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PROJECT

Italia

1616 West 7th Avenue, Vancouver

PROJECT NO:

102231

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

DATE:

02/29/19

SHEET TITLE

TITLE SHEET

SHEET NUMBER	ISSUE
A1.00	



VIEW FROM NE CORNER, ON FIR STREET

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The IBI logo, consisting of the letters "IBI" in a bold, sans-serif font, with the "I" and "B" joined together.

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PROJECT NO:	102231
DRAWN BY:	Author
CHKD' BY:	Checker
SCALE:	
DATE:	03/08/19

SHEET TITLE

RENDERING

SHEET NUMBER	ISSUE
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VIEW FROM SE CORNER, ON BRIDGE

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PROJECT NO:

102231

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SCALE:

DATE:

03/22/19

SHEET TITLE

RENDERING

SHEET NUMBER

A1.01B

ISSUE



VIEW FROM NW CORNER, ON W 7TH AVE

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DATE: 05/23/19

SHEET TITLE

RENDERING

W 6 TH AVE.

W 7 TH AVE.

W 8 TH AVE.



PINE ST.

FIR ST.

GRANVILLE ST.



W 6 TH AVE.

W 7 TH AVE.

W 8 TH AVE.

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DATE: 02/29/2019

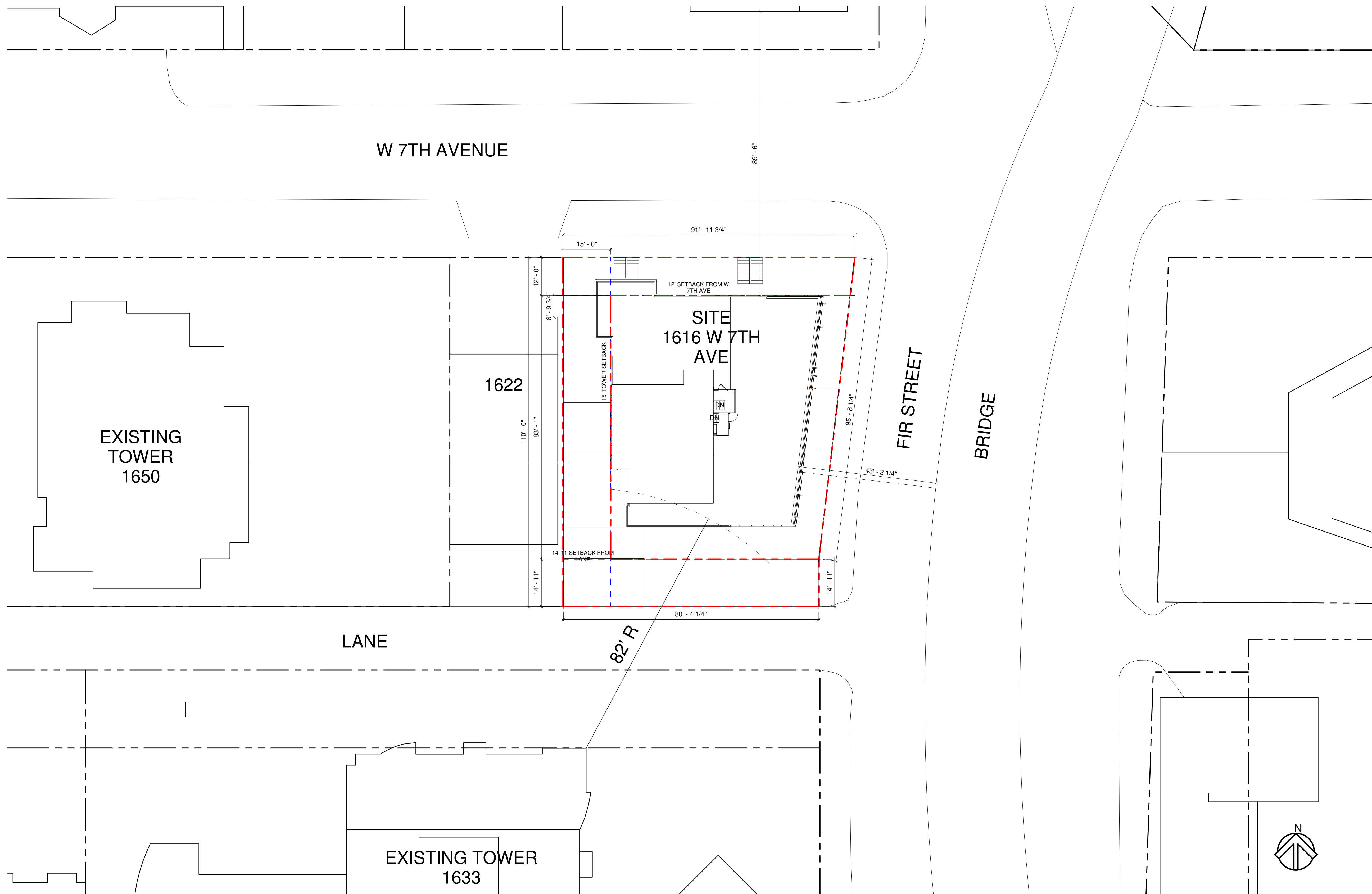
SHEET TITLE

CONTEXT MAP

SHEET
NUMBER

A1.03

ISSUE





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PROJECT NO: 102231

DRAWN BY: Author

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SCALE: 1/16" = 1'-0"

DATE: 02/29/2019

SHEET TITLE

CONTEXT
ELEVATION-W7th

SHEET

NUMBER

A1.05A

ISSUE



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SCALE: 1/16" = 1'-0"

DATE: 02/29/2019

SHEET TITLE

CONTEXT
ELEVATION-Fir

SHEET
NUMBER

A1.05B

ISSUE



1622 W7th Ave
Office
33 ft (Estimated), 3 Levels



Virtu, 2006
1650 W7th Ave
Residential, 63 Suites
100 ft, 11 Levels



Fircrest, 1993
1633 W8th Ave
Residential, 52 Suites
112 ft, 12 Levels



Terraces, 2003
1570 W7th Ave
Residential, 20 Suites
107 ft, 13 Levels



Katherine Sanford Housing Society, 2012
1601 W7th Ave
Residential, 62 Suites
107 ft, 11 Levels



1645W7th Ave
Office
33 ft (Estimated), 3 Levels



Fairview, 1993
2268 Pine St
Residential, 75 Suites / Retail
107 ft (Estimated), 11 Levels



Camera, 2008
1675 W8th Ave
Residential, 77 Suites
107 ft, 10 Levels



6 & Fir, 2013
1569 W6th Ave
Residential, 47 Suites
115 ft (Estimated), 15 Levels

ISSUES			
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SCALE:
DATE: 02/29/2019

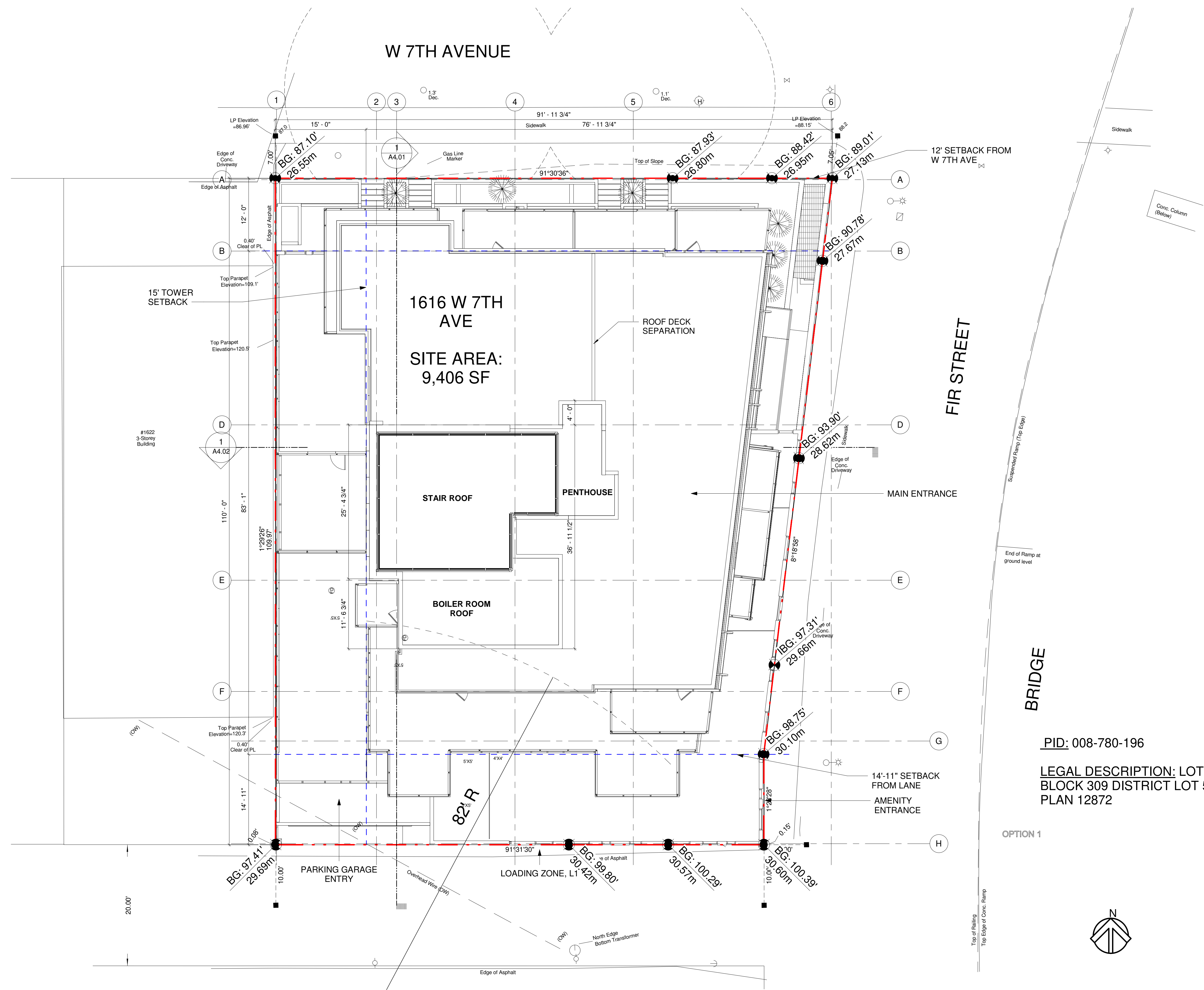
SHEET TITLE

CONTEXT PHOTOS

SHEET NUMBER

A1.06A

ISSUE



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1616 West 7th Avenue, Vancouver

PROJECT NO: 102231
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SCALE: 1/8" = 1'-0"
DATE: 02/28/19

SHEET TITLE

SITE PLAN

TOPOGRAPHIC SITE PLAN OVER LOT B BLOCK 309
DISTRICT LOT 526 GROUP 1 NWD PLAN 12872

CIVIC ADDRESS:

1616 West 7th Avenue, Vancouver, BC

PID: 008-780-196

SCALE 1" : 10'

5 2.5 0 10 20
ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 34" in width
and 22" in height (D size) when plotted at a scale of 1":10'



LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- ft² DENOTES SQUARE FEET
- ⊕ DENOTES FIRE HYDRANT
- ⊞ DENOTES CATCH BASIN
- MMH DENOTES MISCELLANEOUS MANHOLE
- ⊙ DENOTES POWER POLE
- ⊛ DENOTES TRAFFIC LIGHT/SIGNAL
- ✱ DENOTES STREET LIGHT - DAVIT
- ✱ DENOTES STREET LIGHT - POST TOP
- ⊕ DENOTES WATER VALVE
- DENOTES GUY WIRE
- TF DENOTES TRANSFORMER
- IC DENOTES INSPECTION CHAMBER
- ⊙ ## DENOTES TREE AND CANOPY EXTENT
- x### DENOTES GROUND ELEVATION
- (tr) DENOTES TOP OF CONCRETE RAMP ELEVATION
- (tw) DENOTES TOP OF RETAINING WALL ELEVATION
- (ToR) DENOTES TOP OF RAILING ELEVATION
- Dec. DENOTES DECIDUOUS
- Conc. DENOTES CONCRETE
- Rt. DENOTES RETAINING WALL
- Wt. DENOTES WITNESS
- ⊞ DENOTES SIGN

NOTES:

Lot dimensions are derived from Field Survey.

Measurements shown are to the exterior of building.

Elevations are Geodetic (CVD28 GVRD-2018 - IN FEET)

Derived from Control Monument V-3494

located in the Southwest corner of the intersection of

West 8th Avenue and Fir Street, Elevation = 113.98ft.

Contractor to verify all service locations and inverts prior to construction.

This parcel is subject to the following non-financial

charges on the title:

-B94041637 STATUTORY RIGHT-OF-WAY

-458823M EASEMENT AND INDEMNITY AGREEMENT

If this plan is used in digital form, Target Land Surveying (NW) Ltd.

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shown on original unaltered drawing.

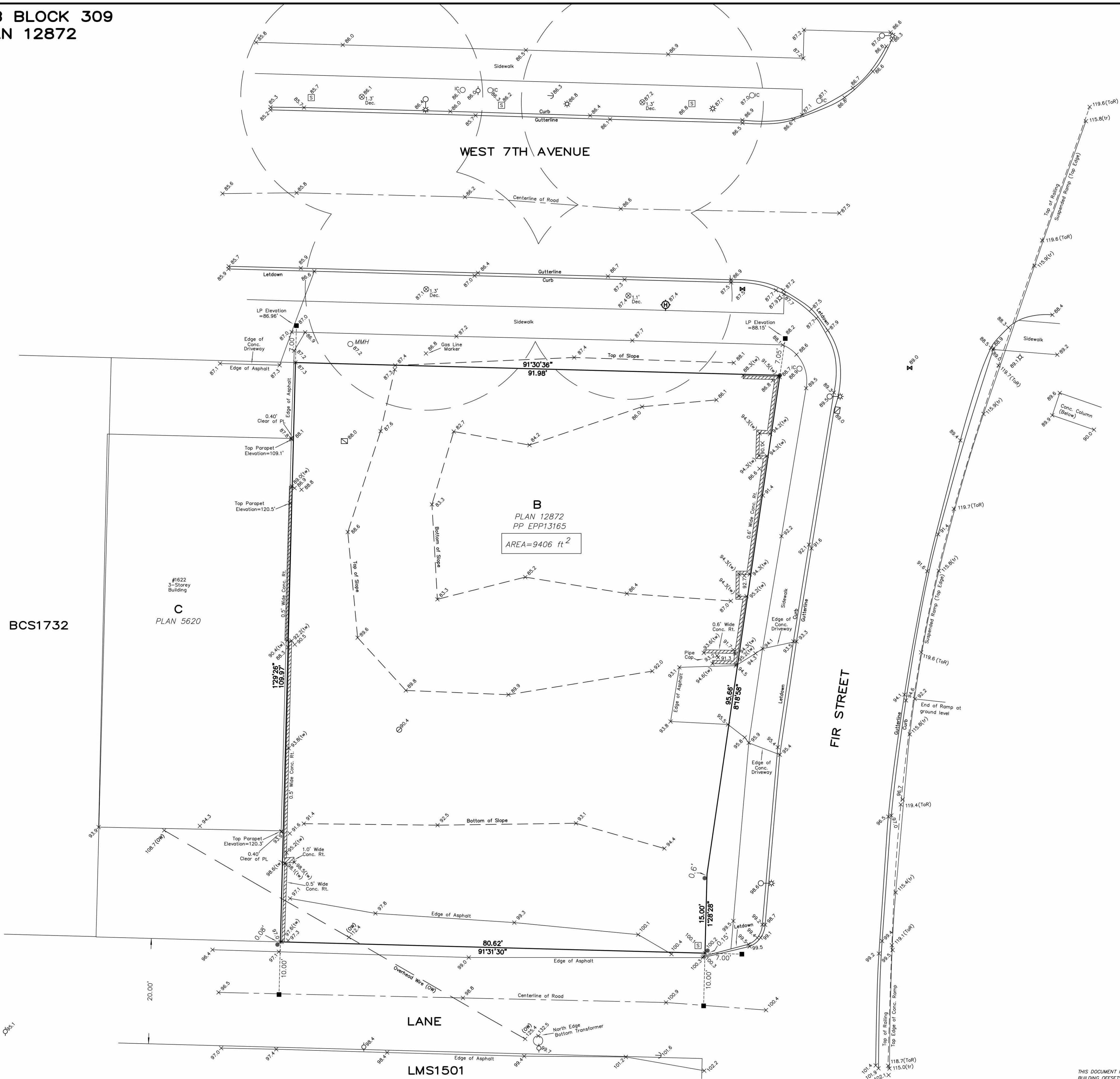
Tree diameters are taken at 4.6ft. above grade and
are shown in feet. Tree symbols are not drawn to scale.

This Plan was prepared for architectural design and
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CERTIFIED CORRECT
DATED THIS 10TH DAY OF APRIL, 2019

Craig Nakamura, BCLS

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

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SHEET TITLE

SURVEY PLAN

SHEET

NUMBER

ISSUE

A1.08

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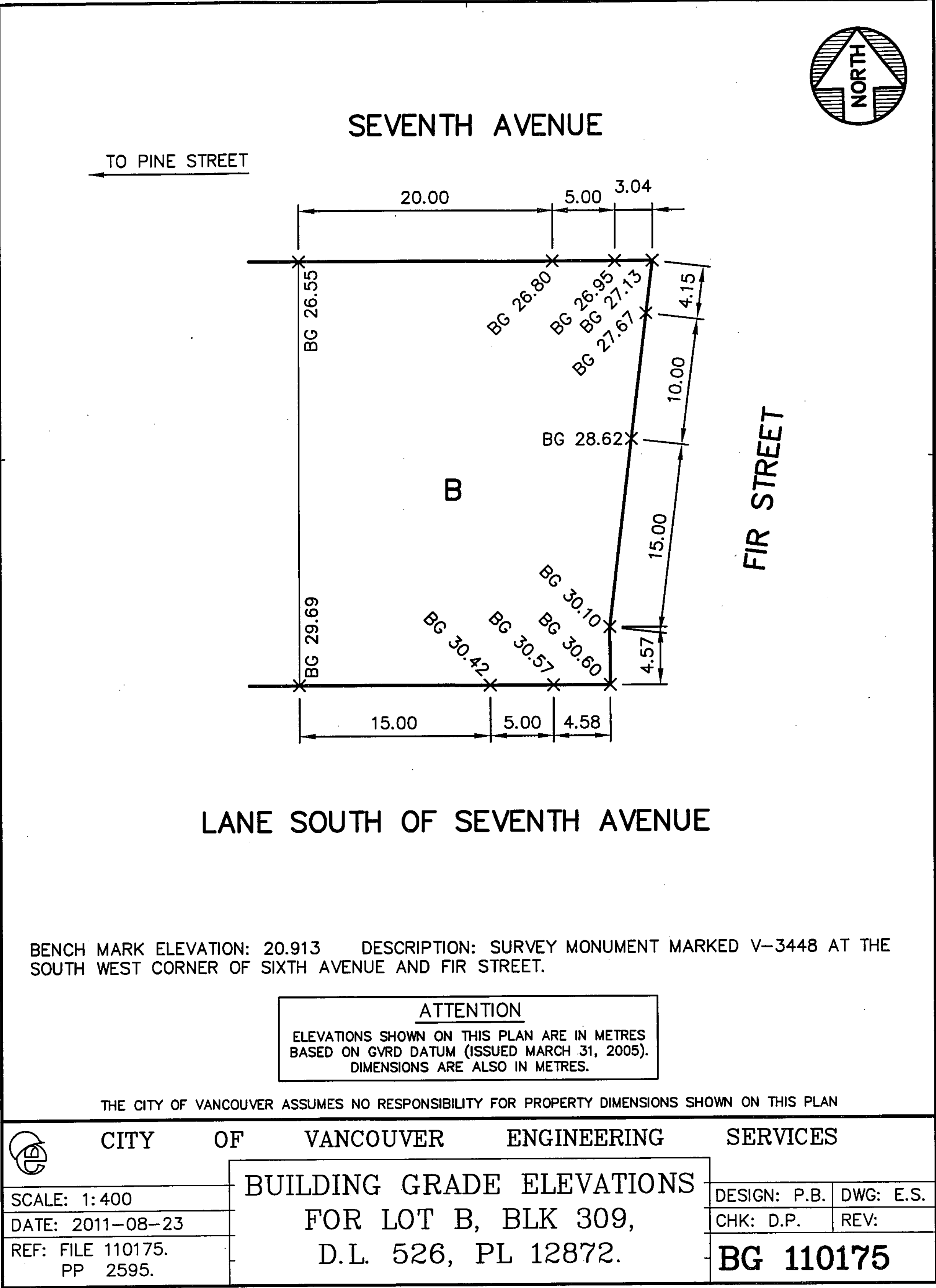
PROJECT

Italia

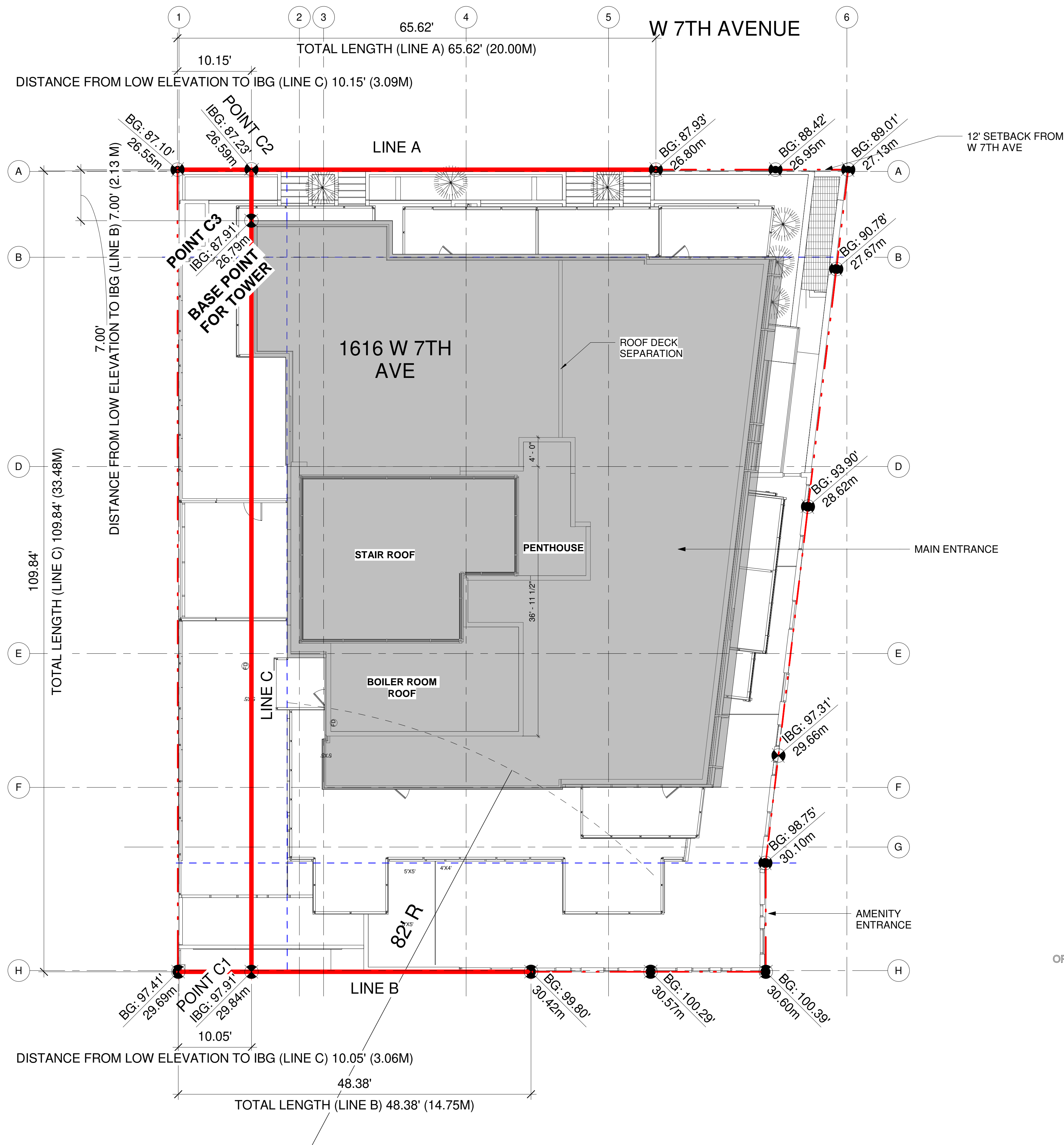
1616 West 7th Avenue, Vancouver

PROJECT NO:	102231
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SCALE:	
DATE:	02/29/2019
SHEET TITLE	
BUILDING GRADE PLAN	

SHEET NUMBER	ISSUE
A1.09A	



ISSUES			
NO.	ISSUANCE	STATUS	DATE



$$BG_x = \left[\left(\frac{BG_{high} - BG_{low}}{D_{total}} \times D_{low} \right) + BG_{low} \right]$$

BG_{low} = Lower Known Elevation
 BG_{high} = Higher Known Elevation
 IBG = Interpolated Building Grade

$$IBG \text{ (POINT C1)} = \left[\left(\frac{99.80 - 97.41}{48.38} \right) \times 10.05 \right] + 97.41 = 97.91'$$

$$IBG \text{ (POINT C2)} = \left[\left(\frac{87.93 - 87.10}{65.62} \right) \times 10.15 \right] + 87.10 = 87.23'$$

BASE POINT - BUILDING GRADE FOR TOWER BUILDING

$$IBG \text{ (POINT C3)} = \left[\left(\frac{97.91 - 87.23}{109.84} \right) \times 7.00 \right] + 87.23 = 87.91'$$

BRIDGE

OPTION 1

Building	Base Point Elevation (ft)	Base Point (Metric)	Elevation - Top of Parapet (ft)	Height - Top of Parapet (ft)
Tower	87.91	26.79	207.59	119.67

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PROJECT NO: 102231

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SCALE: As indicated

DATE: 05/22/19

SHEET TITLE

BASE POINT
CALCULATION

SHEET
NUMBER

A1.09B

ISSUE

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This page studies how the proposed building impacts the view from the living room of Suite 801, 802, and 803 of Fircrest. The 8th floor of Fircrest is approximately at the same height of the 9th floor of the proposed building, which is the start of the highrise portion. The outline of the 9th level of the proposed building is used in this study.

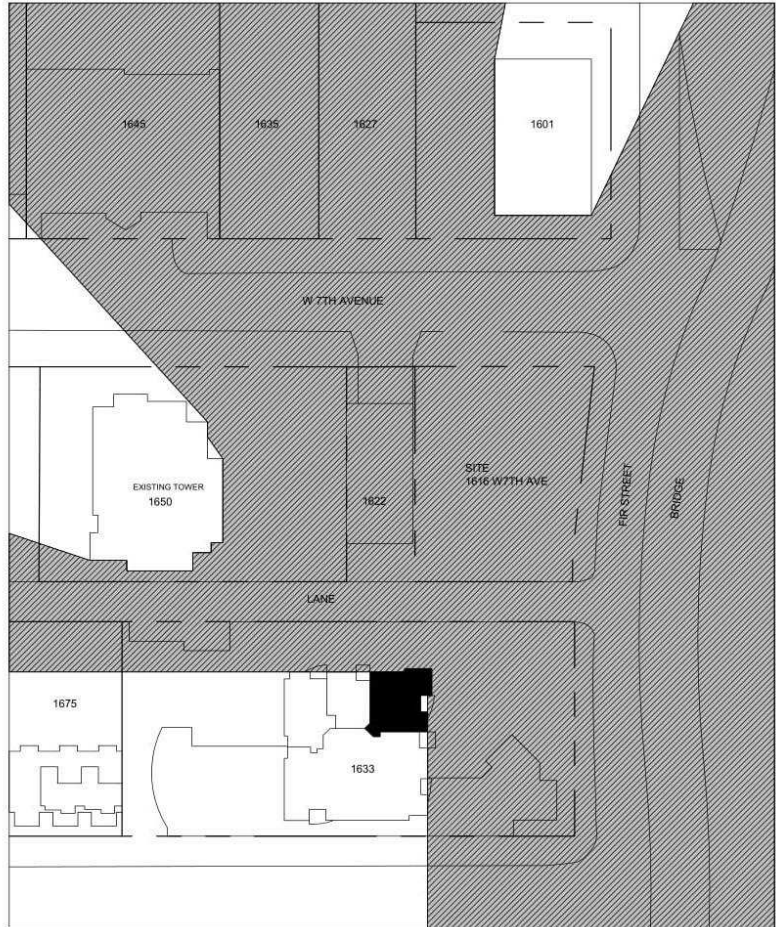


DIAGRAM OF VIEW FROM SUITE 803
EXISTING CONDITION

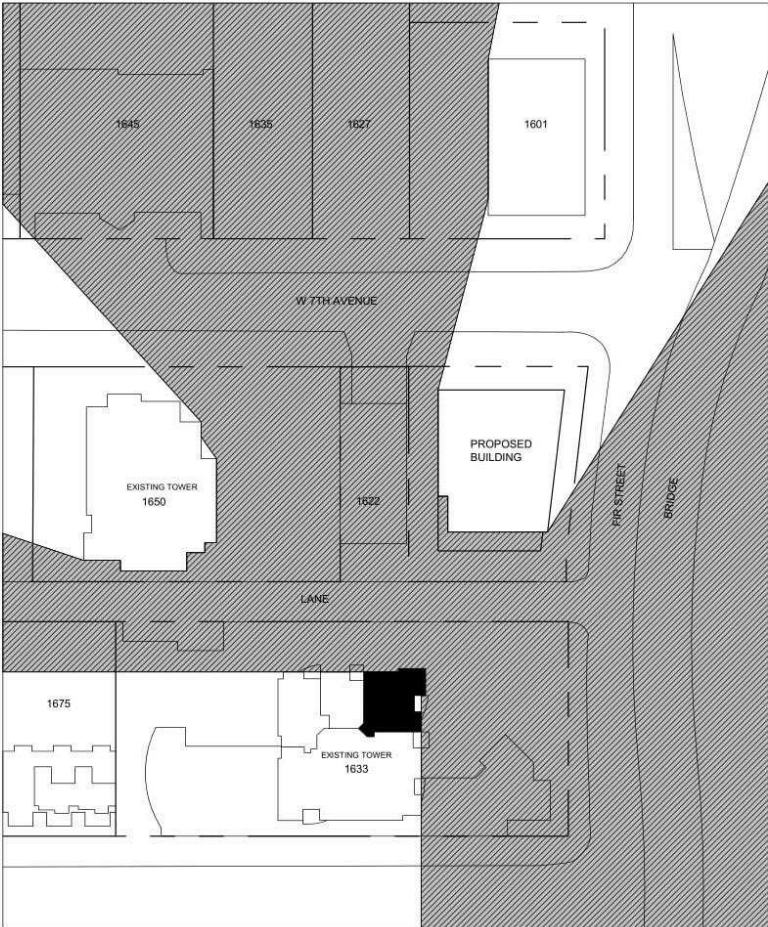


DIAGRAM OF VIEW FROM SUITE 803
PROPOSED

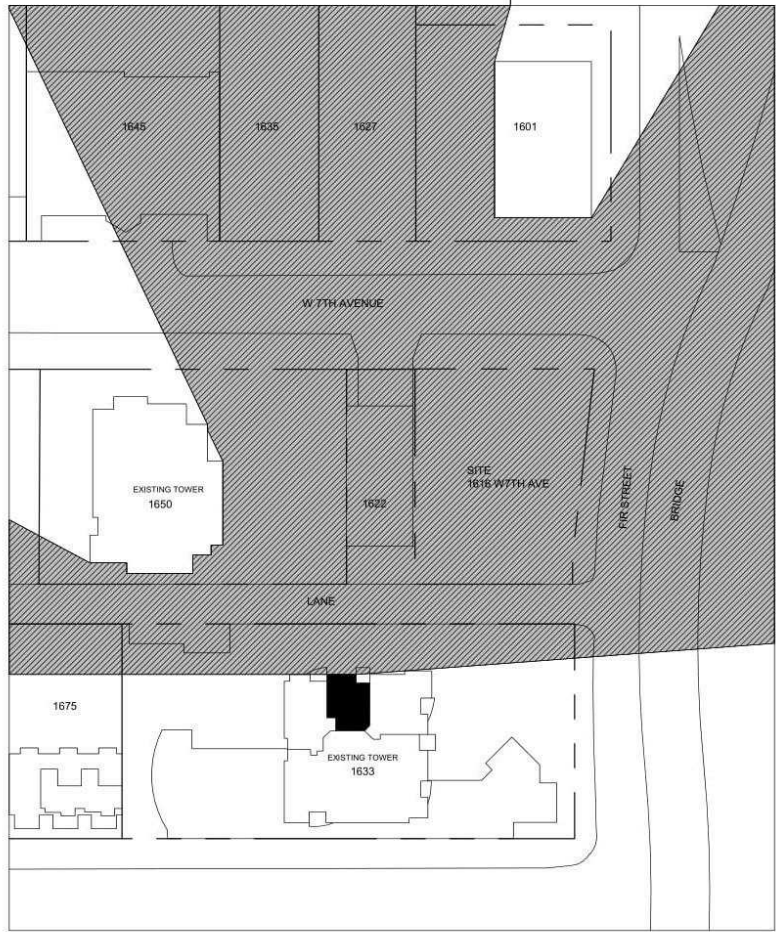


DIAGRAM OF VIEW FROM SUITE 802
EXISTING CONDITION

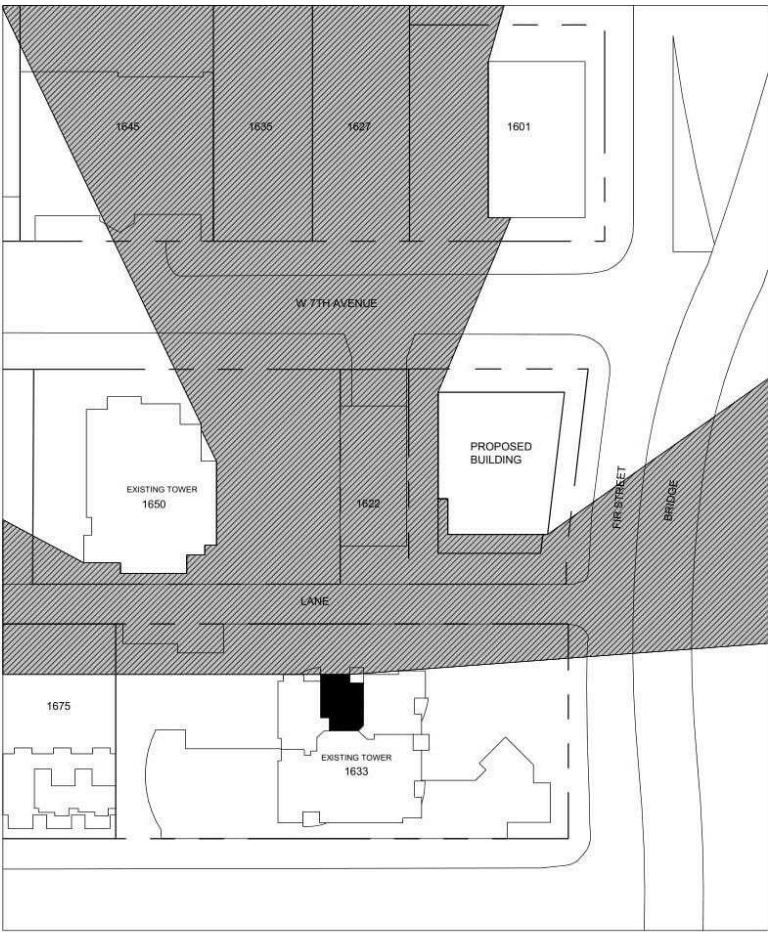


DIAGRAM OF VIEW FROM SUITE 802
PROPOSED

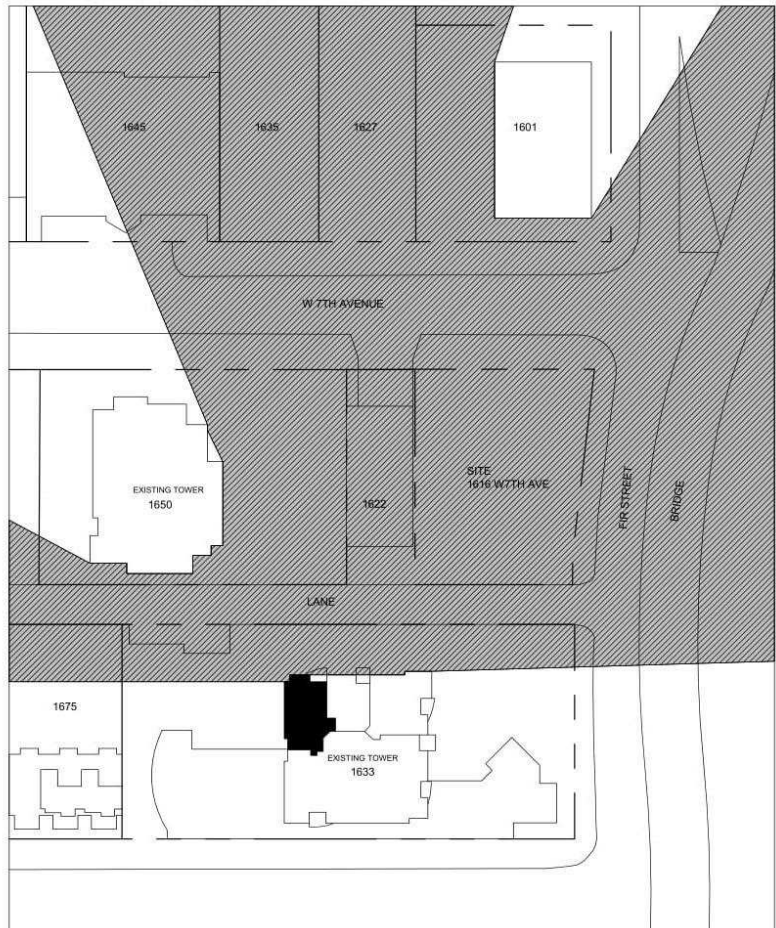


DIAGRAM OF VIEW FROM SUITE 801
EXISTING CONDITION

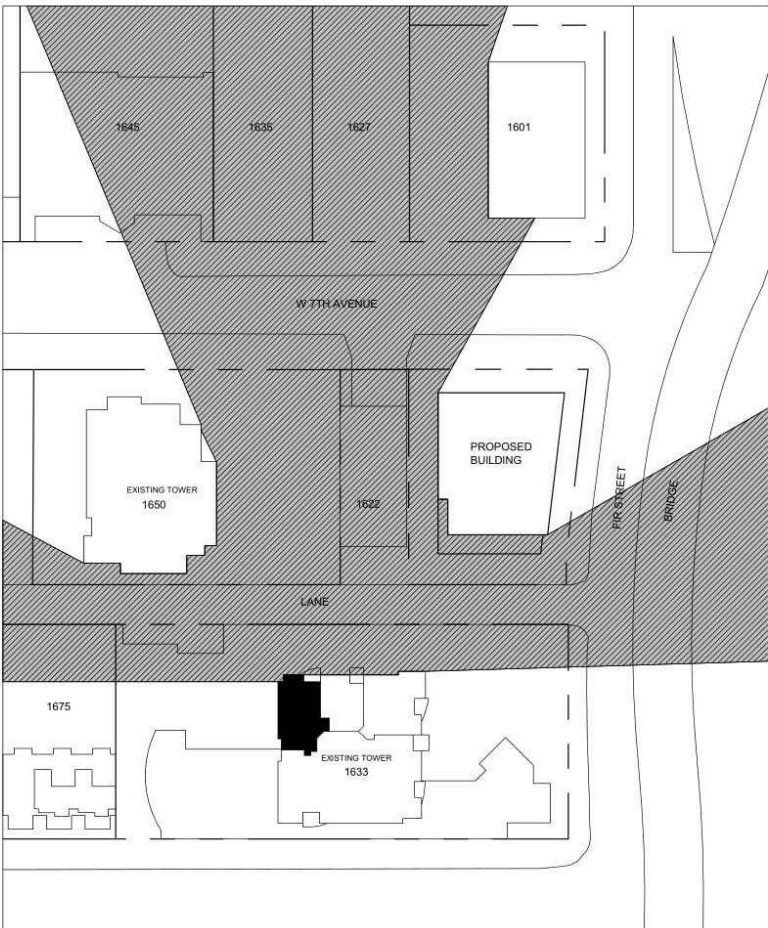


DIAGRAM OF VIEW FROM SUITE 801
PROPOSED

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PROJECT NO: 102231
DRAWN BY: Author
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SCALE:
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SHEET TITLE
VIEW PROTECTION

SHEET NUMBER	ISSUE
A1.10	



Dec 21, 10:00 AM



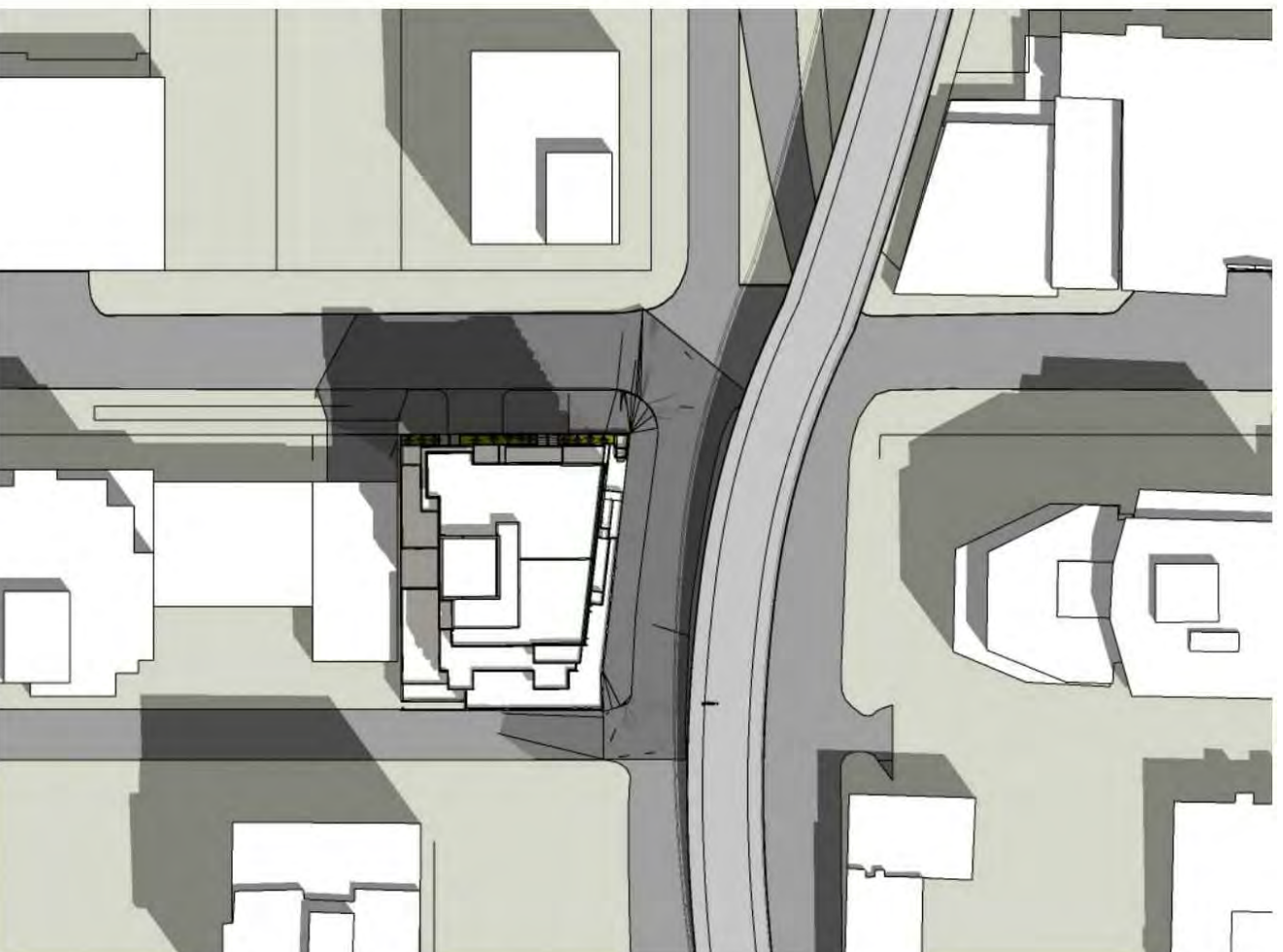
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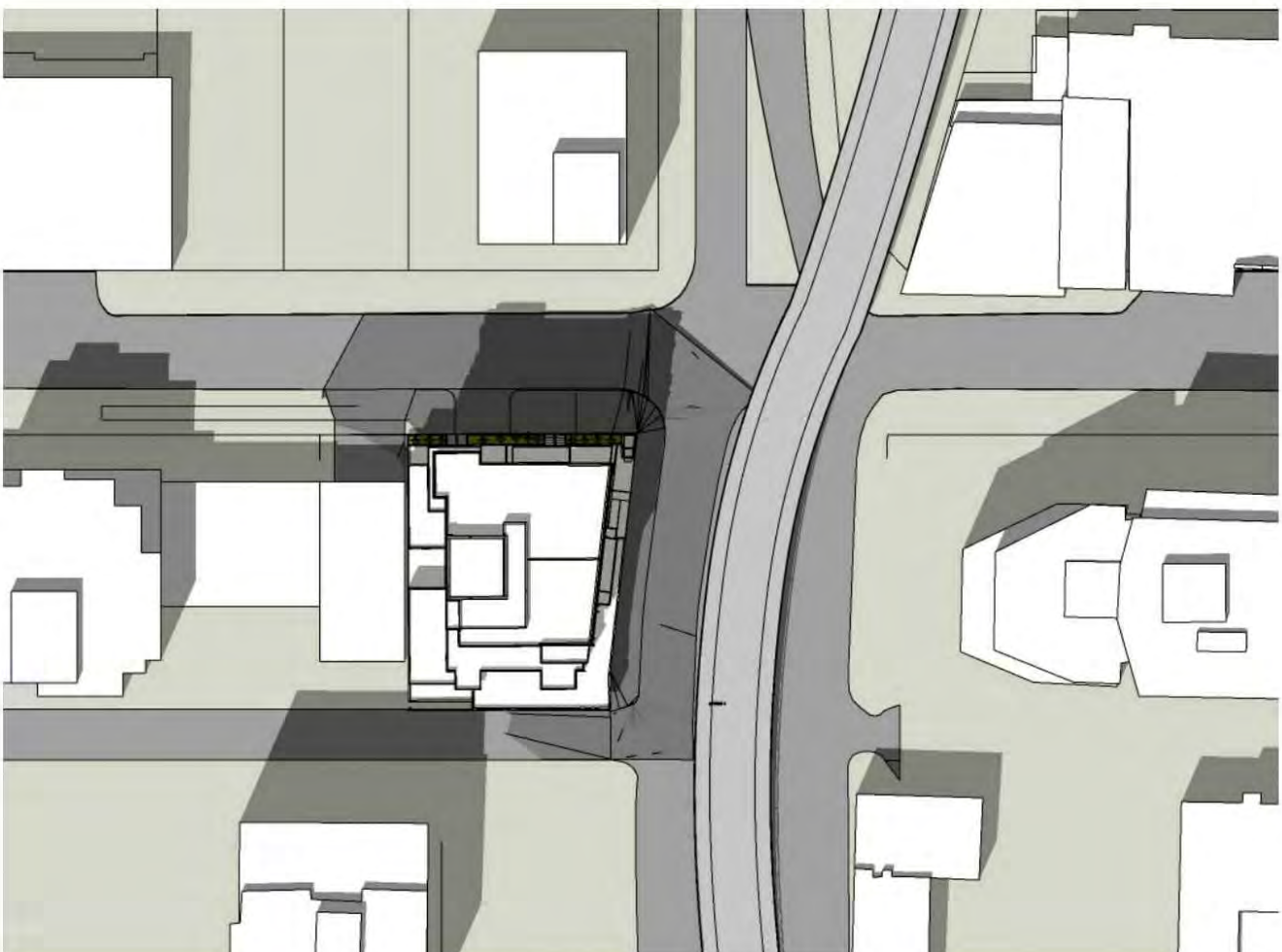
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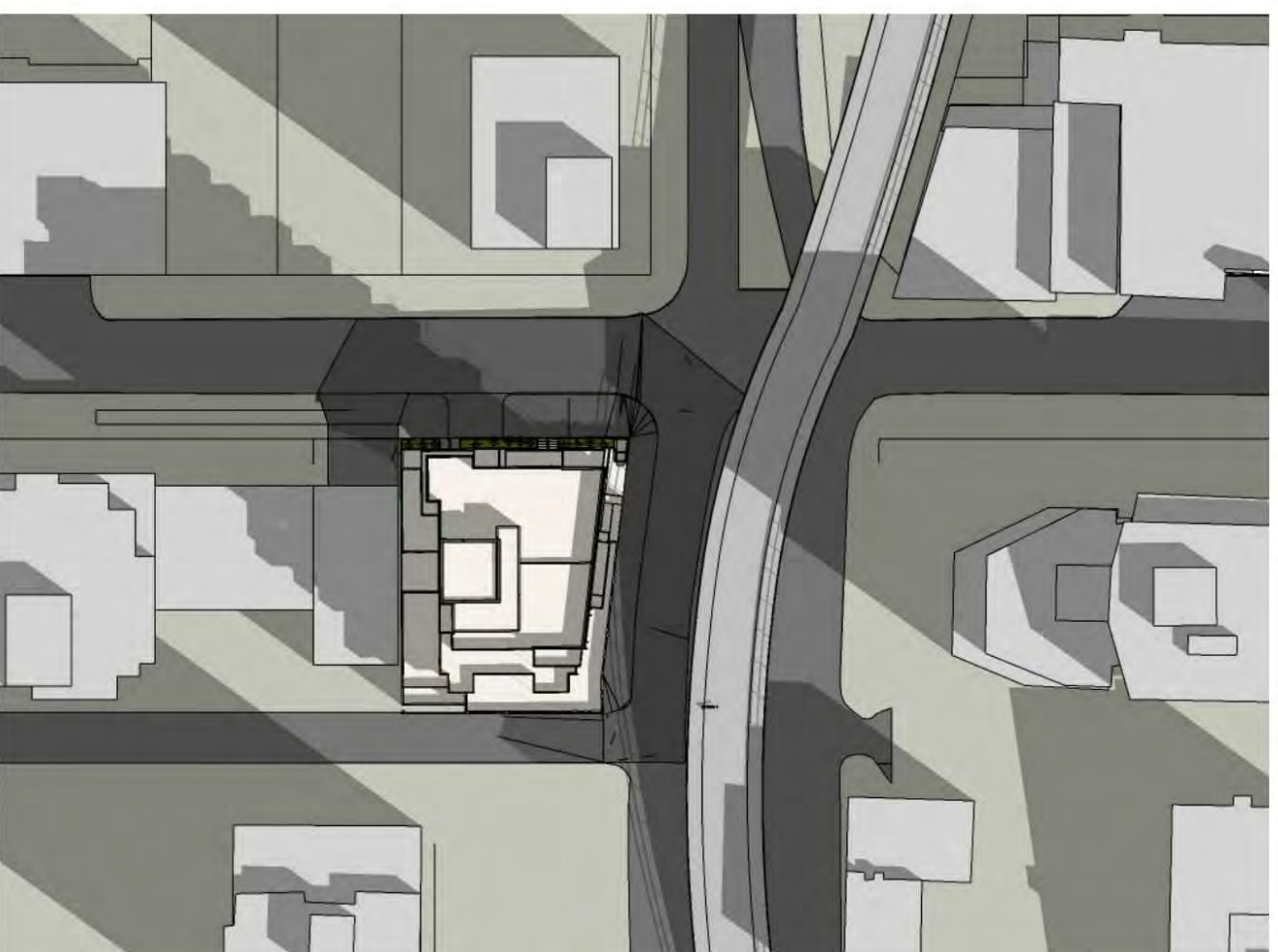
Jun 21, 10:00 AM



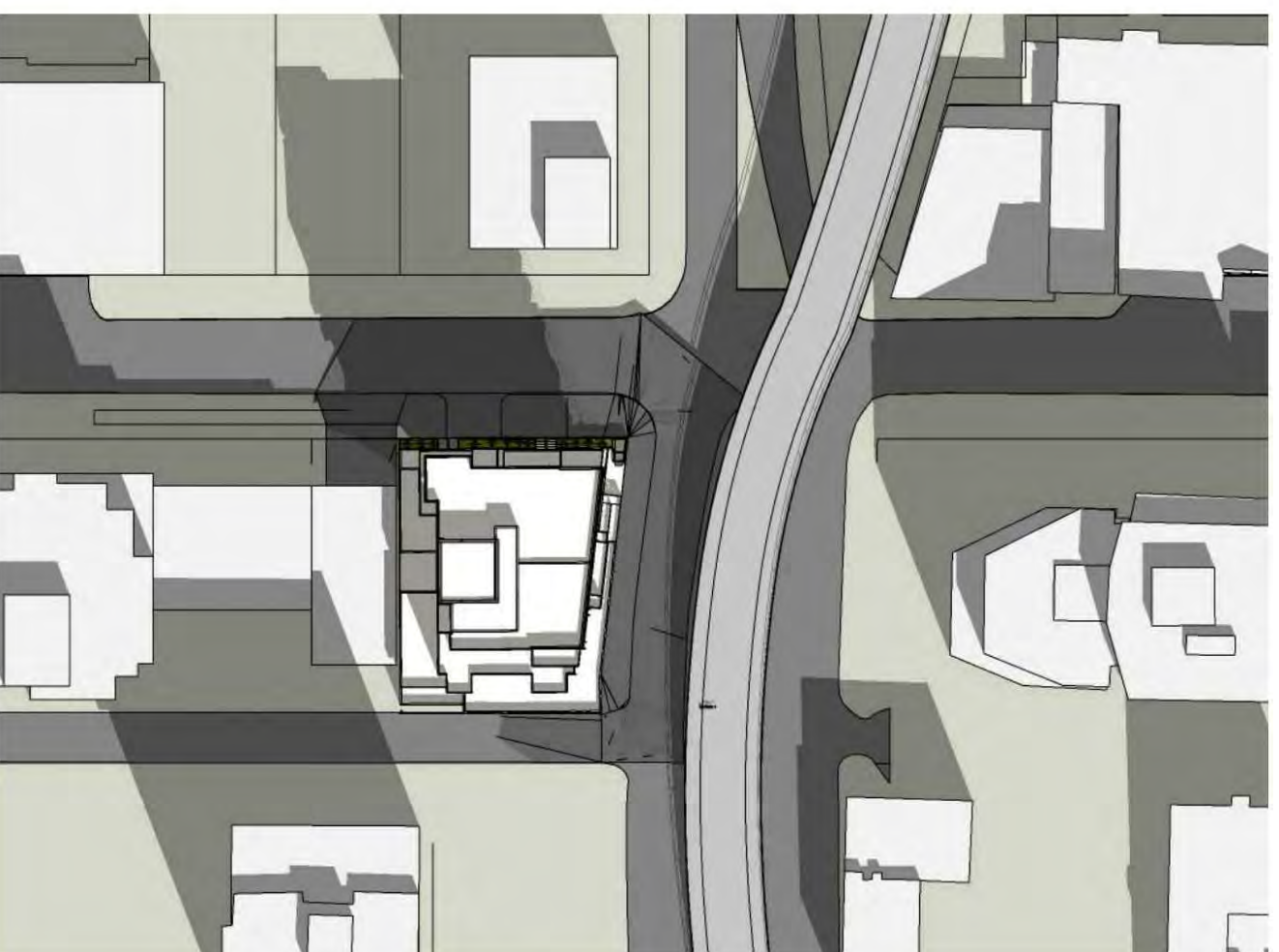
Jun 21, 12:00 PM



Jun 21, 2:00 PM



Sept 21, 10:00 AM



Sept 21, 12:00 PM



Sept 21, 2:00 PM

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PROJECT
Italia

1616 West 7th Avenue, Vancouver

PROJECT NO: 102231
DRAWN BY: Author
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SCALE:
DATE: 05/10/19

SHEET TITLE
SHADOW STUDY

SHEET NUMBER	ISSUE
A1.11	

ISSUES			
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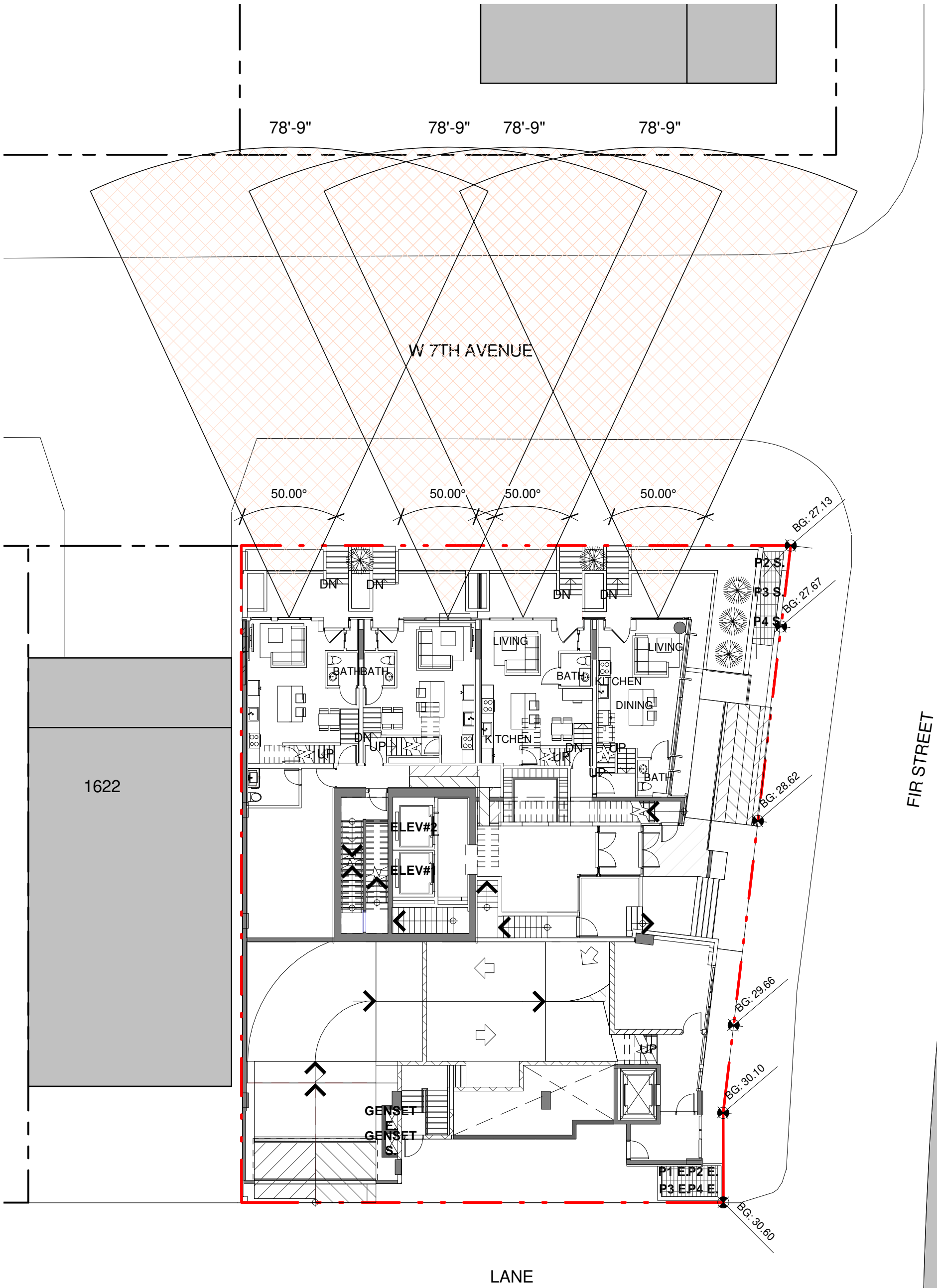
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DATE: 05/22/19

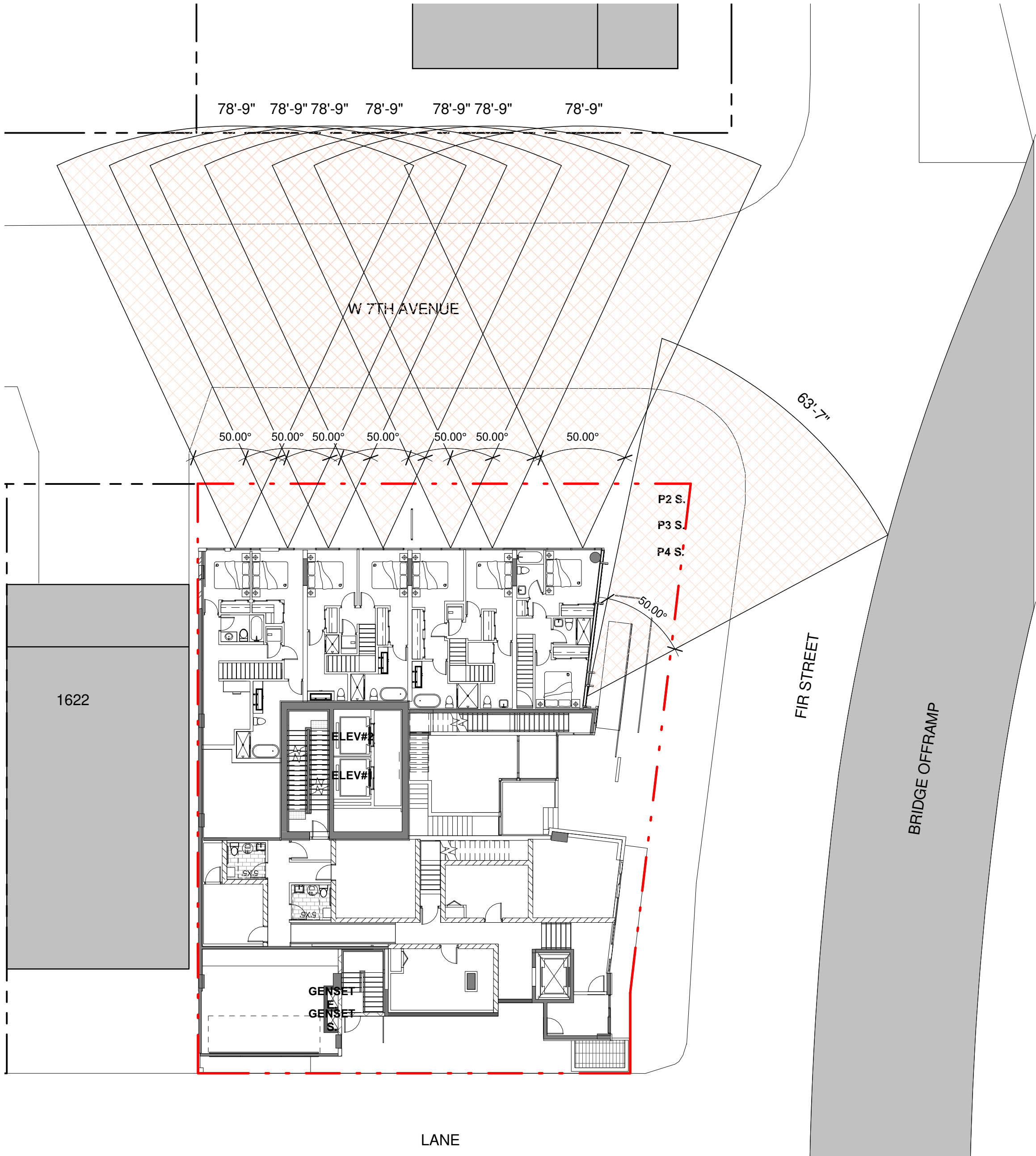
SHEET TITLE

HAD DIAGRAM L1 & L2

SHEET NUMBER	ISSUE
A1.30A	

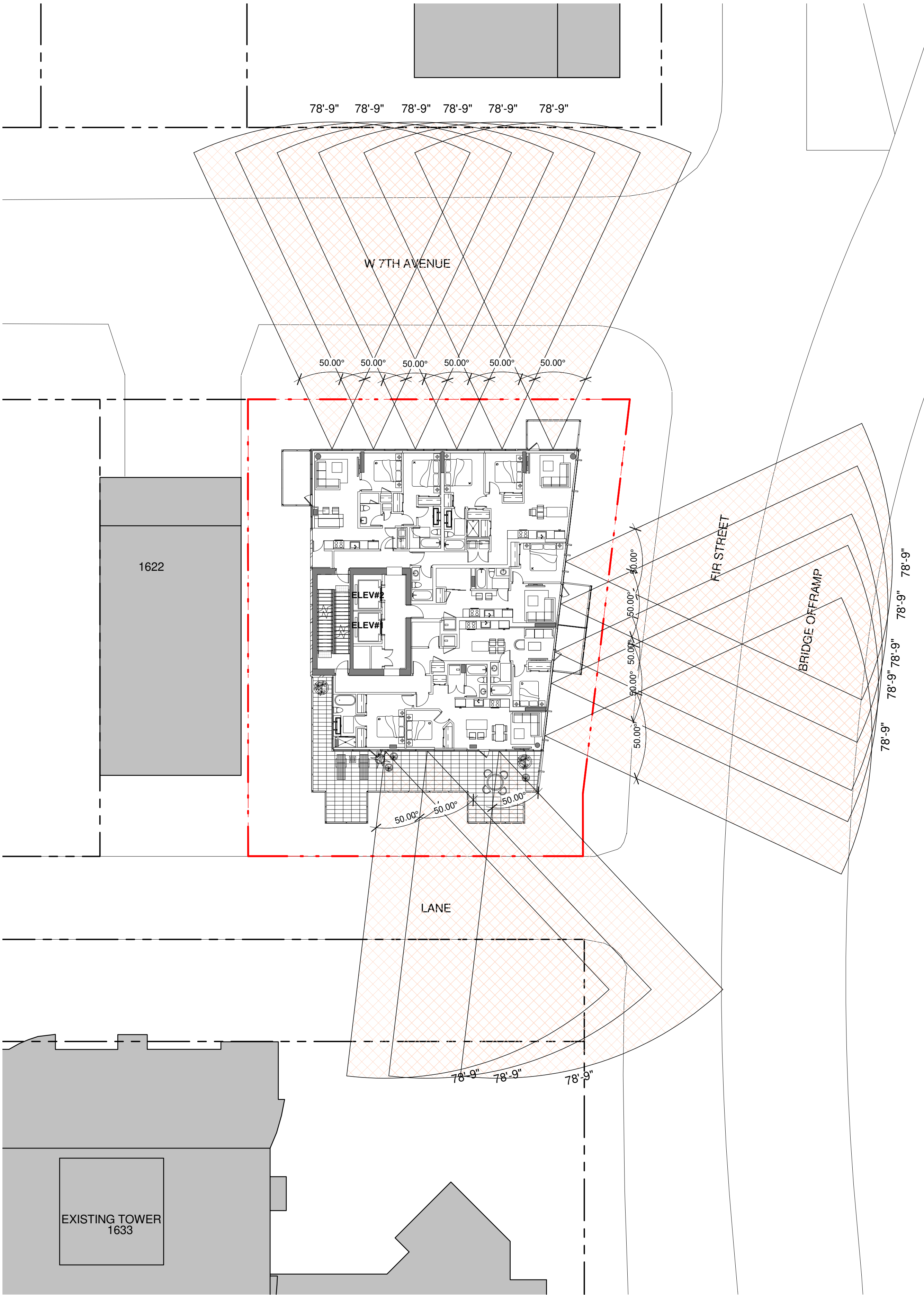


LEVEL 1 HORIZONTAL ANGLE OF DAYLIGHT

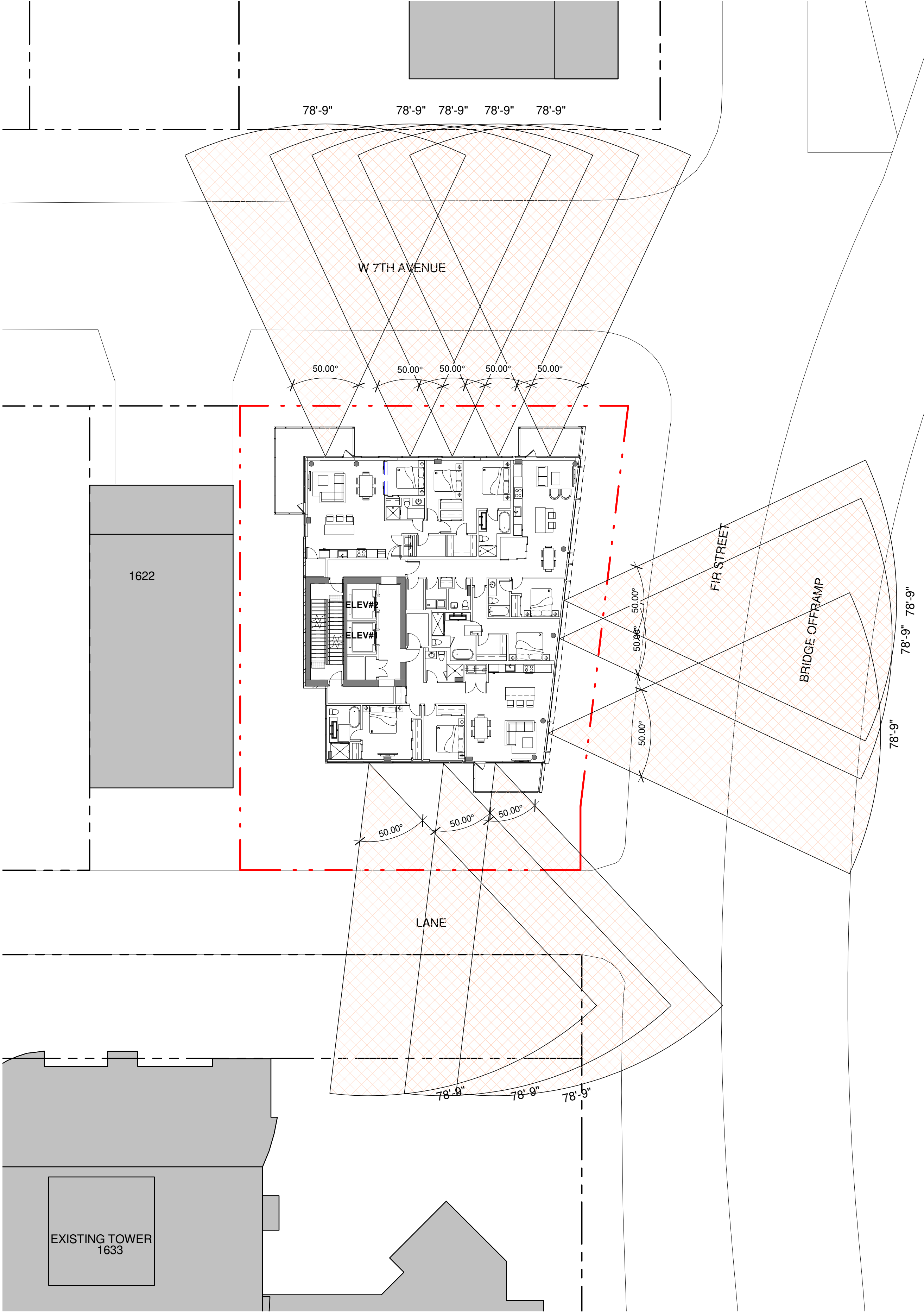


LEVEL 2 HORIZONTAL ANGLE OF DAYLIGHT





LEVEL 8-9 HORIZONTAL ANGLE OF DAYLIGHT



LEVEL 10 HORIZONTAL ANGLE OF DAYLIGHT

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DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

05/16/19

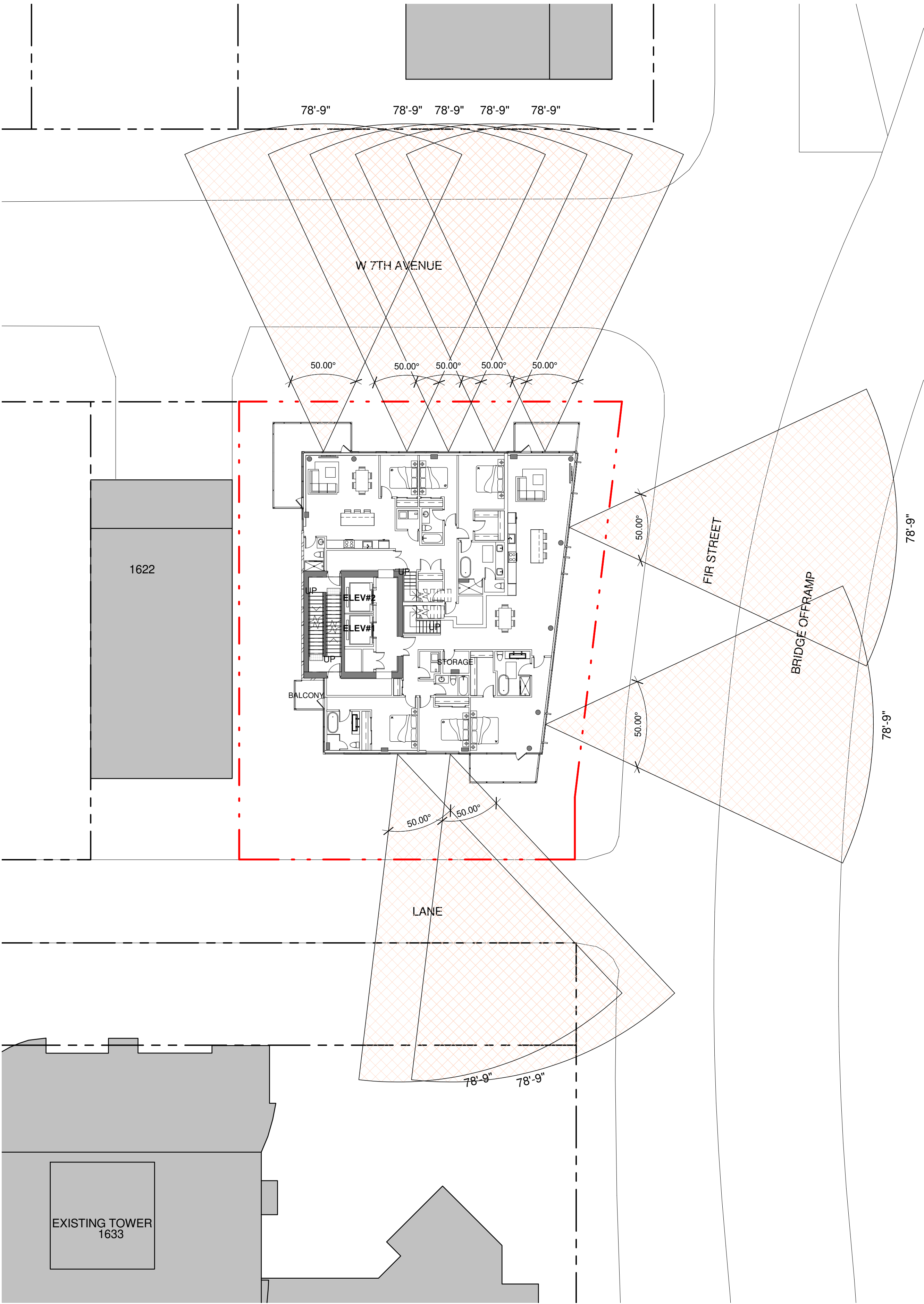
SHEET TITLE

HAD DIAGRAM L8-L9 & L10

SHEET NUMBER

A1.30C

ISSUE



LEVEL 11 HORIZONTAL ANGLE OF DAYLIGHT

CLIENT

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ibigroup.com

PROJECT

Italia

1616 West 7th Avenue, Vancouver

PROJECT NO:

102231

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

05/16/19

SHEET TITLE

HAD DIAGRAM L11

SHEET NUMBER

ISSUE

A1.30D



1 P4 Parking
3/16" = 1'-0"

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PROJECT

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PROJECT NO:	102231
DRAWN BY:	Author
CHKD' BY:	Checker
SCALE:	3/16" = 1'-0"
DATE:	03/01/19

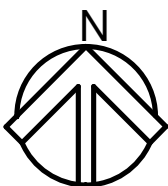
SHEET TITLE

P4 PARKING LEVEL PLAN

SHEET NUMBER	ISSUE
A2.01	



1 P3 PARKING
3/16" = 1'-0"



P3 FLOOR PLAN
RESIDENTIAL PARKING STALLS
REGULAR: 16
SMALL: 6
RESIDENTIAL STORAGE: 12

ISSUES			
NO.	ISSUANCE	STATUS	DATE

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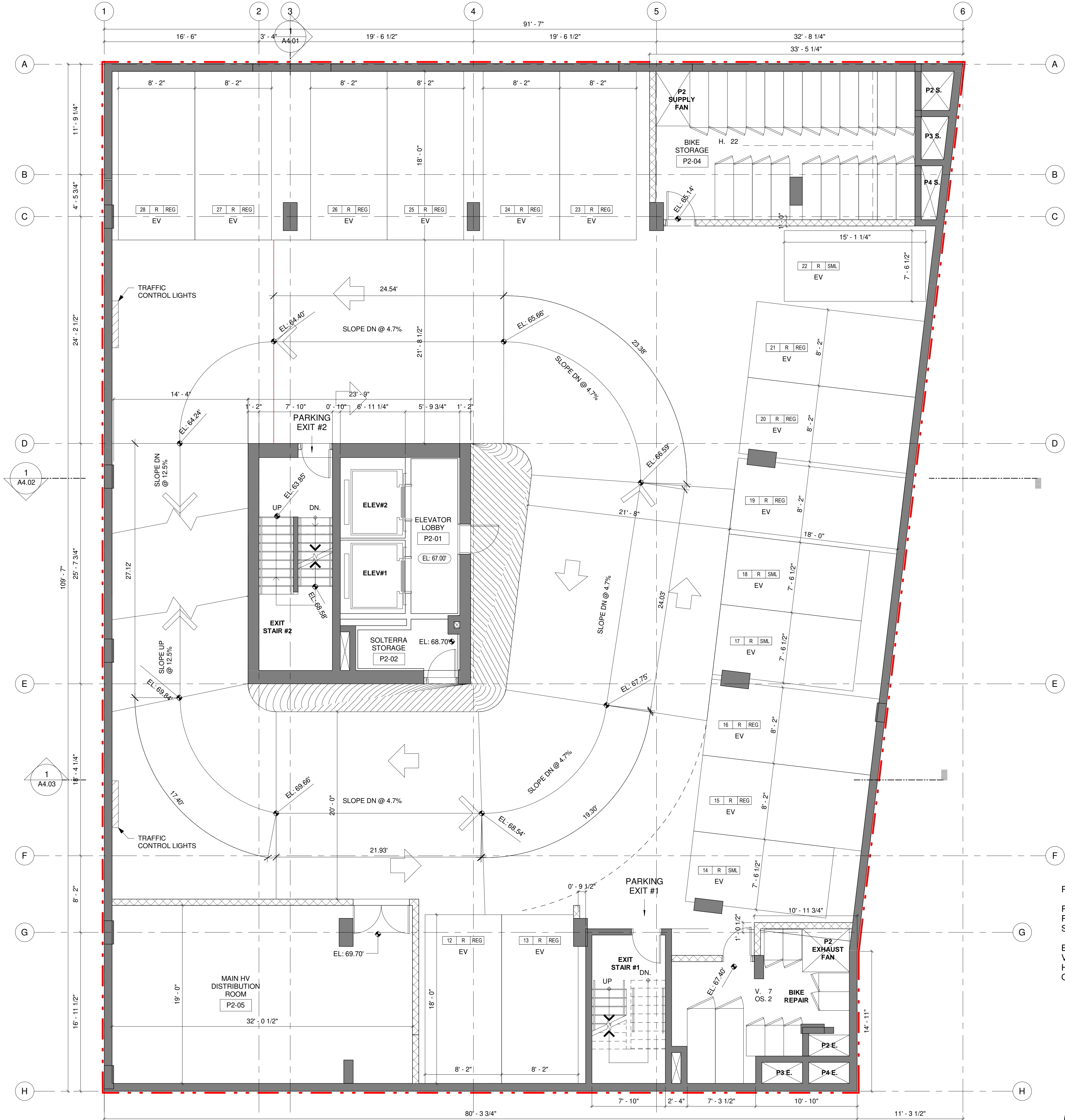
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Italia
1616 West 7th Avenue, Vancouver

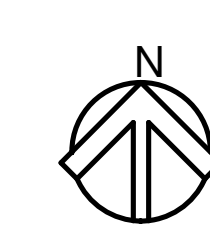
PROJECT NO: 102231
DRAWN BY: Author
CHKD' BY: Checker
SCALE: 3/16" = 1'-0"
DATE: 02/29/2019

SHEET TITLE
**P3 PARKING LEVEL
PLAN**

SHEET NUMBER	ISSUE
A2.02	



1 P2 PARKING
3/16" = 1'-0"



P2 FLOOR PLAN
RESIDENTIAL PARKING STALLS
REGULAR: 13
SMALL: 4
BIKE STORAGE
VERTICAL: 7
HORIZONTAL: 22
OS: 2

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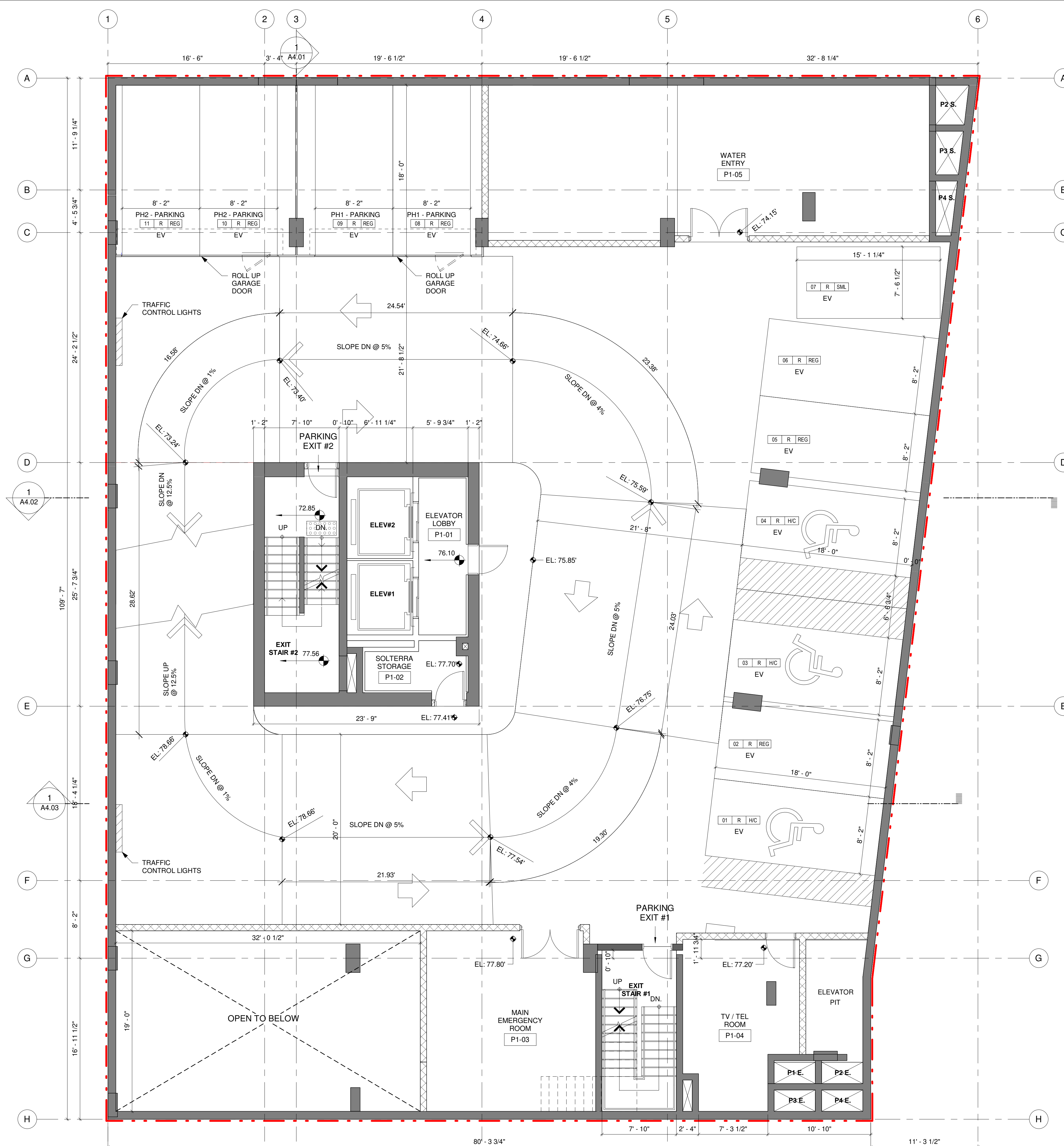
1616 West 7th Avenue, Vancouver

PROJECT NO:	102231
DRAWN BY:	Author
CHKD BY:	Checker
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DATE:	02/29/2019

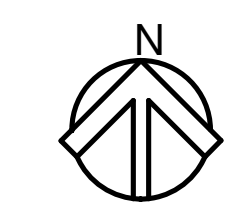
SHEET TITLE

P2 PARKING LEVEL PLAN

SHEET NUMBER	ISSUE
A2.03	



1 P1 PARKING
3/16" = 1'-0"



P1 FLOOR PLAN
RESIDENTIAL PARKING STALLS
REGULAR: 7
SMALL: 1
HANDICAP: 3

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PROJECT

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1616 West 7th Avenue, Vancouver

PROJECT NO:

102231

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

3/16" = 1'-0"

DATE:

06/07/18

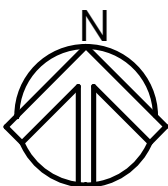
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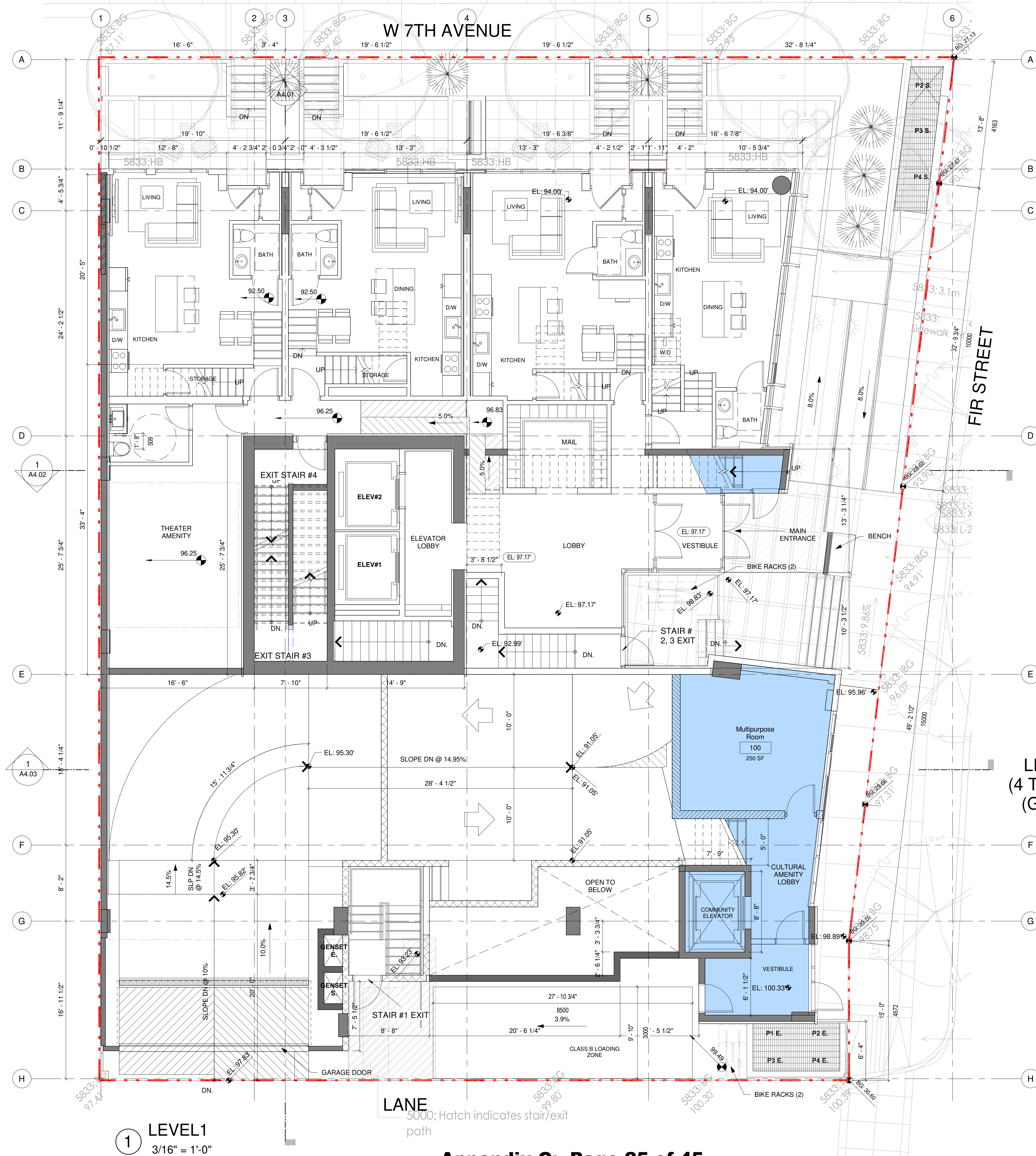
P1 PARKING LEVEL PLAN

SHEET NUMBER

A2.04

ISSUE





1 LEVEL1
3/16" = 1'-0"

LEVEL 1 FLOOR PLAN
(4 TH UNITS THIS FLOOR)
(GROSS 4,082 SQ. FT.)

LANE
5000; Hatch indicates stair/exit
path

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PROJECT NO:

102231

DRAWN BY:

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CHKD BY:

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SCALE:

3/16" = 1'-0"

DATE:

02/29/2019

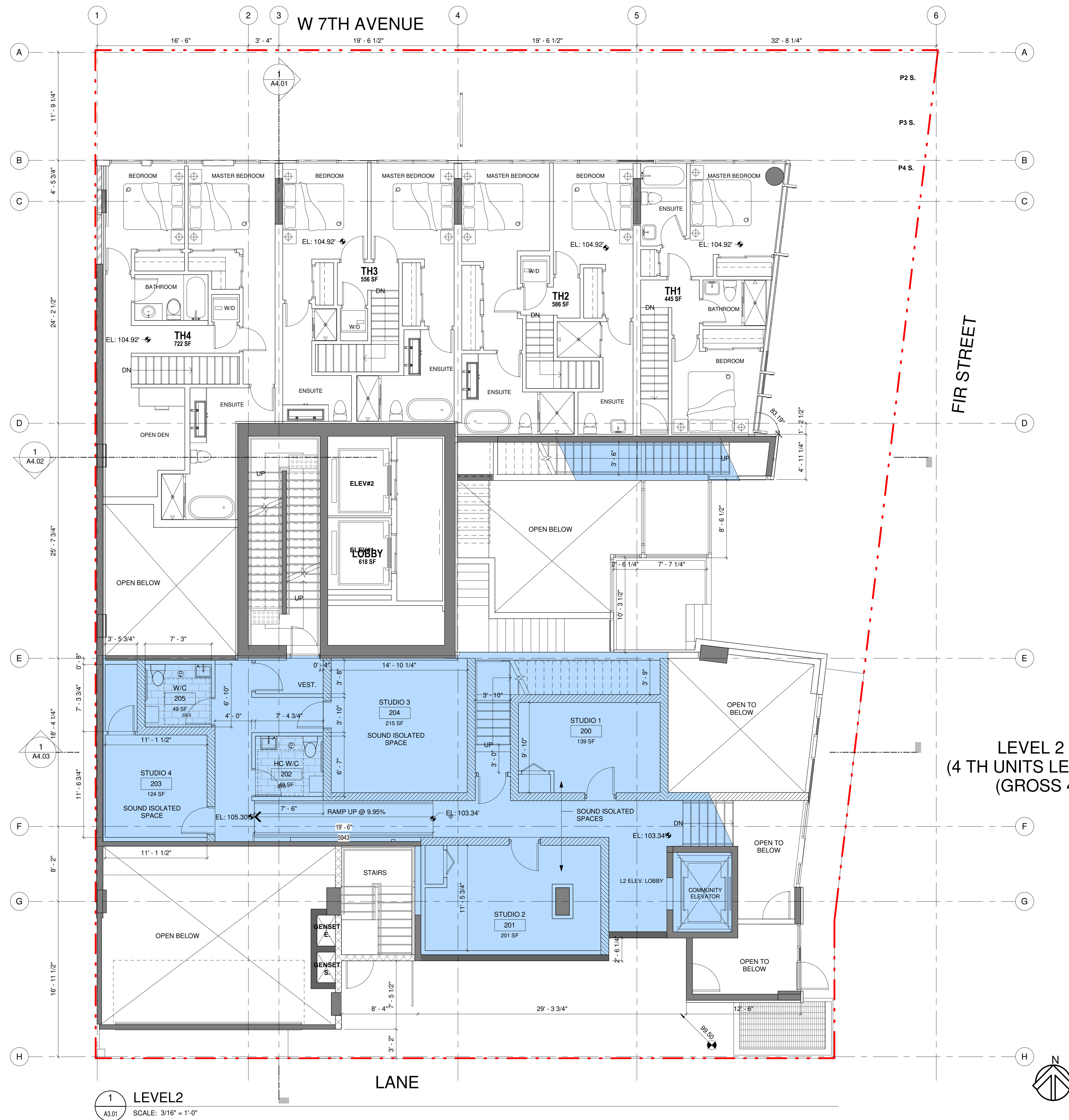
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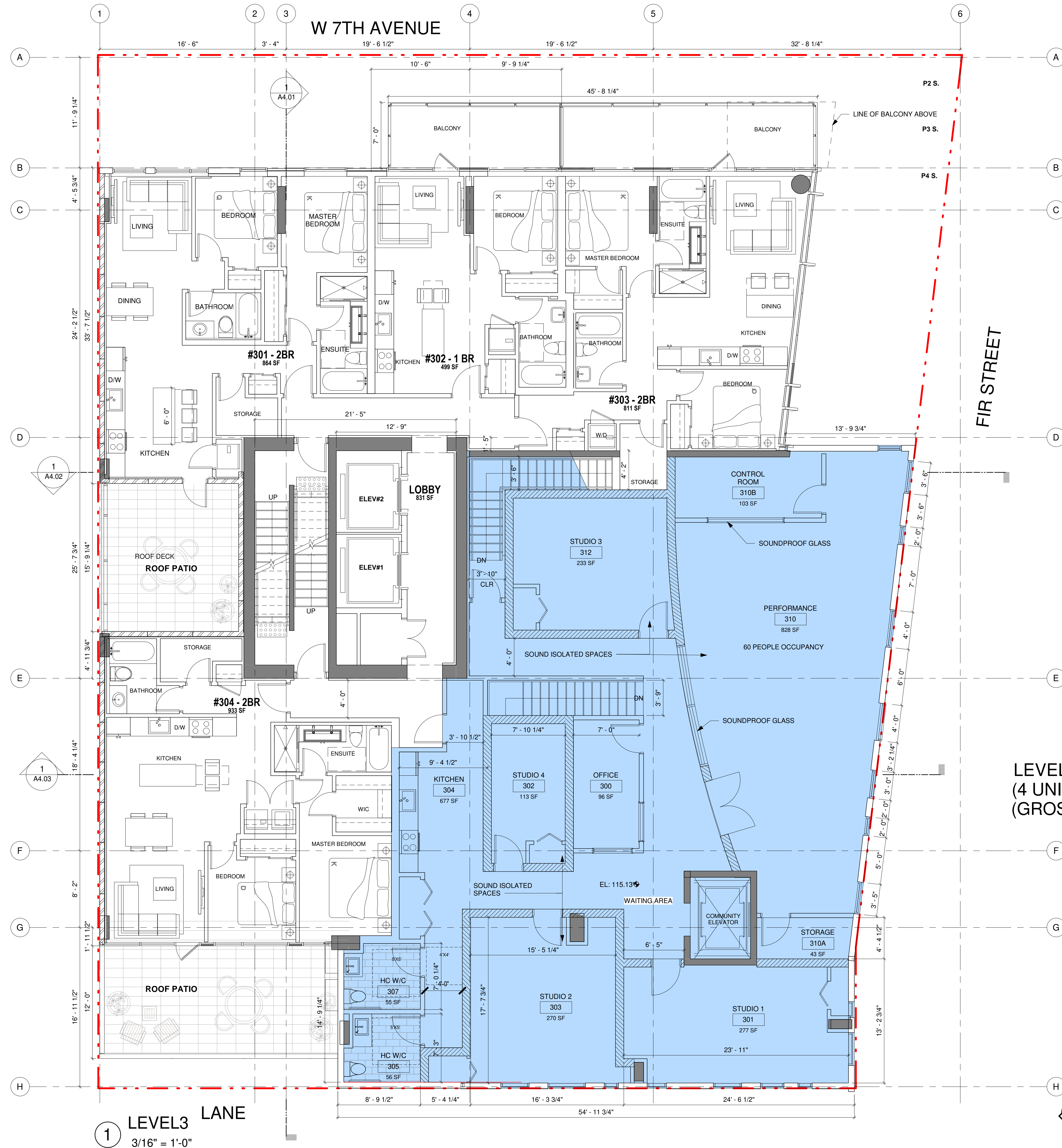
LEVEL1 PLAN

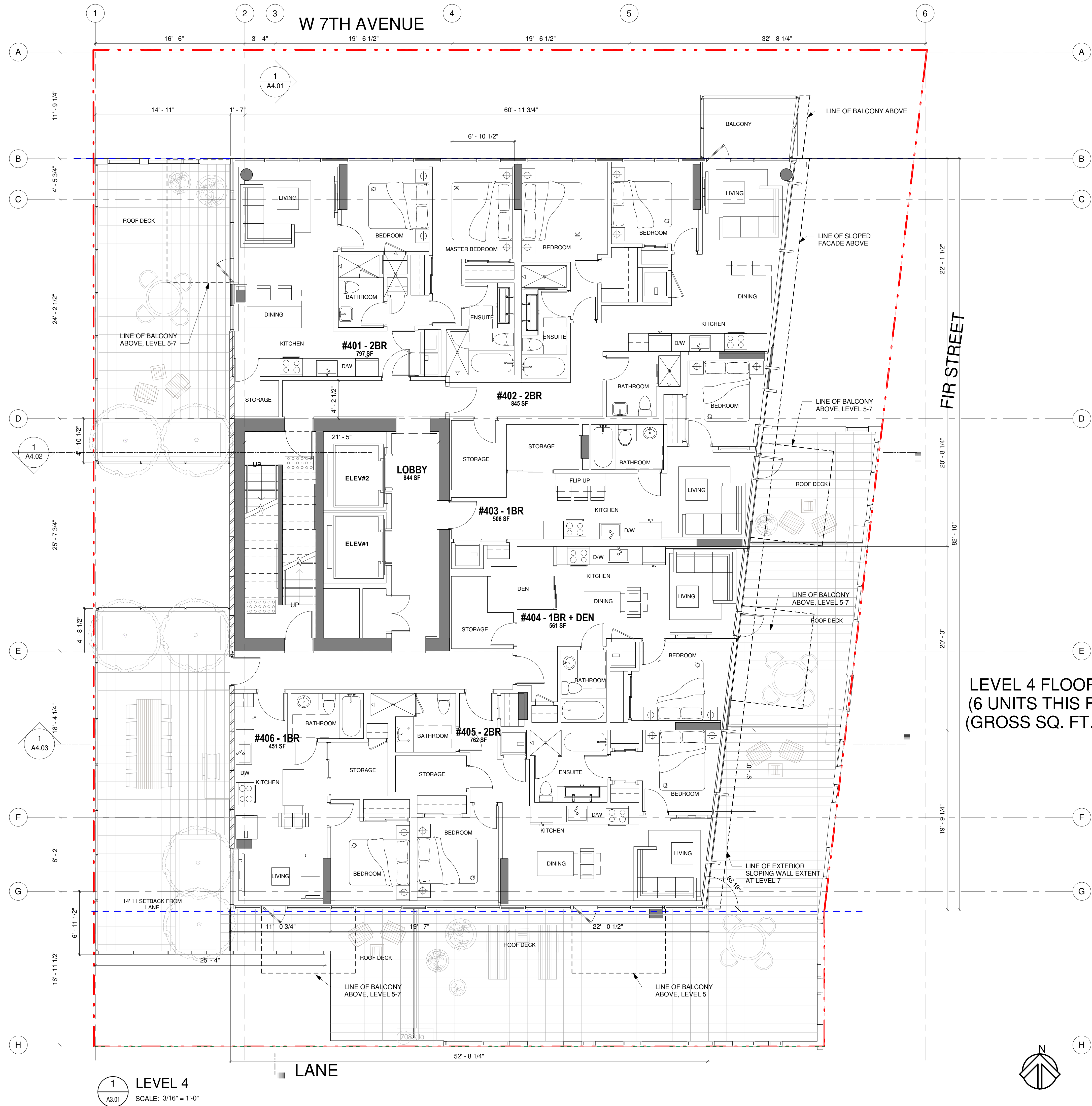
SHEET NUMBER

A2.06

ISSUE







1 LEVEL 4
A3.01 SCALE: 3/16" = 1'-0"

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PROJECT NO: 102231

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SCALE: 3/16" = 1'-0"

DATE: 02/29/2019

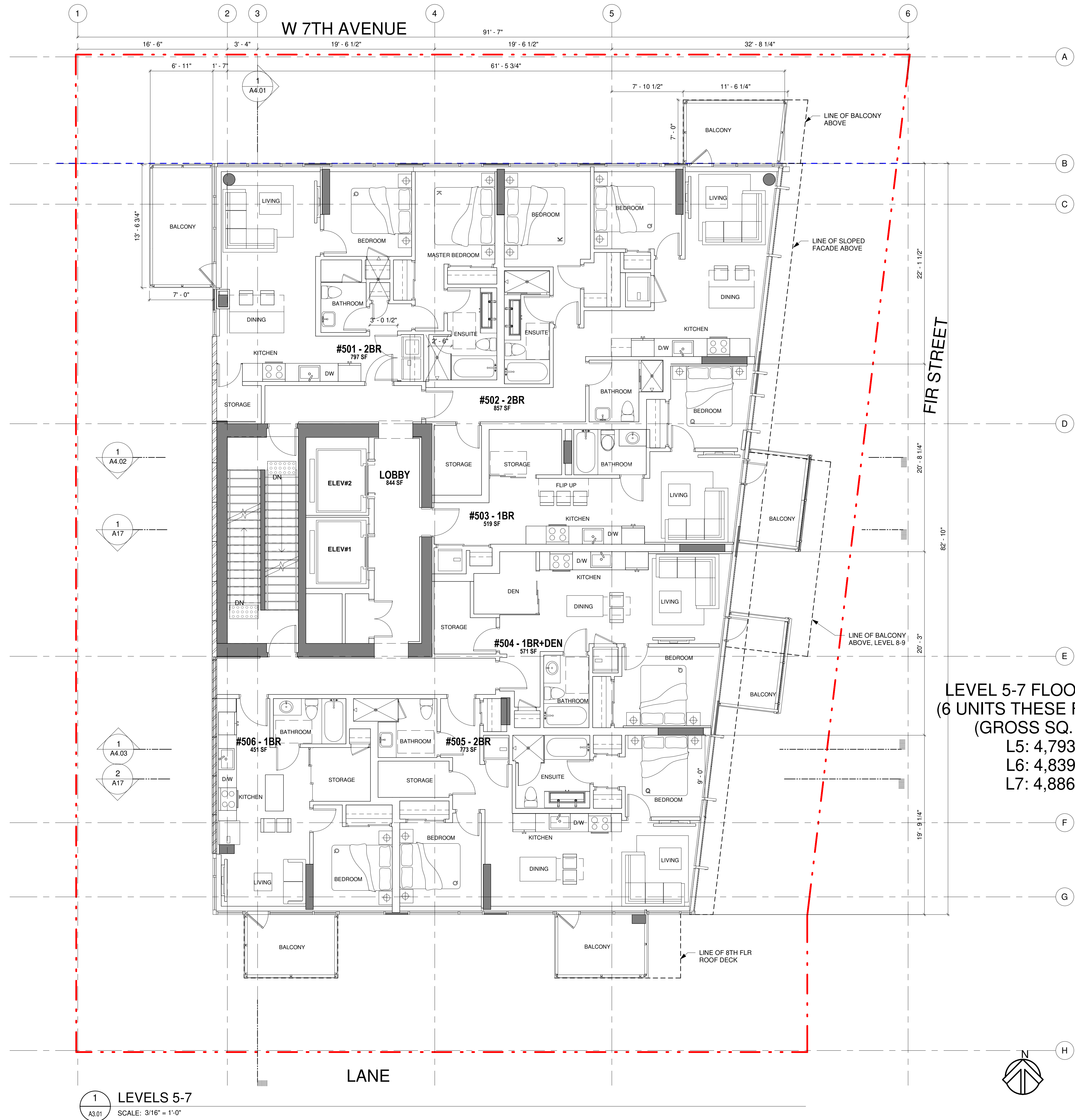
SHEET TITLE

LEVEL 4 PLAN

SHEET NUMBER

A2.09

ISSUE



1 LEVELS 5-7
A3.01 SCALE: 3/16" = 1'-0"

LEVEL 5-7 FLOOR PLAN
(6 UNITS THESE FLOORS)
(GROSS SQ. FT.):
L5: 4,793
L6: 4,839
L7: 4,886

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SCALE: 3/16" = 1'-0"

DATE: 05/01/19

SHEET TITLE

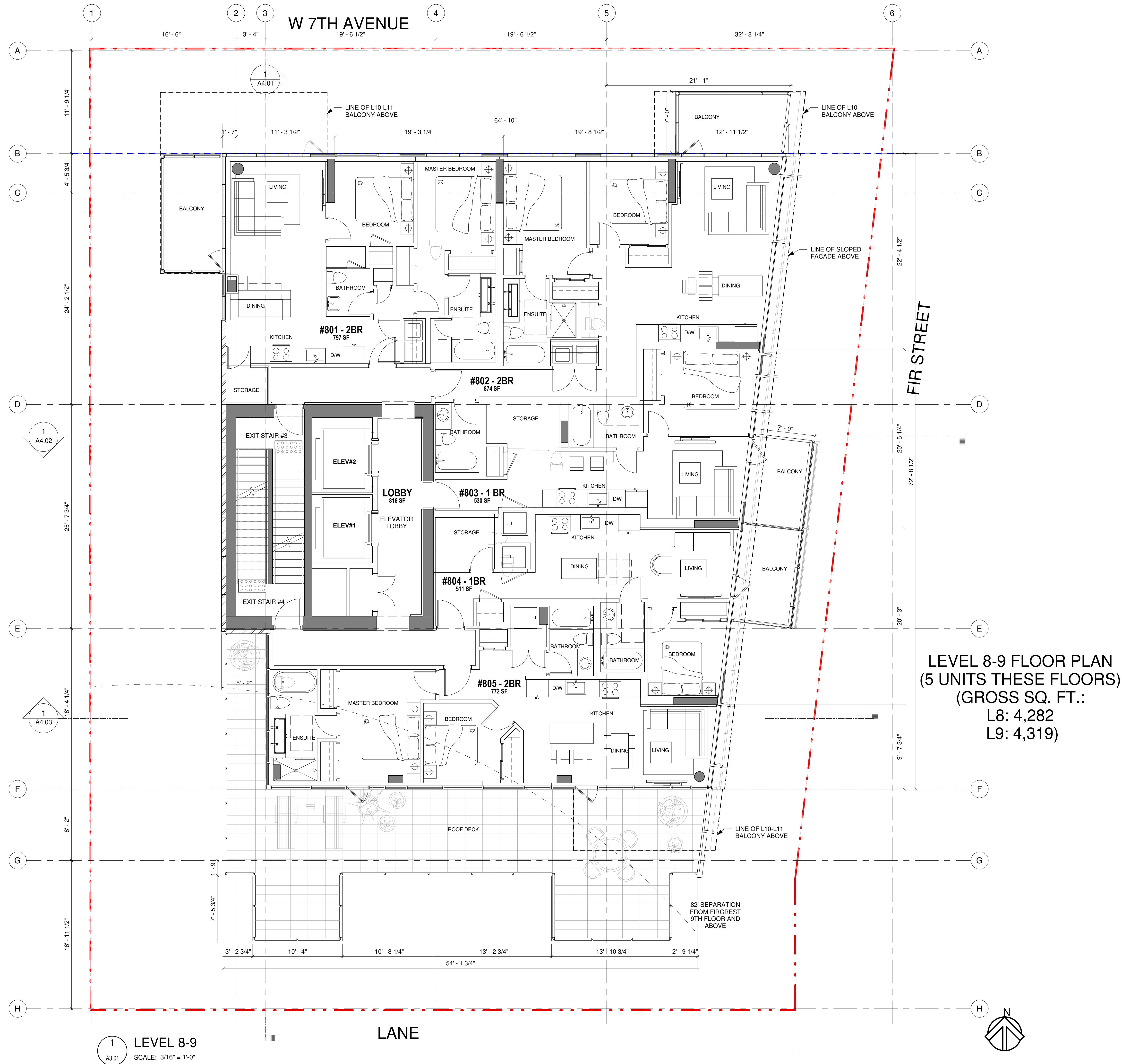
LEVEL 5-7 PLANS

SHEET

NUMBER

A2.10

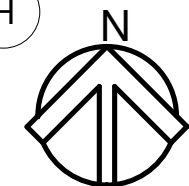
ISSUE



1
A3.01

LEVEL 8-9
SCALE: 3/16" = 1'-0"

LANE



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DATE: 06/07/18

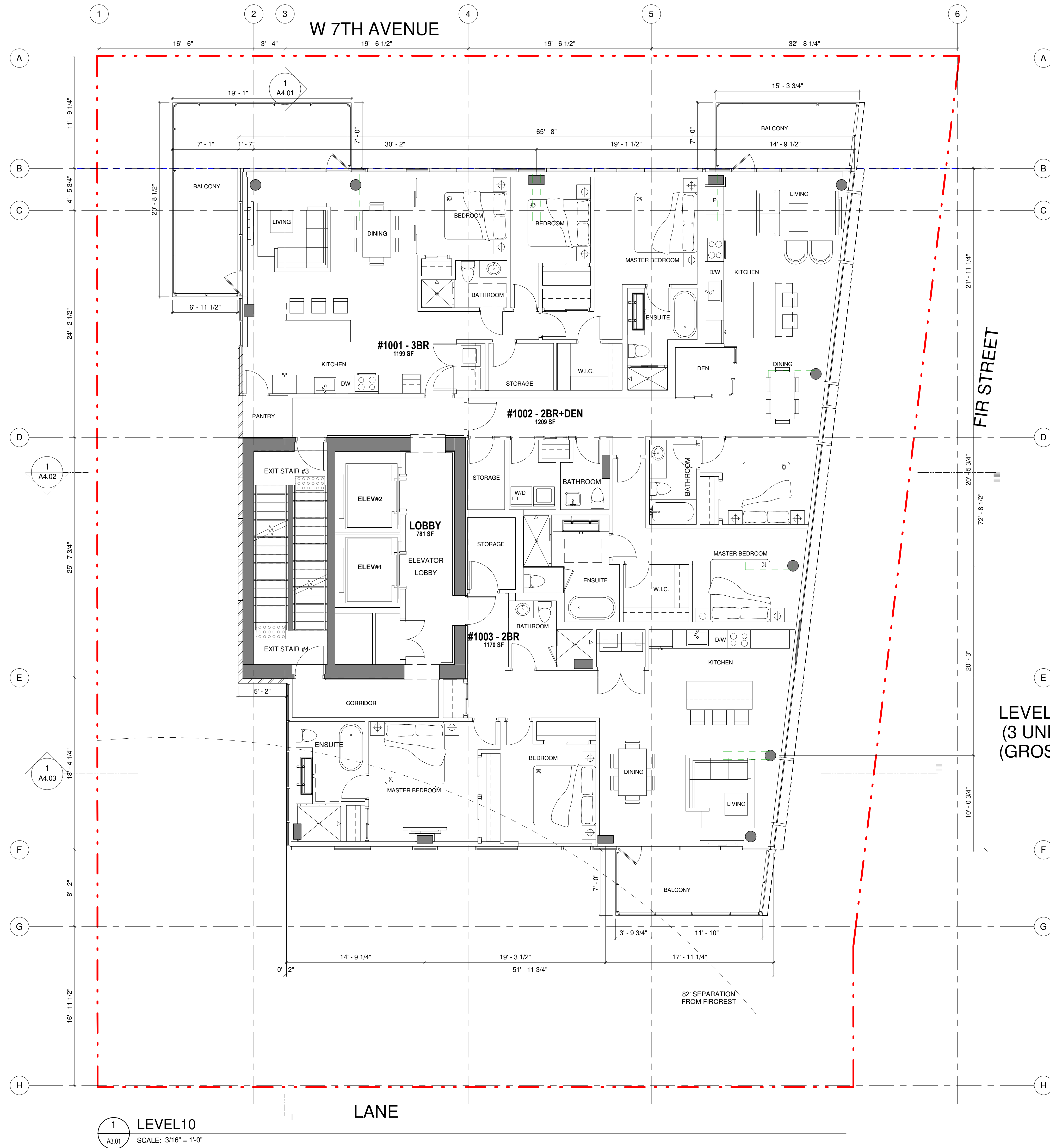
SHEET TITLE

LEVEL 8-9 PLAN

SHEET
NUMBER

A2.11

ISSUE



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SCALE: 3/16" = 1'-0"

DATE: 02/29/2019

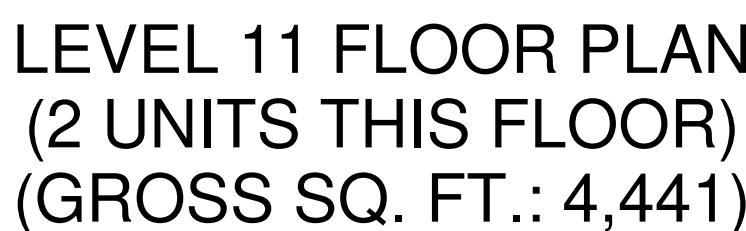
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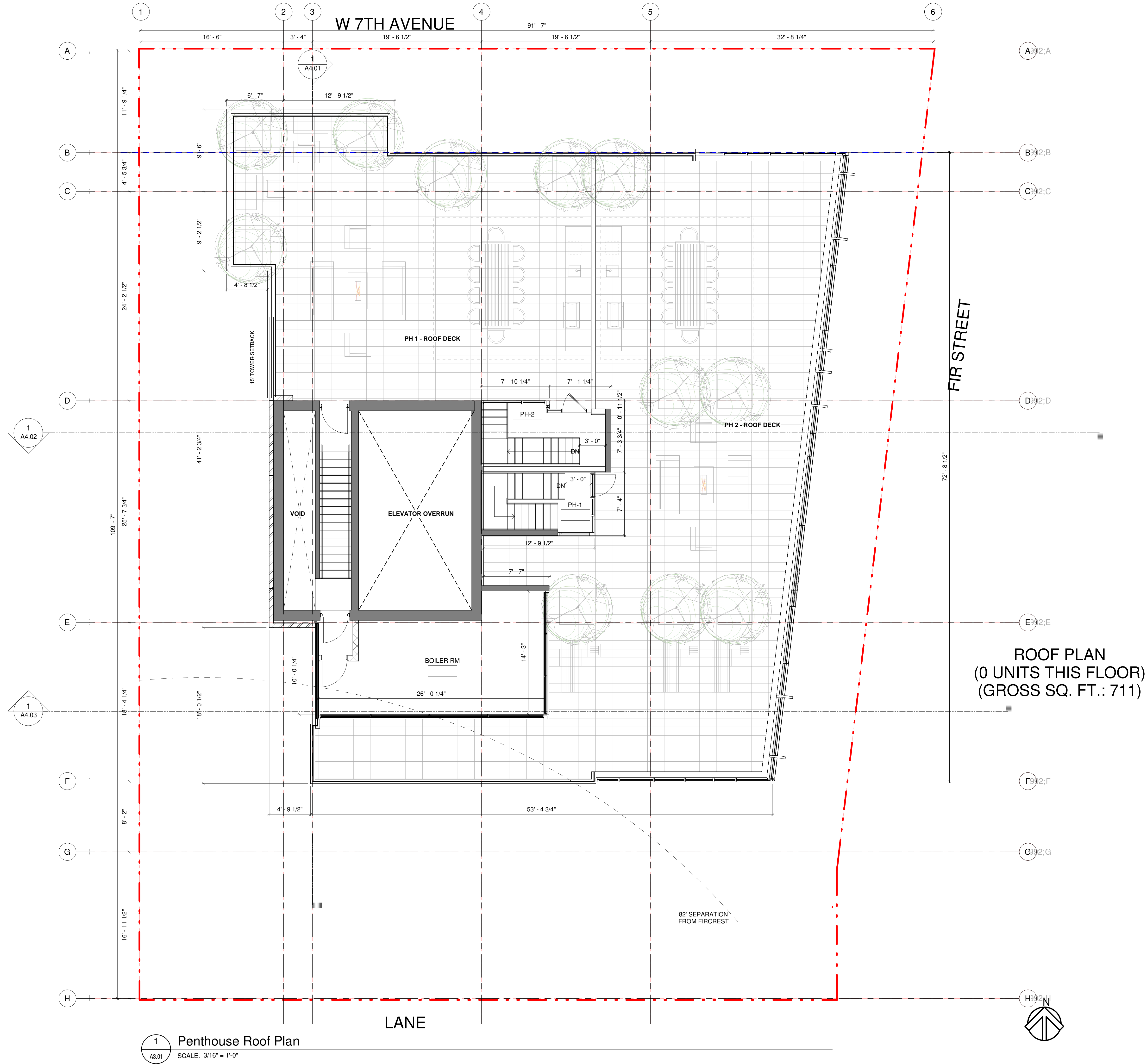
SUB PENTHOUSE

SHEET NUMBER

A2.12

ISSUE





1 Penthouse Roof Plan
A3.01 SCALE: 3/16" = 1'-0"

ISSUES			
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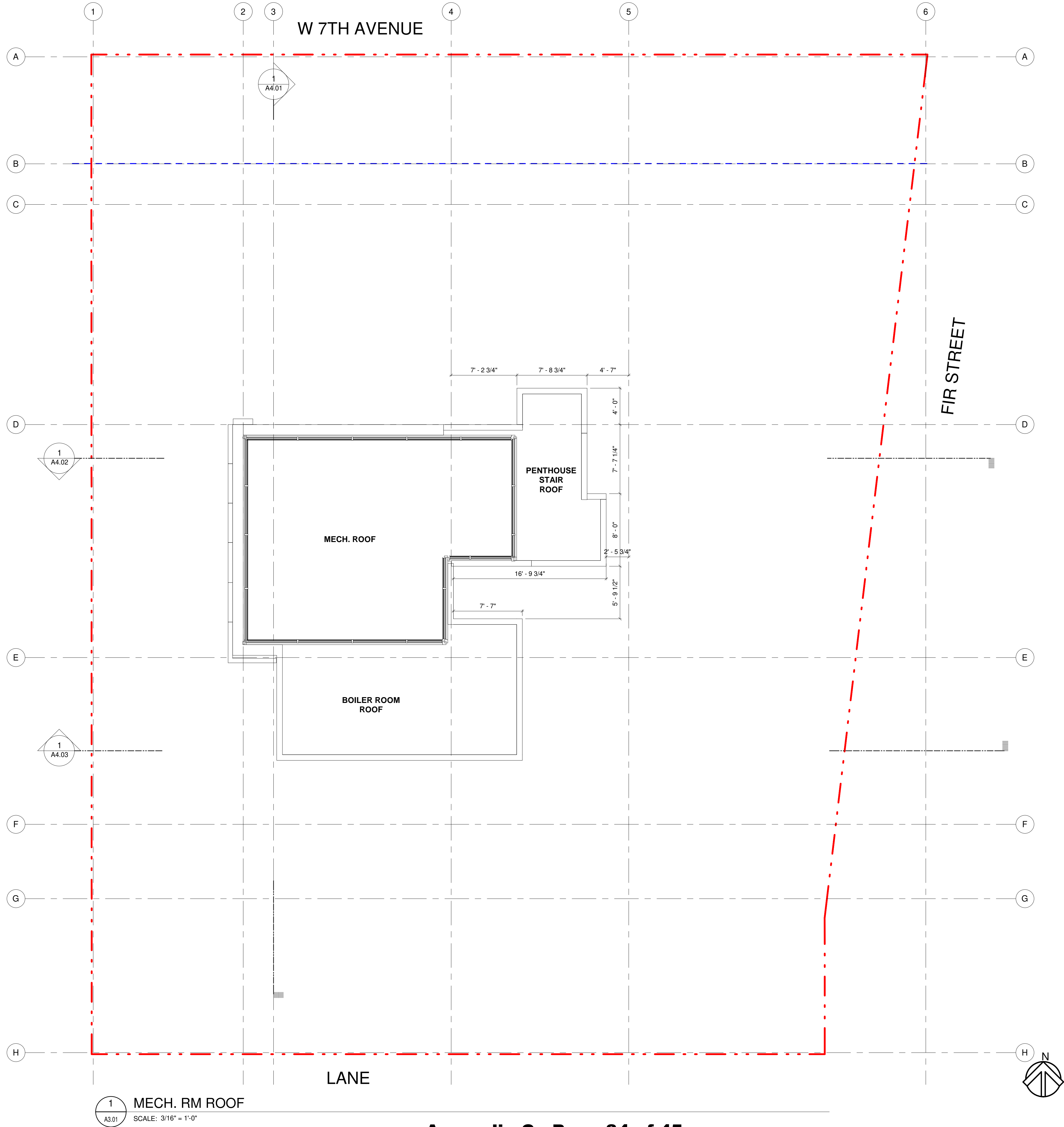
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SHEET TITLE
PH ROOF DECK PLAN

SHEET NUMBER	ISSUE
A2.14	



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PROJECT NO:

102231

DRAWN BY:

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CHKD' BY:

Checker

SCALE:

3/16" = 1'-0"

DATE:

03/07/19

SHEET TITLE

MECH ROOF PLAN

SHEET NUMBER

A2.15

ISSUE



Material Schedule		
Material Code	Material Description	Color
O1	Glass, Solarban 60 or equiv performance	Tinted Gray, 0033 Vanceva
O2	Spandrel Glass	Light Gray
O3	Metal Panel	Bone White
O4	Metal Panel	Anodic Clear Mica
O5	Painted Concrete	Light Gray
O6	Painted Concrete	Dark Gray
O7	Metal Louver	Gray
O8	Mullion	Standard Silver
O9	Glass Guardrail	Clear
10	Metal Vertical Fin	Hazelnut Mica Cool
11	Spandrel Glass	Dark Gray



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES			
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SHEET TITLE
NORTH ELEVATION

SHEET NUMBER	ISSUE
A3.01	

Material Schedule		
Material Code	Material Description	Color
O1	Glass, Solarban 60 or equiv performance	Tinted Gray, 0033 Vanceva
O2	Spandrel Glass	Light Gray
O3	Metal Panel	Bone White
O4	Metal Panel	Anodic Clear Mica
O5	Painted Concrete	Light Gray
O6	Painted Concrete	Dark Gray
O7	Metal Louver	Gray
O8	Mullion	Standard Silver
O9	Glass Guardrail	Clear
10	Metal Vertical Fin	Hazelnut Mica Cool
11	Spandrel Glass	Dark Gray



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES			
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SHEET TITLE
EAST ELEVATION

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PROJECT NO:	102231
DRAWN BY:	Author
CHKD' BY:	Checker
SCALE:	1/8" = 1'-0"
DATE:	02/29/2019
SHEET TITLE	

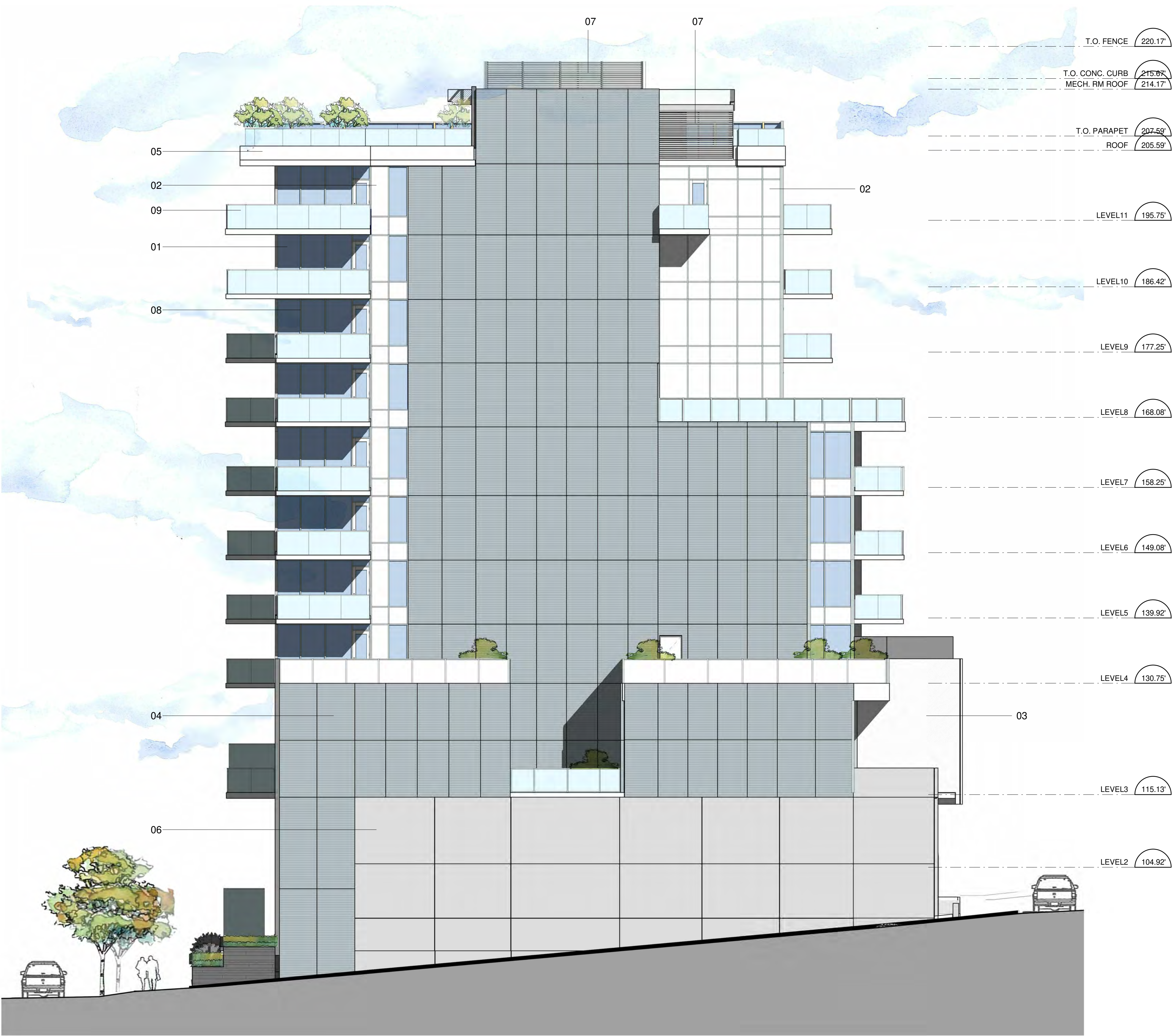
SOUTH ELEVATION

SHEET NUMBER	ISSUE
A3.03	

Material Schedule		
Material Code	Material Description	Color
O1	Glass, Solarban 60 or equiv performance	Tinted Gray, 0033 Vanceva
O2	Spandrel Glass	Light Gray
O3	Metal Panel	Bone White
O4	Metal Panel	Anodic Clear Mica
O5	Painted Concrete	Light Gray
O6	Painted Concrete	Dark Gray
O7	Metal Louver	Gray
O8	Mullion	Standard Silver
O9	Glass Guardrail	Clear
10	Metal Vertical Fin	Hazelnut Mica Cool
11	Spandrel Glass	Dark Gray



Material Schedule		
Material Code	Material Description	Color
O1	Glass, Solarban 60 or equiv performance	Tinted Gray, 0033 Vanceva
O2	Spandrel Glass	Light Gray
O3	Metal Panel	Bone White
O4	Metal Panel	Anodic Clear Mica
O5	Painted Concrete	Light Gray
O6	Painted Concrete	Dark Gray
O7	Metal Louver	Gray
O8	Mullion	Standard Silver
O9	Glass Guardrail	Clear
10	Metal Vertical Fin	Hazelnut Mica Cool
11	Spandrel Glass	Dark Gray



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUES			
NO.	ISSUANCE	STATUS	DATE

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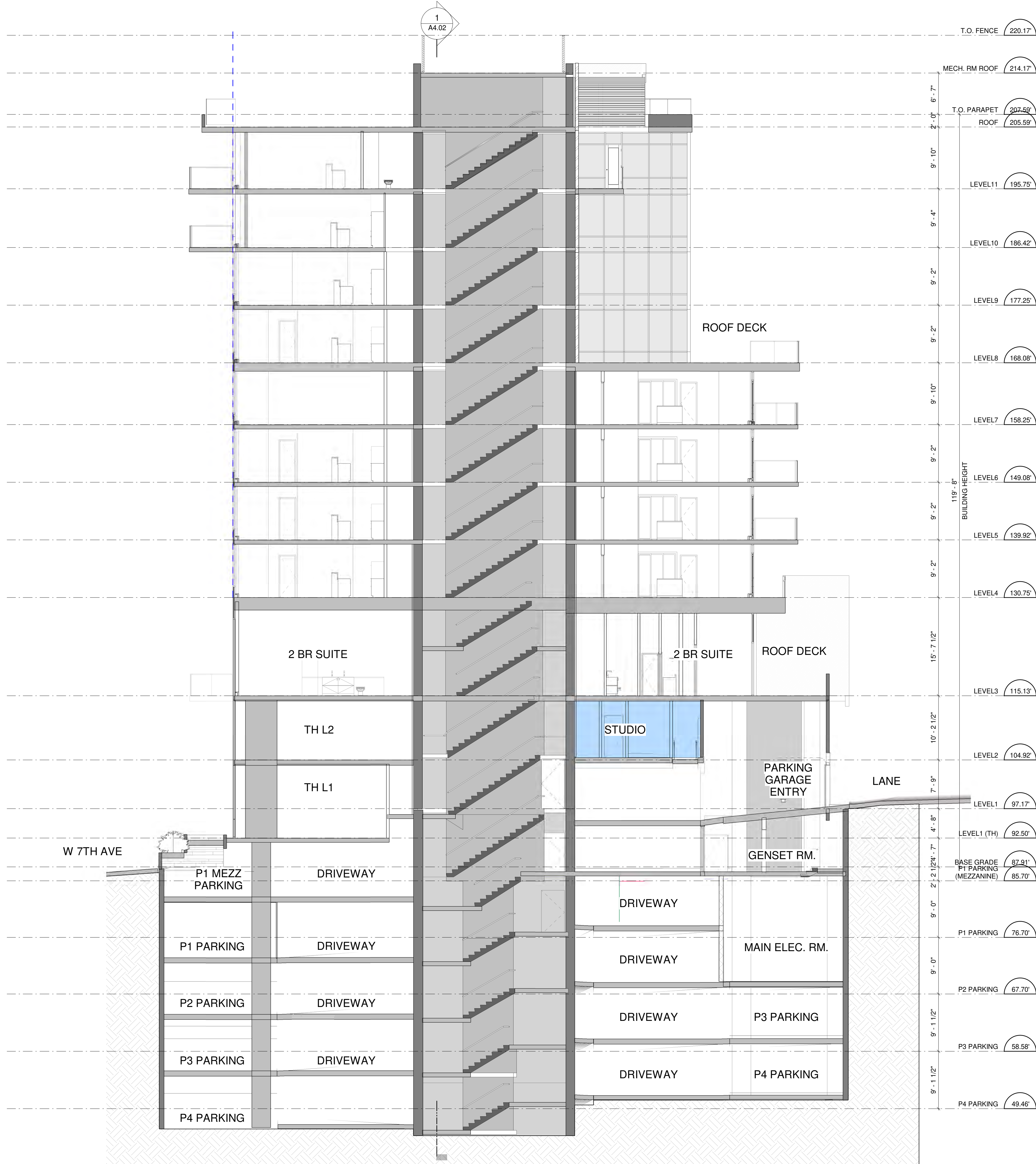
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SHEET TITLE

WEST ELEVATION

SHEET NUMBER	ISSUE
A3.04	



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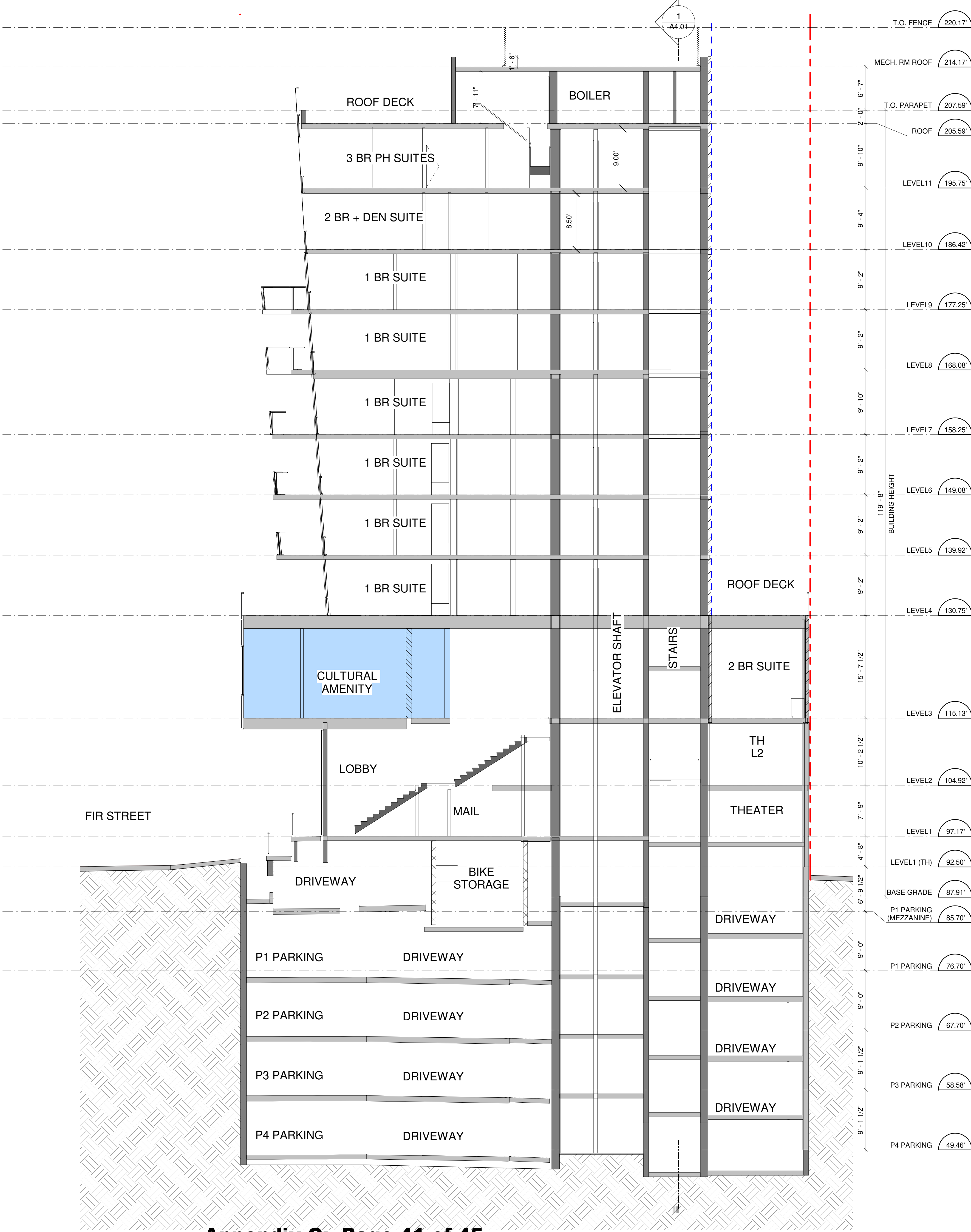
SHEET TITLE

**N-S SECTION
THROUGH GARAGE
ENTRANCE N-S**

SHEET
NUMBER

A4.01

ISSUE



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PROJECT

Italia

1616 West 7th Avenue, Vancouver

PROJECT NO:

102231

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/8" = 1'-0"

DATE:

02/28/19

SHEET TITLE

E-W SECTION
THROUGH LOBBY

SHEET NUMBER

A4.02

ISSUE



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1616 West 7th Avenue, Vancouver

PROJECT NO: 102231

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CHKD' BY: Checker

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

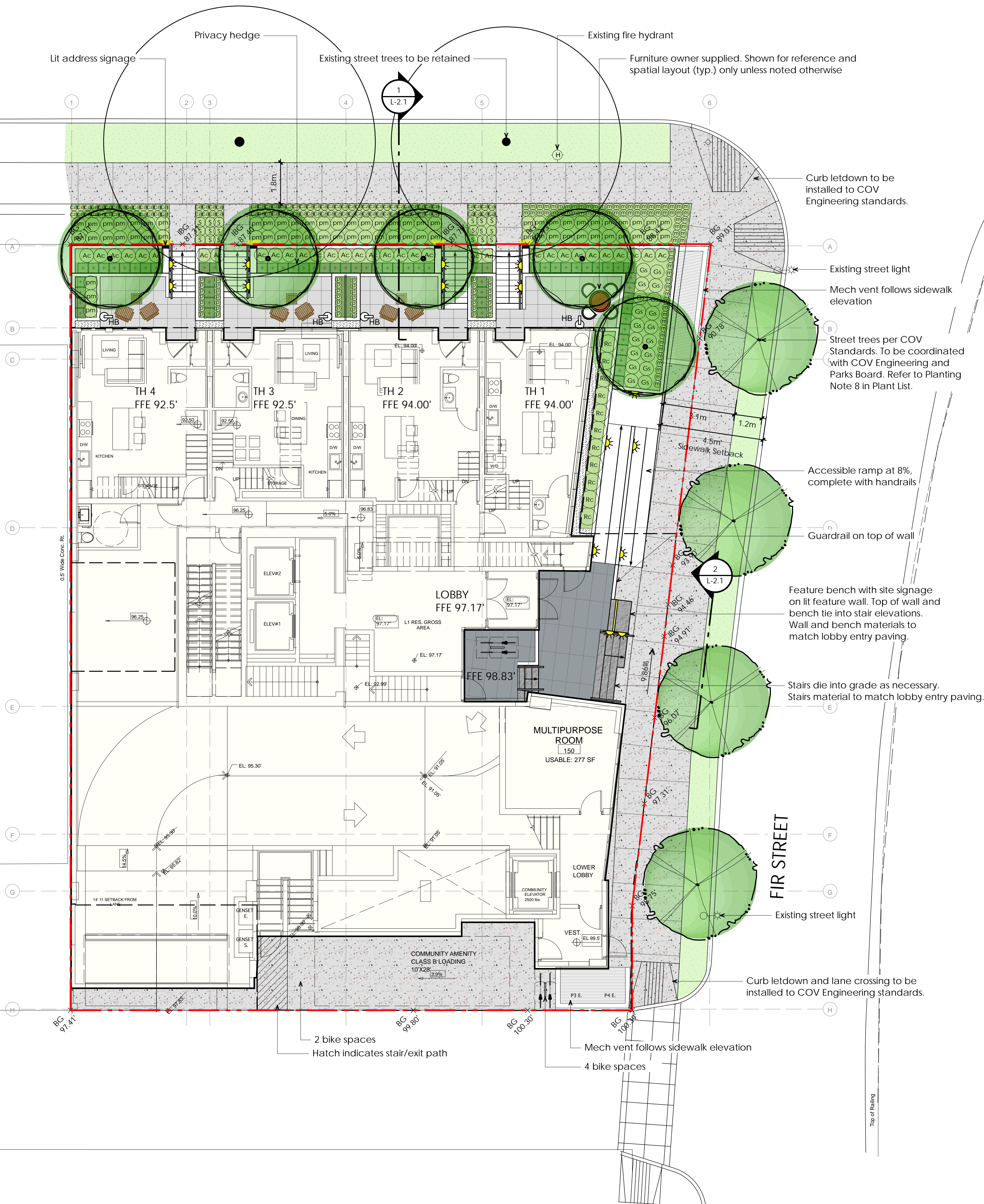
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SHEET TITLE

W-E SECTION THROUGH AMENITY

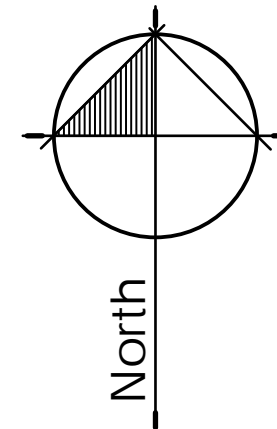
SHEET NUMBER	ISSUE
A4.03	

WEST 7TH AVENUE



Material and Furnishing Legend		
Graphic	Description	Detail
	CIP Concrete Paving Colour: Natural Finish: Broom-finish CIP concrete to City of Vancouver Standards. Sawcut pattern as per plan.	
	Hydrapressed Slab Pavers Size: 24"x24" Colour: Charcoal	Pattern: Stacked
	Feature Paving	
	Gravel	
	Sodded Lawn	
	Mixed Shrub Planting	
	Privacy Hedge	
	Surface Mounted Bike Racks	
	Hosebib	

Grading Legend	
Graphic	Description
	Building Grade
	Interpolated Building Grade
	Proposed Finished Grade
	Top of Wall
Lighting Legend	
Graphic	Description
	Step Light
	Plinth Light
	Strip Light



3	2019-05-22	Issued for DP
2	2019-04-22	Issued for DP Pre-application
1	2019-03-15	Issued for DP Pre-application
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Durante Kreuk Ltd.
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PLANT LIST					
TREES Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
	5	Cornus 'Eddies White Wonder'	White Flowering Dogwood	5cm cal.	
	6	Fagus sylvatica 'Dawky Gold'	Columnar European Beech	5cm cal.	
	11	Styrax japonicus	Japanese Snowbell	6cm cal., Specimen	
	4	City of Vancouver street tree. Final Species to be coordinated with Cabot Lyford. Refer to Planting Note 8.			
SHRUBS Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
Az	33	Azalea 'Coral Bells'	Azalea	#2 pot, 24" o.c.	
Gs	32	Gaultheria shallon	Salal	#2 pot, 24" o.c.	Bird Friendly
Rc	11	Rhododendron 'Cunningham White'	Rhododendron	#3 pot, 30" o.c.	
Sa	18	Sarcococca hookeriana var. humilis	Fragrant Sweetbox	#2 pot, 18" o.c.	Bird Friendly
	62	Taxus x media 'Hicksii'	Yew Hedge	4' ht.	Rootball to rootball, Males only
PERENNIALS/GROUNDCOVERS Sym.	Qty.	Botanical Name	Common Name	Size/Spacing	Comments
ca	98	Carex morrowii 'Ice Dance'	Variegated Sedge	#1 pot, 18" o.c.	
la	9	Lavandula angustifolia 'Hidcote'	Lavender	#1 pot, 18" o.c.	
m	102	Mahonia repens	Creeping Mahonia	#1 pot, 12" o.c.	Bird Friendly
nf	32	Nepeta 'Walkers Low'	Catmint	#2 pot, 24" o.c.	
p	42	Pachysandra terminalis	Japanese Spurge	#1 pot, 12" o.c.	
-	96	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	#1 pot, 12" o.c.	
pm	67	Polystichum munitum	Sword Fern	#2 pot, 24" o.c.	Bird Friendly
	42	Rudbeckia fulgida	Black-Eyed-Susan	#1 pot, 12" o.c.	Bird Friendly
*Above plants indicated as bird friendly are found to be beneficial for birds because of the fruit and seeds produced, as well as value for nesting.					
<p>Planting Notes</p> <ol style="list-style-type: none">All plants / planting to be per CSLA / CNLA StandardPlant selection subject to availability at the time of planting.Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.All trees to be staked in accordance with CSLA / CNLA StandardsAll plants to be sourced from nurseries certified free of P. ramorum.Plant sizes and related container classes are specified according to the CSLA / CNLA Standard current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the CSLA / CNLA Standard.All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.For offsite trees, Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.					

Project:

Italia

1616 West 7th Avenue,
Vancouver, BC

Drawn by:

KL

Checked by:

JD

Date:

February 13, 2019

Scale:

1/8"=1'-0"

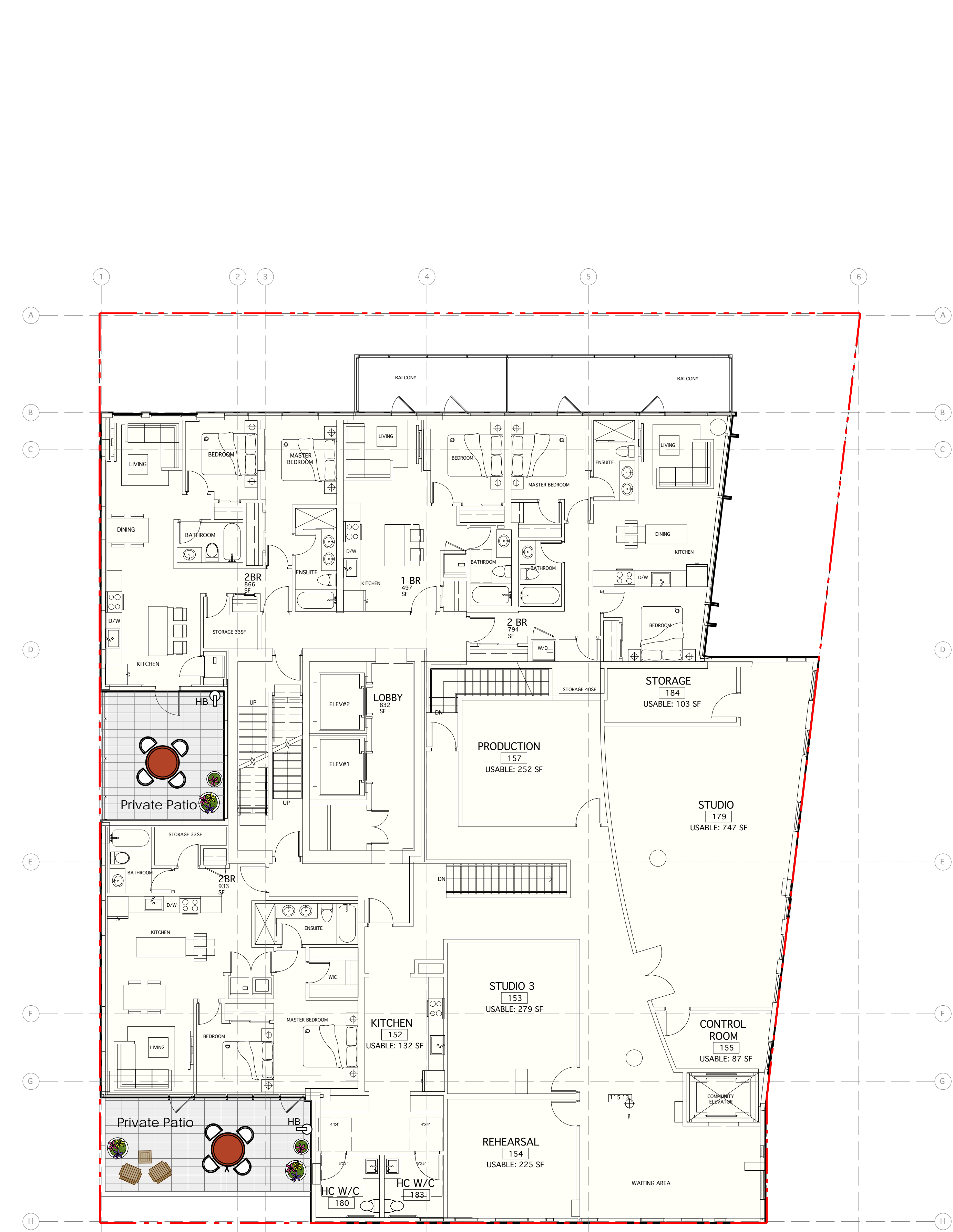
Drawing Title:

Level 1 Landscape

Project No.:

19008

Sheet No.:



Furniture owner supplied. Shown for reference and spatial layout (typ.) only unless noted otherwise



Bird friendly planting. Planter at guardrail ht.

Bird friendly planting. Planter at guardrail ht.

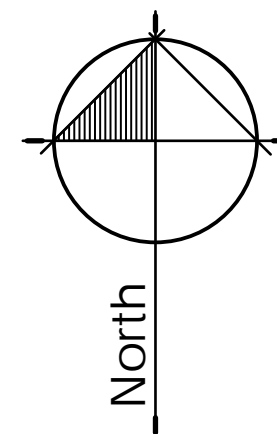
Dining, furniture owner supplied

Outdoor Kitchen w/ BBQ

Bird friendly planting. Planter at guardrail ht.

Guardrail ht. Metal planter at ends of privacy screens, typ.

Furniture owner supplied. Shown for reference and spatial layout (typ.) only unless noted otherwise



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Italia

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Scale:

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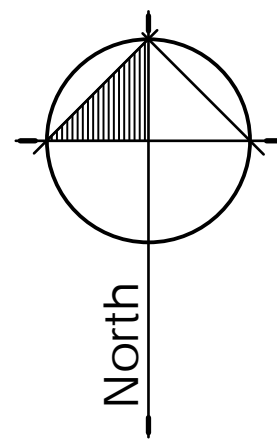
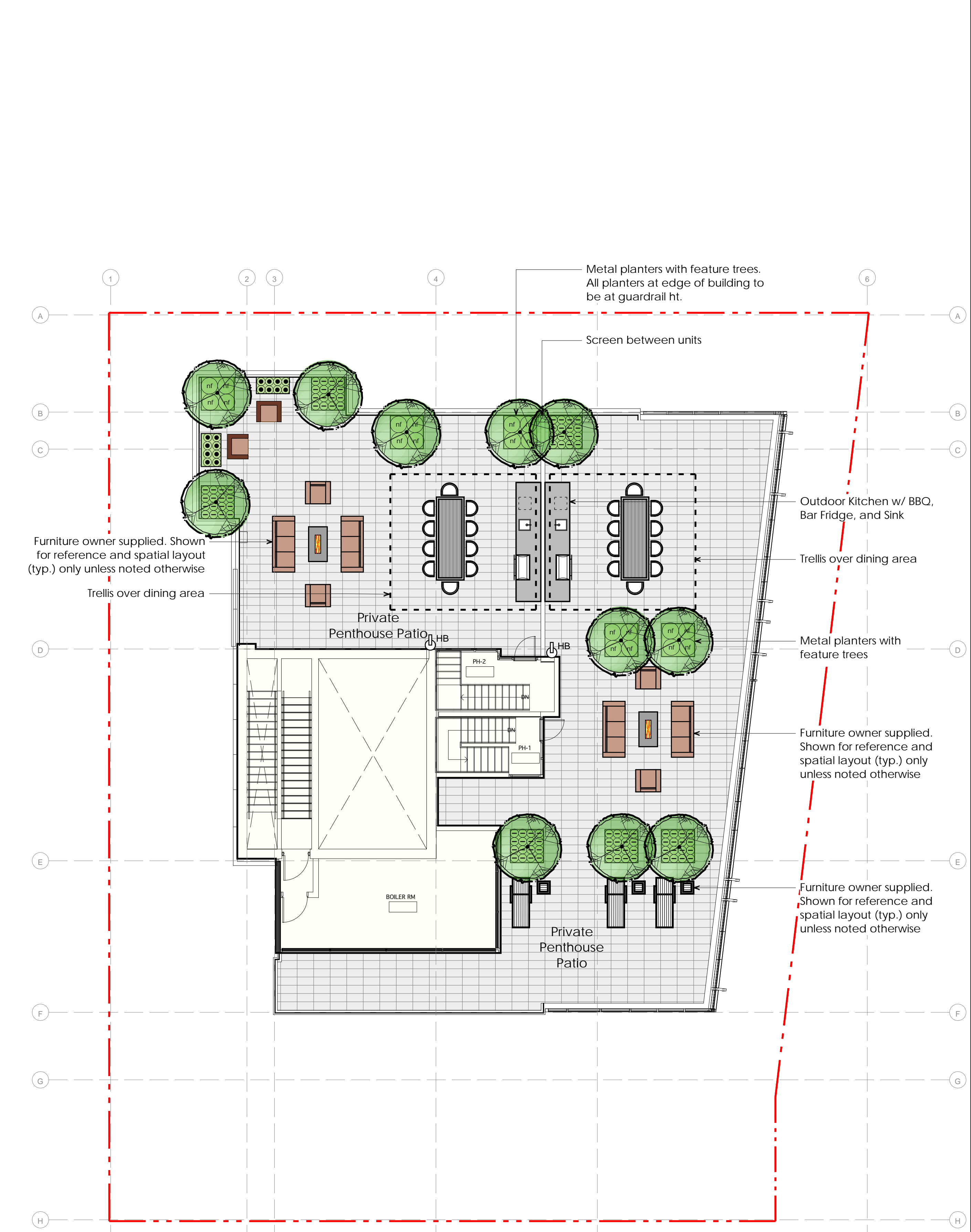
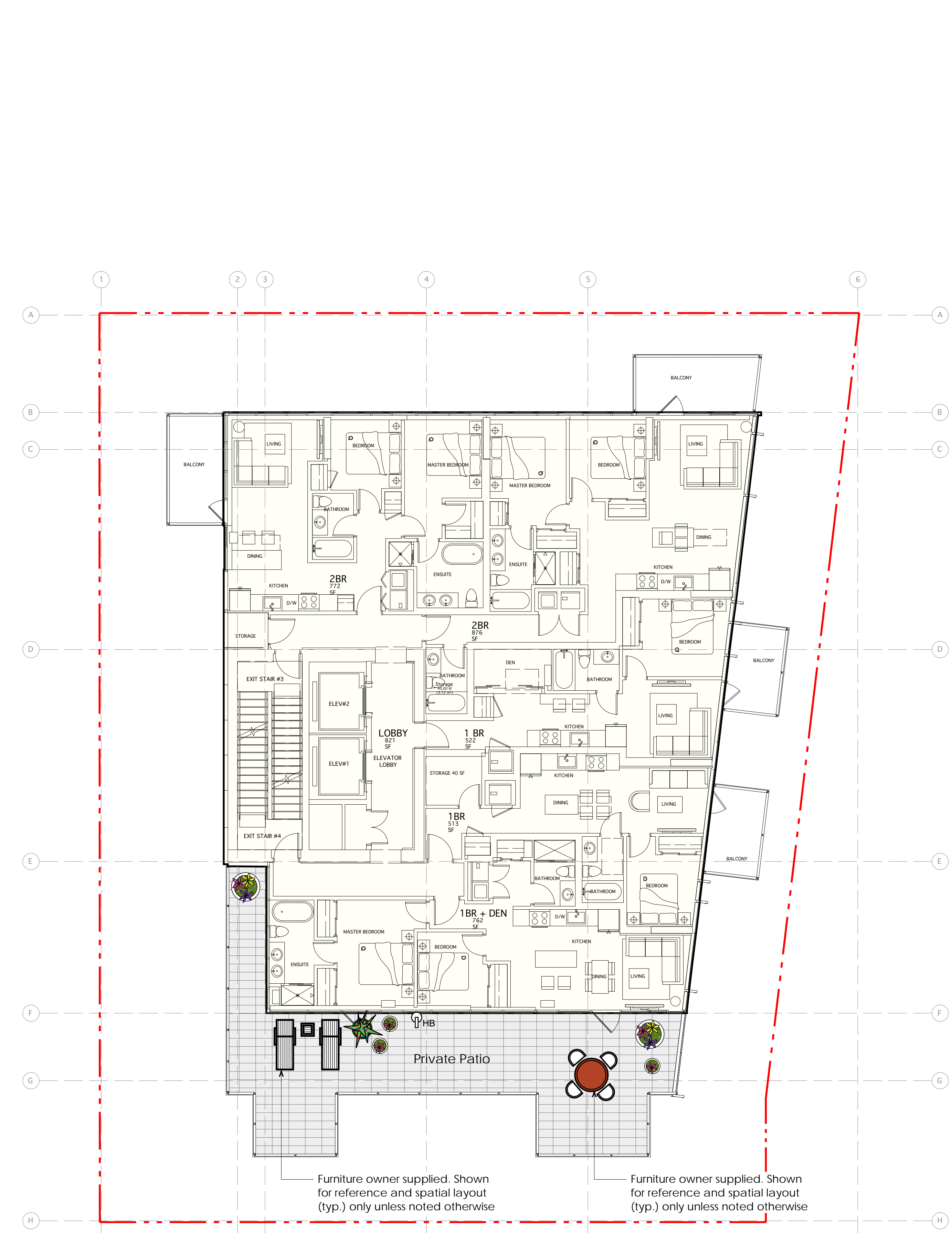
Drawing Title:

Level 3 & 4 Landscape

Project No.:

19008

Sheet No.:



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Italia

1616 West 7th Avenue,
Vancouver, BC

Drawn by:	KL
Checked by:	JD
Date:	February 13, 2019
Scale:	1/8"=1'-0"

Drawing Title:

Level 8 & Penthouse
Landscape

Project No.:

19008

Sheet No.: