WEST 28
MARKET TOWNHOMES

628 WEST 28 AVENUE, VANCOUVER, BC

LANDSCAPE ARCHITECTURAL SET
ISSUED FOR REZONING APPLICATION
APRIL 24TH 2026

DRAWING INDEX

L0.0	COVER SHEET
L0.1	LANDSCAPE DESIGN PRINCIPLES
L0.2	TREE MANAGEMENT PLAN
L1.00	CONCEPT PLAN - OVERALL
L1.01	CONCEPT PLAN - LEVEL 1 WEST
L1.02	CONCEPT PLAN - LEVEL 1 EAST
L1.10	CONCEPT PLAN - ROOF OVERALL
L1.11	CONCEPT PLAN - ROOF WEST
L1.12	CONCEPT PLAN - ROOF EAST
L1.20	GRADING PLAN - L1 WEST
L1.21	GRADING PLAN - L1 EAST
L2.10	PLANT PALETTE
L2.70	MATERIALS PALETTTE
L2.71	MATERIALS PALETTTE

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.

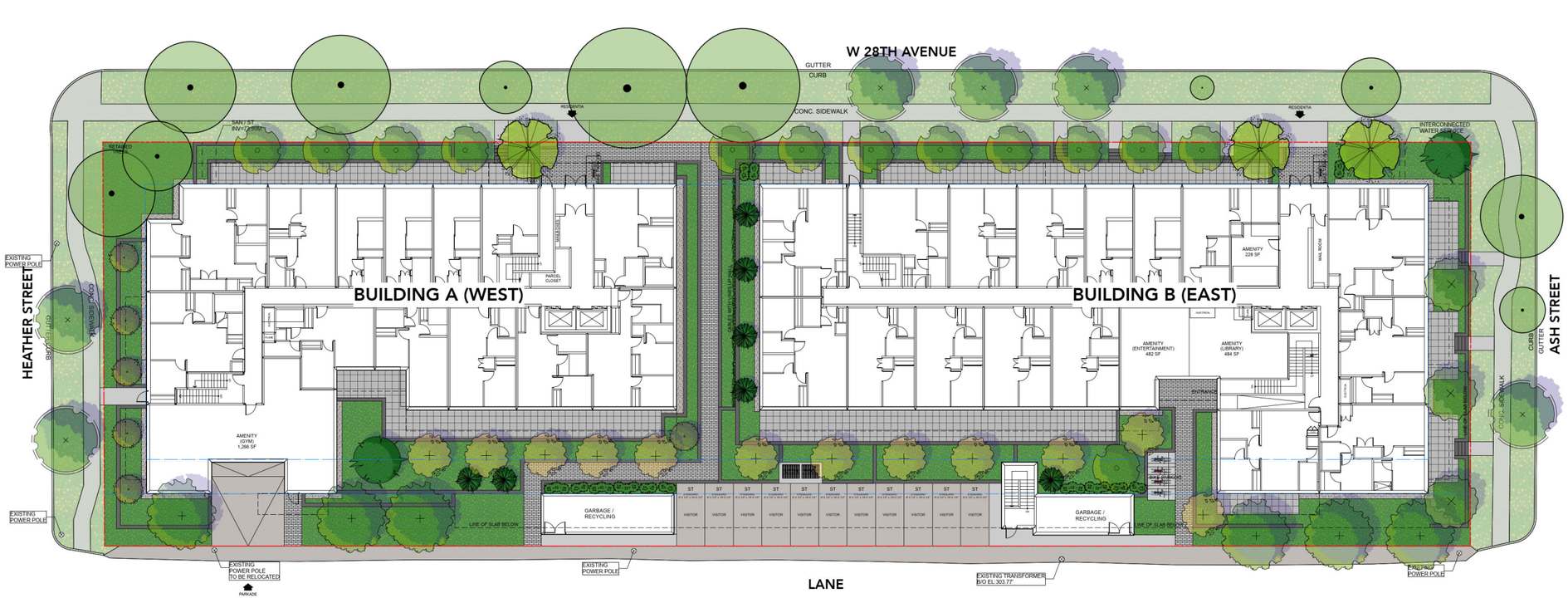
THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

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.



