

HOLIDAY HARBOUR
AIR CONDITIONER
COMPRESSOR LOCATION SPECIFICATION
APPLY FOR VARIANCE

PLACEMENT:

1. Only end unit owners will be allowed to place a condenser in the end foundation planting area.
2. Other Units – AC Condenser can not be installed any closer than two feet from the front door and two feet from the next condos' separation line. This will allow each unit to install the AC Condenser in front of the unit and still allow for room to work on the unit for maintenance. The AC Condenser units would be placed in the foundation planting area only.
3. All AC Condensers will be placed (mounted on concrete, poly, or slab) per manufacturer's recommendations.
4. Simplex Units, both the upstairs and downstairs units would be able to place their AC Compressors in the front of the downstairs unit.
5. If moving the AC Compressor from the patio, it will be the unit owner's responsibility to repair the penetrations in the rear walls. Holiday Harbour has vinyl siding for these repairs.

ELECTRIC REFRIDGERANT GAS AND LIQUID LINE PENETRATION:

1. When possible use existing penetrations where ever possible to access the basement.
2. A 3" hole will be cored in wall at ground level. A plastic sleeve inserted for access to basement. The sleeve will be packed with fiberglass insulation and dum-dumed to seal it on the outside.
3. Some end units already have an access hole used in the past.

LANDSCAPING AFTER INSTALLATION:

1. Holly bushes are a choice; they keep their leaves all year and allow air flow through them. Each unit will require 3 evergreen or holly plants, one in front of the unit and one at each front corner. Holly plants recommended, other evergreen plants are acceptable. Another option would be green wooden or polyethylene fencing, the height of the compressor on the sides in place of one plant, putting two plants in front and green fencing on the sides.
2. Plants need to be planted 2 ½ ft. from the AC units surface.

3. Landscaping to be paid for by the unit owners and all landscaping completed within two weeks of AC Condenser installation. Once the bushes are installed at the unit owner's expense, they will be the responsibility of Holiday Harbour to keep trimmed. If landscaping not completed within two weeks, Holiday Harbour will do the landscaping and back charge the unit owner for said landscaping.

Signature – Unit Owner

Date

Signature – Licensed Contractor

Address

Date

This signed specification to be kept on file in Holiday Harbour office file.