

THE CORPORATION OF THE CITY OF ST. THOMAS
COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

JANUARY 12, 2018 8:30 A.M. CITY HALL ROOM 204

1. Confirmation of Minutes : December 8, 2017

2. Disclosure of Interest

3. Project Applications
 - a) 379 Talbot, Jeffrey Grove

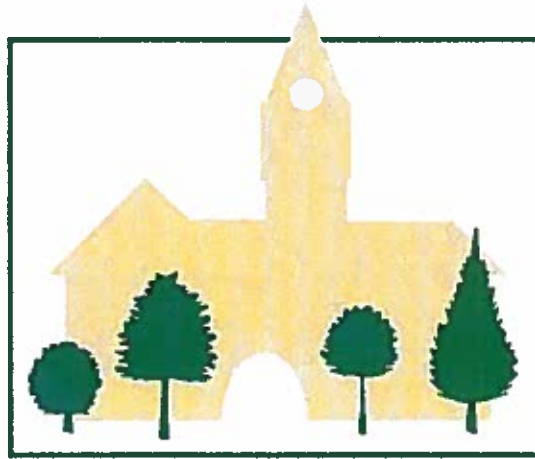
4. New Business

5. Unfinished Business
 - a) Promoting CIP Program on Talbot St. West

6. Adjournment

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
 ST. THOMAS COMMUNITY IMPROVEMENT PLAN
 SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:	JEFFERY GROVE				
If Corporation, Signing Officer to contact:					
Mailing Address:	163 SUNSET DR.				
City:	ST. THOMAS	Province:	ONTARIO	Postal Code:	N5R 3C1
Telephone:	519-520-0816	Facsimile:		Email:	railwaycityhobbies@hotmail.com

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	379 TALBOT ST. ST. THOMAS, ON N5P 1B7
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Legal Description (Lot and Plan No., Assessment Roll No.):	Part of Lot 1, North of Talbot St., between East St. + Mary St., Plan No. 37, Roll 342101005011300
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Brief Description of Current Use:	Currently the property is vacant. I plan on putting my hobby shop (Railway City Hobbies) on the first floor (commercial space). The second floor will have two Bachelor apartments (rental properties)
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FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

N/A

Estimated Current Market Value of Property: \$ 110,000

Please indicate source of estimate: Canning Consultants Inc. (November 2017)

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at _____ this _____ day of _____

Signature of Owner/s _____

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

FINANCIAL INCENTIVE PROGRAMS

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at St. Thomas, ON this 7TH day of December 2017

Signature of Owner/s [Signature]

Signature of Witness [Signature]

(Print Name), NICOLE GROVE a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program ← We will apply for this at a later date
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

Currently the second floor has 2 small areas that are suitable to be used as bachelor apartments. Both are vacant at this time.

I plan to install a new heating and cooling system for both units. This would be a "Ductless Heat pump" type system. The system would have one compressor to service both units, with both units having individual heads and controls so that they have temperature control over their personal unit. I am going to put waterproof vinyl flooring in both units.

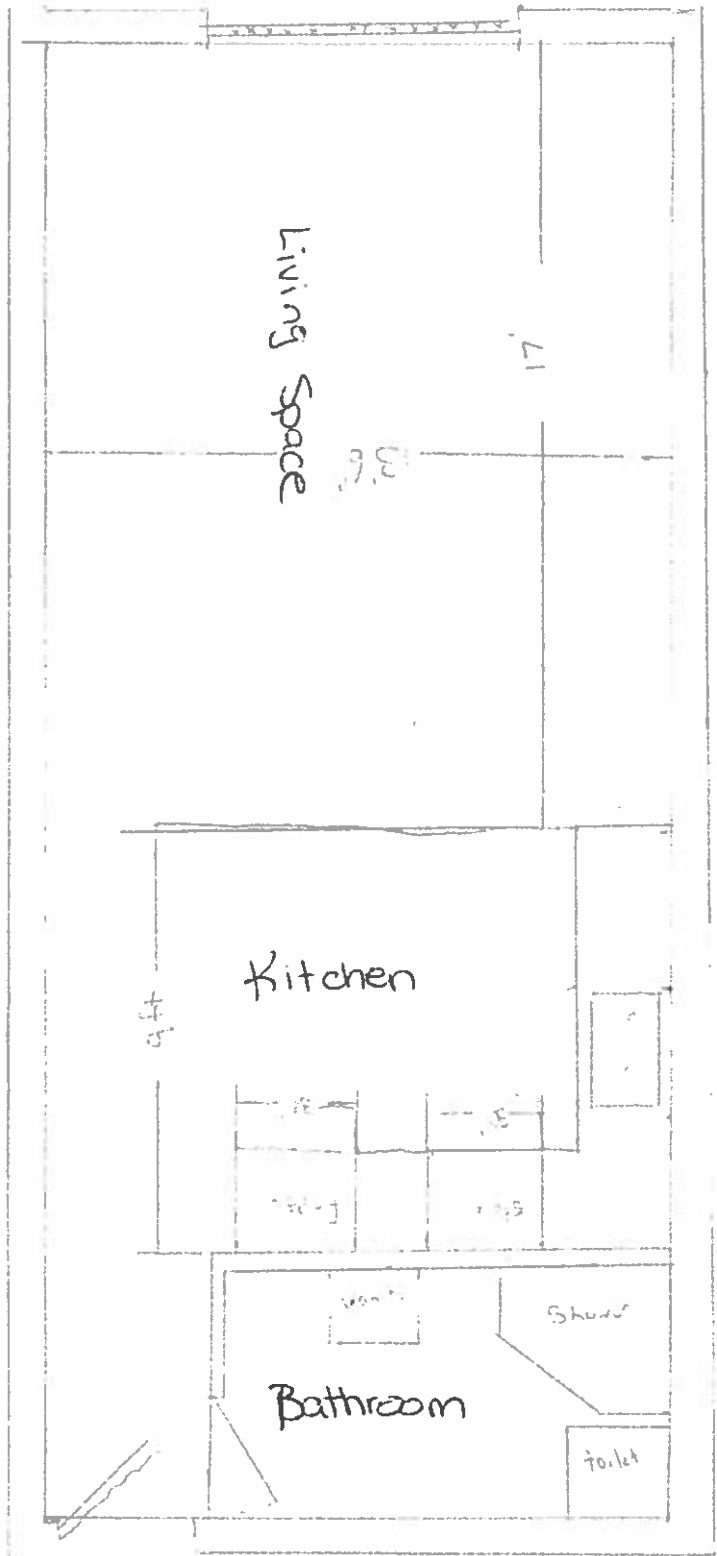
The front unit currently has an outdated kitchen and bathroom. I plan on installing a new toilet, vanity, stand up shower and linen tower in the bathroom. The kitchen will get new cabinets and counter tops. I will put in new light fixtures, and paint the walls.

The rear unit is currently just an empty room. Plumbing needs to be run for the bathroom and kitchen. A new electrical panel also needs to be installed to bring everything up to code as this unit currently does not have a panel of its own. Once that is all complete, a stand up shower, vanity, toilet and linen tower will go in the bathroom. The kitchen will have new cabinets.

In addition to these changes, new fire rated doors will be installed on both units, fire alarms, and some painting and flooring will be done in the common hallway.

Please see attached sketches of apartments.

If additional space is required, please attach the additional information on a separate sheet.



Apartment 1

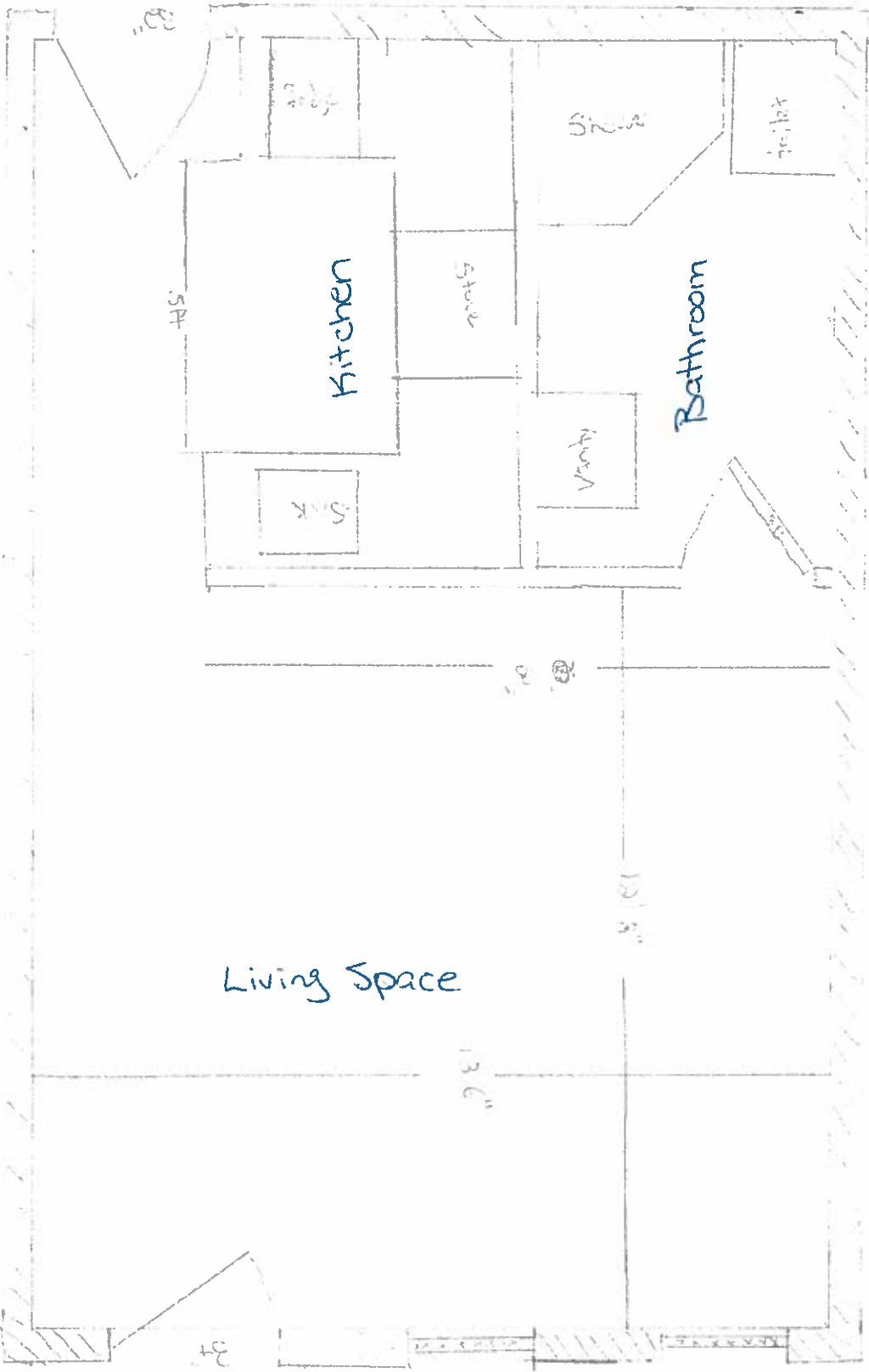
ID 15'6" x 33'

1/4" = 1ft.

