, officers, officials, employees or volunteers to challenge, attack, seek to modify, set aside, void or annul the City's approval of this Section 6409(a) approval, and (b) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees', or customers' acts or omissions in connection with this Section 6409(a) approval or the wireless facility. In the event the City becomes aware of any claims, the City will use best efforts to promptly notify the permittee and the private property owner and shall reasonably cooperate in the defense. The permittee expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner or permittee (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily

incurred by the City in the course of the defense. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this Section 6409(a) approval, and that such indemnification obligations will survive the expiration or revocation of this Section 6409(a) approval.

xii. Performance Bond. Before the City issues any construction permit in connection with the wireless facility, the permittee shall post a performance bond from a surety and in a form acceptable to the City Manager in an amount equal to or greater than a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which includes without limitation all antennas, radios, batteries, generators, utilities, cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings and foundations, whether above ground or below ground, constructed or installed in connection with the wireless facility. In establishing or adjusting the bond amount required under this condition, and in accordance with California Government Code Section 65964(a), the City Manager shall take into consideration information provided by the permittee regarding the cost to remove the wireless facility.

xiii. Record Retention. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee.

xiv. Compliance Obligations. An applicant or permittee will not be relieved of its obligation to comply with every applicable provision in the SMC, any permit, any permit condition or any applicable law or regulation by reason of any failure by the City to timely notice, prompt or enforce compliance by the applicant or permittee.

17. All applicable permits shall be obtained from other agencies prior to commencement of this use, including, but not limited to, Public Works, Building and Safety Department, Health Department, and Fire Department clearances.

18. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or

the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

19. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

20. The City shall have the right to modify or terminate this Conditional Use Permit at any time if any of the terms of such permit or the conditions of approval for said permit are violated, or for other good cause deemed necessary to maintain or improve the public right-of-way or to preserve and protect the health, safety, and welfare of the public.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

T-Mobile Telecommunications Facility
Conditional Use Permit (2025-030)

7820 Covert Lane (APN 004-430-011)

1. All plans shall include a brief description of the project on the cover sheet.

2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.

3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.

4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to l00% of the cost and installation of any landscape improvements.

5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.

6. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.

7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
b) Construction Hours
c) Travel routes and turn-around locations with staff approval
    - Impact to state highways
d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
e) Worker auto parking space locations/construction parking
f) Phasing (if applicable)
g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project's Specific Conditions of Approval.

A **24-inch by 36-inch** weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

a) Address of the project site.
b) Permitted hours of construction and of deliveries/off-haul.
c) Name, e-mail address and direct phone number of the General Contractor.
d) Name, e-mail address and direct phone number of the person responsible for managing the project.
e) Name and direct phone number of the party to call in case of an emergency.
f) City of Sebastopol Building Department (707-823-8597).

8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is $10.00 per day. A minimum of 11' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be

permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.

10. A pre-construction meeting is required with city staff for projects that:

    a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
    b) Have 5 dwelling units or more; or
    c) Have a total of 5,000 square feet of building or more; or
    d) Have a creek setback requirement; or
    e) Are required to have a pre-construction meeting under a specific condition of approval.

11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.

12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.

13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.

15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

16. For projects with new foundations or retaining walls less than 10’ away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10’ away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.

17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point

possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

    New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.

21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.

22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.

23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.

24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.

25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.

26. Any improvements, public or private, damaged during construction shall be replaced,

by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.

27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.

28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.

29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.

31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.

32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.

33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.

34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.

35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.

36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.

37. Retaining walls and retaining curbs may be required to protect damage to trees as determined by a licensed Arborist. All retaining structures shall be designed and

constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.

40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.

41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.

43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.

44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner’s commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.

46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.

    a) Cut or fill exceeding 50 cubic yards
    b) Cut or fill greater than 3 feet in depth
    c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
    d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent

47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.

48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.

50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.

51. Improvement plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.

52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.

53. If the proposed project is located in or adjacent to a waterway, within an area designated as habitat for threatened or endangered species, or other special status

area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.

56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.

57. Noncombustible roofing shall be provided for:
    a. All new roofs shall be non-combustible.
    b. Roof Repairs or replacement:
        i. Less than 25% - no requirement
        ii. 25Hr to 50% - Class C minimum
        iii. 50% or more — Non-Combustible
    c. In no case shall the roofing material used to be less fire resistive than the existing roof.

    NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.

60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL

Received 5/29/2025

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

☐ Administrative Permit Review	☐ Lot Line Adjustment/Merger	☐ Temporary Use Permit
☐ Alcohol Use Permit/ABC Transfer	☐ Preapplication Conference	☐ Tree Removal Permit
☐ Conditional Use Permit	☐ Preliminary Review	☐ Variance
☐ Design Review	☐ Sign Permit	☐ Other Conditional Use Permit Renewal

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

☐ Staff/Admin ☐ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other_____

APPLICATION FOR

Street Address: 7820 Covert Ln Sebastopol CA 95472 Assessor's Parcel No(s): 004-430-011-000

Present Use of Property: Existing wireless facility Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Olivia Pearl LLC

Mailing Address: 1506 Dry Creek Rd Phone:

City/State/ZIP: Healdsburg CA 95448 Email:

Signature: Date:

Authorized Agent/Applicant Name: Crystal Shea, as agent for T-Mobile

Mailing Address: 655 N Central Ave Suite 1520 Phone: (312) 758-7915

City/State/ZIP: Glendale CA 91203 Email: cshea@networkconnex.com

Signature: Crystal Shea Date: 5/28/25

Contact Name *(if different from above):* Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

T-Mobile is requesting a renewal of the conditional use permit for the continued use and operation of their existing wireless telecommunications facility.

CITY USE ONLY

Fill out upon receipt:		Action:		Action Date:
Application Date:		Staff/Admin:		Date:
Planning File #:		Planning Director:		Date:
Received By:		Design Review/Tree Board:		Date:
Fee(s):	$	Planning Commission:		Date:
Completeness Date:		City Council:		Date:

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures *(if multiple structures include all separately)*			
Floor Area Ratio (F.A.R)	____._____FAR	____._____FAR	____._____FAR
Lot Coverage	_____% of lot _____sq. ft.	_____% of lot _____sq. ft.	_____% of lot _____sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks *(if applicable)*			
Other (_____)			
Number of Residential Units	_____Dwelling Unit(s)	_____Dwelling Unit(s)	_____Dwelling Unit(s)
Residential Density	1 unit per_____ sq. ft.	1 unit per_____ sq. ft.	1 unit per_____ sq. ft.
Useable Open Space	_____sq. ft.	_____sq. ft.	_____sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____cu. yds
Impervious Surface Area	N/A	_____% of lot _____sq. ft.	_____% of lot _____sq. ft.
Pervious Surface Area	N/A	_____% of lot _____sq. ft.	_____% of lot _____sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

   If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

   NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.
6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

   ☐ A general plan ☐ A specific plan

   ☐ An ordinance affecting building permits or grading permits ☐ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____ **Date:**_____

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: Crystal Shea **Date:** 5/28/25

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: ☐ Yes ☒ No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

No changes are being made to the facility at this time. This is only a renewal, there is no project or scope of work.

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots),** are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- √ Project description
- √ Contact information for the applicant, including address, phone number, and email address
- √ Map showing project location
- √ Photographs of project site
- √ Project plans and drawings

Received 5/29/2025

LETTER OF AUTHORIZATION

APPLICATION FOR BUILDING/ZONING/LAND USE ENTITLEMENTS

Site Number: BA60329S
Property Address: 7820 Covert Ln. Sebastopol, Ca. 95472
Assessor's Parcel Number: 004-430-011-000

I, Steve Aitken, for Olivia Pearl LLC, owner of the above described property, authorize T-Mobile West LLC, or their agent, to act as an agent on my behalf for the sole purpose of consummating any building or land-use applications necessary to ensure T-Mobile West LLC ability to use the property for the purpose of constructing and operating a communications facility. I understand that this application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

Signature of Property Owner(s): DocuSigned by: Olivia Pearl LLC / Steve Aitken C52E4BB0B09F4BE...

Date: 5/28/2025

Received 5/29/2025

NETWORK CONNEX

To whom it may concern,

T-Mobile is requesting a renewal of the conditional use permit for the continued use and operation of their existing wireless telecommunications facility.

Thank you,

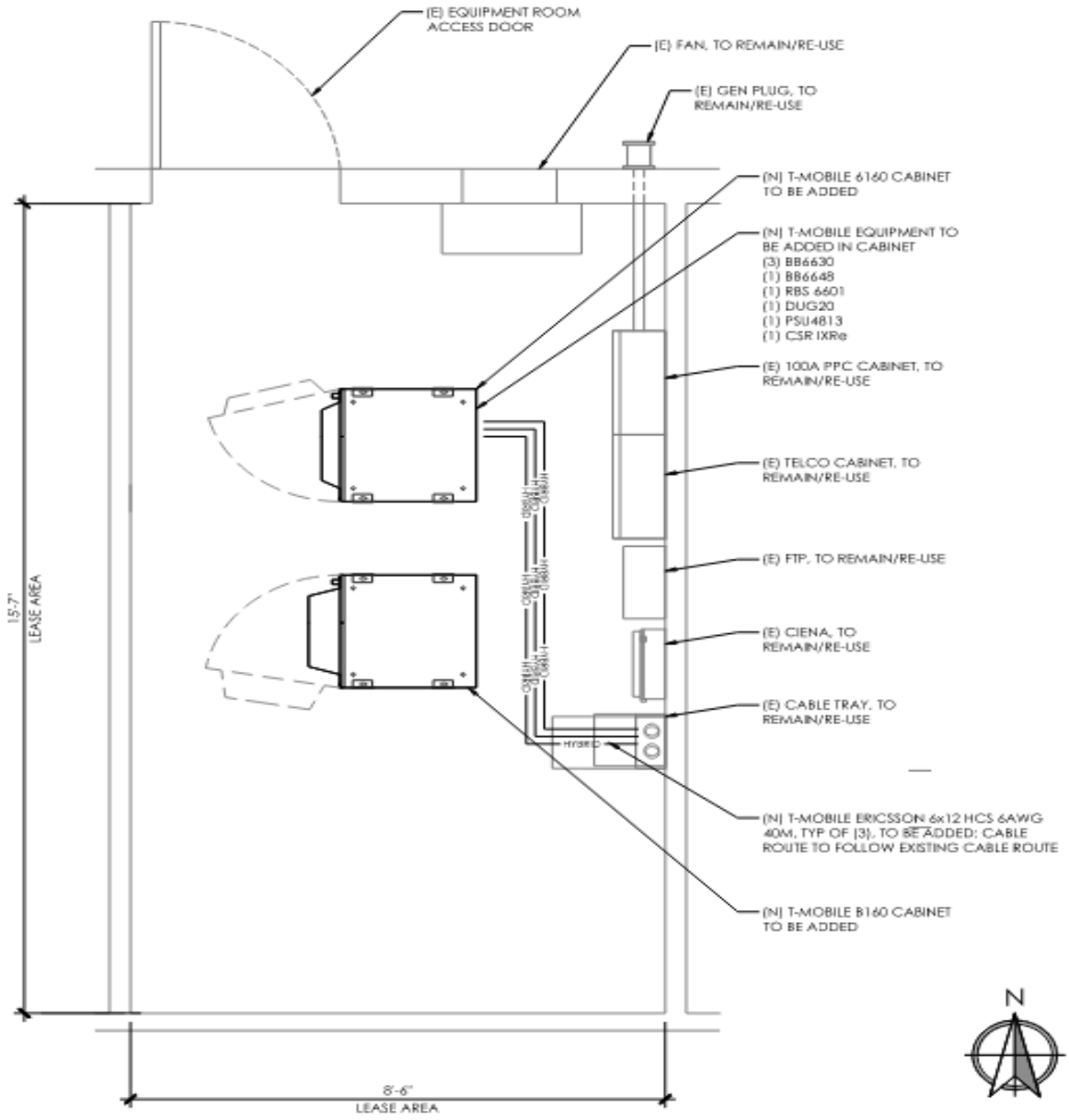
Crystal Shea
Site Acquisition Manager
cshea@networkconnex.com

655 N. Central Ave. Suite 1520
Glendale, CA 91203
p: 312.758.7915
w: www.networkconnex.com

NETWORK CONNEX
416 Aviation Blvd., Suite B,
Santa Rosa, CA 95403

Received 5/29/2025

BA60329S Cup Renewal Sketch



CUP RENEWAL

Received 5/29/2025

Sprint Now part of T-Mobile

SITE NUMBER:	**BA60329S**	**CITY:**	**SEBASTOPOL**
SITE NAME:	**FIESTA CENTER**	**COUNTY:**	**SONOMA**
SITE TYPE:	**ROOFTOP**	**JURISDICTION:**	**CITY OF SEBASTOPOL**

PROJECT SUMMARY

SITE ADDRESS:
7820 COVERT LN
SEBASTOPOL, CA 95472

PROPERTY OWNER CONTACT:
OLIVIA PEARL LLC
1506 DRY CREEK RD,
HEALDSBURG, CA 95448-9794

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
CONSTRUCTION TYPE: WOOD
PROPERTY TYPE: OFFICE
LAND USE: FINANCIAL BLDG (BANK, S&L, MORTGAGE, LOAN, CREDIT)
APN: 004-430-011-000

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

(6) EXISTING ANTENNAS
(12) EXISTING RADIOS
(3) EXISTING DIPLEXERS
(1) EXISTING EQUIPMENT CABINET
(1) EXISTING BATTERY CABINET
(1) EXISTING FIBER CIENA BOX
(1) EXISTING FTP
(1) EXISTING TELCO BOX
(1) EXISTING 100A PPC
(1) EXISTING GENERATOR PLUG

LEGAL DESCRIPTION

LEGAL DESCRIPTION DETAILS BRIEF DESCRIPTION:
1968 FORM PT OF 4-430-07

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
MOBILE: (312) 758-7915
E-MAIL: cshea@networkconnex.com

LATITUDE / LONGITUDE

LAT:	38° 24' 19.7" N	LAT:	38.40547222°
LONG:	122° 50' 12.9" W	LONG:	-122.83691670°

UTILITY PURVEYOR

POWER:
COMPANY: -

TELCO:
COMPANY: -

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	EXISTING ELEVATIONS

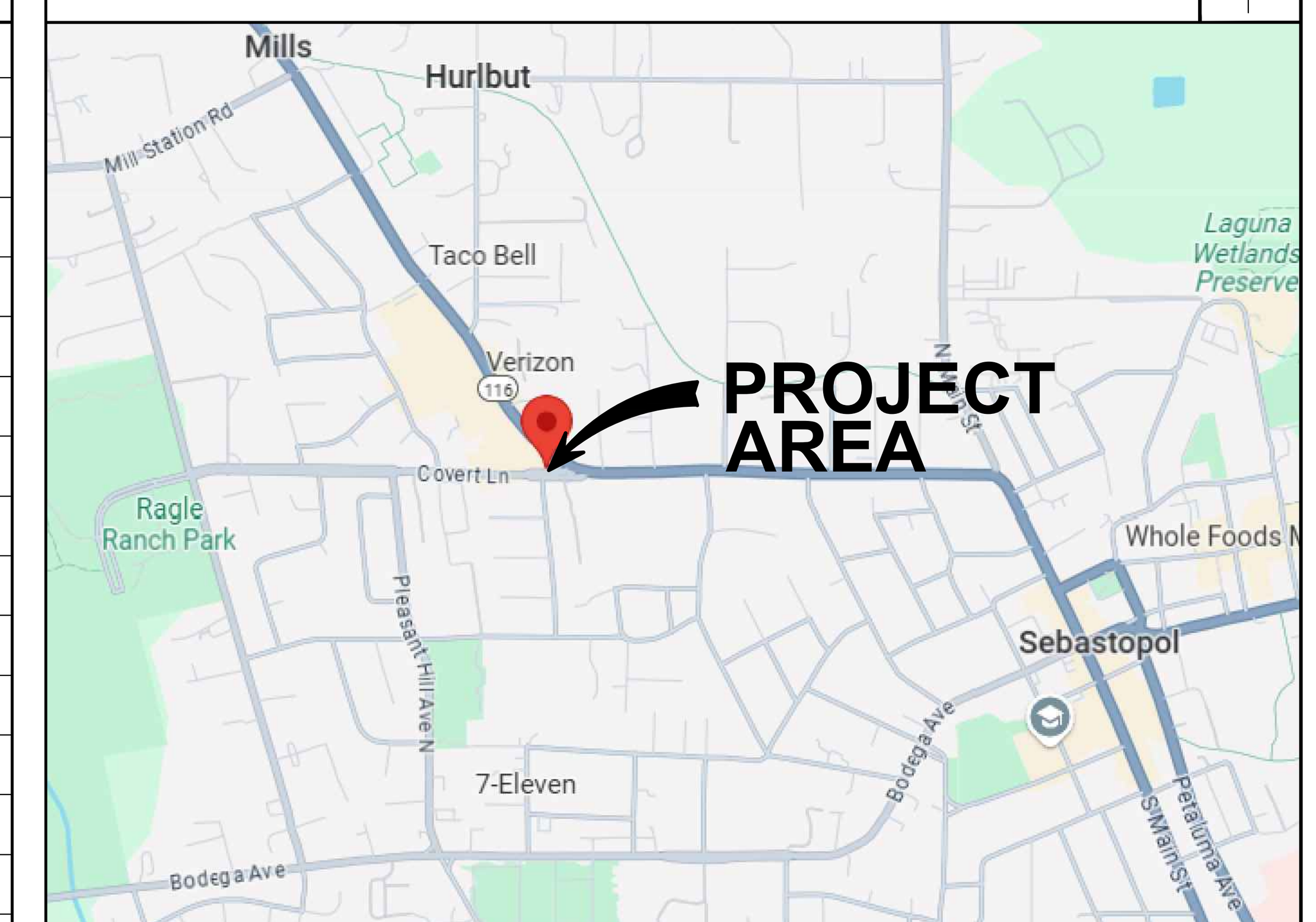
ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (EQUIPMENT SPACES)

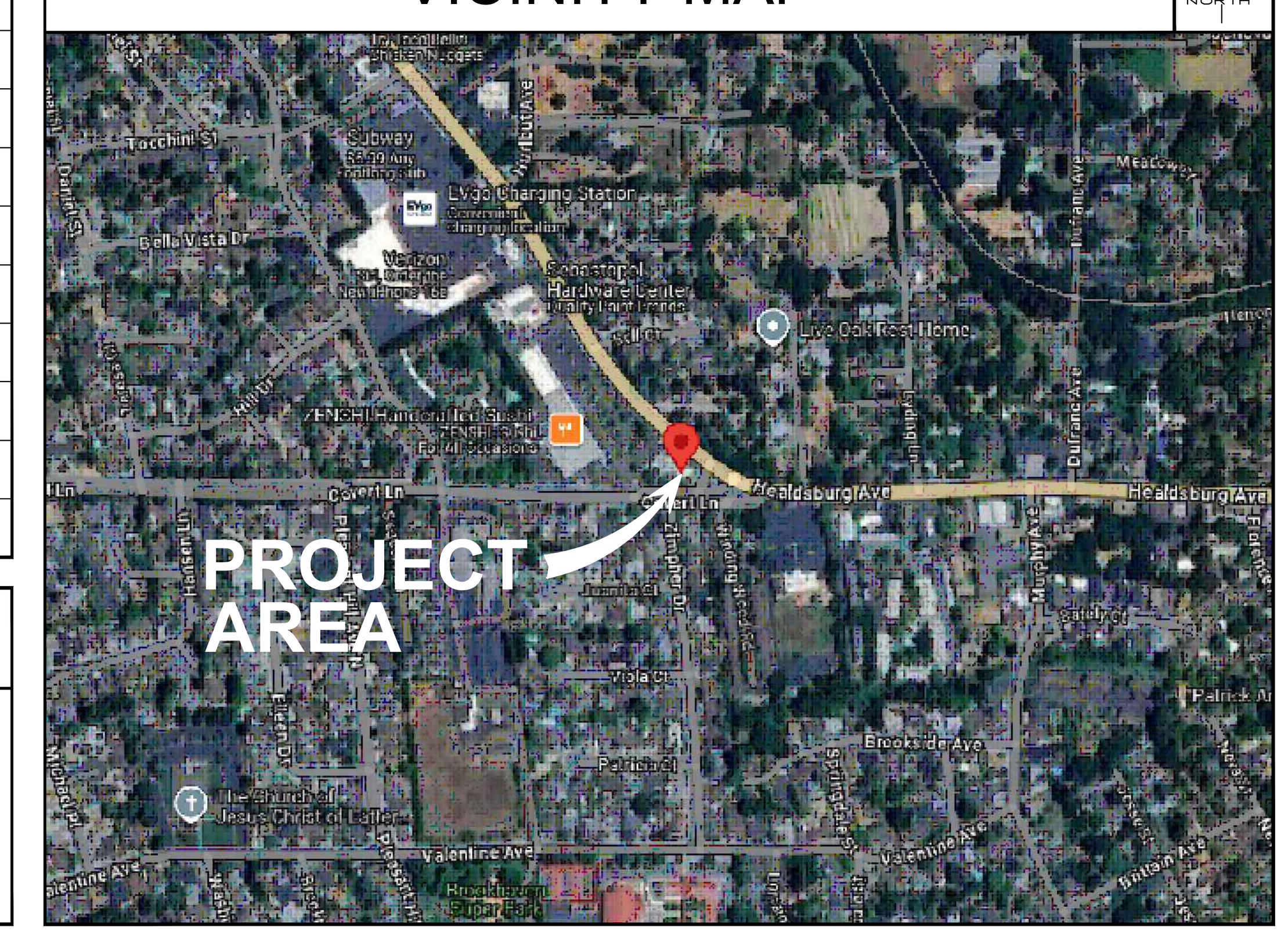
CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16 WITH SUPPLEMENT
11. ACI 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVENUE, CONCORD, CA 94520

GET ON I-680 N. HEAD NORTH ON NEW DRIVE. TURN LEFT ONTO CONCORD AVE. TURN RIGHT TO MERGE ONTO I-680 N. MERGE ONTO I-680 N. KEEP LEFT TO CONTINUE ON I-680. USE THE LEFT 2 LANES TO TAKE EXIT 58A FOR I-780 TOWARD BENICIA/VALLEJO. CONTINUE ONTO I-780 W. TAKE EXIT 1B TOWARD SACRAMENTO. MERGE ONTO I-80 E. TAKE EXIT 33 FOR CA-37 TOWARD NAPA. CONTINUE ONTO CA-37 W. TURN RIGHT ONTO LAKEVILLE HWY. TURN RIGHT TO MERGE ONTO US-101 N TOWARD EUREKA. MERGE ONTO US-101 N. TAKE EXIT 481B FOR CA-116 W TOWARD SEBASTOPOL/DOWNTOWN COTATI. TURN LEFT ONTO CA-116 W. USE THE RIGHT LANE TO TURN LEFT ONTO MCKINLEY ST. TURN RIGHT ONTO CA-116 W/N MAIN ST (SIGNS FOR JENNER). CONTINUE TO FOLLOW CA-116 W. DESTINATION WILL BE ON THE LEFT.

Sprint Now part of T-Mobile
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA60329S
FIESTA CENTER
7820 COVERT LN
SEBASTOPOL, CA 95472
SONOMA COUNTY

CURRENT ISSUE DATE:
05/13/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/25	100% ZD	GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

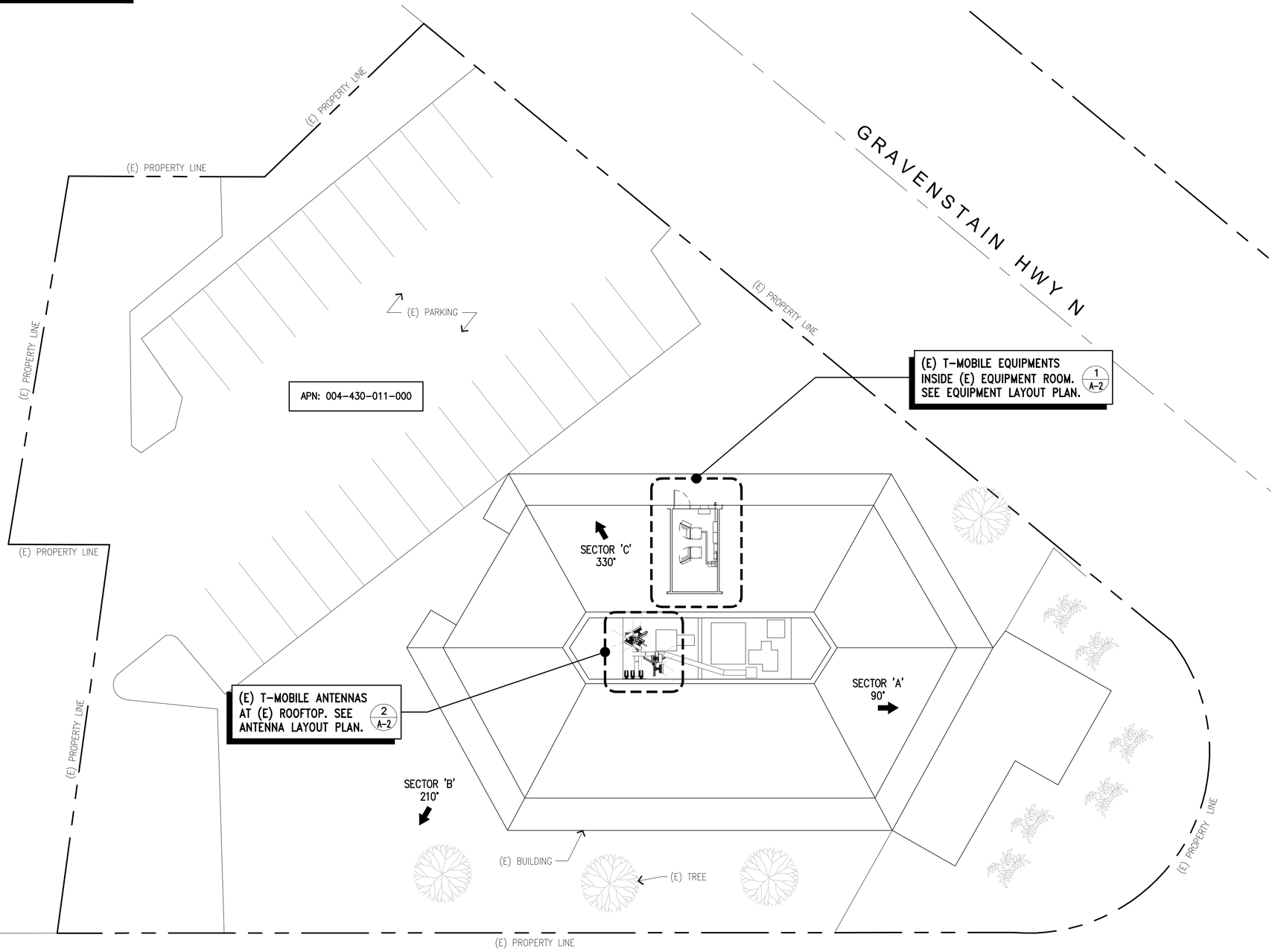
DRAWN BY:	CHK.:	APV.:
GHB	CS	CS

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	0
	BA60329S

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.



EXISTING OVERALL SITE PLAN

SCALE: 1"=10'-0" (0 5' 10' 20')

1

Sprint Now part of T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA60329S
FIESTA CENTER

7820 COVERT LN
SEBASTOPOL, CA 95472
SONOMA COUNTY

CURRENT ISSUE DATE:

05/13/25

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0	05/13/25	100% ZD	GHB

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655 N. CENTRAL AVE., #1520
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

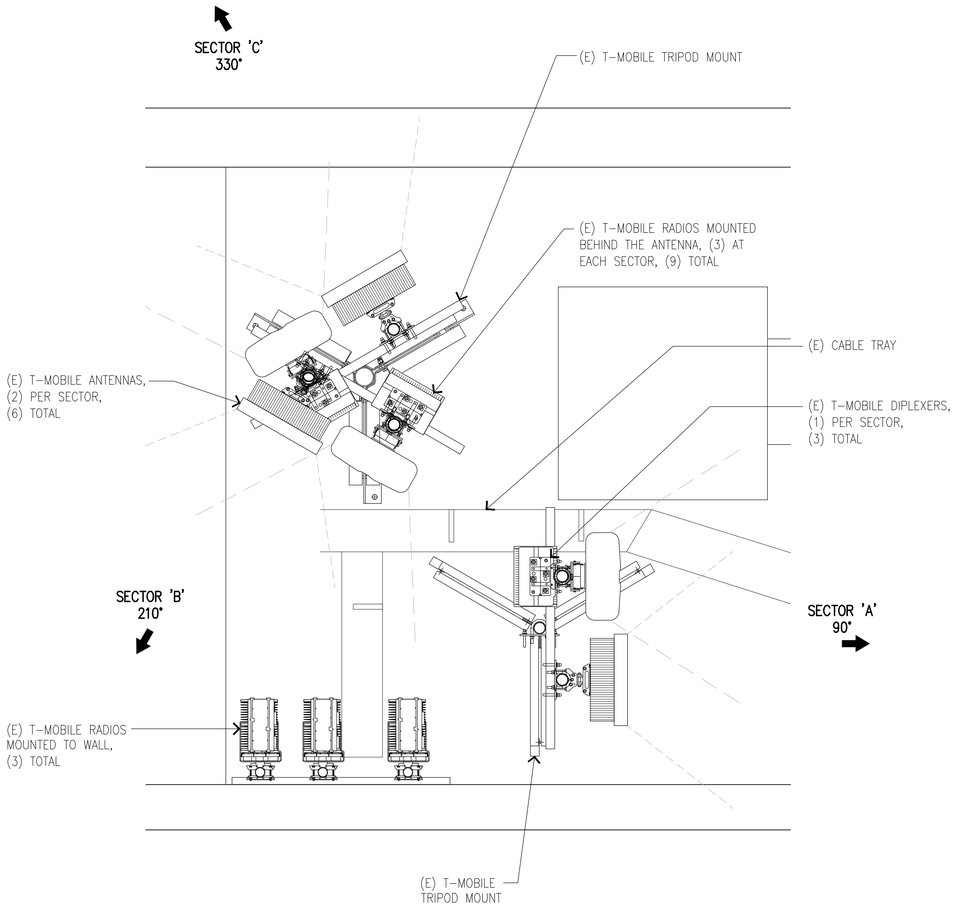
DRAWN BY:	CHK.:	APV.:
GHB	CS	CS

LICENSURE:

SHEET TITLE:

EXISTING OVERALL SITE PLAN

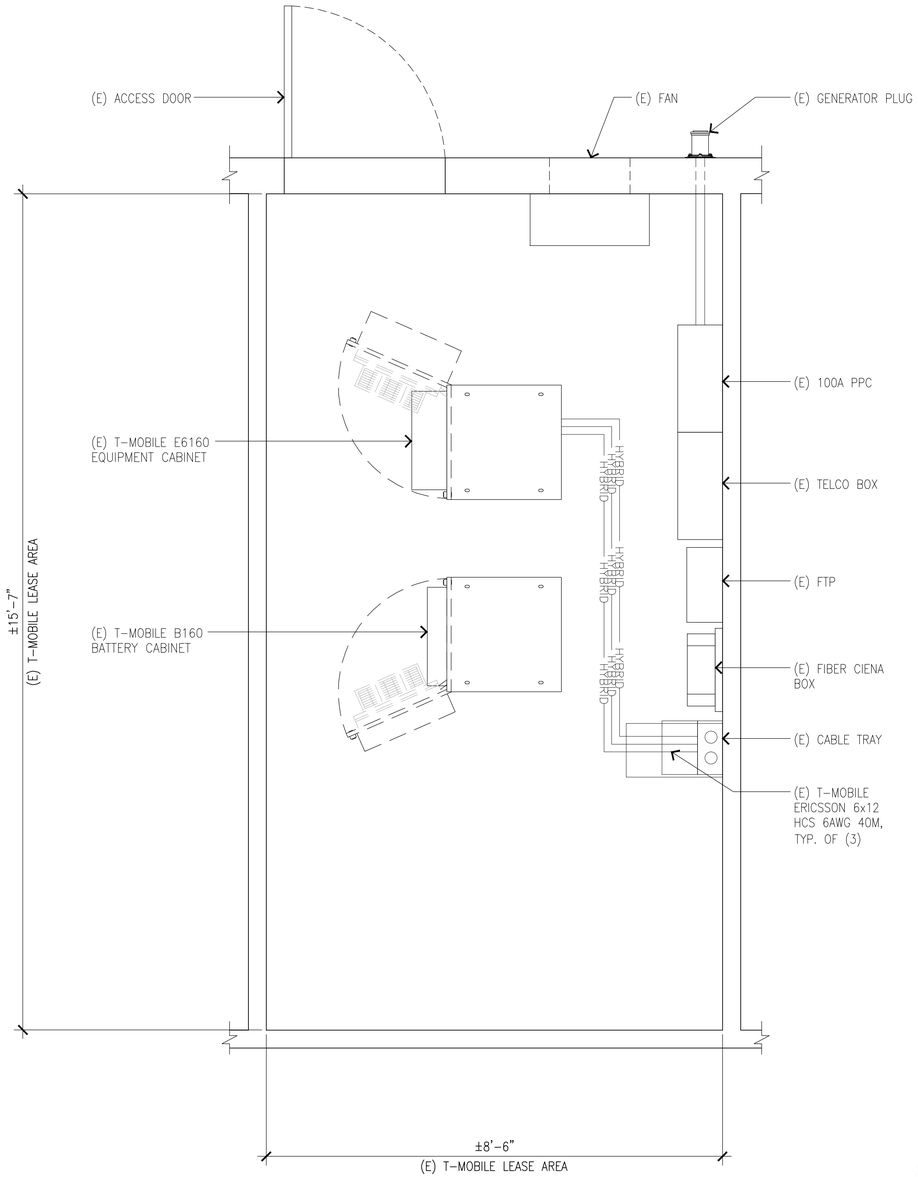
SHEET NUMBER:	REVISION:
A-1	0
	BA60329S



EXISTING ANTENNA LAYOUT PLAN

SCALE: 3/4"=1'-0" 0 1' 2' 3'

2



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/4"=1'-0" 0 1' 2' 3'

1

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA60329S
FIESTA CENTER

7820 COVERT LN
SEBASTOPOL, CA 95472
SONOMA COUNTY

CURRENT ISSUE DATE:

05/13/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/25	100% ZD	GHB

PLANS PREPARED BY:

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655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

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655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
GHB	CS	CS

LICENSURE:

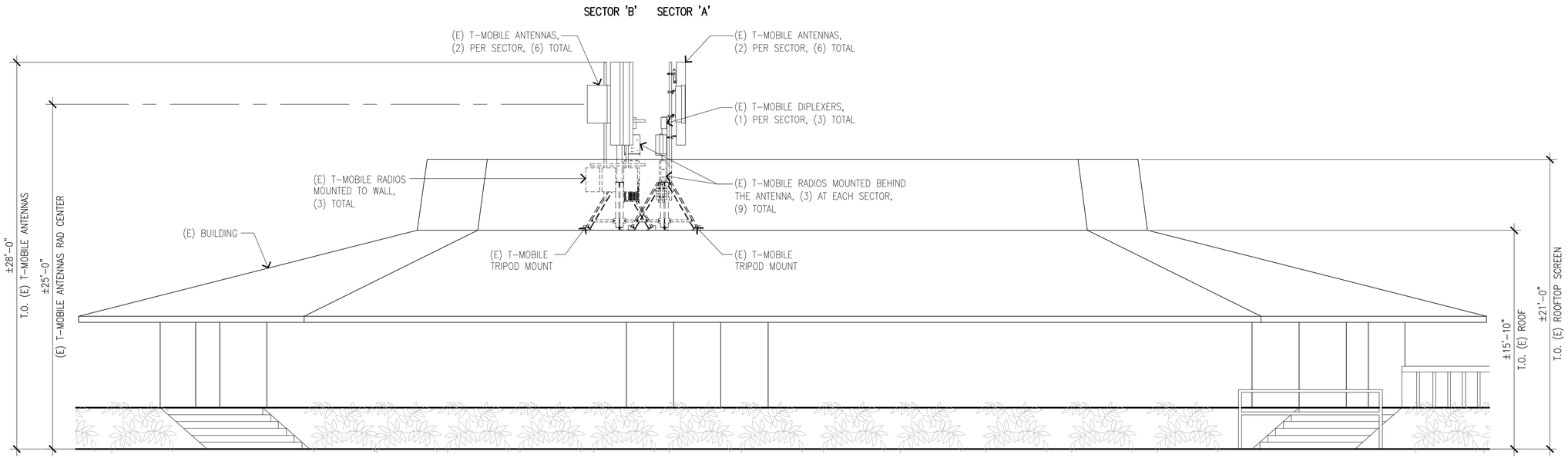
SHEET TITLE:

EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER: A-2

REVISION: 0

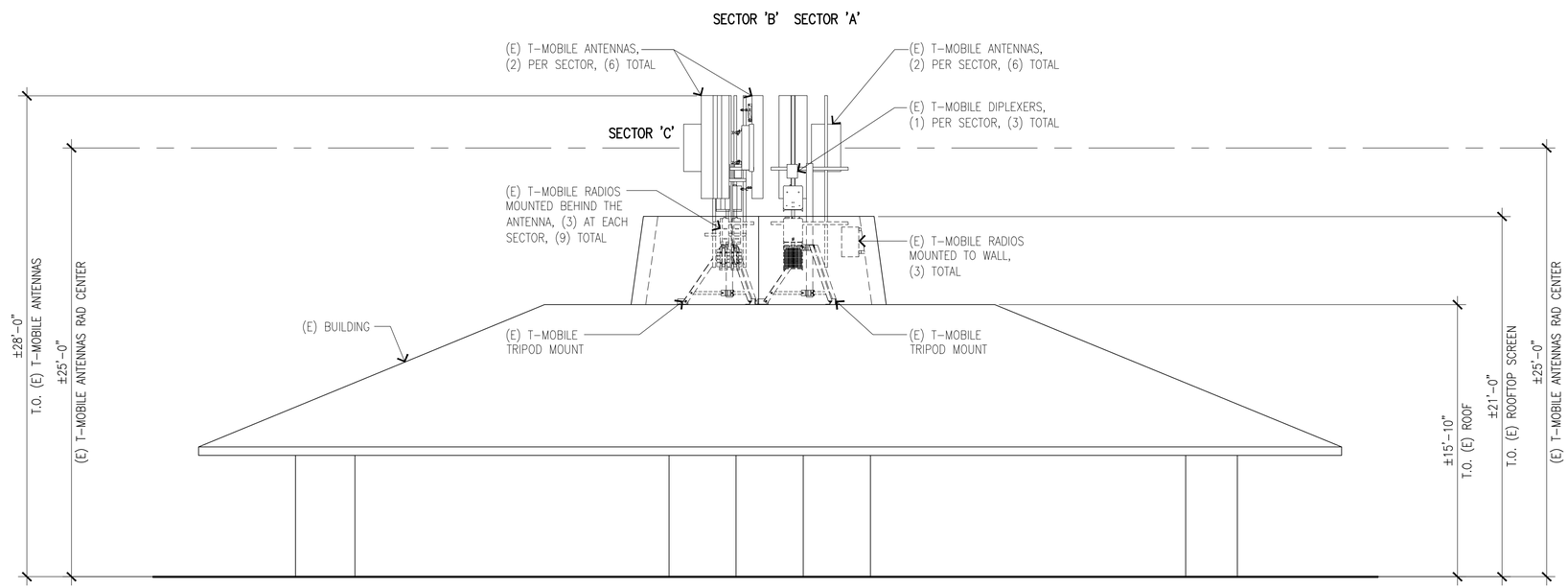
BA60329S



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0" (0 1' 2' 4' 8')

1



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0" (0 1' 2' 4' 8')

2

Sprint Now part of T-Mobile

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA60329S
FIESTA CENTER

7820 COVERT LN
SEBASTOPOL, CA 95472
SONOMA COUNTY

CURRENT ISSUE DATE:

05/13/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	05/13/25	100% ZD	GHB

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

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GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
GHB	CS	CS

LICENSURE:

SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER: A-3

REVISION: 0

BA60329S

Received 5/29/2025

Received 5/29/2025

Received 7/2/2025

City of Sebastopol
Planning Department

March 15, 2023

Don Shiveley
416 Aviation Blvd, Suite B
Santa Rosa CA, 95403

RE: Administrative Antenna Application, 7820 Covert Lane

File: 2023-015

Dear Don Shiveley,

You applied (2023-015) for an Administrative Antenna Permit for the property located at 7820 Covert Lane. The project involves the removal of all existing antennas, RRU's, cabling, stealth enclosure and cabinets. After previously mentioned components are removed, 6 antennas, 6 RRU's, 3 hybrid lines, and 2 outdoor cabinets and stealth enclosures will be installed. Should any changes to this Antenna Permit be made the proper application documents shall be submitted to the Planning Department of the City of Sebastopol.

The application is approved. This approval is in accordance with the findings and is subject to the conditions of approval contained in this letter.

If you are dissatisfied with the decision of the Planning Department, you have the right to appeal this decision to the Planning Commission within seven (7) days of the decision; this is Wednesday, March 22, 2023, by or before 5:00 pm.

Please feel free to contact Associate Planner John Jay if you have any questions.

Sincerely,

John Jay, Associate Planner

Kari Svanstrom, Planning Director
Lawrence McLaughlin, City Manager
Building and Safety Department
Dr. Jonathan Kramer, Esq., Telecom Law Group
Lory Kendirjian, Telecom Law Group
Joey Isaac, Telecom Law Group

Administrative Antenna Permit
2023-015
Administrative Antenna Permit Review
7820 Covert Lane

Findings for Approval:

1. That the proposed project is categorically exempt from the requirements of CEQA under Class 1, in that the antennas and ancillary equipment are existing facilities.

2. That the project, as conditioned, is consistent with Sebastopol General Plan and Zoning Ordinance in that it is consistent with prior approvals, including a Use Permit for the original installation, and would not change the basic use, the tower height, the site area of use, or other aspects which could trigger the requirement for a Use Permit amendment; and, per the RF report submitted by the applicant, conforms to FCC standards, which is a continuing requirement under the Zoning Ordinance.

3. The project, as conditioned, will conform to Chapter 17.130.295 of the Zoning Ordinance, including Section 17.130.260, the City's Standard Conditions of Approval for operation of a telecommunications facility.

4. That the proposed project is consistent with Chapter 17.130 of the Zoning Ordinance in that the antenna is in compliance with its existing approval(s). The antennas are not located in a required front yard, would not exceed height limits, and would not conflict with any known FAA or FCC standards, will obtain a Building Permit if required, will not result in any tree removals, and will have minimal visual impact, and therefore is consistent with the General Plan and Zoning Ordinance.

5. That no changes are proposed to the project. Renewal of a permit with no changes qualifies for required administrative approval under these provisions of the Act.

Conditions of Approval:

1. Plans and elevations shall be in substantial conformance with plans prepared by Vector Engineering, and stamped received on Tuesday, February 14, 2023, and on file at the City of Sebastopol Planning Department, except as modified below:
    a. Spring GPS antenna appears to be remaining. The GPS Antenna shall be placed inside the FRP chimney enclosure so that it is not visible to the general public from street level.
    b. Permittee shall install and maintain the barriers as depicted in Figure 13 attached to this approval letter.

2. Permittee shall always keep the access doors, hatches and ladders to the rooftop locked, except when active maintenance is performed on the rooftop or equipment.

3. Permittee shall ensure that all federally-required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

4. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.

5. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences, and landscape features, in a neat, clean, and safe condition in accordance with the Approved Plans and all conditions in this permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

6. The permittee shall maintain compliance at all times with all federal, state, and local statutes, regulations, orders, or other rules that carry the force of law (“Laws”) applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any laws and regulations applicable to human exposure to RF emissions. The Permittee will not be relieved from its obligation to comply in all respects with all applicable provisions in the Sebastopol Municipal Code, this, or any other applicable permit, and each and every other permit condition.

7. The permittee expressly acknowledges and agrees that the City’s officers, officials, staff or other designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the City’s officers, officials, staff or other designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The

permittee will be permitted to supervise the City's officers, officials, staff, or other designee while any such inspection or emergency access occurs.

8. The permittee shall furnish the Director with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times and immediately provide the Director with updated contact information in the event that either the responsible person or such person's contact information changes.

9. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.

10. The permittee shall inform the Public Works department when any work is do be done on the site which would trigger the need for an encroachment permit. The permittee shall work with the Public Works Department in obtaining that permit in a timely manner before the work is to be done on site.

11. Permittee shall keep its base station equipment enclosures/cabinets closed and locked at all times except when active maintenance is performed on the equipment.

12. Permittee shall ensure that all federally required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

13. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.

14. Standard Conditions of Approval. In addition to all other conditions adopted by the Planning Director, all telecommunication facility approvals, whether approved by the Planning Director or deemed approved by the operation of law, shall be automatically subject to the following conditions in this section; provided, however, that the Planning Director shall have discretion to modify or amend these conditions on a case-by-case basis as may be necessary or appropriate under the circumstances:
    i. Approved Plans. Before the permittee submits any application for a building permit or other permits required by the SMC, the permittee must incorporate the wireless telecommunications facility permit granted under this section, all

conditions associated with the wireless telecommunications facility permit and the approved plans and any photo simulations (the “Approved Plans”) into the project plans. The permittee must construct, install and operate the wireless telecommunications facility in strict compliance with the Approved Plans. The permittee shall submit an as-built drawing within 90 days after installation of the facility.

ii. Permit Term. The City’s grant or grant by operation of law of a Section 6409(a) approval constitutes a Federally mandated modification to the underlying permit or other prior regulatory authorization for the subject tower or base station. The City’s grant or grant by operation of law of a Section 6409(a) approval will not extend the permit term, if any, for any conditional use permit, or other underlying prior regulatory authorization. Accordingly, the term for a Section 6409(a) approval shall be coterminous with the underlying permit or other prior regulatory authorization for the subject tower or base station.

iii. Accelerated Permit Terms Due to Invalidation. In the event that any court of competent jurisdiction invalidates any portion of Section 6409(a) or any FCC rule that interprets Section 6409(a) such that Federal law would not mandate approval for any Section 6409(a) approval, such 6409(a) approvals shall automatically expire one year from the effective date of the judicial order, unless the decision would not authorize accelerated termination of previously approved Section 6409(a) approvals or the Planning Director grants an extension upon written request from the permittee that shows good cause for the extension, which includes without limitation extreme financial hardship. Notwithstanding anything in the previous sentence to the contrary, the Planning Director may not grant a permanent exemption or indefinite extension. A permittee shall not be required to remove its improvements approved under the invalidated Section 6409(a) approval when it has applied for a conditional use permit for those improvements before the one-year period ends.

iv. No Waiver of Standing. The City’s grant or grant by operation of law of a Section 6409(a) approval does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a), any FCC rules that interpret Section 6409(a) or any Section 6409(a) approval.

v. Build-Out Period. The Section 6409(a) approval will automatically expire one year from the issuance date unless the permittee obtains all other permits and approvals required to install, construct and operate the approved wireless facility, which includes without limitation any permits or approvals required by any Federal, State or local public agencies with jurisdiction over the subject property, the wireless facility or its use. The Planning Director may grant one written extension to a date certain when the permittee shows good cause to extend the limitations period in a written request for an extension submitted at least 30 days prior to the automatic expiration date in this condition. Any further extensions may be granted by the Planning Commission.

vi. Maintenance Obligations – Vandalism. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the Approved Plans and all conditions in this Section 6409(a) approval. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

vii. Compliance with Laws. The permittee shall maintain compliance at all times with all Federal, State and local statutes, regulations, orders or other rules that carry

the force of law ("laws") applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this Section 6409(a) approval. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws.

viii. Adverse Impacts on Other Properties. The permittee shall use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's construction, installation, operation, modification, maintenance, repair, removal or other activities at the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines on any day and at any time prohibited under the SMC. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the City. The Planning Director may issue a stop work order for any work that violates this condition.

ix. Noise Complaints. The permittee shall conduct all activities on the site in compliance with the noise standards in the SMC. In the event that any person files a noise complaint and the City verifies that such complaint is valid, the permittee must remedy the violation within 10 days after notice from the City, which may include a demonstration that the permittee has amended its operational guidelines in situations where the violation arises from the permittee's personnel rather than the permittee's equipment.

x. Inspections – Emergencies. The permittee expressly acknowledges and agrees that the City or its designee may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee; provided, however, that the City or its designee may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee will be permitted to supervise the City or its designee while such inspection or emergency access occurs.

xi. Contact Information. The permittee shall furnish the City with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times.

xii. Indemnification. The permittee and, if applicable, the property owner upon which the wireless facility is installed shall defend, indemnify and hold harmless the City, its agents, officers, officials, employees and volunteers from any and all (a) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the City or its agents, officers, officials, employees or volunteers to challenge, attack, seek to modify, set aside, void or annul the City's approval of this Section 6409(a) approval, and (b) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees', or customers' acts or omissions in connection with this Section 6409(a) approval or the wireless facility. In the event the City becomes aware of any claims, the City will use best efforts to promptly notify the permittee and the private property owner and shall reasonably cooperate in the

defense. The permittee expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner or permittee (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this Section 6409(a) approval, and that such indemnification obligations will survive the expiration or revocation of this Section 6409(a) approval.

xiii. Performance Bond. Before the City issues any construction permit in connection with the wireless facility, the permittee shall post a performance bond from a surety and in a form acceptable to the City Manager in an amount equal to or greater than a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which includes without limitation all antennas, radios, batteries, generators, utilities, cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings and foundations, whether above ground or below ground, constructed or installed in connection with the wireless facility. In establishing or adjusting the bond amount required under this condition, and in accordance with California Government Code Section 65964(a), the City Manager shall take into consideration information provided by the permittee regarding the cost to remove the wireless facility.

xiv. Record Retention. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee.

xv. Compliance Obligations. An applicant or permittee will not be relieved of its obligation to comply with every applicable provision in the SMC, any permit, any permit condition or any applicable law or regulation by reason of any failure by the City to timely notice, prompt or enforce compliance by the applicant or permittee.

Received
6/25/2025

City of Sebastopol

ENVIRONMENTAL/INFORMATION ASSESSMENT FORM

Application Checklist

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: 6/25/25

General Information:

1. Name of developer or project sponsor: Crystal Shea, as agent for T-Mobile
   Address of developer or project sponsor: 655 N Central Ave Suite 1520 Glendale CA 91203

2. Address of project: 7820 Covert Ln Sebastopol CA 95472

   Assessor's Block and Lot Number: 004-430-011-000

3. Name of person to be contacted concerning this project:: Crystal Shea
   Address of person to be contacted concerning this project: 655 N Central Ave Suite 1520 Glendale CA 91203
   Telephone Number of person to be contacted concerning this project: (312) 758-7915

4. Indicate number of the permit application for the project to which this form pertains: 1

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

N/A

6. Existing Zoning District: 1968 FORM PT OF 4-430-07, Zoning "x" Existing General Plan Designation: Financial Building

7. Propose Use of Site (Project for which this form is filed): Existing telecommunications facility

PROJECT DESCRIPTION:

8. Site Size: .61 AC

9. Square Footage: .61 AC

10. Number of floors of construction: N/A

11. Amount of off-street parking: N/A

12. Attach plans

13. Proposed scheduling

14. Associated project

15. Anticipated incremental development:

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

18. If industrial, indicate type, estimated employment per shift, and loading facilities.

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes ❑	No ☑
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes ❑	No ☑
23.	Change in pattern, scale or character of general area of project.	Yes ❑	No ☑
24.	Significant amounts of solid waste or litter.	Yes ❑	No ☑
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes ❑	No ☑
26.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	Yes ❑	No ☑
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes ❑	No ☑
28.	Site on filled land or on slope of 10 percent or more.	Yes ❑	No ☑

30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes ❑	No ☑
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes ❑	No ☑
32.	Relationship to a larger project or series of projects.	Yes ❑	No ☑

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?		No
2. An addition of more than 50% of square footage to the existing structure?		No
3. An addition of more than 2500 square feet to the existing structure?		No
4. An addition of more than 10,000 square feet to the existing structure?		No
5. Demolition of the existing structure?		No
	YES	**NO**
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:		
1. Will have substantially the same purpose and capacity as existing structures at the site?		No
2. Will result in an increase in square footage or capacity as compared to the existing structure?		No
	YES	**NO**
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		No
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		No
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		No
	YES	**NO**
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?		No

	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?		No
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)		No
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		No
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		No
	YES	NO
H. Does the Project involve changes to an official City landmark?		No
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		No
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations?		No
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		No

I certify that the information in this form is correct to the best of my knowledge.

Crystal Shea _____ 6/25/25 _____

Applicant Signature Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 6/25/25 _____

Signature: Crystal Shea _____

_ Printed Name: Crystal Shea _____

For: T-Mobile _____

Received
6/25/2025

Date:	**06/25/2025**
Property:	**7820 COVERT LN, SEBASTOPOL, CA 95472-2754**
APN:	**004-430-011-000**
County:	**SONOMA**

TICOR TITLE™

Property Details Report

Subject Property Location

Report Date: 06/25/2025
Order ID: R187056642

Property Address	7820 COVERT LN		
City, State & Zip	SEBASTOPOL, CA 95472-2754		
County	SONOMA COUNTY	**Property Use**	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)
Mailing Address	1506 DRY CREEK RD, HEALDSBURG, CA 95448-9794	**Parcel Number**	004-430-011-000
Census Tract	1534.05	**Latitude**	38.405538
Thomas Bros Pg-Grid		**Longitude**	-122.83716

Legal Description Details Brief Description: 1968 FORM PT OF 4-430-07

Current Ownership Information **Source of Ownership data: Recorder Information*

Primary Owner Name(s)	OLIVIA PEARL LLC,	**Sale Price**	$2,600,000
		Sale Date	
		Recording Date	07/20/2023
Vesting		**Recorder Doc #**	2023033214
		Book/Page	

Latest Full Sale Information

Primary Owner Name(s)	OLIVIA PEARL LLC,	**Sale Price**	$2,600,000
		Sale Date	07/10/2023
		Recording Date	07/20/2023
Vesting		**Recorder Doc #**	2023033214
		Book/Page	

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		**Year Built**	1977	**Living Area (SF)**	4,814
	Bathrooms/Partial		**Garage/No. of Cars**		**Price ($/SF)**	$540/SF
	Total Rooms		**Stories/Floors**	1 Story	**Lot Size (SF/AC)**	26,400/.61
	Construction Type	Wood	**No. of Units**	1	**Fireplace**	
	Exterior Walls		**No. of Buildings**		**Pool**	
	Roof Material/Type		**Basement Type/Area**		**Heat Type**	Central
	Foundation Type		**Style**		**A/C**	Y
	Property Type	Office	**View**		**Elevator**	
	Land Use	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)			**Zoning**	

Assessment & Taxes

	Assessment Year	2024	**Tax Year**	2024	**Tax Exemption**	
	Total Assessed Value	$1,333,240	**Tax Amount**	$15,413.08	**Tax Rate Area**	5-004
	Land Value	$525,481	**Tax Account ID**			
	Improvement Value	$807,759	**Tax Status**	No Delinquency Found		
	Improvement Ratio	60.59%	**Delinquent Tax Year**			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money

No details available

Loan Officer Insights

No details available

TICOR TITLE™

Comparables Report - Quick View

Subject Property Location

Property Address 7820 COVERT LN
City, State & Zip SEBASTOPOL, CA 95472-2754

Report Date: 06/25/2025
Order ID: R187056643
County: SONOMA

Area Sales Analysis

Total Area Sales/ Count	$12,755,000/ 10	**Median # of Baths**	2	**Median Lot Size (SF/AC)**	7,410 /.17
Price Range - 2 years	$725,000 - $3,150,000	**Median # of Bedrooms**	3	**Median Year Built**	1972
Age Range	28 - 119	**Median Living Area (SF)**	1,674	**Median Value**	$1,095,000
Median Age	53	**Median Price ($/SF)**	$713/SF		

Comparable Sales 10 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	**07/20/2023**	**$2,600,000**	**$540**	**4,814**	**0**			**1977**	**26,400/.61**		
1		7941 PATRICIA CT	02/05/2025	$1,060,000	$672	1,578	6	3	2	1968	5,600/.13		0.2
2		7431 HENON DR	04/16/2025	$1,630,000	$676	2,412	7	2	2	1995	23,110/.53		0.3
3		625 DUFRANC AVE	03/17/2025	$3,150,000	$995	3,167	10	4	3	1997	20,000/.46		0.3
4		326 JESSE ST	05/27/2025	$860,000	$456	1,884	7	4	3	1964	7,500/.17		0.33
5		470 FLORENCE AVE	01/22/2025	$725,000	$839	864	5	2	1	1906	6,094/.14		0.35
6		344 BROOKHAVEN CT	05/30/2025	$1,200,000	$750	1,600	7	4	2	1972	7,320/.17		0.36
7		7886 WASHINGTON AVE	01/02/2025	$805,000	$762	1,056	5	3	2	1971	9,000/.21		0.36
8		923 NORLEE ST	04/11/2025	$1,175,000	$859	1,368	4	3	2	1953	10,725/.25		0.37
9		8017 WASHINGTON AVE	06/16/2025	$1,130,000	$646	1,748	7	3	2	1972	6,600/.15		0.38
10		8046 WASHINGTON AVE	12/27/2024	$1,020,000	$584	1,748	7	3	2	1972	6,000/.14		0.41

TICOR TITLE™

Transaction History Report - Detailed View

Subject Property Location

Report Date: 06/25/2025
Order ID: R187056644

Property Address	7820 COVERT LN		
City, State & Zip	SEBASTOPOL, CA 95472-2754		
County	SONOMA COUNTY	**Property Use**	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)
Mailing Address	1506 DRY CREEK RD, HEALDSBURG, CA 95448-9794	**Parcel Number**	004-430-011-000

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/20/2023	Deed	Grant Deed	$2,600,000	2023033214	OLIVIA PEARL LLC	CAVELLINI, STEPHEN; CAVELLINI, GAIL S
2	04/17/2018	Release	Substitution of Trustee and Full Reconveyance		2018026258	STEPHEN AND GAIL S. CAVELLINI ALPINE APARTMENTS	
3	12/18/2017	Mortgage	Commercial Loan	$970,000	2017097365	CAVELLINI, STEPHEN; CAVELLINI, GAIL S; WATTERS, MICHAEL G	
4	12/18/2017	Deed	Grant Deed	$97,500	2017097364	CAVELLINI, STEPHEN; CAVELLINI, GAIL S	WATTERS, MICHAEL G
5	12/18/2017	Deed	Grant Deed		2017097363	CAVELLINI, STEPHEN; CAVELLINI, GAIL S; WATTERS, MICHAEL G	ALPINE APARMENTS
6	12/18/2017	Deed	Affidavit of Death of Life Tenant		2017097362	WATTERS, MICHAEL G	WATTERS, JAN C
7	06/02/2011	Release	Substitution of Trustee and Full Reconveyance		2011047654	MICHAEL K CORNWALL, AS TRUSTEE OF THE MICHAEL K CORNWALL REVOCABLE TRUST DATED JULY 20, 2007	
8	06/02/2011	Release	Substitution of Trustee and Full Reconveyance		2011047653	STEVEN CAVELLINI AND GAIL S CAVELLINI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORAHIP AS TO AN UNDIVIDED 2/3 INTEREST AND ALPINE APARTMENTS, A CALIFORNIA, GENERAL PARTNERSHIP AS TO AN UNDIVIDED 1/3 INTEREST	
9	06/02/2011	Mortgage	Building or Construction Loan	$1,000,000	2011047649	CAVELLINI, STEPHEN; CAVELLINI, GAIL S	
10	12/21/2009	Mortgage	Seller take-back	$220,986	2009121762	CAVELLINI, STEPHEN; CAVELLINI, GAIL S	
11	12/21/2009	Deed	Grant Deed	$980,000	2009121761	CAVELLINI, STEPHEN; CAVELLINI, GAIL S	CORNWALL, MICHAEL K; MICHAEL K CORNWALL REVOCABLE TRUST
12	10/22/2009	Assignment	Assignment of Mortgage		2009101310	MICHAEL K. CORNWALL, AS TRUSTEE OF THE MICHAEL K. CORNWALL REVONABLE TRUST	
13	11/25/2008	Mortgage	Commercial Loan	$300,000	2008105269	CORNWALL, MICHAEL K; MICHAEL K CORNWALL REVOCABLE TRUST	
14	07/27/2007	Deed	Intra-family Transfer or Dissolution		20070084027	CORNWALL, MICHAEL K; THE MICHAEL K CORNWALL REVOCABLE TRUST	CORNWALL, MICHAEL
15	03/22/2006	Release	Substitution of Trustee and Full Reconveyance		2006033830	MICHAEL CORNWALL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY	
16	07/25/2000	Mortgage	Commercial Loan	$50,000	2000073786	CORNWALL, MICHAEL	
17	07/26/1994	Deed	Intra-family Transfer or Dissolution		1994-0090264	CORNWALL, MICHAEL	CORNWALL, LYNETTE

Transaction History Legend

 Transfer

 Mortgage

 Mortgage Assignment

 Foreclosure Activity

 Mortgage Release

Transaction Details

Transfer

	Transaction ID	1	**Recorder Doc Number**	2023033214	**Partial Interest Transferred**	
	Sale Date	07/10/2023	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price	$2,600,000	**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	07/20/2023	**Property Use**	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)
	Buyer 1	OLIVIA PEARL LLC	**Buyer 1 Entity**	Limited Liability Company	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	1506 DRY CREEK RD, HEALDSBURG, CA 95448-9794
	Seller 1	CAVELLINI, STEPHEN	**Seller 1 Entity**	Husband and Wife	**Seller Mailing Address**	
	Seller 2	CAVELLINI, GAIL S	**Seller 2 Entity**	Husband and Wife	**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref		**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	FIDELITY NATIONAL TITLE CO

Mortgage Release

	Transaction ID	2	**Recorder Doc Number**	2018026258	**Loan Amount**	
	Effective Date	01/16/2018	**Document Type**	Release	**Origination Doc #**	2011047649
	Borrower(s) Name	STEPHEN AND GAIL S. CAVELLINI ALPINE APARTMENTS	**Document Description**	Substitution of Trustee and Full Reconveyance	**Origination Recording Date**	06/02/2011
	Current Lender	AMERICAN RIVER BANK	**Recording Date**	04/17/2018	**Original Lender**	NORTH COAST BANK, A DIVISON OF AMERICAN RIVER BANK

Mortgage

	Transaction ID	3	**Recorder Doc Number**	2017097365	**Recorder Book/Page**	
	Mortgage Date	12/13/2017	**Document Type**	Mortgage	**Rate Change Freq**	
	Loan Amount	$970,000	**Document Description**	Commercial Loan	**1st Periodic Floor Rate**	
	Loan Type	Commercial Loan	**Recording Date**	12/18/2017	**1st Periodic Cap Rate**	
	Origination Lender Name	AMERICAN RIVER BANK	**Origination Interest Rate**		**Lifetime Cap Rate**	
	Origination Lender Type	Bank	**First Rate Change Date**	00/00/2000	**Change Index**	
	Type Financing		**Maturity Date**		**IO Period**	
	Borrower 1	CAVELLINI, STEPHEN	**Balloon Rider**		**Prepayment Penalty Rider**	
	Borrower 2	CAVELLINI, GAIL S	**Fixed/Step Rate Rider**		**Prepayment Penalty Term**	00
	Additional Borrowers	WATTERS, MICHAEL G;	**Adj Rate Rider**		**Adj Rate Index**	
	Vesting					

Transaction Details (cont.) (2)

Transfer

	Transaction ID	4	**Recorder Doc Number**	2017097364	**Partial Interest Transferred**	
	Sale Date	12/13/2017	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price	$97,500	**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	12/18/2017	**Property Use**	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)
	Buyer 1	CAVELLINI, STEPHEN	**Buyer 1 Entity**	Individual	**Buyer Vesting**	Community Property (Marital Community) with Right of Survivorship
	Buyer 2	CAVELLINI, GAIL S	**Buyer 2 Entity**	Individual	**Buyer Mailing Address**	PO BO0X 938, KENWOOD, CA 95452-0000
	Seller 1	WATTERS, MICHAEL G	**Seller 1 Entity**	Married Man	**Seller Mailing Address**	00000-0000
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref		**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	FIDELITY NATIONAL TITLE CO

Transfer

	Transaction ID	5	**Recorder Doc Number**	2017097363	**Partial Interest Transferred**	
	Transfer Date	12/13/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	12/18/2017	**Property Use**	
	Buyer 1	CAVELLINI, STEPHEN	**Buyer 1 Entity**	Husband and Wife	**Buyer Vesting**	
	Buyer 2	CAVELLINI, GAIL S	**Buyer 2 Entity**	Husband and Wife	**Buyer Mailing Address**	PO BOX 938, KENWOOD, CA 95452-0938
	Seller 1	ALPINE APARMENTS	**Seller 1 Entity**	General Partner	**Seller Mailing Address**	00000-0000
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref		**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	FIDELITY NATIONAL TITLE CO

Transfer

	Transaction ID	6	**Recorder Doc Number**	2017097362	**Partial Interest Transferred**	
	Transfer Date	12/13/2017	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Affidavit of Death of Life Tenant	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	12/18/2017	**Property Use**	
	Buyer 1	WATTERS, MICHAEL G	**Buyer 1 Entity**	Married Man	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	1231 MELISSA CT, SANTA ROSA, CA 95409-2525
	Seller 1	WATTERS, JAN C	**Seller 1 Entity**	Married Woman	**Seller Mailing Address**	00000-0000
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref		**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	FIDELITY NATIONAL TITLE CO

Mortgage Release

	Transaction ID	7	**Recorder Doc Number**	2011047654	**Loan Amount**	
	Effective Date	05/05/2011	**Document Type**	Release	**Origination Doc #**	2008105269
	Borrower(s) Name	MICHAEL K CORNWALL, AS TRUSTEE OF THE MICHAEL K CORNWALL REVOCABLE TRUST DATED JULY 20, 2007	**Document Description**	Substitution of Trustee and Full Reconveyance	**Origination Recording Date**	11/25/2008
	Current Lender	WILLIAM J MALER AND CINDY P MALER, HUSBAND AND WIFE	**Recording Date**	06/02/2011	**Original Lender**	KEVIN E CARINALLI AND HEATHER M CARINALLI, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WIRTH RIGHT OF SURVIVORSHIP

Transaction Details (cont.) (3)

Mortgage Release

	Transaction ID	8	**Recorder Doc Number**	2011047653	**Loan Amount**	
	Effective Date	05/05/2011	**Document Type**	Release	**Origination Doc #**	2009121762
	Borrower(s) Name	STEVEN CAVELLINI AND GAIL S CAVELLINI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORAHIP AS TO AN UNDIVIDED 2/3 INTEREST AND ALPINE APARTMENTS, A CALIFORNIA, GENERAL PARTNERSHIP AS TO AN UNDIVIDED 1/3 INTEREST	**Document Description**	Substitution of Trustee and Full Reconveyance	**Origination Recording Date**	12/21/2009
	Current Lender	THE MICHAEL K COMWALL REVOCABLE TRUST DATED JULY 20, 2007	**Recording Date**	06/02/2011	**Original Lender**	MICHAEL K CORNWALL, AS TRUSTEE OF THE MICHAEL K. CORNWALL REVOCABLE TRUST DATED JULY 20, 2007

Mortgage

	Transaction ID	9	**Recorder Doc Number**	2011047649	**Recorder Book/Page**	
	Mortgage Date	05/24/2011	**Document Type**	Mortgage	**Rate Change Freq**	
	Loan Amount	$1,000,000	**Document Description**	Building or Construction Loan	**1st Periodic Floor Rate**	
	Loan Type	Building or Construction Loan	**Recording Date**	06/02/2011	**1st Periodic Cap Rate**	
	Origination Lender Name	AMERICAN RIVER BANK	**Origination Interest Rate**		**Lifetime Cap Rate**	
	Origination Lender Type	Not Known	**First Rate Change Date**		**Change Index**	
	Type Financing	Variable	**Maturity Date**		**IO Period**	
	Borrower 1	CAVELLINI, STEPHEN	**Balloon Rider**		**Prepayment Penalty Rider**	
	Borrower 2	CAVELLINI, GAIL S	**Fixed/Step Rate Rider**		**Prepayment Penalty Term**	
	Additional Borrowers		**Adj Rate Rider**		**Adj Rate Index**	
	Vesting	Community Property (Marital Community) with Right of Survivorship				

Mortgage

	Transaction ID	10	**Recorder Doc Number**	2009121762	**Recorder Book/Page**	
	Mortgage Date	12/18/2009	**Document Type**	Mortgage	**Rate Change Freq**	
	Loan Amount	$220,986	**Document Description**	Seller take-back	**1st Periodic Floor Rate**	
	Loan Type	Seller take-back	**Recording Date**	12/21/2009	**1st Periodic Cap Rate**	
	Origination Lender Name	MICHAEL K CORNWALL ETAL	**Origination Interest Rate**		**Lifetime Cap Rate**	
	Origination Lender Type	Seller	**First Rate Change Date**		**Change Index**	
	Type Financing		**Maturity Date**		**IO Period**	
	Borrower 1	CAVELLINI, STEPHEN	**Balloon Rider**		**Prepayment Penalty Rider**	
	Borrower 2	CAVELLINI, GAIL S	**Fixed/Step Rate Rider**		**Prepayment Penalty Term**	
	Additional Borrowers		**Adj Rate Rider**		**Adj Rate Index**	
	Vesting	Community Property (Marital Community)				

Transaction Details (cont.) (4)

Transfer

	Transaction ID	11	**Recorder Doc Number**	2009121761	**Partial Interest Transferred**	
	Sale Date	12/18/2009	**Document Type**	Deed	**Type of Transaction**	Non Residential Transfer
	Sale Price	$980,000	**Document Description**	Grant Deed	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	12/21/2009	**Property Use**	
	Buyer 1	CAVELLINI, STEPHEN	**Buyer 1 Entity**	Husband and Wife	**Buyer Vesting**	Community Property (Marital Community)
	Buyer 2	CAVELLINI, GAIL S	**Buyer 2 Entity**	Husband and Wife	**Buyer Mailing Address**	PO BOX 938, KENWOOD, CA 95452-0938
	Seller 1	CORNWALL, MICHAEL K	**Seller 1 Entity**	Trustee or Conservator	**Seller Mailing Address**	1231 MOSS ROCK CT, SANTA ROSA, CA 95404-2531
	Seller 2	MICHAEL K CORNWALL REVOCABLE TRUST	**Seller 2 Entity**	Revocable Trust	**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref		**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	FIDELITY NATIONAL TITLE CO

Mortgage Assignment

	Transaction ID	12	**Recorder Doc Number**	2009101310	**Original Loan Amount**	
	Effective Date	10/21/2009	**Document Type**	Assignment	**Origination Doc #**	2008105269
	Borrower(s) Name	MICHAEL K. CORNWALL, AS TRUSTEE OF THE MICHAEL K. CORNWALL REVONABLE TRUST	**Document Description**	Assignment of Mortgage	**Origination Recording Date**	11/25/2008
			Recording Date	10/22/2009	**Original Lender**	NORTH BAY TITLE COMPANY, A CALIFORNIA CORPORATION
	Assignor Name	KEVIN E. CARINALLI AND HEATHER M. CARINALLI	**Assignee Name**	WILLIAM J. MAIER AND CINDY P. MAIER, HUSBAND AND WIFE, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP		

Mortgage

	Transaction ID	13	**Recorder Doc Number**	2008105269	**Recorder Book/Page**	
	Mortgage Date	11/21/2008	**Document Type**	Mortgage	**Rate Change Freq**	
	Loan Amount	$300,000	**Document Description**	Commercial Loan	**1st Periodic Floor Rate**	
	Loan Type	Commercial Loan	**Recording Date**	11/25/2008	**1st Periodic Cap Rate**	
	Origination Lender Name	KEVIN E CARINALLI ETUX	**Origination Interest Rate**		**Lifetime Cap Rate**	
	Origination Lender Type	Private Party	**First Rate Change Date**		**Change Index**	
	Type Financing		**Maturity Date**	12/01/2011	**IO Period**	
	Borrower 1	CORNWALL, MICHAEL K	**Balloon Rider**		**Prepayment Penalty Rider**	
	Borrower 2	MICHAEL K CORNWALL REVOCABLE TRUST	**Fixed/Step Rate Rider**		**Prepayment Penalty Term**	
	Additional Borrowers		**Adj Rate Rider**		**Adj Rate Index**	
	Vesting	Revocable Trust				

Transfer

	Transaction ID	14	**Recorder Doc Number**	20070084027	**Partial Interest Transferred**	
	Transfer Date	07/20/2007	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	07/27/2007	**Property Use**	
	Buyer 1	CORNWALL, MICHAEL K	**Buyer 1 Entity**	Trustee or Conservator	**Buyer Vesting**	Revocable Trust
	Buyer 2	THE MICHAEL K CORNWALL REVOCABLE TRUST	**Buyer 2 Entity**	Revocable Trust	**Buyer Mailing Address**	1231 MOSS ROCK CT, SANTA ROSA, CA 95404-2531
	Seller 1	CORNWALL, MICHAEL	**Seller 1 Entity**		**Seller Mailing Address**	1231 MOSS ROCK CT, SANTA ROSA, CA 95404
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref	OR2237 PG796	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	NONE AVAILABLE

Transaction Details (cont.) (5)

Mortgage Release

	Transaction ID	15	**Recorder Doc Number**	2006033830	**Loan Amount**	
	Effective Date	03/02/2006	**Document Type**	Release	**Origination Doc #**	2000073786
	Borrower(s) Name	MICHAEL CORNWALL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY	**Document Description**	Substitution of Trustee and Full Reconveyance	**Origination Recording Date**	07/25/2000
	Current Lender	JOAN R. MORGAN, TRUSTEE	**Recording Date**	03/22/2006	**Original Lender**	JOAN R. MORGAN, TRUSTEE OF THE JOAN R. MORGAN REVOCABLE TRUST

Mortgage

	Transaction ID	16	**Recorder Doc Number**	2000073786	**Recorder Book/Page**	
	Mortgage Date		**Document Type**	Mortgage	**Rate Change Freq**	
	Loan Amount	$50,000	**Document Description**	Commercial Loan	**1st Periodic Floor Rate**	
	Loan Type	Commercial Loan	**Recording Date**	07/25/2000	**1st Periodic Cap Rate**	
	Origination Lender Name	THE JOAN R MORGAN REVOCABLE TRUST	**Origination Interest Rate**		**Lifetime Cap Rate**	
	Origination Lender Type	Private Party	**First Rate Change Date**		**Change Index**	
	Type Financing		**Maturity Date**		**IO Period**	
	Borrower 1	CORNWALL, MICHAEL	**Balloon Rider**		**Prepayment Penalty Rider**	
	Borrower 2		**Fixed/Step Rate Rider**		**Prepayment Penalty Term**	
	Additional Borrowers		**Adj Rate Rider**		**Adj Rate Index**	
	Vesting	Married Man as his sole and separate property				

Transfer

	Transaction ID	17	**Recorder Doc Number**	1994-0090264	**Partial Interest Transferred**	
	Transfer Date	08/12/1993	**Document Type**	Deed	**Type of Transaction**	Non Arms-Length Transfer
	Sale Price		**Document Description**	Intra-family Transfer or Dissolution	**Multiple APNs on Deed**	
	Recorder Book/Page		**Recording Date**	07/26/1994	**Property Use**	
	Buyer 1	CORNWALL, MICHAEL	**Buyer 1 Entity**	Married Man	**Buyer Vesting**	
	Buyer 2		**Buyer 2 Entity**		**Buyer Mailing Address**	4551 WARM SPRINGS RD, GLEN ELLEN, CA 95442-8745
	Seller 1	CORNWALL, LYNETTE	**Seller 1 Entity**	Married Woman	**Seller Mailing Address**	4551 WARM SPRINGS RD, GLEN ELLEN, CA 95442-8745
	Seller 2		**Seller 2 Entity**		**Legal City/ Muni/ Township**	SEBASTOPOL
	Legal Recorder's Map Ref	OR2237 PG796	**Legal Subdivision**		**Legal Section/ Twn/ Rng/ Mer**	
	Legal Brief Description/ Unit/ Phase/ Tract				**Title Company Name**	

TICOR TITLE™

Nearby Neighbors Report

Subject Property Location

Report Date: 06/25/2025
Order ID: R187056645

Property Address	7820 COVERT LN		
City, State & Zip	SEBASTOPOL, CA 95472-2754		
County	SONOMA COUNTY	**Property Use**	Financial Bldg (Bank, S&L, Mortgage, Loan, Credit)
Mailing Address	1506 DRY CREEK RD, HEALDSBURG, CA 95448-9794	**Parcel Number**	004-430-011-000

Subject Property					
Address	7820 COVERT LN, SEBASTOPOL, CA 95472			**APN**	004-430-011-000
Owner	OLIVIA PEARL LLC,			**Lot Size (SF/AC)**	26,400/.61
Bedrooms	0	**Year Built**	1977	**Living Area (SF)**	4,814
Bathrooms/Partial		**Garage/No. of Cars**		Phones	

Nearby Neighbor #1					
Address	545 GRAVENSTEIN HWY N, SEBASTOPOL, CA 95472			**APN**	060-250-013-000
Owner	ALBERIGI JULIE L & TORRES MATTHEW A			**Lot Size (SF/AC)**	8,648/.2
Bedrooms	2	**Year Built**	1932	**Living Area (SF)**	716
Bathrooms/Partial	1	**Garage/No. of Cars**		Phones	

Nearby Neighbor #2					
Address	480 ZIMPHER DR, SEBASTOPOL, CA 95472			**APN**	004-360-021-000
Owner	JORGENSEN CHRIS A TR & JORGENSEN JESSICA TR			**Lot Size (SF/AC)**	6,600/.15
Bedrooms	3	**Year Built**	1962	**Living Area (SF)**	2,252
Bathrooms/Partial	2/1	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #3					
Address	501 GRAVENSTEIN HWY N, SEBASTOPOL, CA 95472			**APN**	060-250-059-000
Owner	MATIMORE JEREMY TR			**Lot Size (SF/AC)**	43,560/1
Bedrooms	0	**Year Built**		**Living Area (SF)**	0
Bathrooms/Partial		**Garage/No. of Cars**		Phones	

Nearby Neighbor #4					
Address	7919 COVERT LN, SEBASTOPOL, CA 95472			**APN**	004-360-022-000
Owner	TOOMEY JAMES THOMAS & BANNAN JOSEPH EDWARD			**Lot Size (SF/AC)**	6,820/.16
Bedrooms	2	**Year Built**	1961	**Living Area (SF)**	1,093
Bathrooms/Partial	1/1	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #5					
Address	7821 COVERT LN, SEBASTOPOL, CA 95472			**APN**	004-360-050-000
Owner	ZIMPHER FAMILY LIMITED PARTNERSHIP			**Lot Size (SF/AC)**	11,000/.25
Bedrooms	3	**Year Built**	1948	**Living Area (SF)**	1,751
Bathrooms/Partial	2	**Garage/No. of Cars**		Phones	

Nearby Neighbor #6					
Address	550 GRAVENSTEIN HWY N, SEBASTOPOL, CA 95472			**APN**	004-430-038-000
Owner	FIESTA 116			**Lot Size (SF/AC)**	92,347/2.12
Bedrooms	0	**Year Built**	1967	**Living Area (SF)**	23,360
Bathrooms/Partial		**Garage/No. of Cars**		Phones	

Nearby Neighbor #7					
Address	7927 COVERT LN, SEBASTOPOL, CA 95472			**APN**	004-360-023-000
Owner	DAVERIO ROBERT W TR & SHARON DAY TR			**Lot Size (SF/AC)**	6,820/.16
Bedrooms	3	**Year Built**	1961	**Living Area (SF)**	1,358
Bathrooms/Partial	2	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #8					
Address	601 GRAVENSTEIN HWY N, SEBASTOPOL, CA 95472			**APN**	060-250-011-000
Owner	JAFFE LAWRENCE TR & AUSTIN ANN M TR			**Lot Size (SF/AC)**	12,988/.3
Bedrooms	2	**Year Built**	1935	**Living Area (SF)**	849
Bathrooms/Partial	1	**Garage/No. of Cars**		Phones	

Nearby Neighbor #9					
Address	585 GRAVENSTEIN HWY N, SEBASTOPOL, CA 95472			**APN**	060-250-014-000
Owner	THOMAS MICHAEL L			**Lot Size (SF/AC)**	16,008/.37
Bedrooms	0	**Year Built**		**Living Area (SF)**	0
Bathrooms/Partial		**Garage/No. of Cars**		Phones	

Nearby Neighbor #10					
Address	7935 COVERT LN, SEBASTOPOL, CA 95472			**APN**	004-360-024-000
Owner	MARTIN, MICHAEL J; OCONNOR, PATRICIA			**Lot Size (SF/AC)**	6,820/.16
Bedrooms	3	**Year Built**	1961	**Living Area (SF)**	1,355
Bathrooms/Partial	2	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #11					
Address	471 ZIMPHER DR, SEBASTOPOL, CA 95472			**APN**	004-360-051-000
Owner	JILKA GREGORY F			**Lot Size (SF/AC)**	6,700/.15
Bedrooms	2	**Year Built**	1963	**Living Area (SF)**	1,192
Bathrooms/Partial	2	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #12					
Address	470 ZIMPHER DR, SEBASTOPOL, CA 95472			**APN**	004-360-020-000
Owner	ATAMANIUK, ANDY PAUL; KORBAK, CHRISTINE			**Lot Size (SF/AC)**	6,600/.15
Bedrooms	3	**Year Built**	1962	**Living Area (SF)**	1,538
Bathrooms/Partial	2	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #13					
Address	7918 JUANITA CT, SEBASTOPOL, CA 95472			**APN**	004-360-019-000
Owner	CARY ROBERT B TR & CARY CIE TR			**Lot Size (SF/AC)**	7,150/.16
Bedrooms	2	**Year Built**	1963	**Living Area (SF)**	1,254
Bathrooms/Partial	2	**Garage/No. of Cars**	Attached Garage/2	Phones	

Nearby Neighbor #14					
Address	7961 SOLL CT, SEBASTOPOL, CA 95472			**APN**	060-490-011-000
Owner	MC LAUGHLIN LAWRENCE W TR & MC LAUGHLIN MARTHA H T			**Lot Size (SF/AC)**	5,366/.12
Bedrooms	3	**Year Built**	2001	**Living Area (SF)**	1,853
Bathrooms/Partial	2/1	**Garage/No. of Cars**		Phones	

Nearby Neighbor #15					
Address	7971 SOLL CT, SEBASTOPOL, CA 95472			**APN**	060-490-012-000
Owner	ANTEZANA JAVIER			**Lot Size (SF/AC)**	5,184/.12
Bedrooms	4	**Year Built**	2001	**Living Area (SF)**	2,016
Bathrooms/Partial	2/1	**Garage/No. of Cars**	Attached Garage/2	Phones	

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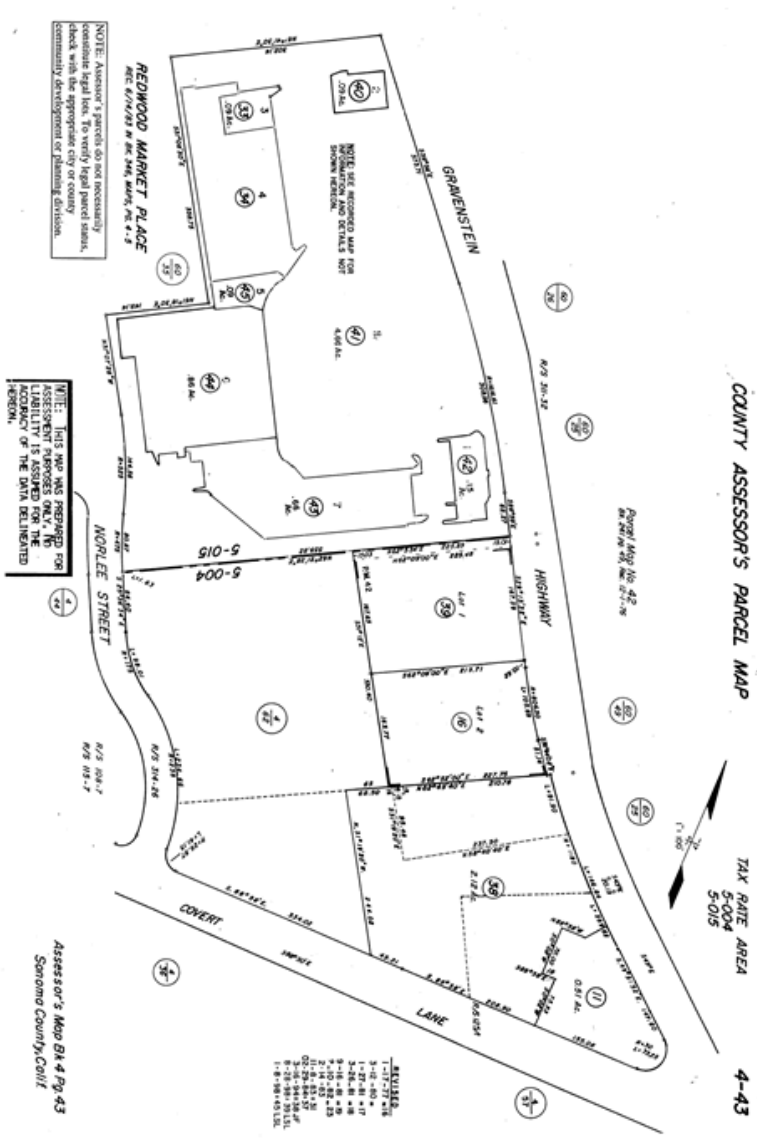
Assessor Map Report

Subject Property Location

Report Date: 06/25/2025
Order ID: R187056646

Property Address	7820 COVERT LN		
City, State & Zip	SEBASTOPOL, CA 95472-2754		
County	SONOMA COUNTY	**Parcel Number**	004-430-011-000



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Project Number: U2619-1135-211

February 6, 2023

Capital Design Services
2101 4th Ave. E, Suite 202
Olympia, WA 98501

ATTENTION: Bryan Underhill

REFERENCE: **BA60329S Fiesta Center**
7820 Covert Lane, Sebastopol, CA 95472
Structural Design of FRP Enclosure and Support Platform and Structural Analysis of Existing Building for Proposed Equipment Installation

Dear Bryan,

Per your request, we have reviewed the construction drawings (CDs) prepared by your office for the proposed removal (2) equipment cabinets and installation of (2) new equipment cabinets on the existing slab on ground within the existing lease area of the site referenced above. We have also reviewed for the removal of (1) radome and construction of (1) new fiber-reinforced polymer (FRP) enclosures on the roof of an existing building. All existing Sprint antennas and ancillary equipment within the existing radome will be removed. In addition, (6) new panel antennas and (9) remote radio units (RRUs) will be installed on new antenna mount frames within the new FRP enclosure, as shown on the CDs. We have also reviewed structural drawings, which show partial roof framing, for a previous building remodel completed by MKM & Associates (Dated: February 15, 2011). Finally, we visited the site with a representative from your office on September 1, 2021 to observe the existing equipment, supporting structures, and existing building. Please be advised as follows:

> Based upon our calculations and review of the documents noted above, we conclude that the proposed FRP enclosure, supporting steel platform, and building with proposed retrofits, as shown in the structural drawings prepared by our office, are adequate to support the loads associated with the proposed equipment. Supporting calculations for the gravity and lateral loading on the proposed equipment, and an analysis of the capacity of the FRP enclosure, supporting steel platform, and existing building members are attached. In addition, the loads associated with the proposed installation are minor when compared with the loads associated with the overall existing building structure and will not significantly affect the existing building.

The recommendations above are provided based upon calculations prepared by our office and information the client provided. A representative from Vector has visited the site. The purpose of the site visit was to observe the existing equipment, supporting structures, and existing building. The analysis and conclusions described above are limited to those elements of the structure included in this report only and are based on the assumption that the structure was properly designed and constructed. Vector Structural Engineering makes no claim as to the correctness of the original design or the current condition of the structure, which is assumed to be in good condition, free of damage or deterioration. The contractor shall notify Vector Structural Engineering immediately should any damage, deterioration or discrepancies between the as-built condition of the existing structure and the assumed condition described in this report and on the construction drawings be found.

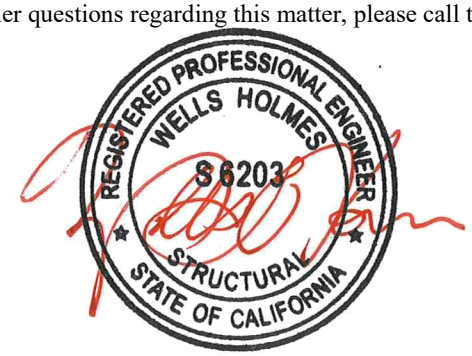
We hope this meets your needs. If you have any further questions regarding this matter, please call this office at your convenience.

Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Wells L. Holmes, S.E.
Project Engineer

WLH/brf
Enclosures



02/06/2023

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

Design Criteria:

Code: Structural design is based on the California Building Code, 2022 Edition (2021 IBC) and the TIA-222-H standard.

Wind: Basic wind speed = 91 mph (3-second gust) per the TIA-222-H standard
Risk Category: II
Wind exposure: B
Topographic category: 1
Crest height: 0 ft

Ice: None per the TIA-222-H standard

Seismic: Component Importance Factor, Ip = 1.0
Risk Category: II
Mapped spectral response accelerations: S_S = 1.5g S_1 = 0.6g
Site class: D
Spectral response coefficients: S_{DS} = 1.2g S_{D1} = 0.68g
Seismic design category: D
Analysis procedure: Equivalent Lateral Force

General Notes:

1. The contractor shall verify dimensions, conditions and elevations before starting work. The engineer shall be notified immediately if any discrepancies are found.
2. The typical notes and details shall apply in all cases unless specifically detailed elsewhere. Where no detail is shown, the construction shall be as shown for other similar work and as required by the building code.
3. These calculations are limited to the structural members shown in these calculations only.
4. The contractor shall be responsible for compliance with local construction safety orders. Approval of shop drawings by the architect or structural engineer shall not be construed as accepting this responsibility.
5. All structural framing members shall be adequately shored and braced during erection and until full lateral and vertical support is provided by adjoining members.

Structural Steel:

1. All structural steel code checks based on the AISC, 15th Edition per the TIA-222-H standard
2. All steel pipe to be per ASTM A53 GR. B (35 KSI), U.N.O.
3. All steel round tubes (HSS) to be per ASTM A500 GR. B (42 KSI), U.N.O.
4. All steel rectangular tubes (HSS) to be per ASTM A500 GR. B (46 KSI), U.N.O.
5. All steel wide flange shapes to be per ASTM A992 (50 KSI), U.N.O.
6. All other structural steel shapes & plates shall be per ASTM A36, U.N.O.
7. All bolts for steel-to-steel connections shall be per ASTM F3125 GR. A325 U.N.O.
8. All bolted connections shall be tightened per the "turn-of-nut" method as defined by AISC.
9. All welding shall be performed by certified welders in accordance with the latest edition of the American Welding Society (AWS) D1.1
10. All steel surfaces shall be galvanized in accordance with ASTM A123 and ASTM F2329 standards, thoroughly coated with a zinc-rich primer, or otherwise protected as noted on the structural drawings.

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

Fiberglass Reinforced Plastic (FRP):

1 All structural shapes shall be Fibergrate Dynaform produced using the pultrusion process.
2 All cut edges and holes shall be sealed with a resin compatible with the resin matrix used in the structural shape.
3 The fabricator and contractor shall exercise precautions necessary to protect the fiberglass pultruded structural shapes from abuse to prevent breakage, nicks, gouges, etc. during fabrication, handling, and installation.
4 Structural shapes shall be fabricated and assembled as indicated on the design drawings.
5 FRP threaded rods and nuts shall be tightened to snug tight and turned an additional 1/2 turn and locked with epoxy

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

NEW CABINET ANCHORAGE

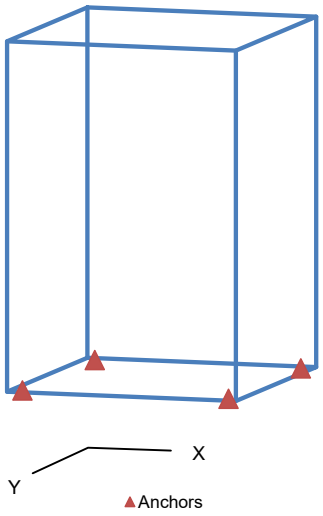
JOB NO.: U2619.1135.211
PROJECT: BA60329S FIESTA CENTER

SUBJECT: EQUIPMENT ANCHORAGE

Description: Cabinet Anchorage (6160)

Geometry & Weight:

Width (in) =	26	(parallel to x-axis)
Length (in) =	29.5	(parallel to y-axis)
Height (in) =	63	
Height to Center of Gravity (in) =	31.5	
Bolt spacing 1 (in) =	23.4	(parallel to x-axis)
Bolt spacing 2 (in) =	26.55	(parallel to y-axis)
Minimum weight (lbs) =	375	(Empty)
Maximum weight (lbs) =	1650	(Full)



Loads:

Load Type:	LRFD
Load Combinations:	ASCE 7-16

Wind Loads:

Cabinet Anchorage (6160) is	Indoors	
Unfactored Design Wind Pressure (psf) =	5.0	
Factored Wind Force, X-Direction (lbs) =	64.5	(1.0 Wind)
Factored Wind Force, Y-Direction (lbs) =	56.9	(1.0 Wind)

Seismic Loads: (Per ASCE 7-16, Section 13.3)

Component Response Modification Factor, R_p =	2.5	(Table 13.5-1 to 13.6-1)
Component Amplification Factor, a_p =	1.0	(Table 13.5-1 to 13.6-1)
Component Overstrength Factor, Ω_o =	2.5	(ASCE 7 Supplement No.1)
Component Importance Factor, I_p =	1.0	(Section 13.1.3)
Max Factored Seismic Force, X-Direction (lb) =	316.8	(1.0 Seismic)
Max Factored Seismic Force, Y-Direction (lb) =	316.8	(1.0 Seismic)
Factored Vertical Seismic Force (lb) =	396.0	(1.0 Seismic)

Component Attachment Height (ft) (Above Base of Structure), z =	0.0
Average Height of Top of Structure (ft) (Above Base), h =	1.0

$$F_p = \frac{0.4 a_p S_{DS} W_p}{\left(\frac{R_p}{I_p}\right)}\left(1 + 2\frac{z}{h}\right)$$

$$F_v = +/-0.2 S_{DS} W_p$$

Anchorage Forces:

Design for Anchorage in Concrete? (including Overstrength for Seismic): Yes

	X-Direction	Y-Direction
Controlling Lateral Load (lbs) =	792.0	792.0
Controlling Lateral Load Type:	**Seismic w/Ω**	**Seismic w/Ω**
Resultant Overturning Moment (lb-ft) =	1596	1531
Max Tension in 1 bolt (lbs) =	**409.3**	
Max Shear in 1 bolt (lbs) =	**198.0**	

Note: Overturning for wind includes resisting moment from 0.9 x Minimum Equipment Weight, Overturning for seismic includes vertical seismic component and resisting moment from 0.9 x Maximum Equipment Weight

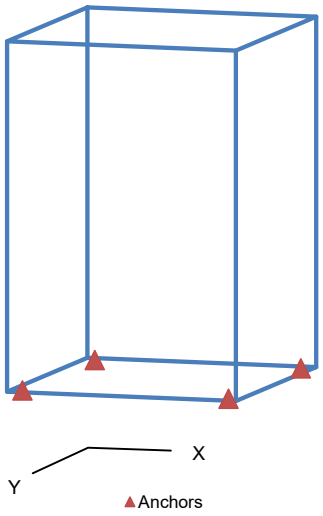
JOB NO.: U2619.1135.211
PROJECT: BA60329S FIESTA CENTER

SUBJECT: EQUIPMENT ANCHORAGE

Description: Cabinet Anchorage (B160)

Geometry & Weight:

Width (in) =	26	(parallel to x-axis)
Length (in) =	29.5	(parallel to y-axis)
Height (in) =	63	
Height to Center of Gravity (in) =	31.5	
Bolt spacing 1 (in) =	23.4	(parallel to x-axis)
Bolt spacing 2 (in) =	26.55	(parallel to y-axis)
Minimum weight (lbs) =	401	(Empty)
Maximum weight (lbs) =	2070	(Full)



Loads:

Load Type:	LRFD	
Load Combinations:	ASCE 7-16	

Wind Loads:

Cabinet Anchorage (B160) is	Indoors	
Unfactored Design Wind Pressure (psf) =	5.0	
Factored Wind Force, X-Direction (lbs) =	64.5	(1.0 Wind)
Factored Wind Force, Y-Direction (lbs) =	56.9	(1.0 Wind)

Seismic Loads: (Per ASCE 7-16, Section 13.3)

Component Response Modification Factor, R_p =	2.5	(Table 13.5-1 to 13.6-1)
Component Amplification Factor, a_p =	1.0	(Table 13.5-1 to 13.6-1)
Component Overstrength Factor, Ω_o =	2.5	(ASCE 7 Supplement No.1)
Component Importance Factor, I_p =	1.0	(Section 13.1.3)
Max Factored Seismic Force, X-Direction (lb) =	397.4	(1.0 Seismic)
Max Factored Seismic Force, Y-Direction (lb) =	397.4	(1.0 Seismic)
Factored Vertical Seismic Force (lb) =	496.8	(1.0 Seismic)

Component Attachment Height (ft) (Above Base of Structure), z =	0.0
Average Height of Top of Structure (ft) (Above Base), h =	1.0

$$F_p = \frac{0.4 a_p S_{DS} W_p}{\left(\frac{R_p}{I_p}\right)} \left(1 + 2\frac{z}{h}\right)$$

$$F_v = +/-0.2 S_{DS} W_p$$

Anchorage Forces:

Design for Anchorage in Concrete? (including Overstrength for Seismic): Yes

	X-Direction	Y-Direction
Controlling Lateral Load (lbs) =	993.6	993.6
Controlling Lateral Load Type:	**Seismic w/Ω**	**Seismic w/Ω**
Resultant Overturning Moment (lb-ft) =	2003	1921
Max Tension in 1 bolt (lbs) =	**513.5**	
Max Shear in 1 bolt (lbs) =	**248.4**	

Note: Overturning for wind includes resisting moment from 0.9 x Minimum Equipment Weight, Overturning for seismic includes vertical seismic component and resisting moment from 0.9 x Maximum Equipment Weight

Hilti PROFIS Engineering 3.1.1

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Company:		Page:	1
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	Cabinet	Date:	10/4/2021
Fastening point:			

Specifier's comments:

1 Input data

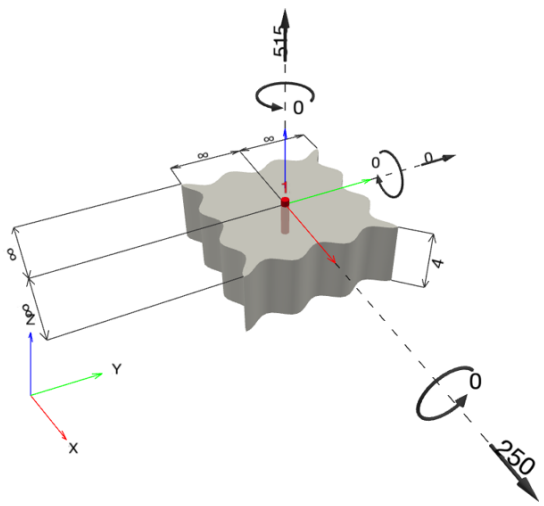
Anchor type and diameter:	**Kwik Bolt TZ - SS 304 1/2 (2)**
Item number:	not available
Effective embedment depth:	$h_{ef,act}$ = 2.000 in., h_{nom} = 2.375 in.
Material:	AISI 304
Evaluation Service Report:	ESR-1917
Issued I Valid:	1/1/2020 | 5/1/2021
Proof:	Design Method ACI 318-14 / Mech
Stand-off installation:	
Profile:	
Base material:	cracked concrete, 2500, f_c' = 2,500 psi; h = 4.000 in.
Installation:	**hammer drilled hole, Installation condition: Water saturated**
Reinforcement:	tension: condition B, shear: condition B; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar
Seismic loads (cat. C, D, E, or F)	Tension load: yes (17.2.3.4.3 (d)) Shear load: yes (17.2.3.5.3 (c))

Note: the Kwik Bolt TZ - SS 304 anchor is in the process of phase-out.

Application also possible with Kwik Bolt TZ2 - SS 304 under the selected boundary conditions.

Application also possible with Kwik Bolt TZ2 - SS 304 1/2 (2) hnom1 under the selected boundary conditions.
More information in section Alternative fastening data of this report.

Geometry [in.] & Loading [lb, in.lb]



Hilti PROFIS Engineering 3.1.1

www.hilti.com

Company:		Page:	2
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	Cabinet	Date:	10/4/2021
Fastening point:			

1.1 Design results

Case	Description	Forces [lb] / Moments [in.lb]	Seismic	Max. Util. Anchor [%]
1	Combination 1	N = 515; V_x = 250; V_y = 0; M_x = 0; M_y = 0; M_z = 0;	yes	46

Hilti PROFIS Engineering 3.1.1

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Company:		Page:	3
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	Cabinet	Date:	10/4/2021
Fastening point:			

2 Proof I Utilization (Governing Cases)

		Design values [lb]		Utilization	
Loading	**Proof**	**Load**	**Capacity**	**β_N / β_V [%]**	**Status**
Tension	Pullout Strength	515	1,128	46 / -	OK
Shear	Pryout Strength	250	2,376	- / 11	OK

Loading	**β_N**	**β_V**	**ζ**	**Utilization $\beta_{N,V}$ [%]**	**Status**
Combined tension and shear loads	0.456	0.105	5/3	30	OK

3 Warnings

- Please consider all details and hints/warnings given in the detailed report!

Fastening meets the design criteria!

Company:		Page:	4
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	Cabinet	Date:	10/4/2021
Fastening point:			

4 Alternative fastening

4.1 Alternative fastening data

SAFE-SET

Anchor type and diameter:	**Kwik Bolt TZ2 - SS 304 1/2 (2) hnom1**
Item number:	2210260 KB-TZ2 1/2x3 3/4 SS304
Effective embedment depth:	$h_{ef,act}$ = 2.000 in., h_{nom} = 2.500 in.
Material:	AISI 304
Evaluation Service Report:	ESR-4266
Issued I Valid:	3/1/2021 | 12/1/2021
Proof:	Design Method ACI 318-14 / Mech
Stand-off installation:	
Profile:	
Base material:	cracked concrete, 2500, f_c' = 2,500 psi; h = 4.000 in.
Installation:	**hammer drilled hole, Installation condition: Water saturated**
Reinforcement:	tension: condition B, shear: condition B; no supplemental splitting reinforcement present edge reinforcement: none or < No. 4 bar
Seismic loads (cat. C, D, E, or F)	Tension load: yes (17.2.3.4.3 (d)) Shear load: yes (17.2.3.5.3 (c))

Max. Utilization with Kwik Bolt TZ2 - SS 304 1/2 (2) hnom1: 44 %
Fastening meets the design criteria!

Company:		Page:	5
Address:		Specifier:	
Phone I Fax:	|	E-Mail:	
Design:	Cabinet	Date:	10/4/2021
Fastening point:			

5 Remarks; Your Cooperation Duties

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JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

NEW FRP ENCLOSURES AND ROOF SA

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

LOADS SUMMARY

Label: Enclosure

Dead Load, D:

Total Weight W_p = 4956.7 lb from RISA

Wind Load, W:

p = 16.2 psf (ASD pressure - see wind calcs)

V_{trans}: 1297.3 lb (0.6W) from RISA
V_{long}: 1421.2 lb (0.6W) from RISA

Seismic Load, E: Consider Seismic: Yes

Architectural Component: Cantilever element unbraced or braced below center of mass

Risk Category:	II	F_a =	1.2
Seismic Design Category:	D	F_v =	1.7
I_p =	1.0	S_{MS} =	1.800
Site Class:	D	S_{M1} =	1.020
R_p =	2.5	S_{DS} =	1.200
S_s =	1.500	S_{D1} =	0.680
S_1 =	0.600		

a_p =	2.5		0.7 * $F_{p,min}$ =	1249	lb
z =	1.0	ft	0.7 * $F_{p,max}$ =	6662	lb
h =	1.0	ft			
z/h =	1.00		0.7 * $F_{p,trans}$ =	4996	lb **Controls**
			0.7 * $F_{p,long}$ =	4996	lb **Controls**
			0.7 * $F_{p,vert}$ =	833	lb

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

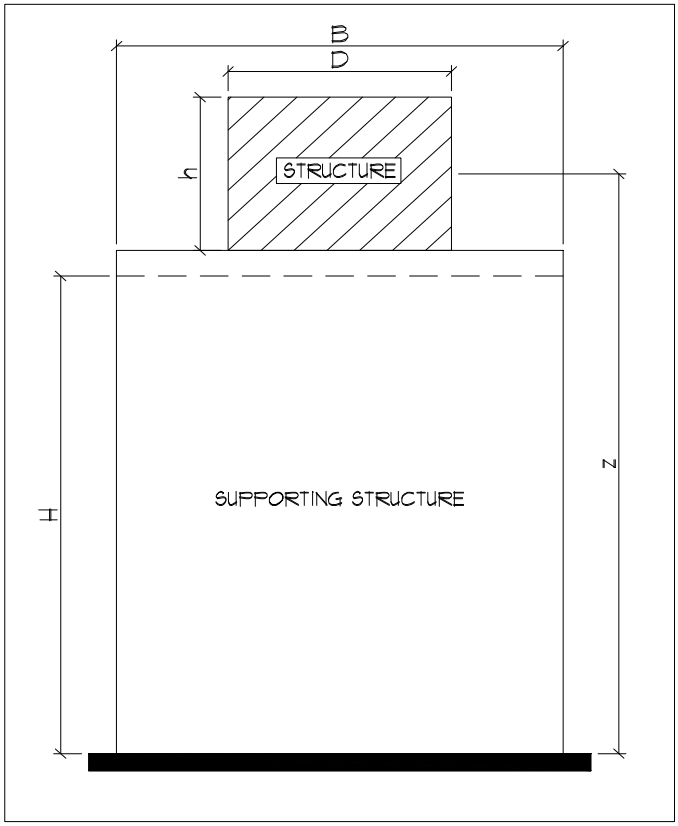
DESIGN WIND LOADS ON OTHER STRUCTURES:

(Chimneys, Tanks, Rooftop Equipment, & Similar Structures)

Label: FRP Enclosure

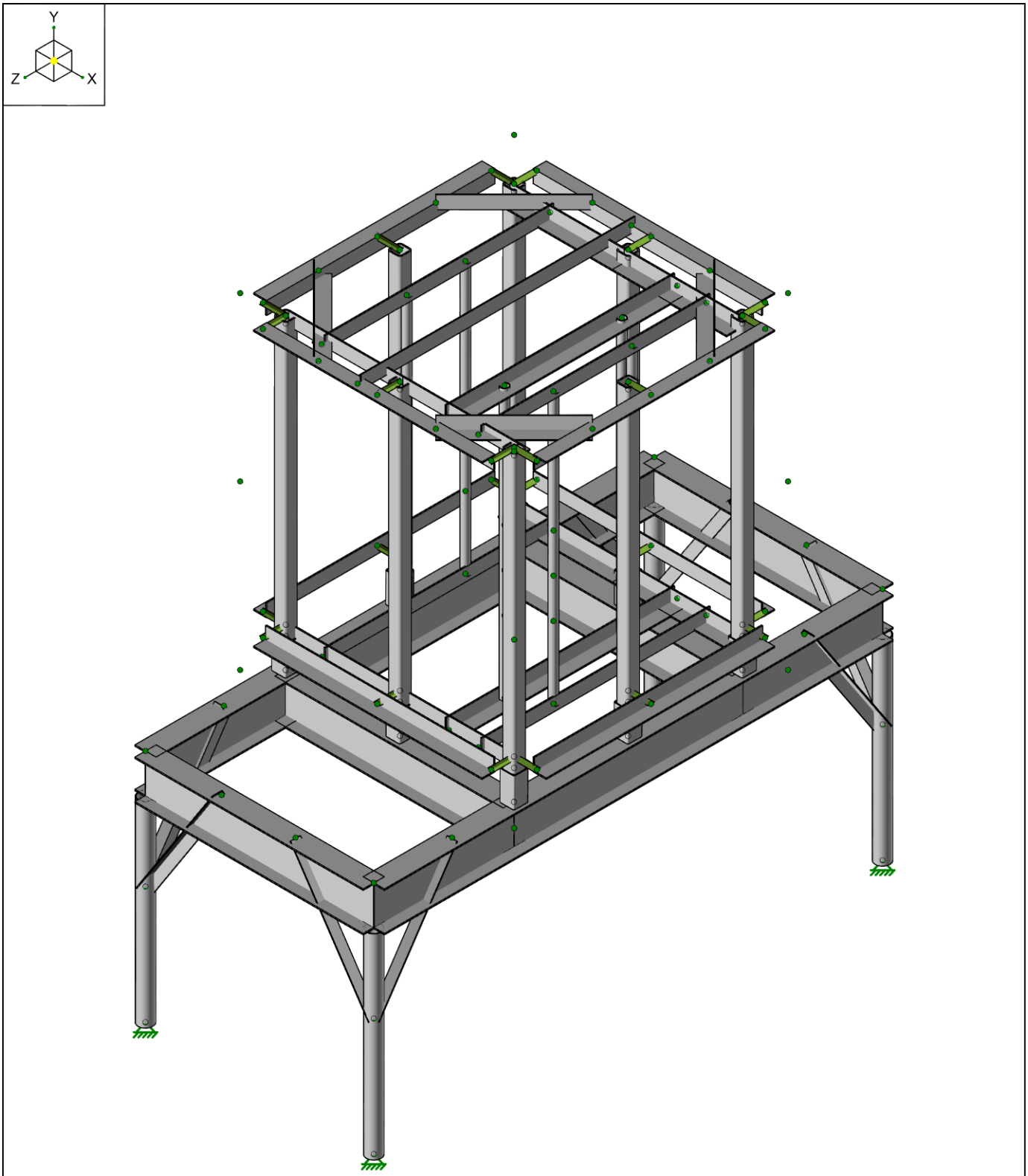
INPUT DATA:

Basic Wind Speed, V [mph]:	91
Exposure Category:	B
Elevation Above Sea Level [ft]:	195.6
Structure:	
Cross-Section:	Square
Height, h [ft]:	12.0
Width, D [ft]:	7.0
Length, L_1 [ft]:	7.0
Average Elevation, z [ft]:	34.5
For Non-Rooftop, Flexible Structures, (if n_1 < 1 Hz):	
Depth, L [ft]:	
Natural Frequency, n_1 [Hz]:	
Damping Ratio, β:	0.005
Rooftop Structure?	Yes
Supporting Structure (of Rooftop Structure):	
Height, H [ft]:	23.0
Width, B [ft]:	70.0
Length, L_2 [ft]:	110.0
For Flexible Supporting Structures, (if n_1 < 1 Hz):	
Depth, L [ft]:	
Natural Frequency, n_1 [Hz]:	
Damping Ratio, β:	0.005

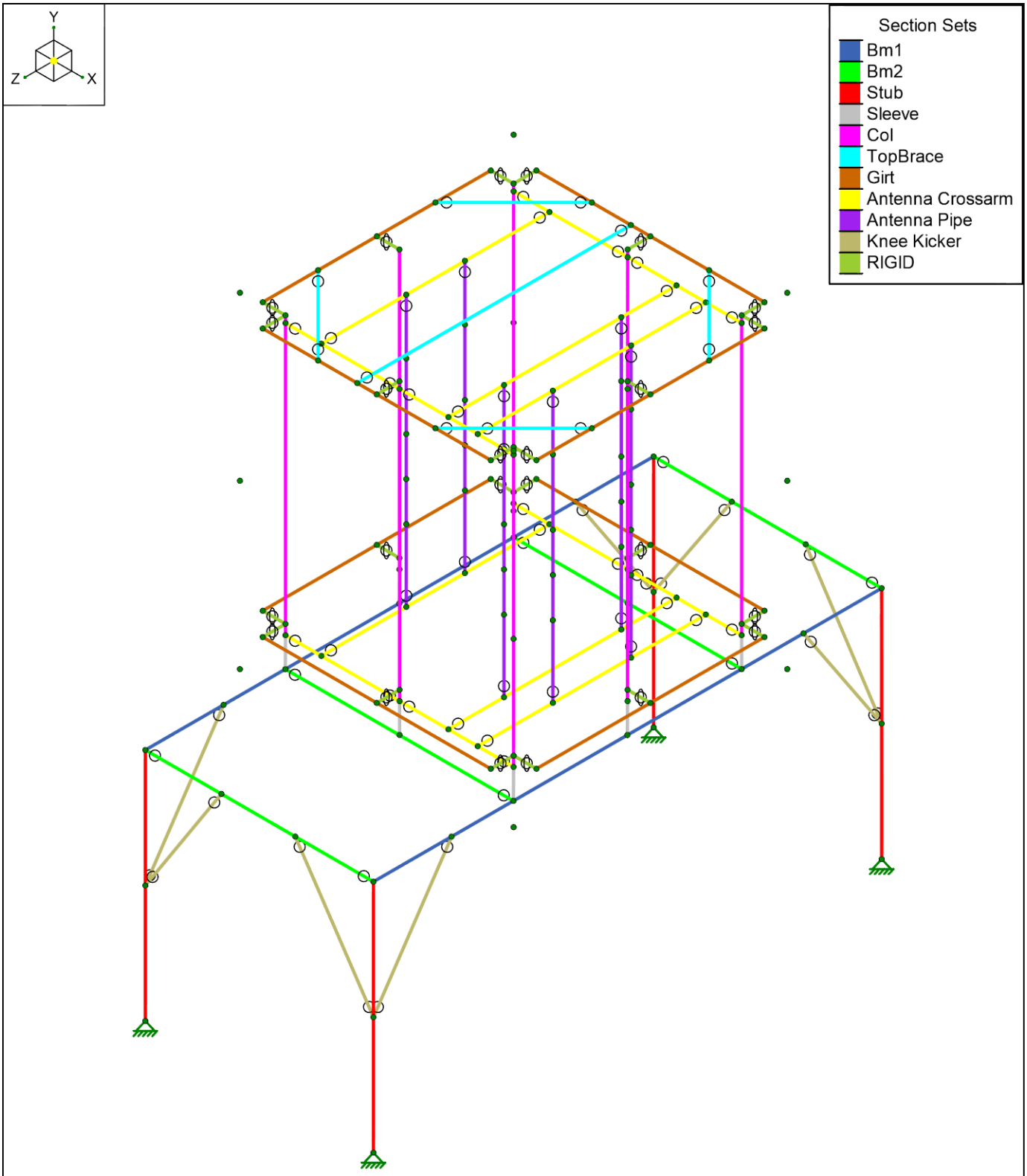


DESIGN SUMMARY:

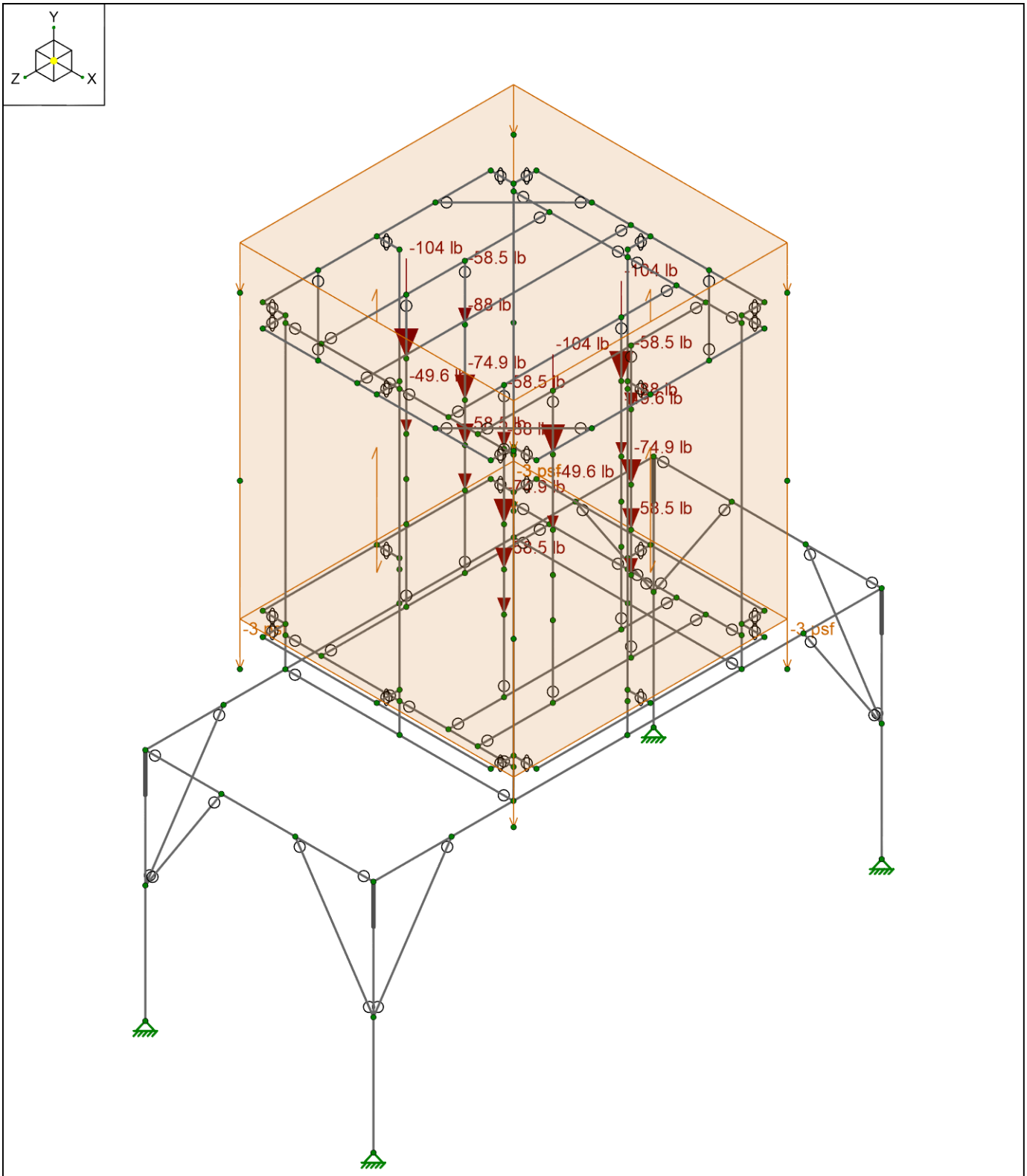
Full Wind Pressure, 1.0W [psf]:	**26.2**
Design Wind Pressure, 0.6W [psf]:	**15.7**
Design Diagonal Pressure, 0.6W [psf]:	**15.7**
Design Uplift Pressure (if applicable), 0.6W [psf]:	**12.4**



Vector Structural Engineering	Screen Walls	SK-1
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d

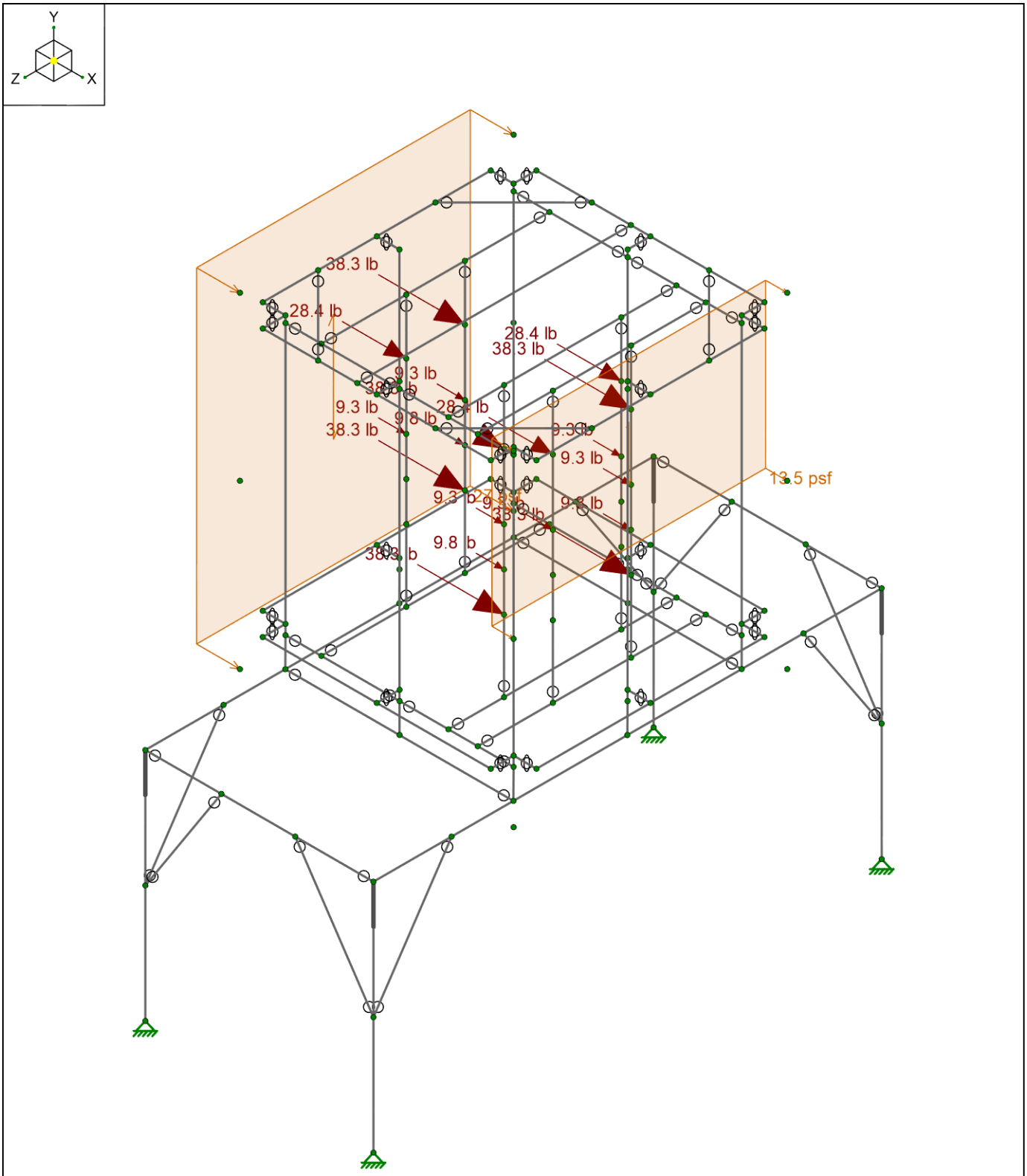


Vector Structural Engineering	Screen Walls	SK-2
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



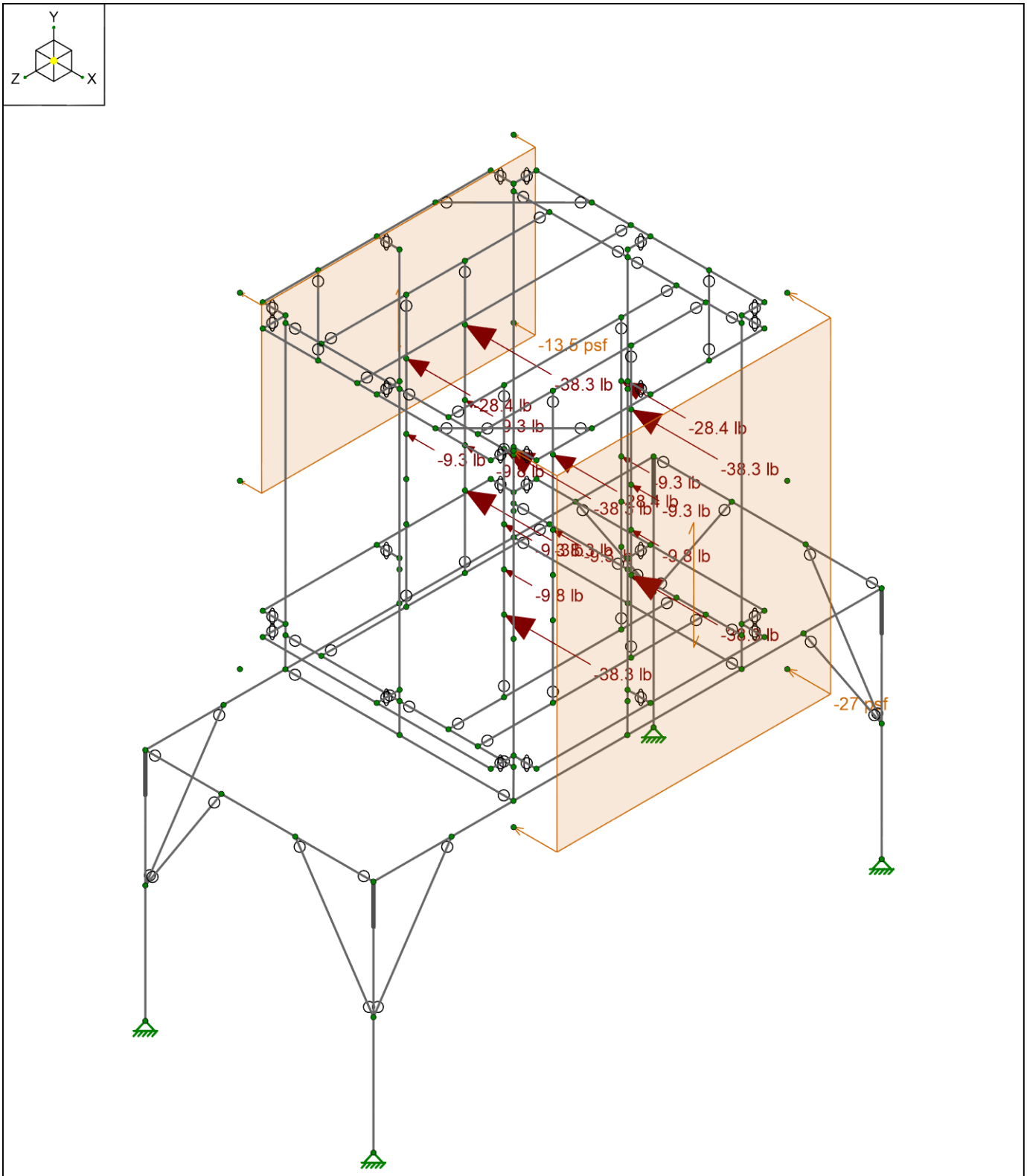
Loads: BLC 1, DL

Vector Structural Engineering	Screen Walls	SK-3
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



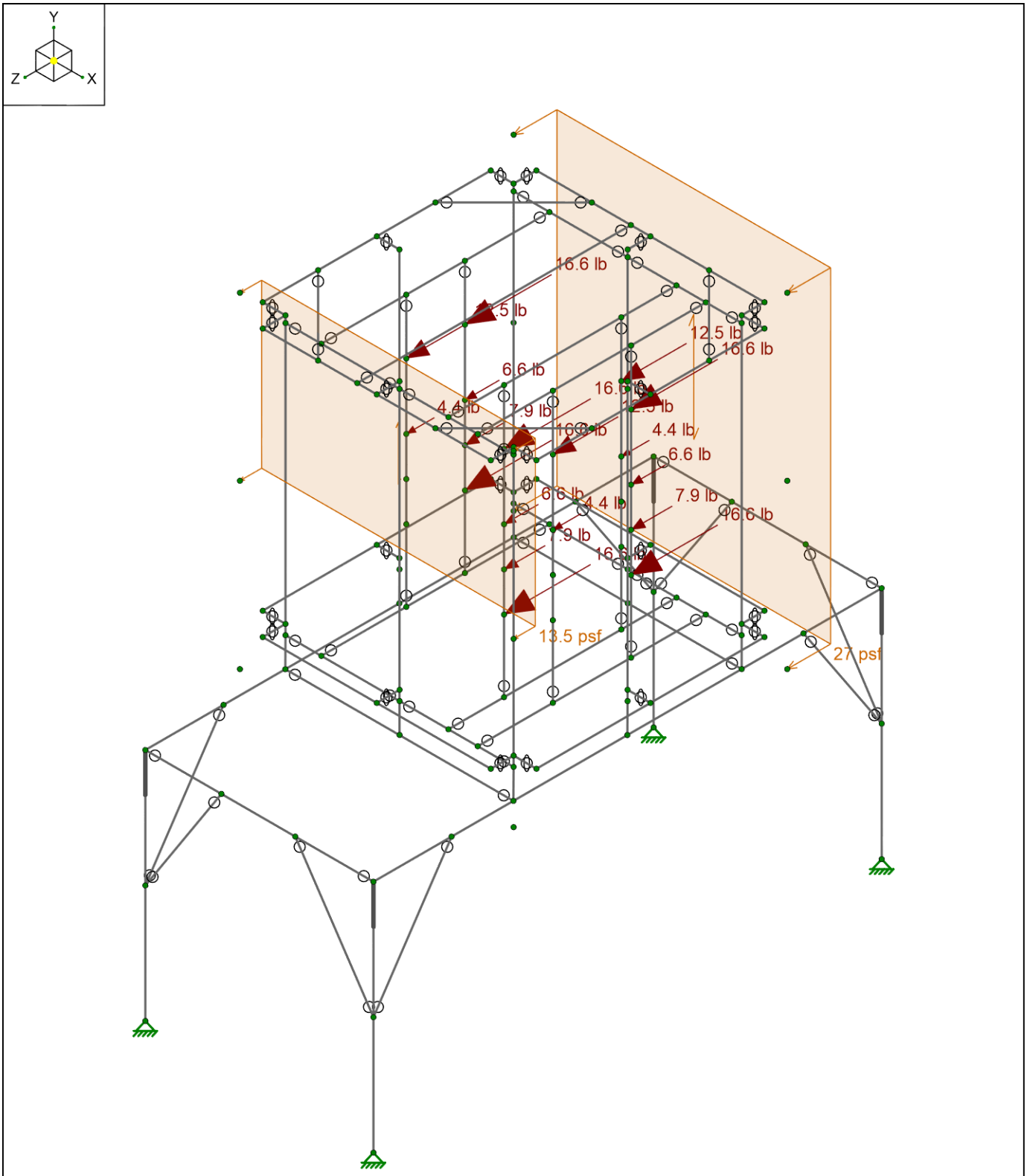
Loads: BLC 2, WL+X

Vector Structural Engineering	Screen Walls	SK-4
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



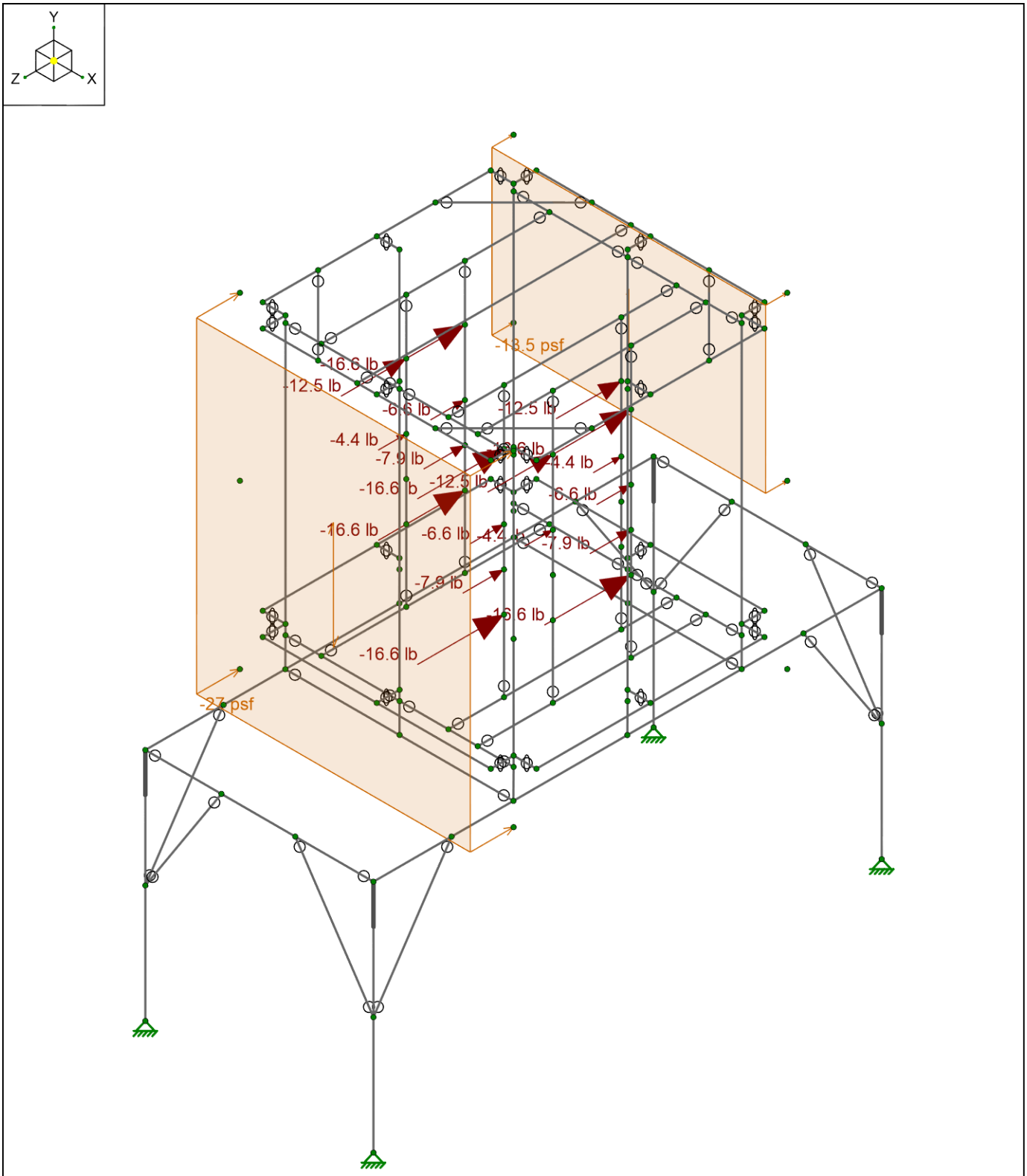
Loads: BLC 3, WL-X

Vector Structural Engineering	Screen Walls	SK-5
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



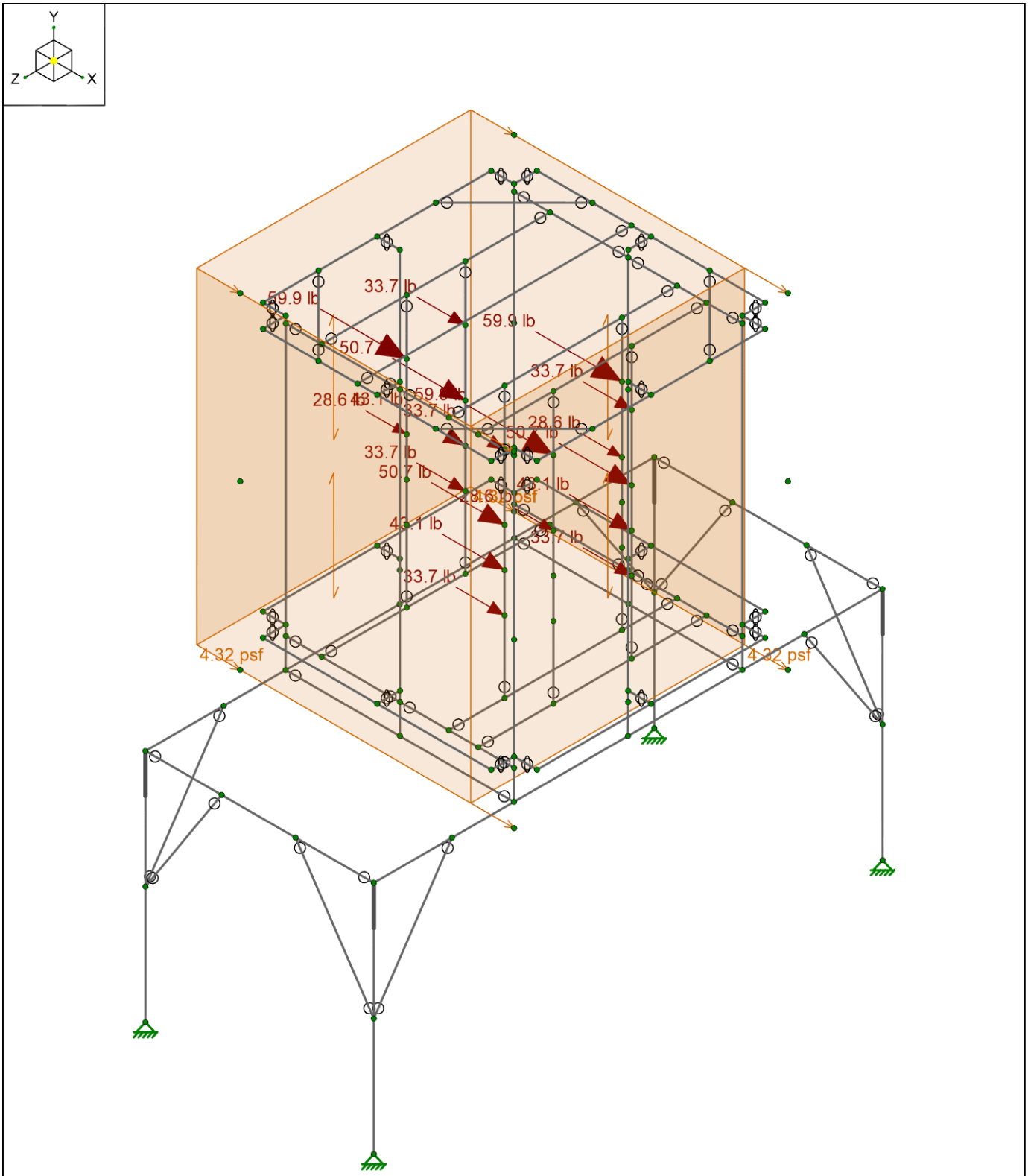
Loads: BLC 4, WL+Z

Vector Structural Engineering	Screen Walls	SK-6
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



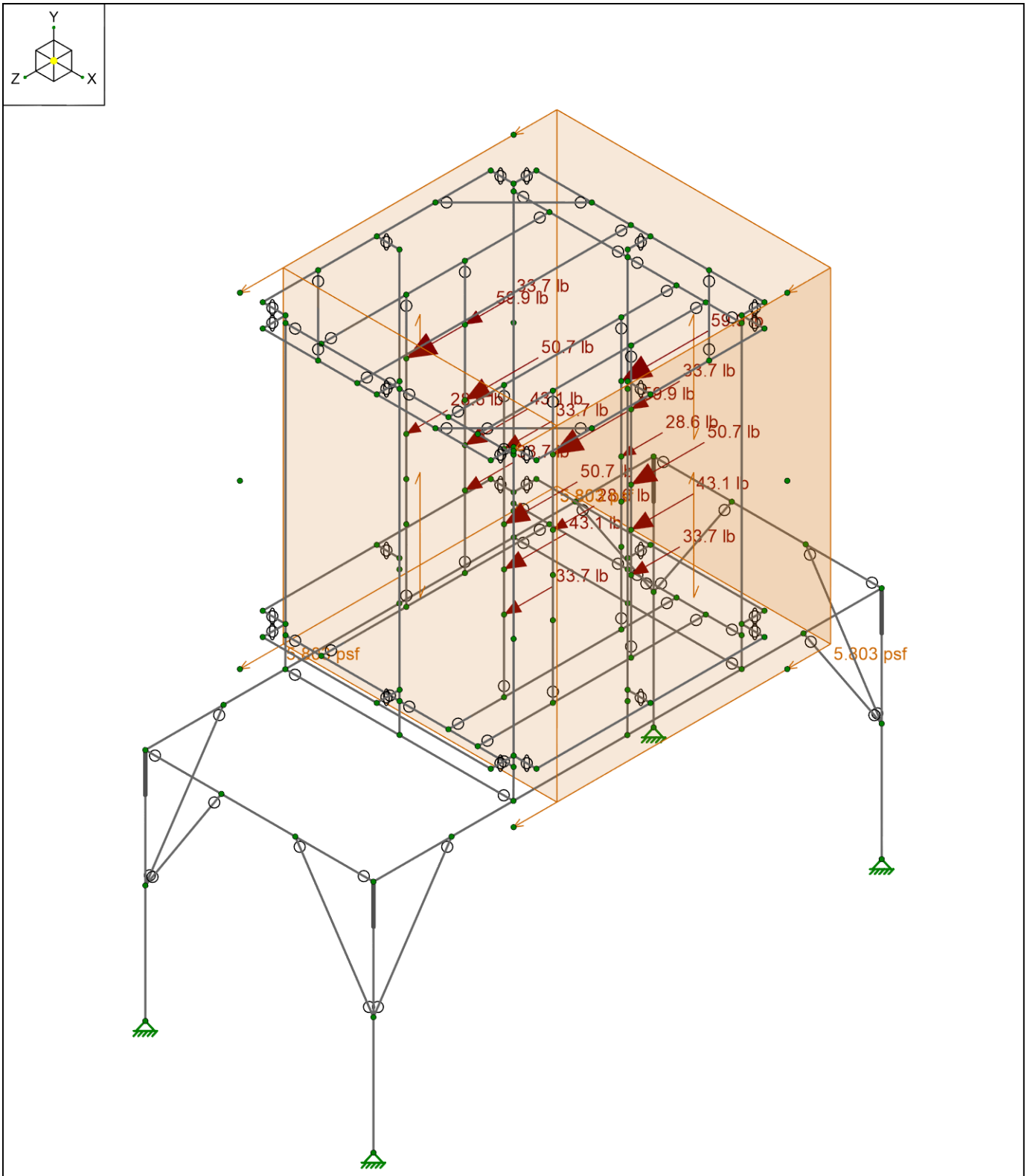
Loads: BLC 5, WL-Z

Vector Structural Engineering	Screen Walls	SK-7
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



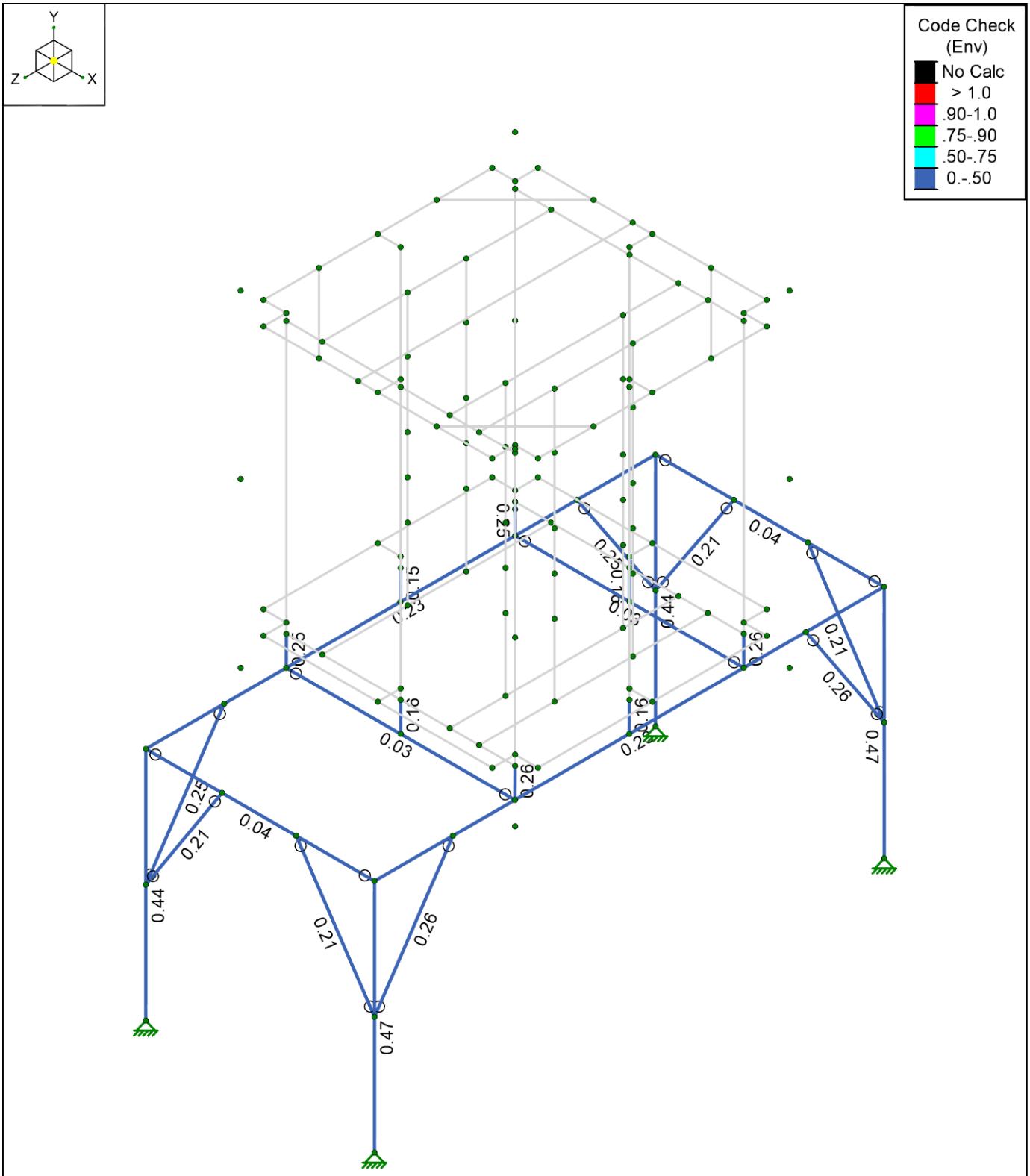
Loads: BLC 6, ELX

Vector Structural Engineering	Screen Walls	SK-8
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



