

GENERAL NOTES		PLUMBING CRITERIA		ELECTRICAL CRITERIA		FOOD TENANT CRITERIA							
Tenant's drawings are to clearly show ALL modifications to existing installation that are required to accommodate Tenant improvements.		PIPING SYSTEM Tenant may or may not be a customer of the Utility Company, however the design should be executed as if Tenant was acquiring water and sewer directly from the Utility Company.		Diagram is to include the Landlord's distribution equipment, metering (where utility metered), means to disconnect the service and overcurrent protection.		GREASE HOODS Compensating and short circuit hoods, those hoods that introduce outdoor air directly into the hood, are not permitted.							
Tenant's MEP drawings shall be prepared and stamped by a Professional Engineer. Indicate column line designations on all plans.		Only one connection to the Landlord's plumbing system is permitted.		Coordinate metering requirements, location of service, access to service, location of service disconnect and type of overcurrent protection (fused is preferred) including fault current data with existing conditions, local code authorities and the local utility company.		Water wash down type kitchen hoods are required.							
Unless already existing and in compliance with Landlord's requirements, Tenant is required to install, upgrade and/or furnish any and all equipment, ductwork, piping, etc. for Tenant's MEP service installation.		Domestic water is supplied at the pressure available from the utility minus piping pressure losses to the point of connection.		Tenant's engineer shall specify appropriate AIC rating for Tenant equipment.		Hoods shall bear a current (2002 or later) UL 710 Label for Type I hoods. Labels and listings prior to 2002 are not acceptable.							
The design, materials and installation shall conform to the best current practice in the respective trades and shall be consistent with good engineering practice, manufacturer's recommendations, industry technical references and standards.		Tenants requiring specific pressures should test the available pressure and install regulators or booster pump systems to meet their needs.		Tenant shall provide a main disconnect means within the leased space in addition to any required by code or the utility company at service entry point.		Where feasible, partial or full end panels shall be installed on the open ends of the hood.							
Any modification or upgrade of existing base building services or construction must receive the prior written approval from the Landlord, prior to drawing submission. Upgrades shall be subject to building capacity and access availability.		Tenants shall connect to vent header if existing, or extend vents thru roof.		Tenant shall provide a main disconnect means within the leased space in addition to any required by code or the utility company at service entry point.		All island type hoods shall have a minimum overhang of 12" on any open sides rather than the 6" code minimum.							
HVAC CRITERIA													
HVAC SYSTEM Packaged rooftop units shall be provided and installed by the Tenant to condition the leased space. Equipment shall be sized based on Tenant's HVAC space load calculations.		PIPEMENT MATERIALS Below ground waste and vent shall be service-weight cast iron or schedule 40 PVC.		Arrange load to maintain a balance between phases of 10% or less.		SERVICE ACCESS All electrical work shall be installed so as to be readily accessible for operating, servicing, maintaining and repairing.							
Tenant's design shall not hinder the operation or performance of the mall's common area systems. Landlord comments, or lack of comments on Tenant's drawings shall not be construed as written approval.		All no-hub connections shall be with cast iron couplings, similar to "MG" couplings including tie in to Landlord main.		Circuit breakers shall be bolt-on, not plug-in type. Switching duty breakers on all devices used for turning loads on/off. Tenant shall have breaker locks on control and timeclock circuits.		FLOURESCENT LIGHTING Exposed fluorescent tubes or fixtures with paracube, or prismatic lenses are not permitted in public areas.							
Any unused HVAC equipment, ductwork, piping, wiring, etc within or serving the demised premises must be removed.		Stainless steel band no-hub connections are not permitted below ground.		Electrical devices, time-clocks, panels, cabinets, etc. shall be mounted on a plywood backer-board.		Ballasts shall be high power factor, electronic with CBM or ETL label and have a THD of + 20%.							
STRUCTURE Locate RTU where designated by Landlord or provide written documentation by a Registered Structural Engineer where alternate location is proposed or a location is unavailable.		Above ground waste shall be service weight cast iron. Above ground vent shall be cast iron or Schedule 40 galvanized steel.		GROUNDING Grounding must be to building steel with exothermic weld or split bolt connection. Do not ground to cold water pipe.		CONDUIT AND WIRING All wiring must be in conduit. All conduits shall be concealed where possible.							
When required, Tenant shall provide supplemental structural support framing designed by a licensed structural engineer employed by Tenant to adequately support the Tenant's equipment.		PVC piping is not permitted above ground.		Transformers shall be 3 phase. Single phase transformers are not permitted. 30 KVA and smaller transformer may be suspended from Landlord's roof structure. Mount transformer on vibration isolators.		Flexible conduit shall be MC only. Flexible conduit is not permitted within demising walls.							
The Landlord may require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.		Below ground water shall be type "K" (soft) copper with no joints below ground.		Natural gas water heaters are not permitted except where written approval from Landlord has been granted prior to drawing submission.		Exposed conduit shall be installed in straight lines, parallel with or at right angles to the building structure. Do not loop excess flexible conduit in ceiling space.							
