

THE CHINOOK VILLA BUILDING



The Chinook Villa is the premier building at Charis Village. There is so much that went into the planning and construction you would never know about if I did not tell you.

One concern for seniors is safety. In a building that is more than one floor, the risks are increased, especially when we see news reports of buildings that catch fire and burn, putting the lives of residents at risk. This building, built by Eagle Builders, is a concrete - steel structure. That means it is fire resistant. There is very little that is combustible in this building. Also, our insurance bill is far less than it would be with a wood structure which means it is cost effective for you. The walls are a foot thick with 4 inches of concrete, 4 inches of solid Styrofoam insulation and another 4-inch slab of concrete. This 1-foot-thick wall makes up all the outside walls.

The other concern for any multi-family housing complex is noise. People want to know that the neighbours are not going to complain if we make noise. Are they able to hear me when I am up late? In Chinook Villa it is very unlikely you will hear anyone else. The reasons are the way the building was constructed. For example, the floor is an 8-inch concrete floor with a 4-inch hollow core tubes which have dead air space that prevents the conduction of sound. Plus, when the outside walls of your unit are built a 2-inch slab of gypcrete is poured on the floor which stops at the inside of your wall. Sound is vibration and so the sound cannot pass under the wall to the next room. Those adjoining walls are special as well. They are actually a double wall that have dead air space and insulation between them, plus steel studs that are offset from each other. That means the plugins are off set as well which reduces sound transmission.

I was told of a person that was visiting in someone else's unit and they could hear the phone ringing. "Your phone is ringing," she shouted to the neighbors. "It's not mine." came the reply. I can assure you that that will not be happening in Chinook Villa.

Sometimes when you live at the end of the hall the temperature of your home is hard to regulate. The hot air is no longer hot by the time it gets to your unit on those cold days. In Chinook Villa the heating system is excellent, easy to control and very efficient. In each unit there is a heat exchanger located in the ceiling above the guest bathroom. The hot water from the boiler in the basement comes to that unit and when your thermostat asks for more heat it passes through the heat exchanger and blows hot air into your unit, quickly getting it up to the requested temperature. The air circulates just within your unit and is very safe, especially during covid times. The same process happens in the summer when you require air - conditioning to keep you cool. There are, also big windows that let in an abundance of light, and they have a slider that opens so you can enjoy fresh air.

The underground heated parking is included with the lease of your unit and provides a warm place for your car. You will never again need to scrape frost from your windows or snow off the hood of your car. You can be assured that when you get in your car it will be nice and warm.

My mother was living in a senior's residence when the power went out and there they were, stranded in the building with no functioning elevator. Fortunately, it was a nice summer day as they were

required to vacate the building and wait outside until the power came back on several hours later. In Chinook Villa we have a backup generator that will automatically start up when the power goes off and provide emergency power to our building so that the elevators will work, emergency lights provide light, and the temperature will be maintained. These things are often not thought of until there is an emergency and then you discover the importance of planning ahead.

Each unit comes equipped with blinds that raise from the bottom as well as lower from the top. The lovely stainless steel Maytag appliances are included as well. The kitchen comes with soft, self-closing doors, plenty of drawers, pull outs in the pantry and a nifty lazy susan in the corner. The quartz counter tops are a beautiful asset to every unit.

As you consider apartment living, keep in mind these important features: safety, noise, climate control, heated parking, emergency backup power and more, that are an important part of the Chinook Villa building.