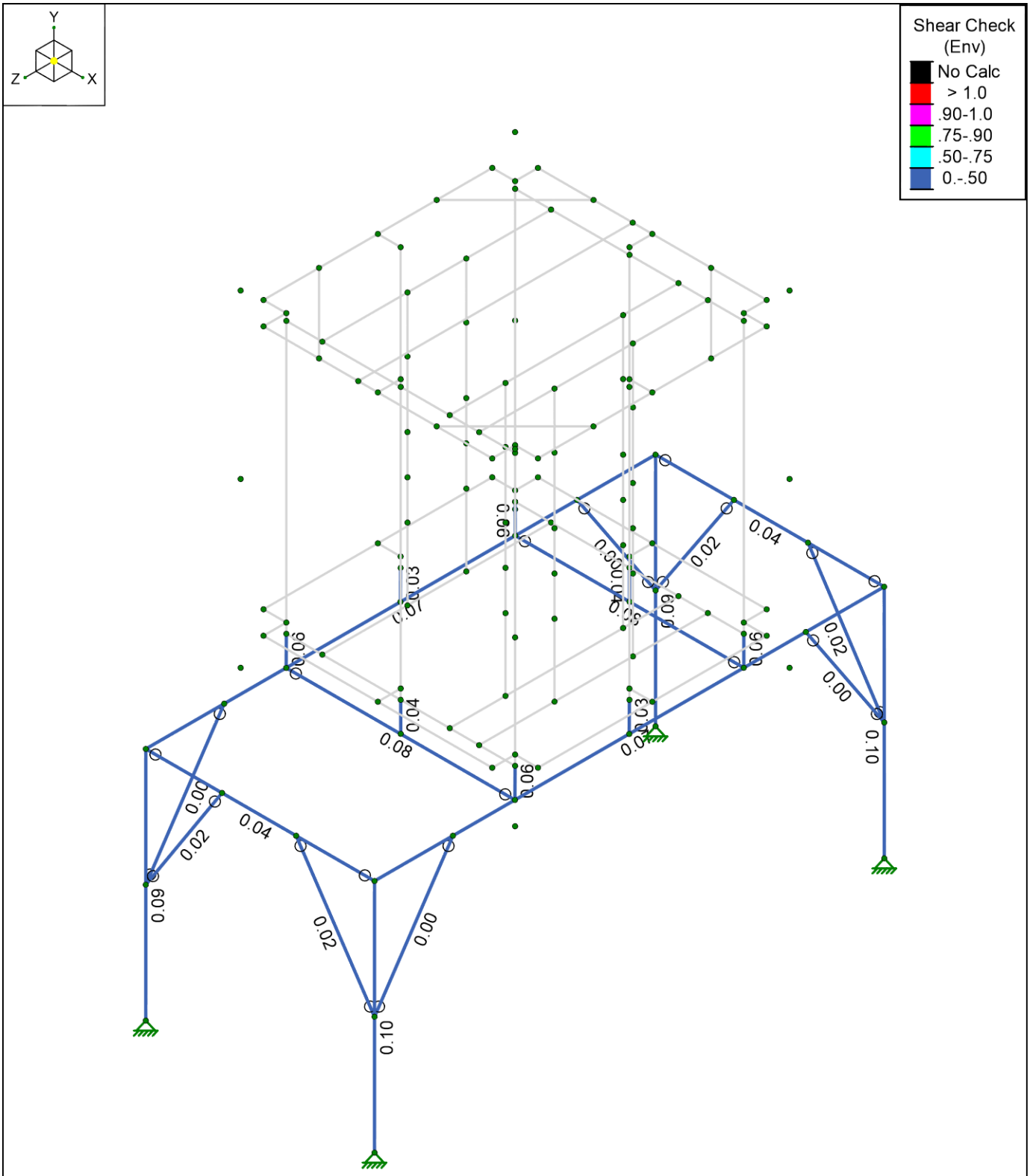
Loads: BLC 7, ELZ

Vector Structural Engineering	Screen Walls	SK-9
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



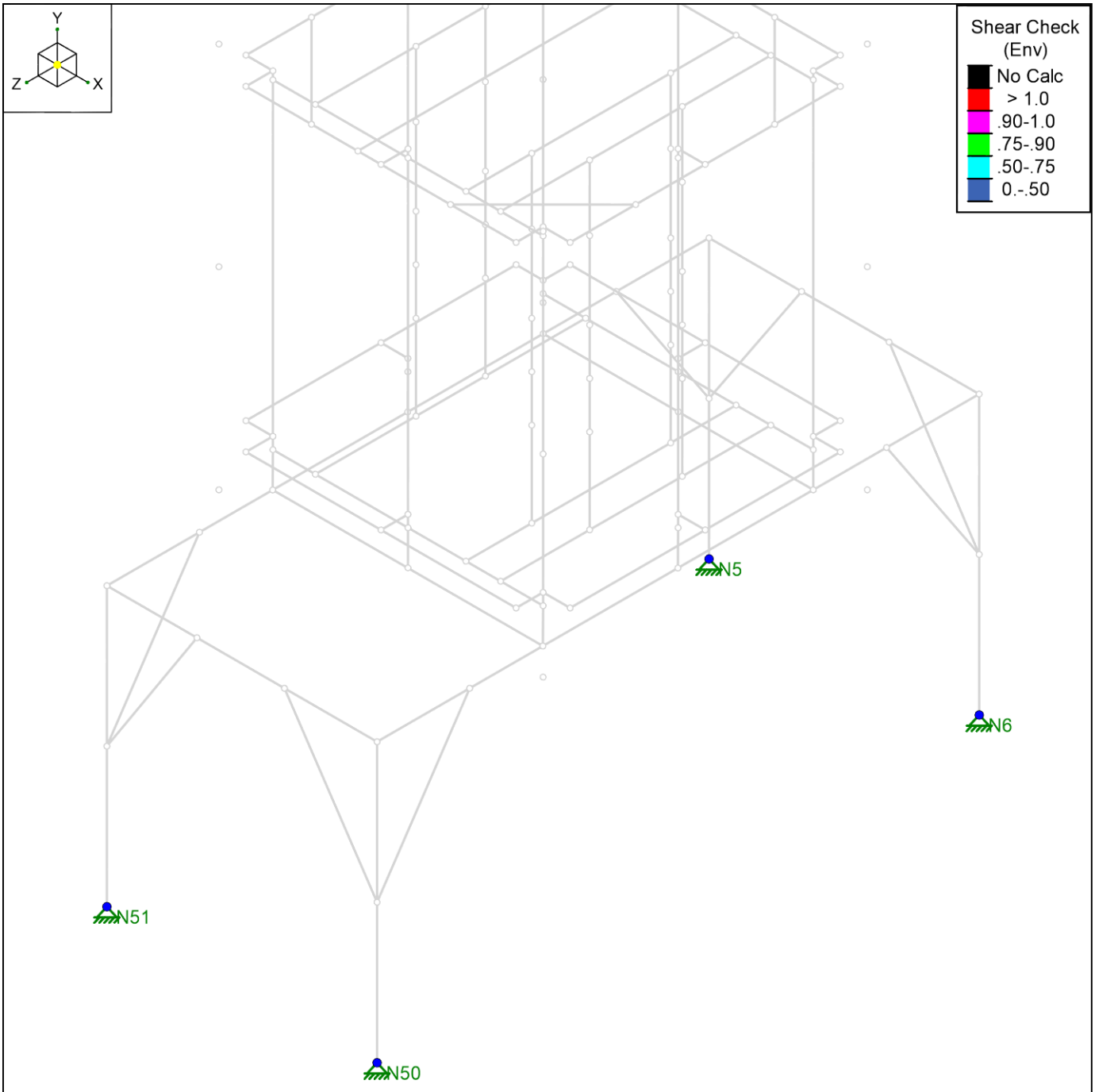
Member Code Checks Displayed (Enveloped)

Vector Structural Engineering	Screen Walls	SK-10
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



Member Shear Checks Displayed (Enveloped)

Vector Structural Engineering	Screen Walls	SK-11
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d



Member Shear Checks Displayed (Enveloped)

Vector Structural Engineering	Screen Walls	SK-12
BRF		Oct 20, 2021
U2619.1135.211 BA60329S FIE…		Enclosures with Cant. Column.r3d

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e⁵°F⁻¹]	Density [lb/ft³]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A992	29000	11154	0.3	0.65	490	50	1.1	65	1.1
2	A36 Gr.36	29000	11154	0.3	0.65	490	36	1.5	58	1.2
3	A572 Gr.50	29000	11154	0.3	0.65	490	50	1.1	65	1.1
4	A500 Gr.B RND	29000	11154	0.3	0.65	527	42	1.4	58	1.3
5	A500 Gr.B Rect	29000	11154	0.3	0.65	527	46	1.4	58	1.3
6	A53 Gr.B	29000	11154	0.3	0.65	490	35	1.6	60	1.2
7	A1085	29000	11154	0.3	0.65	490	50	1.25	65	1.15
8	A913 Gr.65	29000	11154	0.3	0.65	490	65	1.1	80	1.1
9	FRP	2800	450	0.35	0.44	120	10	1.5	30	1.2
10	A500 Gr.C RND	29000	11154	0.3	0.65	527	46	1.4	62	1.3
11	A500 Gr.C Rect	29000	11154	0.3	0.65	527	50	1.4	62	1.3

Node Boundary Conditions

	Node Label	X [k/in]	Y [k/in]	Z [k/in]
1	N6	Reaction	Reaction	Reaction
2	N50	Reaction	Reaction	Reaction
3	N5	Reaction	Reaction	Reaction
4	N51	Reaction	Reaction	Reaction

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rule	Area [in²]	Iyy [in⁴]	Izz [in⁴]	J [in⁴]
1	Bm1	W12X26	Beam	Wide Flange	A992	Typical	7.65	17.3	204	0.3
2	Bm2	W12X26	Beam	Wide Flange	A992	Typical	7.65	17.3	204	0.3
3	Stub	HSS4.500X0.237	Column	HSS Pipe	A500 Gr.B RND	Typical	2.96	6.79	6.79	13.6
4	Sleeve	HSS4.5X4.5X3	Column	HSS Pipe	A500 Gr.B Rect	Typical	2.93	9.02	9.02	14.4
5	Col	FRP 4x3/8	Column	SquareTube	FRP	Typical	5.438	12.036	12.036	17.863
6	TopBrace	4x4x4 Angle	HBrace	Single Angle	FRP	Typical	1.938	3.039	3.039	0.039
7	Girt	4x4x6 Angle	Beam	Single Angle	FRP	Typical	2.859	4.359	4.359	0.126
8	Antenna Crossarm	L4X4X6	Beam	Single Angle	A36 Gr.36	Typical	2.86	4.32	4.32	0.141
9	Antenna Pipe	PIPE_2.0	Column	Pipe	A53 Gr.B	Typical	1.02	0.627	0.627	1.25
10	Knee Kicker	L3X3X4	VBrace	Single Angle	A36 Gr.36	Typical	1.44	1.23	1.23	0.031

Member Primary Data

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
1	M104	N45	N85		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
2	M138A	N14	N28		Bm1	Beam	Wide Flange	A992	Typical
3	M67	N23	N7		Col	Column	SquareTube	FRP	Typical
4	M87	N30	N67		Col	Column	SquareTube	FRP	Typical
5	M63	N2	N66		Col	Column	SquareTube	FRP	Typical
6	M48	N34	N69		Col	Column	SquareTube	FRP	Typical
7	M96	N29	N4		RIGID	None	None	RIGID	Typical
8	M113	N67	N11		RIGID	None	None	RIGID	Typical
9	M114	N67	N64		RIGID	None	None	RIGID	Typical
10	M97	N29	N19		RIGID	None	None	RIGID	Typical
11	M49	N32	N33		RIGID	None	None	RIGID	Typical
12	M68	N7	N65		RIGID	None	None	RIGID	Typical
13	M47	N69	N68		RIGID	None	None	RIGID	Typical
14	M64	N66	N9		RIGID	None	None	RIGID	Typical
15	M69	N18	N21		RIGID	None	None	RIGID	Typical
16	M65	N27	N24		RIGID	None	None	RIGID	Typical
17	M50	N143	N34		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical

Member Primary Data (Continued)

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
18	M72	N22	N23	90	Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
19	M66	N145	N2		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
20	M79	N144	N30	90	Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
21	M130	N70	N71		TopBrace	HBrace	Single Angle	FRP	Typical
22	M33	N6	N28	90	Stub	Column	HSS Pipe	A500 Gr.B RND	Typical
23	M34	N50	N14	90	Stub	Column	HSS Pipe	A500 Gr.B RND	Typical
24	M30	N3	N25		Bm1	Beam	Wide Flange	A992	Typical
25	M31	N5	N25	90	Stub	Column	HSS Pipe	A500 Gr.B RND	Typical
26	M32	N51	N3	90	Stub	Column	HSS Pipe	A500 Gr.B RND	Typical
27	M36	N12	N74		Col	Column	SquareTube	FRP	Typical
28	M37	N32	N36		RIGID	None	None	RIGID	Typical
29	M38	N69	N76		RIGID	None	None	RIGID	Typical
30	M40	N8	N37		RIGID	None	None	RIGID	Typical
31	M41	N10	N20		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
32	M42	N20	N72		Col	Column	SquareTube	FRP	Typical
33	M43	N72	N73		RIGID	None	None	RIGID	Typical
34	M44	N142	N12		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
35	M45	N39	N38		RIGID	None	None	RIGID	Typical
36	M46	N74	N75		RIGID	None	None	RIGID	Typical
37	M52	N27	N41		RIGID	None	None	RIGID	Typical
38	M55	N39	N42		RIGID	None	None	RIGID	Typical
39	M58	N66	N13		RIGID	None	None	RIGID	Typical
40	M59	N74	N78		RIGID	None	None	RIGID	Typical
41	M61	N79	N15		TopBrace	HBrace	Single Angle	FRP	Typical
42	M73	N82	N81		TopBrace	HBrace	Single Angle	FRP	Typical
43	M74	N77	N80		TopBrace	HBrace	Single Angle	FRP	Typical
44	M53	N4	N24		Girt	Beam	Single Angle	FRP	Typical
45	M54	N41	N42		Girt	Beam	Single Angle	FRP	Typical
46	M56	N38	N36		Girt	Beam	Single Angle	FRP	Typical
47	M57	N33	N19		Girt	Beam	Single Angle	FRP	Typical
48	M60	N11	N9	90	Girt	Beam	Single Angle	FRP	Typical
49	M62	N13	N78	90	Girt	Beam	Single Angle	FRP	Typical
50	M70	N75	N76	90	Girt	Beam	Single Angle	FRP	Typical
51	M71	N68	N64	90	Girt	Beam	Single Angle	FRP	Typical
52	M75	N17	N16		TopBrace	HBrace	Single Angle	FRP	Typical
53	M78	N97	N98		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
54	M80	N319	N320		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
55	M83	N104	N105		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
56	M154	N206	N207		Col	Column	SquareTube	FRP	Typical
57	M155	N203	N206		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
58	M158	N202	N208		Col	Column	SquareTube	FRP	Typical
59	M159	N214	N202		Sleeve	Column	HSS Pipe	A500 Gr.B Rect	Typical
60	M166	N208	N218		RIGID	None	None	RIGID	Typical
61	M167	N207	N217		RIGID	None	None	RIGID	Typical
62	M169	N204	N222		RIGID	None	None	RIGID	Typical
63	M170	N205	N221		RIGID	None	None	RIGID	Typical
64	M181	N228	N235	180	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
65	M183	N227	N234	90	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
66	M184	N231	N238	180	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
67	M187	N226	N239	90	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
68	M212	N305	N303	270	Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
69	M213	N306	N307		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
70	M220	N20	N34	270	Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
71	M221	N23	N30		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
72	M86	N142	N143		Bm2	Beam	Wide Flange	A992	Typical

Member Primary Data (Continued)

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
73	M88	N145	N144		Bm2	Beam	Wide Flange	A992	Typical
74	M89	N303	N302	270	Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
75	M90	N307	N304		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
76	M91	N2	N23		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
77	M92	N12	N20	270	Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
78	M93	N151	N148		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
79	M94	N141	N156		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
80	M95	N178	N164		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
81	M98	N177	N176		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
82	M99	N165	N162		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
83	M100	N154	N170		Antenna Pipe	Column	Pipe	A53 Gr.B	Typical
84	M101	N161	N168		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
85	M105	N174	N175		Antenna Crossarm	Beam	Single Angle	A36 Gr.36	Typical
86	M102	N25	N28		Bm2	Beam	Wide Flange	A992	Typical
87	M103	N3	N14		Bm2	Beam	Wide Flange	A992	Typical
88	M106	N228	N160	90	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
89	M107	N227	N155	180	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
90	M108	N231	N169	90	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical
91	M109	N226	N157	180	Knee Kicker	VBrace	Single Angle	A36 Gr.36	Typical

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Nodal	Distributed	Area(Member)
1	DL	DL		-1.05		18		4
2	WL+X	WL+X				18		2
3	WL-X	WL-X				18		2
4	WL+Z	WL+Z				18		2
5	WL-Z	WL-Z				18		2
6	ELX	ELX	1.44			18		4
7	ELZ	ELZ			1.44	18		4
8	BLC 1 Transient Area Loads	None					40	
9	BLC 2 Transient Area Loads	None					15	
10	BLC 3 Transient Area Loads	None					15	
11	BLC 4 Transient Area Loads	None					15	
12	BLC 5 Transient Area Loads	None					15	
13	BLC 6 Transient Area Loads	None					40	
14	BLC 7 Transient Area Loads	None					40	

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	D	Yes	Y	DL	1				
2	D + 0.6Wx	Yes	Y	DL	1	WL+X	0.6		
3	D - 0.6Wx	Yes	Y	DL	1	WL-X	0.6		
4	D + 0.6Wz	Yes	Y	DL	1	WL+Z	0.6		
5	D - 0.6Wz	Yes	Y	DL	1	WL-Z	0.6		
6	D + diag(0.6Wx + 0.6Wz)	Yes	Y	DL	1	WL+X	0.424	WL+Z	0.424
7	D + diag(0.6Wx - 0.6Wz)	Yes	Y	DL	1	WL+X	0.424	WL-Z	0.424
8	D + diag(-0.6Wx - 0.6Wz)	Yes	Y	DL	1	WL-X	0.424	WL-Z	0.424
9	D + diag(-0.6Wx + 0.6Wz)	Yes	Y	DL	1	WL-X	0.424	WL+Z	0.424
10	0.6D + 0.6Wx	Yes	Y	DL	0.6	WL+X	0.6		
11	0.6D - 0.6Wx	Yes	Y	DL	0.6	WL-X	0.6		
12	0.6D + 0.6Wz	Yes	Y	DL	0.6	WL+Z	0.6		
13	0.6D - 0.6Wz	Yes	Y	DL	0.6	WL-Z	0.6		
14	0.6D + diag(0.6Wx + 0.6Wz)	Yes	Y	DL	0.6	WL+X	0.424	WL+Z	0.424

Load Combinations (Continued)

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
15	0.6D + diag(0.6Wx - 0.6Wz)	Yes	Y	DL	0.6	WL+X	0.424	WL-Z	0.424
16	0.6D + diag(-0.6Wx - 0.6Wz)	Yes	Y	DL	0.6	WL-X	0.424	WL-Z	0.424
17	0.6D + diag(-0.6Wx + 0.6Wz)	Yes	Y	DL	0.6	WL-X	0.424	WL+Z	0.424
18	(1.0 + 0.14SDS)D + 0.7Ez	Yes	Y	DL	1.168	ELZ	0.7		
19	(1.0 + 0.14SDS)D - 0.7Ez	Yes	Y	DL	1.168	ELZ	-0.7		
20	(1.0 + 0.14SDS)D + 0.7Ex	Yes	Y	DL	1.168	ELX	0.7		
21	(1.0 + 0.14SDS)D - 0.7Ex	Yes	Y	DL	1.168	ELX	-0.7		
22	(0.6 - 0.14SDS)D + 0.7Ez	Yes	Y	DL	0.432	ELZ	0.7		
23	(0.6 - 0.14SDS)D - 0.7Ez	Yes	Y	DL	0.432	ELZ	-0.7		
24	(0.6 - 0.14SDS)D + 0.7Ex	Yes	Y	DL	0.432	ELX	0.7		
25	(0.6 - 0.14SDS)D - 0.7Ex	Yes	Y	DL	0.432	ELX	-0.7		
26	**Building SA**		Y						
27	D		Y	DL	1				
28	Wx		Y	WL+X	1				
29	-Wx		Y	WL-X	1				
30	Wz		Y	WL+Z	1				
31	-Wz		Y	WL-Z	1				
32	Ex		Y	ELX	1				
33	-Ex		Y	ELX	-1				
34	Ez		Y	ELZ	1				
35	-Ez		Y	ELZ	-1				

Envelope AISC 15TH (360-16): ASD Member Steel Code Checks

	Member	Shape	Code Check	Loc[ft]	LC	Shear Check	Loc[ft]	Dir	LC	Pnc/om [lb]	Pnt/om [lb]	Mnyy/om [lb-ft]	Mnzz/om [lb-ft]	Cb	Eqn
1	M138A	W12X26	0.234	3.656	20	0.072	6.364	z	21	145556.656	229041.916	20384.232	90915.382	1	H1-1b
2	M50	HSS4.5X4.5X3	0.258	0	18	0.061	0.75	y	21	80563.862	80706.587	10811.377	10811.377	1.125	H1-1b
3	M72	HSS4.5X4.5X3	0.157	0	20	0.038	0	y	20	80563.868	80706.587	10811.377	10811.377	1.111	H1-1b
4	M66	HSS4.5X4.5X3	0.248	0	19	0.062	0.75	y	20	80563.867	80706.587	10811.377	10811.377	1.123	H1-1b
5	M79	HSS4.5X4.5X3	0.258	0	19	0.06	0.75	y	21	80563.869	80706.587	10811.377	10811.377	1.126	H1-1b
6	M33	HSS4.500X0.237	0.467	2.969	19	0.096	5		19	67602.643	74443.114	8446.108	8446.108	1.932	H1-1b
7	M34	HSS4.500X0.237	0.468	2.969	18	0.096	5		18	67602.644	74443.114	8446.108	8446.108	1.403	H1-1b
8	M30	W12X26	0.23	9.344	21	0.072	6.365	z	20	145541.727	229041.916	20384.232	90915.382	1	H1-1b
9	M31	HSS4.500X0.237	0.444	2.969	19	0.091	5		19	67602.644	74443.114	8446.108	8446.108	1.402	H1-1b
10	M32	HSS4.500X0.237	0.444	2.969	18	0.091	5		18	67602.644	74443.114	8446.108	8446.108	1.402	H1-1b
11	M41	HSS4.5X4.5X3	0.158	0	21	0.04	0	y	20	80563.869	80706.587	10811.377	10811.377	1.116	H1-1b
12	M44	HSS4.5X4.5X3	0.248	0	18	0.062	0.75	y	20	80563.864	80706.587	10811.377	10811.377	1.123	H1-1b
13	M155	HSS4.5X4.5X3	0.155	0	18	0.027	0	y	19	80563.862	80706.587	10811.377	10811.377	1.051	H1-1b
14	M159	HSS4.5X4.5X3	0.147	0	18	0.025	0	y	19	80563.864	80706.587	10811.377	10811.377	1.051	H1-1b
15	M181	L3X3X4	0.245	1.352	18	0.004	3.606	z	21	23274.745	31041.916	1123.179	2360.172	1.136	H2-1
16	M183	L3X3X4	0.259	1.352	18	0.004	3.606	y	21	23274.745	31041.916	1123.179	2360.172	1.136	H2-1
17	M184	L3X3X4	0.259	1.351	19	0.004	3.604	z	21	23281.277	31041.916	1123.179	2360.376	1.136	H2-1
18	M187	L3X3X4	0.245	1.352	19	0.004	3.606	y	21	23272.682	31041.916	1123.179	2360.107	1.136	H2-1
19	M86	W12X26	0.027	5.834	20	0.08	5.834	z	18	187119.622	229041.916	20384.232	92814.371	1.92	H1-1b
20	M88	W12X26	0.027	5.834	20	0.08	5.834	z	19	187119.617	229041.916	20384.232	92814.371	1.942	H1-1b
21	M102	W12X26	0.042	3.889	21	0.043	0	y	20	187119.617	229041.916	20384.232	92814.371	1.971	H1-1b
22	M103	W12X26	0.042	1.945	20	0.044	0	y	20	187119.622	229041.916	20384.232	92814.371	1.97	H1-1b
23	M106	L3X3X4	0.209	1.713	25	0.017	3.575	z	21	23387.753	31041.916	1123.179	2363.719	1.136	H2-1
24	M107	L3X3X4	0.209	1.728	24	0.017	3.606	y	20	23274.745	31041.916	1123.179	2360.172	1.136	H2-1
25	M108	L3X3X4	0.21	1.712	24	0.018	3.573	z	20	23393.797	31041.916	1123.179	2363.91	1.136	H2-1
26	M109	L3X3X4	0.209	1.728	25	0.017	3.606	y	21	23274.745	31041.916	1123.179	2360.172	1.136	H2-1

Envelope Node Reactions

	Node Label		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [lb-ft]	LC	MY [lb-ft]	LC	MZ [lb-ft]	LC
1	N6	max	1032.737	25	4417.298	20	1256.684	19	0	25	0	25	0	25
2		min	-997.892	20	-2300.888	25	-1047.645	22	0	1	0	1	0	1
3	N50	max	1039.096	25	4416.55	20	1048.332	23	0	25	0	25	0	25
4		min	-1004.157	20	-2297.971	25	-1257.278	18	0	1	0	1	0	1
5	N5	max	1007.033	21	4272.625	21	1195.055	19	0	25	0	25	0	25
6		min	-1041.208	24	-2354.475	24	-1010.831	22	0	1	0	1	0	1
7	N51	max	998.197	21	4261.584	21	1010.689	23	0	25	0	25	0	25
8		min	-1032.276	24	-2355.023	24	-1195.03	18	0	1	0	1	0	1
9	Totals:	max	4067.967	25	5789.458	21	4310.162	23						
10		min	-4067.967	24	2141.305	24	-4310.163	22						

Envelope Maximum Member Section Forces

	Member		Axial[lb]	Loc[ft]	LC	y Shear[lb]	Loc[ft]	LC	z Shear[lb]	Loc[ft]	LC	Torque[lb-ft]	Loc[ft]	LC	y-y Moment[lb-ft]	Loc[ft]	LC	z-z Moment[lb-ft]	Loc[ft]	LC
1	M138A	max	1819.297	11.103	22	3455.819	0	19	867.927	0	21	204.186	6.364	21	2881.292	9.478	21	3661.662	1.896	22
2		min	-2276.163	11.103	19	-3453.697	12.998	18	-869.422	12.998	21	-203.515	6.499	21	-2842.334	9.478	24	-6441.183	9.478	20
3	M50	max	666.727	0	18	428.898	0	23	255.339	0	25	368.824	0.75	21	1927.356	0	20	1942.775	0	23
4		min	136.611	0.75	23	-912.95	0	18	-673.676	0	20	-295.921	0	24	-1524.171	0	25	-2463.41	0	18
5	M72	max	826.433	0	18	547.415	0	20	15.194	0.75	22	125.023	0.75	25	195.005	0.75	22	1635.113	0	20
6		min	97.82	0.75	23	-545.715	0	21	-34.45	0.75	19	-130.698	0	20	-228.526	0.75	19	-1636.601	0	21
7	M66	max	529.074	0	19	396.948	0	22	225.986	0	24	353.578	0.75	20	1908.329	0	21	1845.302	0	22
8		min	87.484	0.75	22	-854.645	0	19	-637.617	0	21	-292.723	0	25	-1511.958	0	24	-2332.334	0	19
9	M79	max	664.032	0	19	920.172	0	19	282.388	0	25	286.61	0.75	24	1945.643	0	20	2468.525	0	19
10		min	140.025	0.75	22	-430.529	0	22	-693.882	0	20	-359.809	0	21	-1547.789	0	25	-1943.884	0	22
11	M33	max	4417.422	0	20	1656.022	5	25	1678.896	5	22	1.799	5	25	3767.62	3.021	19	2970.322	3.021	21
12		min	-2449.032	5	23	-1715.733	5	20	-2140.823	5	19	-2.002	3.021	20	-3039.678	3.021	22	-3027.68	3.021	20
13	M34	max	4416.55	0	20	2141.709	5	18	1735.111	5	20	1.931	5	20	2988.058	2.969	21	3772.031	2.969	18
14		min	-2454.933	5	22	-1678.898	5	23	-1675.98	5	25	-1.727	3.021	25	-3045.31	2.969	20	-3041.057	2.969	23
15	M30	max	1758.227	11.105	22	3257.219	0	19	868.309	13.001	20	203.439	9.344	20	2839.737	9.48	25	3528.02	1.896	22
16		min	-2164.93	11.105	19	-3264.912	13.001	18	-867.46	0	20	-204.154	3.657	20	-2878.978	9.48	20	-6120.951	6.5	21
17	M31	max	4272.625	0	21	1619.491	5	22	1678.873	5	24	1.896	5	21	3050.329	2.969	21	2929.875	2.969	22
18		min	-2375.654	5	23	-2030.585	5	19	-1737.142	5	21	-1.717	3.021	24	-2992.588	2.969	20	-3578.417	2.969	19
19	M32	max	4261.584	0	21	2029.852	5	18	1650.811	5	24	1.789	5	24	3023.396	2.969	21	3578.129	2.969	18
20		min	-2376.87	5	22	-1619.131	5	23	-1708.56	5	21	-1.967	3.021	21	-2966.046	2.969	20	-2929.373	2.969	23
21	M41	max	840.899	0	19	567.98	0	20	33.432	0.75	18	132.945	0.75	20	227.836	0.75	18	1648.216	0	20
22		min	102.786	0.75	22	-578.434	0	21	-15.514	0.75	23	-127.472	0	25	-195.116	0.75	19	-1658.507	0	21
23	M44	max	503.965	0	18	397.936	0	23	630.324	0	21	296.503	0.75	25	1505.437	0	24	1846.089	0	23
24		min	77.356	0.75	23	-853.679	0	18	-220.196	0	24	-356.776	0	20	-1901.229	0	21	-2331.36	0	18
25	M155	max	317.481	0	21	274.989	0	19	135.745	0.75	3	136.232	0.75	18	509.433	0.75	20	1661.608	0	19
26		min	-72.494	0.75	24	-272.842	0	18	-60.382	0.75	25	-136.26	0	19	-470.899	0.75	21	-1659.99	0	18
27	M159	max	317.184	0	20	256.29	0	19	61.083	0.75	24	125.367	0.75	19	472.378	0.75	20	1574.557	0	19
28		min	-72.254	0.75	25	-255.099	0	18	-135.873	0	2	-125.728	0	18	-509.234	0.75	21	-1573.914	0	18
29	M181	max	5697.261	0	18	13.418	3.606	19	8.904	0	24	0.45	3.606	24	4.259	1.803	24	9.506	1.803	20
30		min	-4611.612	0	23	-13.418	0	19	-8.904	0	25	-0.465	0	21	-9.506	1.803	21	-4.259	1.803	25
31	M183	max	6010.755	0	18	8.904	0	21	13.418	3.606	19	0.447	3.606	20	4.259	1.803	25	4.259	1.803	24
32		min	-4787.085	0	23	-8.904	0	24	-13.418	0	19	-0.456	0	21	-9.506	1.803	20	-9.506	1.803	21
33	M184	max	6007.586	0	19	13.413	3.604	18	8.9	0	25	0.458	3.604	21	4.254	1.802	25	9.498	1.802	21
34		min	-4786.48	0	22	-13.413	0	18	-8.9	0	20	-0.45	0	20	-9.498	1.802	20	-4.254	1.802	24
35	M187	max	5696.514	0	19	8.906	0	24	13.421	3.606	18	0.463	3.606	21	4.26	1.803	24	4.26	1.803	25
36		min	-4610.791	0	22	-8.906	0	25	-13.421	0	18	-0.448	0	24	-9.51	1.803	21	-9.51	1.803	20
37	M86	max	268.551	0	25	1464.135	0	21	72.092	0	23	94.1	5.834	18	99.033	2.735	23	2463.07	5.834	20
38		min	-682.016	0	20	-1465.948	5.834	20	-68.844	0	22	-93.805	0	18	-90.312	2.613	22	-1843.714	5.834	25
39	M88	max	263.862	0	25	1458.577	0	21	68.767	0	23	93.769	2.856	19	90.11	2.613	23	2489.249	5.834	20
40		min	-679.003	0	20	-1460.495	5.834	20	-71.982	0	22	-94.069	2.917	19	-98.731	2.735	22	-1878.153	5.834	25
41	M102	max	2600	1.945	20	2199.492	0	20	85.81	5.834	18	4.98	5.834	22	128.237	2.917	19	3035.178	3.889	24

Envelope Maximum Member Section Forces (Continued)

	Member		Axial[lb]	Loc[ft]	LC	y Shear[lb]	Loc[ft]	LC	z Shear[lb]	Loc[ft]	LC	Torque[lb-ft]	Loc[ft]	LC	y-y Moment[lb-ft]	Loc[ft]	LC	z-z Moment[lb-ft]	Loc[ft]	LC
42		min	-2644.648	1.945	21	-2261.001	5.834	21	-85.621	0	18	-5.271	0	18	-129.111	2.917	18	-3255.482	3.889	21
43	M103	max	2596.768	3.889	21	2258.009	0	20	85.781	0	19	5.365	1.945	19	129.095	2.917	19	3031.594	1.945	25
44		min	-2642.335	3.889	20	-2194.323	5.834	21	-85.631	5.834	19	-4.956	0	22	-128.224	2.917	18	-3254.68	1.945	20
45	M106	max	4871.715	0	21	8.829	0	19	13.252	3.575	20	2.805	3.575	21	4.214	1.788	23	4.214	1.788	22
46		min	-4796.948	0	24	-8.829	0	22	-13.252	0	20	-2.578	0	24	-9.273	1.788	18	-9.273	1.788	19
47	M107	max	4836.734	0	20	13.418	3.606	21	8.904	0	23	2.527	3.606	25	4.259	1.803	23	9.506	1.803	19
48		min	-4761.898	0	25	-13.418	0	21	-8.904	0	22	-2.768	0	20	-9.506	1.803	18	-4.259	1.803	22
49	M108	max	4883.047	0	20	8.825	3.573	19	13.247	3.573	21	2.833	3.573	20	4.21	1.787	22	4.21	1.787	23
50		min	-4805.643	0	25	-8.825	0	19	-13.247	0	21	-2.594	0	25	-9.266	1.787	19	-9.266	1.787	18
51	M109	max	4844.638	0	21	13.418	3.606	20	8.904	0	18	2.512	3.606	24	4.259	1.803	22	9.506	1.803	18
52		min	-4770.517	0	24	-13.418	0	20	-8.904	3.606	18	-2.742	0	21	-9.506	1.803	19	-4.259	1.803	23

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

ENCLOSURE CALCULATIONS

FRP Member Design for Compression:

Label: Girts

INPUT:

Notes:

Unbraced Length, L [ft]:	4.0
Axial, C [lb]:	596
K:	1.0

Column: 4x4x3/8 Angle

r [in]:	0.78
E [psi]:	2,600,000
A [in^2]:	2.84

OUTPUT:

f_a [psi]:	210	<	F_a [psi]:	1,606	**OK**

Select 4x4x3/8 Angle FRP column

FRP Member Design for Bending & Shear:

Label: Girts

Beam assumed to be simply supported.
Note: The force is horizontal.

INPUT:

Notes:

Moment, M [lb-ft]:	545
Shear, V [lb]:	203

Beam: 4x4x3/8 Angle

I [in^4]:	4.26	A_w [in^2]:	2.84
S [in^3]:	1.48	E [psi]:	2,600,000
A [in^2]:	2.84	G [psi]:	425,000

OUTPUT:

f_b [psi]:	4,415	<	F_b [psi]:	10,000	**OK**
f_v [psi]:	72	<	F_v [psi]:	1,500	**OK**

Select 4x4x3/8 Angle FRP beam

See attached FRP material and section properties.

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

FRP Member Design for Compression:

Label: Cols

INPUT:

Notes:

Unbraced Length, L [ft]:	8.8
Axial, C [lb]:	578
K:	2.1

Column: 4x4x3/8 Tube

r [in]:	1.48
E [psi]:	2,600,000
A [in^2]:	5.48

OUTPUT:

f_a [psi]:	106	<	F_a [psi]:	1,685	**OK**

Select 4x4x3/8 Tube FRP column

FRP Member Design for Bending & Shear:

Label: Cols

Beam assumed to be simply supported.
Note: The force is horizontal.

INPUT:

Notes:

Moment, M [lb-ft]:	1,743
Shear, V [lb]:	710

Beam: 4x4x3/8 Tube

I [in^4]:	11.90	A_w [in^2]:	2.44
S [in^3]:	5.95	E [psi]:	2,600,000
A [in^2]:	5.48	G [psi]:	425,000

OUTPUT:

f_b [psi]:	3,515	<	F_b [psi]:	8,690	**OK**
f_v [psi]:	291	<	F_v [psi]:	1,500	**OK**

Select 4x4x3/8 Tube FRP beam

See attached FRP material and section properties.

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

FRP Member Design for Compression:

Label: Top Braces

INPUT:

Notes:

Unbraced Length, L [ft]:	6.5
Axial, C [lb]:	232
K:	1.0

Column: 4x4x1/4 Angle

r [in]:	0.79
E [psi]:	2,600,000
A [in^2]:	1.92

OUTPUT:

f_a [psi]:	121	<	F_a [psi]:	1,238	**OK**

Select 4x4x1/4 Angle FRP column

FRP Member Design for Bending & Shear:

Label: Top Braces

Beam assumed to be simply supported.
Note: The force is horizontal.

INPUT:

Notes:

Moment, M [lb-ft]:	16
Shear, V [lb]:	7

Beam: 4x4x1/4 Angle

I [in^4]:	2.94	A_w [in^2]:	1.92
S [in^3]:	1.00	E [psi]:	2,600,000
A [in^2]:	1.92	G [psi]:	425,000

OUTPUT:

f_b [psi]:	188	<	F_b [psi]:	10,000	**OK**
f_v [psi]:	4	<	F_v [psi]:	1,500	**OK**

Select 4x4x1/4 Angle FRP beam

See attached FRP material and section properties.

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

FRP Shear Connection w/ FRP Bolts:

Label: Panel to Girt

INPUT:

Design Force, P [lb]:	243
FRP Bolt Diameter, d_b [in]:	3/8
# Bolts, n_b:	(1)
FRP Web Thickness, t_w [in]:	1/4
Double Shear:	No
Bearing Stress:	Crosswise
Factor of Safety, FS:	4

Notes:

OUTPUT:

f_{brg} [psi]:	2,592	<	F_{brg} [psi]:	3,750	**OK**
p_{bolt} [lb]:	243	<	P_{bolt} [lb]:	400	**OK**

Select (1) 3/8" diameter FRP bolt

FRP Shear Connection w/ FRP Bolts:

Label: Girt to Col

INPUT:

Design Force, P [lb]:	599
FRP Bolt Diameter, d_b [in]:	1/2
# Bolts, n_b:	(2)
FRP Web Thickness, t_w [in]:	3/8
Double Shear:	No
Bearing Stress:	Crosswise
Factor of Safety, FS:	4

Notes:

OUTPUT:

f_{brg} [psi]:	1,596	<	F_{brg} [psi]:	3,750	**OK**
p_{bolt} [lb]:	299	<	P_{bolt} [lb]:	650	**OK**

Select (2) 1/2" diameter FRP bolts

See attached FRP material and section properties.

JOB NO.: U2619.1135.211

PROJECT: BA60329S FIESTA CENTER

FRP Shear Connection w/ FRP Bolts:

Label: Top Brace ends

INPUT:

Design Force, P [lb]:	232
FRP Bolt Diameter, d_b [in]:	1/2
# Bolts, n_b:	(2)
FRP Web Thickness, t_w [in]:	1/4
Double Shear:	No
Bearing Stress:	Crosswise
Factor of Safety, FS:	4

Notes:

OUTPUT:

f_{brg} [psi]:	929	<	F_{brg} [psi]:	3,750	**OK**
p_{bolt} [lb]:	116	<	P_{bolt} [lb]:	650	**OK**

Select (2) 1/2" diameter FRP bolts

FRP Shear Connection w/ Steel Bolts:

Label: Col to Sleeve

Bearing stress of FRP member controls.

INPUT:

Design Force, P [lb]:	578
Steel Bolt Diameter, d_b [in]:	1/2
# Bolts, n_b:	(2)
FRP Web Thickness, t_w [in]:	3/8
Double Shear:	Yes
Bearing Stress:	Lengthwise
Factor of Safety, FS:	4

Notes:

OUTPUT:

f_{brg} [psi]:	771	<	F_{brg} [psi]:	7,500	**OK**

Select (2) 1/2" diameter steel bolts

See attached FRP material and section properties.

Global Parameters - Description:

Project Title	Screen Walls
Company	Vector Structural Engineering
Designer	BRF
Job Number	U2619.1135.211 BA60329S FIESTA CENTER
Notes	

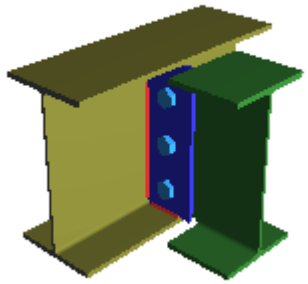
Global Parameters - Solution:

Design Method	AISC 14th (360-10): ASD
Bolt Group Analysis Method	Center of Rotation
Weld Analysis Method	Elastic
Consider Bolt Hole Deformation?	Yes
Check Rotational Ductility?	Yes
Check Weld Filler Metal Matching?	Yes
Full Shear Eccentricity Considered?	No
Panel-Zone Shear Deformation Considered?	No
Check Weld Base Material Thickness?	Yes
Include AISC 15th Out of Plane Web Checks?	Yes
Reduce Available Bolt Strength by Prying Effects Factor Q?	No

ASD

M103 I - M30: ASD Results Report

Girder/Beam Shear Tab Shear Connection



Material Properties:				
Girder	W12X26	A992	F_y = 50.00 ksi	F_u = 65.00 ksi
Beam	W12X26	A992	F_y = 50.00 ksi	F_u = 65.00 ksi
Plate	P0.38x4.00x11.44	A36	F_y = 36.00 ksi	F_u = 58.00 ksi

Input Data:		
Shear Load	2258.01 lbs	*User Input Shear Load*
Axial Load	2519.99 lbs	*User Input Axial Force (compression)*

Governing LC: 3D - 20 - (1.0 + 0.14SDS)D + 0.7Ex

Note: Unless specified, all code references are from AISC 360-10

Limit State	Required	Available	Unity Check	Result
Geometry Restrictions at Beam				**PASS**
Girder Weld Limitations				**PASS**
Rotational Ductility, Erection Stability				**PASS**
Beam Shear Yield	2258.01 lbs	48346.00 lbs	**0.05**	**PASS**
Plate Shear Yield	2258.01 lbs	61776.00 lbs	**0.04**	**PASS**
Beam Shear Rupture	2258.01 lbs	35364.22 lbs	**0.06**	**PASS**
Plate Shear Rupture at Beam	2258.01 lbs	57517.88 lbs	**0.04**	**PASS**
Beam Axial Yield	2519.99 lbs	72374.25 lbs	**0.03**	**PASS**
Plate Axial Yield	2519.99 lbs	92479.04 lbs	**0.03**	**PASS**
Beam Block Shear	2258.01 lbs	37913.20 lbs	**0.06**	**PASS**
Compression Buckling of the Plate	2519.99 lbs	92479.04 lbs	**0.03**	**PASS**
Plate Flexural Yield			**0.00**	**PASS**
Plate Flexural Rupture			**0.00**	**PASS**
Plate Flexural Buckling			**0.06**	**PASS**
Coped Beam Flexural Rupture	2258.01 lbs	30581.08 lbs	**0.07**	**PASS**
Coped Beam Lateral Torsional Buckling	2258.01 lbs	28172.35 lbs	**0.08**	**PASS**
Bolt Bearing on Beam	3383.63 lbs	35784.70 lbs	**0.09**	**PASS**
Bolt Bearing on Plate at Beam	3383.63 lbs	35784.70 lbs	**0.09**	**PASS**
Bolt Shear at Beam	3383.63 lbs	29325.56 lbs	**0.12**	**PASS**
Bolt Group Eccentricity		***0.82***		
Girder Weld Strength	3214.27 lbs/ft	66816.00 lbs/ft	**0.05**	**PASS**

M103 I - M30: Connection Properties Report

Girder/Beam Shear Tab Shear Connection

Connection	
Connection Title	M103 I - M30
Connection Type	Girder/Beam Shear Tab Shear Connection
Connection Category	
Beam Connection	Bolted
Loading (ASD)	
Custom?	No
Shear Load	2,258.009 lbs
Axial Load	2,519.994 lbs
Eccentric Moment Calculation	Include All Eccentricities
Components	
Girder Section	W12X26
Material	A992
Beam Section	W12X26
Material	A992
Hole Type	STD
Plate Section	P0.38x4.00x11.44
Material	A36
Thickness	0.375 in
Width	4.000 in
Depth	11.440 in
Hole Type	STD
Girder Weld	E70
Type	Double Fillet
Fillet Size	3.000 Sixteenths
Girder Connection	Weld to Top & Bottom Flange
Beam Bolts	3/4" A325-N
Beam Bolts	A325-N
Diameter, in.	3/4"
Rows	1
Bolts per Row	3
Longitudinal Spacing	3.500 in
Transverse Spacing	3.000 in
Slip Critical	No
Assembly	
Girder/Beam Clearance	0.500 in
Beam Vert Offset	0.000 in
Cope Dimensions	
Web Cope Top Depth	1.010 in
Web Cope Top Length	4.000 in
Web Cope Top Radius	0.500 in
Web Cope Bottom Depth	0.680 in
Web Cope Bottom Length	4.000 in
Web Cope Bottom Radius	0.500 in
Beam Bolts Edge Distance Dimensions	
Beam Bolts/Beam Edge Dist	1.500 in
Beam Bolts Horz Edge Dist	2.000 in
Top Beam Bolts Vert Edge Dist	2.500 in
Bot Beam Bolts Vert Edge Dist	1.940 in

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center **SUBJECT:** CONNECTION ANALYSIS

FOUR-BOLT CONNECTION SUBJECT TO COMBINED LOADING

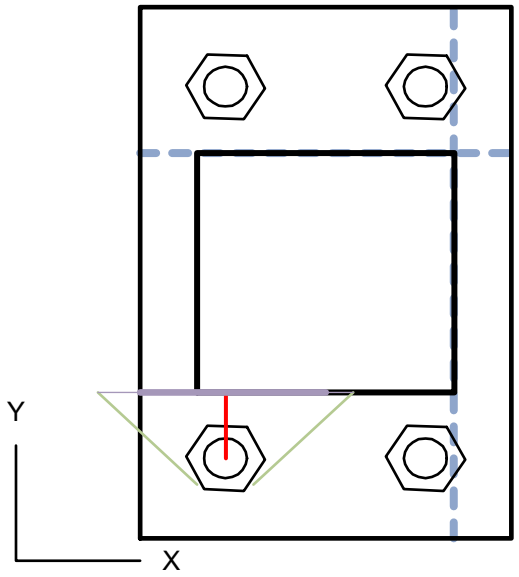
Description: FRP Col Sleeve Base PL

Geometry

Column Shape:	Rectangular	
Width (in) =	4.5	(parallel to x-axis)
Height (in) =	4.5	(parallel to y-axis)
Socketed?	No	
Bolt spacing 1 (in) =	3.5	(parallel to x-axis)
Bolt spacing 2 (in) =	7	(parallel to y-axis)
Bolt diameter (in) =	0.75	
Bolt grade:	A325N	
Bolt compression:	Consider	
Tensile strength (lbs):	19880	
Shear strength (lbs):	11928	
Plate width (in) =	6.5	(parallel to x-axis)
Plate height (in) =	10	(parallel to y-axis)
Thickness (in) =	0.75	
Plate Grade:	A36	
Effective Width:	45° spread plus nut	
	3.25 in	
Compression location:	Edge of column	
XX lever arm (in) =	5.75	
YY lever arm (in) =	4	
Moment arm (in) =	1.25	

Weld

Electrode Class Number (ksi):	70
Required fillet leg size (in) =	0.085
Actual fillet leg size (in) =	**3/16**



Graphic Scale: 100%

Loads

Load Type:	ASD
$Axial_{(Z)}$ (lb) =	664.374
$Shear_X$ (lb) =	-360.77
$Shear_Y$ (lb) =	920.172
$Moment_{XX}$ (ft-lb) =	2468.517
$Moment_{YY}$ (ft-lb) =	279.021
$Torque_{(ZZ)}$ (ft-lb) =	-74.41

Results

Worst LC

Maximum Bolt Tension (lbs) =	3160
Maximum Bolt Shear (lbs) =	304
Bolt Stress Ratio:	**15.9%**
Plate Bending Stress Ratio:	**40.1%**
Plate Bearing Stress Ratio:	**1.1%**
Weld stress ratio:	**45.3%**

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center **SUBJECT:** CONNECTION ANALYSIS

FOUR-BOLT CONNECTION SUBJECT TO COMBINED LOADING

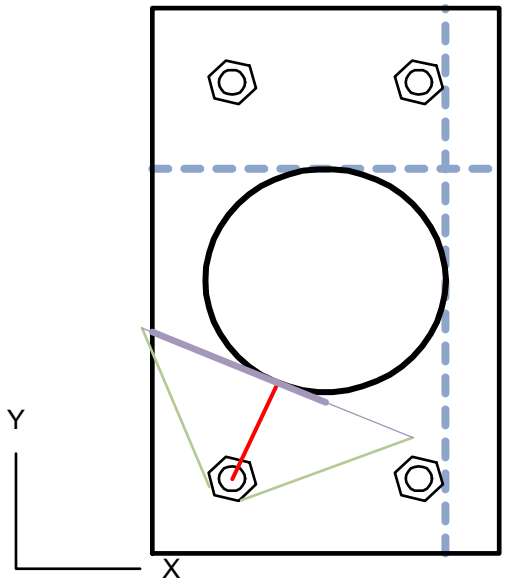
Description: Stub Col Cap PL

Geometry

Column Shape:	Round	
Diameter (in) =	4.5	
Socketed?	No	
Bolt spacing 1 (in) =	3.5	(parallel to x-axis)
Bolt spacing 2 (in) =	8	(parallel to y-axis)
Bolt diameter (in) =	0.5	
Bolt grade:	A325N	
Bolt compression:	Consider	
Tensile strength (lbs):	8836	
Shear strength (lbs):	5301	
Plate width (in) =	6.5	(parallel to x-axis)
Plate height (in) =	11	(parallel to y-axis)
Thickness (in) =	0.75	
Plate Grade:	A36	
Effective Width:	45° spread plus nut	
	3.55 in	
Compression location:	Edge of column	
XX lever arm (in) =	6.25	
YY lever arm (in) =	4	
Moment arm (in) =	2.116062	

Weld

Electrode Class Number (ksi):	70
Required fillet leg size (in) =	0.037
Actual fillet leg size (in) =	**3/16**



Graphic Scale: 100%

Loads

Load Type:	ASD
$Axial_{(Z)}$ (lb) =	-2041.83
$Shear_X$ (lb) =	-2140.83
$Shear_Y$ (lb) =	52.988
$Moment_{XX}$ (ft-lb) =	-59.184
$Moment_{YY}$ (ft-lb) =	-448.053
$Torque_{(ZZ)}$ (ft-lb) =	-0.769

Results

Worst LC

Maximum Bolt Tension (lbs) =	1239
Maximum Bolt Shear (lbs) =	536
Bolt Stress Ratio:	**14.0%**
Plate Bending Stress Ratio:	**24.4%**
Plate Bearing Stress Ratio:	**2.1%**
Weld stress ratio:	**19.7%**

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center

DESIGN APPROACH: ASD

BOLTED SHEAR CONNECTION Location: Knee Kicker

Bolt Grade:	ASTM A325		
Bolt Diameter:	0.625	in	
Number of Bolts:	1		
Double Shear?	No		
Bolt Capacity:	8283	lbs	(AISC Equation J3-1)
Shear Load:	6011	lbs	
Check Bolt:	72.6%		
Result:	**Select (1) 0.625 in. dia. ASTM A325 bolt.**		
Note:			

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center

BOLT/PIN BEARING & MATERIAL TENSILE/SHEAR STRENGTH Location: Knee Kicker

Bolt or Pin Diameter:	0.625	in	
Hole Diameter or Slot Width:	0.6875	in	
Number of Bolts or Pins:	1		
Plate Thickness:	0.375	in	
Plate Yield Strength (F_y):	36	ksi	
Plate Ultimate Strength (F_u):	58	ksi	
Bolt/Pin Parallel Edge Distance:	0.875	in	(measured from center of hole)
Bearing Capacity:	6933	lbs	
Perpendicular Edge Distance:	1.5	in	(measured from center of hole)
Effective Perp. Edge Distance:	1		
Tensile Rupture Capacity:	25148	lbs	(AISC Equation D5-1)
Shear Rupture Capacity:	11011	lbs	(AISC Equation D5-2)
Load:	6011	lbs	
Check Bearing:	86.7%		
Result:	**Selected connection type is adequate.**		
Note:			

Available AISC Checks:

Equation	Check?	Capacity
J3-6a	Yes	6933
J3-6b	No	
J3-6c	No	
J7-1	No	

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center

BOLTED TENSION CONNECTION Location: Platform BP

Bolt Grade:	A307		
Bolt Diameter:	0.625	in	
Number of Bolts:	2		
Bolt Capacity:	13806	lbs	(AISC Equation J3-1)
Tension Load:	1036	lbs	
Check Bolt:	7.5%		
Result:	**Select (2) 0.625 in. dia. A307 bolts.**		
Note:			

BOLTED SHEAR CONNECTION Location: Platform BP

Bolt Grade:	A307		
Bolt Diameter:	0.625	in	
Number of Bolts:	2		
Double Shear?	No		
Bolt Capacity:	8283	lbs	(AISC Equation J3-1)
Shear Load:	4721	lbs	
Check Bolt:	57.0%		
Result:	**Select (2) 0.625 in. dia. A307 bolts.**		
Note:			

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center

BOLT/PIN BEARING & MATERIAL TENSILE/SHEAR STRENGTH

Location: Platform BP

Bolt or Pin Diameter:	0.625	in	
Hole Diameter or Slot Width:	0.6875	in	
Number of Bolts or Pins:	2		
Plate Thickness:	0.3125	in	
Plate Yield Strength (F_y):	36	ksi	
Plate Ultimate Strength (F_u):	58	ksi	
Bolt/Pin Parallel Edge Distance:	0.75	in	(measured from center of hole)
Bearing Capacity:	8836	lbs	
Perpendicular Edge Distance:	0.75	in	(measured from center of hole)
Effective Perp. Edge Distance:	0		
Tensile Rupture Capacity:	14727	lbs	(AISC Equation D5-1)
Shear Rupture Capacity:	15633	lbs	(AISC Equation D5-2)
Load:	4721	lbs	
Check Bearing:	53.4%		
Result:	**Selected connection type is adequate.**		
Note:			

Available AISC Checks:

Equation	Check?	Capacity
J3-6a	Yes	4418
J3-6b	No	
J3-6c	No	
J7-1	No	

JOB NO.: U2619.1135.211

PROJECT: BA60329S Fiesta Center

PLATE IN BENDING Location: Platform BP

			Intermediate Values		
Plate depth:	0.3125	in	$L_b d/t^2$	0.00743605	
Plate width:	5.125	in			
Moment arm/unbraced length:	0.625	in	S_x	0.08341471	in^3
Yield strength:	36	ksi	Z_x	0.125	in^3
Moment capacity:	224.77	ft-lbs			
Load:	4064	lbs			
Moment:	212	ft-lbs			
Check Plate:	94.2%				
Result:	**Selected plate is adequate.**				
Note:					

Design Method	Allowable Stress Design (ASD)
Connection Type	Lateral loading
Fastener Type	Bolt
Loading Scenario	Double Shear - Wood Main Member

Main Member Type	Glulam Douglas Fir-Larch
Main Member Thickness	5.125 in.
Main Member: Angle of Load to Grain	0
Side Member Type	Steel
Side Member Thickness	1/4 in.
Side Member: Angle of Load to Grain	0
Fastener Diameter	5/8 in.
Load Duration Factor	C_D = 1.6
Wet Service Factor	C_M = 1.0
Temperature Factor	C_t = 1.0

Connection Yield Modes

Im	7175 lbs.
Is	10875 lbs.
IIIs	3861 lbs.
IV	4908 lbs.

Acceptable for lateral loading.

Adjusted ASD Capacity	**3861 lbs.**

- Bolt bending yield strength of 45,000 psi is assumed.
- The Adjusted ASD Capacity is only applicable for bolts with adequate end distance, edge distance and spacing per NDS chapter 11.
- ASTM A36 Steel is assumed for steel side members 1/4 in. thick, and ASTM A653 Grade 33 Steel is assumed for steel side members less than 1/4 in. thick.

While every effort has been made to insure the accuracy of the information presented, and special effort has been made to assure that the information reflects the state-of-the-art, neither the American Wood Council nor its members assume any responsibility for any particular design prepared from this on-line Connection Calculator. Those using this on-line Connection Calculator assume all liability from its use.

The Connection Calculator was designed and created by Cameron Knudson, Michael Dodson and David Pollock at Washington State University. Support for development of the Connection Calculator was provided by American Wood Council.

Max. uplift = 2,220 lbs
Use (2) 3/4" dia. bolts w/
Z (perp) = 2 x 860 lbs x 1.6 =
2,624 lbs.

Stub 1
Stub 2

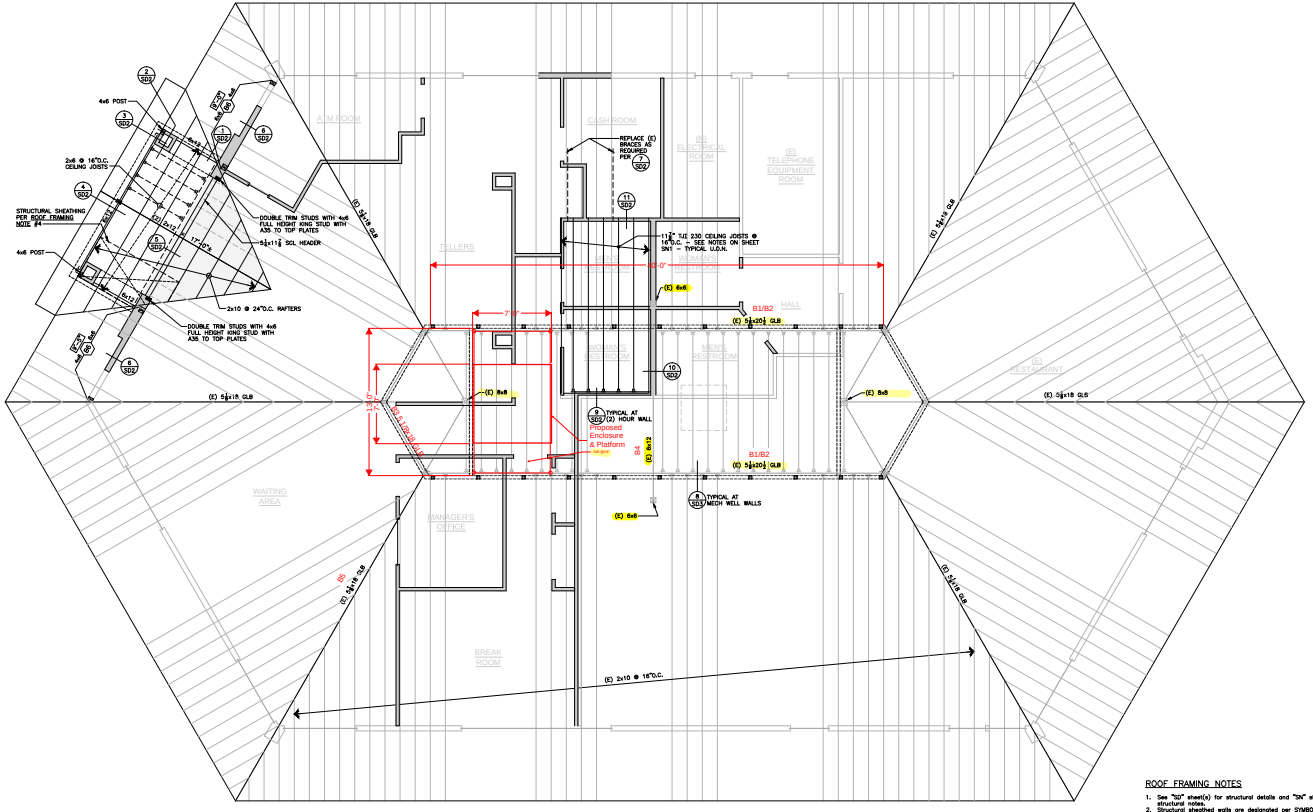
Node Reactions

	LC	Node Label	X [lb]	Y [lb]	Z [lb]	MX [lb-ft]	MY [lb-ft]	MZ [lb-ft]
1	27	N6	-6.302	1302.701	145.323	0	0	0
2	27	N50	-6.168	1303.995	-145.189	0	0	0
3	27	N5	6.234	1178.62	128.211	0	0	0
4	27	N51	6.236	1171.411	-128.345	0	0	0
5	27	Totals:	0	4956.726	0			
6	27	COG (ft):	X: 4.148	Y: 2.686	Z: 2.643			
7	28	N6	-580.281	2228.593	143.293	0	0	0
8	28	N50	-583.343	2226.182	-143.998	0	0	0
9	28	N5	-605.491	-2228.683	-147.19	0	0	0
10	28	N51	-599.472	-2226.093	147.895	0	0	0
11	28	Totals:	-2368.587	-0.002	0.001			
12	28	COG (ft):	NC	NC	NC			
13	29	N6	601.182	-2229.641	-145.747	0	0	0
14	29	N50	603.405	-2225.63	146.572	0	0	0
15	29	N5	585.338	2229.709	144.817	0	0	0
16	29	N51	578.66	2225.563	-145.643	0	0	0
17	29	Totals:	2368.585	0.002	-0.001			
18	29	COG (ft):	NC	NC	NC			
19	30	N6	-8.741	-915.118	-546.647	0	0	0
20	30	N50	8.713	915.021	-542.709	0	0	0
21	30	N5	5.838	-911.364	-540.287	0	0	0
22	30	N51	-5.81	911.461	-532.498	0	0	0
23	30	Totals:	0.001	0	-2162.141			
24	30	COG (ft):	NC	NC	NC			
25	31	N6	8.277	915.714	542.44	0	0	0
26	31	N50	-8.262	-915.766	546.86	0	0	0
27	31	N5	-6.289	910.778	532.612	0	0	0
28	31	N51	6.273	-910.726	540.228	0	0	0
29	31	Totals:	-0.001	0	2162.141			
30	31	COG (ft):	NC	NC	NC			
31	32	N6	-1403.535	4064.693	181.926	0	0	0
32	32	N50	-1412.68	4061.377	-182.157	0	0	0
33	32	N5	-1504.019	-4064.893	-187.132	0	0	0
34	32	N51	-1491.212	-4061.179	187.364	0	0	0
35	32	Totals:	-5811.446	-0.002	0.001			
36	32	COG (ft):	NC	NC	NC			
37	33	N6	1492.605	-4064.911	-184.899	0	0	0
38	33	N50	1501.537	-4061.495	185.255	0	0	0
39	33	N5	1414.956	4065.097	183.999	0	0	0
40	33	N51	1402.348	4061.312	-184.356	0	0	0
41	33	Totals:	5811.446	0.002	-0.001			
42	33	COG (ft):	NC	NC	NC			
43	34	N6	-32.071	-1978.761	-1593.608	0	0	0
44	34	N50	31.74	1977.981	-1548.74	0	0	0
45	34	N5	14.854	-1941.523	-1529.127	0	0	0
46	34	N51	-14.52	1942.302	-1485.902	0	0	0
47	34	Totals:	0.003	0	-6157.378			
48	34	COG (ft):	NC	NC	NC			
49	35	N6	31.762	1977.897	1547.621	0	0	0
50	35	N50	-32.021	-1978.661	1594.477	0	0	0
51	35	N5	-14.57	1942.404	1486.263	0	0	0
52	35	N51	14.825	-1941.641	1529.017	0	0	0
53	35	Totals:	-0.003	0	6157.378			
54	35	COG (ft):	NC	NC	NC			

D

W

E



ROOF FRAMING PLAN

0 1' 2' 4' 8' 16' 32'

LEGEND

- EXISTING WALL BELOW TO REMAIN
- EXISTING WALL ABOVE TO REMAIN
- NEW WALL BELOW, S.A.D.
- NEW WALL ABOVE (PARAPET)

ROOF FRAMING NOTES

1. See "S0" sheet(s) for structural details and "SN" sheet(s) for structural notes.
2. Structural sheathed walls are designated per SYMBOLS LEGEND on sheet S0 and are to be full height from footing to roof unless otherwise noted. See "Structural Wall Sheathing Schedule" on sheet SD1 for specific and general requirements. All structural wall sheathing shall be continuous at intersecting walls per detail 13/SD1 unless otherwise noted.
3. Sheathe all exterior walls per "Structural Wall Sheathing Schedule" type "B6" unless otherwise noted. Sheath all specified interior walls per plans and "Structural Wall Sheathing Schedule" on sheet SD1.
4. Roof shall be sheathed with APA rated sheathing, 32/16, Exposure 1, 5/8" minimum thickness. Install sheets with face grain perpendicular to supports, staggered, unless otherwise noted. Nail per schedule at 12" o.c. max. typ. unless otherwise noted. Provide sheets not less than 4'-0" x 8'-0" except at boundaries and changes in framing. Minimum sheet size shall be 24" x 24" unless all edges of undersized sheets are supported by and fastened to framing members or blocking.
5. Building has been designed for roofing with a maximum weight of 5 psf.
6. Interior bearing walls, if occur, are shown shaded.
7. See detail 1/SD1 for framing at headers and required number of king studs at openings. See detail 6/SD1 for typical header size unless otherwise noted.
8. Recommend nailing all existing siding per ⓐ.

10215852 SD02 1/1/11

FOR REFERENCE ONLY

MKM & Associates
441 College Avenue
Santa Rosa, CA 95401
Phone: (707)578-8180
Fax: (707) 578-7153
Internet:
www.mkmassociates.com

REGISTERED PROFESSIONAL ENGINEER
JOSEPH D. MALMSTROM
No. 20197
Exp 9-30-11
CIVIL
STATE OF CALIFORNIA

2/15/2011

Building Remodel
7820 Covert Lane
Sebastopol, California

ISSUE INFORMATION	
Designer:	JOSH
PD: RC	LD:
Job:	102158
File:	10215852
Plot Date:	2-15-11

Sheet Title: ROOF FRAMING PLAN

Sheet: S2

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714 — VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B1 - B2: 5 1/8x20 1/2 GLB

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

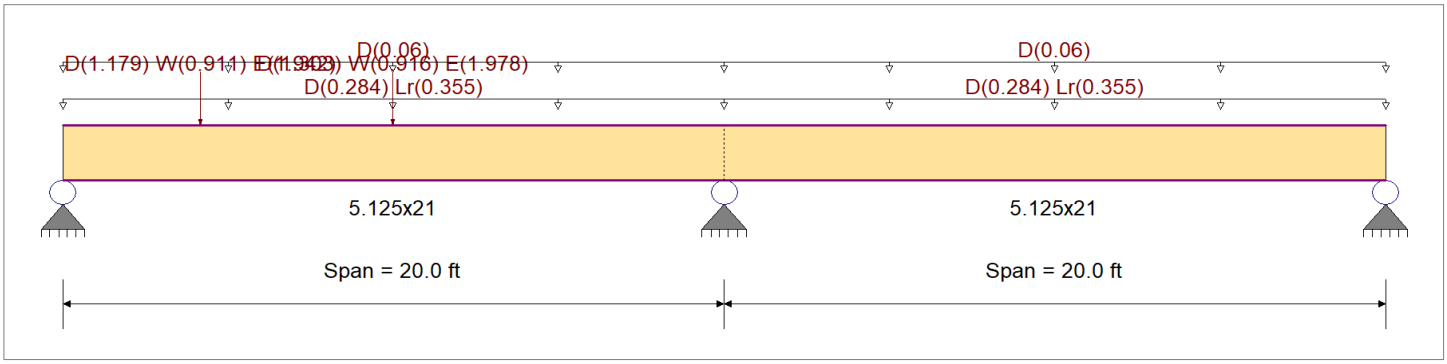
Wood Species : DF/DF
Wood Grade : 24F-V4

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb +	2,400.0 psi
Fb -	1,850.0 psi
Fc - Prll	1,650.0 psi
Fc - Perp	650.0 psi
Fv	265.0 psi
Ft	1,100.0 psi

E : Modulus of Elasticity

Ebend- xx	1,800.0 ksi
Eminbend - xx	950.0 ksi
Ebend- yy	1,600.0 ksi
Eminbend - yy	850.0 ksi
Density	31.210 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load for Span Number 1
- Uniform Load : D = 0.0160, Lr = 0.020 ksf, Tributary Width = 17.750 ft, (Exist Grav)
- Uniform Load : D = 0.060 , Tributary Width = 1.0 ft, (Exist Wall Above)
- Point Load : D = 1.303, W = 0.9160, E = 1.978 k @ 10.0 ft, (Proposed Enclosure, Stub 1)
- Point Load : D = 1.179, W = 0.9110, E = 1.942 k @ 4.170 ft, (Proposed Enclosure, Stub 2)

Load for Span Number 2
- Uniform Load : D = 0.0160, Lr = 0.020 ksf, Tributary Width = 17.750 ft, (Exist Grav)
- Uniform Load : D = 0.060 , Tributary Width = 1.0 ft, (Exist Wall Above)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.576 : 1	Maximum Shear Stress Ratio	=	0.374 : 1
Section used for this span		5.125x21	Section used for this span		5.125x21
fb: Actual	=	1,265.83 psi	fv: Actual	=	124.00 psi
Fb: Allowable	=	2,197.34 psi	Fv: Allowable	=	331.25 psi
Load Combination		+D+Lr+H	Load Combination		+D+Lr+H
Location of maximum on span	=	20.000 ft	Location of maximum on span	=	18.324 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.094 in	Ratio =	2549 >=360
Max Upward Transient Deflection	-0.036 in	Ratio =	6728 >=360
Max Downward Total Deflection	0.214 in	Ratio =	1120 >=180
Max Upward Total Deflection	-0.015 in	Ratio =	16233 >=180

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.443	0.295	0.90	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	1582.08	5.05	70.44	238.50
Length = 20.0 ft	2	0.443	0.295	0.90	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	1582.08	4.16	70.44	238.50
+D+L+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.398	0.266	1.00	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	1757.87	5.05	70.44	265.00

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B1 - B2: 5 1/8x20 1/2 GLB

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
Length = 20.0 ft	2	0.398	0.266	1.00	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	1757.87	4.16	70.44	265.00
+D+Lr+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.576	0.374	1.25	0.950	1.00	1.00	1.00	1.00	1.00	39.74	1,265.83	2197.34	8.90	124.00	331.25
Length = 20.0 ft	2	0.576	0.374	1.25	0.950	1.00	1.00	1.00	1.00	1.00	39.74	1,265.83	2197.34	8.00	124.00	331.25
+D+S+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.346	0.231	1.15	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	2021.55	5.05	70.44	304.75
Length = 20.0 ft	2	0.346	0.231	1.15	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	2021.55	4.16	70.44	304.75
+D+0.750Lr+0.750L+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.512	0.334	1.25	0.950	1.00	1.00	1.00	1.00	1.00	35.30	1,124.46	2197.34	7.94	110.61	331.25
Length = 20.0 ft	2	0.512	0.334	1.25	0.950	1.00	1.00	1.00	1.00	1.00	35.30	1,124.46	2197.34	7.04	110.61	331.25
+D+0.750L+0.750S+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.346	0.231	1.15	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	2021.55	5.05	70.44	304.75
Length = 20.0 ft	2	0.346	0.231	1.15	0.950	1.00	1.00	1.00	1.00	1.00	21.99	700.37	2021.55	4.16	70.44	304.75
+D+0.60W+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.267	0.182	1.60	0.950	1.00	1.00	1.00	1.00	1.00	23.56	750.56	2812.59	5.52	76.96	424.00
Length = 20.0 ft	2	0.267	0.182	1.60	0.950	1.00	1.00	1.00	1.00	1.00	23.56	750.56	2812.59	4.24	76.96	424.00
+D+0.750Lr+0.750L+0.450W+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.413	0.272	1.60	0.950	1.00	1.00	1.00	1.00	1.00	36.48	1,162.11	2812.59	8.29	115.49	424.00
Length = 20.0 ft	2	0.413	0.272	1.60	0.950	1.00	1.00	1.00	1.00	1.00	36.48	1,162.11	2812.59	7.10	115.49	424.00
+D+0.750L+0.750S+0.450W+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.262	0.178	1.60	0.950	1.00	1.00	1.00	1.00	1.00	23.17	738.02	2812.59	5.40	75.33	424.00
Length = 20.0 ft	2	0.262	0.178	1.60	0.950	1.00	1.00	1.00	1.00	1.00	23.17	738.02	2812.59	4.22	75.33	424.00
+0.60D+0.60W+0.60H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.167	0.115	1.60	0.950	1.00	1.00	1.00	1.00	1.00	14.77	470.42	2812.59	3.50	48.78	424.00
Length = 20.0 ft	2	0.167	0.115	1.60	0.950	1.00	1.00	1.00	1.00	1.00	14.77	470.42	2812.59	2.57	48.78	424.00
+1.168D+0.70E+0.60H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.336	0.233	1.60	0.950	1.00	1.00	1.00	1.00	1.00	29.63	943.92	2812.59	7.08	98.63	424.00
Length = 20.0 ft	2	0.336	0.233	1.60	0.950	1.00	1.00	1.00	1.00	1.00	29.63	943.92	2812.59	5.05	98.63	424.00
+1.126D+0.750L+0.750S+0.5250E+					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.314	0.216	1.60	0.950	1.00	1.00	1.00	1.00	1.00	27.72	883.03	2812.59	6.57	91.58	424.00
Length = 20.0 ft	2	0.314	0.216	1.60	0.950	1.00	1.00	1.00	1.00	1.00	27.72	883.03	2812.59	4.83	91.58	424.00
+0.4320D+0.70E+H					0.950	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 20.0 ft	1	0.130	0.110	1.60	0.950	1.00	1.00	1.00	1.00	1.00	14.87	473.64	3648.77	3.36	46.78	424.00
Length = 20.0 ft	2	0.152	0.110	1.60	0.950	1.00	1.00	1.00	1.00	1.00	13.45	428.45	2812.59	1.99	46.78	424.00

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+0.750Lr+0.750L+0.450W+H	1	0.2143	8.715		0.0000	0.000
+D+Lr+H	2	0.1315	11.955	E Only	-0.0247	3.575

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Overall MAXimum	6.821	19.317	5.237
Overall MINimum	2.244	1.958	-0.131
+D+H	4.159	10.442	2.574
+D+L+H	4.159	10.442	2.574
+D+Lr+H	6.821	19.317	5.237
+D+S+H	4.159	10.442	2.574
+D+0.750Lr+0.750L+H	6.156	17.099	4.571
+D+0.750L+0.750S+H	4.159	10.442	2.574
+D+0.60W+H	4.787	10.989	2.495
+D+0.750Lr+0.750L+0.450W+H	6.627	17.508	4.512
+D+0.750L+0.750S+0.450W+H	4.630	10.852	2.515
+0.60D+0.60W+0.60H	3.124	6.812	1.466
+D+0.70E+0.60H	5.729	11.813	2.376
+D+0.750L+0.750S+0.5250E+H	5.337	11.471	2.426
+0.60D+0.70E+H	4.066	7.636	1.347
D Only	4.159	10.442	2.574
Lr Only	2.663	8.875	2.663
W Only	1.048	0.911	-0.131

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

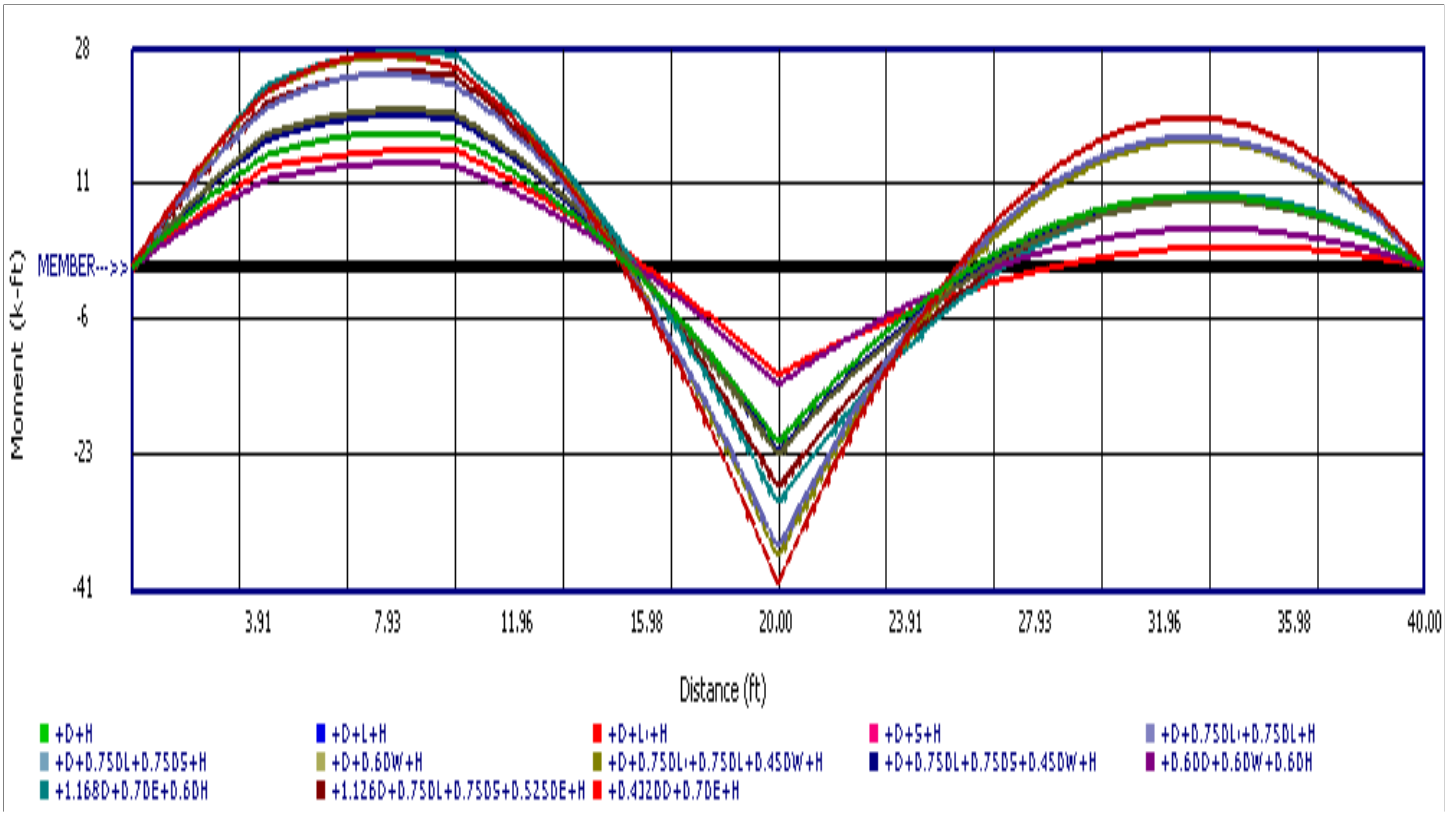
Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B1 - B2: 5 1/8x20 1/2 GLB

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2	Support 3
E Only	2.244	1.958	-0.282
H Only			



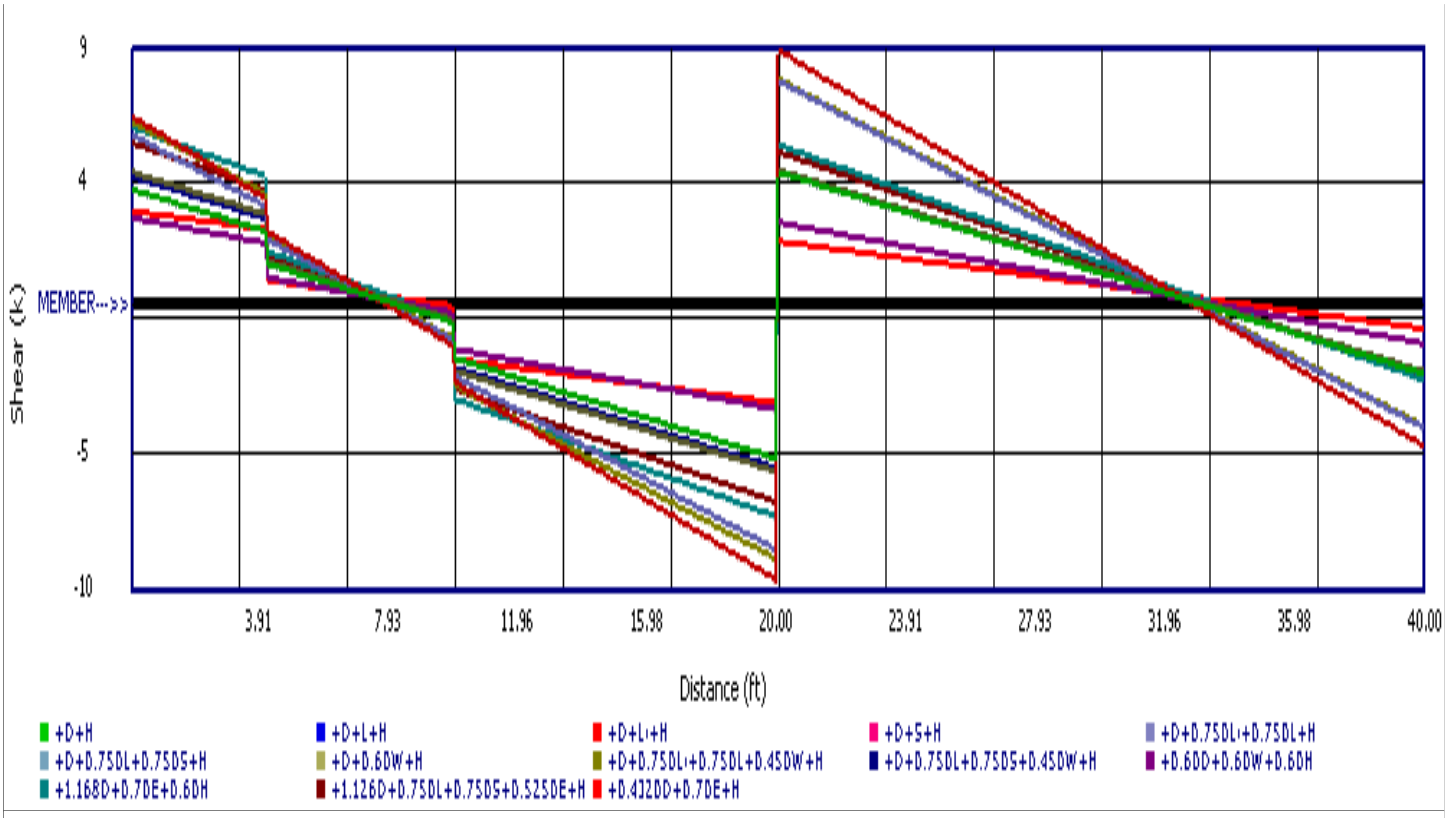
Project Title:
Engineer:
Project ID:
Project Descr:

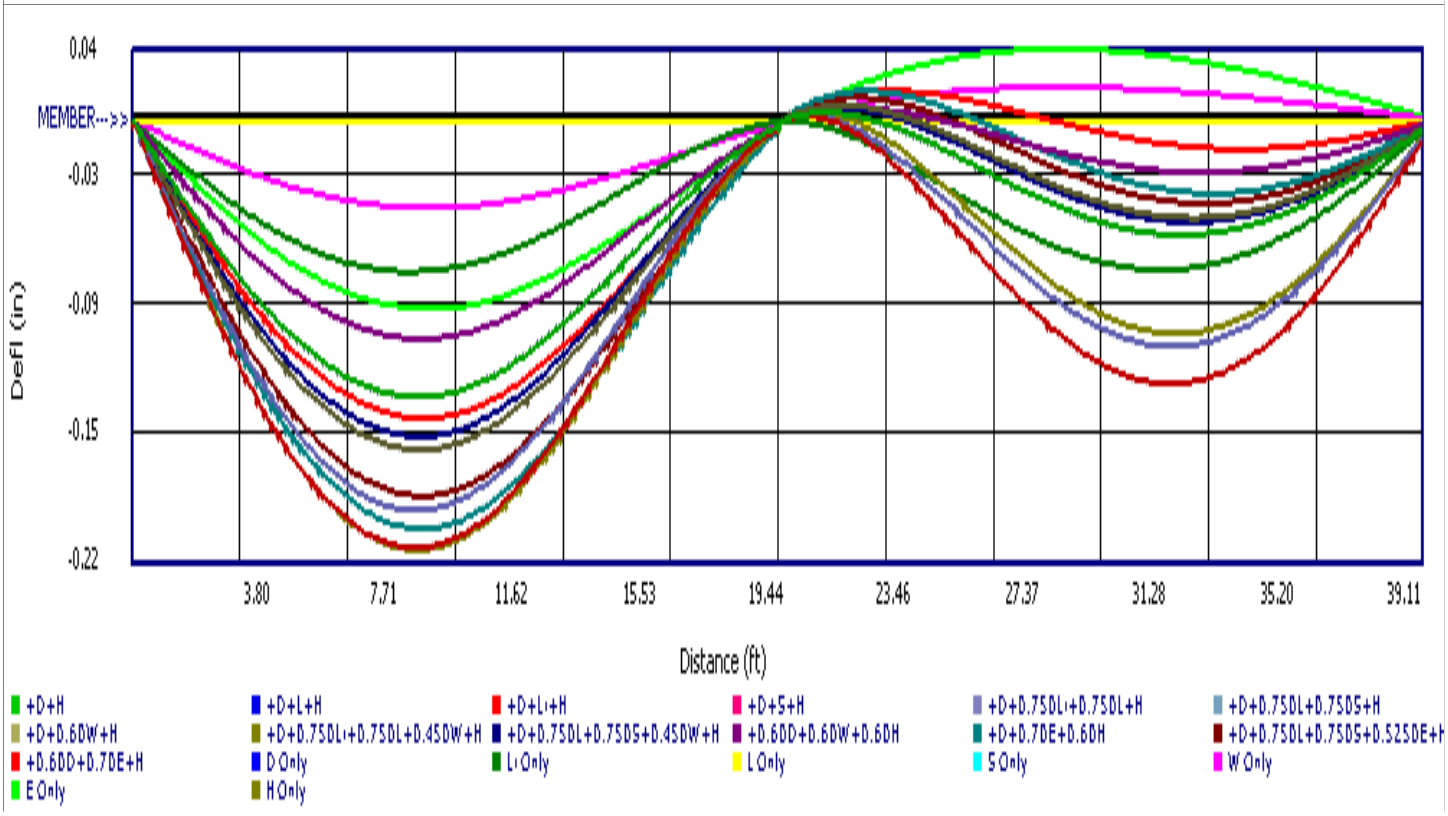
Wood Beam

Lic. # : KW-06004714

VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B1 - B2: 5 1/8x20 1/2 GLB





Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714 — VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B3: 5 1/8x18 GLB

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

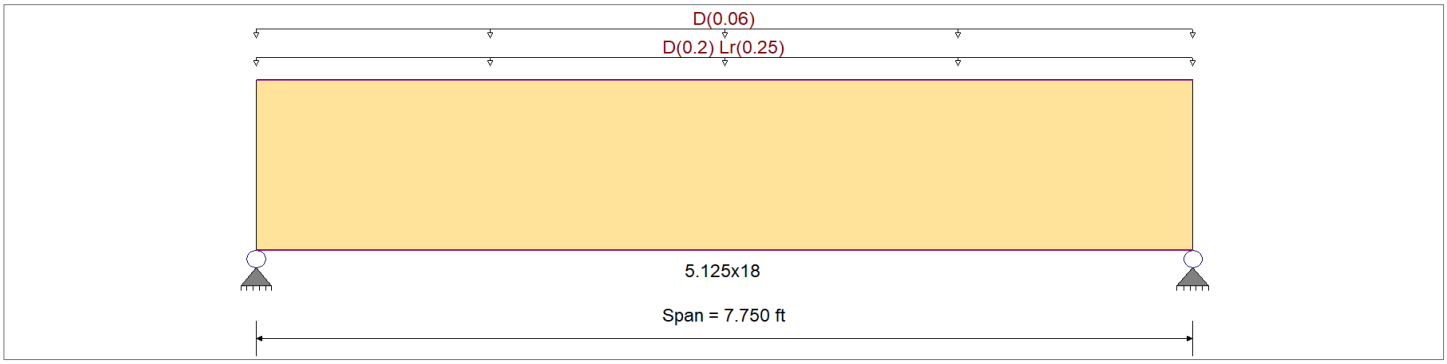
Wood Species : DF/DF
Wood Grade : 24F-V4

Fb +	2,400.0 psi
Fb -	1,850.0 psi
Fc - Prll	1,650.0 psi
Fc - Perp	650.0 psi
Fv	265.0 psi
Ft	1,100.0 psi

E : Modulus of Elasticity

Ebend- xx	1,800.0 ksi
Eminbend - xx	950.0 ksi
Ebend- yy	1,600.0 ksi
Eminbend - yy	850.0 ksi
Density	31.210 pcf

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Uniform Load : D = 0.0160, Lr = 0.020 ksf, Tributary Width = 12.50 ft, (Exist Grav)
Uniform Load : D = 0.060 , Tributary Width = 1.0 ft, (Exist Wall Above)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio	=	0.058 : 1	Maximum Shear Stress Ratio	=	0.062 : 1
Section used for this span		5.125x18	Section used for this span		5.125x18
fb: Actual	=	172.54 psi	fv: Actual	=	20.48 psi
Fb: Allowable	=	3,000.00 psi	Fv: Allowable	=	331.25 psi
Load Combination		+D+Lr+H	Load Combination		+D+Lr+H
Location of maximum on span	=	3.875 ft	Location of maximum on span	=	6.251 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.005 in	Ratio =	20428 >=360
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.010 in	Ratio =	9635 >=180
Max Upward Total Deflection	0.000 in	Ratio =	0 <180

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+H													0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.042	0.045	0.90	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	2160.00	0.67	10.82	238.50
+D+L+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.038	0.041	1.00	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	2400.00	0.67	10.82	265.00
+D+Lr+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.058	0.062	1.25	1.000	1.00	1.00	1.00	1.00	1.00	3.98	172.54	3000.00	1.26	20.48	331.25
+D+S+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.033	0.035	1.15	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	2760.00	0.67	10.82	304.75
+D+0.750Lr+0.750L+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.051	0.055	1.25	1.000	1.00	1.00	1.00	1.00	1.00	3.51	152.19	3000.00	1.11	18.06	331.25
+D+0.750L+0.750S+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.033	0.035	1.15	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	2760.00	0.67	10.82	304.75

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

File: Existing Beams.ec6

Lic. # : KW-06004714
VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B3: 5 1/8x18 GLB

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+0.60W+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.024	0.026	1.60	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	3840.00	0.67	10.82	424.00
+D+0.750Lr+0.750L+0.450W+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.040	0.043	1.60	1.000	1.00	1.00	1.00	1.00	1.00	3.51	152.19	3840.00	1.11	18.06	424.00
+D+0.750L+0.750S+0.450W+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.024	0.026	1.60	1.000	1.00	1.00	1.00	1.00	1.00	2.10	91.15	3840.00	0.67	10.82	424.00
+0.60D+0.60W+0.60H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.014	0.015	1.60	1.000	1.00	1.00	1.00	1.00	1.00	1.26	54.69	3840.00	0.40	6.49	424.00
+1.168D+0.70E+0.60H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.028	0.030	1.60	1.000	1.00	1.00	1.00	1.00	1.00	2.46	106.46	3840.00	0.78	12.63	424.00
+1.126D+0.750L+0.750S+0.5250E+					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.027	0.029	1.60	1.000	1.00	1.00	1.00	1.00	1.00	2.37	102.63	3840.00	0.75	12.18	424.00
+0.4320D+0.70E+H					1.000	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.750 ft	1	0.010	0.011	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.91	39.38	3840.00	0.29	4.67	424.00

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+Lr+H	1	0.0097	3.903		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	2.054	2.054
Overall MINimum	0.969	0.969
+D+H	1.085	1.085
+D+L+H	1.085	1.085
+D+Lr+H	2.054	2.054
+D+S+H	1.085	1.085
+D+0.750Lr+0.750L+H	1.812	1.812
+D+0.750L+0.750S+H	1.085	1.085
+D+0.60W+H	1.085	1.085
+D+0.750Lr+0.750L+0.450W+H	1.812	1.812
+D+0.750L+0.750S+0.450W+H	1.085	1.085
+0.60D+0.60W+0.60H	0.651	0.651
+D+0.70E+0.60H	1.085	1.085
+D+0.750L+0.750S+0.5250E+H	1.085	1.085
+0.60D+0.70E+H	0.651	0.651
D Only	1.085	1.085
Lr Only	0.969	0.969
H Only		

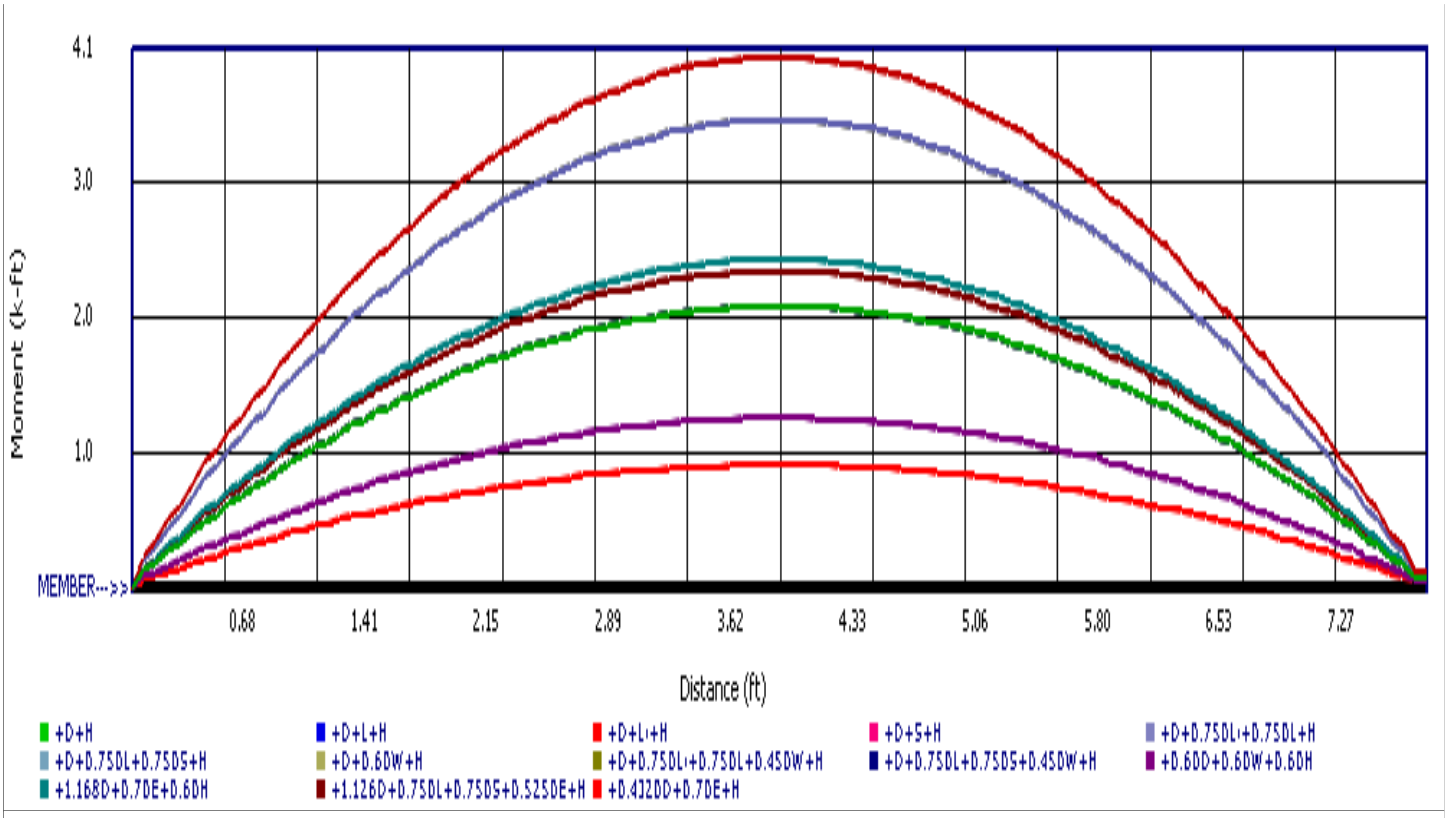
Project Title:
Engineer:
Project ID:
Project Descr:

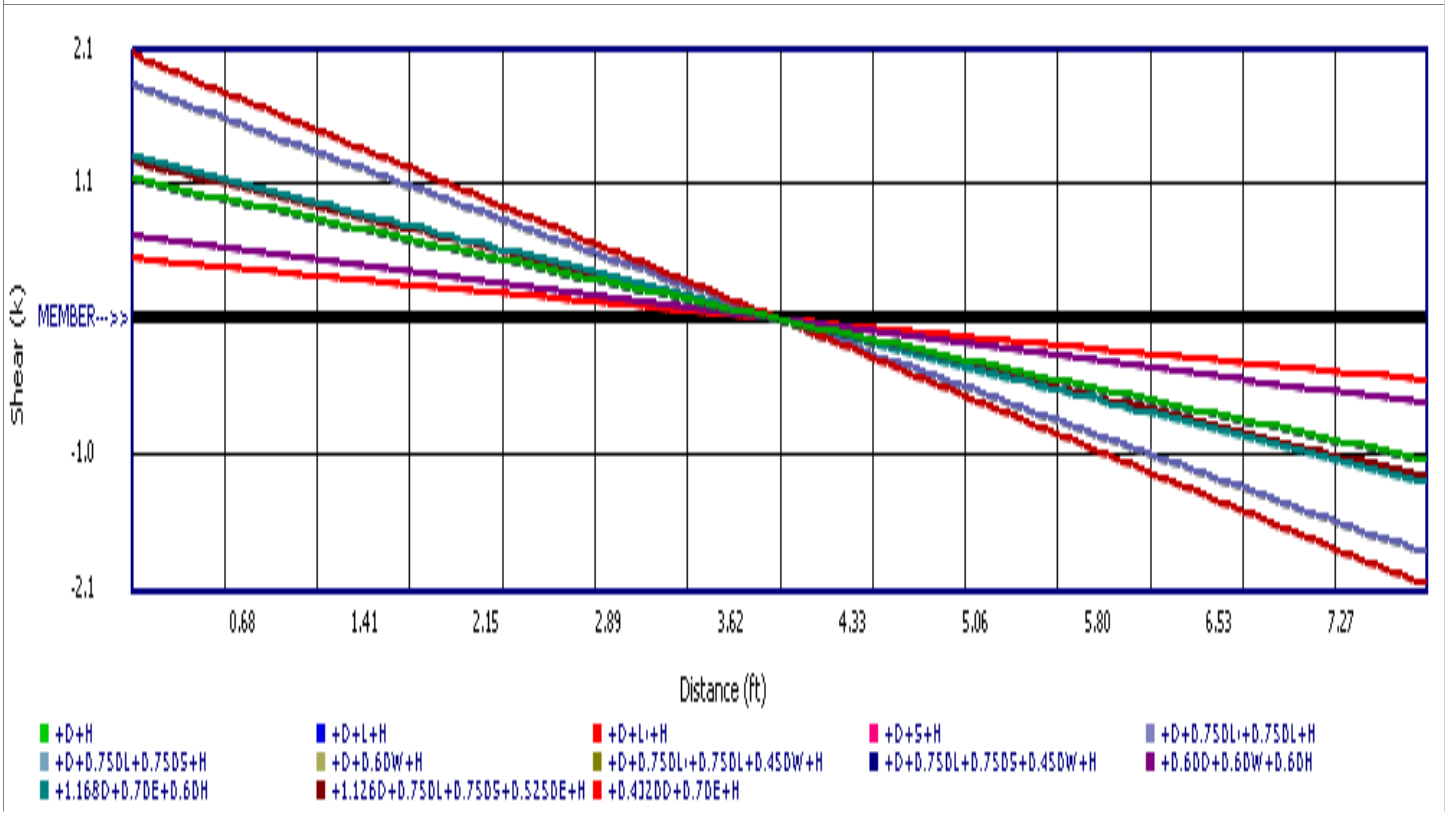
Wood Beam

Lic. # : KW-06004714

VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B3: 5 1/8x18 GLB





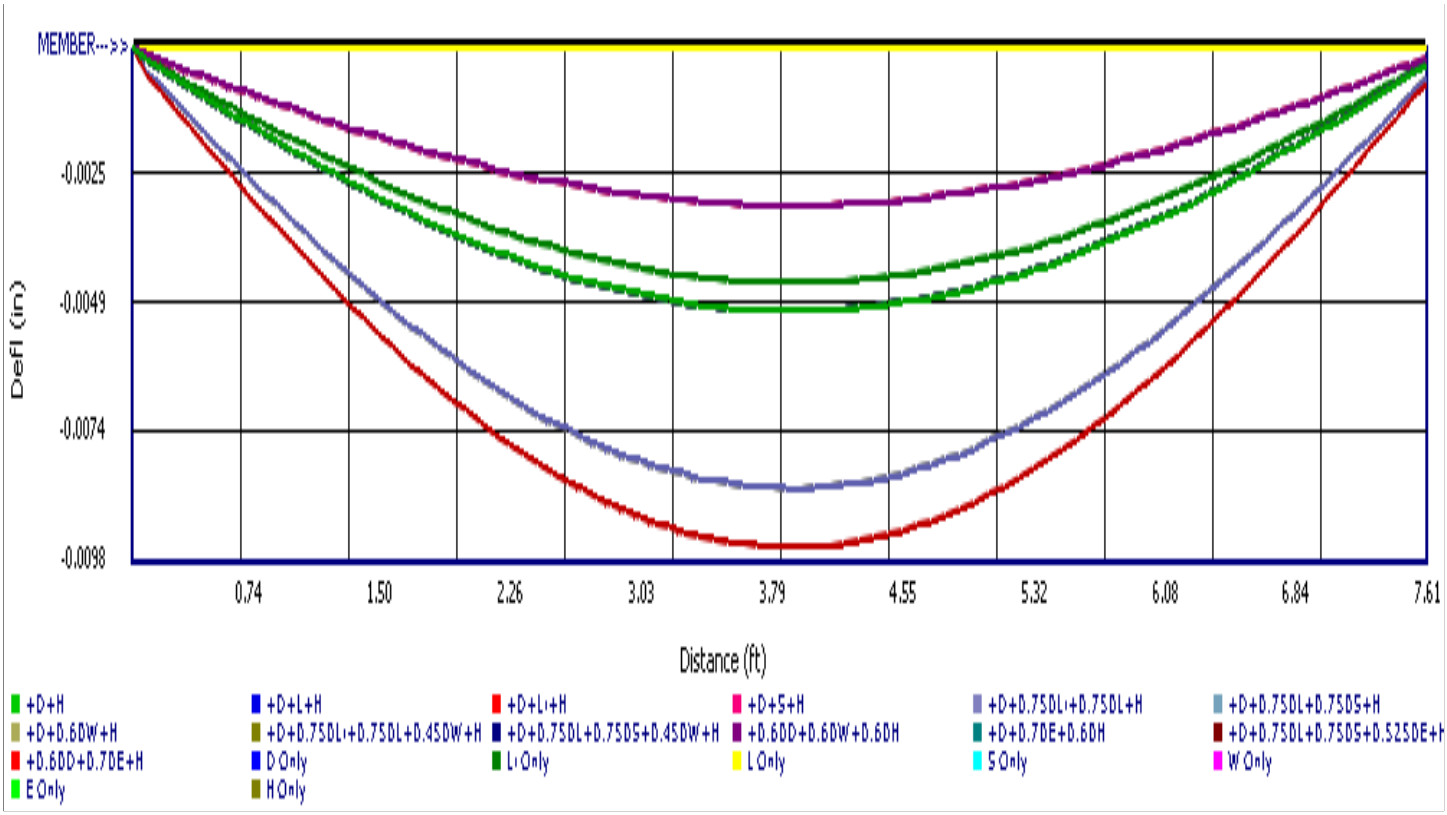
Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

File: Existing Beams.ec6

Lic. # : KW-06004714
VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B3: 5 1/8x18 GLB



Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B5: 5 1/8x18 GLB Hip

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

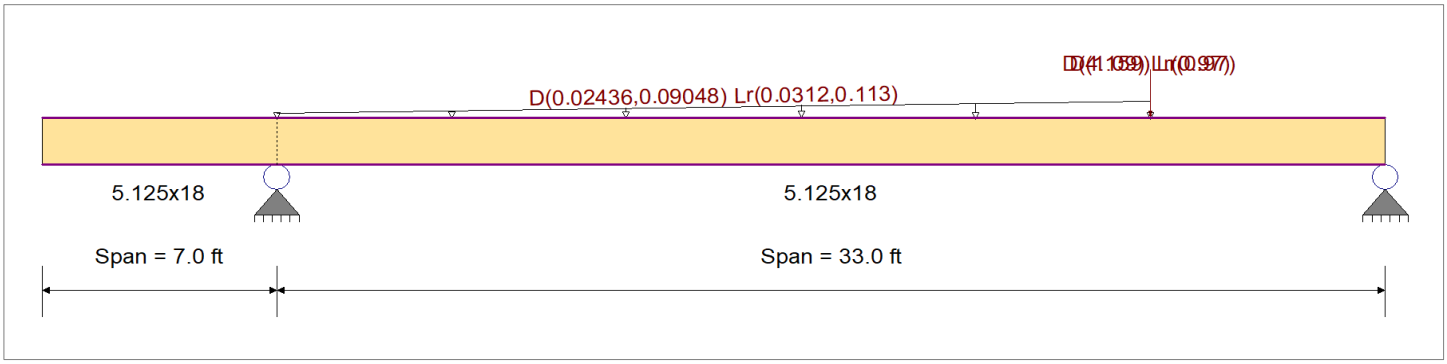
Wood Species : DF/DF
Wood Grade : 24F-V4

Beam Bracing : Beam is Fully Braced against lateral-torsional buckling

Fb +	2,400.0 psi
Fb -	1,850.0 psi
Fc - Prll	1,650.0 psi
Fc - Perp	650.0 psi
Fv	265.0 psi
Ft	1,100.0 psi

E : Modulus of Elasticity

Ebend- xx	1,800.0 ksi
Eminbend - xx	950.0 ksi
Ebend- yy	1,600.0 ksi
Eminbend - yy	850.0 ksi
Density	31.210 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Load for Span Number 2
Varying Uniform Load : D= 0.02436->0.09048, Lr= 0.03120->0.1130 k/ft, Extent = 0.0 -->> 26.0 ft, Trib Width = 1.0 ft, (Exist Grav)

Point Load : D = 1.090, Lr = 0.970 k @ 26.0 ft, (B3)
Point Load : D = 4.159, Lr = 0.970 k @ 26.0 ft, (B1-B2 End)

DESIGN SUMMARY

Maximum Bending Stress Ratio	=	0.827 : 1	Maximum Shear Stress Ratio	=	0.369 : 1
Section used for this span		5.125x18	Section used for this span		5.125x18
fb: Actual	=	2,275.87 psi	fv: Actual	=	122.32 psi
Fb: Allowable	=	2,753.48 psi	Fv: Allowable	=	331.25 psi
Load Combination		+D+Lr+H, LL Comb Run (*L)	Load Combination		+D+Lr+H, LL Comb Run (*L)
Location of maximum on span	=	25.073 ft	Location of maximum on span	=	31.525 ft
Span # where maximum occurs	=	Span # 2	Span # where maximum occurs	=	Span # 2

Maximum Deflection

Max Downward Transient Deflection	0.764 in	Ratio =	518 >=240
Max Upward Transient Deflection	-0.471 in	Ratio =	356 >=240
Max Downward Total Deflection	2.128 in	Ratio =	186 >=180

Maximum Forces & Stresses for Load Combinations

Load Combination		Max Stress Ratios									Moment Values			Shear Values		
Segment Length	Span #	M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	M	fb	F'b	V	fv	F'v
+D+H													0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.018	0.149	0.90	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	1665.00	2.19	35.58	238.50
Length = 33.0 ft	2	0.777	0.349	0.90	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	1982.51	5.12	83.19	238.50
+D+L+H, LL Comb Run (*L)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.016	0.134	1.00	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	1850.00	2.19	35.58	265.00
Length = 33.0 ft	2	0.699	0.314	1.00	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2202.79	5.12	83.19	265.00
+D+L+H, LL Comb Run (L*)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.016	0.134	1.00	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	1850.00	2.19	35.58	265.00
Length = 33.0 ft	2	0.699	0.314	1.00	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2202.79	5.12	83.19	265.00

DESCRIPTION: B5: 5 1/8x18 GLB Hip

Load Combination		Max Stress Ratios									Moment Values			Shear Values		
Segment Length	Span #	M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	M	fb	F'b	V	fv	F'v
+D+L+H, LL Comb Run (LL)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.016	0.134	1.00	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	1850.00	2.19	35.58	265.00
Length = 33.0 ft	2	0.699	0.314	1.00	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2202.79	5.12	83.19	265.00
+D+Lr+H, LL Comb Run (*L)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.013	0.174	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2312.50	3.55	57.67	331.25
Length = 33.0 ft	2	0.827	0.369	1.25	0.918	1.00	1.00	1.00	1.00	1.00	52.49	2,275.87	2753.48	7.52	122.32	331.25
+D+Lr+H, LL Comb Run (L*)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.018	0.108	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.94	40.56	2312.50	2.20	35.70	331.25
Length = 33.0 ft	2	0.559	0.251	1.25	0.918	1.00	1.00	1.00	1.00	1.00	35.48	1,538.24	2753.48	5.11	83.07	331.25
+D+Lr+H, LL Comb Run (LL)					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.018	0.174	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.94	40.56	2312.50	3.55	57.79	331.25
Length = 33.0 ft	2	0.826	0.369	1.25	0.918	1.00	1.00	1.00	1.00	1.00	52.43	2,273.30	2753.48	7.52	122.20	331.25
+D+S+H					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.014	0.117	1.15	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2127.50	2.19	35.58	304.75
Length = 33.0 ft	2	0.608	0.273	1.15	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2533.21	5.12	83.19	304.75
+D+0.750Lr+0.750L+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.013	0.157	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2312.50	3.21	52.14	331.25
Length = 33.0 ft	2	0.759	0.340	1.25	0.918	1.00	1.00	1.00	1.00	1.00	48.19	2,089.68	2753.48	6.92	112.54	331.25
+D+0.750Lr+0.750L+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.016	0.108	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.87	37.89	2312.50	2.19	35.67	331.25
Length = 33.0 ft	2	0.559	0.251	1.25	0.918	1.00	1.00	1.00	1.00	1.00	35.49	1,538.80	2753.48	5.11	83.10	331.25
+D+0.750Lr+0.750L+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.016	0.158	1.25	1.000	1.00	1.00	1.00	1.00	1.00	0.87	37.89	2312.50	3.21	52.24	331.25
Length = 33.0 ft	2	0.758	0.339	1.25	0.918	1.00	1.00	1.00	1.00	1.00	48.15	2,087.84	2753.48	6.92	112.45	331.25
+D+0.750L+0.750S+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.014	0.117	1.15	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2127.50	2.19	35.58	304.75
Length = 33.0 ft	2	0.608	0.273	1.15	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2533.21	5.12	83.19	304.75
+D+0.750L+0.750S+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.014	0.117	1.15	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2127.50	2.19	35.58	304.75
Length = 33.0 ft	2	0.608	0.273	1.15	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2533.21	5.12	83.19	304.75
+D+0.750L+0.750S+H, LL Comb Ru					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.014	0.117	1.15	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2127.50	2.19	35.58	304.75
Length = 33.0 ft	2	0.608	0.273	1.15	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	2533.21	5.12	83.19	304.75
+D+0.60W+H					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.010	0.084	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2960.00	2.19	35.58	424.00
Length = 33.0 ft	2	0.437	0.196	1.60	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	3524.46	5.12	83.19	424.00
+D+0.750Lr+0.750L+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.010	0.123	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2960.00	3.21	52.14	424.00
Length = 33.0 ft	2	0.593	0.265	1.60	0.918	1.00	1.00	1.00	1.00	1.00	48.19	2,089.68	3524.46	6.92	112.54	424.00
+D+0.750Lr+0.750L+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.013	0.084	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.87	37.89	2960.00	2.19	35.67	424.00
Length = 33.0 ft	2	0.437	0.196	1.60	0.918	1.00	1.00	1.00	1.00	1.00	35.49	1,538.80	3524.46	5.11	83.10	424.00
+D+0.750Lr+0.750L+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.013	0.123	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.87	37.89	2960.00	3.21	52.24	424.00
Length = 33.0 ft	2	0.592	0.265	1.60	0.918	1.00	1.00	1.00	1.00	1.00	48.15	2,087.84	3524.46	6.92	112.45	424.00
+D+0.750L+0.750S+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.010	0.084	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2960.00	2.19	35.58	424.00
Length = 33.0 ft	2	0.437	0.196	1.60	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	3524.46	5.12	83.19	424.00
+D+0.750L+0.750S+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.010	0.084	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2960.00	2.19	35.58	424.00
Length = 33.0 ft	2	0.437	0.196	1.60	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	3524.46	5.12	83.19	424.00
+D+0.750L+0.750S+0.450W+H, LL					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.010	0.084	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.69	29.87	2960.00	2.19	35.58	424.00
Length = 33.0 ft	2	0.437	0.196	1.60	0.918	1.00	1.00	1.00	1.00	1.00	35.53	1,540.51	3524.46	5.12	83.19	424.00
+0.60D+0.60W+0.60H					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.006	0.050	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.41	17.92	2960.00	1.31	21.35	424.00
Length = 33.0 ft	2	0.262	0.118	1.60	0.918	1.00	1.00	1.00	1.00	1.00	21.32	924.30	3524.46	3.07	49.91	424.00
+1.168D+0.70E+0.60H					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.012	0.098	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.80	34.88	2960.00	2.56	41.55	424.00
Length = 33.0 ft	2	0.511	0.229	1.60	0.918	1.00	1.00	1.00	1.00	1.00	41.50	1,799.31	3524.46	5.98	97.16	424.00

DESCRIPTION: B5: 5 1/8x18 GLB Hip

Load Combination		Max Stress Ratios									Moment Values			Shear Values		
Segment Length	Span #	M	V	C d	C F/V	C i	C r	C m	C t	C L	M	fb	F'b	V	fv	F'v
+1.126D+0.750L+0.750S+0.5250E+					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.011	0.094	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.78	33.63	2960.00	2.46	40.06	424.00
Length = 33.0 ft	2	0.492	0.221	1.60	0.918	1.00	1.00	1.00	1.00	1.00	40.00	1,734.61	3524.46	5.76	93.67	424.00
+1.126D+0.750L+0.750S+0.5250E+					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.011	0.094	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.78	33.63	2960.00	2.46	40.06	424.00
Length = 33.0 ft	2	0.492	0.221	1.60	0.918	1.00	1.00	1.00	1.00	1.00	40.00	1,734.61	3524.46	5.76	93.67	424.00
+1.126D+0.750L+0.750S+0.5250E+					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.011	0.094	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.78	33.63	2960.00	2.46	40.06	424.00
Length = 33.0 ft	2	0.492	0.221	1.60	0.918	1.00	1.00	1.00	1.00	1.00	40.00	1,734.61	3524.46	5.76	93.67	424.00
+0.4320D+0.70E+H					0.918	1.00	1.00	1.00	1.00	1.00			0.00	0.00	0.00	0.00
Length = 7.0 ft	1	0.004	0.036	1.60	1.000	1.00	1.00	1.00	1.00	1.00	0.30	12.90	2960.00	0.95	15.37	424.00
Length = 33.0 ft	2	0.189	0.085	1.60	0.918	1.00	1.00	1.00	1.00	1.00	15.35	665.50	3524.46	2.21	35.94	424.00

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
	1	0.0000	0.000	+D+Lr+H, LL Comb Run (*L)	-1.2717	0.000
+D+Lr+H, LL Comb Run (*L)	2	2.1275	17.883		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1

Values in KIPS

Load Combination	Support 1	Support 2	Support 3
Overall MAXimum		4.003	7.552
Overall MINimum		1.521	2.399
+D+H		2.481	5.146
+D+L+H, LL Comb Run (*L)		2.481	5.146
+D+L+H, LL Comb Run (L*)		2.481	5.146
+D+L+H, LL Comb Run (LL)		2.481	5.146
+D+Lr+H, LL Comb Run (*L)		3.889	7.552
+D+Lr+H, LL Comb Run (L*)		2.595	5.138
+D+Lr+H, LL Comb Run (LL)		4.003	7.545
+D+S+H		2.481	5.146
+D+0.750Lr+0.750L+H, LL Comb Run (*		3.537	6.951
+D+0.750Lr+0.750L+H, LL Comb Run (L		2.566	5.140
+D+0.750Lr+0.750L+H, LL Comb Run (L		3.622	6.945
+D+0.750L+0.750S+H, LL Comb Run (*L		2.481	5.146
+D+0.750L+0.750S+H, LL Comb Run (L*		2.481	5.146
+D+0.750L+0.750S+H, LL Comb Run (LL		2.481	5.146
+D+0.60W+H		2.481	5.146
+D+0.750Lr+0.750L+0.450W+H, LL Comb		3.537	6.951
+D+0.750Lr+0.750L+0.450W+H, LL Comb		2.566	5.140
+D+0.750Lr+0.750L+0.450W+H, LL Comb		3.622	6.945
+D+0.750L+0.750S+0.450W+H, LL Comb		2.481	5.146
+D+0.750L+0.750S+0.450W+H, LL Comb		2.481	5.146
+D+0.750L+0.750S+0.450W+H, LL Comb		2.481	5.146
+0.60D+0.60W+0.60H		1.489	3.087
+D+0.70E+0.60H		2.481	5.146
+D+0.750L+0.750S+0.5250E+H, LL Comb		2.481	5.146
+D+0.750L+0.750S+0.5250E+H, LL Comb		2.481	5.146
+D+0.750L+0.750S+0.5250E+H, LL Comb		2.481	5.146
+0.60D+0.70E+H		1.489	3.087
D Only		2.481	5.146
Lr Only, LL Comb Run (*L)		1.408	2.407
Lr Only, LL Comb Run (L*)		0.113	-0.007
Lr Only, LL Comb Run (LL)		1.521	2.399
H Only			

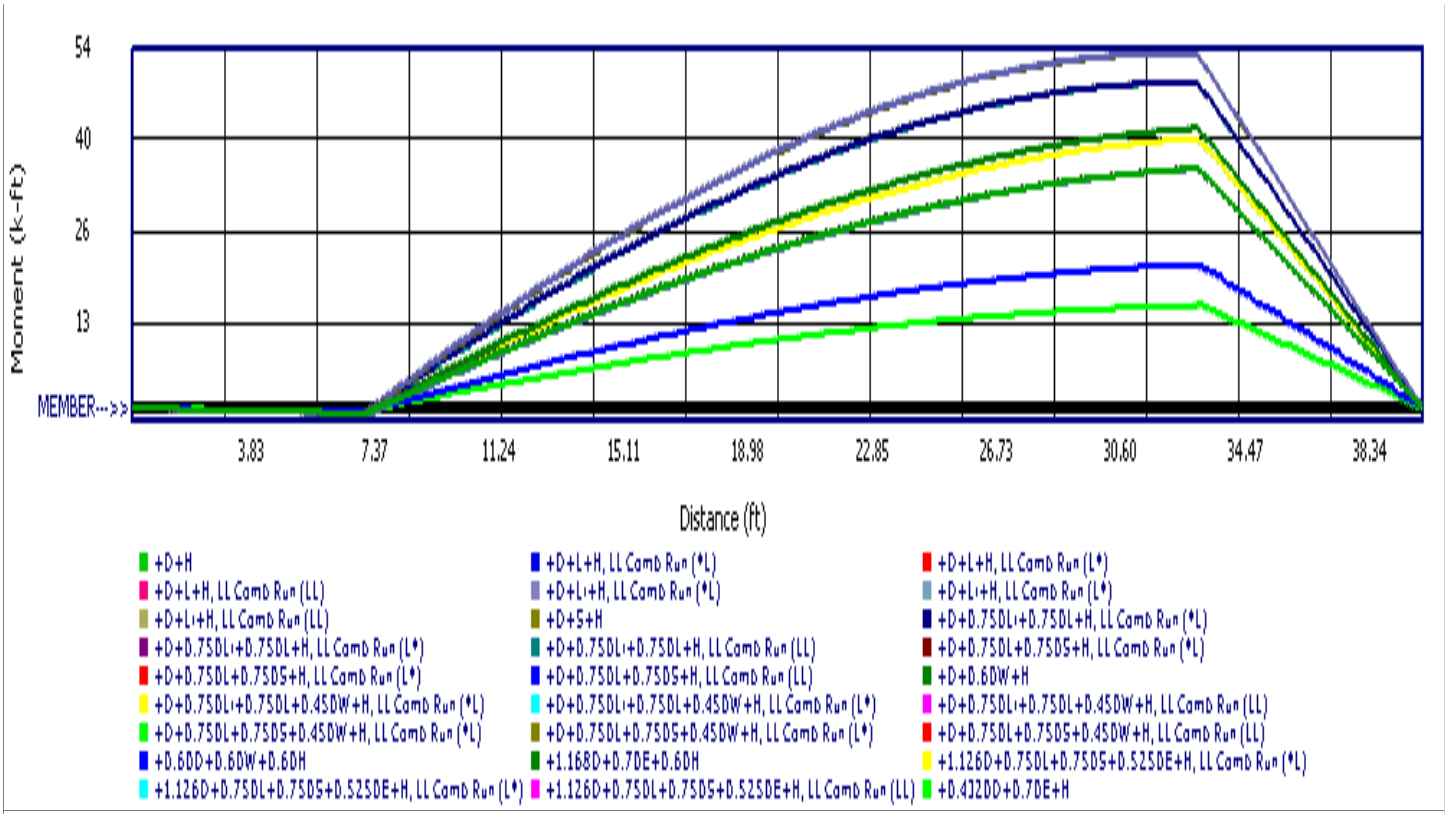
Project Title:
Engineer:
Project ID:
Project Descr:

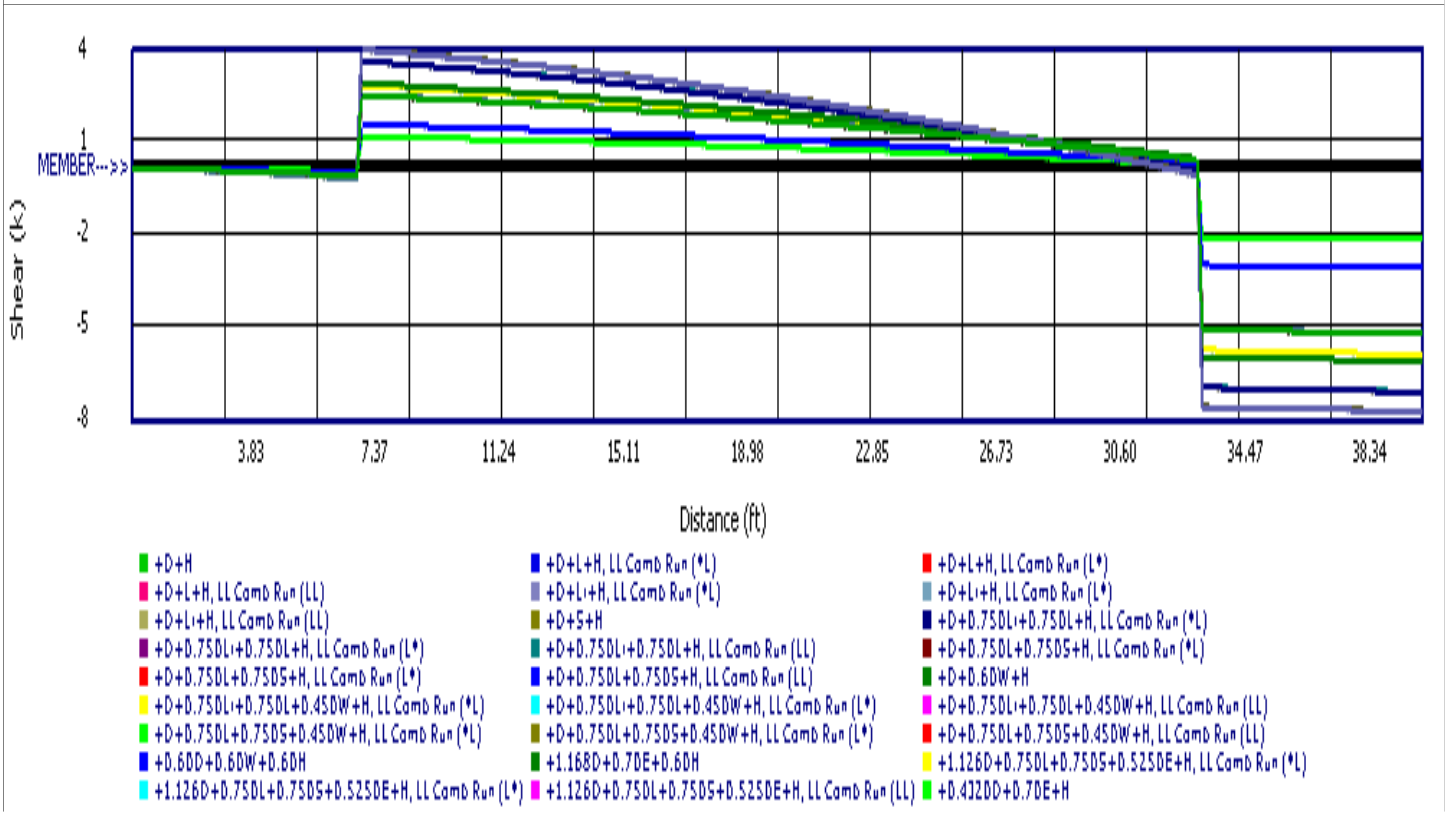
Wood Beam

Lic. # : KW-06004714

VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B5: 5 1/8x18 GLB Hip





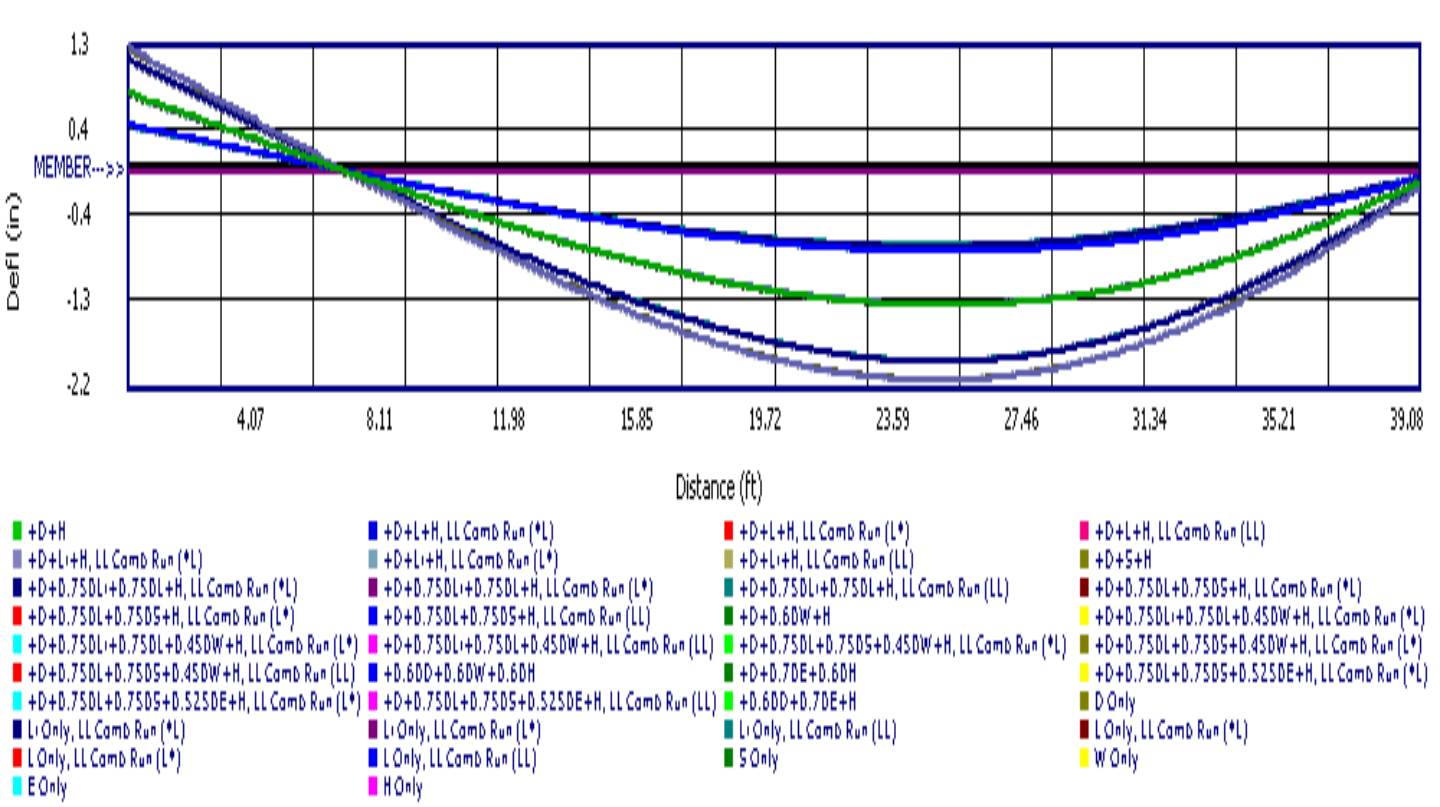
Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714

VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B5: 5 1/8x18 GLB Hip



Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714
VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam

CODE REFERENCES

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Stress Design
Load Combination : ASCE 7-16

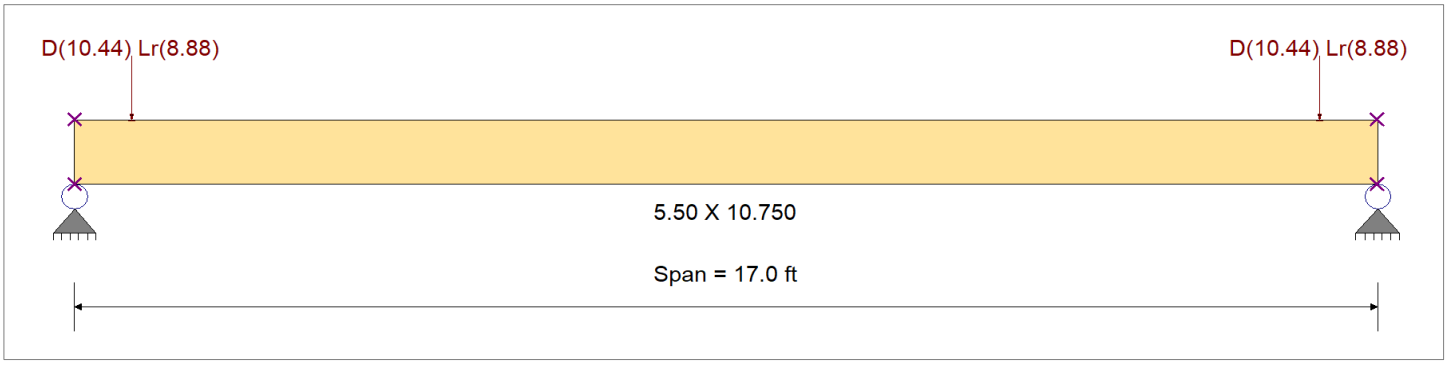
Wood Species : Douglas Fir-Larch
Wood Grade : No.2

Beam Bracing : Completely Unbraced

Fb +	900.0 psi
Fb -	900.0 psi
Fc - Prll	1,350.0 psi
Fc - Perp	625.0 psi
Fv	180.0 psi
Ft	575.0 psi

E : Modulus of Elasticity

Ebend- xx	1,600.0 ksi
Eminbend - xx	580.0 ksi
Density	31.210 pcf



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loads
Point Load : D = 10.440, Lr = 8.880 k @ 0.750 ft, (B1/B2 Center 1)
Point Load : D = 10.440, Lr = 8.880 k @ 16.250 ft, (B1/B2 Center 2)

Failing in bending stress, add new channel along center span

DESIGN SUMMARY

Design N.G.

Maximum Bending Stress Ratio	=	1.526 : 1	Maximum Shear Stress Ratio	=	0.015 : 1
Section used for this span		5.50 X 10.750	Section used for this span		5.50 X 10.750
fb: Actual	=	1,693.87 psi	fv: Actual	=	2.48 psi
Fb: Allowable	=	1,110.00 psi	Fv: Allowable	=	162.00 psi
Load Combination		+D+Lr+H	Load Combination		+D+H
Location of maximum on span	=	8.500 ft	Location of maximum on span	=	0.000 ft
Span # where maximum occurs	=	Span # 1	Span # where maximum occurs	=	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.458 in	Ratio =	445 >=240
Max Upward Transient Deflection	0.000 in	Ratio =	0 <240
Max Downward Total Deflection	1.024 in	Ratio =	199 >=180
Max Upward Total Deflection	0.000 in	Ratio =	0 <180

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+H													0.00	0.00	0.00	0.00
Length = 17.0 ft	1	1.170	0.015	0.90	1.000	1.00	1.00	1.00	1.00	0.99	8.29	939.42	802.70	0.10	2.48	162.00
+D+L+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	1.055	0.014	1.00	1.000	1.00	1.00	1.00	1.00	0.99	8.29	939.42	890.83	0.10	2.48	180.00
+D+Lr+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	1.526	0.011	1.25	1.000	1.00	1.00	1.00	1.00	0.99	14.95	1,693.87	1110.00	0.10	2.48	225.00
+D+S+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.919	0.012	1.15	1.000	1.00	1.00	1.00	1.00	0.99	8.29	939.42	1022.54	0.10	2.48	207.00
+D+0.750Lr+0.750L+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	1.356	0.011	1.25	1.000	1.00	1.00	1.00	1.00	0.99	13.29	1,505.25	1110.00	0.10	2.48	225.00
+D+0.750L+0.750S+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.919	0.012	1.15	1.000	1.00	1.00	1.00	1.00	0.99	8.29	939.42	1022.54	0.10	2.48	207.00

Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	C_d	$C_{F/V}$	C_i	C_r	C_m	C_t	C_L	Moment Values M	fb	F'b	Shear Values V	fv	F'v
+D+0.60W+H					1.000	1.00	1.00	1.00	1.00	0.99			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.664	0.009	1.60	1.000	1.00	1.00	1.00	1.00	0.98	8.29	939.42	1413.73	0.10	2.48	288.00
+D+0.750Lr+0.750L+0.450W+H					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	1.065	0.009	1.60	1.000	1.00	1.00	1.00	1.00	0.98	13.29	1,505.25	1413.73	0.10	2.48	288.00
+D+0.750L+0.750S+0.450W+H					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.664	0.009	1.60	1.000	1.00	1.00	1.00	1.00	0.98	8.29	939.42	1413.73	0.10	2.48	288.00
+0.60D+0.60W+0.60H					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.399	0.005	1.60	1.000	1.00	1.00	1.00	1.00	0.98	4.98	563.65	1413.73	0.06	1.49	288.00
+1.168D+0.70E+0.60H					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.776	0.010	1.60	1.000	1.00	1.00	1.00	1.00	0.98	9.69	1,097.24	1413.73	0.11	2.90	288.00
+1.126D+0.750L+0.750S+0.5250E+					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.748	0.010	1.60	1.000	1.00	1.00	1.00	1.00	0.98	9.34	1,057.79	1413.73	0.11	2.79	288.00
+0.4320D+0.70E+H					1.000	1.00	1.00	1.00	1.00	0.98			0.00	0.00	0.00	0.00
Length = 17.0 ft	1	0.287	0.004	1.60	1.000	1.00	1.00	1.00	1.00	0.98	3.58	405.83	1413.73	0.04	1.07	288.00

Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+Lr+H	1	1.0238	8.562		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	19.429	19.429
Overall MINimum	8.880	8.880
+D+H	10.549	10.549
+D+L+H	10.549	10.549
+D+Lr+H	19.429	19.429
+D+S+H	10.549	10.549
+D+0.750Lr+0.750L+H	17.209	17.209
+D+0.750L+0.750S+H	10.549	10.549
+D+0.60W+H	10.549	10.549
+D+0.750Lr+0.750L+0.450W+H	17.209	17.209
+D+0.750L+0.750S+0.450W+H	10.549	10.549
+0.60D+0.60W+0.60H	6.329	6.329
+D+0.70E+0.60H	10.549	10.549
+D+0.750L+0.750S+0.5250E+H	10.549	10.549
+0.60D+0.70E+H	6.329	6.329
D Only	10.549	10.549
Lr Only	8.880	8.880
H Only		

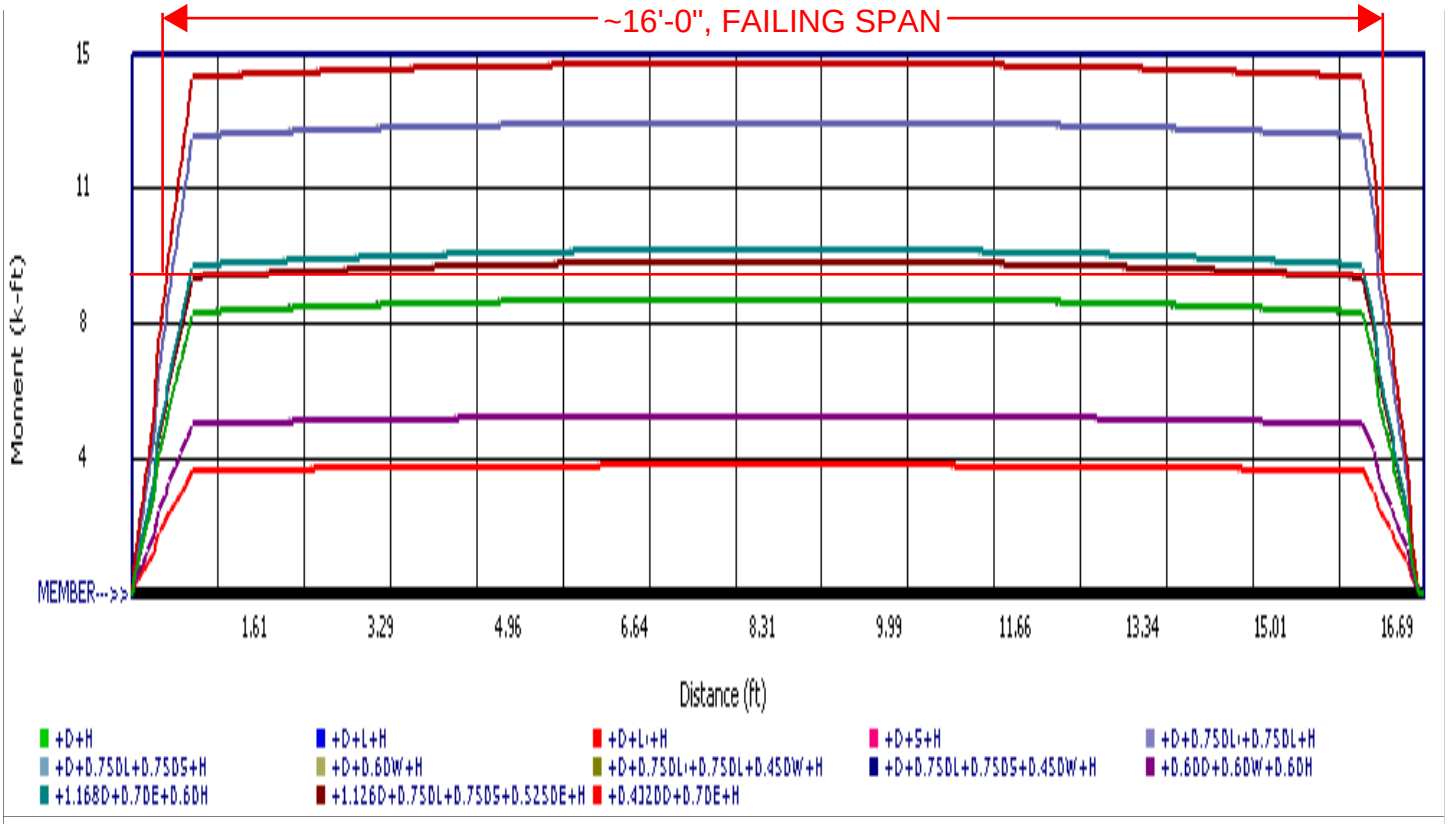
Project Title:
Engineer:
Project ID:
Project Descr:

