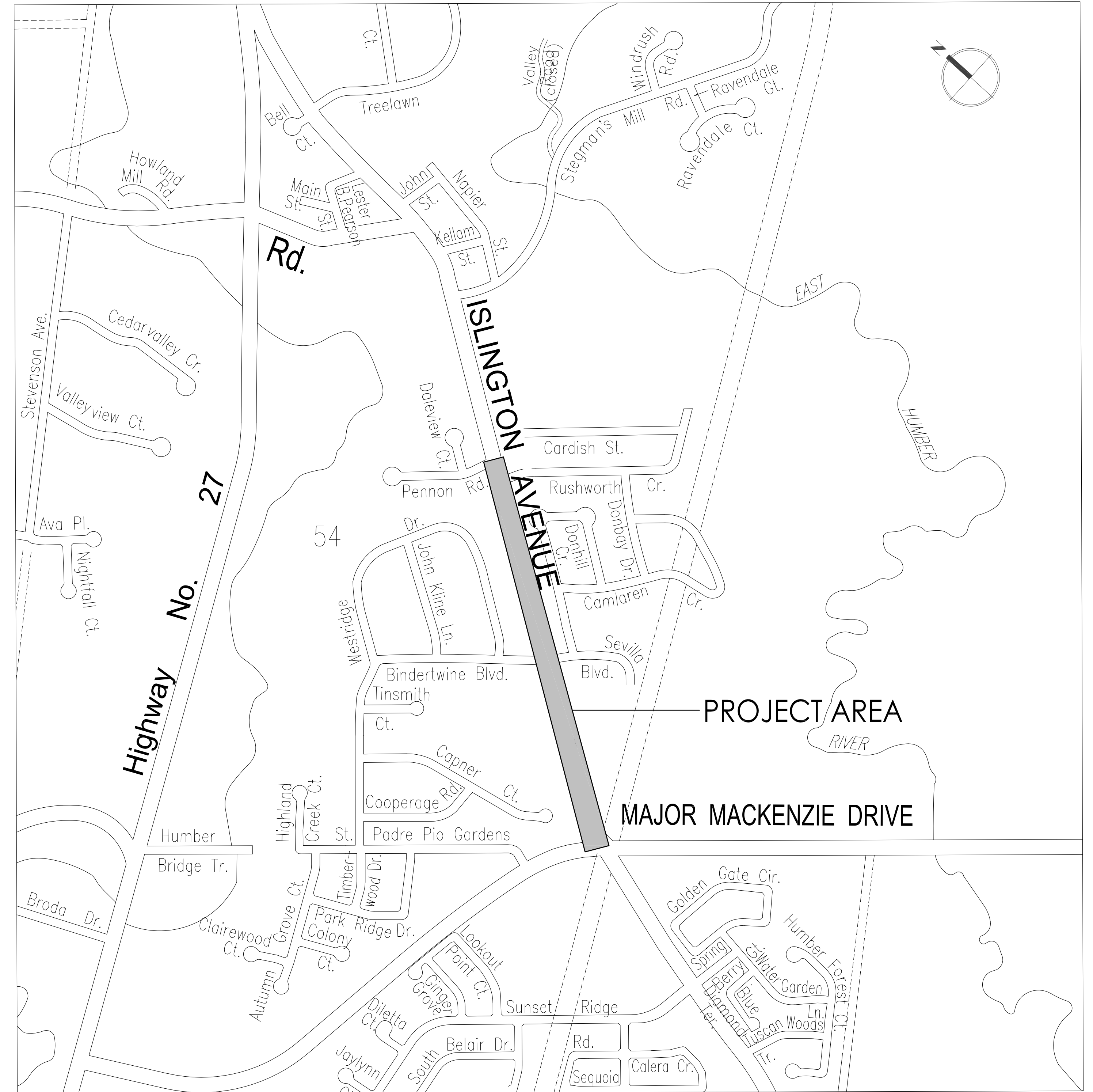




ISLINGTON AVENUE STREETSCAPE PHASE 1 (IAS1) Islington Avenue between Major Mackenzie Drive and Pennon Road



SITE LOCATION MAP
(NOT TO SCALE)

SHEET INDEX:

L0	COVER SHEET
L1	EXISTING CONDITIONS AND REMOVALS PLAN
L2	EXISTING CONDITIONS AND REMOVALS PLAN
L3	LAYOUT AND GRADING PLAN
L4	LAYOUT AND GRADING PLAN
L5	PLANTING PLAN
L6	PLANTING PLAN
L7	LANDSCAPE DETAILS
L8	LANDSCAPE DETAILS
L9	LANDSCAPE DETAILS

ISSUED FOR 100 % DESIGN DEVELOPMENT

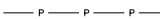
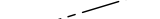
City of Vaughan

April 2018

Stantec Project Number: 160622476

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	EXISTING ELEVATION
	UNDERGROUND GAS UTILITY LINE
	OVERHEAD ROGERS UTILITY LINE
	UNDERGROUND ROGERS UTILITY LINE
	POWERSTREAM UNDERGROUND UTILITY LINE
	BELL UNDERGROUND CABLE
	EXISTING VEGETATION DRIP LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING SWALE
	EXISTING CULVERTS
	EXISTING ROAD PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING PAVING TO REMAIN
	EXISTING EDGE OF GRANULAR SHOULDER

[illegible]

File Name: _____ Dwn. Chkd. Dsgn. YY.MM.DD

CITY OF VAUGHAN
ISLINGTON AVENUE STREETSCAPE
PHASE I

EXISTING CONDITIONS AND REMOVALS PLAN

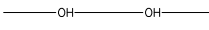
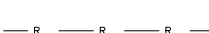
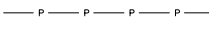
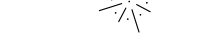
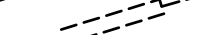
Drawing No.	Sheet	Revision
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L1 1 of 9 -



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	EXISTING ELEVATION
	UNDERGROUND GAS UTILITY LINE
	OVERHEAD ROGERS UTILITY LINE
	UNDERGROUND ROGERS UTILITY LINE
	POWERSTREAM UNDERGROUND UTILITY LINE
	BELL UNDERGROUND CABLE
	EXISTING VEGETATION DRIP LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING SWALE
	EXISTING CULVERTS
	EXISTING ROAD PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING PAVING TO REMAIN
	EXISTING EDGE OF GRANULAR SHOULDER

[illegible]

1	ISSUED FOR 100% DESIGN DEVELOPMENT	ND	MD	2018.04.11
Issued		By	Appd.	YY.MM.DD

File Name:				
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

CITY OF VAUGHAN
ISLINGTON AVENUE STREETSCAPE
PHASE I

Project No. 160622476

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1:300

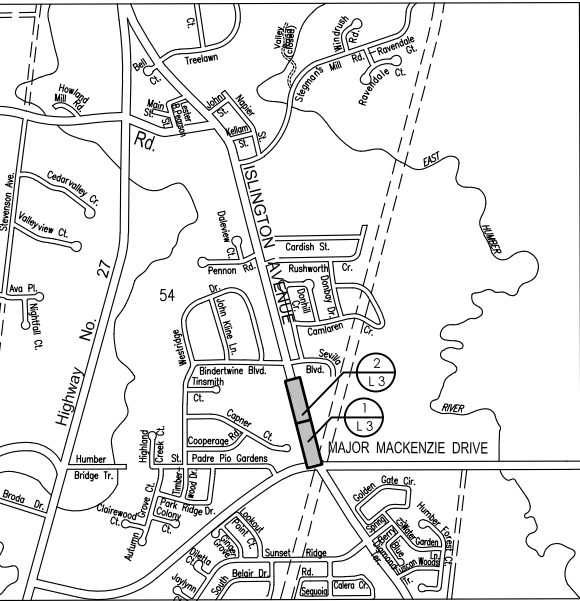
L2 2 of 9 -



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Keymap



Legend

- EXISTING GRADE ELEVATION
- PROPOSED ELEVATION
- PROPOSED ARMORSTONE
- EXISTING FENCE
- PROPOSED RAIL FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPECIALTY PAVING
- EXISTING VEGETATION DRIP LINE
- EXISTING SWALE
- EXISTING EDGE OF GRANULAR SHOULDER
- UNDERGROUND GAS UTILITY LINE
- OVERHEAD ROGERS UTILITY LINE
- UNDERGROUND ROGERS UTILITY LINE
- POWERSTREAM UNDERGROUND UTILITY LINE
- BELL UNDERGROUND CABLE

Revision By Appd. YY.MM.DD

1 ISSUED FOR 100% DESIGN DEVELOPMENT ND MD 2018.04.11
Issued By Appd. YY.MM.DD

File Name: Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal

Client/Project

CITY OF VAUGHAN
ISLINGTON AVENUE STREETScape
PHASE I

Title

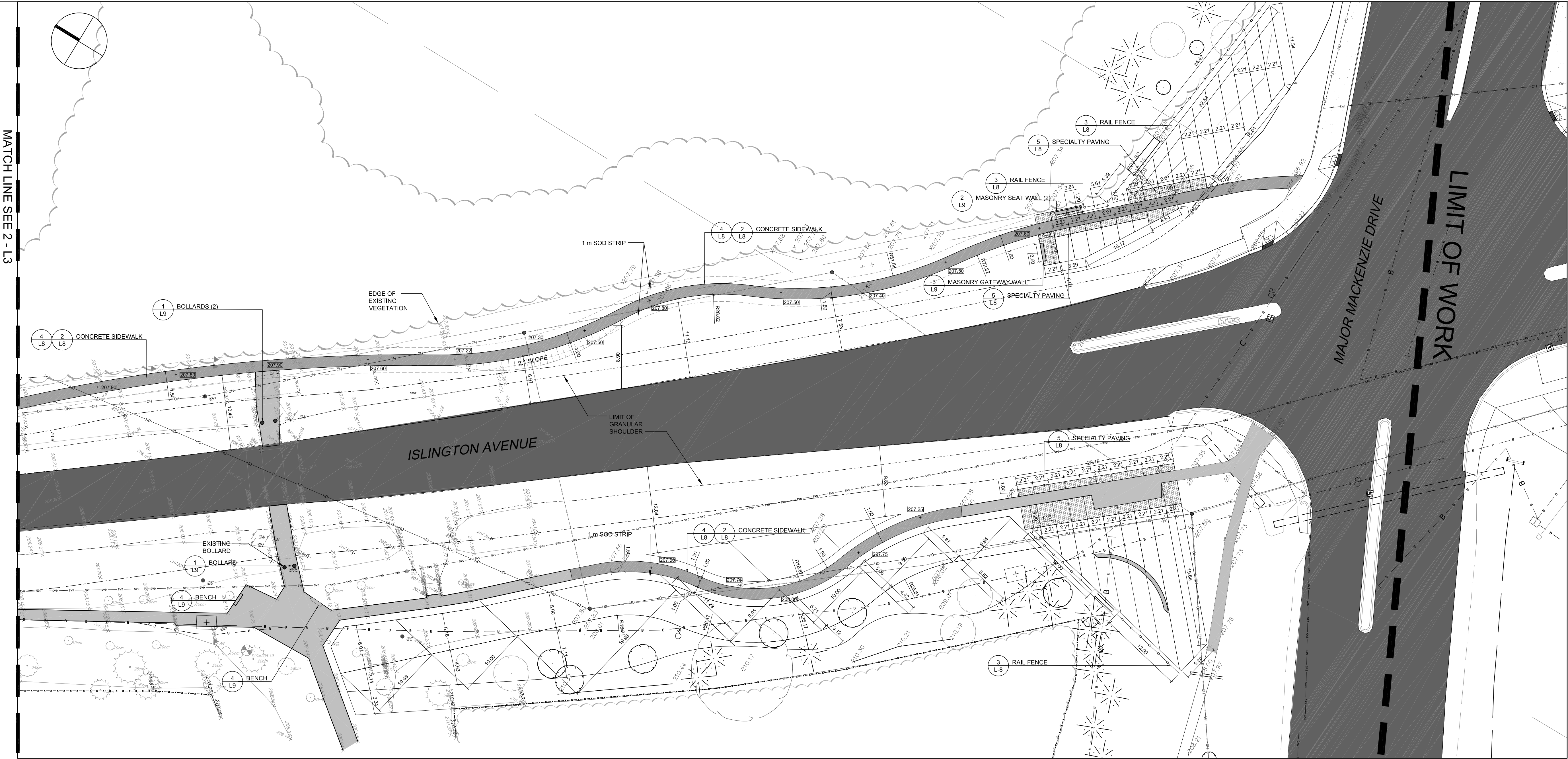
LAYOUT AND GRADING PLAN

Project No. 160622476 Scale 1:300 0 3 9 15m

Drawing No. Sheet Revision

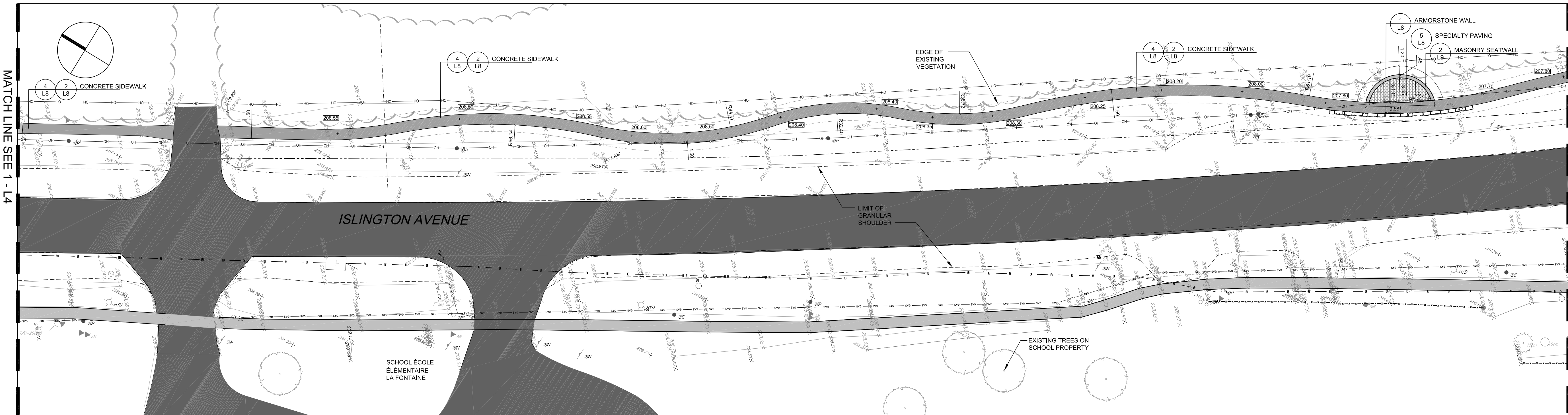
L 3 3 of 9 -

MATCH LINE SEE 2 - L3



1 GATEWAY: MAJOR MACKENZIE DRIVE AT ISLINGTON AVENUE
SCALE: 1:300

MATCH LINE SEE 1 - L4



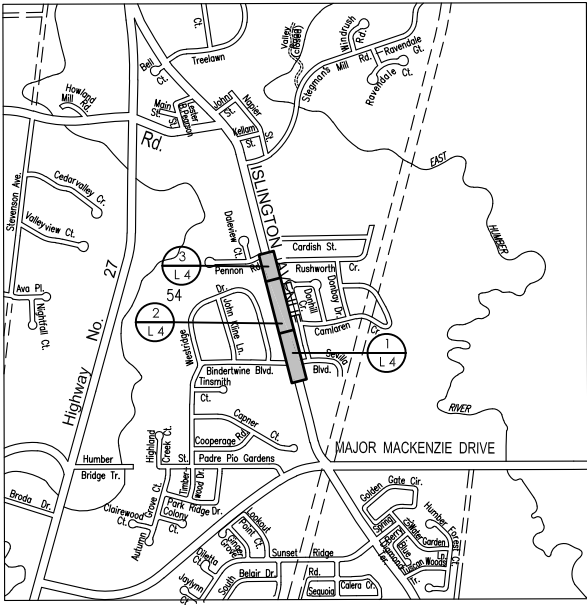
2 GATEWAY: ISLINGTON AVENUE TO FOSTER WOODS DRIVEWAY
SCALE: 1:300

MATCH LINE SEE 1 - L3

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Keymap



Legend

- EXISTING GRADE ELEVATION
- PROPOSED ELEVATION
- PROPOSED ARMORSTONE
- EXISTING FENCE
- PROPOSED RAIL FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPECIALTY PAVING
- EXISTING VEGETATION DRIP LINE
- EXISTING SWALE
- EXISTING EDGE OF GRANULAR SHOULDER
- UNDERGROUND GAS UTILITY LINE
- OVERHEAD ROGERS UTILITY LINE
- UNDERGROUND ROGERS UTILITY LINE
- POWERSTREAM UNDERGROUND UTILITY LINE
- BELL UNDERGROUND CABLE

Revision	By	Appd.	YY.MM.DD	
1	ISSUED FOR 100% DESIGN DEVELOPMENT	ND	MD	2018.04.11
Issued	By	Appd.	YY.MM.DD	

File Name: _____ Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal

Client/Project

CITY OF VAUGHAN
ISLINGTON AVENUE STREETScape
PHASE I

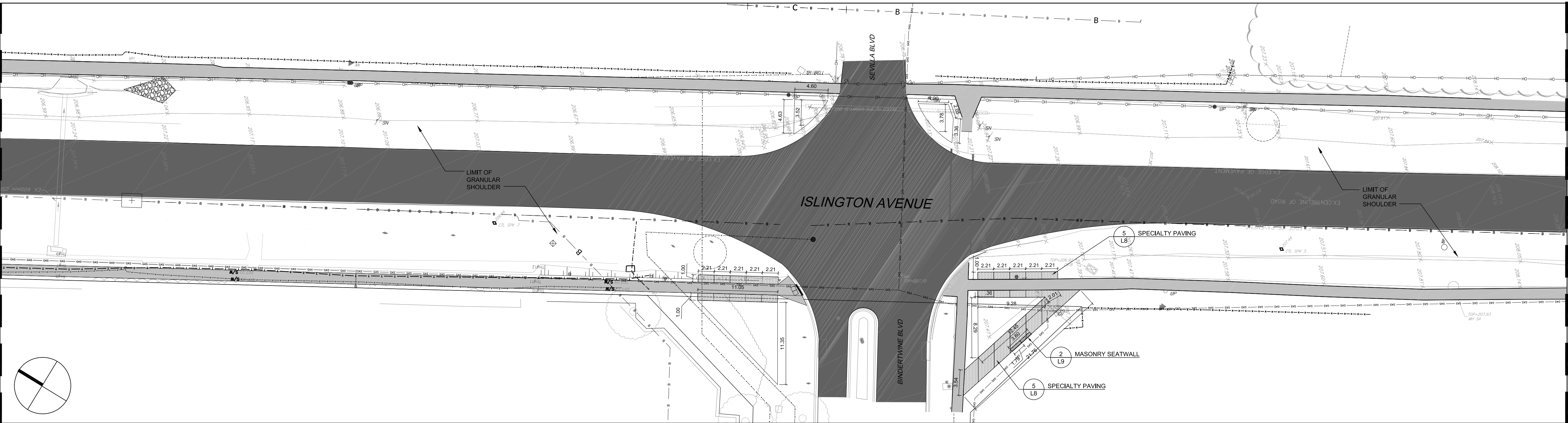
Title

LAYOUT AND GRADING PLAN

Project No. 160622476
Drawing No. _____
Scale 1:300
Sheet _____ of _____
Revision _____

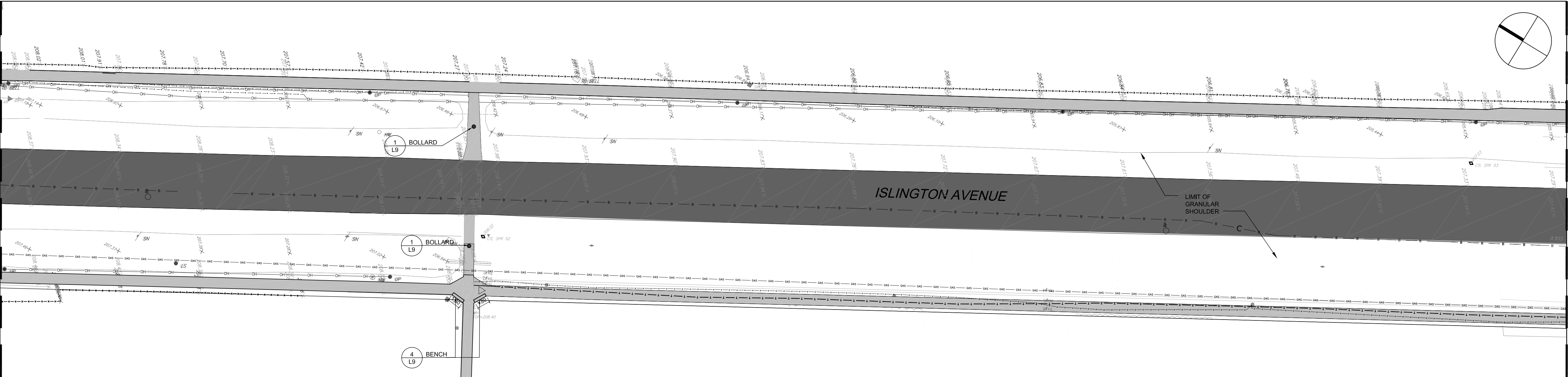
L 4 4 of 9 -

MATCH LINE SEE 2 - L 4

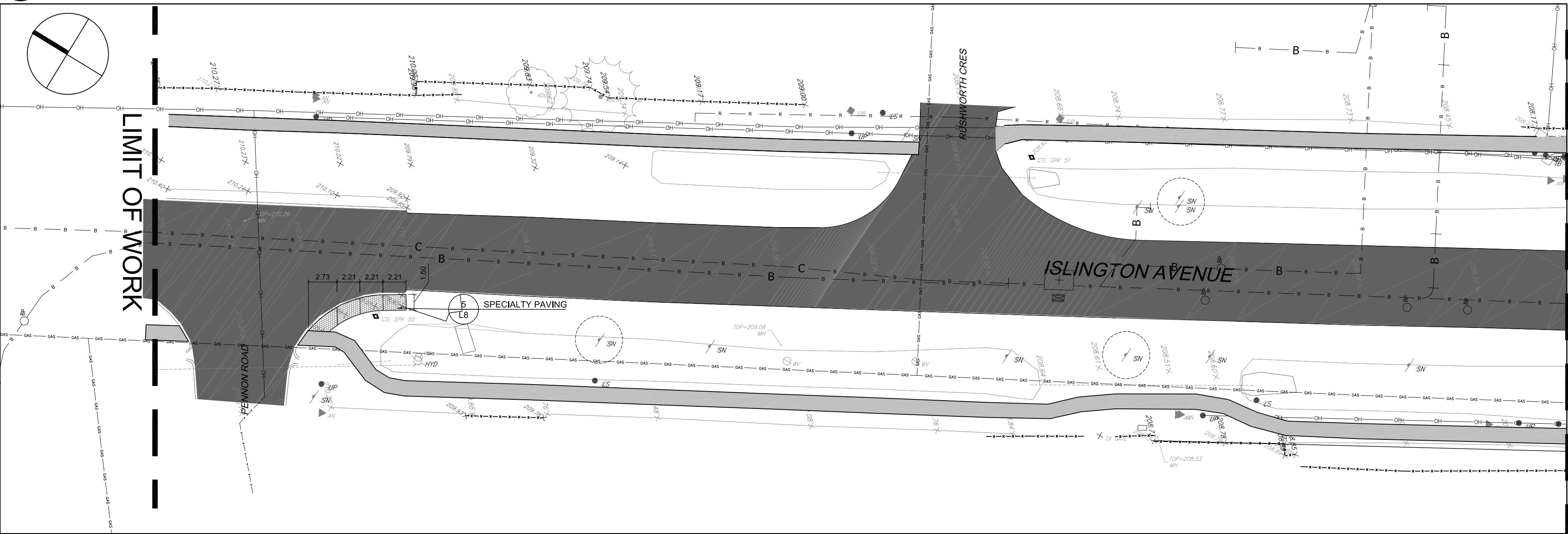


1 VILLAGE APPROACH ZONE: ISLINGTON AVENUE AT BINDERTWINE
SCALE: 1:300

MATCH LINE SEE 3 - L 4



2 VILLAGE APPROACH ZONE: ISLINGTON AVENUE
SCALE: 1:300



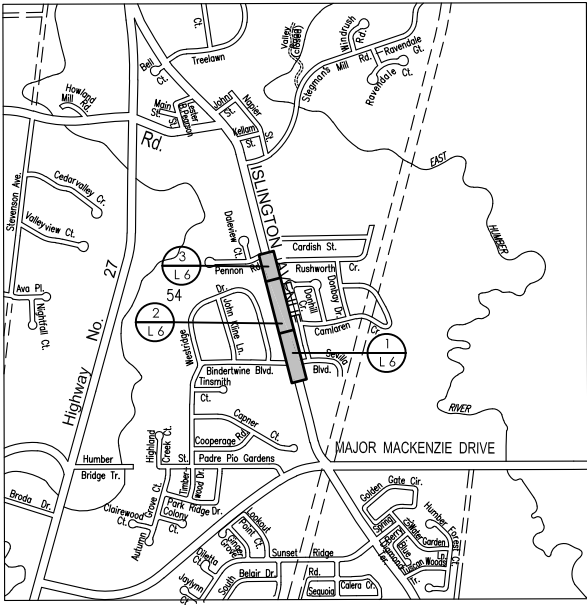
3 VILLAGE APPROACH ZONE: ISLINGTON AVENUE AT PENNON ROAD
SCALE: 1:300



Copyright Reserved

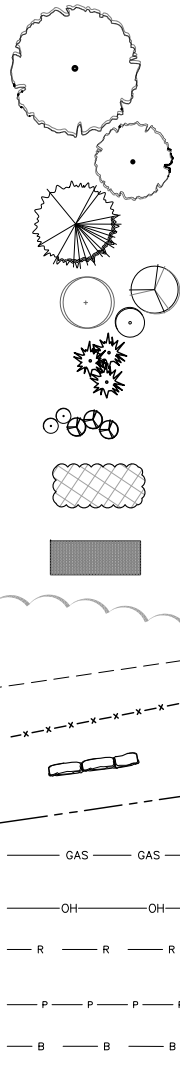
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Keymap



Legend

- PROPOSED LARGE FORM DECIDUOUS TREE
- PROPOSED SMALL FORM DECIDUOUS
- HYDRO TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED VINES AND ORNAMENTAL GRASSES
- PROPOSED PERENNIALS AND ORNAMENTAL GRASSES
- PROPOSED SPECIALTY PAVING
- EXISTING VEGETATION DRIP LINE
- EXISTING GRANULAR EDGE OF SHOULDER
- EXISTING FENCE
- PROPOSED ARMORSTONE
- EXISTING SWALE
- UNDERGROUND GAS UTILITY LINE
- OVERHEAD ROGERS UTILITY LINE
- UNDERGROUND ROGERS UTILITY LINE
- POWERSTREAM UNDERGROUND UTILITY LINE
- BELL UNDERGROUND CABLE



Revision

Revision	By	Appd.	YY.MM.DD
1	ISSUED FOR 100% DESIGN DEVELOPMENT	ND	MD
Issued	By	Appd.	YY.MM.DD

File Name:

Permit-Seal

Client/Project

CITY OF VAUGHAN

ISLINGTON AVENUE STREETScape
PHASE I

Title

PLANTING PLAN

Project No.
160622476

Scale
1:300

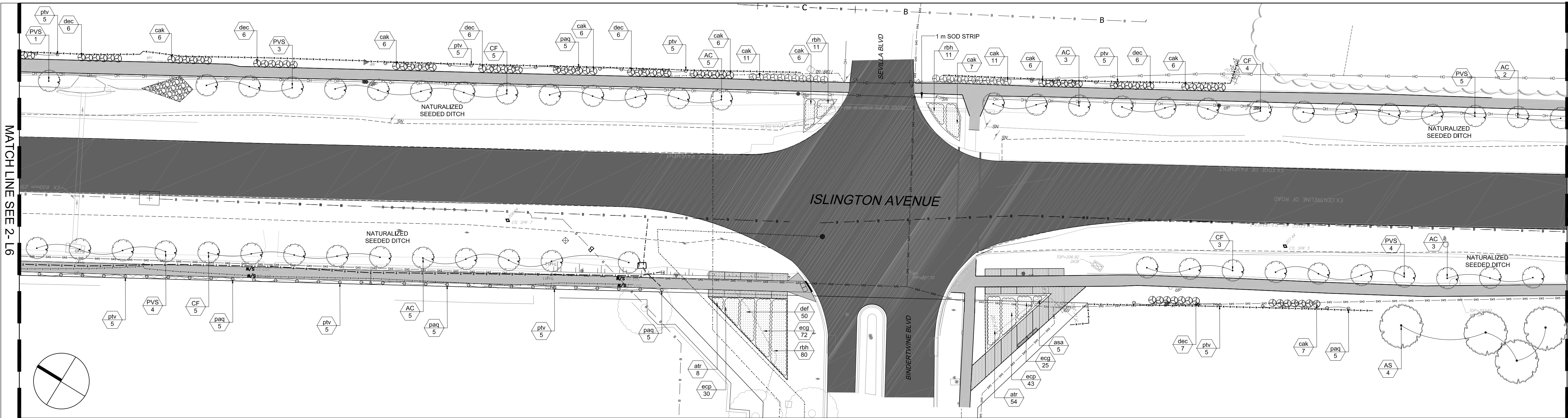

Drawing No.

Sheet

Revision

L 6

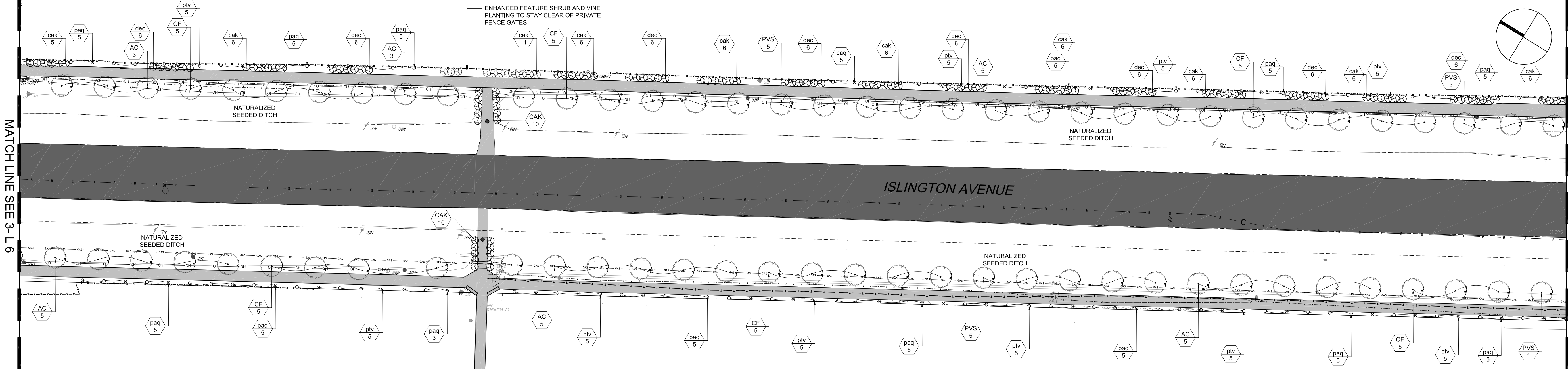
6 of 9



1 VILLAGE APPROACH ZONE: ISLINGTON AVENUE AT BINDERTWINE

L 6

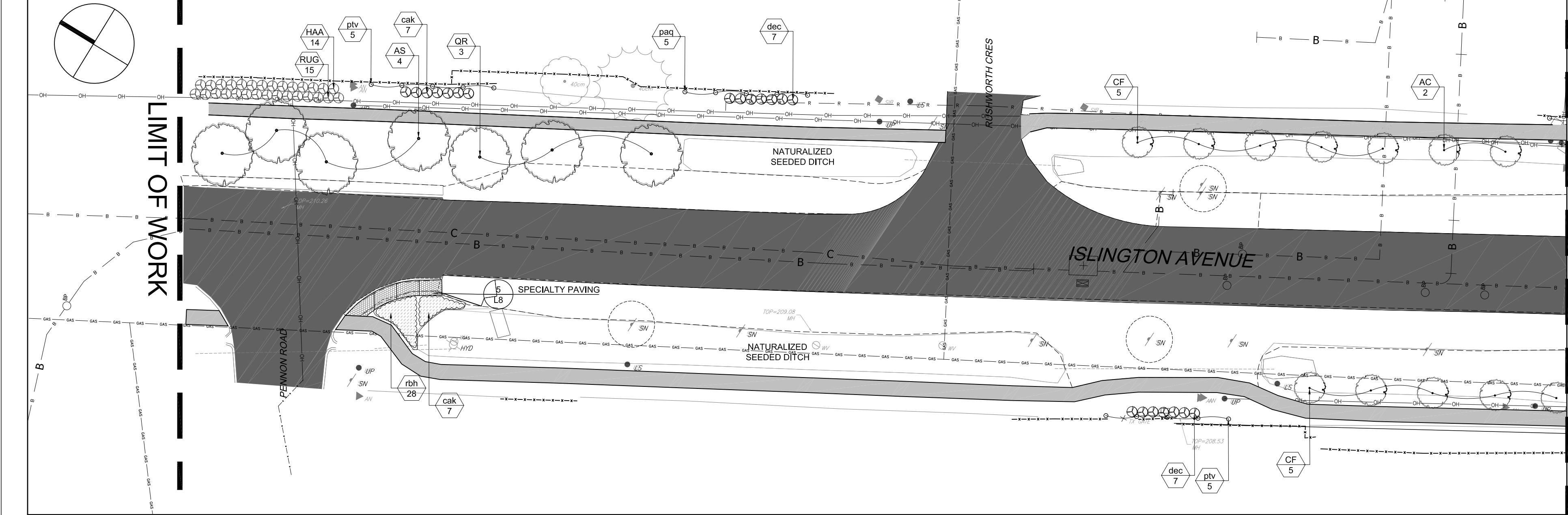
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2 VILLAGE APPROACH ZONE: ISLINGTON AVENUE

L 6

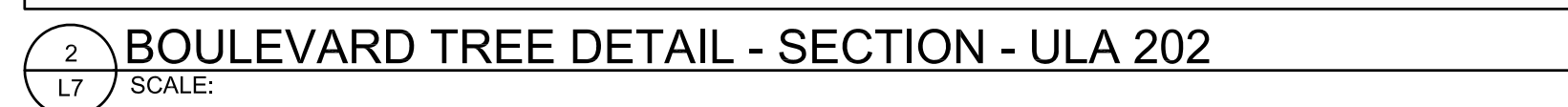
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3 VILLAGE APPROACH ZONE: ISLINGTON AVENUE AT PENNON ROAD

L 6

SCALE: 1:300



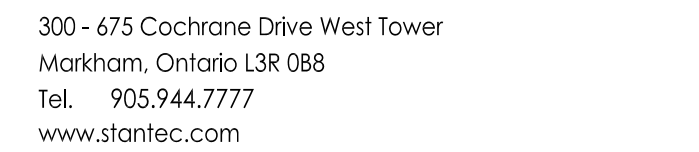
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	Issued	By	Appd.	YY.MM.DD

Permit-Seal

Title

LANDSCAPE DETAILS

L7 7 of 9 -



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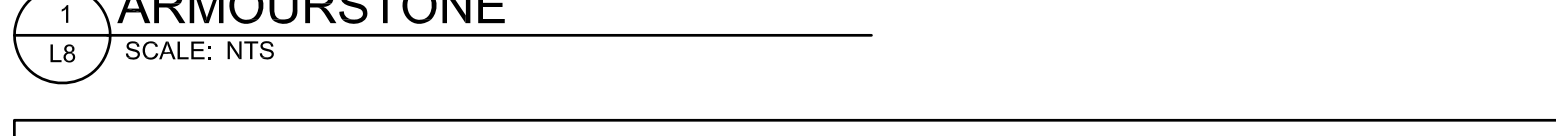
CONIFEROUS TREES:							
AB	8	<i>Abies balsamea</i>	Balsam Fir	1800	W.B.		
PS	14	<i>Pinus strobus</i>	Eastern White Pine	1800	W.B.		
PB	11	<i>Pinus banksiana</i>	Jack Pine	1800	W.B.		

DECIDUOUS SHRUBS:							
HAA	169	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		3 Gal.	1200 o.c.	White
PFR	188	Potentilla fruticosa Red Ace	Red Ace Cinqufoil		3 Gal.	1000 o.c.	Orange
RUG	15	Rhus-aromatica-Gro-Low	Fragrant Sumac		3 Gal.	600 o.c.	Green

ORNAMENTAL GRASSES:							
csk	411	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		1 Gal.	1000 o.c.	Yellow
dec	99	Deschampsia caepitosa	Tufted Hair Grass		1 Gal.	750 o.c.	Yellow
def	263	Deschampsia flexuosa	Wavy Hair Grass		1 Gal.	450 o.c.	Green
lmb	129	Liriope muscari 'Big Blue'	Big Blue Liriope		1 Gal.	450 o.c.	Blue
lmv	506	Liriope muscari 'Variegata'	Variegated Lily Turf		1 Gal.	300 o.c.	Violet
msg	284	Miscanthus sinensis 'Little Fountain' (Kleine Fontaine)	Little Fountain Maiden Grass		1 Gal.	1000 o.c.	Orange

SEEDING NOTES:	SODDING NOTES:
1. All areas that have been disturbed by construction shall be seeded by the contractor unless otherwise noted. Remove all debris including all granular stone, wood and metal. Scarify all disturbed areas to eliminate compaction of topsoil. To prepare	1. Sodded areas as shown on the Planting Plan is to be certified Canada No. 1 Cultivated turf Sod, with strong Fibrous root system, thick and heavy growth conforming to specifications of the Nursery Sod Growers Association of Ontario and of the
	3. Prior to sodding, obtain approval that finished grade and depth of topsoil are satisfactory.
	4. Deliver sod to site within 24 hours of being lifted and lay within 36 hours of being lifted. During dry weather protect sod from drying, and water sod as necessary to ensure its vitality and prevent the loss of soil in handling. Dry sod will be rejected.

3. Ensure adequate moisture is available for initial seeding application and maintain seed by watering during germination and establishment.
4. Loosen soil surface prior to sodding. Eliminate bumps and hollows. Roll lightly wherever topsoil is excessively loose.
5. Water sod immediately after laying to obtain moisture penetration into top 150mm of topsoil. Maintain sodded areas from start of installation until final acceptance.



1. Plants shall be installed per the Specifications included in the contract unless otherwise directed by the Drawing Notes and Details or by the Landscape Architect of Record.

3. Plant materials specified for this project will conform to the Canadian Nursery Trades Association (C.N.T.A.) for size, variety and condition as indicated on the plant list shown on these Drawings. Any plant materials which do not conform (in the opinion of the Landscape Architect of Record) will be promptly removed from the Project and replaced by the Contractor at no additional cost to the Project.

5. Plant materials collected from wild sources will not be accepted. The Landscape Architect of Record reserves the right to require that Supplier invoices be submitted for inspection and approval prior to acceptance.

7. The Landscape Architect of Record reserves the right to refuse acceptance of any plant displaying poor growth habits, injury or disease. Any plant material that is rejected by the Landscape Architect of Record will be promptly removed from the Project and replaced with material of acceptable quality at no additional cost to the Project.

9. Plants are not to be installed or transplanted during extreme heat, drought or other undesirable conditions. Thoroughly water all plant materials immediately after installation. Contractor not to proceed in uncertainty. Contact Landscape Architect of Record for direction.



12. The Contractor shall water plants as required or as directed by the Landscape Architect of Record during construction and the warranty period. Plants shall watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the second request shall result in Work being undertaken by others. The cost of this Work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.

14. Shredded bark mulch shall be spread uniformly around base of trees and shrubs to a depth of 100mm (4") and a radius of 300mm from trunk(s). Do not place mulch in direct contact with trunks. Use only shredded pine or cedar bark mulch. Hardwood chips shall be rejected by the Landscape Architect of Record.

16. The Contractor shall be responsible for all maintenance and replacement of dead plant materials during the warranty period until final acceptance. 5.

18. Topsoil shall be as per the Specifications unless otherwise directed by the Drawing Details.

20. **Seeding:** shall be as per the Specifications as included, unless otherwise directed by the Drawing Details. Drawing notes shall indicate the Type of Seed required as well as Seeding Rates and other requirements for Seeding Works for the Project.

21. The Landscape plan was designed based on the existing base information provided by the owner. Contractor is responsible for locating all underground services and utilities prior to planting. If there are any conflicts with existing or proposed services, utilities, areal lines or existing sidewalks/pavement areas, please contact the Contract Administrator immediately prior to starting the work.

1. All areas that have been disturbed by construction shall be seeded by the contractor unless otherwise noted. Remove all debris including all granular stone, wood and metal. Scarify all disturbed areas to eliminate compaction of topsoil. To prepare areas for seeding, spread, loosen and fine grade topsoil.

2. Seeding operations shall be completed between spring thaw and June 15th for spring work, or between August 15th and October 15th for fall work.

3. Ensure adequate moisture is available for initial seeding application and maintain seed by watering during germination and establishment.

4. Install seed over min. 150mm depth of topsoil.

5. Contractor to ensure adequate seed mix catch. Seeded areas will be accepted provided that a sufficient amount of the seed has germinated and become established in the opinion of the Landscape Architect.

6. Maintenance for seeded areas shall begin immediately after installation and shall continue until acceptance by the Contract Administrator.

1. Sodded areas as shown on the Planting Plan is to be certified Canada No. 1 Cultivated turf Sod, with strong Fibrous root system, thick and heavy growth conforming to specifications of the Nursery Sod Growers Association of Ontario and of the following mix or approved equal:

- 40% Blend of (3) Varieties of Kentucky Bluegrass
- 40% Creeping Red Fescue
- 20% Perennial Ryegrass

Use latest approved cultivars of grass in Ontario Areas to be sodded shall have a minimum 150mm topsoil base.

2. Loosen soil surface prior to sodding. Eliminate bumps and hollows. Roll lightly wherever topsoil is excessively loose.

3. Prior to sodding, obtain approval that finished grade and depth of topsoil are satisfactory.

4. Deliver sod to site within 24 hours of being lifted and lay within 36 hours of being lifted. During dry weather protect sod from drying, and water sod as necessary to ensure its vitality and prevent the loss of soil in handling. Dry sod will be rejected.

5. Lay sod during growing season. Lay sod in rows, perpendicular to slope, and with joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular or thin sections with sharp implements.

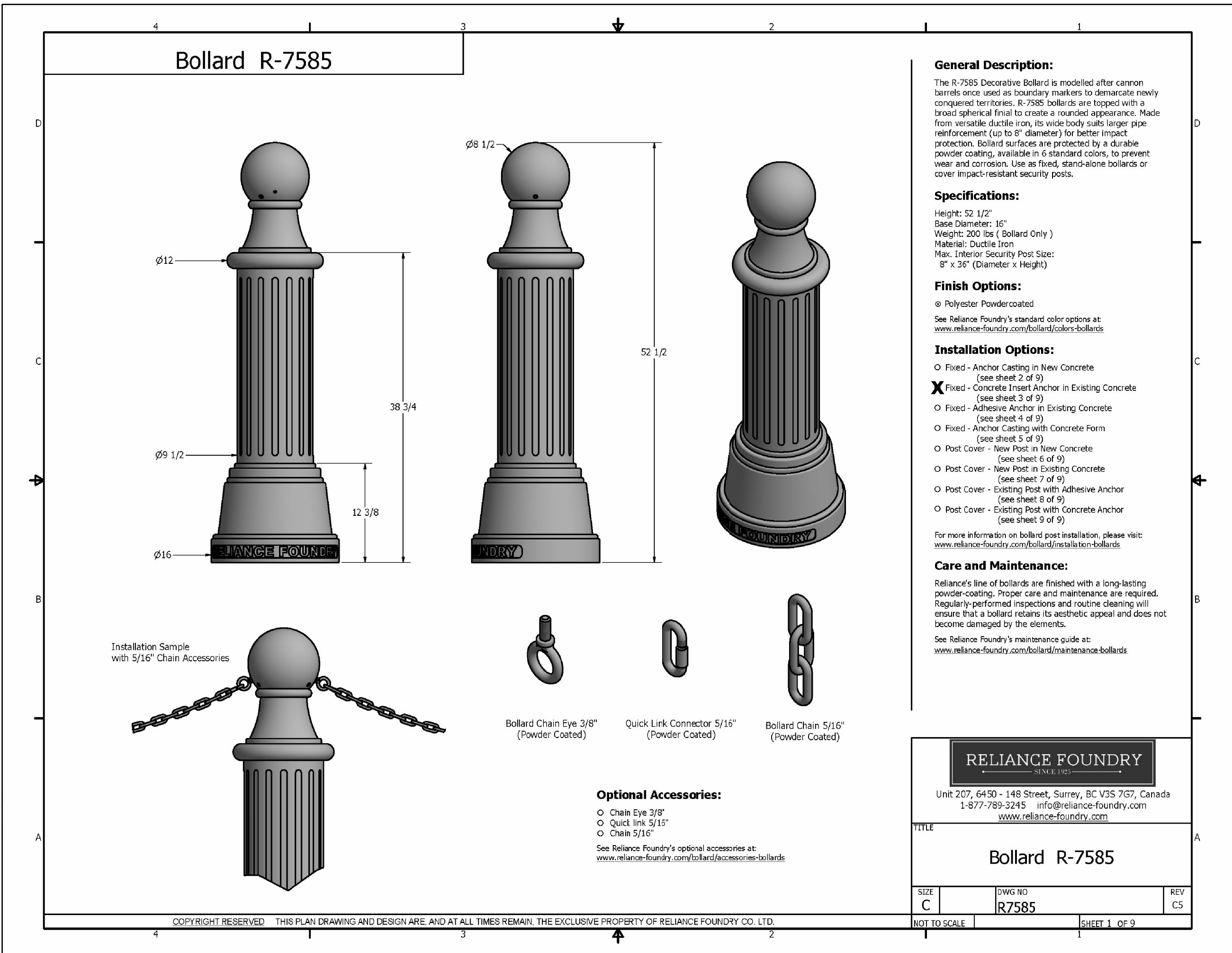
6. Water sod immediately after laying to obtain moisture penetration into top 150mm of topsoil. Maintain sodded areas from start of installation until final acceptance.

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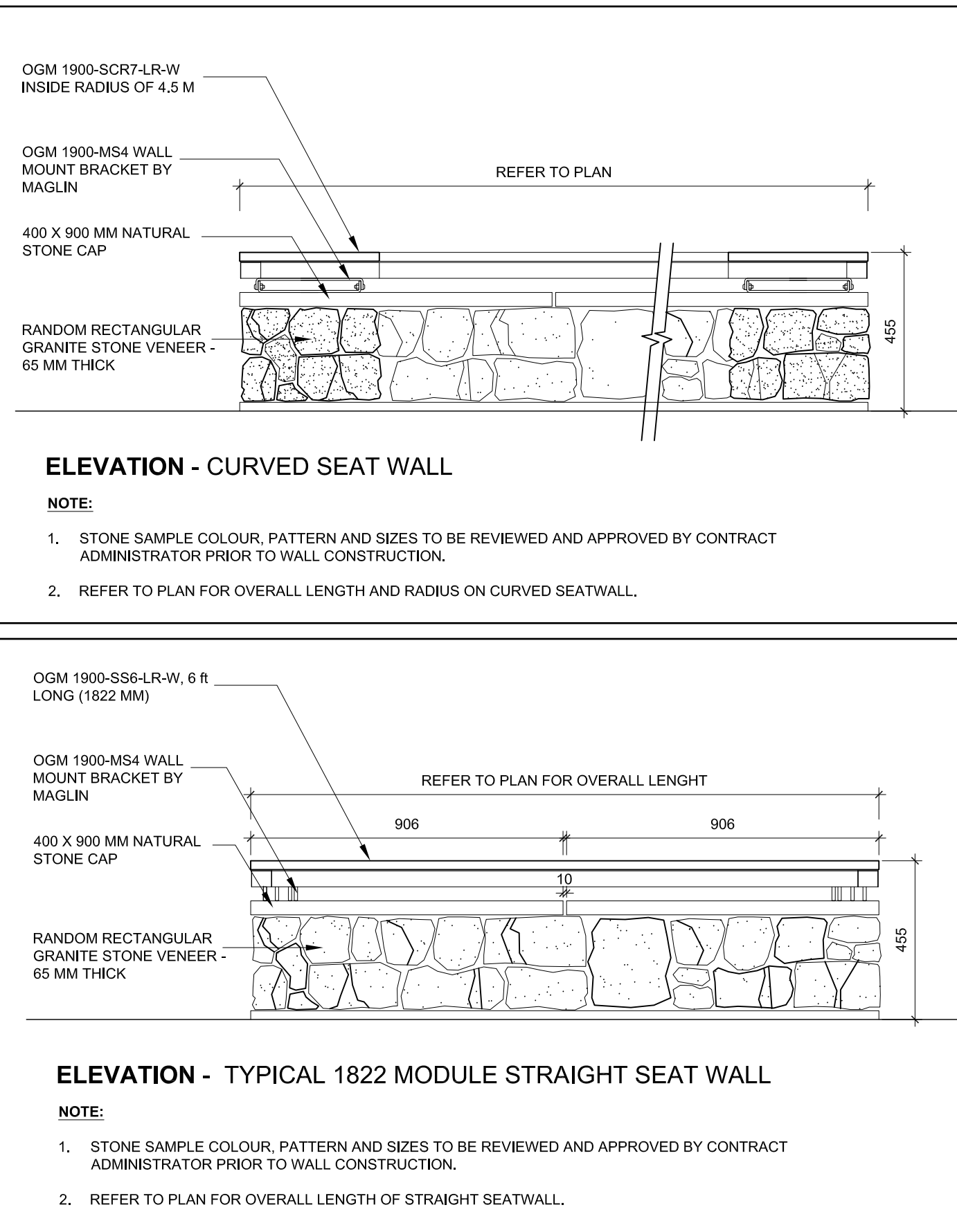
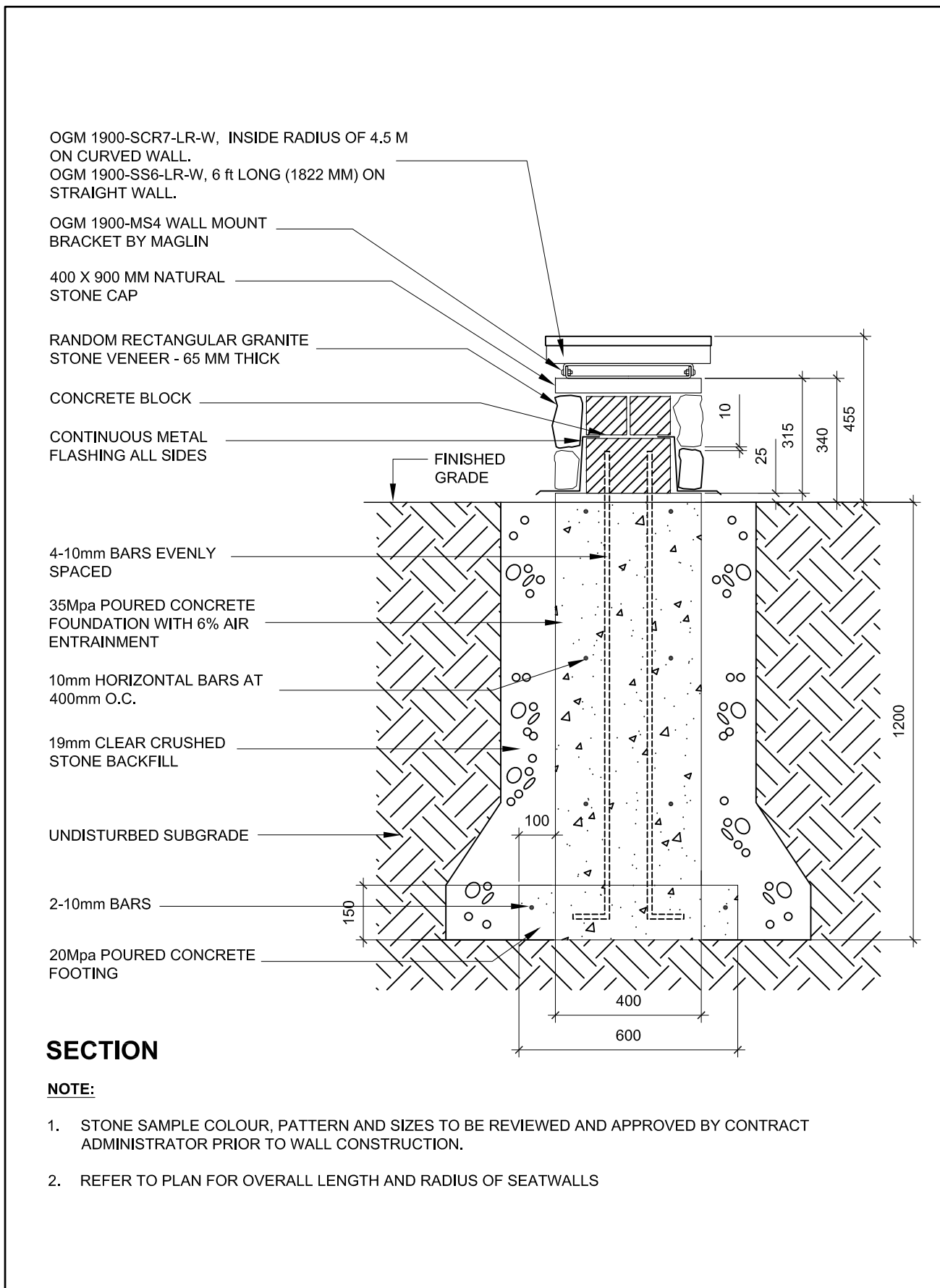
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Keymap

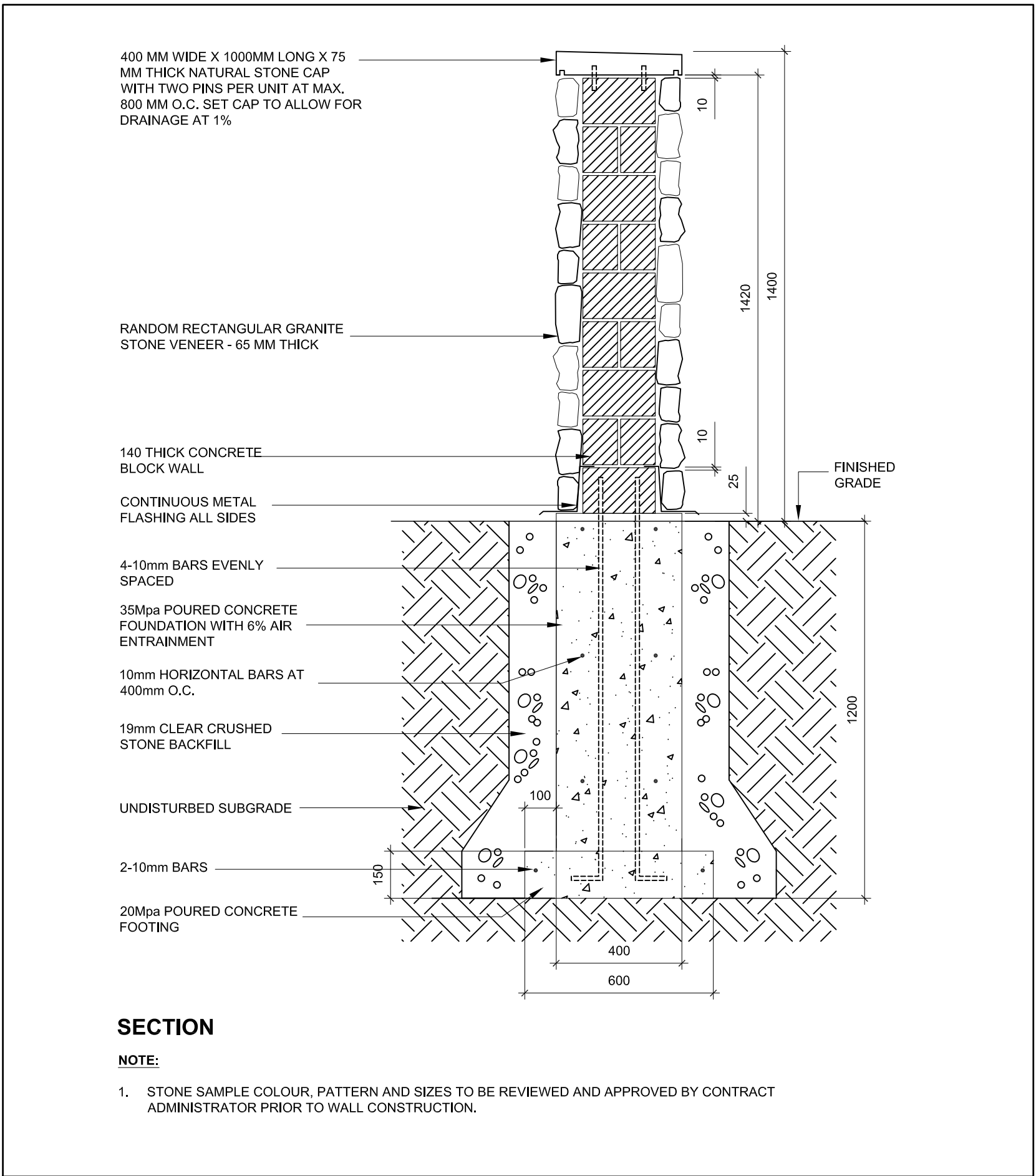
Legend



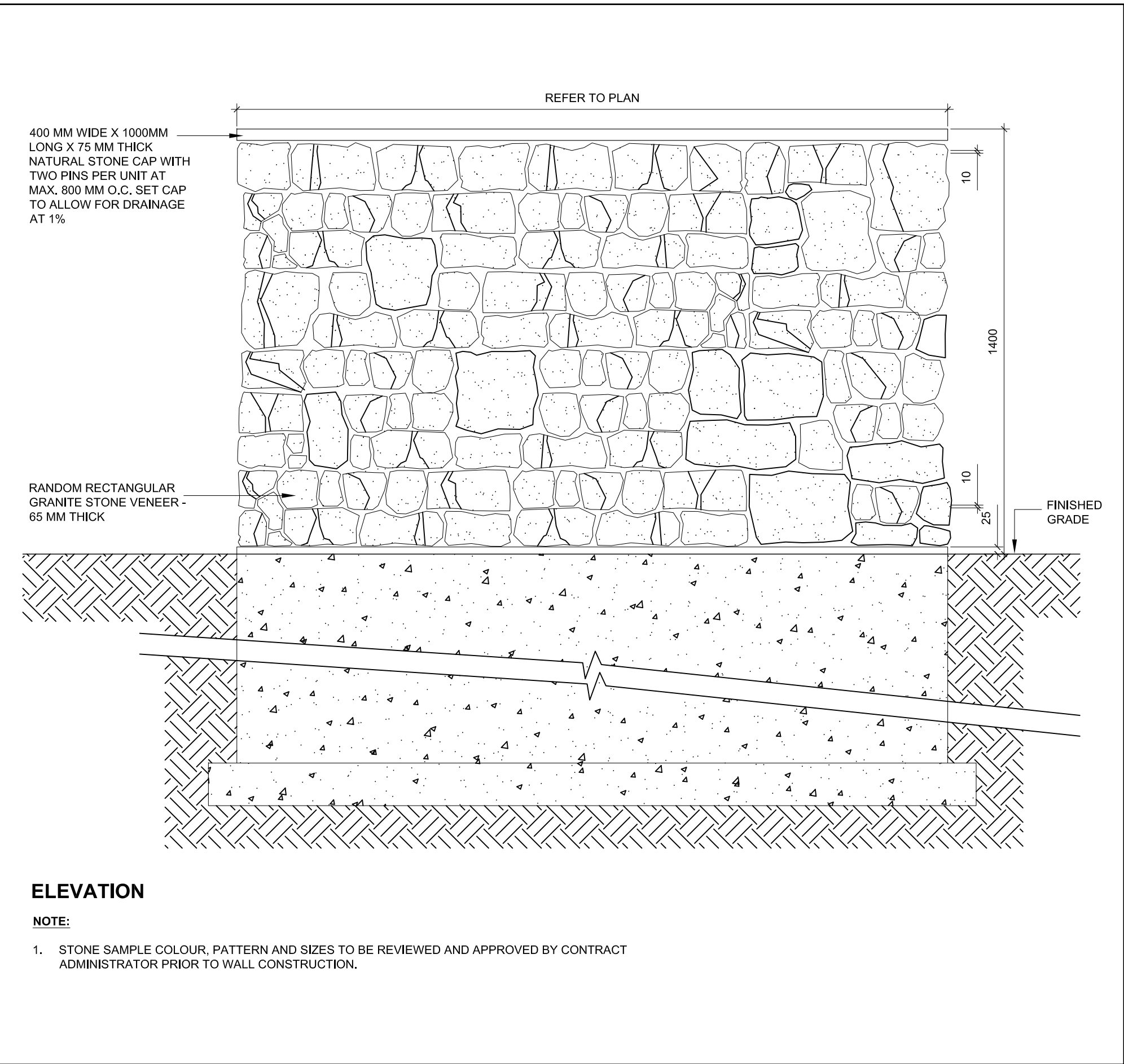
SEAT WALL
SCALE: NTS



BOLLARD
SCALE: NTS



MASONRY GATEWAY WALL
SCALE: NTS

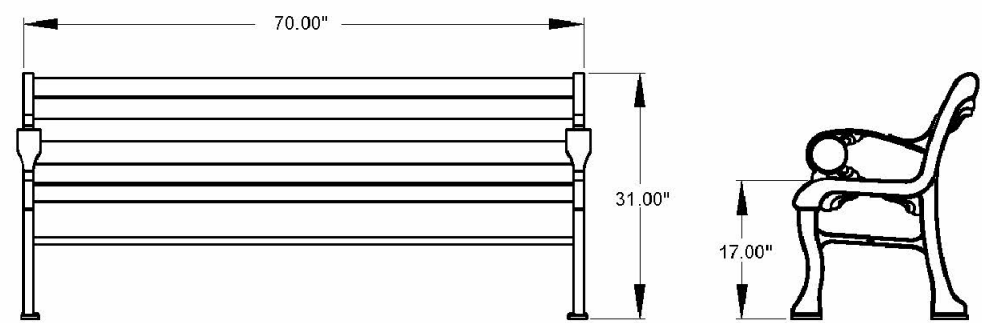


310 SERIES
MLB310-W



MATERIALS: Bench ends are made from solid cast aluminum. The seat employs ipe wood slats.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.
INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
TO SPECIFY: Select MLB310-W
Choose:
- Powdercoat Color
OPTIONS:
- Center Arm
- Plaque
- Skate Deterrent
- Personalization

NOTE:
BLACK POWDERCOATED



DIMENSIONS:
Height: 31" (78.7cm)
Length: 70" (177.8cm)
Depth: 14" (35.5cm)
Seat: 17" (43.2cm)
Weight: 95lbs (43kg)



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F: 907-260-5263
WWW.MAGLIN.COM
MAIL: INFO@MAGLIN.COM

BENCH
SCALE: NTS