# WEST 28
## MARKET TOWNHOMES

628 WEST 28 AVENUE, VANCOUVER, BC

LANDSCAPE ARCHITECTURAL SET
ISSUED FOR REZONING APPLICATION
APRIL 24TH 2026

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### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

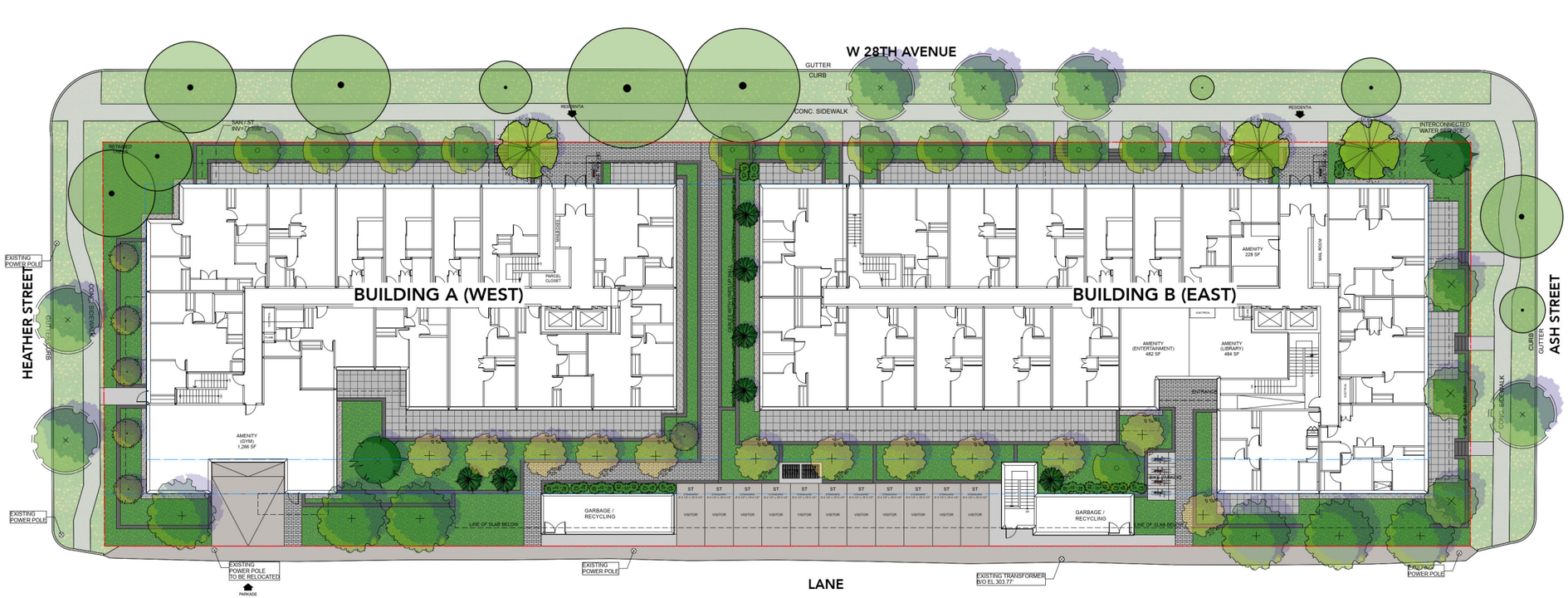
THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.





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| A | ISSUED FOR CONCEPT REVIEW | 26-03-09 |
| ISSUE/REVISION | | YY-MM-DD |

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**628 WEST 28TH AVE**

Vancouver, British Columbia

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| Reviewed: | DS |
| Project No. | 25-016 |

COVER

L0.0

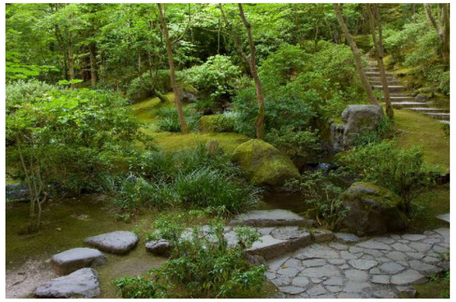
# LANDSCAPE DESIGN PRINCIPLES

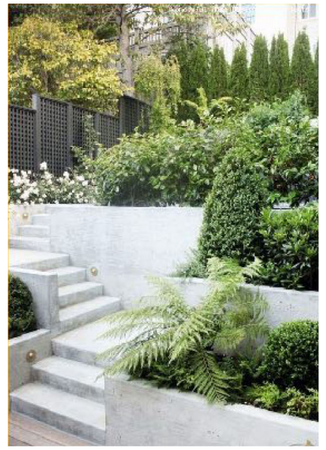
## NATURAL ELEMENTS

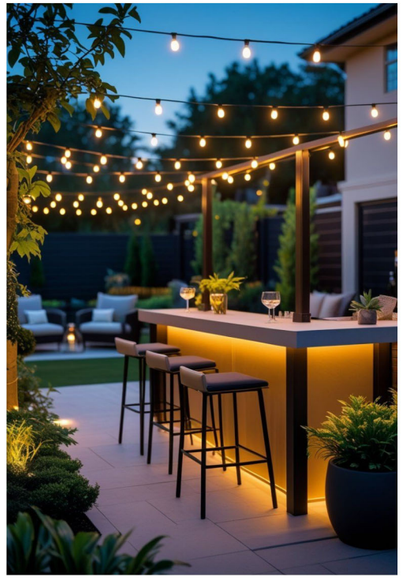
SITE DESIGN AND FUNCTION SUPORTS LOCAL NATURAL SYSTEMS. PLANTING DESIGN INCLUDES A BALANCE OF NATIVE AND POLLINATOR PLANT SPECIES, AS WELL AS EVERGREEN AND LOW MAINTENANCE SPECIES. PLANT SELECTIONS ALIGN WITH CITY GOALS OF PROVIDING HABITAT AND FOOD VALUE FOR LOCAL WILDLIFE.







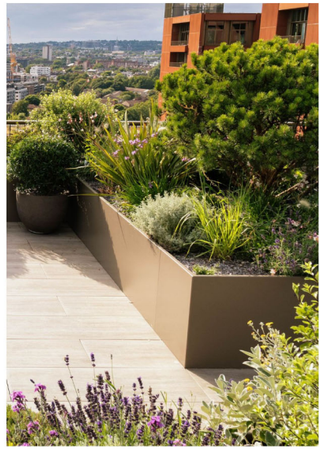




## COMMUNAL SPACES

SITE AMENITIES ARE DESIGNED TO PROMOTE SOCIAL CONNECTIONS AND INTERACTION. AMENITY SPACES ARE SAFE AND EASILY OBSERVABLE AND DESIGNED TO MAKE RESIDENTS FEEL AT HOME. FLEXIBILE ELEMENTS PROVIDE A VARIETY OF OPTIONS FOR USE TO SUIT DIFFERENT INDIVIDUAL NEEDS. MATERIALS AND FURNISHINGS ARE CONSIDERED FOR COMFORT AND FUNCTION.





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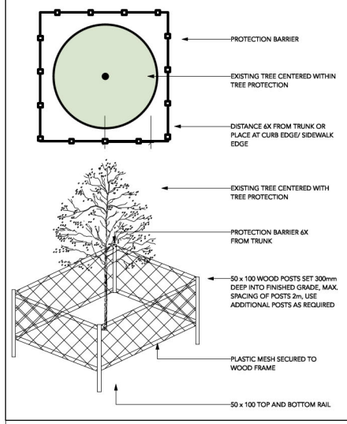
Design Principles

L0.1

**TREE RETENTION / REMOVAL LEGEND**

| DESCRIPTION | SYMBOL |
|---|---|
| **EXISTING TREE TO BE REMOVED** TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF VANCOUVER ARBORIST PRIOR TO REMOVAL | |
| **EXISTING TREE TO BE RETAINED** | |
| **TREE PROTECTION FENCING** TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY | |




**TREE PROTECTION NOTES**

1. REFER TO CERTIFIED ARBORIST REPORT TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY

2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF VANCOUVER STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.

3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.

4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.

6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS.

7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.

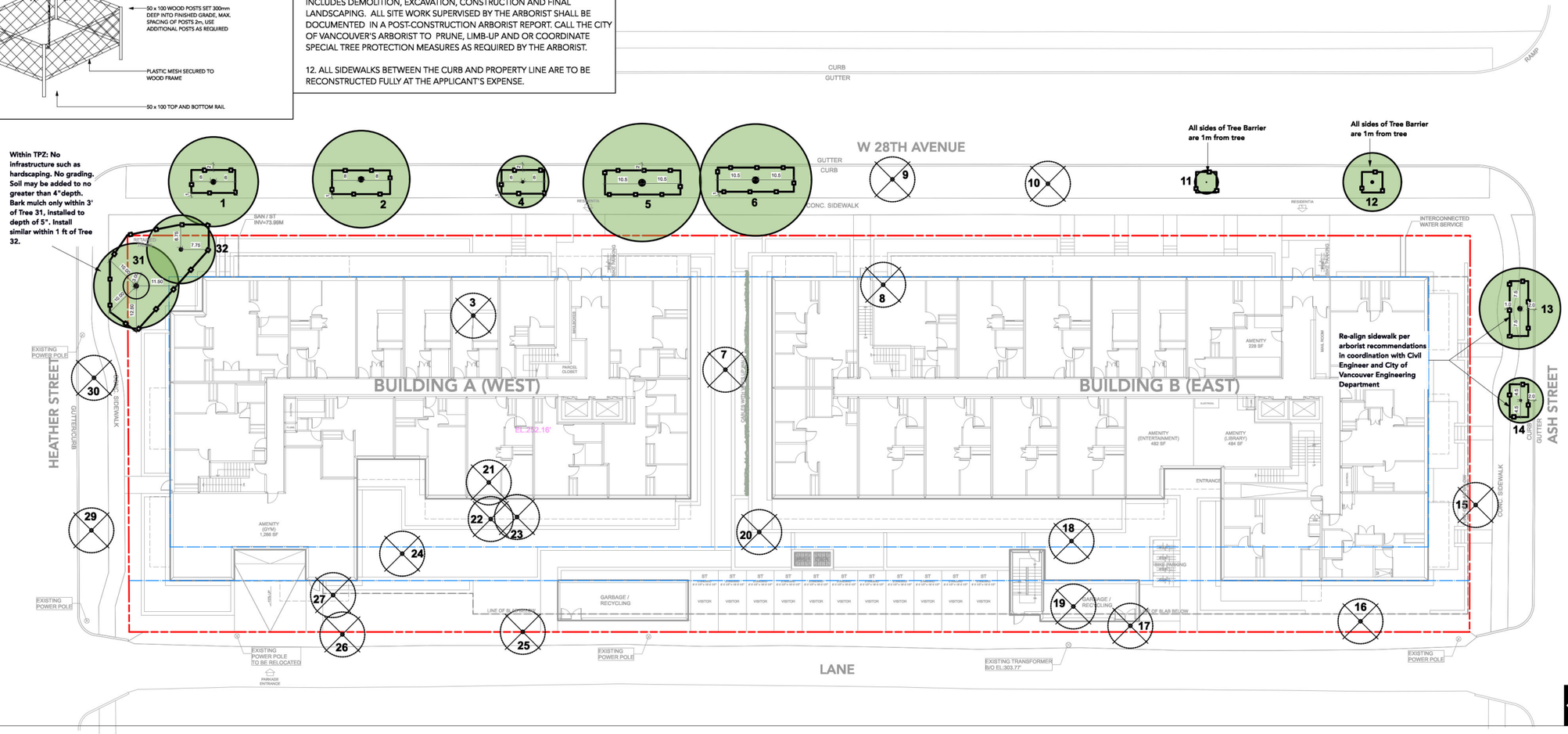
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINEDTREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF VANCOUVER.

10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.

11. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF VANCOUVER'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.

12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.





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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER DAVID L. STOYKO 326

## 628 WEST 28TH AVE

Vancouver, British Columbia

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|---|---|
| Scale: | 1:192 |
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Tree Management Plan

L0.2





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Concept Plan - L1
Overall

L1.00

## MATERIALS LEGEND - L1

- LAYERED PLANTING
- LAWN
- GRAVEL DRAIN STRIP
- CIP CONCRETE
- 2' X 2' PATIO SLABS
- WALKWAY PAVERS
- ASPHALT
- TIMBER BENCH
- LANDSCAPE WALL
- BIKE PARKING
- HEDGES
- VINES
- SHRUBS
- PRIVACY SCREENS

**NOTE:** FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACITON OF THE GENERAL MANAGER OF ENGINEERNG SERVICES. NEW TREES MUST BE OF GOOD STANDARD, INSTALLED WITH APPROVED ROOT BARRIERS AND APPROPRIATE SOIL. INSTALLATION OF ENGINEERED SOIL MAY BE REQUIRED TO OBTAIN APPROPRIATE SOIL VOLUMES BASED ON SITE CONDITIONS. ROOT BARRIERS SHALL BE OF RIGID CONSTRUCTION, 8 FEET LONG AND 18 INCHES IN DEPTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CONTACT PARK BOARD AT PBDEVELOPMENT.TREES@VANCOUVER.CA. INSPECTION AFTER TREE PLANTING COMPLETION.





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Concept Plan - L1 West

L1.01

## MATERIALS LEGEND - L1

| | | | |
|---|---|---|---|
| LAYERED PLANTING | | TIMBER BENCH | |
| LAWN | | LANDSCAPE WALL | |
| GRAVEL DRAIN STRIP | | BIKE PARKING | |
| CIP CONCRETE | | HEDGES | |
| 2' X 2' PATIO SLABS | | VINES | |
| WALKWAY PAVERS | | SHRUBS | |
| ASPHALT | | PRIVACY SCREENS | |

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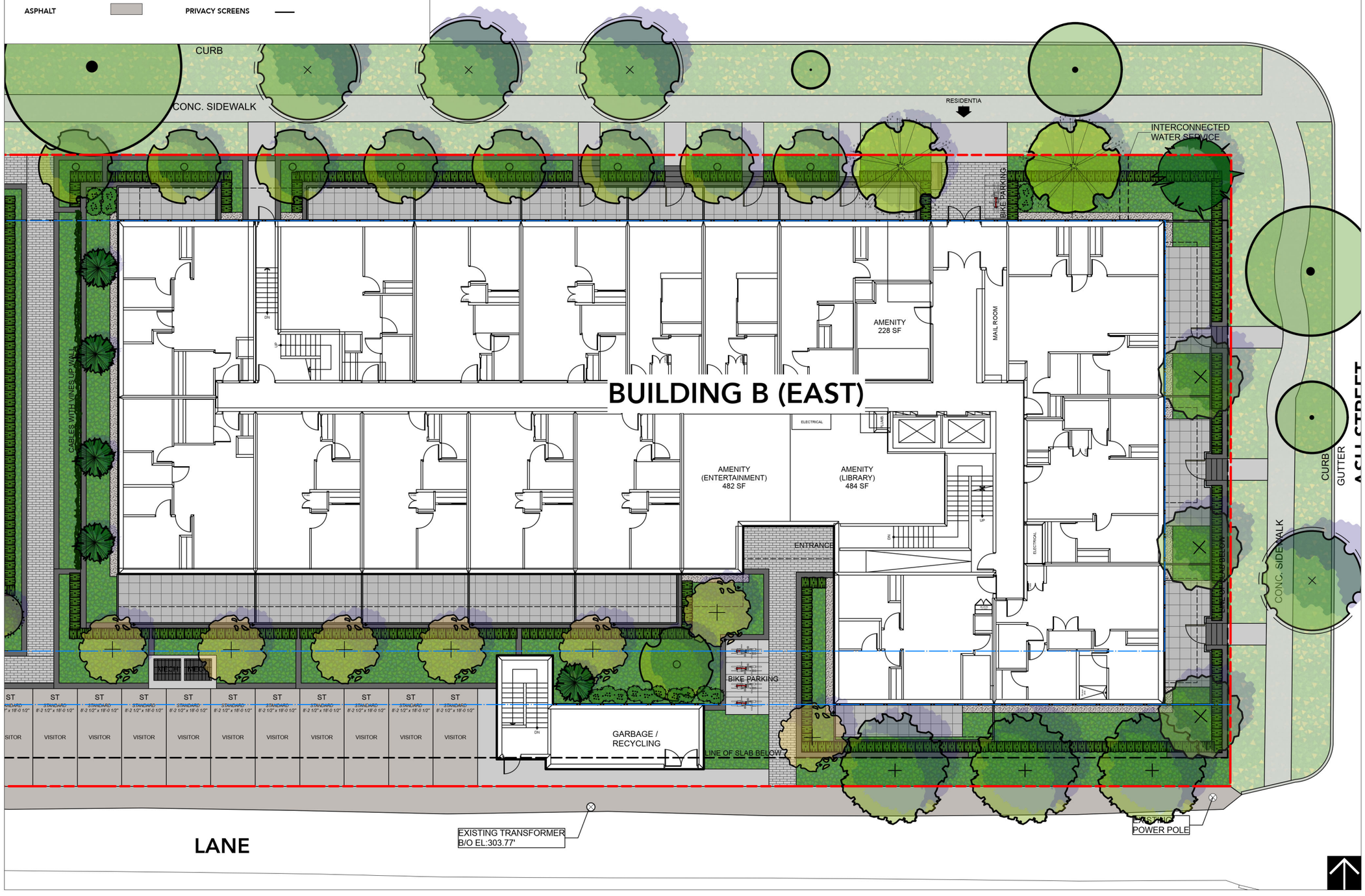



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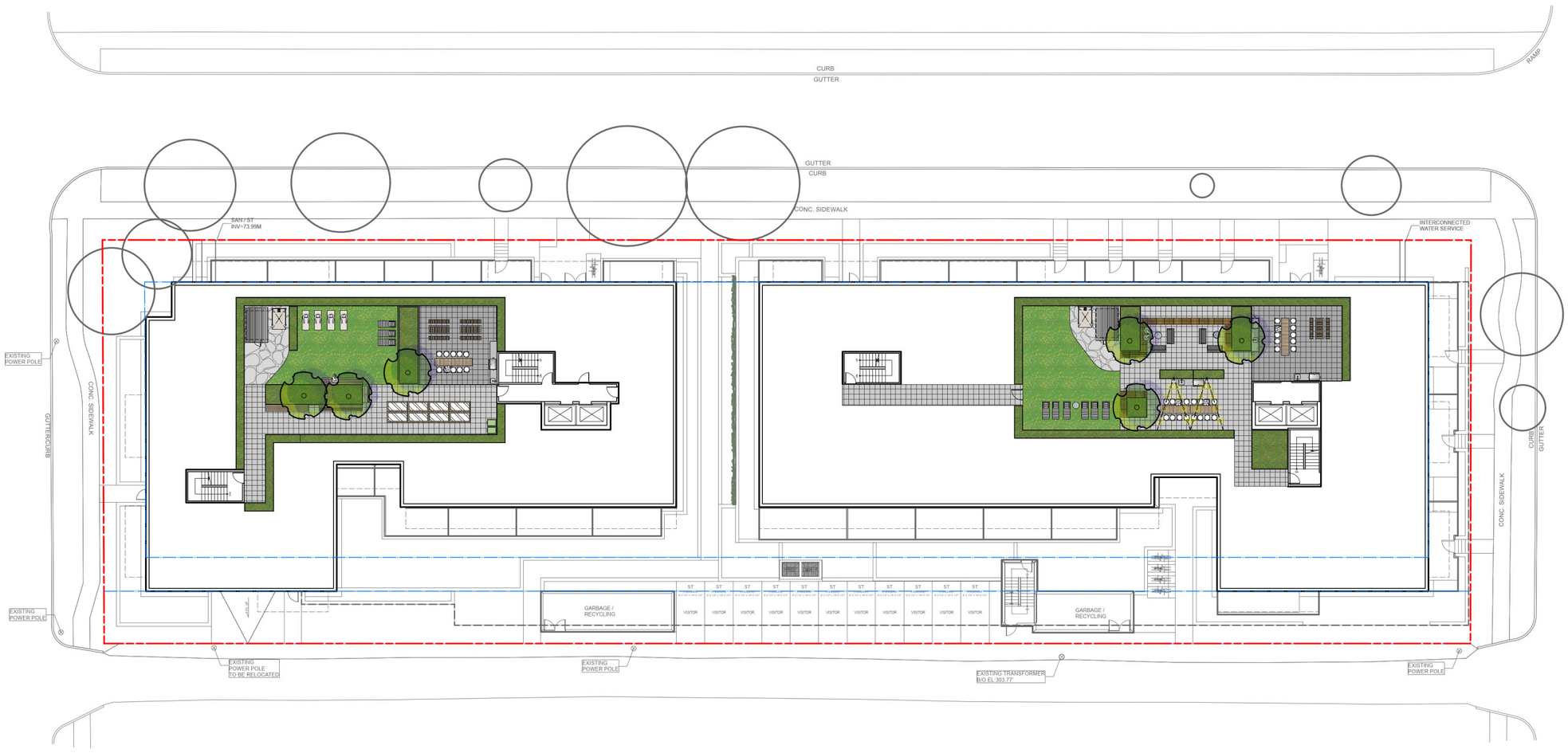
Concept Plan - L1 East

L1.02





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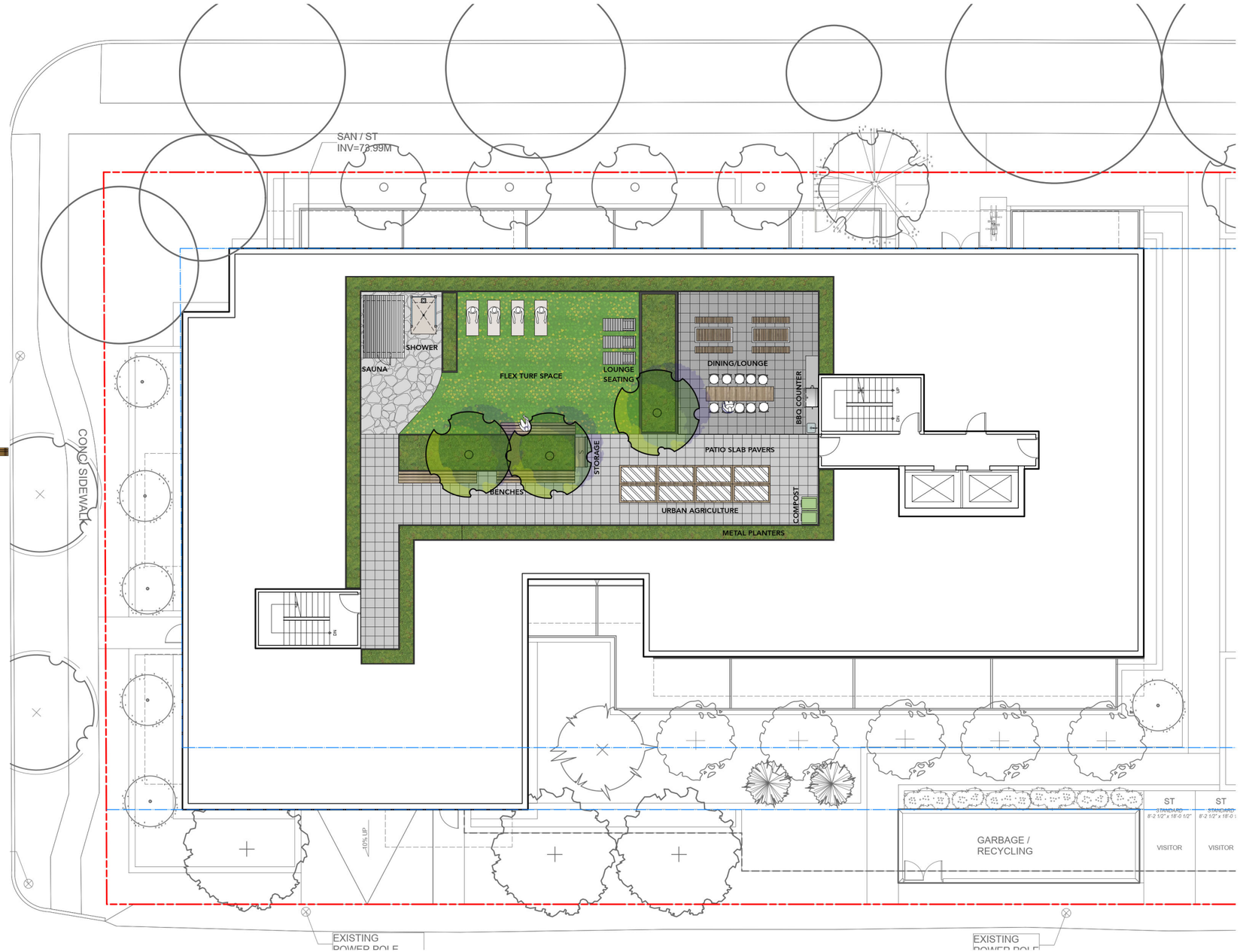
Concept Plan - Roof Overall

L1.10

# CONCEPT PLAN - ROOF WEST

## MATERIALS LEGEND - ROOF

- LAYERED PLANTING
- ARTIFICIAL TURF
- BONDED AGGREGATE
- 2'x2' PATIO ACCENT PAVER
- 2'x2' PATIO PAVER
- METAL PLANTER
- MOVEABLE LOUNGE FURNISHINGS
- PICNIC TABLE
- BAR STOOLS & COUNTER
- CUSTOM TIMBER BENCHES
- BBQ COUNTER
- URBAN AGRICULTURE PLANTERS
- AGRICULTURE STORAGE
- COMPOST BINS
- SAUNA
- SHOWER
- STRING LIGHTS





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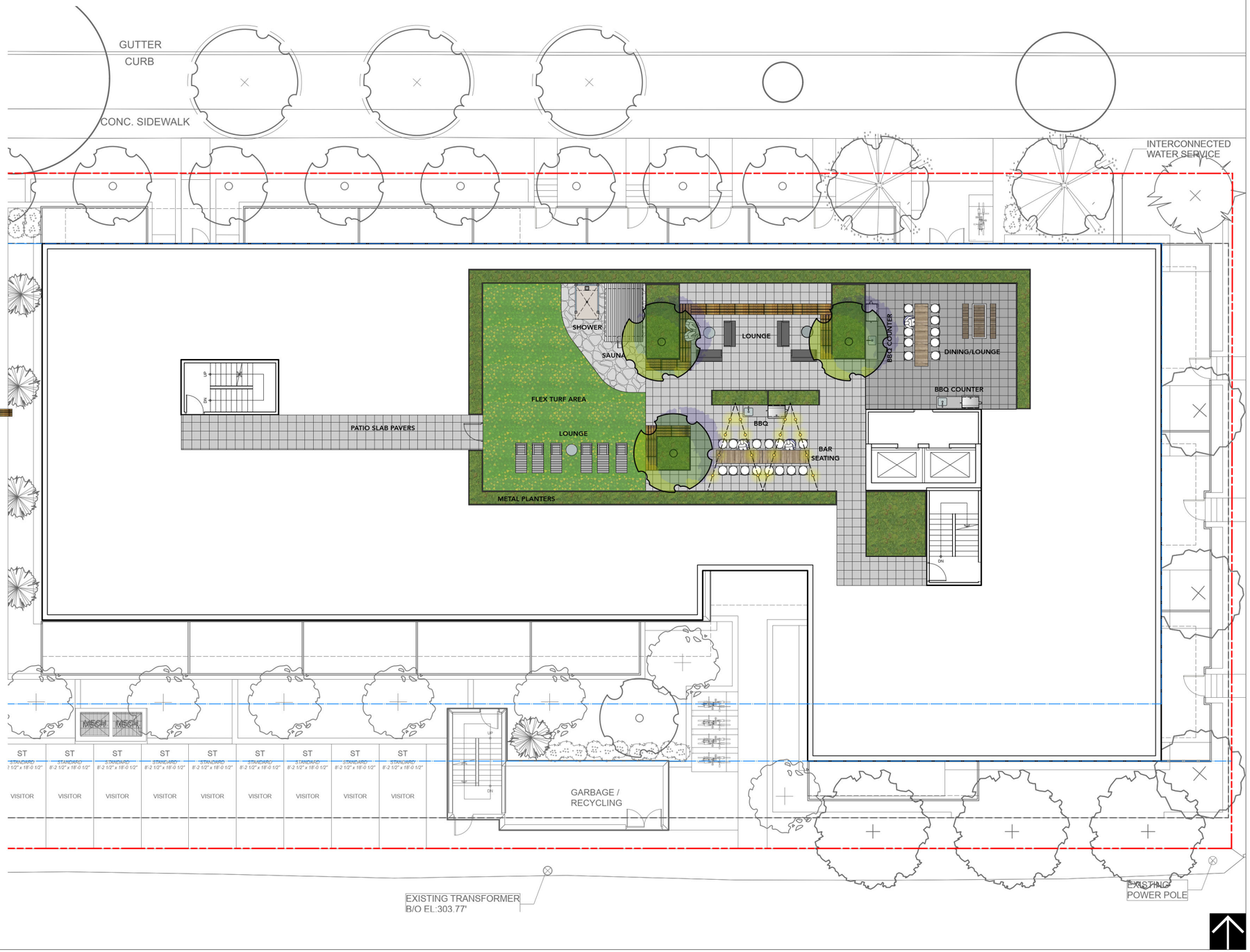
Concept Plan - Roof West

L1.11

# CONCEPT PLAN - ROOF EAST

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| B | ISSUED FOR DRAFT RZ | 26-04-10 |
| A | ISSUED FOR CONCEPT REVIEW | 26-03-09 |
| ISSUE/REVISION | | YY-MM-DD |

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
DAVID L. STOYKO
326

## 628 WEST 28TH AVE

Vancouver, British Columbia

| | |
|---|---|
| Scale: | 1:100 |
| Drawn: | EG/DS |
| Reviewed: | DS |
| Project No. | 25-016 |

Concept Plan - Roof East

L1.12

## GRADING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| BG: 13.94M 45.73ft | ARCHITECTURAL GRADES |
| +EX 31.00 | EXISTING ELEVATION |
| +EL 31.00 | PROPOSED ELEVATION |
| +HP 31.39 | HIGH POINT ELEVATION |
| +FFE 30.63 | FINISHED FLOOR ELEVATION |
| +BS 30.57 | BOTTOM OF STAIR ELEVATION |
| +TS 31.00 | TOP OF STAIR ELEVATION |
| +BW 31.63 | BOTTOM OF WALL ELEVATION |
| +TW 31.63 | TOP OF WALL ELEVATION |
| AD<br>AD 30.48 | AREA DRAIN |
| PD | PLANTER DRAIN |
| | TRENCH DRAIN |
| LB 30.93 | LAWN BASIN |
| 1.6% | SLOPE |

**NOTES:**

1) ALL GRADES TO BE VERIFIED WITH ARCHITECT AND CIVIL PRIOR TO CONSTRUCTION.

2) ALL ELEVATIONS ARE IN METRIC UNLESS NOTED. DO NOT SCALE DRAWINGS.

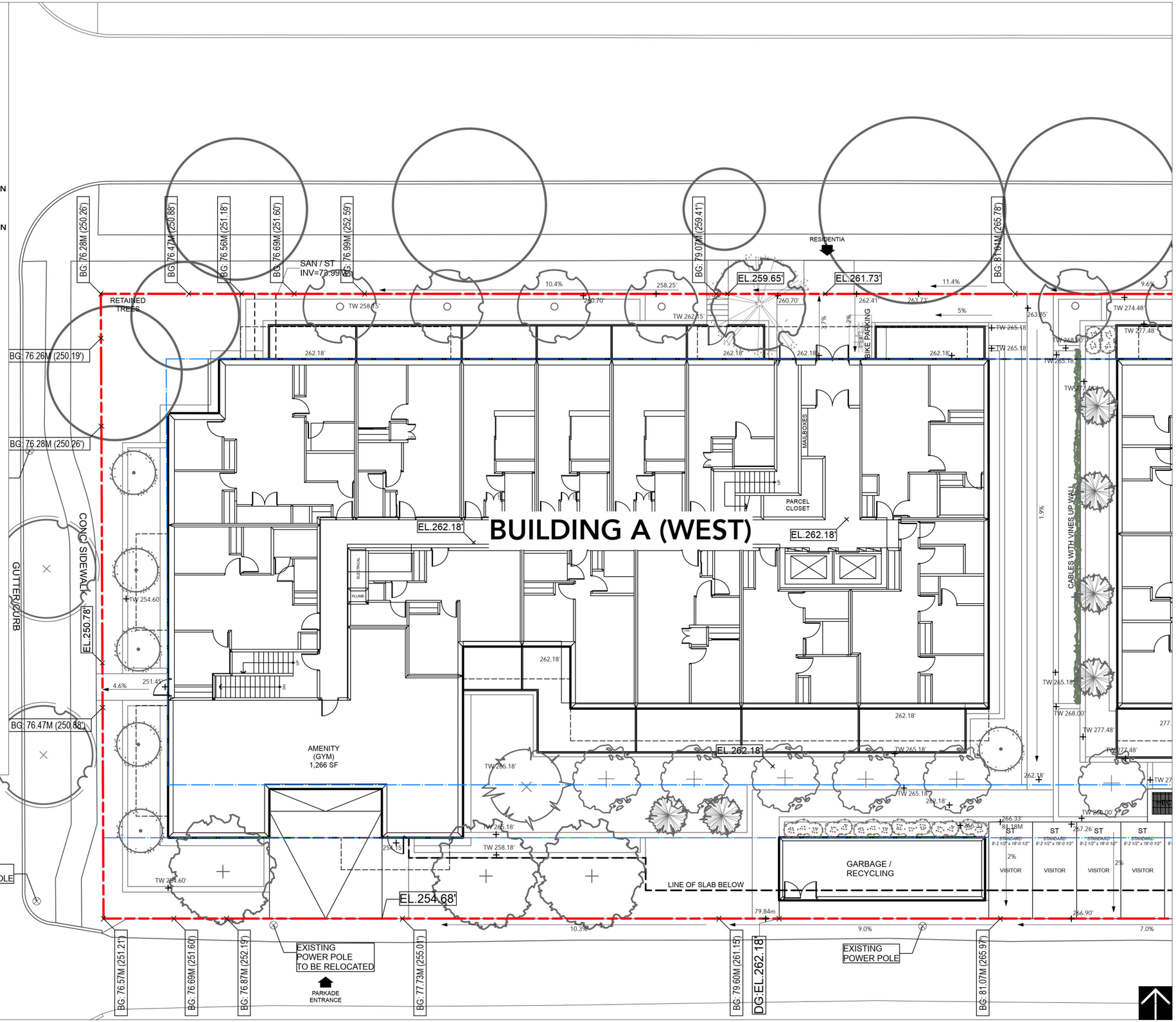
3) GRADING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.

4) VERIFY ALL DIMENSIONS WITH SITE CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT AND OWNER FOR REVIEW AND DIRECTIONS.

5) UNLESS OTHERWISE NOTED, SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

6) UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AND TOWARDS DRAINAGE STRUCTURES.

7) TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.





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Grading Plan - L1 West

L1.20

## GRADING LEGEND

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|---|---|
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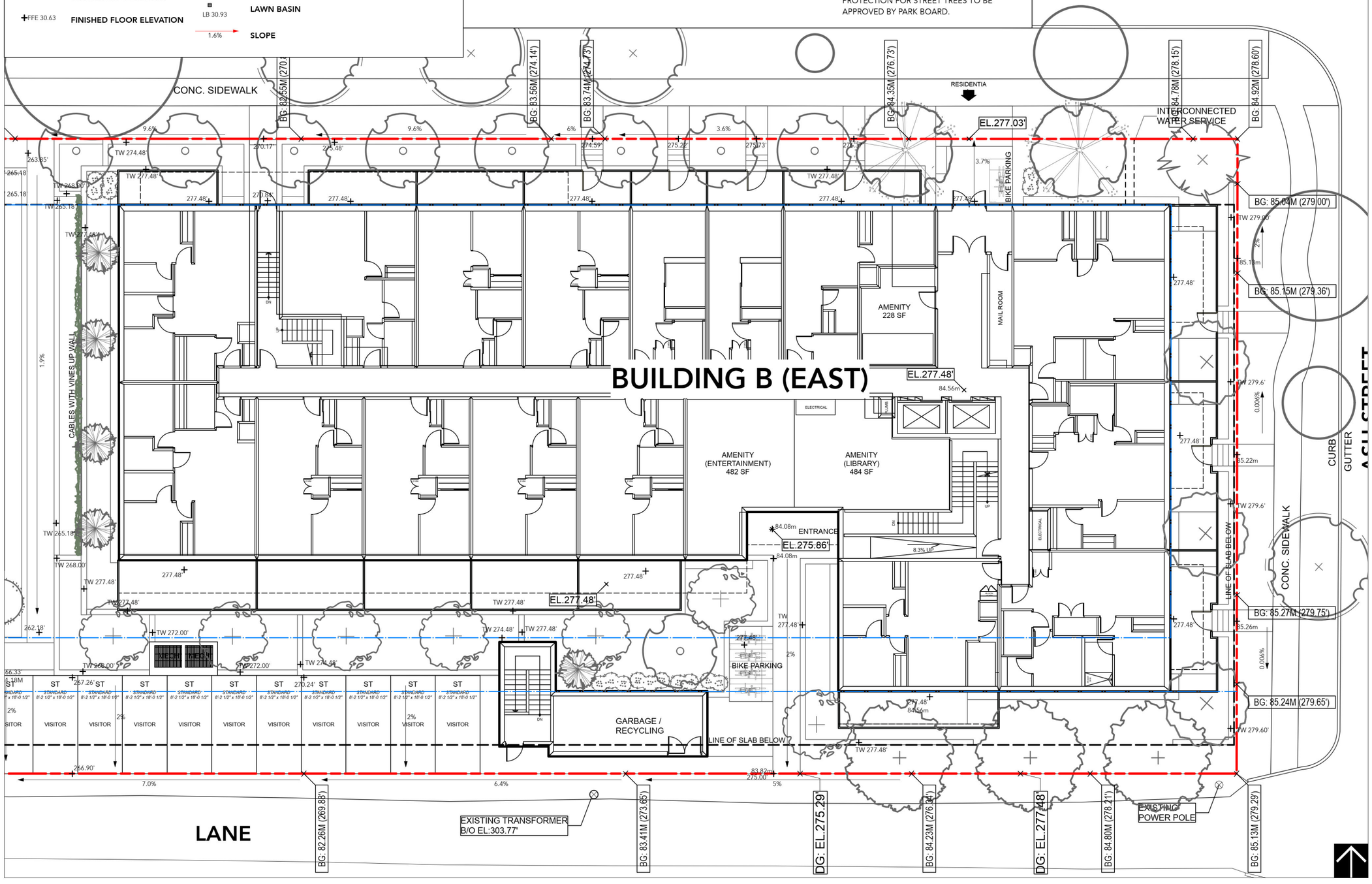



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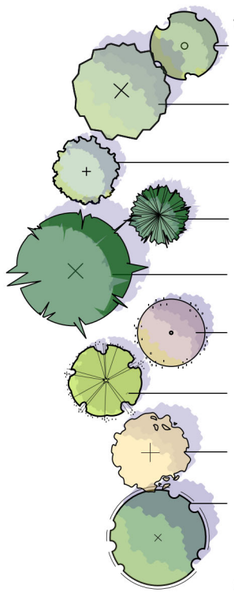
Grading Plan - L1 East

L1.21

# PLANT PALETTE



| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | COMMENTS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| 19 | Acer griseum | Paperbark maple | 6cm cal. | as shown | B&B |
| 3 | Acer circinatum | Vine Maple | 6cm cal. | as shown | B&B |
| 6 | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 6cm cal. | as shown | B&B |
| 7 | Picea omorika | Serbian Spruce | 6cm cal. | as shown | B&B |
| 2 | Pinus heldreichii | Bosnian Pine | 6cm cal. | as shown | B&B |
| 6 | Prunus amanogawa | Japanese Flowering Cherry | 6cm cal. | as shown | B&B |
| 3 | Stewartia pseudocamellia | Japanese Stewartia | 6cm cal. | as shown | B&B |
| 12 | Styrax japonicum | Japanese Snowbell | 6cm cal. | as shown | B&B |
| 6 | New Street Tree | *Street trees are to meet the minimum size and form requirements by the City of Vancouver* | | | |
| | | *Street tree species and spacing to be confirmed by the City of Vancouver* | | | |

**SHRUBS**
**SUN/PART SHADE SCREENING SHRUBS**

| | | | |
|---|---|---|---|
| Ceanothus 'Victoria' | Victoria California Lilac | No. 3 Pot | 900mm O.C. |
| Rosa woodsii | Wood's Rose | No. 5 Pot | 1000mm O.C. |
| Ilex crenata convexa | Convex-leaf Japanese Holly | No. 2 Pot | 600mm O.C. |
| Nandina domestica 'Gulfstream' | Gulfstream Nandina | No. 2 Pot | 600mm O.C. |
| Berberis thunbergii 'Rose Glow' | Japanese Barberry | No. 5 Pot | 900mm O.C. |
| Spirea japonica 'Goldflame' | Goldflame Spirea | No. 2 Pot | 600mm O.C. |

**SUN/PART SHADE LOW SHRUBS**

| | | | |
|---|---|---|---|
| Erica carnea 'Springwood Pink' | Pink Heather | No. 1 Pot | 450mm O.C. |
| Pinus mugo var. pumilio | Dwarf Mugo Pine | No. 2 Pot | 900mm O.C. |
| Lonicera pileata | Privet Honeysuckle | No. 2 Pot | 750mm O.C. |
| Taxus baccata repandens | Creeping Yew | No. 5 Pot | 600mm O.C. |
| Cornus sericea 'Kelseyi' | Kelsey Redtwigged Dogwood | No. 2 Pot | 600mm O.C. |

**SHADE SCREENING SHRUBS**

| | | | |
|---|---|---|---|
| Rhododendron 'Unique' | Unique Rhododendron | No. 2 Pot | 900mm O.C. |
| Rhododendron 'Ken Janek' | Ken Janek Rhododendron | No. 3 Pot | 750mm O.C. |
| Skimmia japonica rubella | Rubella Japanese Skimmia | No. 2 Pot | 600mm O.C. |
| Vaccinium ovatum | Evergreen Huckleberry | No. 2 Pot | 600mm O.C. |
| Vaccinium 'Superior' | Hybrid Blueberry Bush | No. 2 Pot | 750mm O.C. |

**SHADE LOW SHRUBS**

| | | | |
|---|---|---|---|
| Sarcococca hookeriana humilis | Dwarf Sweet box | No. 2 Pot | 600mm O.C. |
| Gaultheria shallon | Salal | No. 2 Pot | 600mm O.C. |
| Polystichum munitum | Western Sword Fern | No. 1 Pot | 600mm O.C. |
| Mahonia nervosa | Dwarf Oregon-grape | No. 2 Pot | 900mm O.C. |

**HEDGE**

| | | | |
|---|---|---|---|
| Taxus x media 'Hicksii' | Hicks Yew | No. 10 Pot | 450mm O.C. |

**PERENNIALS AND GRASSES**
**SHADE**

| | | | |
|---|---|---|---|
| Blechnum spicant | Deer Fern | No. 1 Pot | 600mm O.C. |
| Dicentra formosa | Pacific Bleeding Heart | No. 1 Pot | 450mm O.C. |
| Hakonechloa macra 'Aureola' | Golden Japanese Forest Grass | No. 1 Pot | 450mm O.C. |

**SUN**

| | | | |
|---|---|---|---|
| Achillea millefolium | Yarrow | No. 1 Pot | 450mm O.C. |
| Iris tenax | Tough Leaf Iris | 4" (10cm) Pot | 380mm O.C. |
| Carex flacca 'Blue Zinger' | Blue Sedge | No. 1 Pot | 600mm O.C. |
| Eriophyllum lanatum | Woolly Sunflower | No. 1 Pot | 450mm O.C. |

**GROUNDCOVERS**

| | | | |
|---|---|---|---|
| Arctostaphylos uva-ursi | Kinnikinnick | 4" (10cm) Pot | 350mm O.C. |
| Rubus calycinoides 'Emerald Carpet' | Emerald Carpet | 4" (10cm) Pot | 350mm O.C. |
| Frageria chiloensis | Beach Strawberry | 4" (10cm) Pot | 350mm O.C. |
| Oxalis oregana | Redwood Sorrel | 4" (10cm) Pot | 350mm O.C. |

**VINES**

| | | | |
|---|---|---|---|
| Clematis armandii | Evergreen Clematis | No. 2 Pot | 600mm O.C. |
| Hydrangea integrifolia | Evergreen Climbing Hydrangea | No. 2 Pot | 600mm O.C. |
| Trachelospermum jasminoides | Star Jasmine | No. 2 Pot | 450mm O.C. |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Plant Palette

L2.10



BROOM FINISHED CONCRETE



PATIO PAVERS - 24 X 24 MANHATTAN SLABS



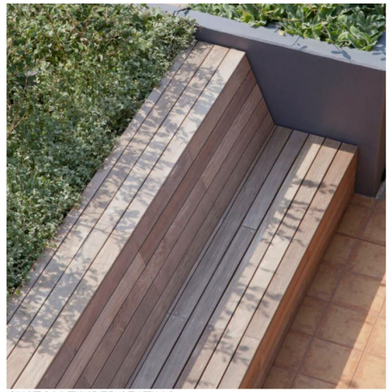
LINEAR PAVERS FOR GROUND-LEVEL FEATURE PAVING



BELGARD METROPOLITAN ALLAN BLOCK WALL



METAL ROOF PLANTERS BY GREEN THEORY



CUSTOM TIMBER SEATING



ARTIFICIAL TURF



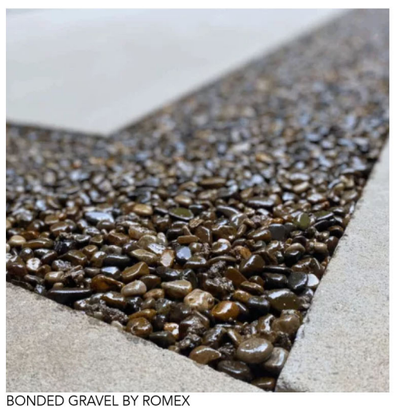
STRING LIGHTS



TIMBER AGRICULTURE PLANTER BOXES



STEEL CABLES WITH CLIMBING PLANTS



BONDED GRAVEL BY ROMEX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Materials Palette

L2.70



**MODEL:** 720 CHAISE LOUNGE
**DIMENSION:** L 96.7CM X H98.7CM
**FINISH:** THERMALLY MODIFIED ASH+ ALMINUM FRAME (COLOR TBD)
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

1 **LOUNGE CHAIR A**
**Scale: NTS**



**MODEL:** 720 CHAIR
**DIMENSION:** L 96.7CM X H98.7CM
**FINISH:** THERMALLY MODIFIED ASH+ ALMINUM FRAME (COLOR TBD)
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

2 **LOUNGE CHAIR B**
**Scale: NTS**



**MODEL:** BATTERY LOUNGE TABLE
**COLOUR :** TBD
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

3 **MOVEABLE LOUNGE TABLE**
**Scale: NTS**



**MODEL:** 1050 SERIES BACKLESS BENCH AND STANDARD HEIGHT TABLE
**COLOUR :** TBD
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

4 **PICNIC TABLE & BENCH**
**Scale: NTS**



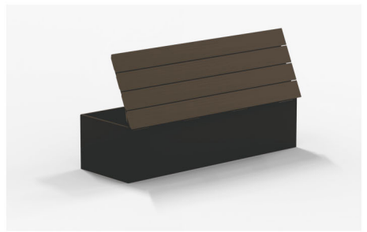
**MODEL:** 1050 SERIES BAR HEIGHT TABLE AND STOOL
**COLOUR :** TBD
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

5 **BAR TABLE & STOOL**
**Scale: NTS**



**MODEL:** ICONIC BIKE RACK
**SUPPLIER:** MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

6 **BIKE RACK**
**Scale: NTS**



**MODEL:** JOIN DRY STORAGE SEATING
**DIMENSION:**
**FINISH:** POWDER COATED ALUMINUM, COLOR TBD
**SUPPLIER:** GREEN THEORY (1.844.747.9283)

7 **STORAGE SEATING**
**Scale: NTS**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Materials - Furnishings

L2.71