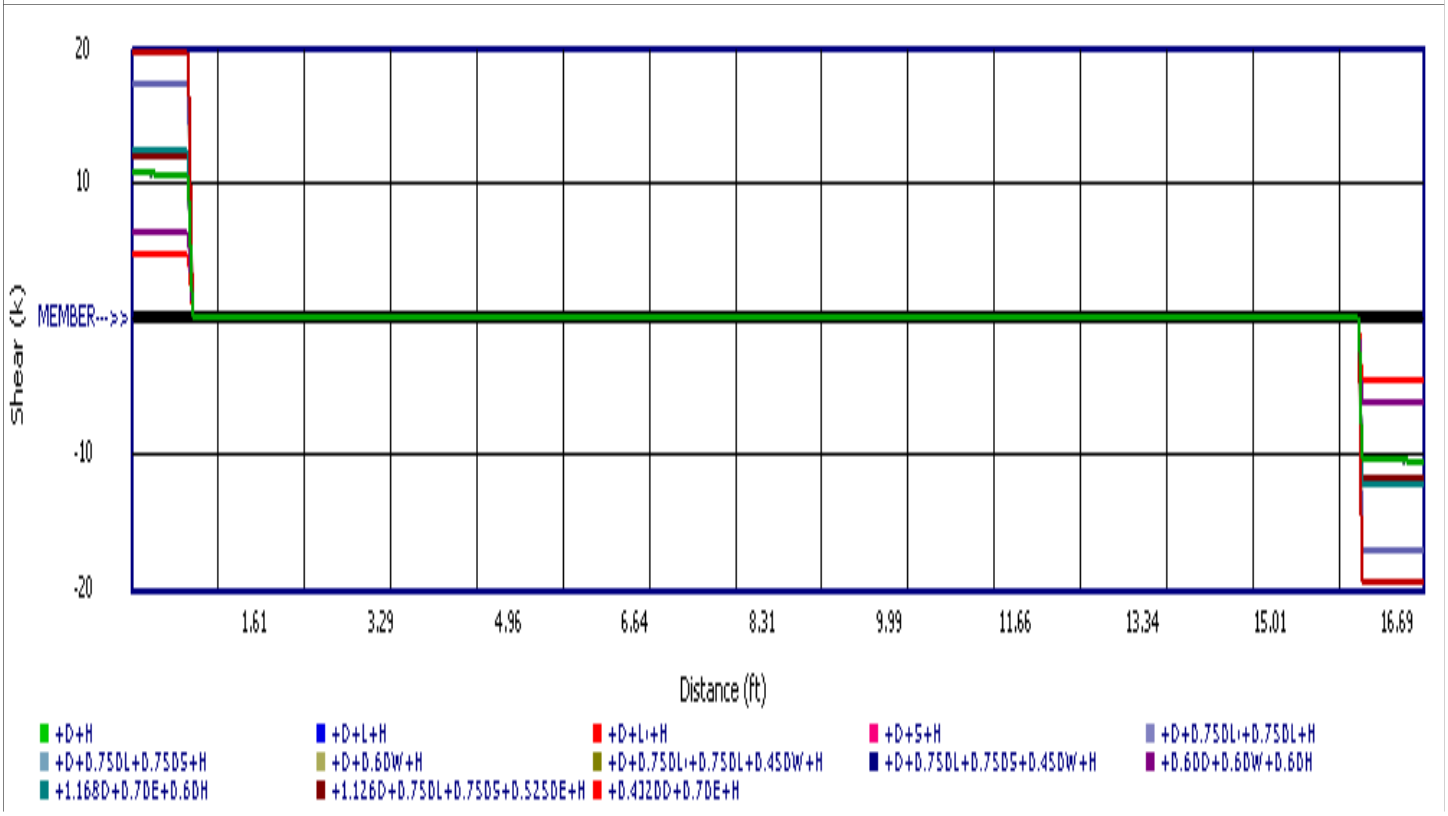
Wood Beam

File: Existing Beams.ec6

Lic. # : KW-06004714
VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam





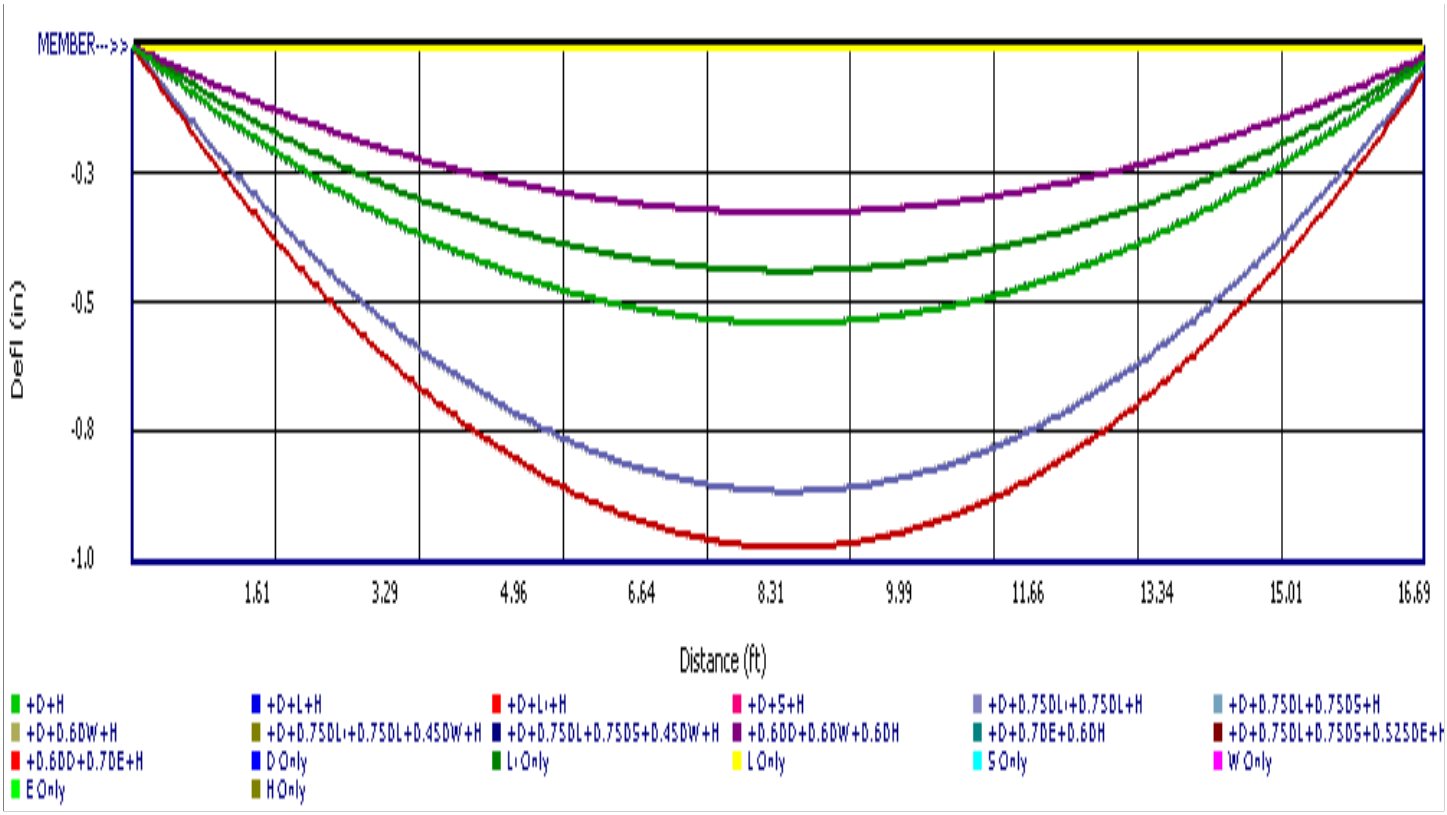
Project Title:
Engineer:
Project ID:
Project Descr:

Wood Beam

File: Existing Beams.ec6

Lic. # : KW-06004714
VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam



Project Title:
Engineer:
Project ID:
Project Descr:

Steel Beam

Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam Retrofit

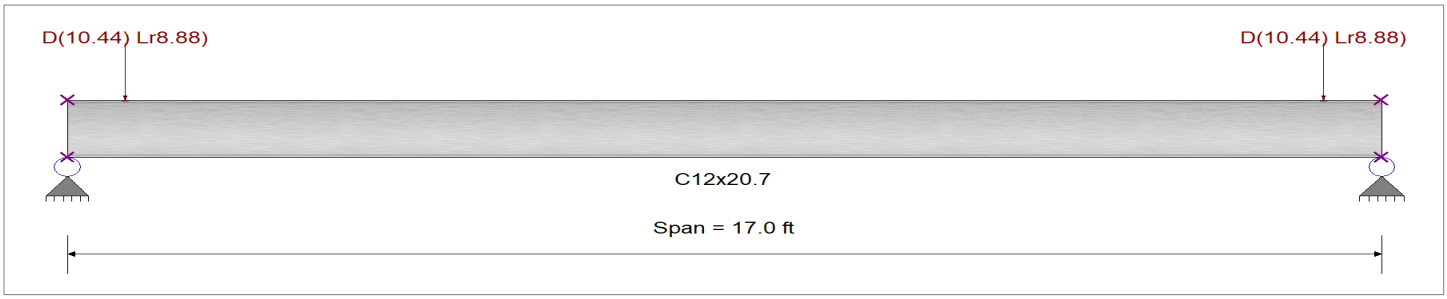
CODE REFERENCES

Calculations per AISC 360-16, IBC 2018, CBC 2019, ASCE 7-16
Load Combination Set : ASCE 7-16

Material Properties

Analysis Method : Allowable Strength Design
Beam Bracing : Completely Unbraced
Bending Axis : Major Axis Bending

Fy : Steel Yield : 36.0 ksi
E: Modulus : 29,000.0 ksi



Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Beam self weight calculated and added to loading
Load(s) for Span Number 1
Point Load : D = 10.440, Lr = 8.880 k @ 0.750 ft, (B1/B2 Center 1)

Point Load : D = 10.440, Lr = 8.880 k @ 16.250 ft, (B1/B2 Center 2)

Assumes new channel takes all loading, conservative

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.866 : 1	Maximum Shear Stress Ratio =	0.445 : 1
Section used for this span	C12x20.7	Section used for this span	C12x20.7
Ma : Applied	15.238 k-ft	Va : Applied	19.496 k
Mn / Omega : Allowable	17.598 k-ft	Vn/Omega : Allowable	43.769 k
Load Combination	+D+Lr+H	Load Combination	+D+Lr+H
Location of maximum on span	8.500 ft	Location of maximum on span	0.000 ft
Span # where maximum occurs	Span # 1	Span # where maximum occurs	Span # 1

Maximum Deflection

Max Downward Transient Deflection	0.111 in	Ratio =	1,830 >=360
Max Upward Transient Deflection	0.000 in	Ratio =	0 <360
Max Downward Total Deflection	0.253 in	Ratio =	807 >=180
Max Upward Total Deflection	0.000 in	Ratio =	0 <180

Maximum Forces & Stresses for Load Combinations

Load Combination / Segment Length	Span #	Max Stress Ratios M	Max Stress Ratios V	Summary of Moment Values Mmax +	Mmax -	Ma Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
+D+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+D+L+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+D+Lr+H													
Dsgn. L = 17.00 ft	1	0.866	0.445	15.24		15.24	29.39	17.60	1.01	1.00	19.50	73.09	43.77
+D+S+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+D+0.750Lr+0.750L+H													
Dsgn. L = 17.00 ft	1	0.770	0.395	13.57		13.57	29.42	17.62	1.01	1.00	17.28	73.09	43.77
+D+0.750L+0.750S+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+D+0.60W+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+D+0.750Lr+0.750L+0.450W+H													
Dsgn. L = 17.00 ft	1	0.770	0.395	13.57		13.57	29.42	17.62	1.01	1.00	17.28	73.09	43.77
+D+0.750L+0.750S+0.450W+H													
Dsgn. L = 17.00 ft	1	0.485	0.243	8.58		8.58	29.54	17.69	1.01	1.00	10.62	73.09	43.77
+0.60D+0.60W+0.60H													
Dsgn. L = 17.00 ft	1	0.291	0.146	5.15		5.15	29.54	17.69	1.01	1.00	6.37	73.09	43.77

Project Title:
Engineer:
Project ID:
Project Descr:

Steel Beam

Lic. # : KW-06004714 VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam Retrofit

Load Combination / Segment Length	Span #	Max Stress Ratios M	V	Summary of Moment Values Mmax +	Mmax -	Ma Max	Mnx	Mnx/Omega	Cb	Rm	Summary of Shear Values Va Max	Vnx	Vnx/Omega
+1.168D+0.70E+0.60H													
Dsgn. L = 17.00 ft	1	0.566	0.283	10.02		10.02	29.54	17.69	1.01	1.00	12.40	73.09	43.77
+1.126D+0.750L+0.750S+0.5250E+H													
Dsgn. L = 17.00 ft	1	0.546	0.273	9.66		9.66	29.54	17.69	1.01	1.00	11.95	73.09	43.77
+0.4320D+0.70E+H													
Dsgn. L = 17.00 ft	1	0.210	0.105	3.71		3.71	29.54	17.69	1.01	1.00	4.59	73.09	43.77

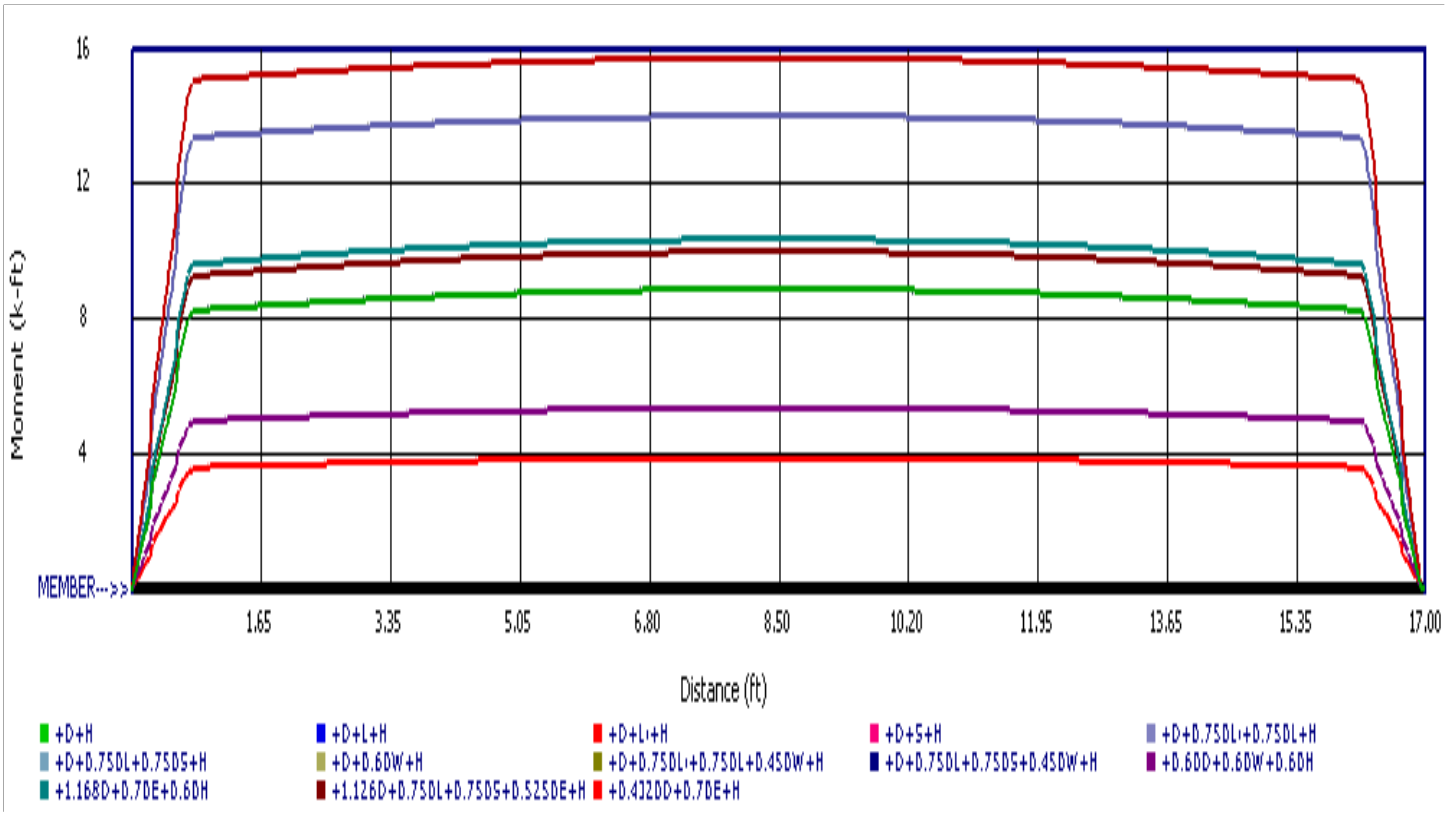
Overall Maximum Deflections

Load Combination	Span	Max. "-" Defl	Location in Span	Load Combination	Max. "+" Defl	Location in Span
+D+Lr+H	1	0.2529	8.549		0.0000	0.000

Vertical Reactions

Support notation : Far left is #1 Values in KIPS

Load Combination	Support 1	Support 2
Overall MAXimum	19.496	19.496
Overall MINimum	6.370	6.370
+D+H	10.616	10.616
+D+L+H	10.616	10.616
+D+Lr+H	19.496	19.496
+D+S+H	10.616	10.616
+D+0.750Lr+0.750L+H	17.276	17.276
+D+0.750L+0.750S+H	10.616	10.616
+D+0.60W+H	10.616	10.616
+D+0.750Lr+0.750L+0.450W+H	17.276	17.276
+D+0.750L+0.750S+0.450W+H	10.616	10.616
+0.60D+0.60W+0.60H	6.370	6.370
+D+0.70E+0.60H	10.616	10.616
+D+0.750L+0.750S+0.5250E+H	10.616	10.616
+0.60D+0.70E+H	6.370	6.370
D Only	10.616	10.616
Lr Only	8.880	8.880
H Only		



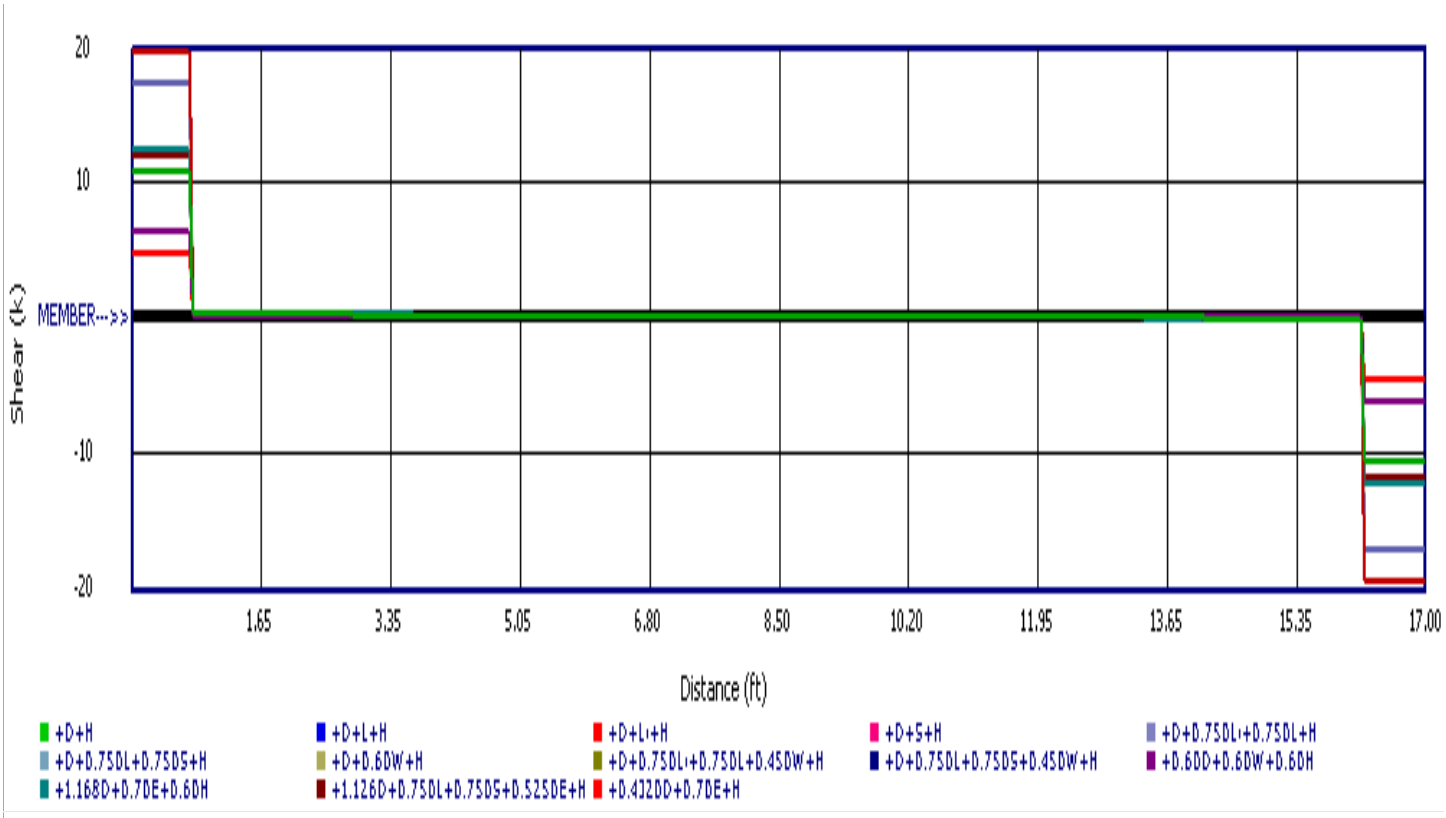
Project Title:
Engineer:
Project ID:
Project Descr:

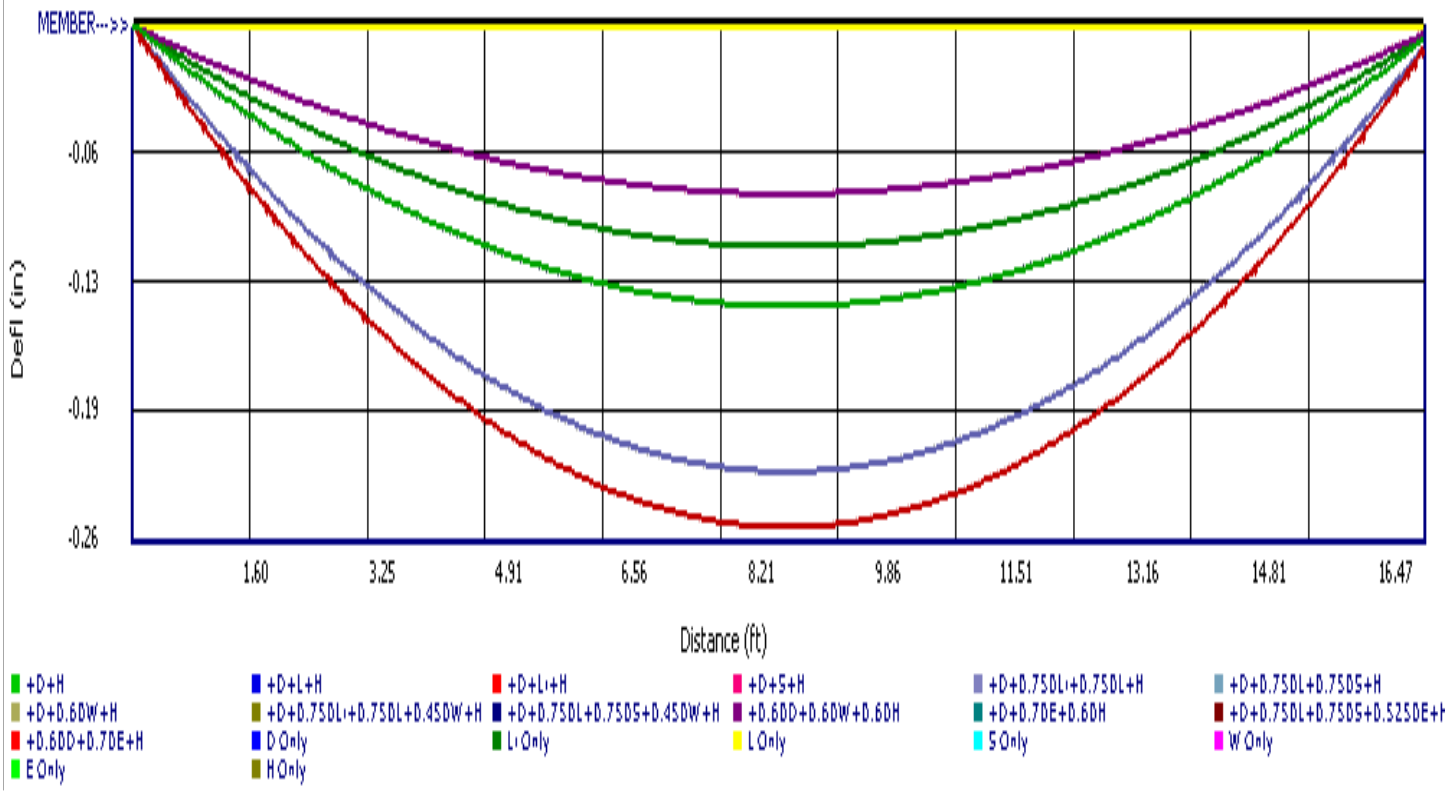
Steel Beam

Lic. # : KW-06004714

VECTOR STRUCTURAL ENGINEERS

DESCRIPTION: B4: (2) 3x12 Beam Retrofit





PROJECT: BA60329S Fiesta Center **JOB NO.:** U2619.581.211 **SUBJECT:** MULTI-BM FOOTING/COLUMN/CONNECTION

MULTIPLE LOADS ON COLUMN / REQUIRED FOOTING CALCULATIONS

Location	B1 Post for Proposed Loading				
Beam	Reaction	LL (lb)	Lr/S (lb)	DL (lb)	TL (lb)
B1	A	0	8880	10549	19429
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
	TOTALS	0	8880	10549	19429
			LC 3 Factored Load:		19429
	$Ht\ Col_a$ (ft)	Post Size	Cap. (lb)		Load (lb)
	11	6x6	19597		19429

Location	B3 & B5 Post for Proposed Loading				
Beam	Reaction	LL (lb)	Lr/S (lb)	DL (lb)	TL (lb)
B5	A	0	3492	6115	9607
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
	TOTALS	0	3492	6115	9607
			LC 3 Factored Load:		9607
	$Ht\ Col_a$ (ft)	Post Size	Cap. (lb)		Load (lb)
	13	8x8	38034		9607

Hazards by Location

Search Information

Coordinates: 38.40547222, -122.8369167

Elevation: 196 ft

Timestamp: 2021-09-07T20:10:14.291Z

Hazard Type: Wind

ASCE 7-16

MRI 10-Year	63 mph
MRI 25-Year	70 mph
MRI 50-Year	74 mph
MRI 100-Year	78 mph
Risk Category I	86 mph
Risk Category II	91 mph
Risk Category III	98 mph
Risk Category IV	102 mph

ASCE 7-10

MRI 10-Year	72 mph
MRI 25-Year	79 mph
MRI 50-Year	85 mph
MRI 100-Year	91 mph
Risk Category I	100 mph
Risk Category II	110 mph
Risk Category III-IV	115 mph

ASCE 7-05

ASCE 7-05 Wind Speed	85 mph

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are interpolated from data provided in ASCE 7 and rounded up to the nearest whole integer. Per ASCE 7, islands and coastal areas outside the last contour should use the last wind speed contour of the coastal area – in some cases, this website will extrapolate past the last wind speed contour and therefore, provide a wind speed that is slightly higher. NOTE: For queries near wind-borne debris region boundaries, the resulting determination is sensitive to rounding which may affect whether or not it is considered to be within a wind-borne debris region.

Mountainous terrain, gorges, ocean promontories, and special wind regions shall be examined for unusual wind conditions.

While the information presented on this website is believed to be correct, ATC and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in the report should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. ATC does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the report provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the

Hazards by Location

Search Information

Coordinates: 38.40547222, -122.8369167

Elevation: 196 ft

Timestamp: 2021-09-07T20:10:46.730Z

Hazard Type: Seismic

Reference Document: ASCE7-16

Risk Category: II

Site Class: D-default

Basic Parameters

Name	Value	Description
S_S	1.5	MCE_R ground motion (period=0.2s)
S_1	0.6	MCE_R ground motion (period=1.0s)
S_{MS}	1.8	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.2	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.92	Coefficient of risk (0.2s)
CR_1	0.907	Coefficient of risk (1.0s)
PGA	0.5	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.6	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)

SsRT	1.591	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.729	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.621	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.685	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)
PGAd	0.5	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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Received 7/7/2025

Date: 7/3/25
City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

Subject: Noise Compliance Confirmation BA60329S, 7820 Covert Ln Sebastopol CA 95472

To Whom It May Concern:
On behalf of Network Connex, this letter serves as a formal affirmation that the telecommunications facility located at 7820 Covert Ln Sebastopol CA 95472, operating under site identification number BA60329S, is in full compliance with all applicable noise ordinances established by the City of Sebastopol.
The facility, which functions as an unmanned wireless communications installation, is engineered and maintained to ensure that all equipment—including HVAC systems, emergency backup generators, and radio frequency transmission hardware—operates within the maximum permissible sound levels set forth under the Sebastopol Municipal Code.
Routine sound emissions generated by the site, whether during regular operation or maintenance intervals, do not exceed the thresholds established for the applicable zoning designation.
Further, periodic evaluations and equipment audits are conducted to verify continued compliance with municipal noise standards and to ensure that the installation remains a responsible and unobtrusive neighbor within the surrounding community.
Should any additional documentation or technical data be required to support this confirmation, we are pleased to provide such materials upon request.
We appreciate the City of Sebastopol's commitment to thoughtful planning and community stewardship, and we remain committed to operating in harmony with these principles.

With kind regards and in full compliance,
Crystal Shea
Site Acquisition Manager
Network Connex
T-Mobile Representative
(312) 758-7915

Received
02/02/2026 8:21:12 AM

RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical

FCC COMPLIANT SITE

Site ID: BA60329S

Site Name: Fiesta Center

Address: 7820 Covert Ln Sebastopol, CA 95472

Date of Calculation: January 20, 2026

Date of Report: January 20, 2026

Latitude: 38.40547222 N
Longitude: -122.8369167 W

Prepared By:

GTA
Global Technology Associates
Solutions for a Wireless World

TABLE OF CONTENTS

1.0 Executive Summary / Report Summary

Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for the T-Mobile site **BA60329S** located at **7820 Covert Ln Sebastopol, CA 95472** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site.
As described in greater detail in the Section titled **"Federal Communications Commission (FCC) Requirements"** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	**BA60329S**	**Street Address**	**7820 Covert Ln**
Site Name	**Fiesta Center**	**City, State, Zip**	**Sebastopol, CA 95472**
Site Type	**building**	**Latitude**	**38.40547222 N**
Classification	**general population**	**Longitude**	**-122.8369167 W**
Access Restrictions	**uncontrolled**	**Access Type**	**not confirm**
Site Description	**all the antennas are mounted on the roof of the building**		
Max Predictive RF-EME at T-Mobile Facility (General Population)	**1484.0% of FCC's general population limit at the roof level**		
Max Predictive RF-EME at T-Mobile Facility (General Population)	**98.7% of FCC's general population limit at the ground level**		
Predictive RF-EME Analysis at T-Mobile Facility	**The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations.**		

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, A mitigation plan (e.g., installation of signages and/or barriers/striping to prevent the access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation measures ensures that the site remains fully compliant. The prediction model antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Methodology

The site is to be determined as the compliance is based on theoretical modeling using the RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings, and the type & level of restricted access to the antennas at the site.

Compliance Statement

T-Mobile's operation at **7820 Covert Ln Sebastopol, CA 95472** will comply with FCC rules and regulations upon completion of recommendations that include the installation of appropriate RF Safety Signages and/or Barriers as described in Section 10 and Appendix A.

Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping, or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

T-Mobile proposed Alpha Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 16 sq. ft. long along with 2 Caution signs at the Occupational boundary and Yellow Striping that is 112 sq. ft. long along with 3 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Beta Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 20 sq. ft. long along with 2 Caution signs at the Occupational boundary and Yellow Striping that is 88 sq. ft. long along with 1 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Gamma Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 16 sq. ft. long along with 1 Caution sign at the Occupational boundary and Yellow Striping that is 40 sq. ft. long along with 1 Notice sign at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Equipment/BTS Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels for the FCC's human exposure limits. Further, GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with the highest fields.

GTA has utilized computer-generated modeling software RoofView® 4.15 to generate the compliance report.

Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings, etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile, which is considered reliable and believes it to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.
- Any active/live/radiating antenna configuration for the site and the premises is fully compliant with the FCC's regulations.

3.0 Antenna Inventory

ID	Technology	Frequency (MHz)	Input Power (Watts)	ERP (Watts)	Antenna Make	Antenna Model	Antenna Gain (dBd)	Azimuth (°)	Bottom of ANT from Main Roof (ft)	Bottom of ANT from Ground (ft)
TMO S1A1	N600	600.00000	160.0000	2506.8017	RFS	APXVAALL18_43-U-NA20	11.95	90	6.17	22.00
TMO S1A1	L700	700.00000	40.0000	753.4596	RFS	APXVAALL18_43-U-NA20	12.75	90	6.17	22.00
TMO S1A1	L1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	90	6.17	22.00
TMO S1A1	N1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	90	6.17	22.00
TMO S1A1	L2100	2100.00000	160.0000	6904.3052	RFS	APXVAALL18_43-U-NA20	16.35	90	6.17	22.00
TMO S1A4	N2500	2500.00000	320.0000	58904.7040	ERICSSON	AIR6419 B41	22.65	90	7.65	23.49
TMO S2A2	N600	600.00000	160.0000	2506.8017	RFS	APXVAALL18_43-U-NA20	11.95	210	6.17	22.00
TMO S2A2	L700	700.00000	40.0000	753.4596	RFS	APXVAALL18_43-U-NA20	12.75	210	6.17	22.00
TMO S2A2	L1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	210	6.17	22.00
TMO S2A2	N1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	210	6.17	22.00
TMO S2A2	L2100	2100.00000	160.0000	6904.3052	RFS	APXVAALL18_43-U-NA20	16.35	210	6.17	22.00
TMO S2A5	N2500	2500.00000	320.0000	58904.7040	ERICSSON	AIR6419 B41	22.65	210	7.65	23.49
TMO S3A3	N600	600.00000	160.0000	2506.8017	RFS	APXVAALL18_43-U-NA20	11.95	330	6.17	22.00
TMO S3A3	L700	700.00000	40.0000	753.4596	RFS	APXVAALL18_43-U-NA20	12.75	330	6.17	22.00
TMO S3A3	L1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	330	6.17	22.00
TMO S3A3	N1900	1900.00000	160.0000	6443.4725	RFS	APXVAALL18_43-U-NA20	16.05	330	6.17	22.00
TMO S3A3	L2100	2100.00000	160.0000	6904.3052	RFS	APXVAALL18_43-U-NA20	16.35	330	6.17	22.00
TMO S3A6	N2500	2500.00000	320.0000	58904.7040	ERICSSON	AIR6419 B41	22.65	330	7.65	23.49

Table 2

4.0 Signage at the Facility Identifying All WTS Equipment

AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that additional signage be installed for the new antennas making people aware of the antennas locations. The plan should be that there are no exposures above the FCC limits in front of the proposed antennas, however, wherever the exposures exceed the FCC limits in the front of the proposed antennas, barriers are recommended to control the areas with the exposures that are above the FCC limits. Additionally, there are areas where workers elevated above the roof/structure may be exposed to power densities greater than the general population and/or occupational limits. Workers and the general population should be informed about the presence and locations of antennas and their associated fields. Access to this site is considered open to public or occupational, based on the controls for access to the facility/structure, the assumption was made that there were no security mechanisms in place for general population and security mechanisms in place for the occupational population at the site for purposes of this report unless otherwise specified specifically by T-Mobile.

5.0 Statement on Who Produced This Report and Qualifications

Please see the certifications attached in Appendix A below.

6.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is transient as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

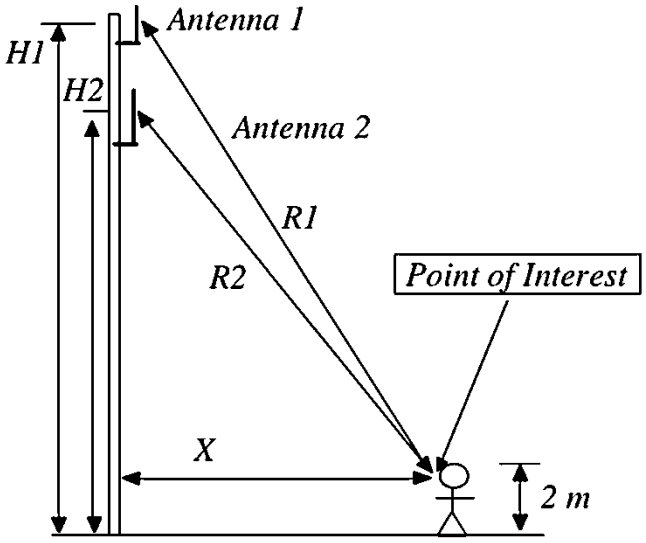


Figure 1

Table 3 and Figure 2 (below), which are included in the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm2 and an uncontrolled MPE of 0.53 mW/cm2. These limits are considered protective of these populations.

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	6|4	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	6|4	1.63	(100)*	30
1.34-30	1842/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Table 3

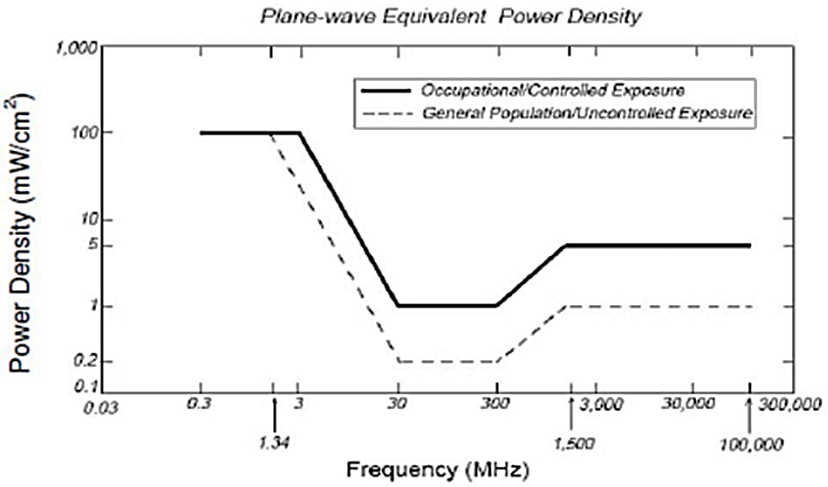


Figure 2

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

7.0 Limitations

This report was prepared for the use of T-Mobile. It was performed following generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under similar circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared by Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

8.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Table 5

RF Signage and Barriers

All RF signs should be obeyed by at all times.

Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

9.0 Federal Communications Commission (FCC) Limits

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for o take corrective actions like installation of mitigation measures that ensures the site remains fully compliant. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% MPE limits.

Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General Population limits

Apply in situations in which the general population may be exposed, or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

Controlled Environment

This applies to environments that are restricted or "controlled" to prevent access from members of the General Population classification.

Uncontrolled Environment

This applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

Generic Values

The use of "Unknown" for an operator means the information about the carrier, their FCC license, and/or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

10.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 Installation of the recommended mitigation measures shown below, ensures that the site remains fully compliant.

On building :

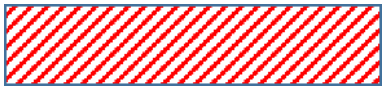
Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment										Enclosing Sectors								
																			
	Guidelines		NOC INFO		NOTICE		CAUTION		WARNING		NOTICE		CAUTION		WARNING		OC Length	GP Length	Striping
Access Point(s)																			
Sector Alpha							✓	1			✓	3	✓	2			16 sq. ft.	112 sq. ft.	Striping
Sector Beta							✓	1			✓	1	✓	2			20 sq. ft.	88 sq. ft.	Striping
Sector Gamma							✓	1			✓	1	✓	1			16 sq. ft.	40 sq. ft.	Striping
Equipment/BTS	✓	1	✓	1	✓	1													
Total Signage	1		1		1		3		0		5		5		0		52 sq. ft.	240 sq. ft.	Total = 292 sq.ft.

Table 6

CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Mitigation Plan shown in Diagram 1.

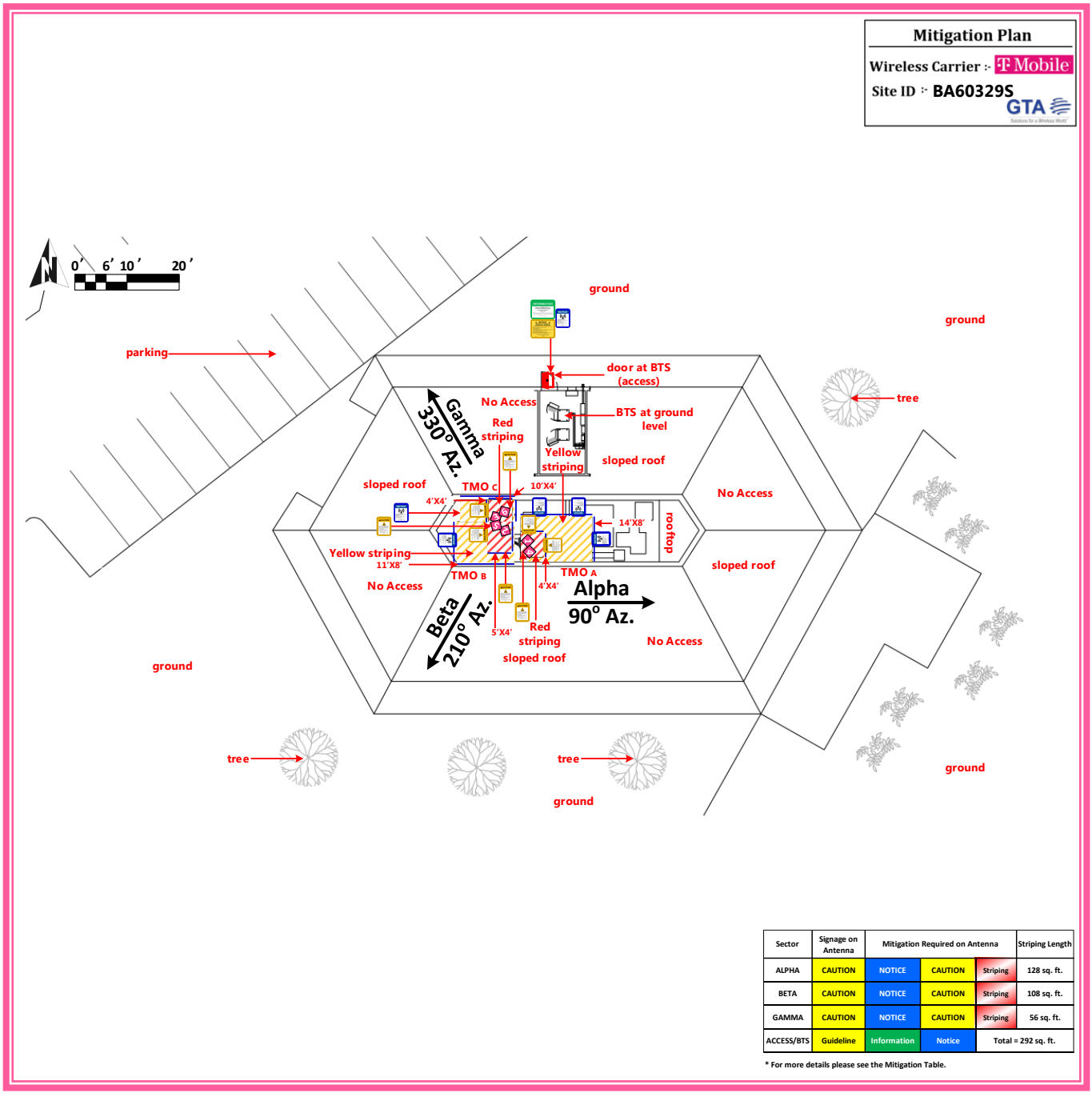
It is recommended to have periodic inspections of the components that are involved in the radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof/structure (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping, or any other positive access control (areas of the roof that exceed the RF levels of the general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof/structure like the sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof/structure and ensure the confirmation that it has been read and understood.

Site ID: BA60329S

Diagram 1: Site Mitigation Plan



Sector	Signage on Antenna	Mitigation Required on Antenna			Striping Length
ALPHA	CAUTION	NOTICE	CAUTION	Striping	128 sq. ft.
BETA	CAUTION	NOTICE	CAUTION	Striping	108 sq. ft.
GAMMA	CAUTION	NOTICE	CAUTION	Striping	56 sq. ft.
ACCESS/BTS	Guideline	Information	Notice	Total = 292 sq. ft.	

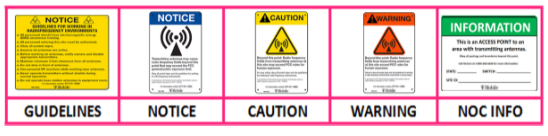
* For more details please see the Mitigation Table.

T-Mobile Antennas

Striping

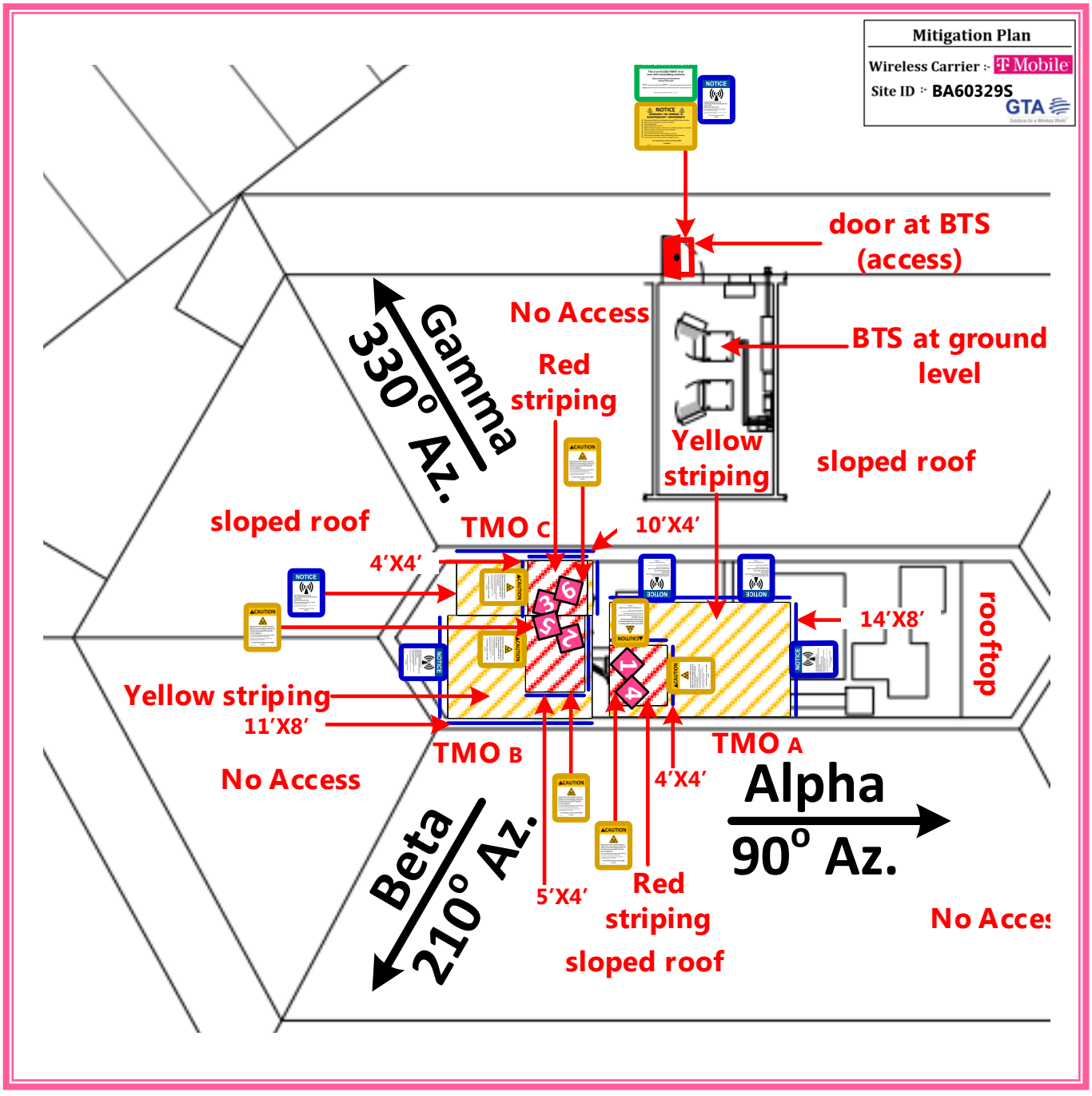
Physical Measurement

ENTRY Important Notes



Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

Diagram 2: Site Mitigation Plan - Zoom View



11.0 Summary and Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **7820 Covert Ln Sebastopol, CA 95472.**

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are modeled exposures on any accessible roof-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **general population** exposure limits at this site. Any of the modeled exposure areas exceeding the **general population** limits need to follow the mitigation/compliance plan proposed in the report to ensure that the site remains fully compliant. As such, the proposed T-Mobile project complies with FCC rules and regulations. **Posting of the signages and the recommendations** presented in Appendix A **ensures that the site remains fully compliant with FCC rules and regulations.**

At roof-level the anticipated maximum predictive RF-EME at the T-Mobile facility will be 1484.0% of FCC's general population limit. This was determined through calculations along a radial from each sector, taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. **At ground level, the maximum power density generated by the antennas is approximately 98.7% of FCC's general population limit (19.74% of the FCC's occupational limit). If applicable in special cases and scenarios, appropriate inter-floor radiation losses are taken into account for depicting accurate modeling and simulations at ground level.**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the **roof**-level in front of the T-Mobile antennas that may exceed the FCC standards for the general population and/or occupational exposure after the implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **building** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

To alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign, and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/striping to exclude the RF radiations exceeding areas per the applicable limits.