Apartment #3

Scale 3/8" = 1 ft

ID 13'6" x 22'



FINANCIAL INCENTIVE PROGRAMS

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) *Note: improvements must follow urban design guidelines as established by the Urban Design Study.*

We plan to apply for the Facade program in the spring.

If additional space is required, please attach the additional information on a separate sheet.

FINANCIAL INCENTIVE PROGRAMS

1.7 GENERAL APPLICATION QUESTIONS

1. Is your property a designated heritage building? Yes No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
3. What is the current status of the building?
 Vacant
 Occupied
 Underutilized

If other, please explain:

4. Are you converting and/or rehabilitating this space? Yes No
- If yes: a) are you creating new residential units? Yes No
- b) are you rehabilitating vacant residential units? Yes No
- c) are you bringing occupied residential units up to code? Yes No
5. Are you intensifying and/or redeveloping this space? Yes No
- If yes: a) are you creating new residential units through the addition of new building space? Yes No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes No
- How many residential units are being added?
6. Are you adding commercial space? Yes No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:
- a) Residential Conversion, Rehabilitation and Intensification Program
 Grant Loan Both
- b) Façade Improvement Program
 Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

- Front Façade
- Side Façade
- Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project:

11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs:

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No

Certification

I hereby certify that to the best of my knowledge and belief:

- ◆ the statements and opinions contained in this appraisal are true and correct.
- ◆ that I did personally inspect the subject property from the interior and exterior on November 6, 2017 and investigated the information and data contained in this report.. The address of the property is as follows:

**379 Talbot Street
St Thomas, Ontario**

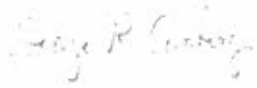
- ◆ I have no present or prospective interest in the property and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent upon the reporting of a predetermined "Market Value" that favors the cause of the client, the amount of the "Market Value" estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- ◆ the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions (Appendix), are my personal, unbiased professional analyses opinions and conclusions.
- ◆ my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Canadian Standards of Professional Appraisal Practice of the Appraisal Institute of Canada.
- ◆ the Appraisal Institute of Canada has a mandatory Continuing Professional Development Program. I hereby certify that I have fulfilled the requirements of the program.
- ◆ no one provided significant professional assistance to the person signing this report.
- ◆ that it is my opinion that "Market Value" of the subject property is:

One Hundred And Ten Thousand Dollars

\$110,000

ATED at London, Ontario, November 7, 2017

anning Consultants, Inc.



er George R. Canning, AACI, P.App.

Railway City Plumbing Inc.



519-878-7085

rob@railwaycity.plumbing

www.railwaycity.plumbing

GST Registration No.: 738024090RT0001

ESTIMATE

ADDRESS

Railway City Hobbies

379 Talbot St.

St. Thomas Ontario

(Front Apartment)
(Apartment #1)

ESTIMATE # 1009

DATE 05-12-2017

EXPIRATION DATE 19-12-2017

ACTIVITY	QTY	RATE	TAX	AMOUNT
Mirolin Sorrento 38" Neo Angle Shower Pkg	1	1,100.00	HST ON	1,100.00
Moen Chateau Posi Temp Shower Valve and Trim	1	235.00	HST ON	235.00
Labour 2 man	8	115.00	HST ON	920.00
Installation Materials	1	200.00	HST ON	200.00

Shower Replacement in apt #1

SUBTOTAL	2,455.00
HST (ON) @ 13%	319.15
TOTAL	\$2,774.15

Accepted By

Accepted Date

Cash, Debit, Cheque, or E-transfer payments accepted.

E-transfers payable to rob@railwaycity.plumbing

Past due Invoices are subject to a late payment charge at a monthly rate of 2%.

DATE 12/07/17

PAGE 1

 * COPP'S BUILDALL - DOWNTOWN *
 * 45 YORK STREET *
 * (519-679-9000) *
 * LONDON ON N6A 1A4 *

ACCOUNT: CASH-00
PHONE NO () -

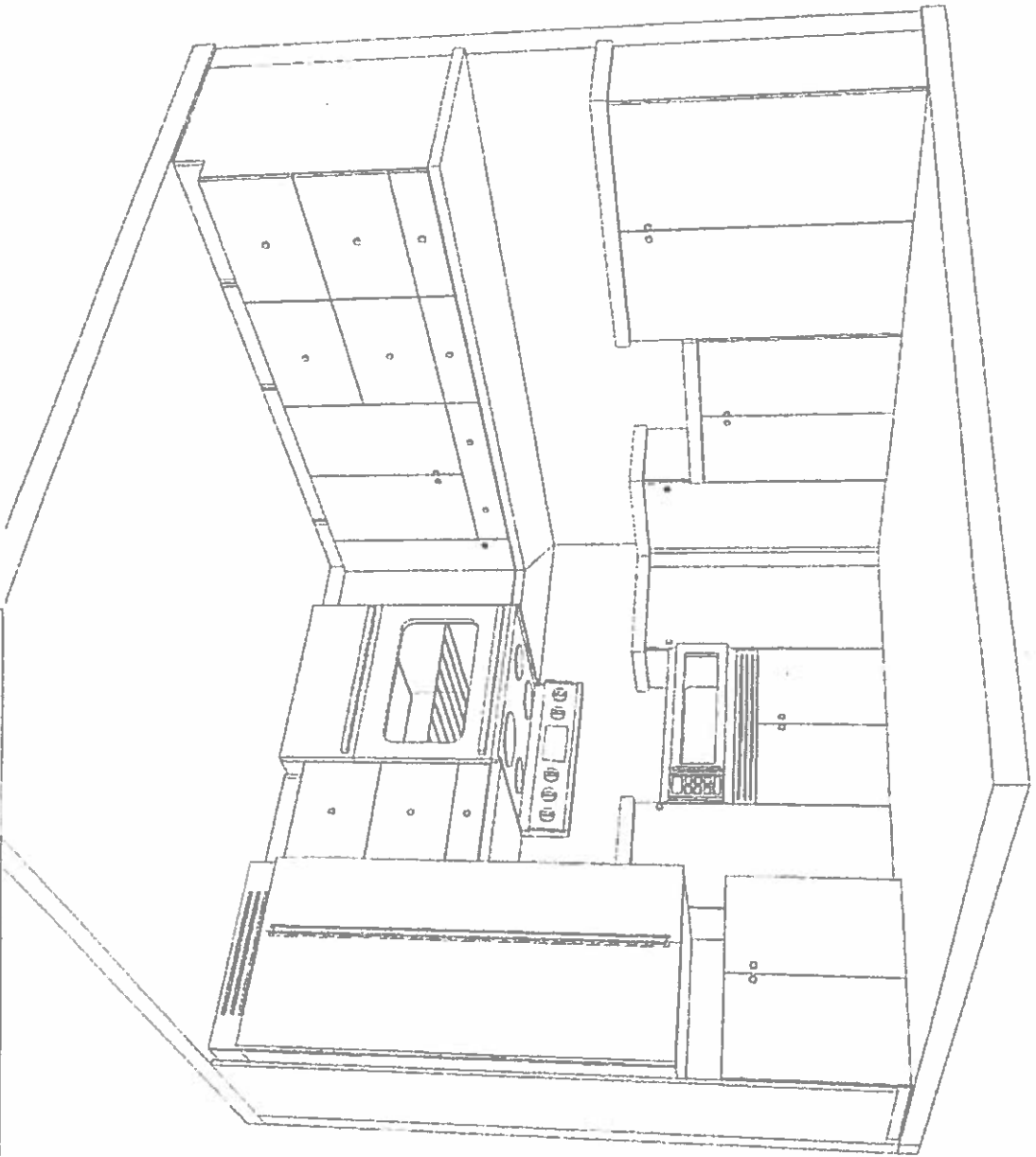
LOCATION 01 - COPP'S DT
SPECIAL ORDER

ORDER # 470956-00
 ORD DATE 12/07/17
 INVOICE#
 INV DATE
 DEL DATE 12/07/17
 SALES ID LKE
 PO
 STATUS QUOTE

+----- A/R ADDRESS -----+ +-- DELIVERY INSTRUCTIONS ---+
 last; first name | | JEFF
 address Apartment #1 | | 519-520-0816
 city
 phone number

Product	U/M	Qty Ord	Qty Del	Description	Price U/M	Unit Price	Total Price	Loc
HUNTSVILLE	EA *	1		CABINETSMITH HUNTSVILLE WHITE THERMOFOIL INCLUDES: CABINETS, FILLER S, TOEKICK, PANEL & HARD- WARE	EA	3595.570	3595.57	01
1876K35JEFF	EA *	1		14LFT HD LAMINATE SPRING CARNIVAL PROFILE 2700 MITRE ASSEMBLY, BUILD UP END CAPS	EA	624.300	624.30	01
INSTALL CAB	EA *	1		INSTALL THE ABOVE CABINET RY. INCLUDING: VALANCE, PANELS, TOEKICK, COUNTER TOP WITH SINK CUT OUT	EA	850.000	850.00	01
068724SSS	EA	1		KITCHEN FAUCET SGLE LEVER W/PULL DOWN SPRAY S/S	EA	197.990	197.99	01
401014	EA	1		BLANCO SINK 1 1/2 3HOLE	EA	249.000	249.00	01
CD416ARWTBR	PCS*	75		COL&DIM ARTIC WHT BRIGHT QT. CD. ARW. 0416. BR	PCS	1.090	81.75	01
FLX5134.5KG	EA *	1		FLX 513 SILVER GREY WALL FLX. 513-4.5KG	EA	16.230	16.23	01
5900RB004	EA	1		ROBERTS CERAMIC ADHESIVE FLOOR/WALL 3.78L	EA	19.990	19.99	01

