

GENERAL CONTRACT DRAWING

NOTES AND CONDITIONS:

- CONTRACTOR SHALL CHECK AND VERIFY DATA NOTED HEREIN WITH THE SITE CONDITIONS AND WILL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO SUBMISSION OF TENDER BID AND COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS REQUIRED TO COMPLETE THE PROJECT, AND SHALL SUBMIT THESE TO YMSD CONSULTING FOR APPROVAL.
- ALL DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF DESIGN AND CONSTRUCTION INTENT, ARE THE PROPERTY OF YMSD CONSULTING, AND CANNOT BE USED OR DUPLICATED WITHOUT WRITTEN AUTHORIZATION OF THE DESIGNER.
- ALL DRAWINGS AND SPECIFICATIONS SHALL BE RETURNED TO YMSD CONSULTING AFTER PROJECT COMPLETION. CONSTRUCTION TO PROCEED ONLY ON WRITTEN AUTHORIZATION.

GENERAL:

- MAKE SITE VISIT(S) AS NECESSARY BEFORE TENDER TO CHECK AND VERIFY ALL EXISTING CONDITIONS. MAKE ALLOWANCE FOR ANY NEW OR EXISTING SERVICE AND EQUIPMENT RELOCATIONS NECESSARY TO COMPLETE THE WORK AND INCLUDE IN TENDER PRICE.
- THE DRAWINGS SHOW THE GENERAL INTENT OF THE WORK, NOT THE DETAILS OF INSTALLATION. CO-ORDINATE THE ROUTING AND INSTALLATION OF ALL MECHANICAL SERVICES WITH ALL EXISTING CONDITIONS, STRUCTURE AND THE WORK OF ALL OTHER TRADES.
- DO NOT SCALE MECHANICAL DRAWINGS. REFER TO ARCHITECTURAL OR INTERIOR DESIGN DRAWINGS FOR THE EXACT LOCATION OF ANY DEVICES, FIXTURES, ETC.
- BASE BUILDING DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THESE DRAWINGS AND SPECIFICATIONS SUCH THAT THE MAXIMUM CONDITIONS WILL GOVERN AND BE ALLOWED FOR.
- PROVIDE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, BYLAWS AND TO THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. MAKE APPLICATION, PROVIDE, OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.
- ENSURE THAT BOTH PROVINCIAL AND FEDERAL TAXES ARE INCLUDED WHERE REQUIRED.
- PROVIDE A WRITTEN WARRANTY FOR ALL MATERIALS, EQUIPMENT AND LABOUR FOR A ONE-YEAR PERIOD TO BEGIN AT A TIME WHEN WORK IS DESIGNATED ACCEPTABLE BY THE CONSULTANT.
- PROVIDE MANUFACTURER'S WRITTEN CERTIFICATION OF THE INSTALLATION AND OPERATION OF ALL SYSTEMS AND MAJOR EQUIPMENT.
- PROVIDE AS-BUILT DRAWINGS IN A REPRODUCIBLE FORMAT. SUBMIT A PRELIMINARY COPY TO THE CONSULTANT FOR REVIEW AND INCORPORATE ALL COMMENTS PRIOR TO FINAL SUBMISSION.
- PROVIDE SHOP DRAWINGS (5 COPIES) OF ALL PRODUCTS FOR REVIEW.
- CO-ORDINATE ALL SHUTDOWNS OF EXISTING BASE BUILDING SYSTEMS WITH THE LANDLORD OR HIS REPRESENTATIVE. PAY FOR ANY COSTS INCURRED.
- CO-ORDINATE THE MECHANICAL WORK WITH ALL OTHER TRADES.

HVAC:

- PROVIDE ALL DUCTWORK IN ACCORDANCE WITH THE STANDARDS OF GOOD WORKMANSHIP AND THE LATEST GUIDELINES OF ASHRAE AND SMACNA.
- PROVIDE BALANCING DAMPERS FOR ALL NEW DUCTWORK AT THE BRANCH CONNECTIONS. PROVIDE VOLUME DAMPERS FOR ALL SUPPLY AIR DIFFUSERS. PROVIDE SPIN-ON FITTING WITH BALANCING DAMPER AT EACH FLEXIBLE DUCT CONNECTION AT SUPPLY DUCT TAKE-OFF.
- PROVIDE DUCT ACCESS DOORS FOR ALL COILS, FIRE, SMOKE, CONTROL AND BALANCING DAMPERS, AS REQUIRED.
- PROVIDE INSULATION ON DUCTWORK EXPOSED TO UNCONDITIONED SPACE. PROVIDE 1" THICK FIBRE GLASS 3 LB/CU.FT. DENSITY REINFORCED FOIL FACED DUCT INSULATION WITH VAPOUR SEAL.
- PROVIDE FLEXIBLE DUCTS EQUAL TO FLEXMASTER UNINSULATED TRIPLE LOCK ALUMINUM FASTENED WITH STAINLESS STEEL GEAR DRIVE CLAMPS. MAXIMUM LENGTH OF FLEXIBLE DUCTS SHALL BE 10 FT.
- PROVIDE FLEXIBLE CONNECTIONS BETWEEN ALL DUCTWORK AND EQUIPMENT INCLUDING FANS AND FAN COIL UNITS.
- PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT.
- PROVIDE RIGID OPEN AND ACOUSTICALLY LINED TRANSFER DUCTS WHERE REQUIRED WITHIN CEILING SPACE.
- PROVIDE 1" THICK ACOUSTIC DUCT LINING FOR ALL NEW DUCTWORK AND TRANSFER DUCTS WHERE INDICATED ON THE DRAWINGS. DIMENSIONS OF DUCTS ON THE DRAWINGS ARE INSIDE CLEAR SIZES. INCREASE DUCTWORK SIZES TO SUIT ACOUSTIC INSULATION.
- PROVIDE UL Labeled FIRE DAMPERS IN DUCTWORK WHERE SHOWN AND WHERE REQUIRED BY CODES AND BY AUTHORITIES HAVING JURISDICTION.
- PROVIDE DIFFUSERS, GRILLES AND REGISTERS AS REQUIRED, SELECTED FOR LOW NOISE LEVELS, COMPATIBLE WITH CEILING TYPES AND FINISHES.
- PROVIDE SUPPORT GRID FOR DIFFUSERS AND GRILLES WHERE REQUIRED.
- ALL MATERIAL WITHIN THE CEILING SPACE USED AS RETURN AIR PLENUM SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPED CLASSIFICATION OF 50.
- WHERE EXHAUST DUCTS CONTAINING AIR FROM CONDITIONED SPACES ARE ADJACENT TO UNCONDITIONED SPACES, THE DUCTS SHALL BE CONSTRUCTED TO PREVENT CONDENSATION FROM FORMING INSIDE OR OUTSIDE THE DUCTS. OBC DIV. B, 6.2.3.8.(11)
- WHERE COLD AIR DUCT PASSES THROUGH A HEATED SPACE, IT SHALL BE INSULATED IN ACCORDANCE WITH THE REQUIREMENTS OF ASHRAE FUNDAMENTAL HANDBOOK CHAPTER 23. AND ASHRAE 62.1, 5.14.2.

MIN. FRESH AIR CALCULATION – as per ASHRAE Standard 62.1 (2010)

ZONE/ROOM NAME	OCCUPANCY CATEGORY	ZONE FLOOR AREA (Az)	ZONE POPULATION (Pz)	OUTDOOR AIRFLOW RATE REQUIRED PER PERSON (Rp)	OUTDOOR AIRFLOW RATE REQUIRED PER AREA (Ra)	FRESH AIR REQUIRED PER ZONE Vbz = Rp*Pz + Ra*Az	TOTAL MINIMUM FRESH AIR REQUIRED AND PROVIDED
OFFICE'S SERVING EX. RTU-1	OFFICE SPACE	Az=1652 sq.ft.	Pz=14 person	Rp=5 cfm/person	Ra=0.06 cfm/sq.ft.	Vbz = 5*14 + 0.06*1652=169.1 cfm	Vtot= 169.1 – 180 CFM PROVIDED BY EX. RTU-1 ECONOMIZER
OFFICE'S SERVING EX. RTU-2	OFFICE SPACE	Az=1404 sq.ft.	Pz=15 person	Rp=5 cfm/person	Ra=0.06 cfm/sq.ft.	Vbz = 5*15 + 0.06*1404=159.2 cfm	Vtot= 159.2 – 200 CFM PROVIDED BY EX. RTU-2 ECONOMIZER
OFFICE'S SERVING EX. RTU-3	OFFICE SPACE	Az=2328 sq.ft.	Pz=16 person	Rp=5 cfm/person	Ra=0.06 cfm/sq.ft.	Vbz = 5*16 + 0.06*2328=219.7 cfm	Vtot= 219.7 – 300 CFM PROVIDED BY EX. RTU-3 ECONOMIZER
OFFICE'S SERVING NEW RTU-4	OFFICE SPACE	Az=550 sq.ft.	Pz=5 person	Rp=5 cfm/person	Ra=0.06 cfm/sq.ft.	Vbz = 5*5 + 0.06*550=58.0 cfm	Vtot= 58 – 80 CFM PROVIDED BY NEW RTU-4 ECONOMIZER

