



KEY PLAN		
No.	Revision	Comments
1	2022-06-22	ISSUED FOR ZBA/OPA

LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED WATERMAIN
	PROPOSED SEWER AND FLOW DIRECTION
	PROPOSED WATER METER & DOUBLE CHECK VALVE ASSEMBLY AS PER T-1107-04-1 (SEE MECH DWGS FOR DETAILS)
	PROPOSED DETECTOR ASSEMBLY (SEE MECH DWGS FOR DETAILS)
	PROPOSED GAS METER
	PROPOSED VALVE & BOX
	PROPOSED ACCESS OPENING FRAME & GRATE (ACCESSIBLE AT GRADE)
	PROPOSED BUILDING (CANOPY AREA)
	PROPOSED GREEN ROOF AREA

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT552, HAVING AN ELEVATION = 90.430 metres.

1m 0 2m 4m
1:100



Drawing Prepared By:

arva
R.V. Anderson Associates Limited
engineering • environment • infrastructure

Client:

HM PF (822-838 Richmond) LP

Project Name:

828-838 RICHMOND ST. W ZBA/OPA

Drawing Title:

CONCEPTUAL SERVICING

Drawn:	EA	Design:	AW	Date:	2022-04
Checked:	AST	Approved:	AST	Scale:	1:50
CADD File:	215893-S-C3-SERVICING.dwg			Dwg. No.:	C-3
Project No.:	215893.01				

Contractor Must Check And Verify All Dimensions On The Job.

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NOTE:

- THE OWNER IS REQUIRED TO INSTALL AND MAINTAIN A PREMISE ISOLATION DEVICE FOR ALL APPLICABLE WATER SERVICES IN ACCORDANCE WITH TORONTO MUNICIPAL CODE, CHAPTER B51 WATER SUPPLY, THE BUILDING CODE, AND CSA B64 SERIES STANDARDS.
- THE BUILDING STORM AND SANITARY SYSTEMS SHALL BE DESIGNED TO BE ABLE TO OPERATE UNDER MUNICIPAL SEWER SURCHARGE CONDITIONS.
- ALL EXISTING SERVICE CONNECTIONS SHALL BE DISCONNECTED.
- EXISTING SERVICE CONNECTIONS NO LONGER IN USE SHALL BE DISCONNECTED BY TORONTO WATER AT THE OWNER'S COST.
- THE LOCATION OF THE WATER METER SHALL BE TO TORONTO WATER'S SATISFACTION.
- THE LIMITS OF CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY ARE AT THE DISCRETION OF THE CITY'S INSPECTOR.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT.
- THE OWNER IS ADVISED THAT PURSUANT TO AN ORDER ISSUED BY THE ONTARIO MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE, ALL WET TAPS PERFORMED ON CITY WATERMANS MUST BE PERFORMED BY, OR UNDER THE SUPERVISION OF, A CERTIFIED OPERATOR IN ACCORDANCE WITH ONTARIO REGULATION 128/04.
- STAFF HAVE REVIEWED THIS APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT.