



ROSSMOOR ALTERATION STANDARDS

HVAC-HEAT PUMP REPLACEMENTS - CONDOS

Standards generally accepted across the Rossmoor Valley. Specific restrictions of use may be invoked by individual Projects.

INSTALLATION REQUIREMENTS:

Concrete or fiber-cement pad required, seismic connection to unit required, pad and unit shall be level.

Replace existing flexible line set where necessary. Where line sets are relocated, and exterior sheet metal chase may be created and painted to match the building color.

Screening fence with access to unit when required, Rossmoor Property Management will provide a standard detail with clearance, height and material criteria which can be used or adapted to suit specific site conditions.

MUTUAL 29 In two-story buildings, condensing units must be placed at the side of the building - 1,2,7 & 8 in 8 unit building and all in a four-unit building.

LANDSCAPE:

Foliage and irrigation removal and/or relocation to accommodate unit installation. Coordinate with Rossmoor Property Management landscape department.

HOURS OF OPERATION:

Limit hours of operation (heat pumps in particular) at night in consideration of neighbors by use of an automatic setback thermostat.



HVAC WORKSHEET

Name:.....

Alteration #:.....

Address:.....

Part of TWCM approval process

Contractor name:.....

Manufacturer of unit:.....

Model:.....

High efficiency: _____(Yes/No)

Seer rating of unit: _____(minimum 14)

Tonnage:.....

Height of unit: _____(41" maximum height)

Will a sheetmetal chase be necessary? ____ (Yes/No)

Is painting included? ____ (Yes/No)

Will unit placement be under or in front of a window? ____ (Yes/No)

Notes:.....