ROOF TOP UNITS SCHEDULE

TAG	MAKE	MODEL	HEATING		COOLING		FAN				ELECTRICAL		MIN. FRESH AIR INTAKE TYPE	WEIGHT (LBS)		
			TYPE	INPUT (MBH)	OUTPUT (MBH)	TYPE	NOM. TONS	OUTPUT (MBH)	CFM	RPM	ESP	HP			MCA	VOLT./PH./FR.
RTU-4	TRANE	4YCZ6024A1060A	GAS	60	48.6	DX	2	24	800	825	0.5	1/4	13.3	208-230/1/60	80 CFM ECONOMIZER	370

- NOTES:
- Unit to be Trane packaged rooftop unit with model, size, and configuration as indicated in schedule and on drawings
  - Provide factory-mounted DDC unit controller
  - Provide with zone temperature sensor
  - Provide dry-bulb economizer with barometric relief damper
  - Provide MERV 8 filter
  - Provide hail guards
  - Provide factory-installed disconnect switch, phase monitor, and 120V service outlet
  - Provide with roof curb

EXHAUST FAN SCHEDULE

TAG	MAKE	MODEL	TYPE	CFM	ESP	RPM	ELECTRICAL		REMARKS
							AMPS	VOLTAGE	
EF-1	REVERSOMATIC	QCF-95	COMMERCIAL EXHAUST FAN BOX WITH GRILLE	62	0.25	1050	0.35	115/1/60	c/w BACKDRAFT DAMPER INSULATED CABINET

ELECTRIC WALL HEATER SCHEDULE

TAG	MAKE	MODEL	TYPE	HEATING OUTPUT (BTU/H)	ELECTRICAL		REMARKS
					AMPS	VOLTAGE	
H-1	MARLEY	QMARK 2504W	COMMERCIAL EL. BASEBOARD HEATER	3412 (1000W)	10	208/1/60	65 CFM AIR FLOW THERMOSTAT INTEGRATED

GRILLE AND DIFFUSER SCHEDULE

TYPE	DESCRIPTION	REMARKS
A	E.H. PRICE 24"x24" SUPPLY CEILING DIFFUSER, MODEL SCD OR EQUAL	C/W BALANCING DAMPER AT TAKE-OFF
B	E.H. PRICE 12"x12" SUPPLY CEILING DIFFUSER, MODEL SCD OR EQUAL	C/W BALANCING DAMPER AT TAKE-OFF
C	E.H. PRICE RETURN CEILING DIFFUSER, MODEL 80 OR EQUAL	-

- NOTES:  
 - LOCATE GRILLES AND DIFFUSERS IN ACCORDANCE WITH FINAL ARCHITECTURAL REFLECTED CEILING PLANS AND DETAILED ELEVATIONS.  
 - CONFIRM FRAME STYLES AND FINISHES PRIOR TO ORDERING.
- TYPE **X 220** AIRFLOW (CFM)  
**X 66** S.A. NECK SIZE (INCH)  
 R.A. GRILLE SIZE (INCH)

LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	SUPPLY AIR DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
[Symbol]	FRESH AIR DUCT
[Symbol]	EX. DUCT TO BE RELOCATED OR REMOVED
[Symbol]	EX. DUCT TO REMAIN
[Symbol]	SUPPLY AIR CEILING DIFFUSER
[Symbol]	EX. SUPPLY AIR CEILING DIFFUSER TO REMAIN
[Symbol]	EX. SUPPLY AIR CEILING DIFFUSER TO BE RELOCATED OR REMOVED
[Symbol]	RETURN AIR CEILING GRILLE RELOCATED OR NEW
[Symbol]	RETURN AIR CEILING GRILLE EXISTING TO REMAIN
[Symbol]	RETURN AIR CEILING GRILLE TO BE RELOCATED
[Symbol]	FLEXIBLE DUCT CONNECTION WITH BALANCING DAMPER
[Symbol]	EXHAUST FAN OR GRILLE
[Symbol]	RETURN AIR INTAKE IN CEILING SPACE
[Symbol]	ELECTRIC HEATER

ISSUED:

No:	DATE:	ISSUED FOR:
0	OCT. 14/21	FOR PERMIT
1	FEB. 04/22	AS PER CHANGED PLANS

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 DAN PUSICA, P.ENG

SIGNATURE: .....  
 DATE: .....  
 DRAWN BY: DR    DESIGN BY: DR    CHECK BY: DP

NORTH ARROW: [Symbol]

SEAL: [Professional Engineer Seal: D. PUSICA, FEB. 04/22, PROVINCE OF ONTARIO]

**YMSD CONSULTING**  
 226 Pacific Ave. Toronto, ON, M6P 2P5  
 Tel:(416) 3-888-444; Fax:(416) 849-0390  
 EMAIL: project@ymsd.com    www.ymsd.com

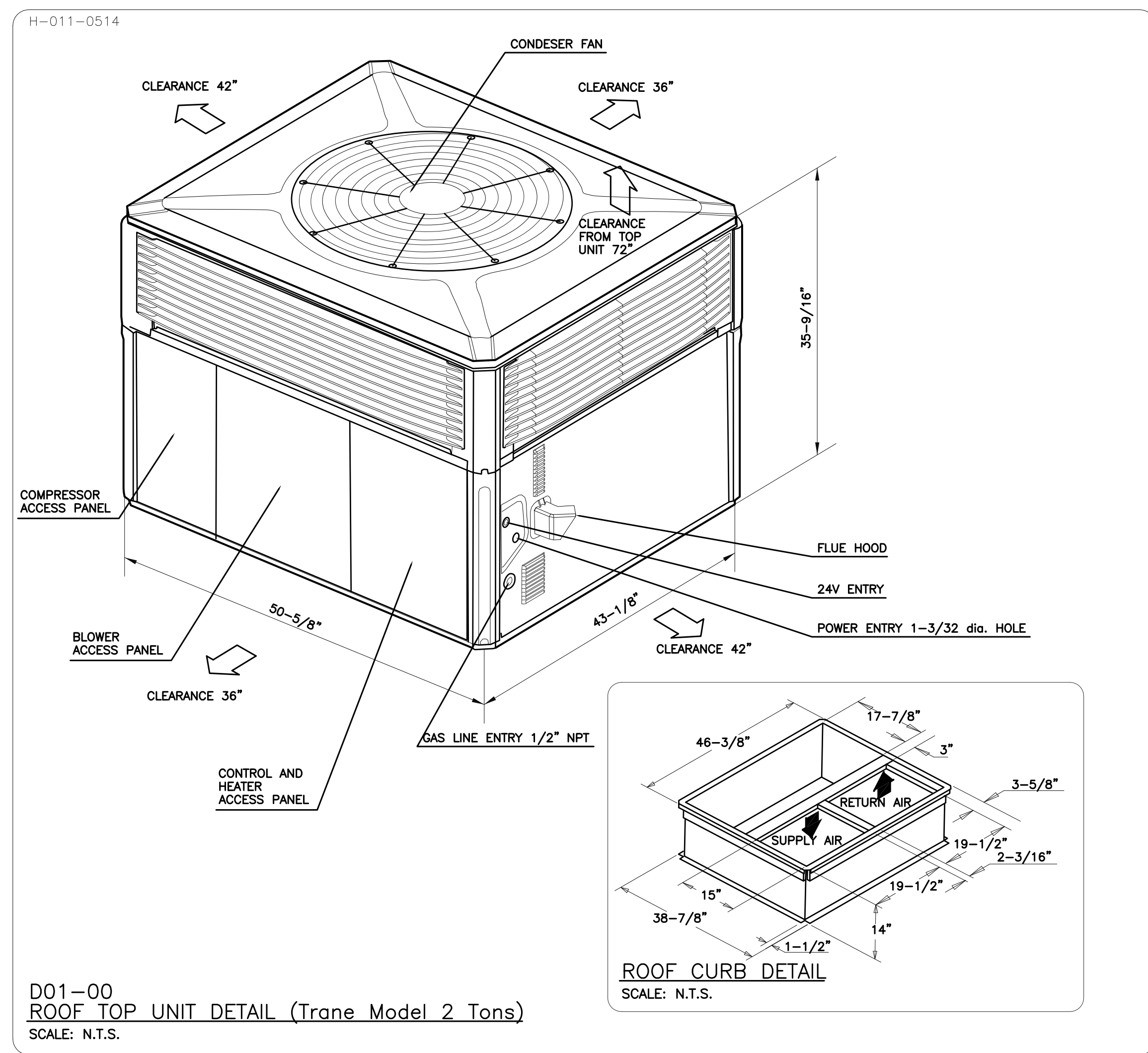
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND USE OF THIS DRAWING AND ASSURES THAT IT IS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.  
 QUALIFICATION INFORMATION:  
 REQUIRED LEVEL DESIGN IS CORRESPONDING TO 3.1.1.1 (3) OF THE BUILDING CODE  
 DAN D.M. PUSICA    21266    INC.  
 SIGNATURE: [Signature]    REGISTRATION INFORMATION:  
 YMSD CONSULTING    28265

PROJECT: **OFFICE EXPANSION**  
**395 WESTNEY ROAD SOUTH**  
**AJAX, ONTARIO**

SHEET TITLE: **HVAC SPECIFICATION**

SCALE: **1/8" = 1'**    DATE: **FEB. 04/22**

PROJECT No: **R295**    DRAWING No: **M-01**



**DRAWING NOTES:**

1 EXISTING WASHROOMS, LUNCH AND JANITOR EXHAUST FANS TO REMAIN. MAKE/MODEL: BROAN/676 112 cfm @0.125" SP

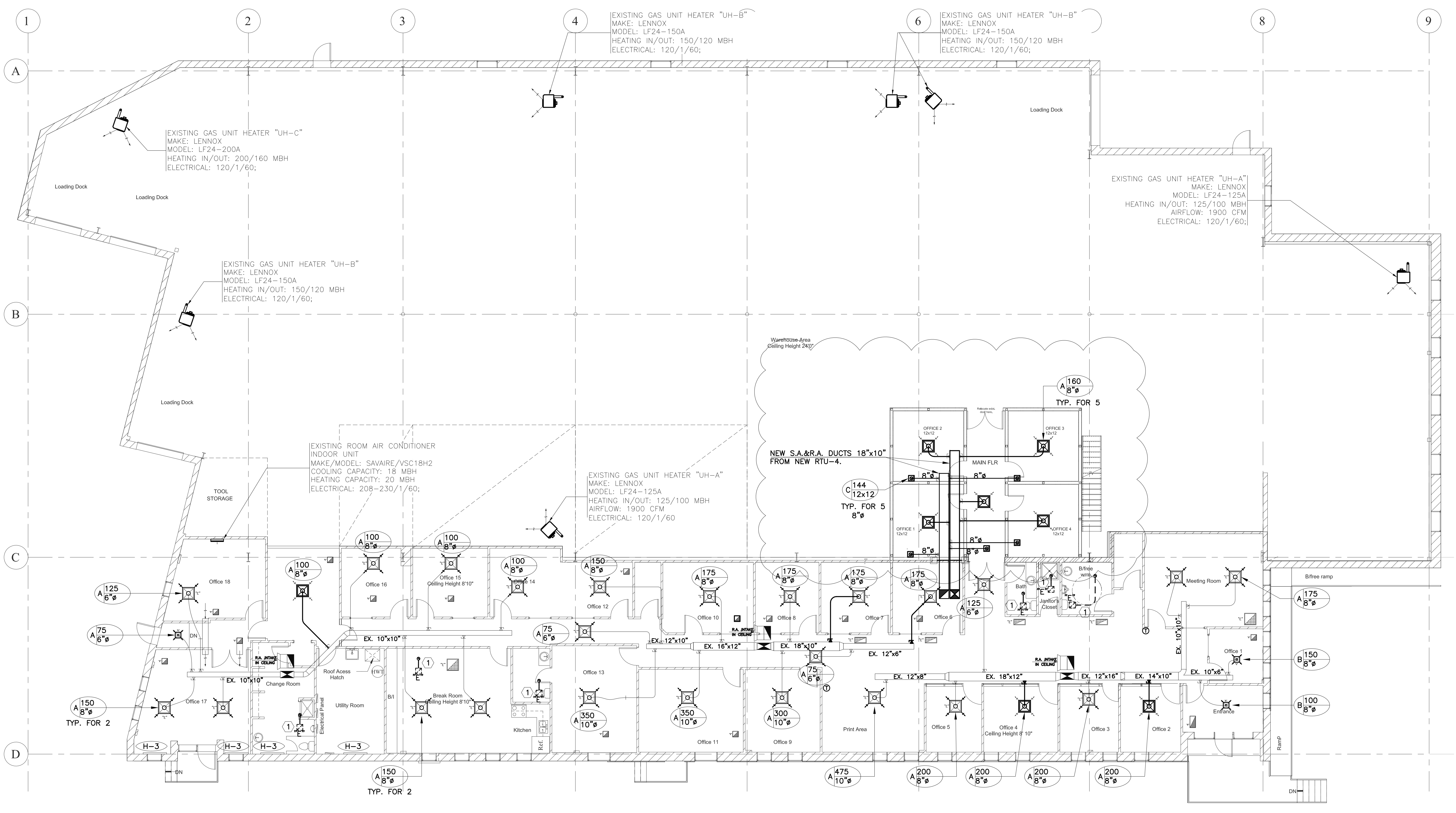
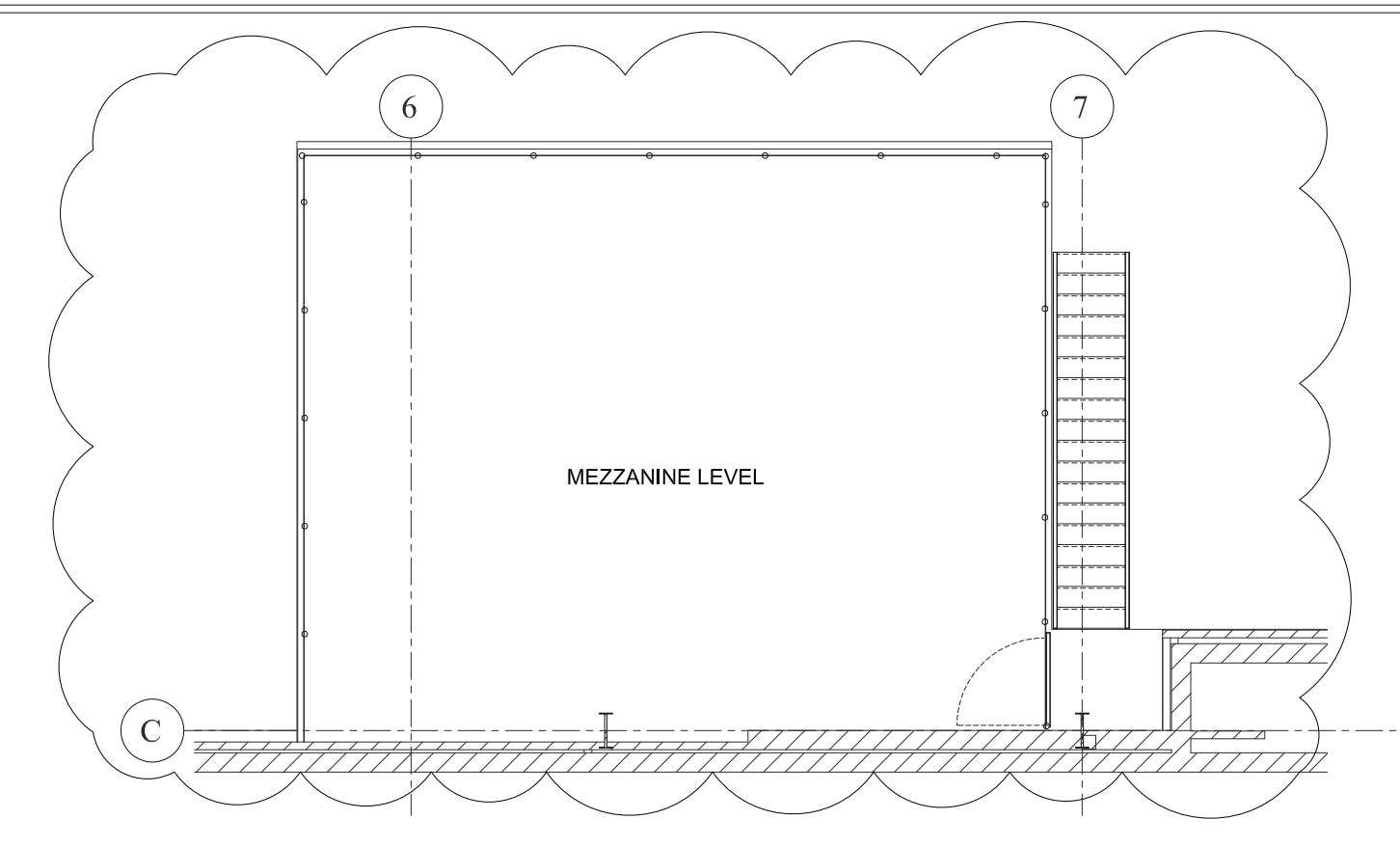
CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPLACE WITH NEW IF REQUIRED MIN.50CFM PER EACH SANITARY FIXTURE -WATER CLOSETS, URINALS, BASINS, SHOWERS OR SLOP SINKS.

EXISTING THREE 5"Ø EXHAUST DUCT UP TO ROOF TERMINATE MIN. 18" ABOVE FINISHED ROOF C/W GOOSENECK AND BIRD SCREEN. PROVIDE FIRE DAMPERS AT EACH PENETRATION POINT.

**FIRE DAMPERS NOTE:**

SUPPLY AND INSTALL WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED BY THE LOCAL FIRE DEPARTMENT. FIRE DAMPER RATING TO MATCH THE RATING OF THE SEPARATION CROSSED. INSTALLATION MUST CONFORM TO LATEST NFPA/CUA 90A SPECIFICATIONS. ONLY USE ULC APPROVED EQUIPMENT.

PROVIDE ALL ACCESS DOORS FOR ALL CONCEALED DAMPERS. HAVE THESE INSTALLED BY THE TRADES IN WHOSE WORK THE DOOR IS LOCATED. DOORS TO MATCH WALLS AND OR CEILING SURFACES. COORDINATE ALL REQUIRED ACCESS LOCATIONS WITH GENERAL CONTRACTOR.



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[Symbol]	RETURN AIR INTAKE IN CEILING SPACE
[Symbol]	ELECTRIC HEATER

ISSUED:	ISSUED:
No: 0	DATE: 14/21 FOR PERMIT
1	FEB. 04/22 AS PER CHANGED PLANS

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NORTH ARROW: [North Arrow Symbol]

SEAL: [Professional Engineer Seal for Dan Pusica, License No. 21266, Province of Ontario, Feb 04/22]

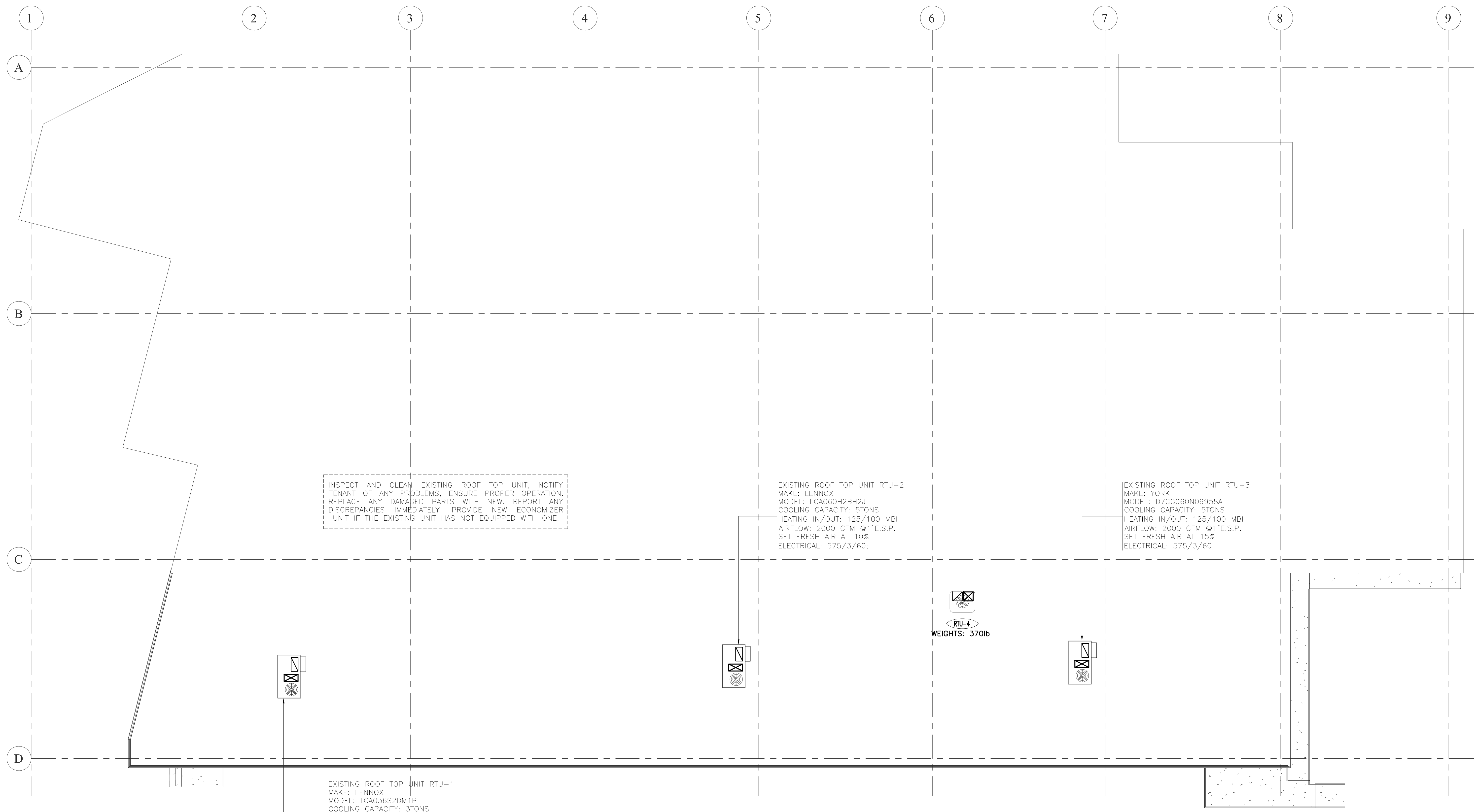
**YMSD CONSULTING**  
 226 Pacific Ave. Toronto, ON, M6P 2P5  
 Tel:(416) 3-888-444; Fax:(416) 849-0390  
 EMAIL: project@ymsd.com www.ymsd.com