No alterations, additions, reinforcements or modifications to Landlord's structure to accommodate Tenant's work shall be performed without obtaining Landlord's prior written approval.		Above ground water shall be type "L" copper.		GAS SERVICE Tenant is responsible for verifying available capacity, pressure, service connection, and meter installation with the Landlord and the local utility.		Wire shall be copper THHN or THWN with insulation.							
The Landlord may require that approved structural modifications be performed by the Landlord's contractor under contract to Tenant at Tenant's expense.		LOCATION of PIPING All plumbing equipment shall be properly suspended from Landlord's structure.		Gas meter is by tenant at tenant's expense, install per utility company requirements.									
Tenant shall not drill, screw, weld or shoot into Landlord's structure or structural members.		All floor mounted equipment (water heaters, etc.) shall impose a floor load no greater than 75 psf.		All piping above the roof shall be finished with a rust inhibitive primer. All gas piping shall have identification labels.									
All attachments shall be with beam clamps, clips or bolts with washers. Do not attach any construction directly to Landlord's roof deck. Joists, beams, trusses and girders may be used for lateral bracing and spanning support.		No sanitary, vent, water or gas piping will be permitted within the demising walls.		Roof-mounted piping shall be installed on free floating, prefabricated supports similar to Miro model 24-R on walkway tread pads.									
Do not support any construction from Landlord's cross-bracing or bridging.		Hinged access doors must be installed to provide access to all plumbing equipment including but not limited to: valves, cleanouts, meters, and indirectly connected piping or as designated by the Landlord.		Remove ballast (stones) from beneath any roof support. The use of wood for supports is prohibited.									
Roof openings greater than 12" on any side shall have a steel angle frame below the roof, clamped to the structure to support the deck opening.		PIPING COMPONENTS Tenant's connection to Landlord's cold water main is to include a service isolation valve.		All roof pipe penetrations shall be made through a re-molded flashing, specifically manufactured for the mall's roofing system, with a UV-stable neoprene or EPDM boot that conforms to the size of the pipe.		REPLACEMENT AIR (MAKEUP AIR) The make-up air shall be heated and air-conditioned when introduced into public areas. In non-public areas, the make-up air shall be heated to a minimum of 45°F.							
ROOFTOP UNIT Tenant must incorporate computer generated HVAC load calculations into their submission to the Landlord. All calculations shall be performed per ASHRAE.		Any and all piping not reused, within the demised premises must be removed.		Flexible piping or conduit shall not pass thru roof penetrations or flashings.		Replacement air units shall be installed on full perimeter curbs, similar to packaged RTU's.							
Unit must be sized appropriately to maintain space comfort. As a guideline, the unit shall be sized for 90% to 110% of the calculated load.		Insulate all hot water, cold water, and condensate drain piping.		DOMESTIC WATER Tenant is responsible for verifying available capacity, pressure, service connection, and meter installation with the Landlord and the local utility.		Interior make-up air ductwork shall be wrapped with 1-1/2" thick, foil-faced, fiberglass insulation.							
If existing rooftop unit is over 10 years old or unless otherwise approved by the Landlord in writing, Tenant shall provide a new rooftop unit(s).		Where the Landlord central toilet exhaust duct does not exist tenant shall discharge directly to roof.		Where tenant is not a customer of the utility company, all Food Tenants and other heavy water users shall provide a double check valve assembly and a Rockwell or equal, utility grade water meter with both directly read and remote reader.		All supply air diffusers within 10'-0" of any hood shall be adjusted or designed to blow air away from the hood.							
Landlord will not consider permitting the reuse of existing rooftop unit(s) until a report on the capacity and condition of the existing equipment by a company employing full time certified hvac/refrigeration specialists has been submitted by the Tenant.		Locate roof penetration a minimum of 10' from any existing outdoor air intakes or designated equipment locations.		Metering assembly to be properly located and adequately supported to allow for easy reading, maintenance, repair and replacement.		SANITARY WASTE SYSTEMS Grease interceptors, lint traps, and solids interceptors shall be installed on any plumbing fixtures that have the potential off introducing grease, lint, hair, etc. Into the building sanitary system.							
Rooftop units must be located a minimum of 5'-0" from Landlord's demising walls when possible to maintain a 10'-0" min. clearance between adjacent tenants' rooftop equipment.		Gooseneck type exhaust discharge is prohibited.		The meter and checks shall be accessible for maintenance and reading without removing the device from the line.		Tenants shall not dispose of any hazardous chemicals into the building sanitary system. Photo Processing Tenants, if necessary, shall install an approved system for silver recovery. Locate all interceptors to allow adequate access for cleaning and maintenance.							
Curb adapters are not permitted. If existing RTU is supported on post & rail system it shall be replaced with a full perimeter curb.		All roof work associated with exhaust system, shall be performed by Landlord's designated roofer at Tenant's expense.		FIRE PROTECTION CRITERIA		FOOD TENANT CRITERIA							
Hail guard is required on condensing coil.		Tenant shall provide a ceiling exhaust fan, with a backdraft damper sized to overcome the resistance of Tenant installed components and all ductwork. Minimum duct size shall be 6" diameter.		Simon Property Group requires all tenants to use SimplexGrinnell for all fire protection work.		GREASE EXHAUST SYSTEM All new or renovated spaces must comply with current Criteria and Codes.							
Tenant's HVAC contractor must label all of the Tenant's rooftop equipment to ensure proper identification.		The toilet room light switch (with delay timer if included) shall control the fan to provide intermittent operation.		Tenant or Tenant's General Contractor is required to contract with (and pay for) all tenant sprinkler work directly with SimplexGrinnell. Simplex Grinnell is required to comply with Landlord's Fire Protection System requirements.		GREASE EXHAUST FANS Grease exhaust fans shall be designed to be roof mounted directly on top of the exhaust duct in an upblast configuration.							
All roof work shall be done by the Landlord's roofing contractor at Tenant's expense.		AIR BALANCE Tenant's drawings must incorporate outdoor / exhaust air balance summary calculations into their design drawings.		Fire protection water is supplied at the pressure available from the utility minus piping pressure losses to the point of connection.		Utility set or "squirrel cage" type fans are prohibited.							
		CONDENSATE DRAINAGE Condensate drain and trap shall be copper. Condensate trap should be at a depth sufficient to overcome positive/ negative static pressure of fan (3" minimum).		Tenants shall design their piping system to accommodate the existing available pressure.		Fans are to be UL 762 listed for grease and be provided with a drain that allows for single point drainage of grease, water and other residues.							
		Route rooftop unit condensate drain into the building through a waterproof penetration in the side of the tenant's rooftop unit curb, down into the tenant's leased space and discharge into tenant provided floor drain or where applicable into a condensate main if provided by Landlord.				The drain shall empty into a weatherproof grease containment system, either a baffled grease trap as manufactured by Greenheck or containing specially engineered absorbent material similar to Grease Terminator 2 as manufactured by the Loren Cook Co.							
		HVAC CONTROLS Control system shall employ a seven day timeclock or programmable thermostat to automate equipment operation. Supply fan operation shall be continuous during occupied hours.				The roof area around the exhaust fan shall be protected with a Grease-Guard G-2, grease collection system, as manufactured by Facittec Corporation, 1-800-284-8273.							
		Controls shall provide for closure of outside air dampers when fans are off to prevent uncontrolled infiltration of air. The outside air damper shall be opened during occupied operation.				Fan base shall be hinged to allow easy access for duct cleaning and have a safety chain or cable to prevent fan housing from damaging the roof when fan is hinged open.							
						All fan discharges shall be 40" above adjoining surfaces, and a minimum of 10'-0" from intakes, buildings, or roof edges.							
						Unobstructed access panels in ductwork are required at each change in direction and as required to clean the entire length of the ductwork.							
						Access panel locations shall be approved by the Landlord's representative and/or the local authority.							
						Access panels shall be gasketed "grease-tight", and be of the same, black iron material as the ductwork.							
						Galvanized, double wall, or other comfort air-conditioning access doors shall not be used.							
						All grease ductwork must be tested to 1-1/2" positive pressure, and demonstrated to the Landlord's representative to have no loss in pressure after 10 minutes.							
						KITCHEN DESIGNER NOTICE: Kitchen designers and kitchen equipment suppliers should be made aware of the specific requirements of this document as it pertains to specifications and/or installation of services and equipment for Food Service Tenants.							
SIMON Property Group 225 West Washington Street Indianapolis, Indiana 46204		Hamilton Town Center 13901 Town Center Blvd, Suite 1000 Noblesville, IN 46060 (317) 770-5996		CONTACT INFORMATION: For questions regarding site access, storefront & architectural criteria, engineering design, delivery dates, construction rules & regulations, the scope of Landlords and Tenants work and store opening requirements, please contact your Tenant Coordinator or call 317-636-1600 for assistance. For questions regarding MEP Criteria or other MEP related questions please contact TES Engineering at (440)614-0315 for Bob Scherry, or -0316 for Bob Catino.		HAMILTON TOWN CENTER MEP/FP CRITERIA - PACKAGED ROOFTOP UNITS (Lifestyle Centers)		GENERAL NOTE: These criteria provide general design information and construction requirements. However, for specific information regarding the division of responsibilities of the Landlord and Tenant with respect to the Premises, see the Design Manual for this specific project.		DRAWING INDEX: Preconstruction Drawing A-1 / Architectural Criteria MEP-1 / Mechanical, Electrical, Plumbing & Fire Protection Criteria Design Manual / Project Specific Guidelines (in Tenant Information Package)		Sheet: MEP-1 Date: 07/23/10	