12.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I, **Michael A. McGuire PE**, on the date indicated near my seal below, hereby certify that:

I am registered as a Professional Engineer with the License number listed below and I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically, as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for the site identified as **BA60329S** located at **7820 Covert Ln Sebastopol, CA 95472**, has been performed on **January 20, 2026** to determine where there might be electromagnetic energy that is more than both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site FCC COMPLIANT SITE Report and believe it to be true and accurate to the best of my knowledge.

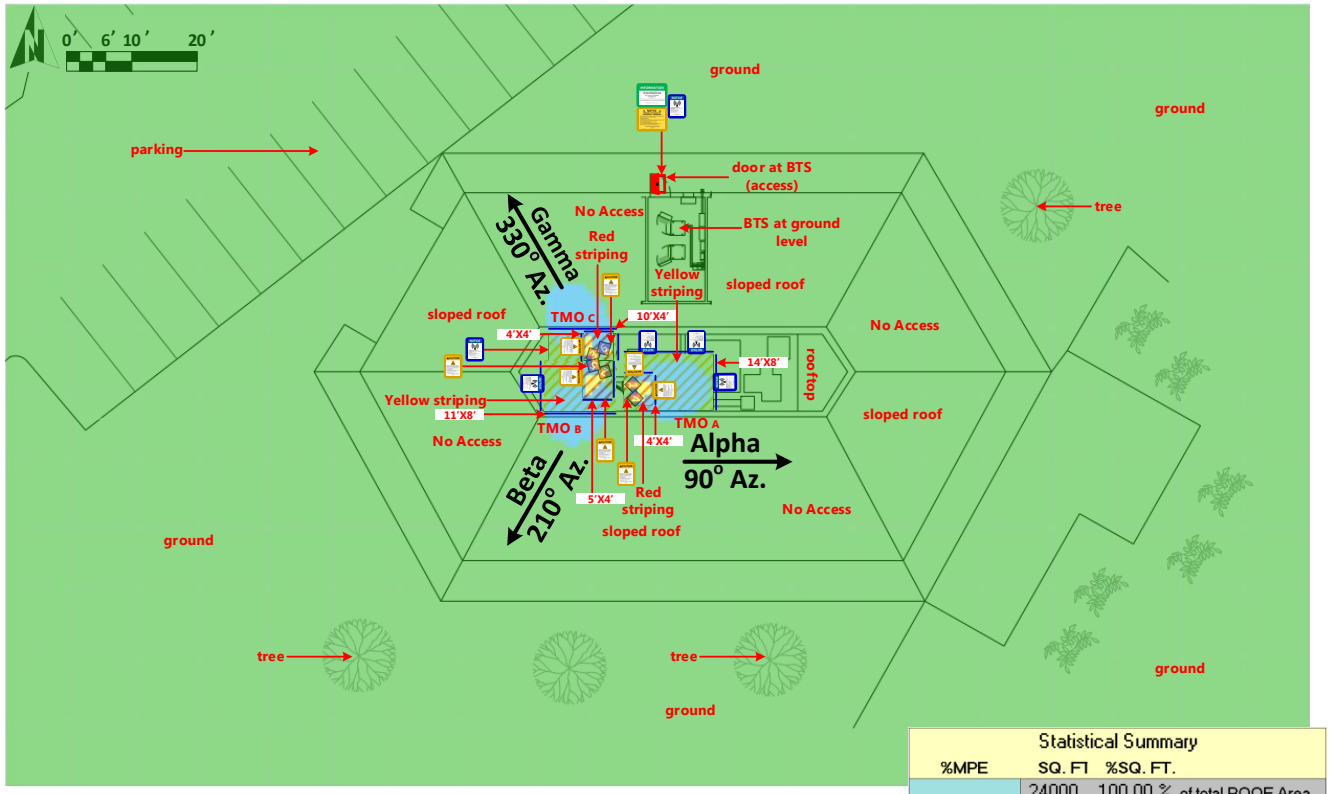
sealed 21jan2026

APPENDIX A

RoofView® Export File &
Area Plot When Applicable/Pertinent

Site ID: BA60329S

Predictive T-Mobile's RF contribution at nearest walking roof level from building for the general population standard



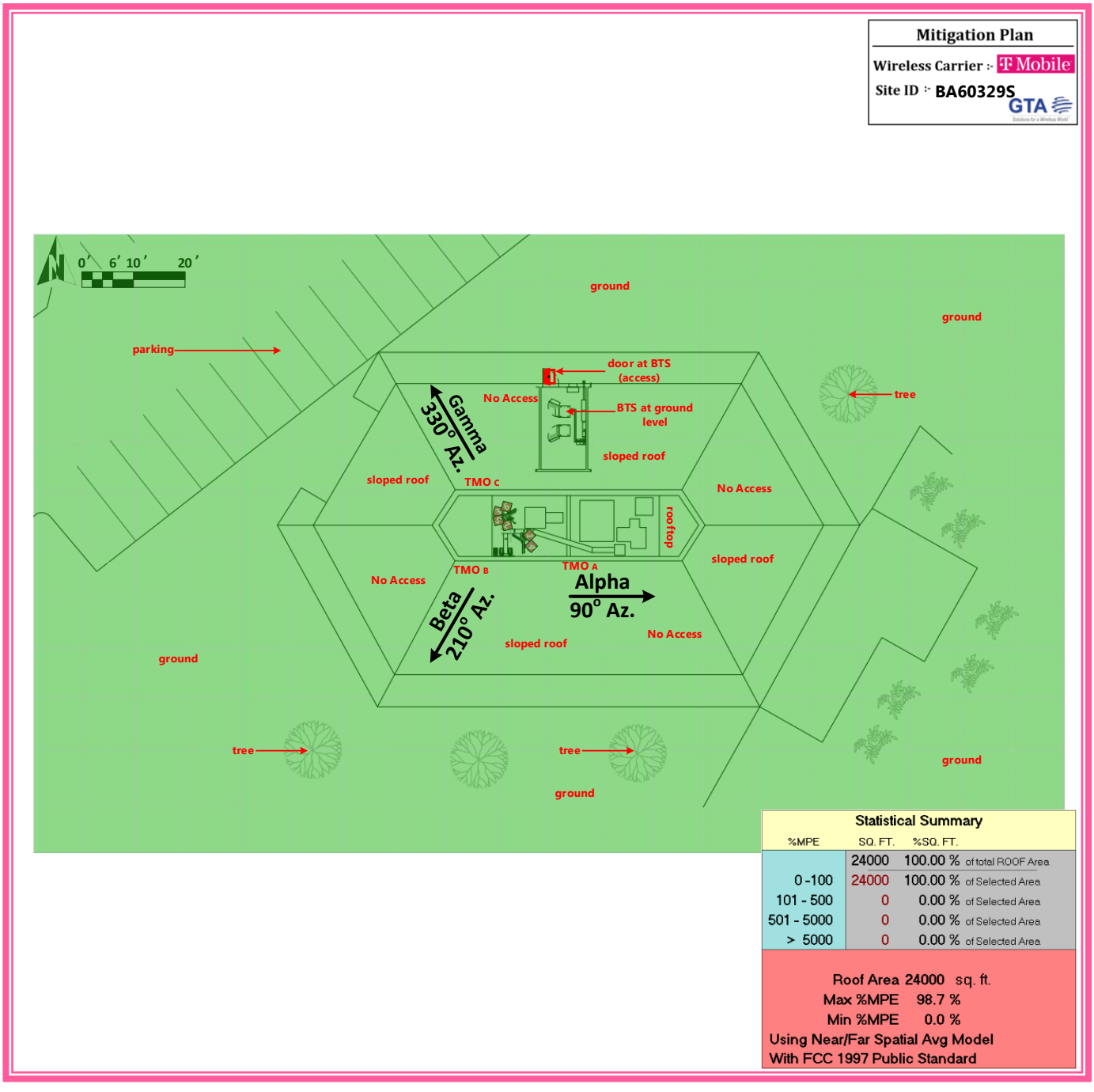
Statistical Summary		
%MPE	SQ. FT	%SQ. FT.
	24000	100.00 % of total ROOF Area
0 -100	23729	98.87 % of Selected Area
101 - 500	249	1.04 % of Selected Area
501 - 5000	22	0.09 % of Selected Area
> 5000	0	0.00 % of Selected Area

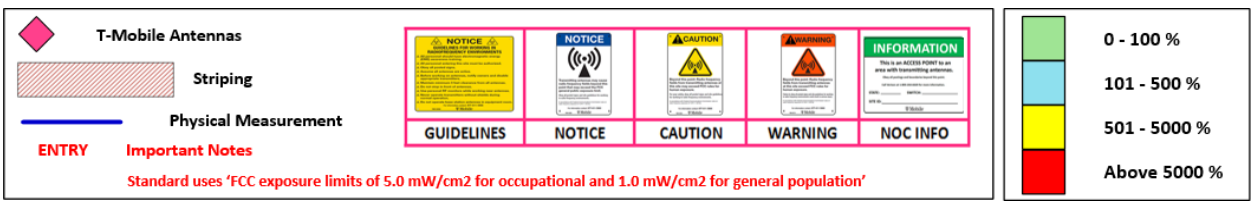
Roof Area 24000 sq. ft.
Max %MPE 1484.0 %
Min %MPE 0.4 %
Using Near/Far Spatial Avg Model
With FCC 1997 Public Standard

T-Mobile Antennas
Striping
Physical Measurement
ENTRY
Important Notes
Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

0 - 100 %
101 - 500 %
501 - 5000 %
Above 5000 %

Predictive T-Mobile's RF contribution at ground level for the general population standard





APPENDIX B

Statement of Limiting Conditions

Statement of Limiting Conditions

GTA has run MPE predictive analysis with regards to the RF environment. For MPE Predictive analysis, GTA considered the accessible areas of the site to determine approximate field strength levels and to identify any areas with higher levels exceeding FCC MPE GPL limits and then determined spatially averaged field levels in areas with the highest fields and documented in the report. GTA will not be responsible for matters of a legal nature that affect the site of the property.

Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. GTA cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by T-Mobile, the site manager, or their affiliates, subcontractors or assigns.

GTA has provided computer-generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report in visualizing the site area and to provide supporting documentation for GTA's recommendations.

GTA may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the analysis of the subject property or that the vendor became aware of during the normal research involved in performing this predictive study. GTA will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because GTA is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report. The RF MPE is valid and accurate for the RF Emitters data provided by T-Mobile at the time of predictive study analysis. GTA does not take any responsibility for the FCC compliance of the site if the radio conditions have changed after that time.

GTA obtained information used in this Site Compliance Report from sources that GTA considers reliable and believes to be true and correct. GTA does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between the analysis provided by a second party and the analysis done by GTA, the data confirmed by the customer will be used.

APPENDIX C

Rules & Regulations

Explanation of Applicable Rules And Regulations

FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Currently, there are two different levels of MPE – General population MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. The general population is defined as anyone who does not meet the conditions of being Occupational. FCC Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations.

A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the general population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits applies to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

FCC guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General population. Compliance is also maintained when any non-occupational individuals (the General population) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

APPENDIX D

General Safety Recommendations

Site ID: BA60329S

The following are general recommendations appropriate for any site with accessible areas in excess of 100% General population MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
2. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
   - adding new antennas that may have been located on the site.
   - removing of any existing antennas
   - changes in the radiating power or number of RF emitters
3. Post the appropriate NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure diagrams, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are example of signs meeting FCC guidelines.

4. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general population if deemed as policy by the building/site owner.
5. For a General population environment, the three-color levels identified in the measured RF emission diagram can be interpreted in the following manner:
   - Green represents areas predicted to be greater than or equal to 0% and less than 100% of the MPE general population limits. The General population can access these areas with no restrictions.
   - Blue represents areas predicted to be greater than or equal to 100% and less than 500% of the MPE general population limits. The General population should be restricted from accessing these areas.
   - Yellow represents areas predicted to be greater than or equal to 500% and less than 5000% of the MPE general population limits. The General population should be restricted from accessing these areas, as it can cause serious injuries.
   - Red represents areas predicted to be greater than or equal to 5000% of the MPE general population limits. The General population should be restricted from accessing these areas, as it can cause serious injuries.
6. For an Occupational environment, the three-color levels identified in a measured RF emission diagram can be interpreted in the following manner:
   - Green represents areas predicted to be greater than or equal to 0% and less than 100% of the MPE occupational limits. Workers can access these areas with no restrictions.
   - Blue represents areas predicted to be greater than or equal to 100% and less than 500% of the MPE occupational limits. Access is restricted for workers. Workers can access these areas assuming they have a basic understanding of EME awareness and RF safety procedures and can exercise control over their exposure.
   - Yellow represents areas predicted to be greater than or equal to 500% and less than 5000% of the MPE occupational limits. Workers can access these areas assuming they have a basic understanding of EME awareness and RF safety procedures and can exercise control over their exposure. Special procedures may be required such as transmitter power reduction to minimize worker's exposure to EME as it can cause serious injuries near and on contact.
   - Red represents areas predicted to be greater than or equal to 5000% of the MPE occupational limits. Workers can access these areas assuming they have a basic understanding of EME awareness and RF safety procedures and can exercise control over their exposure. Special procedures may be required such as transmitter power reduction to minimize worker's exposure to EME as it can cause serious injuries near and on contact.

APPENDIX E

References

Site Safety Procedures

The following items are general safety recommendations that should be administered on a site-by-site basis as needed by the carrier.

General Maintenance Work:

Any maintenance personnel required to work immediately in front of antennas and/or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operator to disable transmitters during their work activities.

Training and Qualification Verification:

All personnel accessing areas indicated as exceeding the General population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a worker's understanding of potential RF exposure scenarios. Awareness can be achieved in several ways (e.g., videos, formal classroom lectures, or internet-based courses).

Physical Access Control:

Access restrictions to transmitting antenna locations are the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna locations (e.g., Chain link with posted RF Sign)

RF Signage:

Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker before entering a potential RF Exposure area.

Assume all antennas are active:

Due to the nature of telecommunication transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible, thereby reducing any exposure to a minimum.

Maintain a 3-foot clearance from all antennas:

There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

RF Emissions Diagram:

Appendix A of this report contains an RF Emissions Diagram that outlines various theoretical MPE/EME simulations and assumes a duty cycle of 75% for each transmitting antenna at full power. This analysis is a worst-case scenario. This analysis is based on one of two access control criteria: General population criteria means that access to the site is uncontrolled and anyone can gain access. Occupational criteria mean that access is restricted and only properly trained individuals can gain access to the antenna locations.

Additional Information

Additional RF information is available at the following sites:

https://www.fcc.gov/general/radio-frequency-safety-0

https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety

OSHA has additional information available at:

https://www.osha.gov/SLTC/radiofrequencyradiation/index.html

APPENDIX F

Proprietary Statement

Site ID: BA60329S

This report was prepared for the use of T-Mobile to meet the requirements specified in T-Mobile's corporate RF safety guidelines. It was performed by generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under the same/similar circumstances. The conclusions provided by GTA, are based solely on the information provided by T-Mobile and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA, so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions of Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made. For any report or site-specific questions, please contact the Compliance Manager at mpe@gtatelecom.com or (703)-476-8999.

WIRELESS PLANNING MEMORANDUM

TO: Ms. Victoria Henkel
FROM: Ms. Lory Kendirjian
DATE: February 17, 2026
RE: (T-Mobile) Proposed Renewal of Permits for Existing Building Mounted Wireless Facility located at 7820 Covert Lane

CARRIER: Network Connex on behalf of T-Mobile West, LLC
SITE ID: BA60329S/Fiesta Center

1. SUMMARY

The City of Sebastopol (the "**City**") requested that PermiTech Solutions Corporation ("**PermiTech or We**") review the request for T-Mobile West, LLC ("**T-Mobile**") to extend its current conditional use permit ("**CUP**") for its wireless site located at 7820 Covert Lane. T-Mobile's request is subject to the Sebastopol Municipal Code ("**SMC**") Chapter 17.130.

The observations and the conclusions within this memorandum apply only to the specific project identified above at the specific location indicated and do not, in any way, apply to any other proposed project(s) regardless of how similar to the instant project another project may appear.

This memorandum reviews the application and related materials for technical and regulatory issues specific to wireless infrastructure. Although many technical issues implicate legal issues, the analysis and recommendations contained in this memorandum do not constitute legal advice.

2. PROJECT BACKGROUND AND DESCRIPTION

T-Mobile currently owns and operates an unmanned wireless communication facility, on the rooftop of a building located at 7820 Covert Lane, subject to SMC and development standards for wireless.

On March 15, 2023, the Planning Department approved application 2023-015 to remove all antennas and replace with six antennas, six remote radio units ("**RRUs**"), three hybrid lines and two outdoor cabinets within stealth enclosures.

T-Mobile has now submitted its application to renew the CUP. Accordingly, this memorandum evaluates: (1) whether the application qualifies for renewal under Chapter 17.130 and (2) whether the project demonstrates planned compliance with Federal Communication Commission ("**FCC**") radio frequency ("**RF**") exposure guidelines.

T-Mobile's wireless facility is comprised of six panel antennas distributed equally into three sectors on the rooftop of a building. The existing antennas are mounted and concealed within a

pop-up fiber reinforced plastic ("**FRP**") screened box on the roof. A photo of FRP enclosure on the roof as it currently exists is featured in Figure 1.

Figure 1: Existing T-Mobile antennas within FRP screened box; (Source: Google Maps, April 2024; annotations in red by PermiTech).

T-Mobile has its ancillary equipment located within an equipment room in the building. Figure 2 shows an overview of the wireless facility.

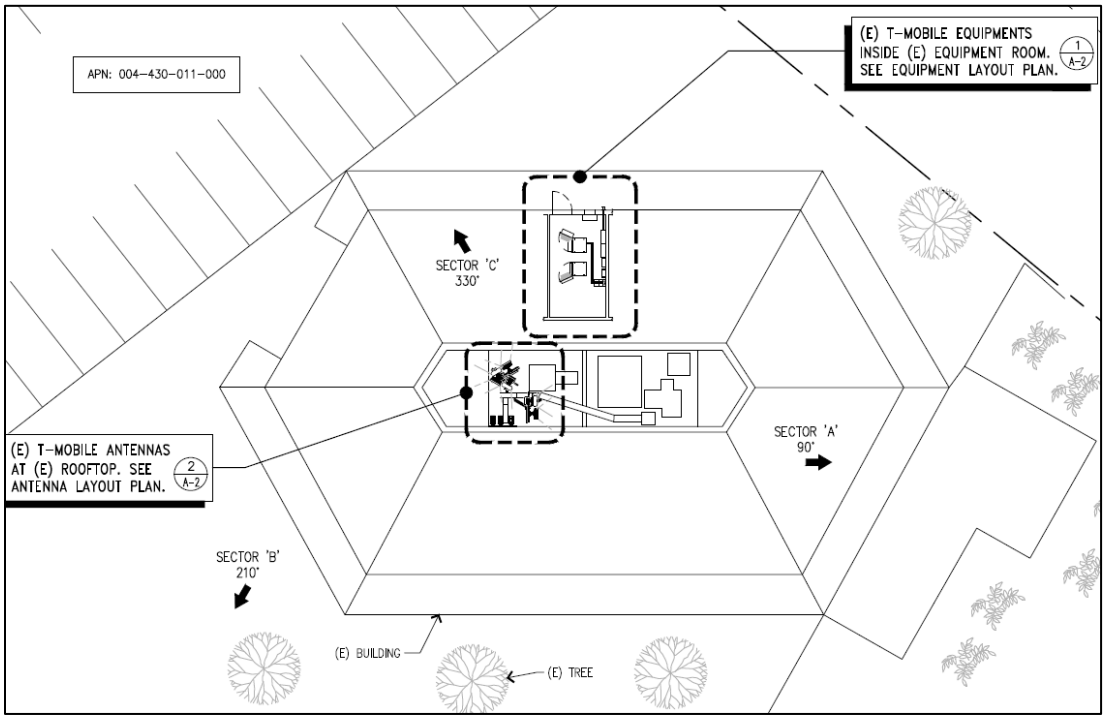


Figure 2: Overview of wireless facility layout. (Source: Plans, Page A-1, panel 1).

The Applicant submitted a set of Plans dated May 13, 2025, ("**Plans**") that provides a written summary of the existing wireless facility in Figure 3.

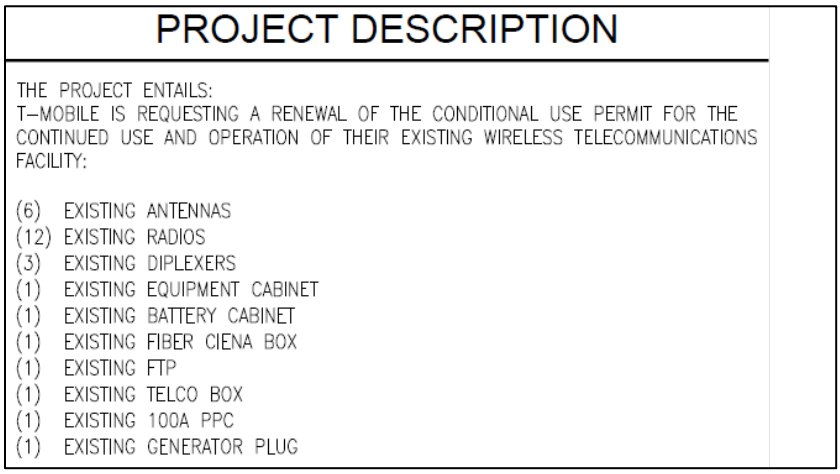


Figure 3: Summary of T-Mobile's existing equipment. (Source: Plans, Title Page T-1).

The Plans shows Sector A has two antennas oriented toward 90° True North ("**TN**"), Sector B has two antennas oriented toward 210° TN and Sector C has two antennas oriented toward 330° TN. The antenna layout plan is depicted in Figure 4.

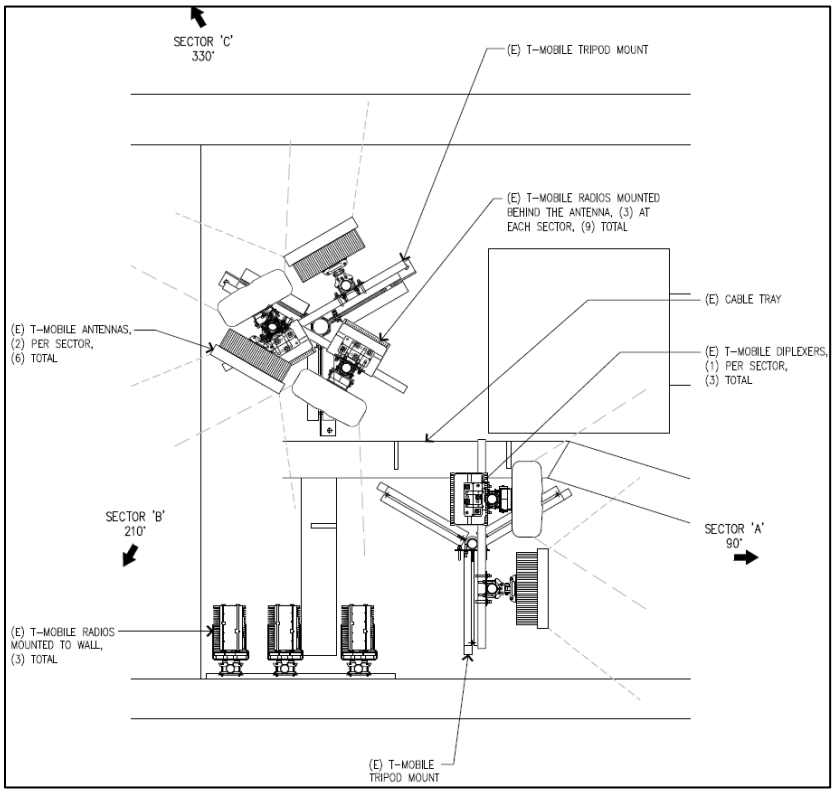


Figure 4: Antenna layout plan (Source: Plans, Page A-2, panel 2).

Figure 5 shows the roof mounted site in elevation view. T-Mobile's antennas are mounted with a centerline height at 25' 0" above ground level ("**AGL**").

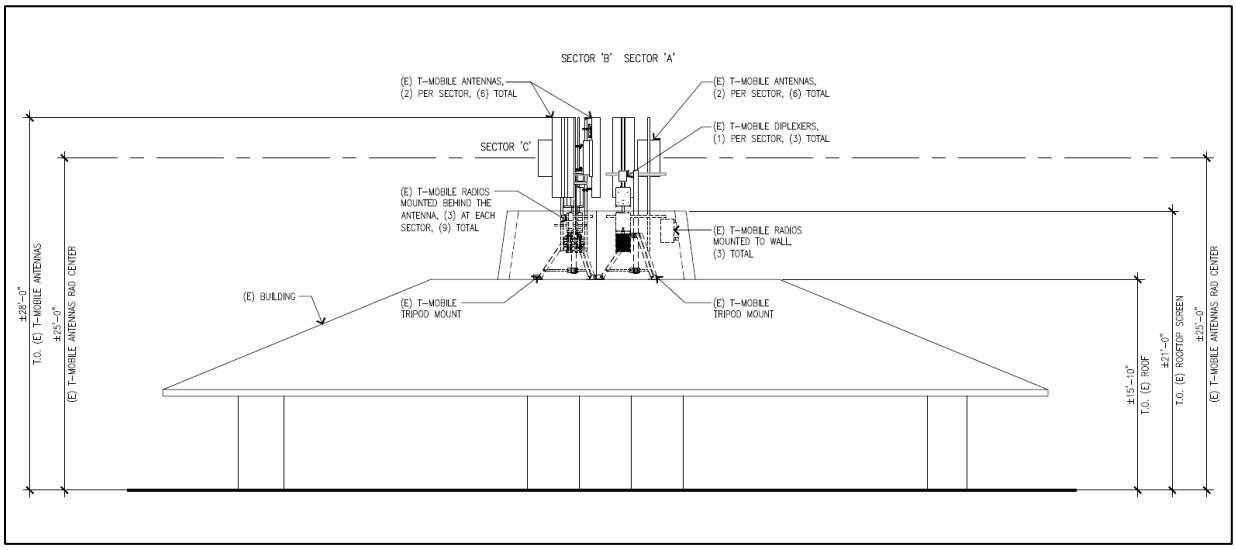


Figure 5: West elevation view of T-Mobile's antennas (Source: Plans, Page A-3, panel 2).

Figure 6 displays the ancillary equipment layout plan within T-Mobile leased equipment room.

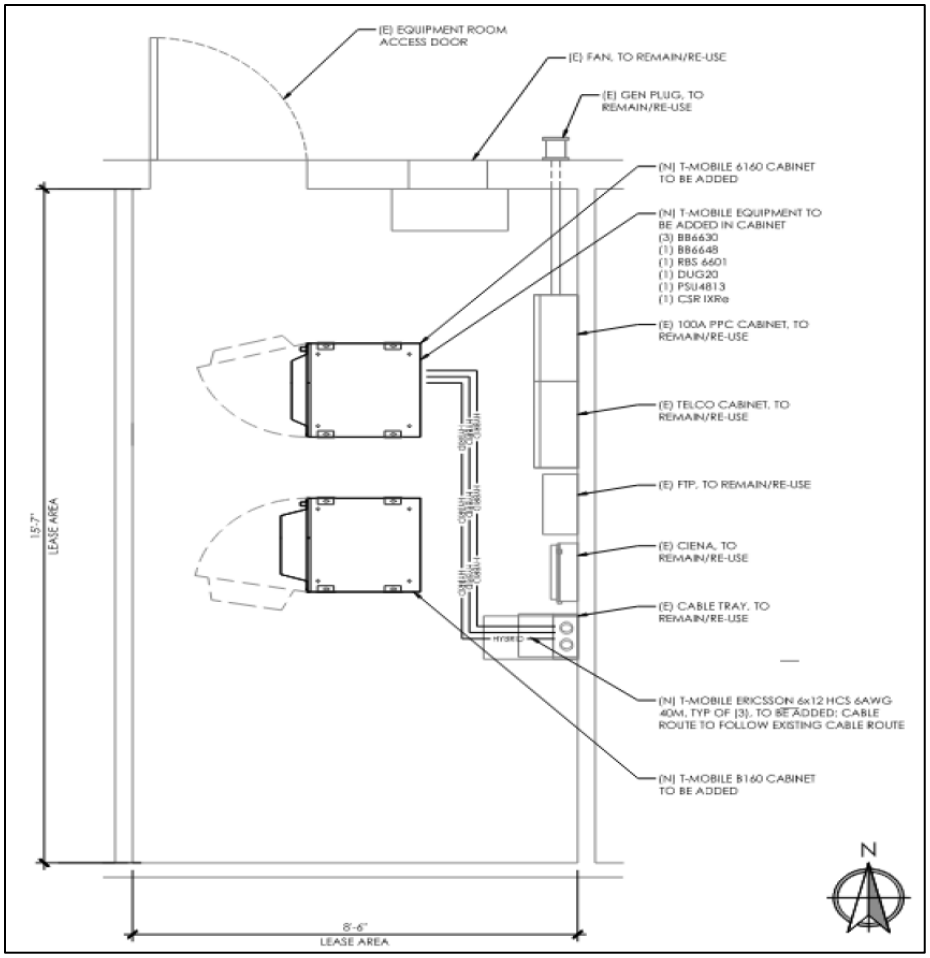


Figure 6: Equipment layout plan (Source: CUP Renewal Sketch).

3. CONDITIONS OF APPROVAL

Pursuant to Sebastopol Municipal Code Section 17.130.330 requests to renew a wireless permit must be accompanied by the verification of continued compliance with the findings and conditions of the original approval as well as other applicable provisions at the time permit extension is granted.

The City shall review an application for permit renewal in accordance with the standards for new facilities as then in effect. The renewal evaluation involves whether (1) the facility is still in operation; 2) the applicant has adhered to the conditions of approval; and (3) new means exist to upgrade the facility to better meet the purpose, intent, goals, and provisions in Chapter 17.130.

- **Antenna Placement**
  Antenna elements shall be flush mounted within the FRP box screened walls. No antennas shall extend beyond the FRP screened walls.

- **Antenna Support Equipment.**
  The applicant shall employ screening and camouflage design techniques in the design and placement of wireless telecommunications facilities in order to ensure that the facility is as visually inconspicuous as possible. All antenna supporting equipment shall remain concealed within the FRP screened walls or within T-Mobile's equipment room.

- **Cabling and Conduits**
  Exposed wiring, cabling, and conduits must be concealed or integrated within the FRP screening to the maximum extent practicable. All connections, equipment, wires, transformers, or any other related telecommunication items shall be at least six (6) inches below the building parapet.

- **Site Cleanliness and Maintenance**
  A maintenance/facility removal agreement signed by the applicant shall be submitted to the Planning Director prior to approval of the conditional use permit or other entitlement for use authorizing the establishment or modification of any telecommunications facility.

  Each wireless telecommunications facility and wireless telecommunications collocation facility shall be designed to be resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations, visual blight, or attractive nuisances. The reviewing authority may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location or accessibility, a facility has the potential to become an attractive nuisance.

In addition to the conditions recommended above, the City may wish to consider the following new conditions to promote best practices:

1. The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, in a neat, clean, and safe condition in accordance with the Approved Plans and all conditions on this permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

2. The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("**Laws**") applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any laws and regulations applicable to human exposure to RF emissions. The Permittee will not be relieved of its obligation to comply in all respects with all applicable provisions in the Sebastopol Municipal Code, this, or any other applicable permit, and each and every other permit condition.

3. The permittee shall furnish the Approval Authority with accurate and up-to-date contact information for the person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times and immediately provide the Director with updated contact information in the event that either the person responsible or such person's contact information changes.

4. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.

These new conditions are not an exhaustive list. The City may have additional or different conditions that it finds appropriate in its discretion.

4. SECTION 6409 EVALUATION

Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 requires that a State or local government "may not deny, and shall approve" any "eligible facilities request" for a wireless site collocation or modification so long as it does not cause a "substant[ial] change in [that site's] physical dimensions."[1] FCC regulations interpret key terms in this statute and impose certain substantive and procedural limitations on local review.[2] Localities must review applications submitted for approval pursuant to Section 6409(a), but the applicant bears the burden to show it qualifies for mandatory approval.

Section 6409(a)(2) defines an "eligible facilities request" as a request to collocate, remove or replace transmission equipment on an existing wireless tower or base station. FCC regulations define the term "collocation" as "[t]he mounting or installation of transmission equipment on an [existing wireless tower or base station]" and the term "transmission equipment" broadly includes "equipment that facilitates transmission for any [FCC]-licensed or authorized wireless communication service."[3] A "tower" means any structure built solely or primarily to support transmission equipment, whether it actually supports any equipment or not.[4] In contrast, a "base station" means a non-tower structure in a fixed location approved for use as a wireless support by the local jurisdiction that actually supports transmission equipment at the time a collocation or modification request is submitted.[5]

Here, the renewal request does not qualify as an eligible facilities request because T-Mobile does not request to collocate, remove or replace transmission equipment on an existing wireless tower or base station. Accordingly, the City should conclude that Section 6409 does not apply to this application. Rather, the City should review this application under the applicable provisions in the Code.

5. PLANNED RF COMPLIANCE EVALUATION

Under the Telecom Act, the FCC completely occupies the field with respect to RF emissions regulation. The FCC established comprehensive rules for human exposure to RF emissions (the

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[1] *See* Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156. (Feb. 22, 2012) (codified as 47 U.S.C. § 1455(a)).

[2] *See In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, *Report and Order*, 29 FCC Rcd. 12865 (Oct. 17, 2014) (codified as 47 C.F.R. §§ 1.40001 *et seq.*) [hereinafter "*Infrastructure Order*"].

[3] *See* 47 C.F.R. §§ 1.40001(b)(2), (8); *see also Infrastructure Order* at ¶¶ 158–60 (describing examples for transmission equipment) and ¶¶ 178–81 (discussion what constitutes a collocation under Section 6409).

[4] 47 C.F.R. § 1.40001(b)(9); *see also Infrastructure Order* at ¶ 166.

[5] *See* 47 C.F.R. § 1.40001(b)(1); *see also Infrastructure Order* at ¶ 166. The term "base station" can include DAS and small cells. *See* 47 C.F.R. § 1.40001(b)(1)(ii).

"**FCC Guidelines**").[6] State and local governments cannot regulate wireless facilities based on environmental effects from RF emissions to the extent that the emissions comply with the FCC Guidelines.[7]

Although localities cannot establish their own standards for RF exposure, local officials may require wireless applicants to demonstrate compliance with the FCC Guidelines.[8] Such demonstrations usually involve a predictive calculation.

a. FCC Guidelines, Categorical Exclusions and Exposure Mitigation Measures

FCC Guidelines regulate *exposure* rather than *emissions*.[9] Although the FCC establishes a maximum permissible exposure ("**MPE**") limit, it does not mandate any specific limitations on power levels applicable to all antennas and requires the antenna operator to adopt exposure-mitigation measures only to the extent that certain persons might become exposed to the emissions.

The FCC "categorically excludes" certain antennas from routine environmental review when either (1) the antennas create exposures in areas virtually inaccessible to humans or (2) the antennas operate at extreme low power. As a general rule, a wireless site qualifies for a categorical exclusion when mounted on a structure built solely or primarily to support FCC-licensed or authorized equipment (*i.e.*, a tower) and such that the lowest point on the lowest transmitter is more than 10 meters (32.8 feet) above ground.[10] Categorical exclusions establish a presumption that the emissions from the antennas will not significantly impact humans or the environment.

b. Planned Compliance Evaluation and Recommendations

In this case, FCC Guidelines would <u>not</u> categorically exclude this facility's permit renewal request because the antennas are mounted on a building that was built as commercial real estate property and not built solely to support wireless equipment. Therefore, an additional analysis is necessary to determine whether the proposal will demonstrate planned compliance with the FCC Guidelines.

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[6] *See* 47 U.S.C. § 332(c)(7)(B)(iv); *see also* 47 C.F.R. § 1.1307 *et seq.*; FCC Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*, OET Bulletin 65, ed. 97-01 (1997).
[7] *See* 47 U.S.C. § 332(c)(7)(B)(iv).
[8] *See* In re Procedures for Reviewing Requests for Relief from State and Local Regulations Pursuant to Section 332(c)(7)(B)(iv) of the Communications Act of 1934, *Report and Order*, 15 FCC Rcd. 22821, 22828–22829 (Nov. 13, 2000) (declining to adopt rules that limit local authority to require compliance demonstrations).
[9] *See generally* Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites, *Consumer Guide*, FCC (Oct. 22, 2014), *available at* https://www.fcc.gov/guides/human-exposure-rf-fields-guidelines-cellular-and-pcs-sites (discussing in general terms how wireless sites transmit and how the FCC regulates the emissions).
[10] *See id.* § 1.1307(b)(1).

To demonstrate planned compliance with the FCC Guidelines, T-Mobile submitted a Radio Frequency Electromagnetic Energy Compliance Report prepared by Global Technology Associates ("**GTA RF Report**") and dated January 20, 2026. The GTA RF Report contains a registered professional engineer's stamp sealed on January 21, 2026, and therefore is relied upon for its accuracy as certified through the engineer's professional stamp.

Based on the transmitter frequencies and power levels disclosed in the GTA RF Report, T-Mobile's emissions would create a "controlled access zone" that extends 109 feet horizontally from the face of the antennas for each sector. The GTA RF Report shows the emissions on the roof in Figure 7.

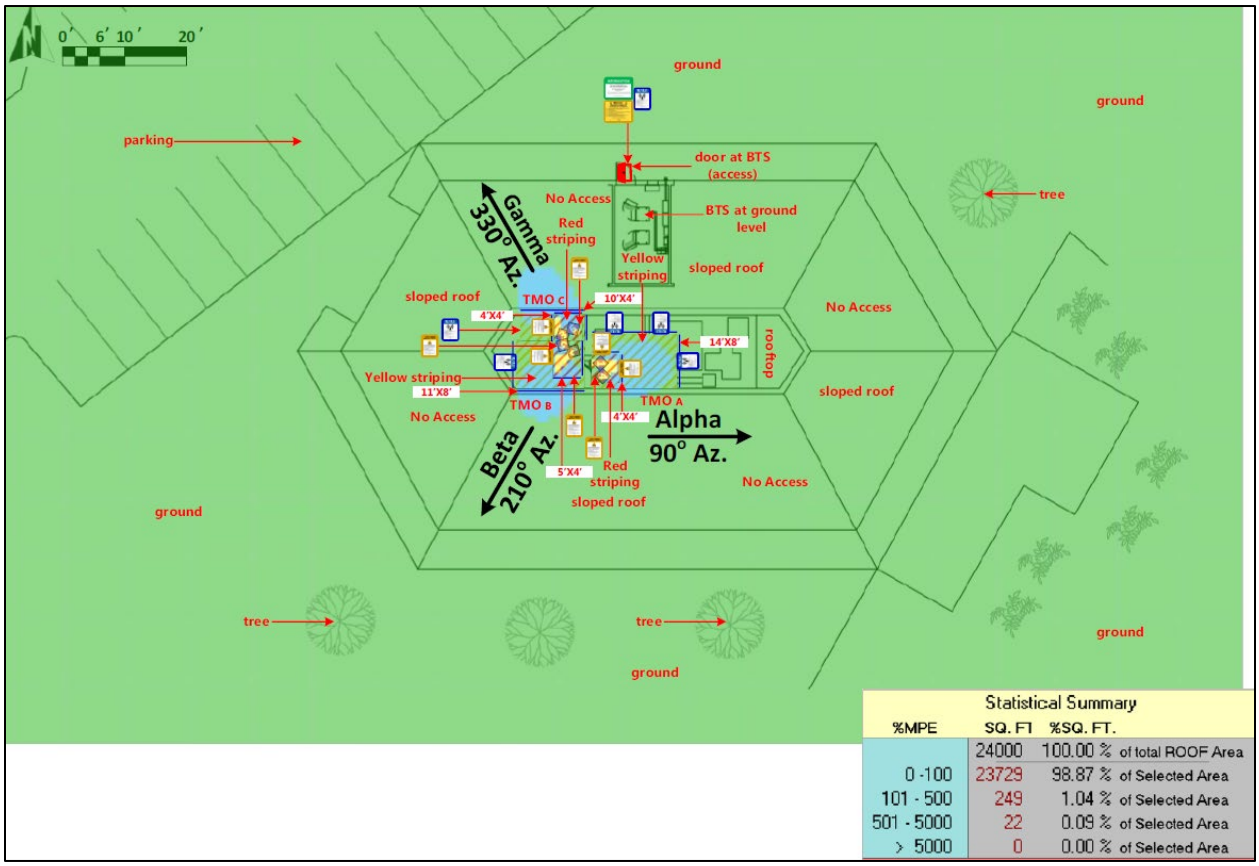

Figure 7: RF Emissions on roof (Source: GTA RF Report).

PermiTech notes that the emissions on this rooftop require that the rooftop areas directly in front of the face of the antennas are in need of additional markings as there are areas that exceed the FCC's General Population Exposure limits.

The GTA RF Report describes the fact that this site has RF energy substantially exceeding the General Population guidelines on the accessible roof of the building. Given that members of the General Population will access the roof (roofers, HVAC workers, plumbers, building owners, etc.),

they will be expected to access the areas within the roof area exceeding 100% of the FCC's General Population guidelines. PermiTech agrees that signage and barriers markings are required for T-Mobile to comply with the FCC's RF Safety Guidelines as described in Figure 8.

T-Mobile proposed Alpha Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 16 sq. ft. long along with 2 Caution signs at the Occupational boundary and Yellow Striping that is 112 sq. ft. long along with 3 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Beta Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 20 sq. ft. long along with 2 Caution signs at the Occupational boundary and Yellow Striping that is 88 sq. ft. long along with 1 Notice signs at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Gamma Sector Location

1 Caution sign on the sector as depicted in the site map in the later sections of the report.
Install Red Striping that is 16 sq. ft. long along with 1 Caution sign at the Occupational boundary and Yellow Striping that is 40 sq. ft. long along with 1 Notice sign at the General Population boundary as depicted in the site map in the later sections of the report.

T-Mobile proposed Equipment/BTS Location

Ensure that 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

Figure 8: Exceeding Generation Population limits signage and markings (Source: GTA RF Report).

The signage placement and barrier marker location for RF mitigation are depicted through Figure 9.

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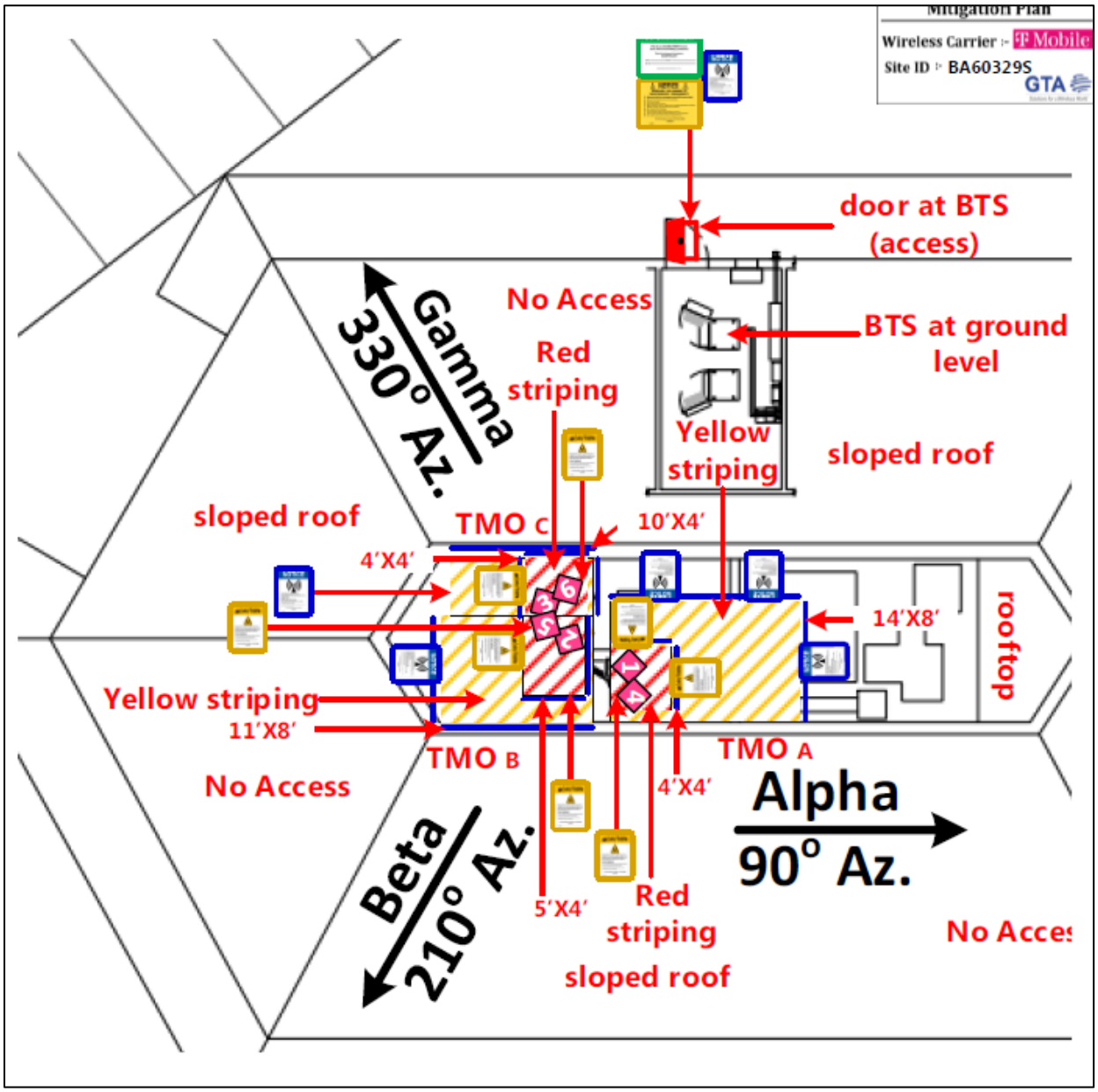

Figure 9: Signage and barrier marking (Source: GTA RF Report).

The fact that the emissions would create a controlled access zone does not mean that the facility will violate the FCC Guidelines. Rather, a controlled access zone means that the carrier must affirmatively restrict public access to that area so that members of the general population (including trespassers and utility workers) cannot unknowingly enter and be exposed to radio frequency emissions in excess of those allowed by the FCC.

The mitigation measures discussed for the RF signage are required to ensure compliance with FCC exposure limits and to maintain safe access for maintenance personnel and any other authorized individuals. These measures shall include, but are not limited to:

i. **Mandatory Compliance by all Personnel**

All individuals accessing, servicing, or maintaining the facility, including the Applicant's employees, contractors, and subcontractors—shall comply with all posted RF signs, placards, and safety protocols. No personnel shall enter controlled or restricted RF zones without following appropriate RF safety procedures and required personal protective measures.

ii. **Locked Equipment Enclosure**

The equipment enclosure shall remain locked and secured at all times, except during active maintenance or repair activities. The Applicant shall ensure that only authorized and trained personnel have access to keys, lock codes, or access devices for this enclosure. Also, evaluate the feasibility of installing anti-climbing spaces on the advertising/marketing sign Pole.

iii. **RF Signage**

Post standardized RF notice and warning signs at all rooftop access points, and at the perimeter of any restricted zones. Signage should be clearly visible, weather-resistant, and compliant with ANSI C95.2 standards, indicating the presence of RF fields and safety precautions.

a. Permittee shall ensure that all federally-required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards.

b. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

c. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.

/LK