PROJECT: **OFFICE EXPANSION**  
**395 WESTNEY ROAD SOUTH**  
**AJAX, ONTARIO**

SHEET TITLE: **HVAC LAYOUT**

SCALE: 1/8" = 1' DATE: FEB. 04/22

PROJECT No: R295 DRAWING No: M-02



SYMBOL	DESCRIPTION
[Symbol]	SUPPLY AIR DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
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[Symbol]	RETURN AIR CEILING GRILLE RELOCATED OR NEW
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[Symbol]	EXHAUST FAN OR GRILLE
[Symbol]	RETURN AIR INTAKE IN CEILING SPACE
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ISSUED:	ISSUED:
No: 0	DATE: 14/21
1	DATE: 04/22
	FOR PERMIT
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY:  
DAN PUSICA, P.ENG

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

DRAWN BY:	DESIGN BY:	CHECK BY:
DR	DR	DP

NORTH ARROW:

SEAL:

**YMSD CONSULTING**  
226 Pacific Ave. Toronto, ON, M6P 2P5  
Tel:(416) 3-888-444; Fax:(416) 849-0390  
EMAIL: project@ymsd.com www.ymsd.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND USE OF THE DRAWING AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.  
REGISTERED UNDER THE REGULATION OF PROFESSIONAL ENGINEERS ACT, R.S.O. 1990, CHAPTER 192, SECTION 13.1 (1) OF THE BUILDING CODE.  
NAME: DAN D.M. PUSICA, P.ENG. REGISTRATION NUMBER: 21266  
SIGNATURE: [Signature] REGISTRATION INFORMATION: YMSD Consulting, 28005

PROJECT: **OFFICE EXPANSION  
395 WESTNEY ROAD SOUTH  
AJAX, ONTARIO**

SHEET TITLE: **HVAC LAYOUT**

SCALE: <b>1/8" = 1'</b>	DATE: <b>FEB. 04/22</b>
PROJECT No.: <b>R295</b>	DRAWING No.: <b>M-03</b>

1 Roof  
1/8" = 1'-0"

INSPECT AND CLEAN EXISTING ROOF TOP UNIT, NOTIFY TENANT OF ANY PROBLEMS, ENSURE PROPER OPERATION. REPLACE ANY DAMAGED PARTS WITH NEW. REPORT ANY DISCREPANCIES IMMEDIATELY. PROVIDE NEW ECONOMIZER UNIT IF THE EXISTING UNIT HAS NOT EQUIPPED WITH ONE.

EXISTING ROOF TOP UNIT RTU-2  
MAKE: LENNOX  
MODEL: LGA060H2BH2J  
COOLING CAPACITY: 5 TONS  
HEATING IN/OUT: 125/100 MBH  
AIRFLOW: 2000 CFM @1"E.S.P.  
SET FRESH AIR AT 10%  
ELECTRICAL: 575/3/60;

EXISTING ROOF TOP UNIT RTU-3  
MAKE: YORK  
MODEL: D7CG060N09958A  
COOLING CAPACITY: 5 TONS  
HEATING IN/OUT: 125/100 MBH  
AIRFLOW: 2000 CFM @1"E.S.P.  
SET FRESH AIR AT 15%  
ELECTRICAL: 575/3/60;

EXISTING ROOF TOP UNIT RTU-1  
MAKE: LENNOX  
MODEL: TGA036S2DM1P  
COOLING CAPACITY: 3 TONS  
HEATING IN/OUT: 105/84 MBH  
AIRFLOW: 1200 CFM @1"E.S.P.  
SET FRESH AIR AT 15%  
ELECTRICAL: 208/1/60;

RTU-4  
WEIGHTS: 370lb