

# 336 EAST 1ST AVENUE

## *Feature List*

### *The development of 68 artists' live/work studios*

- *Efficient low maintenance industrial type building with durable industrial steel exterior cladding*
- *Large double-glazed multiple-paned industrial windows with convenient opening sections for ventilation*
- *Industrial freight elevator with large cab and high ceiling serving all four floors and the parkade -- conveniently located adjacent to the loading bay*
- *Forty parking stalls as well as two separate loading bays with full industrial overhead doors*
- *Special bike storage facilities*
- *Smooth finished concrete floors*
- *Industrial structural steel designed to latest Earthquake Code requirements*
- *Open floorplan to accommodate the artist live/work studio requirements for 30% living area and 70% studio area*
- *Ceiling heights:*
  - 1st Floor : 17'2" finish floor to underside of structural beams*
  - 1st Floor Loft : 9'2" finish floor to underside of structural beams*
  - 2nd Floor : 15'8" finish floor to underside of 10" structural beams*
  - 3rd Floor : 15'8" finish floor to underside of 10" structural beams*
  - 4th Floor : 17' (sloping to 10') finish floor to underside of structural beams*
- *Efficient, sleek kitchen design, with cabinets, in a contemporary and durable finish*
- *White Westinghouse (or equivalent quality) appliances including an 11 cu.ft. frost-free refrigerator, 24" easy clean range, 2-speed charcoal filter range hood fans and 1/3 HP Whirlaway food disposer*
- *Fixtures to include American Standard (or equivalent) wall-mounted sink, toilet and bathtub with showerhead*
- *Natural gas servicing to all floors for future installation of through-wall vented fireplaces*
- *Rough-in for in-suite washer/dryer*
- *Amenity area for common use such as gallery showings and other similar gatherings*
- *Exposed fire protection sprinklers throughout each suite as well as individual fire alarm and life safety systems to Code requirements*
- *Electric baseboard heating with individual thermostats and industrial-style lighting*
- *24 circuit, 100 amp, single phase electric panel*
- *Demising walls to current Residential Acoustical Standard STC 50 -- taped, sanded and prime painted*



**ARTECH**  
East 1st Avenue  
Price List

|                     | UNITS | GROUND FL. | MEZZ   | SQ. FT. | PRICE     | PARKING |
|---------------------|-------|------------|--------|---------|-----------|---------|
| <b>Ground Floor</b> |       |            |        |         |           |         |
| 1.                  | 101   | 423.5      | 268.75 | 692.25  | \$109,900 | No      |
| 2.                  | 102   | 568.0      | 442.25 | 1010.25 | \$134,900 | No      |
| 3.                  | 103   | 568.0      | 442.25 | 1010.25 | \$134,900 | No      |
| 4.                  | 104   | 568.0      | 442.25 | 1010.25 | \$134,900 | No      |
| 5.                  | 105   | 569.75     | 426.5  | 996.25  | \$134,900 | No      |
| 6.                  | 106   | 563.75     | 424.5  | 988.25  | \$134,900 | No      |
| 7.                  | 107   | 563.75     | 424.5  | 988.25  | \$134,900 | No      |
| <b>Second Floor</b> |       |            |        |         |           |         |
| 8.                  | 201   |            |        | 695.75  | \$119,900 | Yes     |
| 9.                  | 202   |            |        | 759.5   | \$124,900 | Yes     |
| 10.                 | 203   |            |        | 759.5   | \$124,900 | Yes     |
| 11.                 | 204   |            |        | 759.5   | \$124,900 | Yes     |
| 12.                 | 205   |            |        | 715.25  | \$124,900 | Yes     |
| 13.                 | 206   |            |        | 711.75  | \$124,900 | Yes     |
| 14.                 | 207   |            |        | 711.75  | \$124,900 | Yes     |
| 15.                 | 208   |            |        | 715.25  | \$124,900 | Yes     |
| 16.                 | 209   |            |        | 648.25  | \$114,900 | Yes     |
| 17.                 | 210   |            |        | 759.5   | \$124,900 | Yes     |
| 18.                 | 211   |            |        | 759.5   | \$124,900 | Yes     |
| 19.                 | 212   |            |        | 756     | \$124,900 | Yes     |
| 20.                 | 213   |            |        | 696.75  | \$104,900 | No      |
| 21.                 | 214   |            |        | 640     | \$104,900 | No      |
| 22.                 | 215   |            |        | 640     | \$104,900 | No      |
| 23.                 | 216   |            |        | 640     | \$104,900 | No      |
| 24.                 | 217   |            |        | 625.25  | \$104,900 | No      |
| 25.                 | 218   |            |        | 625.25  | \$104,900 | No      |
| 26.                 | 219   |            |        | 625.25  | \$104,900 | No      |
| 27.                 | 220   |            |        | 625.25  | \$104,900 | No      |
| 28.                 | 221   |            |        | 640     | \$104,900 | No      |
| 29.                 | 222   |            |        | 640     | \$104,900 | No      |
| 30.                 | 223   |            |        | 640     | \$104,900 | No      |
| 31.                 | 224   |            |        | 620.25  | \$104,900 | No      |



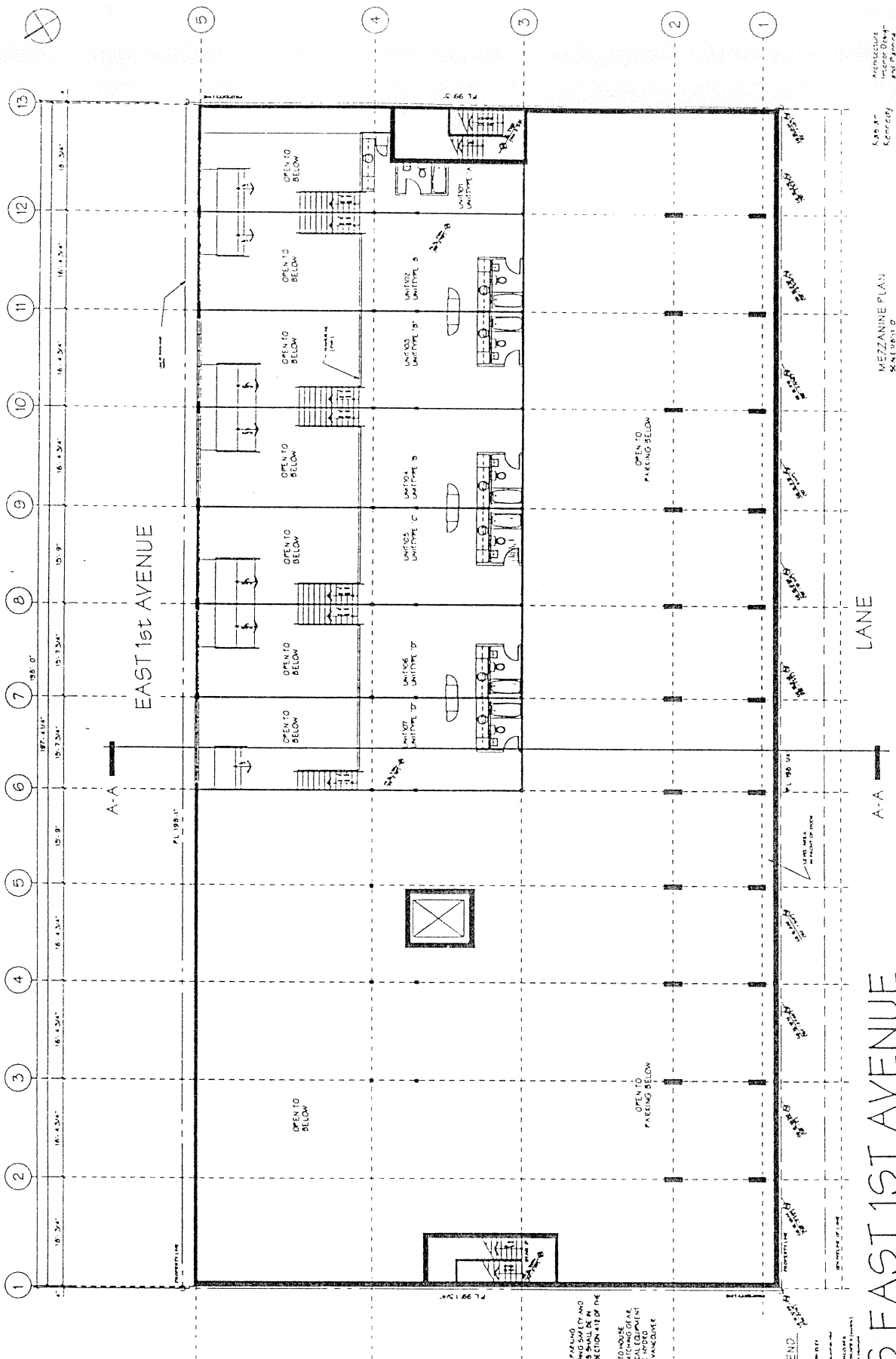
|                    | UNITS | GROUND FL. | <u>MEZZ</u> | <u>SQ. FT</u> | PRICE     | PARKING |
|--------------------|-------|------------|-------------|---------------|-----------|---------|
| <b>Third Floor</b> |       |            |             |               |           |         |
| 32.                | 301   |            |             | 695.75        | \$134,900 | Yes     |
| 33.                | 302   |            |             | 759.5         | \$139,900 | Yes     |
| 34.                | 303   |            |             | 759.5         | \$139,900 | Yes     |
| 35.                | 304   |            |             | 759.5         | \$139,900 | Yes     |
| 36.                | 305   |            |             | 715.25        | \$139,900 | Yes     |
| 37.                | 306   |            |             | 711.75        | \$139,900 | Yes     |
| 38.                | 307   |            |             | 711.75        | \$139,900 | Yes     |
| 39.                | 308   |            |             | 715.25        | \$139,900 | Yes     |
| 40.                | 309   |            |             | 648.25        | \$129,900 | Yes     |
| 41.                | 310   |            |             | 759.5         | \$139,900 | Yes     |
| 42.                | 311   |            |             | 759.5         | \$139,900 | Yes     |
| 43.                | 312   |            |             | 756           | \$139,900 | Yes     |
| 44.                | 313   |            |             | 696.75        | \$119,900 | Yes     |
| 45.                | 314   |            |             | 640           | \$119,900 | Yes     |
| 46.                | 315   |            |             | 640           | \$119,900 | Yes     |
| 47.                | 316   |            |             | 640           | \$119,900 | Yes     |
| 48.                | 317   |            |             | 625.25        | \$119,900 | Yes     |
| 49.                | 318   |            |             | 625.25        | \$119,900 | Yes     |
| 50.                | 319   |            |             | 625.25        | \$119,900 | Yes     |
| 51.                | 320   |            |             | 625.25        | \$119,900 | Yes     |
| 52.                | 321   |            |             | 640           | \$119,900 | Yes     |
| 53.                | 322   |            |             | 640           | \$119,900 | Yes     |
| 54.                | 323   |            |             | 640           | \$119,900 | Yes     |
| 55.                | 324   |            |             | 620.25        | \$119,900 | Yes     |

**Fourth Floor**

|     |     |  |  |        |           |     |
|-----|-----|--|--|--------|-----------|-----|
| 56. | 401 |  |  | 712.75 | \$129,900 | Yes |
| 57. | 402 |  |  | 659.25 | \$149,900 | Yes |
| 58. | 403 |  |  | 659.25 | \$149,900 | Yes |
| 59. | 404 |  |  | 659.25 | \$149,900 | Yes |
| 60. | 405 |  |  | 633.75 | \$149,900 | Yes |
| 61. | 406 |  |  | 630.5  | \$149,000 | Yes |
| 62. | 407 |  |  | 630.5  | \$149,900 | Yes |
| 63. | 408 |  |  | 633.75 | \$149,000 | Yes |
| 64. | 409 |  |  | 659.25 | \$139,900 | Yes |
| 65. | 410 |  |  | 659.25 | \$149,900 | Yes |
| 66. | 411 |  |  | 659.25 | \$149,900 | Yes |
| 67. | 412 |  |  | 602.00 | \$124,900 | Yes |







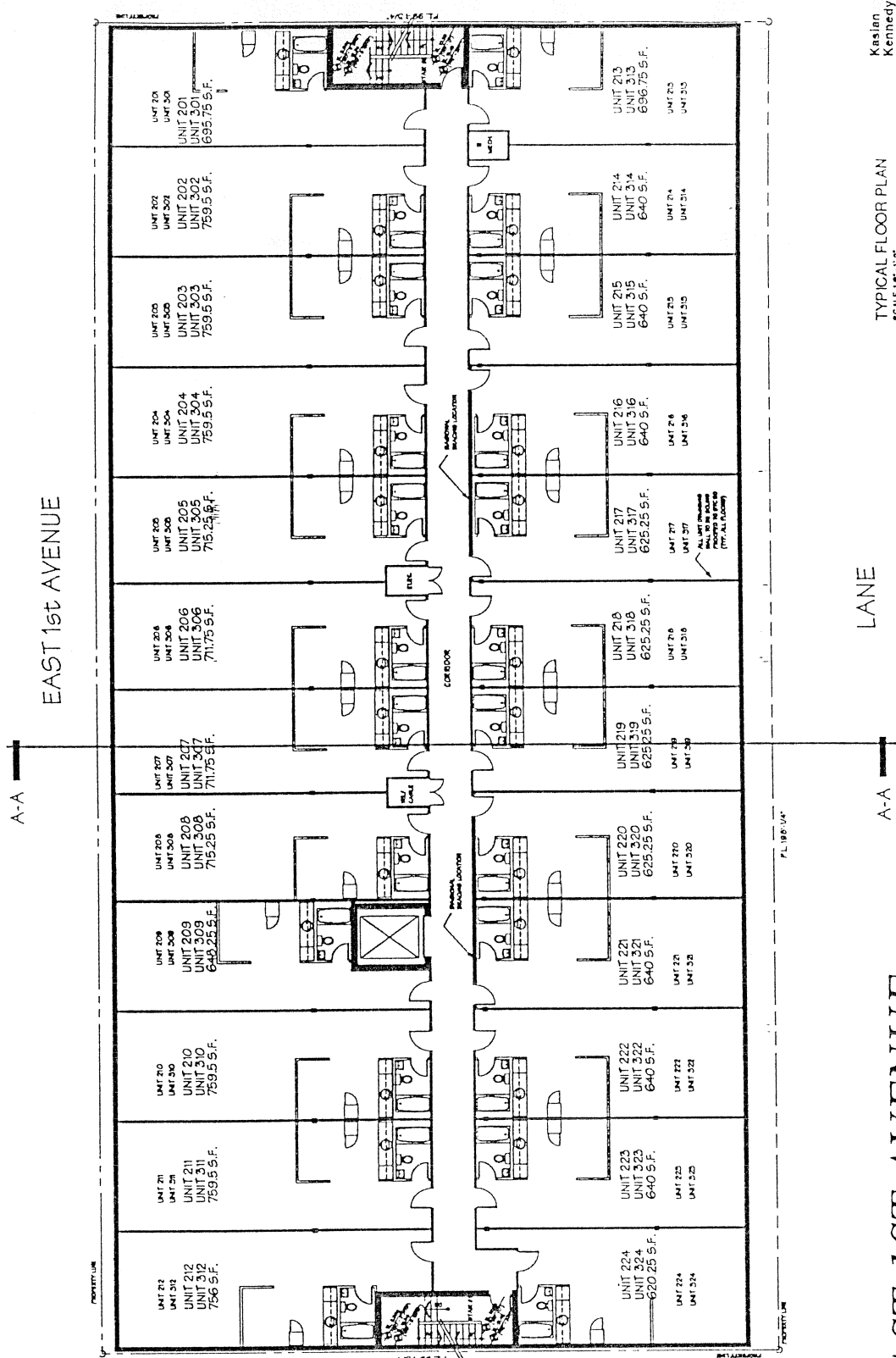
330 EAST 1ST AVENUE

LANE

MEZZANINE PLAN  
SCALE: 1/8" = 1'-0"

FIRST AVENUE DEVELOPMENTS LTD.  
MARCH 05 1993  
PROJECT NO. 920530  
(REVISED MAR 11 '89)

A-04  
Dr. 2



Kaslan  
Kennedy

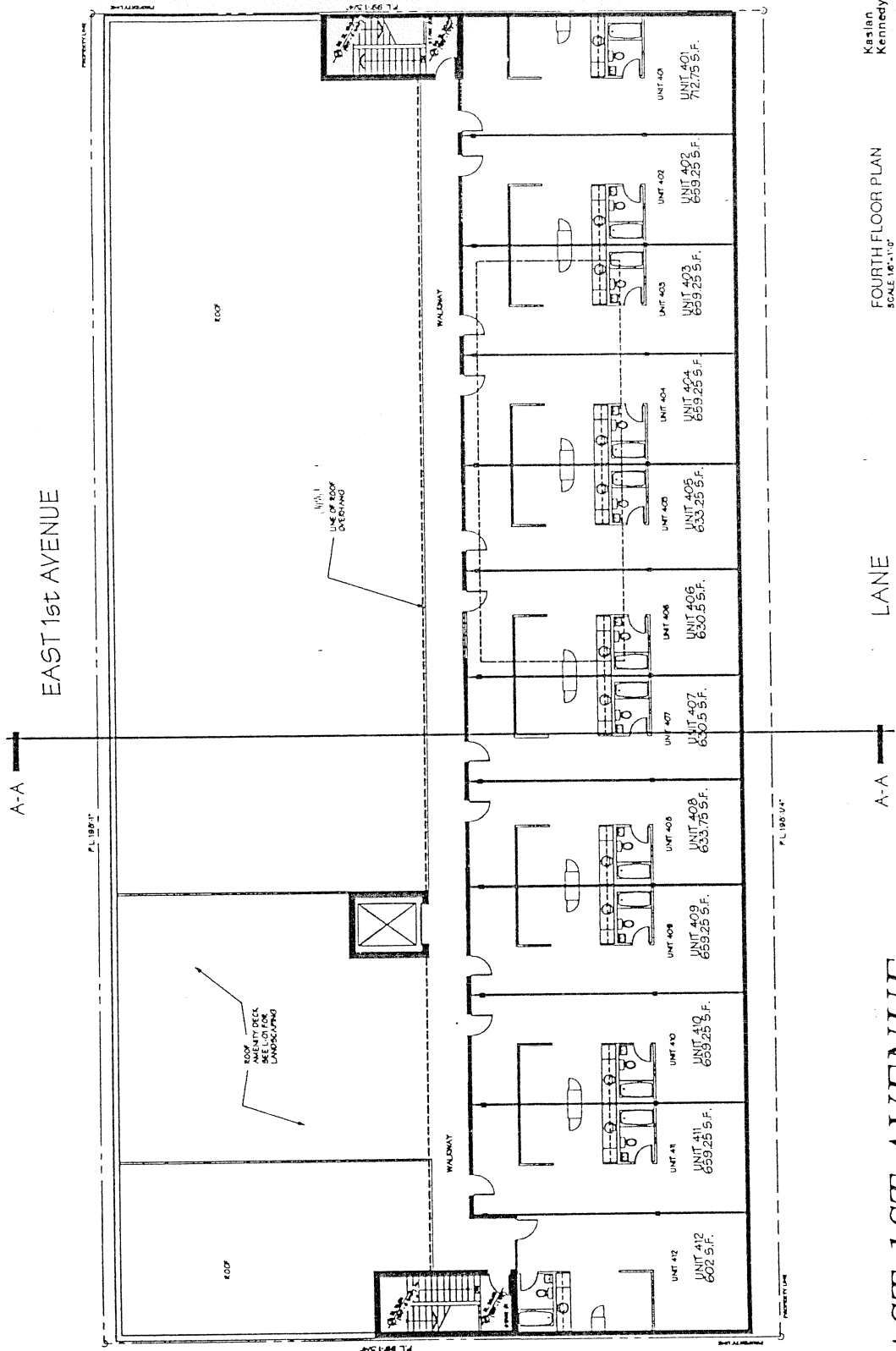
TYPICAL FLOOR PLAN  
SCALE 1/8"=1'-0"

Architecture  
Interior Design  
and Planning  
100-300-0000

A-05  
DP 2

# 336 EAST 1ST AVENUE

FIRST AVENUE DEVELOPMENTS LTD.  
MARCH 05 1993  
PROJECT NO. 92050



Architecture  
Interior Design  
and Planning  
Incorporated

Kaslan  
Kennedy

FOURTH FLOOR PLAN  
SCALE 1/8" = 1'-0"

LANE

A-1

A-06  
DP 2

3336 EAST 1ST AVENUE

FIRST AVENUE DEVELOPMENTS LTD.  
PROJECT NO. 92050  
MARCH 05 1993