

# AIR CONDITIONING GUIDELINES

Please be informed of the basic architectural guidelines as set forth by the Crosspointe Association of Apartment Owners, February 1996:

## AIR CONDITIONING:

1. Units shall be the size and capacity that can be handled by the available electrical power in the unit.
2. Unit color:  
For building with gray field color - Light Gray  
For building with beige field color - Light Beige  
White color is acceptable in either case.
3. Supporting brackets and filler panel color shall be white to match building trims and moldings.
4. Drip line: all air-conditioning units located in the second floor shall be equipped with drip hose neatly tucked in the inside corner of the closest trim/wall intersection. Material shall be rubber, white in color or approved equal. (Please see attached drawing CP2 entitled AIR-CONDITIONING INSTALLATION GUIDELINE).

Section VII, paragraph 21 of the House Rules and Regulations specifically states:

AIR CONDITIONERS. All air conditioning units and installation of such units must have Board approval prior to installation. All air conditioning units require a drain hose and safety support brackets.

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# WINDOW AIR CONDITIONER INSTALLATION GUIDELINES

## 1. Install the Mounting Hardware

Large air conditioners rest on external brackets but on the newer models, air conditioners rest on sill-mounted supports. Open the window and install these fittings properly using the hardware and following the instructions that accompany the unit. If you install mounts improperly this could cause a drainage problem for the air conditioner, which could create water damage and termite attraction.

Attach the bracket to the window sill. You adjust the center screw, level the unit and provide condensation drainage.

## 2. Set the Unit in Place

Make sure the unit is installed securely. Support the A/C unit from underneath; or firmly fasten it from inside with angles. Metal brackets, mounting rails, wood brace may be used for a safe installation.

## 3. Fit the Extensions

Close the window onto the air conditioner and pull out the extensions on both sides of the unclosing up the openings between the unit and the sides of the window. When the extensions are snug against the window, fasten each to the sash.

## 4. Finish the Installation

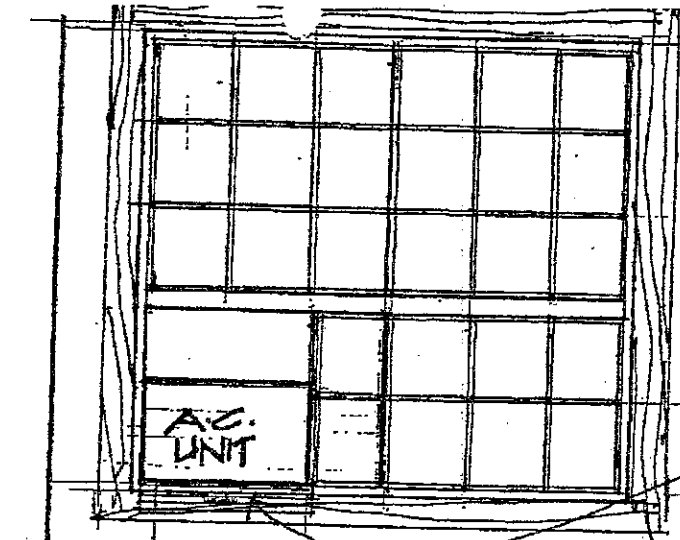
To seal the installation inside, use foam strip to fill the air gap where sashes overlap. Caulk the unit outside; check for manufacturer's instructions for operation and maintenance.

### NOTE: FOR WALL UNIT AC

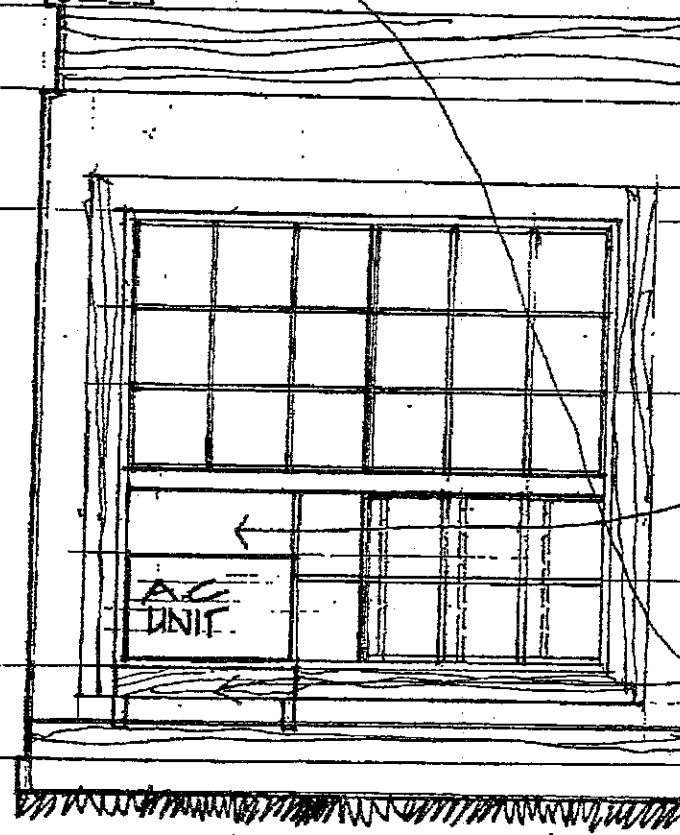
When replacing wall units be sure to ask your contractor to install flashings. Flashing seal a wall at its most vulnerable points. Flashings provide protection against water, air and moisture leaks. This helps prevent costly water damages.

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DRIP HOSE SHALL BE  
NEATLY TUCKED IN THE  
INSIDE CORNER OF  
NEAREST WALL INTER-  
SECTION.



FILLER PANEL  
SHALL BE WHITE,  
PLYWOOD OR  
EQUIVALENT MATERIAL

A.C. UNIT SUPPORTING  
BRACKETS SHALL BE  
PAINTED WHITE.  
MATERIAL CAN BE  
WOOD OR METAL.

## AIR-CONDITIONING INSTALLATION GUIDELINE

Drawn by BY  
Project No. 1001  
Date 1/27/76  
Drawing No.

CP2

of Sheets

# AIR CONDITIONING REQUEST

I am the Owner/Property Manager of Unit # \_\_\_\_\_, and would like to request for Crosspointe Board approval to install an air conditioner. I have received copies of the Crosspointe Association Guidelines and agree to comply.

PRINT OWNER NAME \_\_\_\_\_

HOME # \_\_\_\_\_ WORK # \_\_\_\_\_

## INFORMATION ON A/C

MODEL # \_\_\_\_\_

MODEL NAME \_\_\_\_\_

# OF BTU'S \_\_\_\_\_ (A/C cannot exceed 110 voltage)

COLOR OF A/C \_\_\_\_\_

(Approved Colors: light gray, light beige, white)

PROPER ELECTRICAL POWER IN UNIT: YES  NO

SAFETY SUPPORT BRACKETS \_\_\_\_\_

(Must be painted white to match building trims & molds)

FILLER PANEL \_\_\_\_\_

(Must be painted white to match building trims & molds)

DRIP LINE ROUTED TO GROUND \_\_\_\_\_

LOCATION OF A/C UNIT \_\_\_\_\_

(A/C cannot block the water heater closet, or installed through any walls, or installed in a window that which will interfere with the walk space of the 2nd floor staircase)

OWNER/PROPERTY MANAGER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL BY:

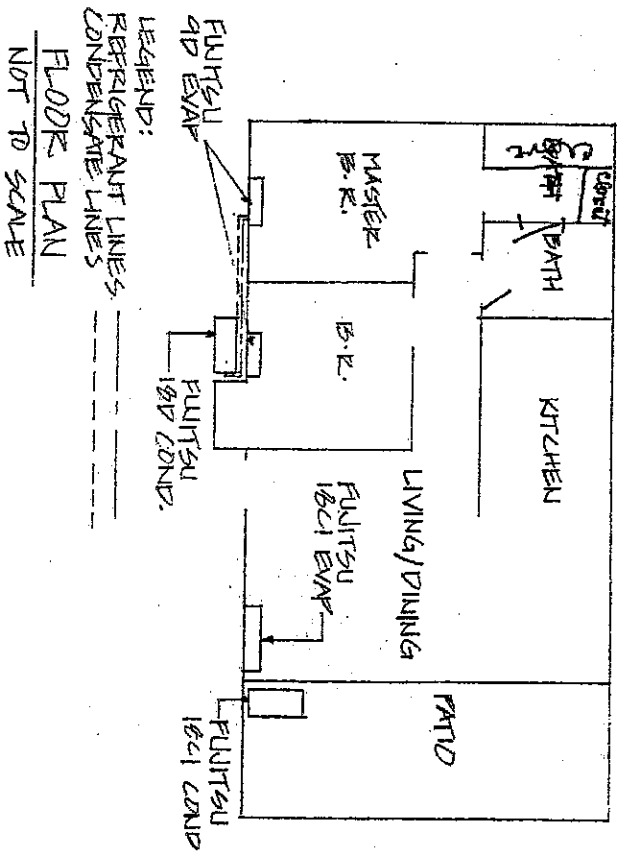
BOARD OF DIRECTORS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

*Crosspointe*

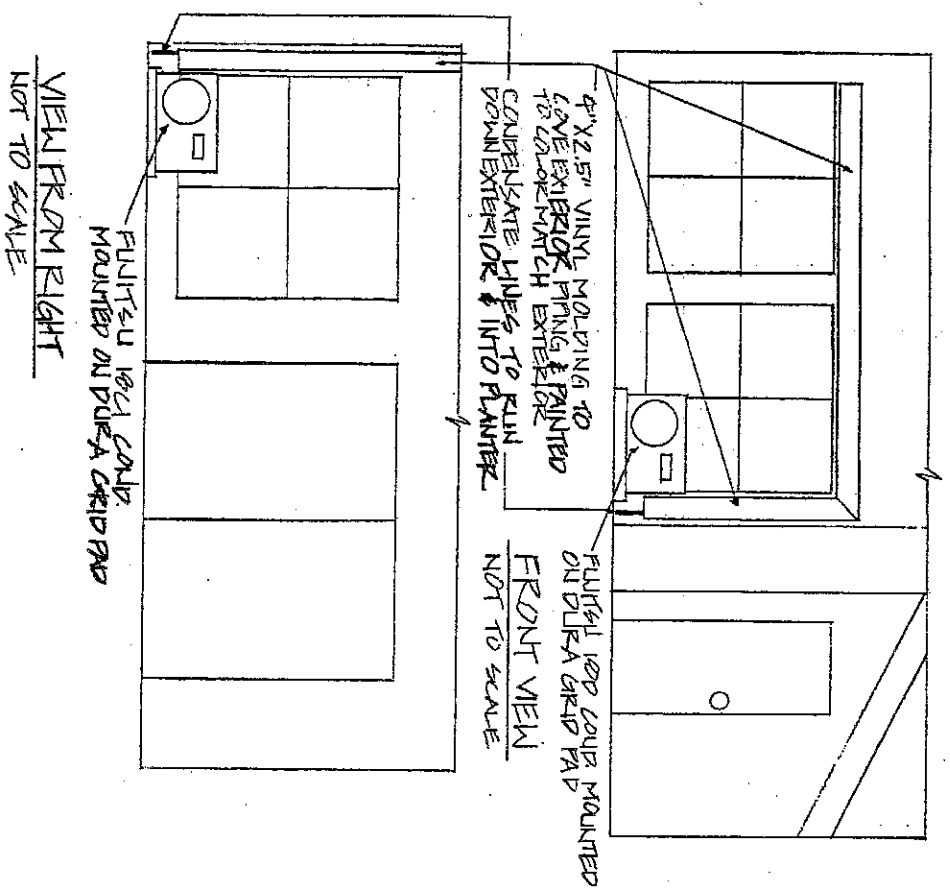
**APPROVED**

FOR

*Crosspointe*



DRAWING SUBMITTED BY:  
A/E EXPERIMENTAL AIR CONDITIONING # CZ5A400



DRAWING SUBMITTED BY:  
A/E EXPERIMENTAL AIR CONDITIONING # CZ5A400