NET BALANCE 5634.83
 TOTAL GST/HST 732.53
 TOTAL PST .00
 =====
 TOTAL 6367.36



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

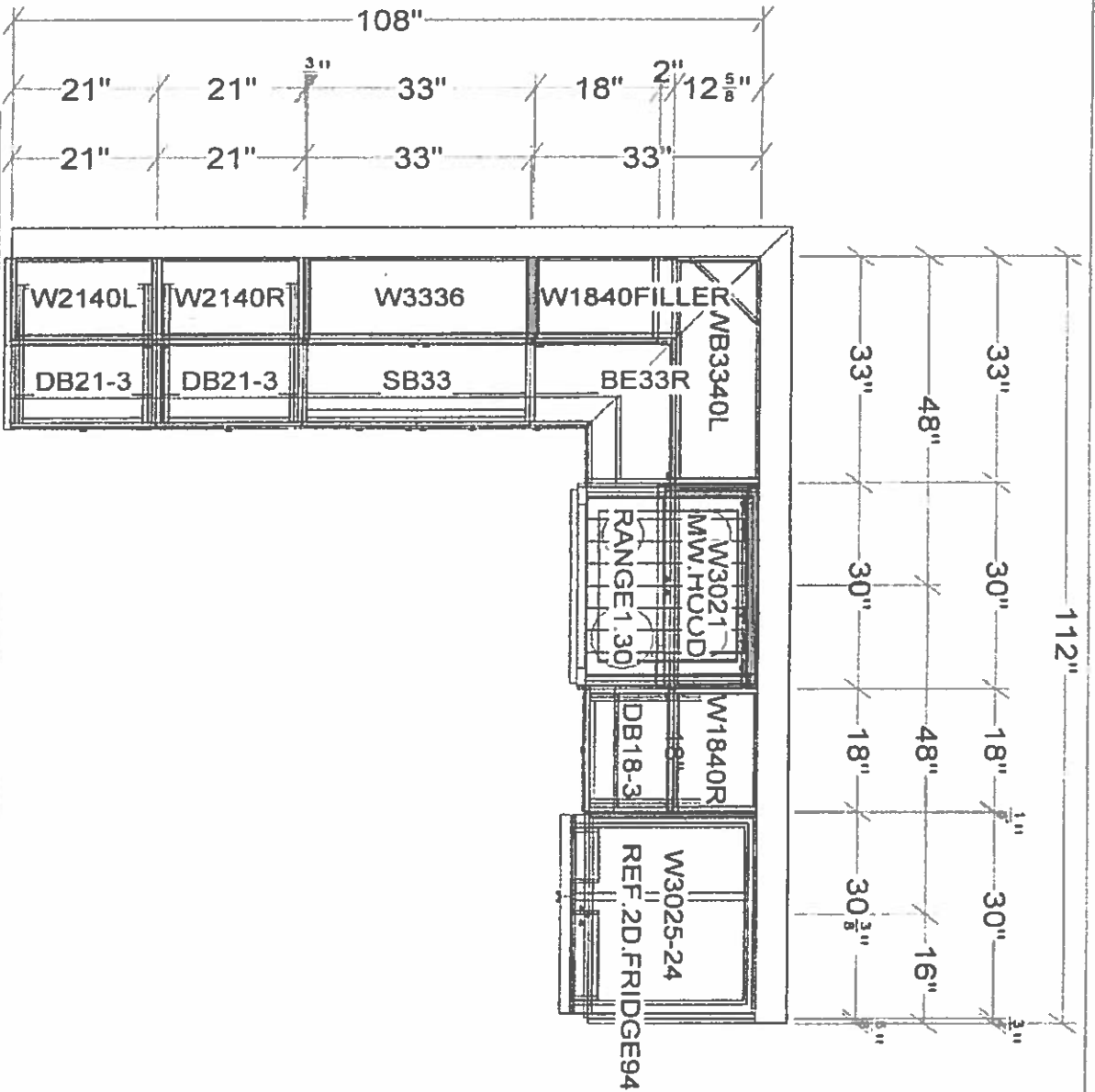
2020

Designed: 07/12/2017
Printed: 07/12/2017

Design3

All

Drawing #: 1



All dimensions - size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 07/12/2017
Printed: 07/12/2017

Design 3

All

Drawing #: 1 | No Scale.

Railway City Plumbing Inc.



519-878-7085
rob@railwaycity.plumbing
www.railwaycity.plumbing
GST Registration No.: 738024090RT0001

ESTIMATE

ADDRESS

Railway City Hobbies
379 Talbot St.
St. Thomas Ontario

*(Rear Apartment)
(Apartment #2)*

ESTIMATE # 1008

DATE 05-12-2017

EXPIRATION DATE 19-12-2017

ACTIVITY	QTY	RATE	TAX	AMOUNT
Material Drainage	1	700.00	HST ON	700.00
Materials Waterlines	1	400.00	HST ON	400.00
Firestopping	1	150.00	HST ON	150.00
Round Front 4.8L Toilet	1	200.00	HST ON	200.00
Oval Vanity Drop In Sink	1	35.00	HST ON	35.00
Moen Chateau 2 Handle Basin Faucet	1	140.00	HST ON	140.00
Moen Chateau Single Handle Kitchen Faucet	1	140.00	HST ON	140.00
Kindred Single Bowl Stainless Steel Sink	1	100.00	HST ON	100.00
Mirolin Sorrento 38" Neo Angle Shower Pkg	1	1,100.00	HST ON	1,100.00
Moen Chateau Posi Temp Shower Valve and Trim	1	235.00	HST ON	235.00
Labour 2 man	24	115.00	HST ON	2,760.00

Bathroom and Kitchen Rough in and fixture installation in apt # 2
Labour includes Rough - in and installation of all fixtures listed in this estimate.

SUBTOTAL	5,960.00
HST (ON) @ 13%	774.80
TOTAL	\$6,734.80

Cash, Debit, Cheque, or E-transfer payments accepted.

E-transfers payable to rob@railwaycity.plumbing

Past due Invoices are subject to a late payment charge at a monthly rate of 2%.

DATE 12/07/17

PAGE 1

 * COPP'S BUILDALL - DOWNTOWN *
 * 45 YORK STREET *
 * (519-679-9000) *
 * LONDON ON N6A 1A4 *

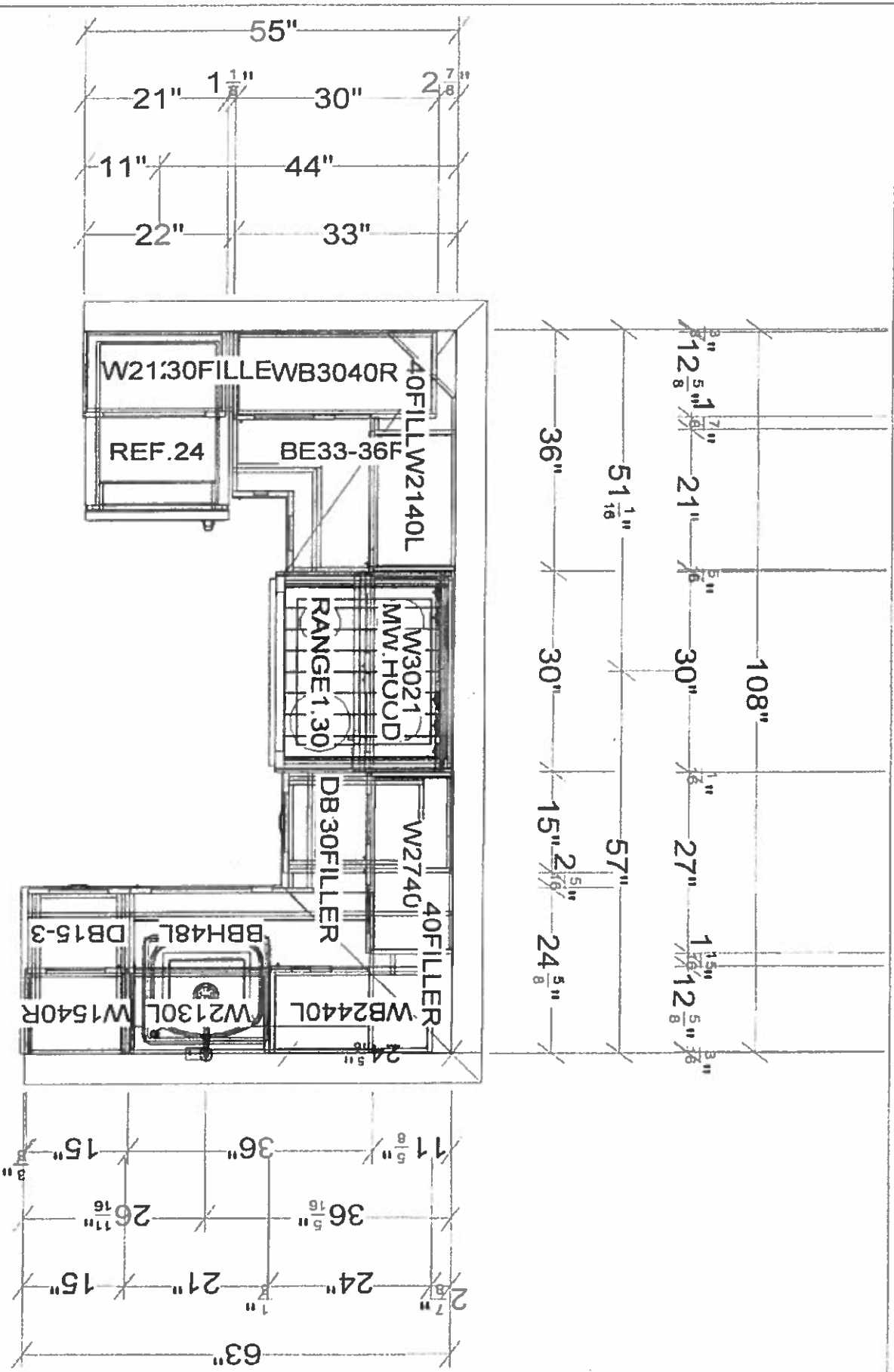
ACCOUNT: CASH-00
 PHONE NO () -

LOCATION 01 - COPP'S DT
 SPECIAL ORDER

ORDER # 470990-00
 ORD DATE 12/07/17
 INVOICE#
 INV DATE
 DEL DATE 12/07/17
 SALES ID LKE
 PO
 STATUS QUOTE

+----- A/R ADDRESS -----+ +--- DELIVERY INSTRUCTIONS ---+
 last; first name | | JEFF
 address | | 519-520-0816
 city Apartment #2 | | kitchen 2
 phone number | |

Product	U/M	Qty Ord	Qty Del	Description	Price U/M	Unit Price	Total Price	Loc
HUNTSVILLE	EA *	1		CABINETSMITH HUNTSVILLE WHITE THERMOFOIL INCLUDES: TOEKICK, FILLERS HARDWARE AS PER DRAWING	EA	3018.750	3018.75	01
1876K35JEF2	EA *	1		18LFT HD LAMINATE SPRING CARNIVAL PROFILE 2700 2 MITRE ASSEMBLY, 4 END CP 6LFT FULL BUILD UP, 12LFT BUILD UP	EA	828.520	828.52	01
INSTALL CAB	EA *	1		INSTALL THE ABOVE CABINET RY. INCLUDING: [REDACTED], CABINETRY, COUNTERTOP SINK CUT OUT	EA	715.350	715.35	01
CD416ARWTBR	PCS*	200		COL&DIM ARTIC WHT BRIGHT QT. CD. ARW. 0416. BR	PCS	1.090	218.00	01
FLX5134.5KG	EA *	1		FLX 513 SILVER GREY WALL FLX.513-4.5KG	EA	16.230	16.23	01
NET BALANCE							4796.85	
TOTAL GST/HST							623.59	
TOTAL PST							.00	
TOTAL							5420.44	



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

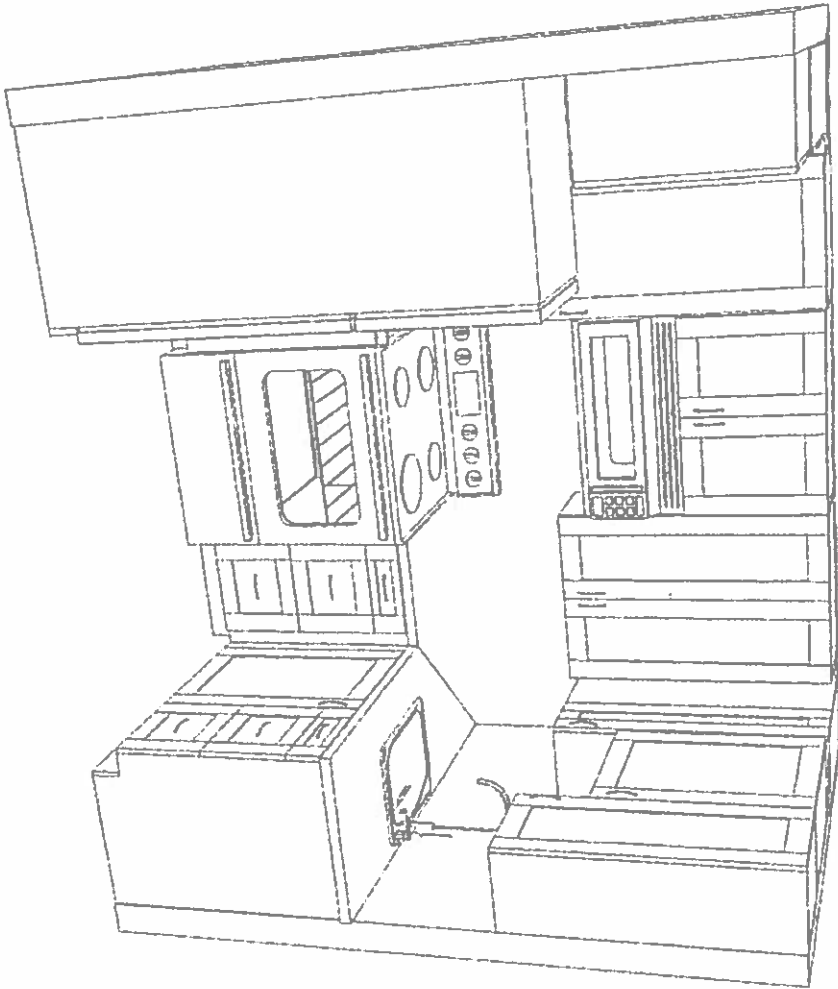
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 07/12/2017
 Printed: 07/12/2017

jeff2

All

Drawing #: 1 No Scale.



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

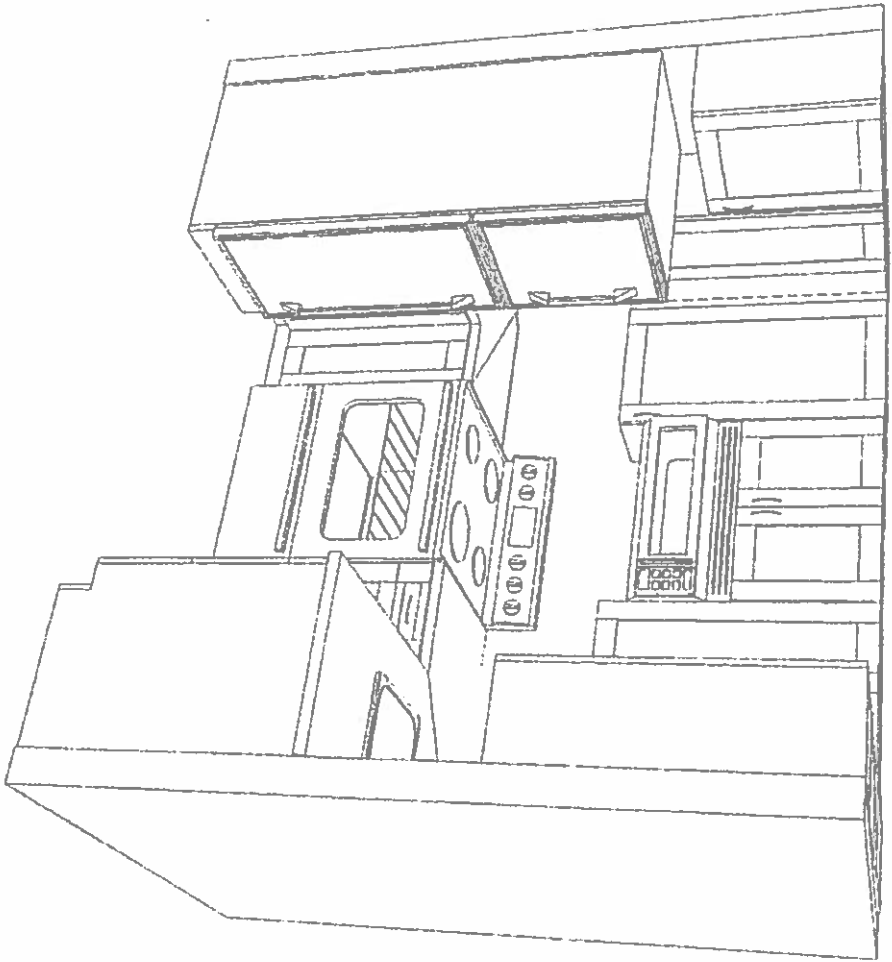
2020

Designed: 07/12/2017
Printed: 07/12/2017

jeff2

All

Drawing #: 1



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2020

Designed: 07/12/2017
Printed: 07/12/2017

je02

All

Drawing #: 1

Canadian Tile
41545 Major Line
ST. Thomas
Ontario Canada
N5P 4L4

QUOTE

Jeff Grove
379 Talbot Street
St. Thomas
N5p 1b7

Quote # 0001340
Quote Date 12/07/2017

Item	Description	Unit Price	Quantity	Amount
Service	Ripout existing flooring and baseboards in 2 units and hallway on the 2nd floor Unit 1: 372 sqft x \$0.60=\$223.20 Unit 2: 413 sqft x \$0.60=\$247.80	0.60	785.00	471.00
Service	Preparation of flooring in both units minimum charge will apply until flooring is ripped out additional charge may apply depending on condition Prep Base price + min \$150/ unit	150.00	2.00	300.00
Product	Supply 4.5 mm Sahara Sand AquaFloor click Luxury Vinyl Plank Includes extra footage for waste Materials needed for Unit 1: 386sqft x \$3.29=\$1269.94 Unit 2: 440sqft x \$3.29=\$1447.60 Plus one extra box for repairs 24sqft x \$3.29=\$78.96	3.29	850.00	2,796.50
Service	Installation of flooring Unit 1: 372sqft x \$2.25=\$837.00 Unit 2: 413sqft x \$2.25=\$929.25	2.25	785.00	1,766.25
Product	Baseboard supply and installation colonial MDF base will be supplied Unit 1: 106 linear ft x \$2.55=\$270.30 Unit 2: 142 linear ft x \$2.55=\$362.10	2.55	248.00	632.40
Service	Bin rental for disposal of old flooring includes tipping fee	235.00	1.00	235.00
NOTES: Put your trust in the pros the rest is up to us happiness is Guaranteed Canadian Tile is a fully insured company				

Subtotal		6,201.15
+ Hst (13.00%)		806.15
Total		7,007.30

12/7/2017

Quote 0001340 from Canadian Tile

	Amount Paid	0.00
	Quote	\$7,007.30



Branch 343, 3500 White Oak Road,
Unit B1, London, Ontario N6E 2Z9

Customer: Jeff Grove Job# _____
 Address: 379 Talbot. Date: _____
 City: St. Thomas. Install Date: _____
 Prov: ON Postal Code: N5P 1B7 F/U date: _____
 Home #: 519 520-0816 Work #: _____ F/U time: _____

Email: _____ CA: Audrey Winter

Work Performed Address: _____ CA Mobile #: 519 495-4287.

EQUIPMENT	OPTION 1	OPTION 2	OPTION 3	OPTION 4
	<u>MXZ-3C30NAHZ.</u>			
INDOOR UNIT				
EVAPORATOR COIL				
A/C CONDITIONER	<u>13,395</u>	<u>Heat pump.</u>		
THERMOSTAT				
FILTRATION				
VENTILATION				
HUMIDIFICATION				
PURIFICATION				
DUCT CLEANING				
WATER HEATERS				
DUCTWORK				
ADD: condensate pump				
ADD: Winter cover				
ADD: Chimney liner				
ADD: Other _____				
SUB-TOTAL	<u>1741.35</u>	<u>HST</u>		
SYSTEM DISCOUNT				
PROMO/SAMS/PLUS				
W.O. CREDIT				
SUB TOTAL	<u>\$15,136</u>			
H.S.T.				
TOTAL INVESTMENT				
MONTHLY INVESTMENT				
MONTHLY SAVINGS				
NET MONTHLY INVESTMENT				
OPA/GOV REBATES				



SUBMITTAL DATA: MXZ-2C20NAHZ
MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

Date:

GENERAL FEATURES

- Highly energy-efficient system that features 100% heating capacity at 5°F with guaranteed capacity down to -13°F
- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors

ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP; for use with 15,000 Btu/h Indoor units)
- M-NET Adapter (PAC-IF01MNT-E)
- Drain Socket (PAC-SG60DS-E)
- Airflow Guide (PAC-SH96SG-E)



Outdoor Unit: MXZ-2C20NAHZ

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-2C20NAHZ
Cooling* (Non-Ducted / Ducted)	Rated Capacity	Btu/h	18,000 / 20,000
	Capacity Range	Btu/h	
	Rated Total Input	W	1,334 / 1,819
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 22,000
	Capacity Range	Btu/h	7,400 - 25,500
	Rated Total Input	W	1,612 / 1,748
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	13,700 / 13,700
	Maximum Capacity	Btu/h	22,000 / 22,000
	Rated Total Input	W	1,450 / 1,588
Heating at 5°F*	Maximum Capacity	Btu/h	22,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	29
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor	DC INVERTER-driven Twin Rotary		
Fan Motor (ECM)	F.L.A.		1.9
Sound Pressure Level	Cooling	54	
	Heating	58	
External Dimensions (H x W x D)	In / mm		41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight	Lbs / kg		187 / 85
External Finish	Munsell No. 3Y 7.8/11		
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	
	Gas (Low Pressure)	1/4 / 6.35 A,B: 3/8 / 9.52	
Max. Refrigerant Line Length	Ft / m		164 / 50
Max. Piping Length for Each Indoor Unit	Ft / m		82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	
	If IDU is Below ODU	49 / 15 49 / 15	
Connection Method	Flared/Flared		
Refrigerant	R410A		

* Rating Conditions per AHRI Standard.

Cooling | Indoor: 80°F (27°C) DB / 67°F (19°C) WB
Cooling | Outdoor: 95°F (35°C) DB / WB 23.9°C (75°F)

Heating at 47°F | Indoor: 70°F (21°C) DB / 60°F (16°C) WB
Heating at 47°F | Outdoor: 47°F (8°C) DB / 43°F (6°C) WB

Heating at 17°F | Indoor: 70°F (21°C) DB
Heating at 17°F | Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB