

STUDIOS ALBERTA

The purpose of Studios Alberta is to provide adequate affordable housing primarily, but not exclusively, for AISH recipients in totally private, self-contained suites. Currently there are 4 completed and occupied projects as follows:

- Ponoka (Northbridge) - 24 suites
- Olds (Westwind) - 15 suites
- Drumheller (Norwood) - 15 suites
- Vegreville (Landell) – 18 suites

In the planning stage with occupancy scheduled for late winter 2012 is a 18-unit project in Three Hills, Alberta

We define “adequate” as safe – clean – warm – dry – secure – independent – private – easy to maintain and furnish.

Representative initial monthly rents are: Northbridge in Ponoka, \$400; Norwood in Drumheller, \$358; Westwind in Olds, \$405 and Landell in Vegreville, \$400.

Westwind in Olds, Norwood in Drumheller, Landell in Vegreville and the Three Hills project each contain two barrier-free/handicap/wheelchair suites. These suites are the same size as the others (325 square feet) and contain the following features: Wheelchair turning circle area in the bathroom and kitchen; countertops and vanity lowered to 30 inches; upper cabinets lowered, "D" handles on all cabinets; clearance under kitchen and bathroom sinks for wheelchairs; handicap shower with a built in seat; 3/4 inch shower entry lip, convenient shower taps and hand held shower nozzle; lowered closet shelving and closet rod; light switches and circuit box lowered to wheelchair height; electrical, cable /TV and telephone jacks raised to wheelchair height; main entrance door with a low threshold and a levered handle; lowered main windows; built in countertop cooktop and a 24 inch wall oven with side swing door.

Other than water, which is included in the rent, each suite is utility independent. Each tenant controls and is responsible for heating, cooling, fresh air circulation, hot water and general utility consumption. Electrical utility consumption, not including distribution costs, should not exceed an annual average of \$65.00 per month.

Studios Alberta Projects are apartments, institutions. Each bachelor suite is totally self-contained with private entrances opening into a courtyard. Studios Alberta projects have no hallways. Tenants must be able to live on their own but tenants with outreach, health or social workers are very welcome. As well, due to the nature of the project the landlord is more involved than might otherwise be the case in the day-to-day management. Projects are conveniently located within easy walking distance of services such as pharmacies, clinics, grocery stores, laundromats and convenience stores.

Studios Alberta Projects have rules, which are enforced. Disruptive, disturbing or illegal conduct will not be tolerated. A copy of a lease and the rules are included on the forms page.

CONSTRUCTION AND DESIGN

EXTERIOR

European-style park area between the two buildings. Central sidewalk with branches to each side, dusk to dawn pot lamps and picnic tables surrounded by woodchips, shrubs and trees.

CONSTRUCTION

Each suite is separated by two – 2 X 4 walls with a 1” air space and a soundproofing board between these walls. The 2 X 4’s are staggered with “Safe and Sound” insulation on each side. There are two sheets of fire-rated drywall placed on each separating wall.

Note: Soundproofing is measured by STC (Sound Transmission Co-efficient) frequency which in Studios Alberta exceeds 55, giving more than adequate sound proofing to enhance privacy and comfort.

KITCHEN

Galley style with cabinet size, features and layout custom designed for Studios Alberta by Ponoka Cabinet Makers.

Bonus of microwave shelf and bank of drawers.

Kitchen taps are heavy duty levered to reduce stress damage and maintenance.

Sinks are specialty order to reduce size while still providing double basins.

High quality stove and self defrosting fridge included

MAIN AREA

Oversized high quality, vinyl clad, energy efficient windows.

Closet area with extra shelving for storage

Two locations for phone and cable for layout flexibility

Low maintenance and easy clean PVC black out vertical blinds.

Color schemes including counter tops, chosen by an interior designer with the Studios Alberta tenants in mind.

Optional clothes closet drapery panels available at nominal cost

BATHROOM

Tenant-controlled thermostatically regulated heat.

Better than average quality high performance toilets.

Large vanity with ample cupboard and countertop space.

24” tri-mirrored medicine cabinet.

Heavy duty levered taps to reduce stress damage and maintenance

Hardwired exhaust fan to control humidity.

Single oversized shower with minimal threshold in barrier-free suites

HEATING, VENTILATING AND AIR CONDITIONING

Each suite has totally independent thermostatically controlled heating, ventilating and air conditioning provided by “Friedrich Packaged Terminal Air Conditioners”, which are super high efficiency, ultra quiet and remote thermostat operated.

FLOORING

Top quality commercial grade flooring.

Fire, water and stain resistant.

Heavy duty soft foam underlay for comfort, warmth and sound insulation.

Easy for tenants to maintain and clean.

Sound transmission co-efficiency between floors is 55 or better.

ELECTRICAL

Separate electrical panels in each suite.

High efficiency fluorescent lighting

Multiple outlets throughout kitchen and living room area.

CONCLUSION

We are very excited about this new concept and believe that all of the residents of Studios Alberta will be provided with very good quality accommodation, at a cost that is easily affordable.

This housing development is funded by the Government of Canada through Canada Mortgage and Housing Corporation and the Province of Alberta through Alberta Housing and Urban Affairs, under the Canada-Alberta Affordable Housing Agreement.