

## PEAKNET Minimum A&E Requirements

The following policies for A&E Services on PEAKNET structures were implemented in 2018 as a result of our increased emphasis on the protection and control of our Transmission infrastructure and communications tower inventory,

**Construction Drawings - Preferred Vendors:** PEAKNET will only accept drawings for proposed cell sites from the preferred vendor list as provided below. We believe it is necessary to engage firms who have a proven track record with us and understand the nuances of our electrical system requirements although this may impact the reduced price points that our customers are able to negotiate.. We are streamlining the review process and add another layer of assurance that our sites are being built *safely* and to Utility specifications, under these construction guidelines, by utilizing firms who have consistently produced an excellent work product with minimal revision. This should result in fewer revisions, better turn-around times and quicker permits for our customers, as the firms chosen are familiar with jurisdictional requirements.

**NERC Compliance Exhibits:** The North American Electric Reliability Corporation (“NERC”) has tightened compliance requirements for clearances from any distribution and/or transmission lines to the ground or anything located on the ground beneath them, including telecommunications equipment. Failure to adhere to these requirements will result in substantial fines to PEAKNET, which will accrue on a daily basis until the infraction is cured. An additional layer of design review for internal approvals is now required to verify that any proposed construction meets the NERC compliance standards and provide documentation of such for audit purposes.

In an effort to accommodate this requirement and best serve our customers’ needs and timelines, this review will be handled in the format of an enlarged lease exhibit to be submitted for review prior to the issuance of construction drawings. This will also serve as a concept drawing to solidify the design, and will be incorporated into the lease agreement as an initial exhibit with the final construction drawing package attached when they are completed. Many of our customers’ currently issue lease exhibits as a matter of process and it has proven to be beneficial to the turn-around times of construction drawings. In addition to customer requirements, each exhibit should include the following items for PEAKNET: *(please see the CD section for additional information)*

- 11” x 17” Softcopy – (Note Drawing Size/Include Bar Scale)

- Date
- PEAKNET Site ID
- Electric Service Address as provided by PEAKNET (Customers obtain electrical service)
- Simplified Site Plan – including Real Property Data
- Tower Elevation – Not to Scale acceptable w/overall and proportionate equipment heights
  - Demonstrating the height of the tower *and* tower arm as provided by PEAKNET
  - Demonstrating the distance from the structure to the equipment (10' PEAKNET Standard)
  - Demonstrating the height of any equipment within the drip line, identified to include the highest point (shelter, platform, cabinet, GPS, ice bridge, fence, etc.)
- Compound Layout – To Scale (indicate scale/drawing size)
  - Demonstrating the location of all equipment
  - Demonstrating the distance from the structure foundations (10' PEAKNET standard)
  - Demonstrating any additional required setbacks (from property lines, etc.)

**NOTE:** PEAKNET will work with the A&E vendors to develop a template to maintain consistency.

**Construction Drawing (CD) Required Inclusions:**

**Review Set = 11"x17" Softcopy (Note Drawing Size/Include Bar Scale)**

- Title Page
  - PEAKNET Site ID
    - Either Structure Number or Communications Tower Name (i.e., Twr 157E, Pole 263, HG-128).
  - Electric Service Address as provided by PEAKNET (Customers obtain electrical service). Must be labeled as such. If the County or jurisdiction requires a different physical address due to E-911, PEAKNET must be notified and both addresses called out.
  - International Building Code ("IBC")
    - Most counties have adopted the 2009 IBC, however, not all the counties in our service territory. (2010 FLORIDA BUILDING CODE; 2008 NATIONAL ELECTRICAL CODE; DESIGN WIND SPEED CRITERIA (by zone). It is the

responsibility of the customer and/or the A&E vendor to determine the appropriate version.

- **NOTE: The 2009 IBC affects our inspections and how we prepare so it is imperative that the accurate code be referenced.**
- **Project Scope**
  - **The project description MUST BE ACCURATE and phrased to accommodate the respective jurisdiction's code. If unsure how this should read, please contact your respective Project Manager or the county.**
  - **Signature Block for PEAKNET and customer Construction Manager (at minimum). This is typically done by electronic signature.**
  - **PEAKNET contact information for Project Manager and General Contractor.**
- **Simplified Site Plan**
  - **Real Property Data should be provided for the site location and adjacent properties. This includes, but is not limited to, the Map/Parcel, Liber/Folio, and Zoning Designation/Use.**
  - **NOTE: PEAKNET's parcel number is typically not the same as the underlying property parcel and cannot always be obtained and/or determined on-line. In this instance, please refer to a hard-copy tax map as sometimes the parcel runs the span of several maps.**
- **Tower Elevations – To Scale (on full-sized finals)**
  - **Demonstrating the height of the tower *and* tower arm (to be confirmed by PEAKNET).**
  - **Demonstrating the distance from the structure to the equipment (10' PEAKNET Standard).**
  - **Demonstrating the height of any equipment within the drip line, identified to include the highest point (shelter, platform, cabinet, GPS, ice bridge, fence, etc.).**
- **Compound Layout(s) – To Scale**
  - **Demonstrating required setbacks per PEAKNET's "Construction Guidelines – Transmission R.O.W.S".**
  - **One to scale (on full-sized finals); One enhanced view if scaled version illegible.**

- **Detail Sheets**

- **Must be included in the drawings; Companion Packages will not be accepted.**

**Signed/Sealed CDs**

- **Should not be issued until customer is in receipt of Landlord-**

**Approved CDs.**

**As Built CDs**

- **As Builts must be provided in AutoCAD format for overlay onto Substations digital records. Please contact your respective Project Manager to determine software version.**

**PEAKNET CD Review/Approval Process – 1/2/3**

**1. “Prelims” - PEAKNET expects the first set of CDs submitted to be at 90% for review. PEAKNET will review, submit for DUKE approval, and return redlined drawings within approximately ten (10) days of receipt. This timeline may vary depending upon the size of the project, the installation and DUKE approvals required (i.e., Substations, Real Estate, and Transmission). *A&E has requested that the full set of redlines be provided to aid in the inclusion of all revisions.***

**2. “Rev 1” - Revised CDs should be reviewed by the customer to ensure the revisions have been made and if not, returned to A&E prior to the second submittal. When all comments have been addressed, please submit for Landlord Approval. We will request Signed/Sealed (“S/S”) drawings when approved and returned.**

**3. “Finals” - Submit softcopy of the S/S CDs.**

**Zoning/Permitting - NOTE: PEAKNET files all Zoning and/or Building Permit Applications.**

**Jurisdiction meetings and discussions have brought to light many issues with zoning/permitting applications by our customers on DUKE Properties--most of which can be avoided if a complete package is submitted and the correct parcel information and/or project descriptions are supplied.**