

THE elements

AT RICHARDSON RIDGE

Be in yours.



GENERAL INFORMATION, FEATURES AND SPECIFICATIONS

Welcome to the Elements Flats. A greater community of eight condominium buildings set in a unique and convenient location. Each building is comprised of only 14 units, offering condominium living at a more comfortable scale. All floors are connected to underground parking and storage. Choose from seven stunning layouts that vary in size and format to suit any lifestyle.

Live in a maintenance-free, **smoke-free environment** where attention to detail is paramount; and have access to a heritage farmhouse that serves as a community clubhouse perfect for holding events, gatherings, and guest accommodation.

BUILDING FEATURES/AMENITIES

- Architecturally designed streetscapes and fully landscaped property (in accordance with City approved plans)
- Outdoor visitor parking allotted
- Portico entry/lobby at grade
- Controlled access to building with telephone-permission intercom system
- Elevator (5' x 8' full size, three phase power) service to all floors including garage level/parking
- Heated and ventilated indoor underground parking for residents
- Remote control transmitters and manual keypad access to underground parking
- Indoor storage area allocated to each unit and located at garage level
- Main lobby, stairwells and corridors – feature timeless wall finishes, lighting fixtures, entry door/address details, ceramic tile (lower lobby/main lobby) and upgraded carpet flooring selections as determined by our interior design team
- Central fire alarm system with integration into each unit
- Detached dedicated garbage disposal buildings and outdoor bicycle storage facilities
- Heritage Farmhouse Amenity Building: includes guest room, meeting room facility, kitchen facilities, bathrooms, party room accommodations, etc.

EXTERIOR FINISHES/FEATURES

- Architect designed exterior colour schemes
- Mix of low-maintenance exterior materials including brick, architectural stone, fibre cement siding and fibre cement panel, pre-finished metal panel details

- Balconies consist of a wood frame structure complete with cedar decking boards above waterproof membrane
- Custom aluminum and tempered glass balcony railing details (unit dependent)
- Maintenance free double glazed factory sealed Low-E, argon gas filled, PVC casement windows complete with “Truth” opening hardware and pine jamb extensions (Uniform determines location, size and style of operable windows)
- Insulated steel terrace swing doors to balcony/terrace (unit dependent) complete with full height double glazed sealed window and sliding screen
- Prefinished aluminum fascia and perforated soffits
- “Lifetime” self-sealing asphalt fibreglass roof shingles complete with eave protection on all sloped roofs
- Seamless eavestroughing and down spouts installed on each building

STRUCTURAL DETAILS

- Steel reinforced concrete foundation walls
- Drainage and damp proofing membrane layer below grade, walls above grade parged
- Approximately 9' high finished ceilings throughout main living spaces (ceiling height in minimal areas may be dropped) perimeter bulkheads in minimal locations are required to accommodate mechanical systems (as per plans)
- Exterior walls are 2" x 6" wood studs at 16" centres
- Interior walls are predominantly 2" x 4" at 16" centres with ½" gypsum board on both sides
- Wall system between units consists of two separate 2" x 4" fully insulated staggered stud walls at 16" centres, with 3½" of acoustical insulation (Fibreglass R12), 1" air space and 2 layers of fire rated drywall on each side of the wall

- Pre-engineered floor joist system with 1½" oriented strand board tongue and groove subflooring screwed and glued in place

THERMAL AND SOUND ATTENUATION

- R-50 blown attic insulation
- Exterior walls above foundation receive R-22 batt insulation
- Continuous 6 mil polyethylene vapour barrier
- Floor system includes a sound isolator suspended anchorage system for the ceiling below
- Floor system joist space will be filled with batt insulation
- Floor system will include a de-coupling floor underlayment; underlayment is installed between finished floor and oriented strand board subfloor sheathing
- All floor and wall assemblies are designed in consultation with acoustical engineering consultants

INTERIOR FINISHES AND FEATURES

KITCHEN

- 1¼" granite counter top from builder's level II samples; complete with square edge detail
- Custom kitchen cabinets with 41" uppers, full depth build-out over fridge with gable ends
- Slow close hardware on all kitchen doors
- Kitchen cabinets to include bank of drawers and pot and pans drawers
- Under cabinet lighting and wood valance
- Subway tile backsplash — multiple sizes available
- Drywall bulkheads over upper cabinets

- Option of single-bowl, double-bowl or ⅔" - ⅓" undermount stainless steel sink with single lever faucet and pullout spray
- Gas line to kitchen range available as an option

BATHROOMS

- Tile flooring, two-piece elongated bowl low consumption toilets, full width mirrors over vanity, wall mounted light fixture centred over sink, chrome towel bars and tissue holders in pre-determined locations
- Ensuite baths (unit dependent — Breeze bath included) include 1¼" granite, bank of drawers and 8" centre chrome faucets
- Undermount rectangular shaped sink in Ensuite. Top mount oval sink in Main Bath
- Main baths include single lever chrome faucets
- Main Bath/Ensuite (unit dependent) moulded shower base with sliding tempered glass doors and tiled shower surround (4" x 16" multiple colours available)
- Main Bath/Ensuite (unit dependent) acrylic tub with tiled enclosure (4" x 16" multiple colours available)

DOORS

- Solid-core wood grain flat panel unit entry doors with satin nickel lever hardware and security viewer
- Single panel shaker style interior doors with satin nickel lever hardware including privacy sets for Master, Ensuite and bathrooms
- Single panel shaker style swing doors on all closets
- Solid core flat panel smooth finished sliding door for den/flex spaces (unit dependent) concealed overhead track; painted to match trim

FLOORING

- 2½" pre-finished oak hardwood flooring throughout (except tiled areas) choice from 8 standard colours

- Choice of tiling (ceramic and porcelain options) in all bathroom, laundry and mechanical areas (as per plans), from builder's standard samples; includes selection of 12" x 24" tiles

PAINT

- All walls painted one prime coat and two finish coats in low-lustre latex (single colour throughout — choice from builder's standard samples)
- All woodwork (doors and trim) to receive one coat of latex primer and 2 coats of semi-gloss latex in builder's 100% acrylic standard white

CEILINGS AND TRIM

- Ceilings with smooth finish throughout
- 4½" custom baseboards and 2½" custom wood casings

ELECTRICAL

- 100 amp electrical service with 42-breaker panel (electrical consumption individually metered)
- Copper wiring throughout
- White Decora light switches and outlets throughout at builder specified heights
- Pot lights — recessed surface adjustable (LED bulbs) in foyer and kitchen areas (as per plans)
- Ceiling mounted light fixtures in all bedrooms including master
- One switched capped ceiling outlet in dining area and one centred over kitchen island/peninsula (location as per plan)
- Electrical outlets for washer and dryer in laundry areas
- Rough-in wiring for dishwasher electrical outlet, dedicated circuits for over the range microwave, fridge and stove outlet
- Ground fault outlets in all bathrooms

- Structured cabling pre-wired for telephone/data (CAT5E) and cable TV (RG6 coaxial) outlet locations — fully terminated (as per plans)
- Building equipped with both Rogers and Bell fibre optic cable
- Each balcony/terrace to include one weatherproof electrical outlet and outdoor light fixture
- Each shower and bath location to include a waterproof recessed ceiling light
- Designer interior light fixtures selected by builder
- Rough-in wiring for exterior door and window contacts for first floor units
- Dedicated electrical outlet in mechanical areas for future wireless security system (should homeowner choose to install after occupancy)
- 120V interconnected carbon monoxide and smoke detectors with strobe light located as per Code
- Exterior Security lighting in parking areas

PLUMBING

- White plumbing fixtures throughout
- Cross-linked polyethylene piping throughout
- Shut off valves at all plumbing fixtures except bathtubs
- Pressure balancing mixing valve in all showers and/or tub/shower configurations
- Gas-fired high-efficiency domestic hot water tank in each unit (rental)
- Water will be bulk metered to the Condominium Corporation; individual sub-meters will measure water consumption in each unit and water used for common area maintenance

HEATING AND VENTILATION

- Natural gas-fired rental tank water heater combined with ceiling mounted Hydronic Air Handler to deliver heat efficiently to the entire unit.
- Central air conditioning unit located on balcony/terrace in location determined by builder
- Programmable heat/cool thermostat
- Dedicated heat recovery ventilation system (HRV) in each unit
- Bathrooms are ventilated through HRV
- Duct work is vacuumed and all supply air duct work joints to be taped
- Range hood fan and dryer vent exhausted to the outdoors

OTHER

- Gas line to balcony or terrace (location determined by builder) for future BBQ connection
- Gas consumption individually metered
- Stainless steel appliance package included: French door fridge with bottom drawer freezer, dishwasher, over the range microwave, stove and stacked white washer/dryer

WARRANTY

- Building and unit enrolled with the Tarion Warranty Corporation
- One year warranty with Uniform Urban Developments and secured by Tarion Warranty Corporation

UNIFORM URBAN DEVELOPMENTS RESERVES THE RIGHT TO:

- Substitute materials of equal or better quality to those specified

- Exercise architectural control for all exterior finishes
- Adapt plans, general design elements, relocate equipment or access panels where adaptations are considered by us to be necessary

DEVELOPMENT TEAM

Builder: Uniform Urban Developments

Architect: Hobin Architecture Inc.

Interior Design: 2H Interior Design

Mechanical & Electrical Engineer: Quadrant Engineering

Structural Engineer: Goodeve Manhire Partners

Civil Engineer: IBI Group

Landscape Architect: Novatech Engineering Consultants

Geotechnical Engineer: Patterson Group

UNDERSTANDING MAINTENANCE FEES

Living in a condominium requires a monthly contribution to maintenance fees. These fees include:

- Electricity to exterior and interior common area lighting
- Water usage for common elements
- Operation/maintenance of waste facilities
- Property Insurance for the units and base building; homeowners are responsible for insuring upgrades and content
- The maintenance and upkeep of your building's exterior, the overall property and landscape features
- Snow removal
- Property Management Services
- Reserve fund contributions* (see below)

UNDERSTANDING TYPICAL MONTHLY HOUSEHOLD EXPENSES

When living in a condo it is important to understand what you will be individually responsible for in terms of monthly expenses. Here is what you can expect:

- Utilities are separately metered, you will only pay for your own consumption (electricity in your unit, gas used in your home)
- Water heater rental fee
- Personal water consumption (billed by Condo Corporation based on sub-meter readings)
- Content/upgrade insurance
- Property taxes
- Personal cable/phone/home monitoring costs as determined by your own personal set-up

WHAT IS A RESERVE FUND*

A reserve fund is like a savings account or insurance policy for special expenditures that may come up in the future for your condominium and its common elements.

In Ontario, a condo has to carry out a Reserve Fund Study within a particular period of time once all the buildings are completed/fully functioning.

This study has to be undertaken by experts with a special designation. The study examines all the systems (e.g., heating) and other physical aspects (garage, balconies, windows) and aims to give a reasonable expectation as to when they will need to be replaced or have non-routine repairs and how much this will cost at that projected time in the future.

Our first year budgeting has assigned a value to the reserve fund based on consultation with industry experts. This "starting reserve fund" will then evolve into an actual reserve fund established to ensure your home and your community stays well maintained for years to come.