David Stoyko
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DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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NOT FOR CONSTRUCTION

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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
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326

628 WEST 28TH AVE

Vancouver, British Columbia

Scale:	1:200
Drawn:	EG/DS
Reviewed:	DS
Project No.	25-016

COVER

L0.0

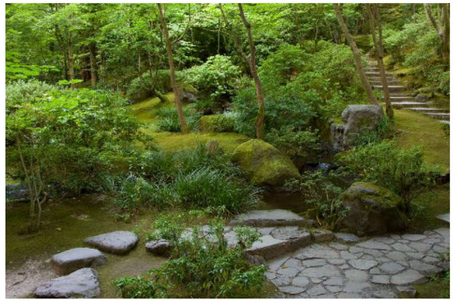
LANDSCAPE DESIGN PRINCIPLES

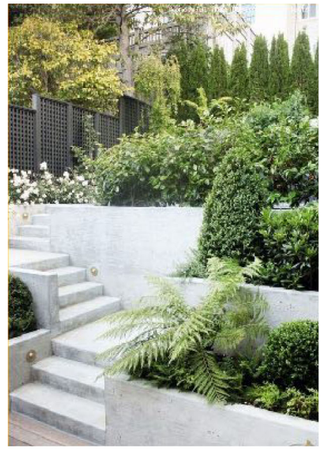
NATURAL ELEMENTS

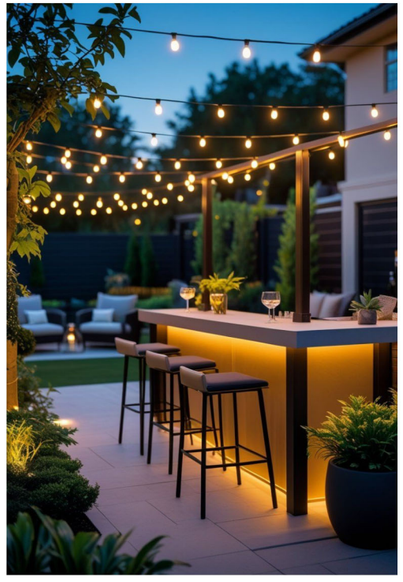
SITE DESIGN AND FUNCTION SUPORTS LOCAL NATURAL SYSTEMS. PLANTING DESIGN INCLUDES A BALANCE OF NATIVE AND POLLINATOR PLANT SPECIES, AS WELL AS EVERGREEN AND LOW MAINTENANCE SPECIES. PLANT SELECTIONS ALIGN WITH CITY GOALS OF PROVIDING HABITAT AND FOOD VALUE FOR LOCAL WILDLIFE.







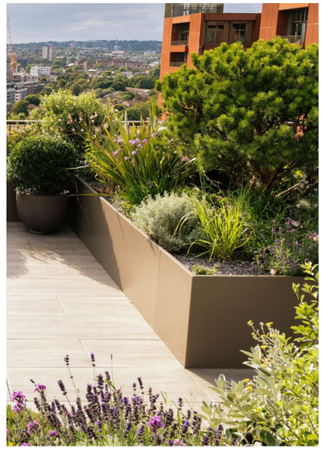




COMMUNAL SPACES

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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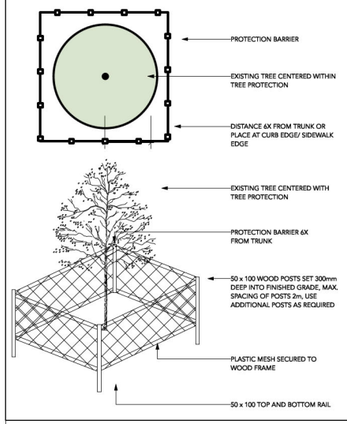
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Drawn:	EG/DS
Reviewed:	DS
Project No.	25-016

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.

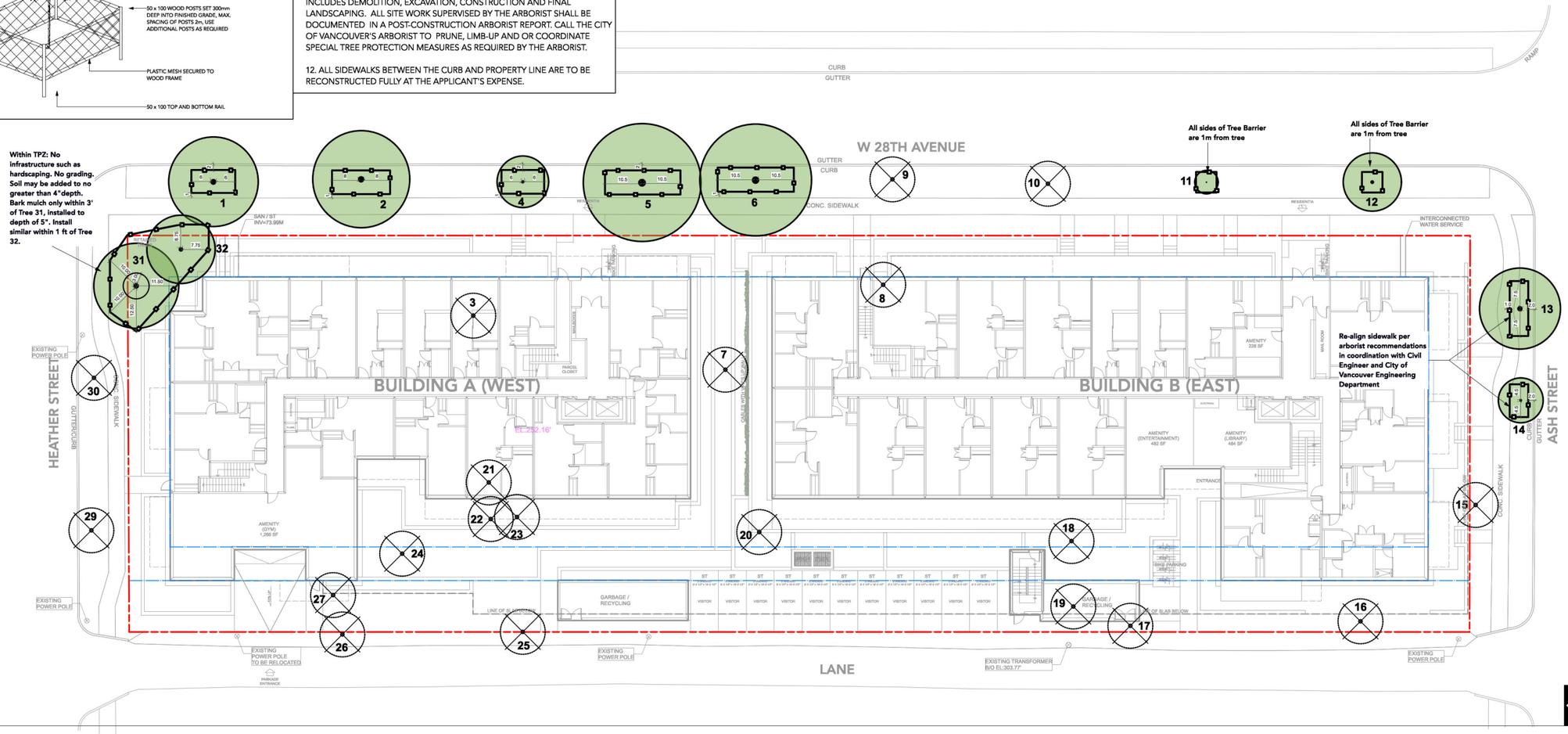
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.

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

Scale:	1:192
Drawn:	EG/DS
Reviewed:	DS
Project No.	25-016

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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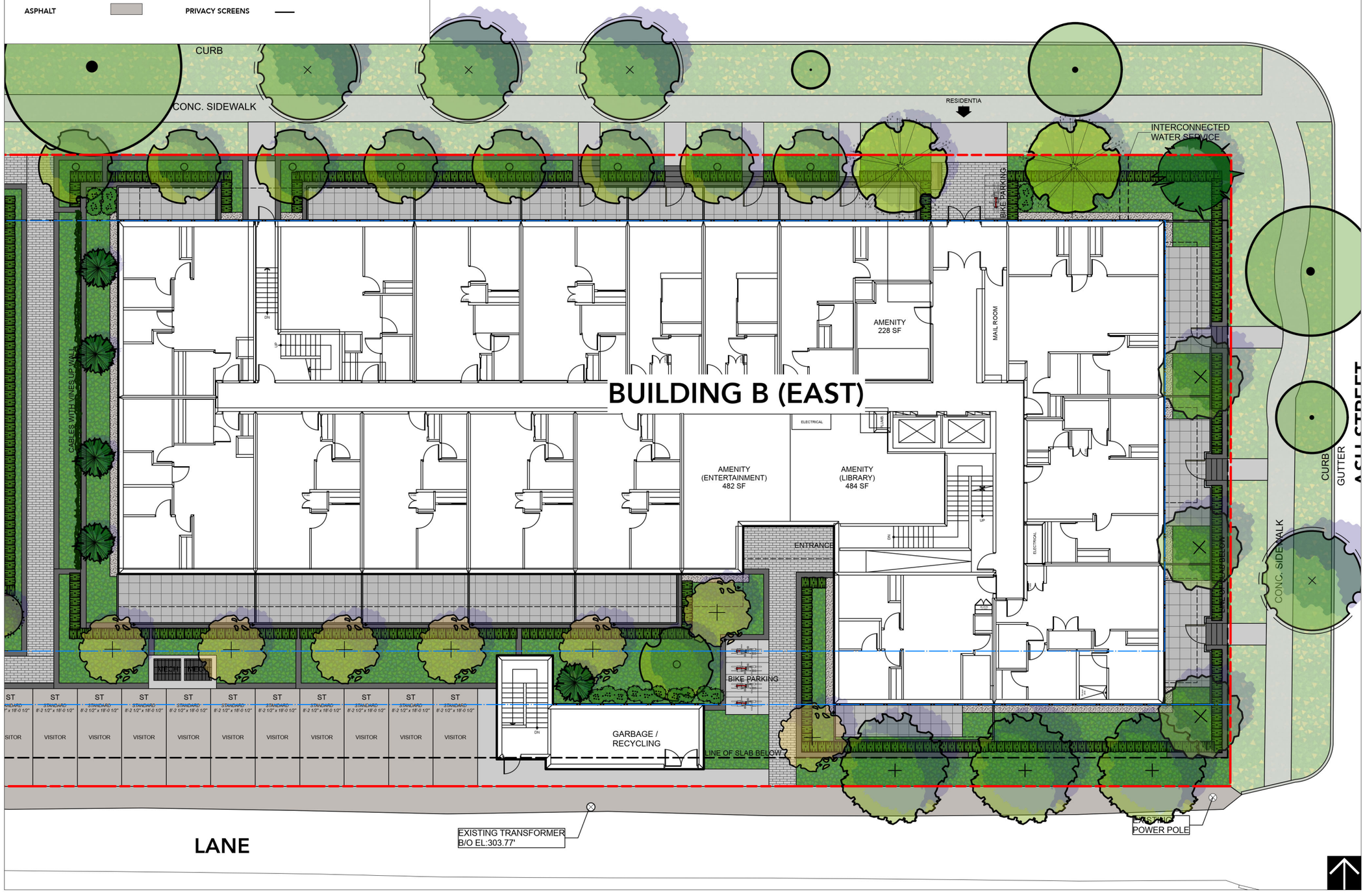
Concept Plan - L1 West

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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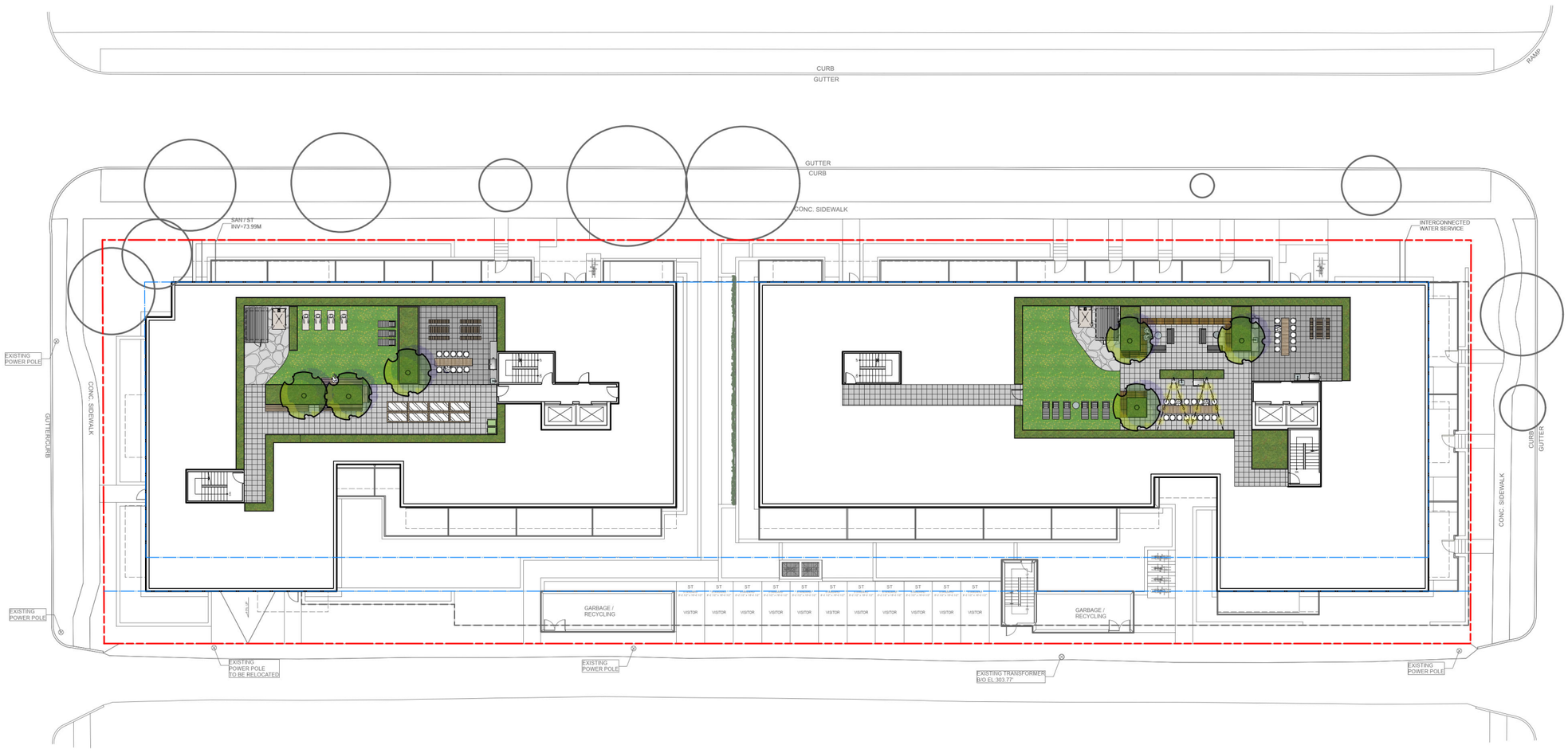
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Concept Plan - L1 East

L1.02



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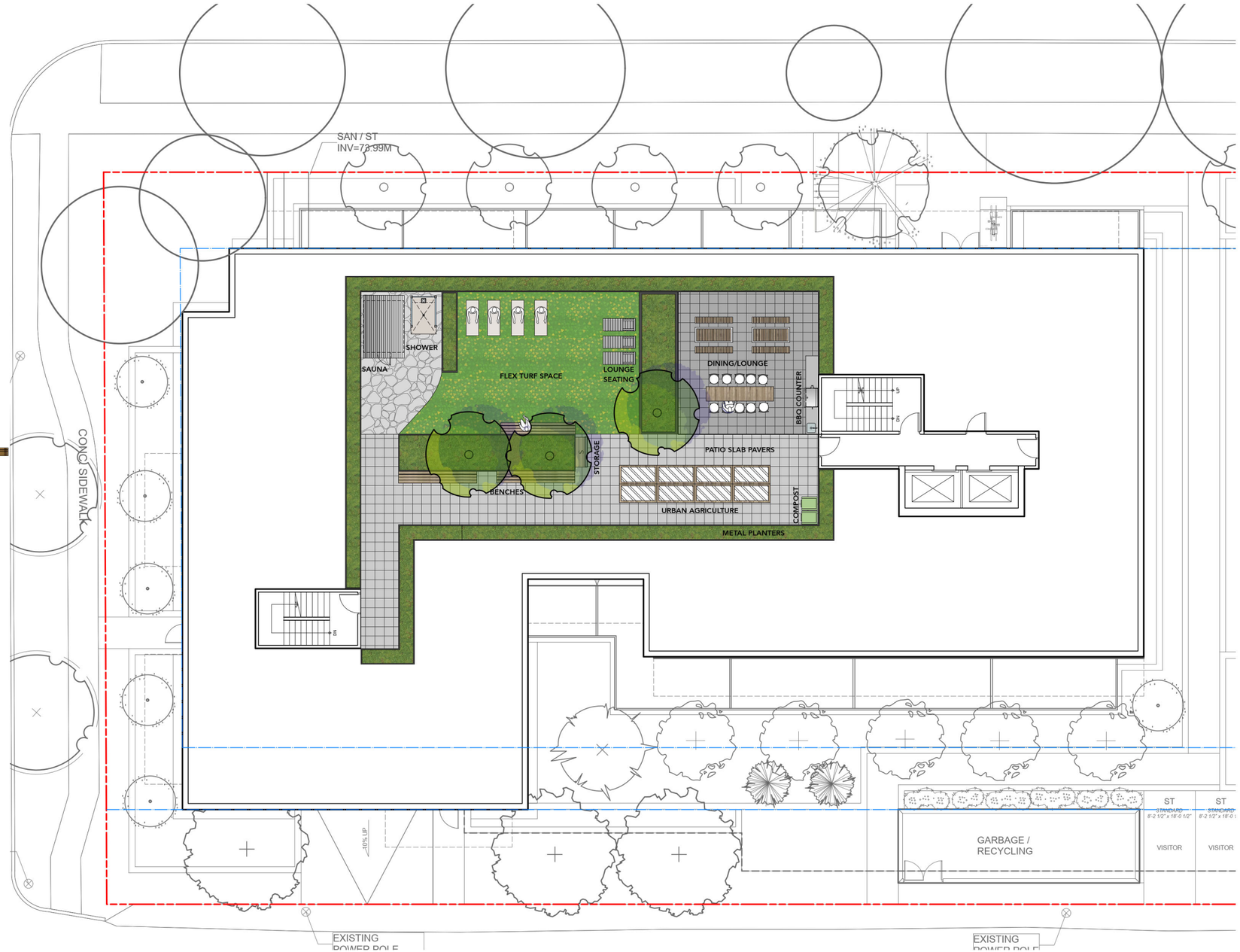
Concept Plan - Roof Overall

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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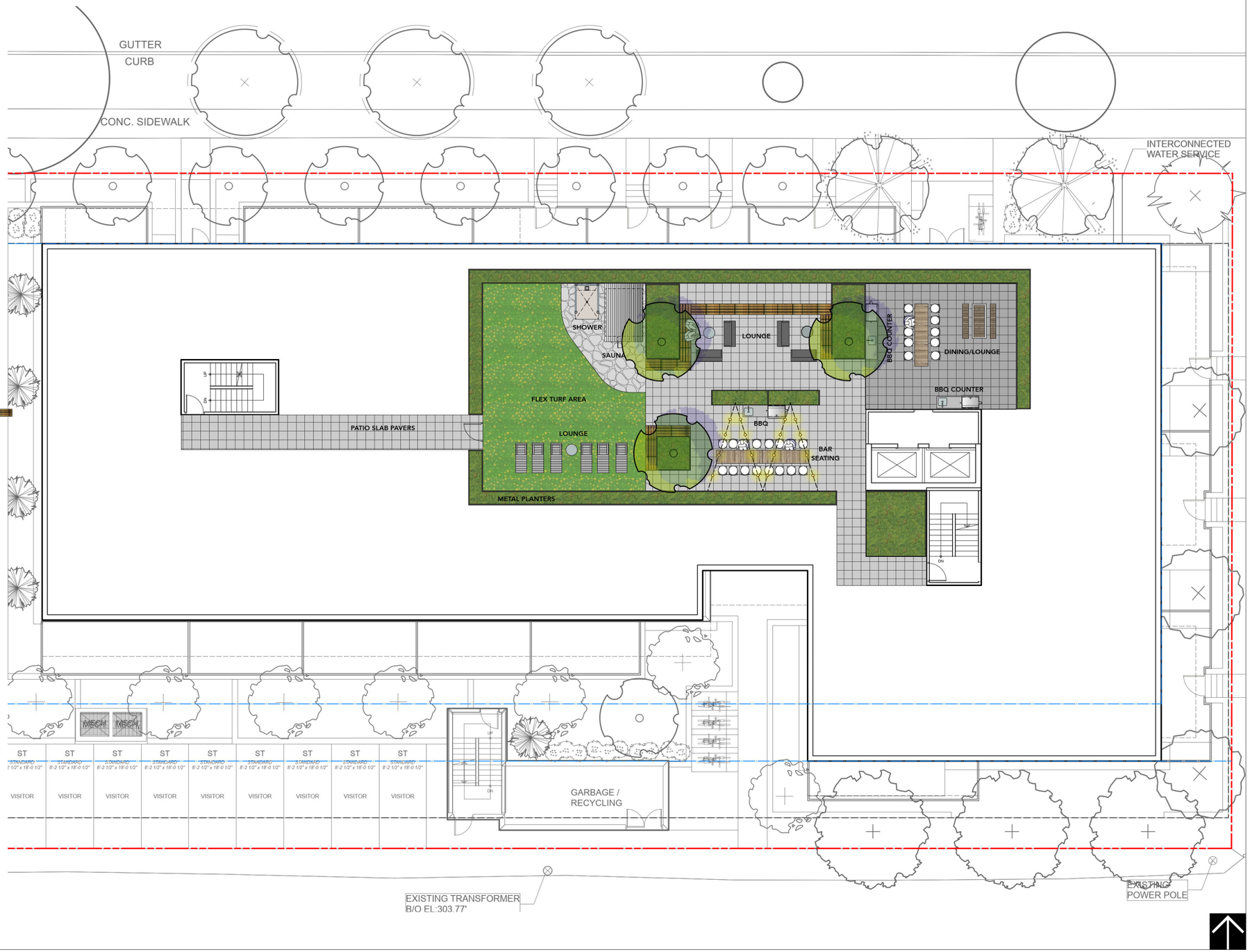
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Concept Plan - Roof West

L1.11

CONCEPT PLAN - ROOF EAST



MATERIALS LEGEND - ROOF

- LAYERED PLANTING
- ARTIFICIAL TURF
- BONDED AGGREGATE
- 2'x2' PATIO ACCENT PAVER
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- AGRICULTURE STORAGE
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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 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.

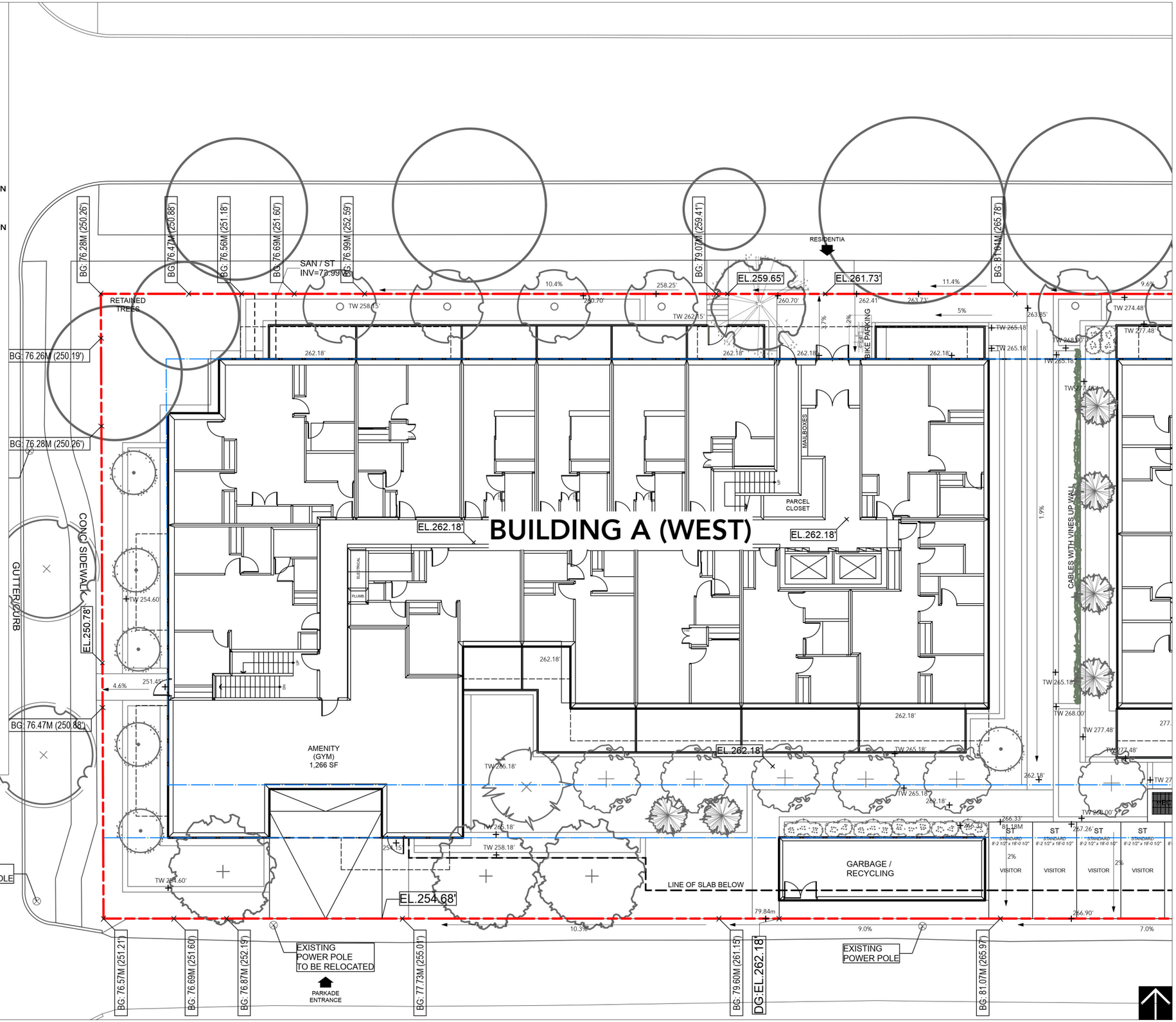
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4) VERIFY ALL DIMENSIONS WITH SITE CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT AND OWNER FOR REVIEW AND DIRECTIONS.

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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REGISTERED MEMBER
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326

628 WEST 28TH AVE

Vancouver, British Columbia

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

Grading Plan - L1 West

L1.20

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 AD 30.48	AREA DRAIN
PD	PLANTER DRAIN
	TRENCH DRAIN
LB 30.93	LAWN BASIN
1.6%	SLOPE

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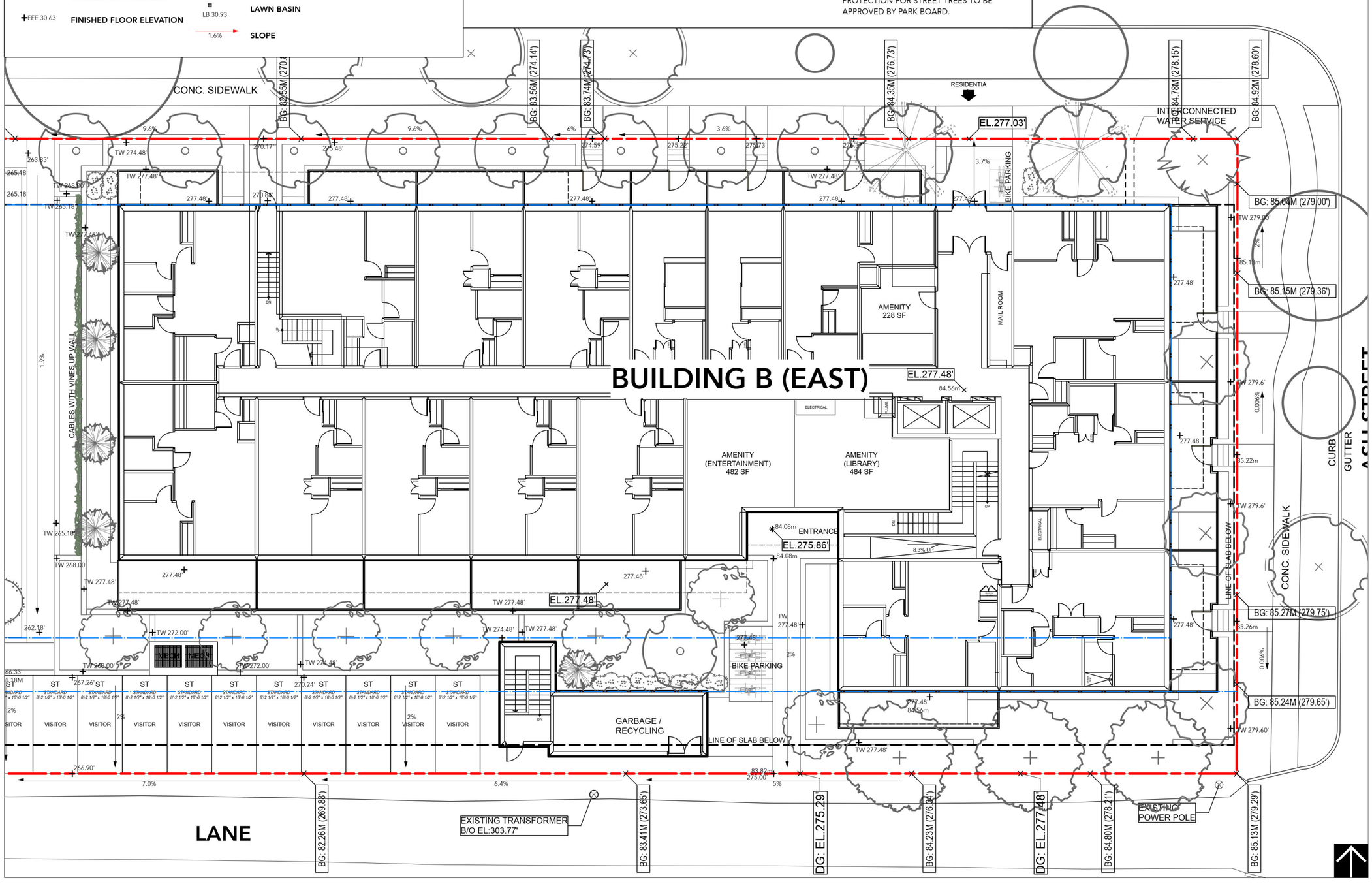
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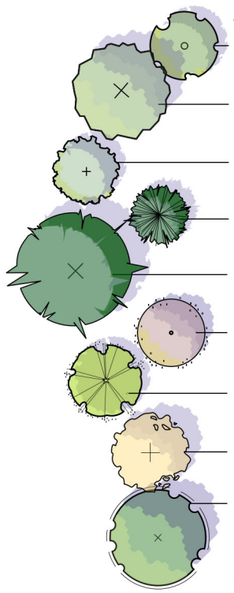
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Grading Plan - L1 East

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



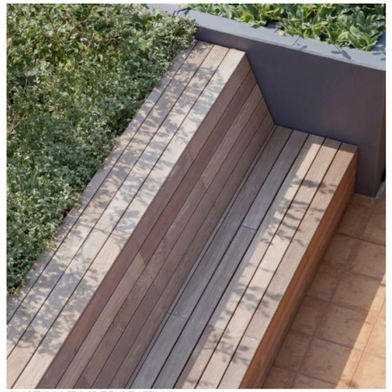
LINEAR PAVERS FOR GROUND-LEVEL FEATURE PAVING



BELGARD METROPOLITAN ALLAN BLOCK WALL



METAL ROOF PLANTERS BY GREEN THEORY



CUSTOM TIMBER SEATING



ARTIFICIAL TURF



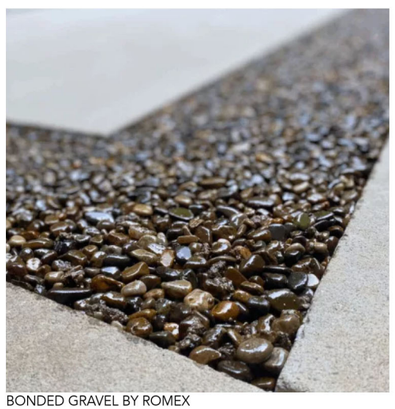
STRING LIGHTS



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



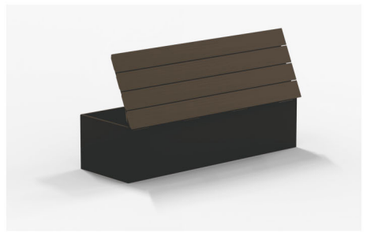
MODEL: 1050 SERIES BAR HEIGHT TABLE AND STOOL
COLOUR : TBD
SUPPLIER: MAGLIN (JENNIFER FANCY 1-800-716-5506 X6050, 604-312-9125, JENNIFER.FANCY@MAGLIN.COM)

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