

255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
Tel: 416.630.1255 F: 416.630.4782
www.vsdesign.com

FEB. 2021
Drawn by
D. BURTON

Checked by
(seal)
3/16" = 1'-0"

Scale
20027-SPRINGFIELD-1

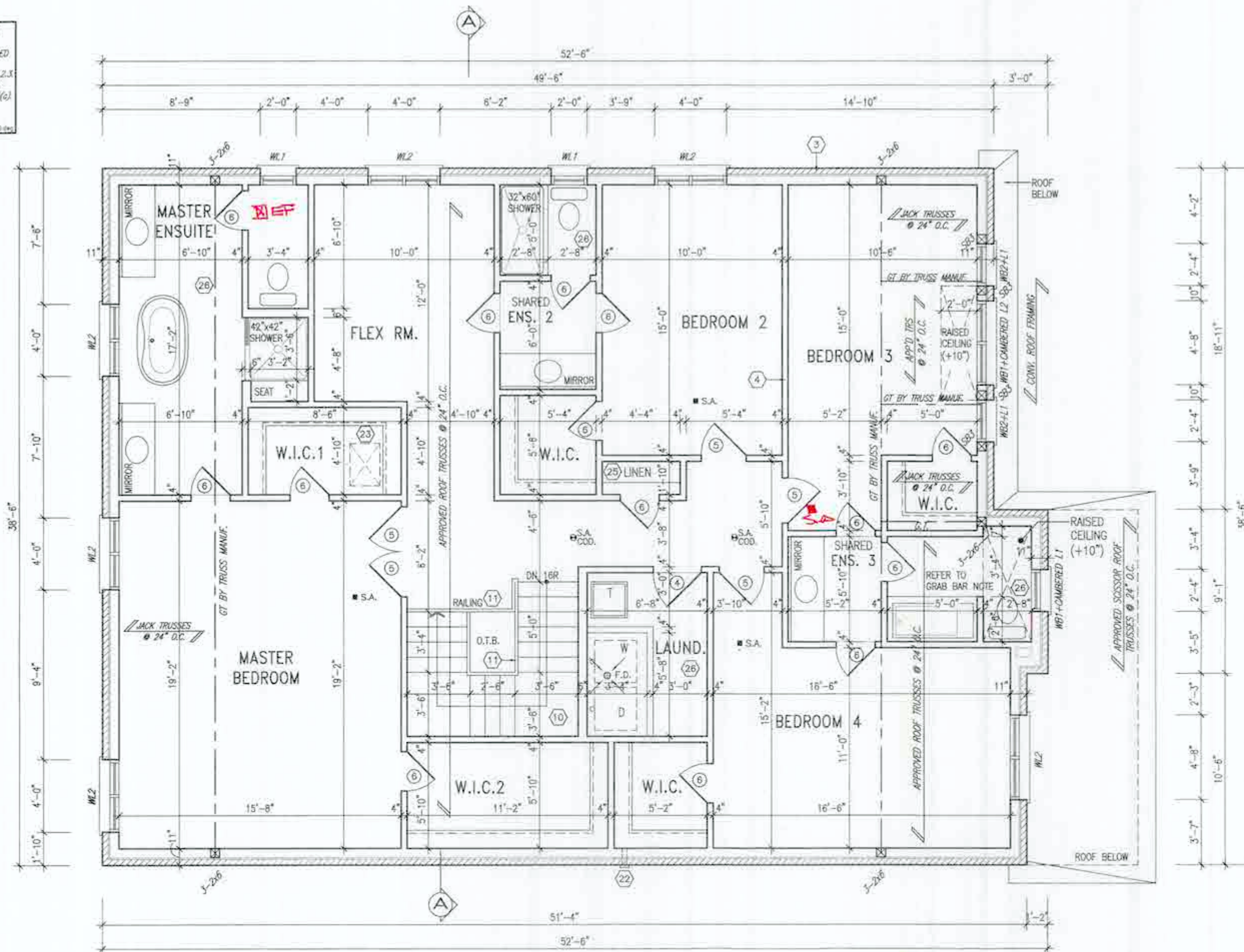
GROUND FLOOR PLAN - ELEV. 1

A2

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GRAB BAR NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. D-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.8 (3/4) & 3.8.3.8 (3/4); SHOWER: 3.8.3.13 (2/4); BATHTUB: 3.8.3.13 (4/4). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



SECOND FLOOR PLAN '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulatory and requirements including zoning provisions and any provisions of the subdivision agreement. This Control Architect is not responsible in any way for examining or approving the building plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.



STRUDET INC.
FOR STRUCTURE ONLY

JOHN G. WILKINSON LTD. ARCHITECTS
ARCHITECTURAL, INTERIOR, EXTERIOR
DESIGN
1000 KENNEDY RD. UNIT 100
SCARBOROUGH, ONTARIO M1T 3B4
TEL: (416) 291-1111
WWW.JGWILKINSON.COM

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3	ISSUED FOR PERMIT	MAY 21/21	ON		
2	REV. PER CLIENT/ROOF/PL/ENG. COMMENTS	APR 25/21	ON		
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	ON		
0					
19	REV. DESCRIPTION	DATE	BY	DESCRIPTION	DATE

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code as set by a Designer.
 Signature: Richard Vink
 Registration Information: VAS Design Inc.
 No. 42658

VAS DESIGN
 258 Consumers Rd. Suite 120
 Toronto, ON M2L 1R4
 Tel: 416.630.2255 / 416.630.4782
 vasdesign.com

Greenpark.
 Project Name: RUSSELL GARDENS PH. 4
 Location: HAMILTON, ON.
 Date: FEB. 2021
 Drawn by: D. BURTON
 Checked by: [Signature]
 Scale: 3/16" = 1'-0"

SPRINGFIELD 1
 14.3m
 Project No: 20027
 Drawing No: A3

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

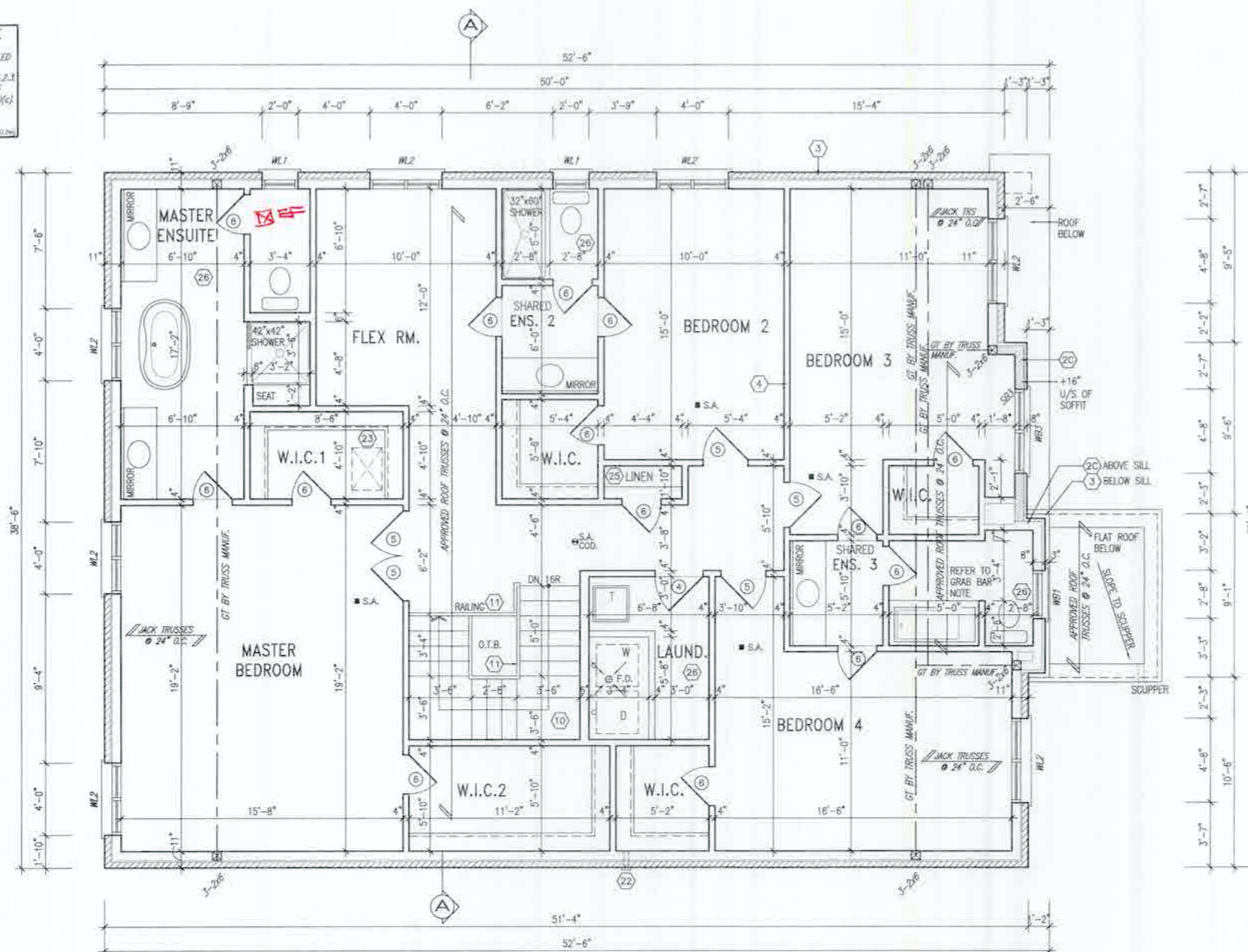
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These drawings and specifications have been reviewed by

OCT 04 2021

FOR CITY REVIEW (OFFICIAL) DATE

SPRINGFIELD 1
 COMPLIANCE PACKAGE 'A1'



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STRUDET INC.
FOR STRUCTURE ONLY

JOHN C. WILKINS LTD., ARCHITECTS
ARCHITECTURAL FIRM
1000 W. 10TH AVE.
EDMONTON, ALTA. T6P 0K6
CANADA
TEL: (403) 427-1111
FAX: (403) 427-1112
WWW.JCWILKINS.COM

CITY OF HAMILTON
Building Division

Page No. 21-150902

THESE STAMPS OR MINUTE SMALL BE AVAILABLE ON SITE

THE OWEN JUDGE CONTINUES TO WORK WITH THE ONTARIO BUILDING CODE AND A CITIES PLANNING LAW

OCT 04 2021

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark

SPRINGFIELD 1	14.3m
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project name	project location	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002
date	SECOND FLOOR PLAN	FLEV. 2
		drawing no.

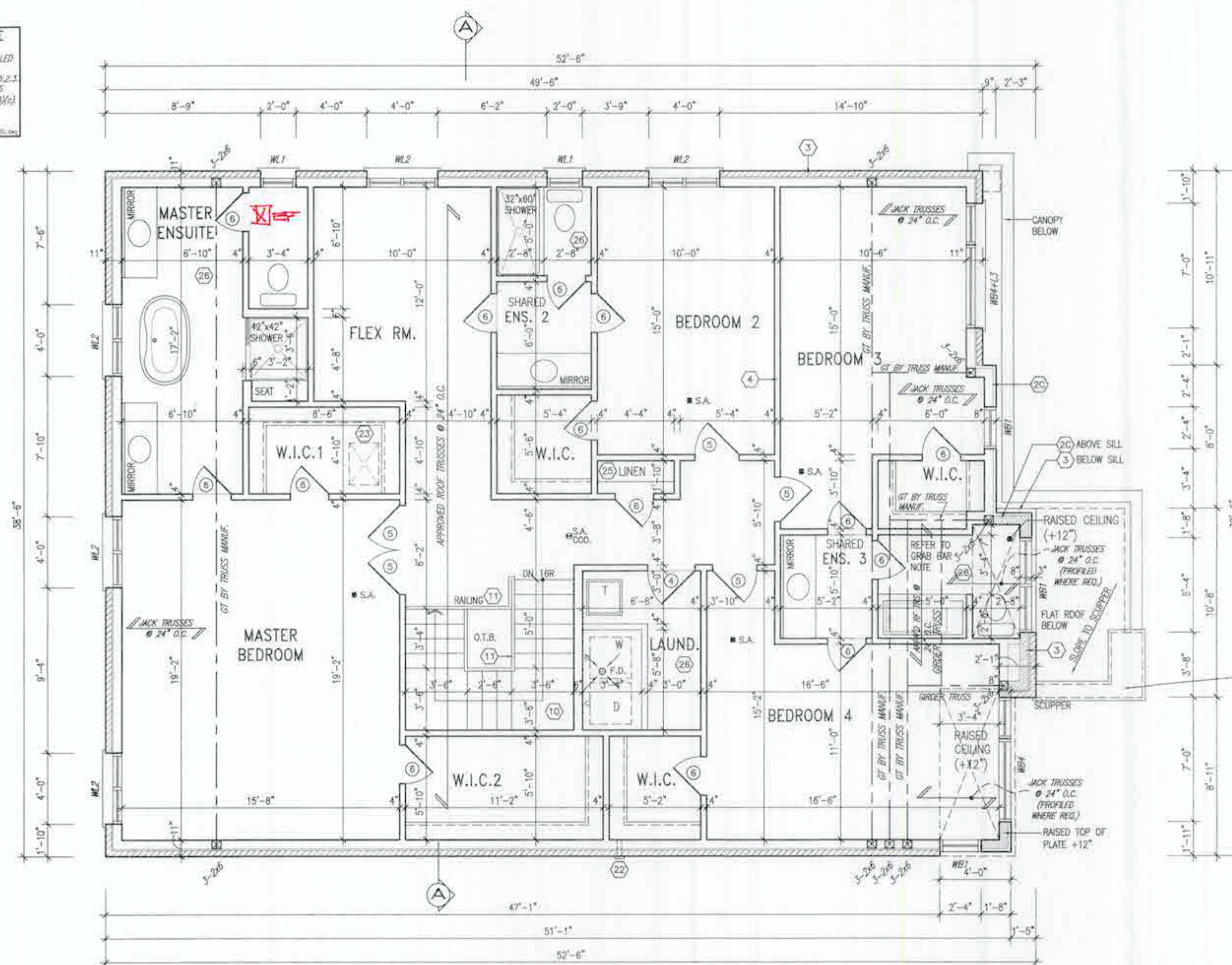


VACO
DESIGN

255 Consumers Rd. Suite 100
Toronto, ON M2J 1P9
Tel: 416.630.2255 | 416.630.2256
www.3dvision.com

18		9	The undersigned has reviewed and takes responsibility for this design	
17		8	and has the qualifications and meets the requirements set out in	
16		7	Division Bulletin Code or by its Designer.	
15		6	qualification information	
14		5	Richard Vink	24
13		4	signature	
12		3	Registration information	42
11		2	VAS Design, Inc.	
10		1	ISSUED FOR PERMIT	
9			MAY 21/21	GN
8			APR 26/21	GN
7			PRESUMINARY ISSUED FOR CLIENT REVIEW	15
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4			PRESUMINARY ISSUED FOR CLIENT REVIEW	15
3			PRESUMINARY ISSUED FOR CLIENT REVIEW	15
2			PRESUMINARY ISSUED FOR CLIENT REVIEW	15
1			PRESUMINARY ISSUED FOR CLIENT REVIEW	15
	As described	As shown	As noted	As indicated

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SLOPED PRECAST CONC.
CAP/COPING W/ SAWTOOTH DRIP
EDGE EACH SIDE. PROVIDE 1.5" MIN
OVERHANG ON NON-SHRINK GROUT
BED ADHERED TO BLUESKIN
MEMBRANE. ALL TOP JOINTS TO BE
WATERPROOFED.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting, plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN C. WILLIAMS CO., ARCHITECTS
ARCHITECTURAL, CIVIL, MECHANICAL
AND ELECTRICAL

Approved by _____
DATE: APR 17, 1971

*We are a General Engineering and Art Institute
*Design & Construction only and do not carry out the
*construction of buildings



STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division

Form No. 21-150902

THESE GRADUATE COURSES MEET THE SAME CREDIT HOURS

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

There's a warning smudge a couple inches from the head and back of

OCT 06 2021

30/04/2021

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark.

SPRINGFIELD 1
14.3m

project name	municipality	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

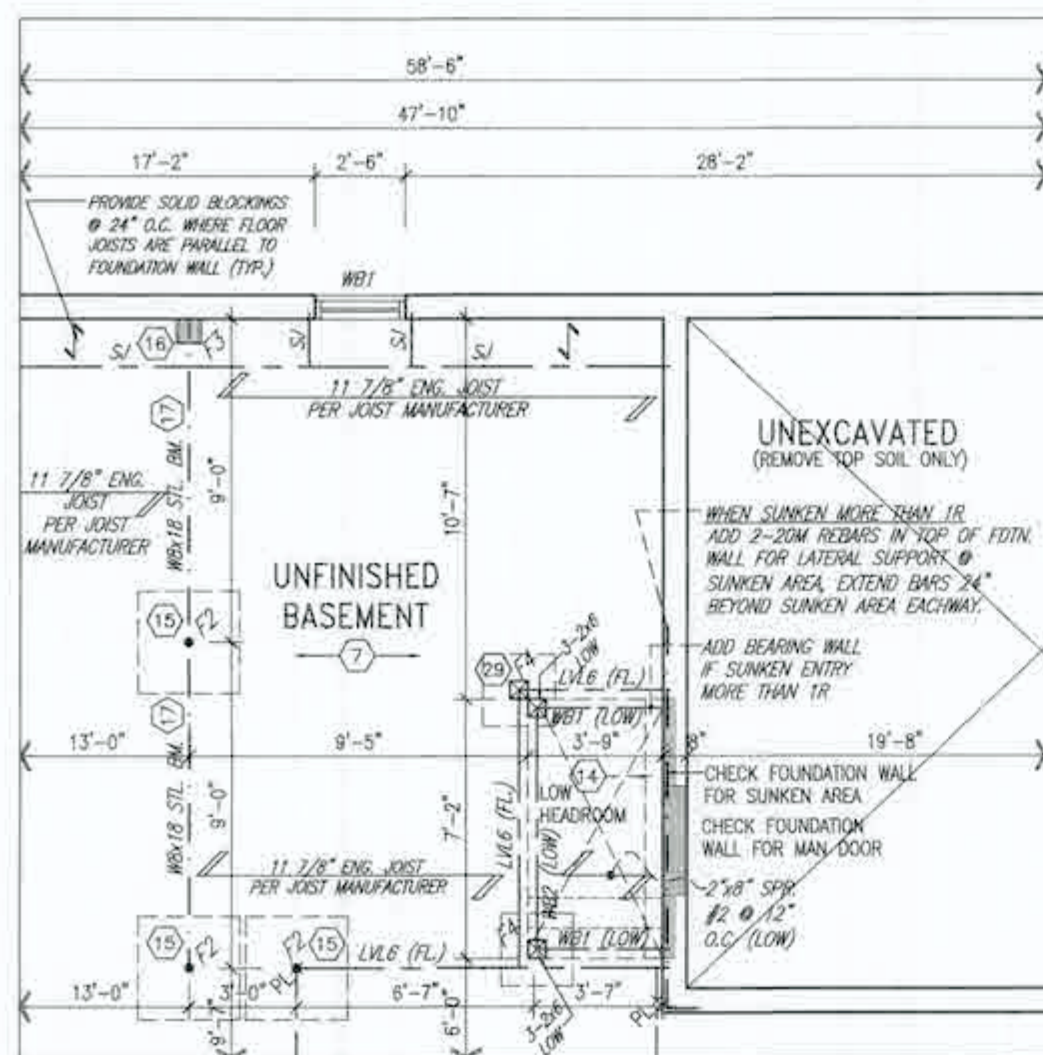
SECOND FLOOR PLAN - ELEV. 3

Screen By: _____ Checked By: _____ NOB: _____ File Name: _____

02 D.BURTON 3/16" = 1'-0" 20027-SPRINGFIELD-1 ASD

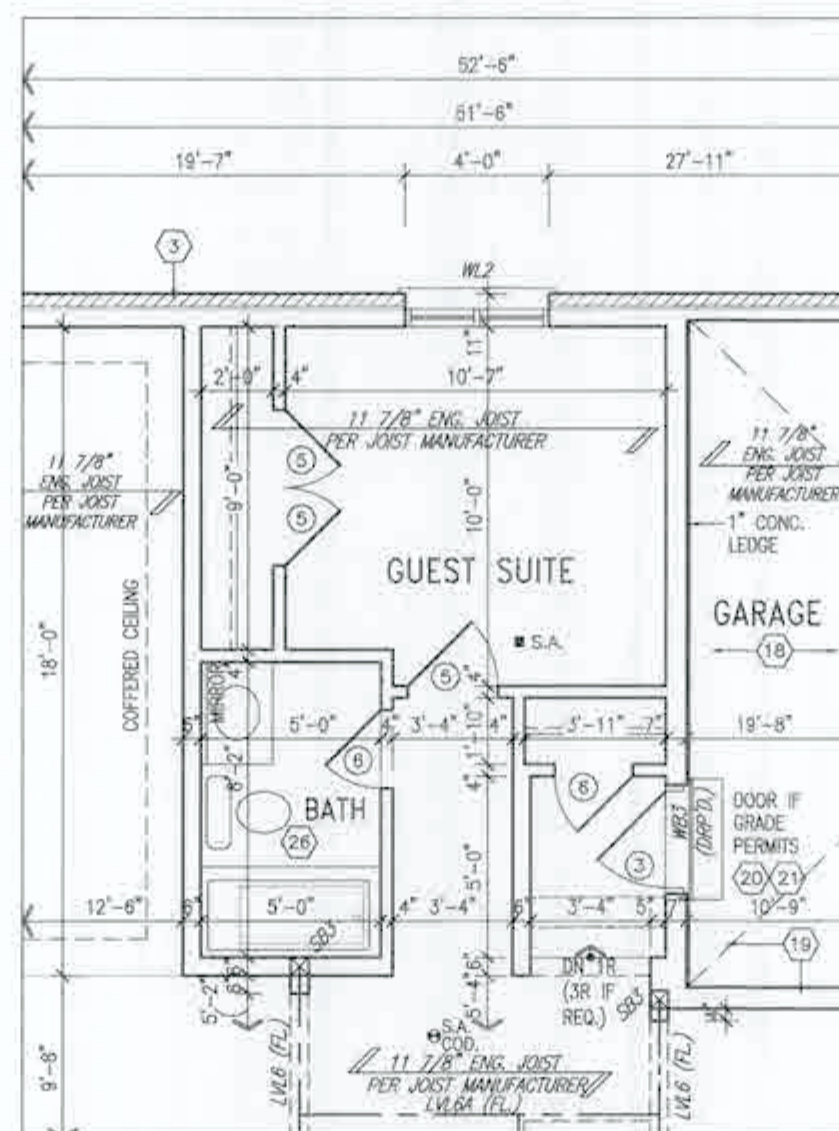
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product of the random components. The product is shown as an example of a random process.



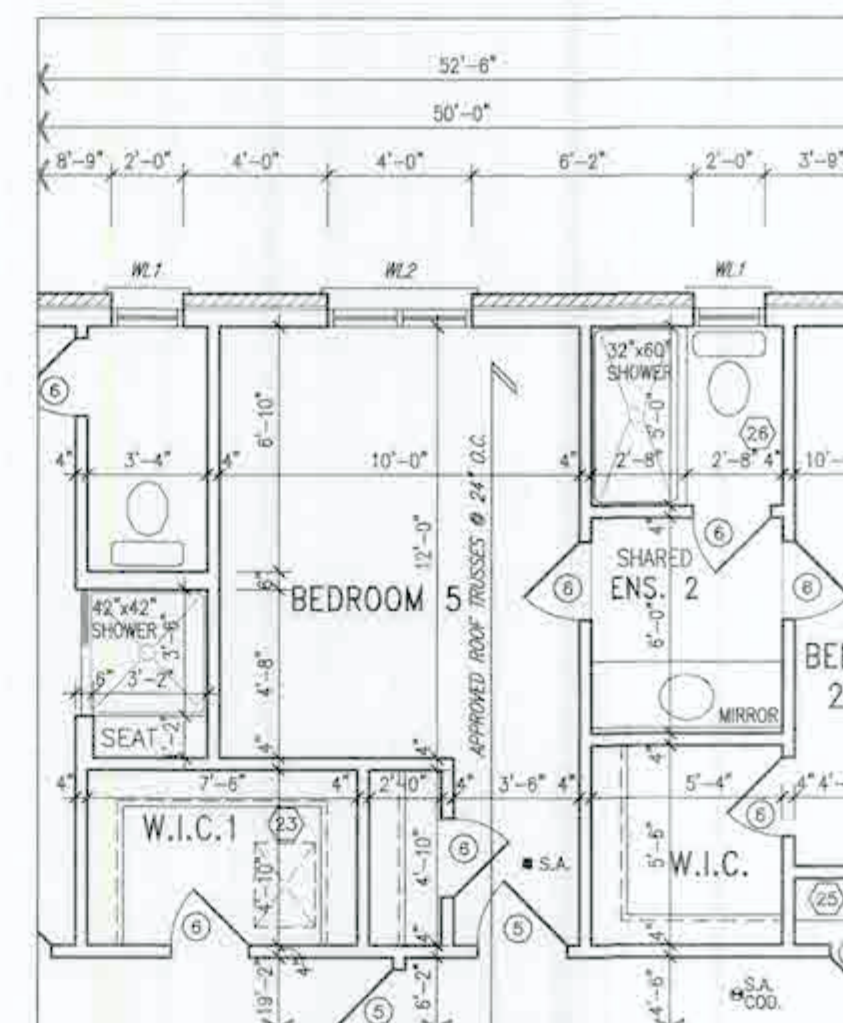
PARTIAL BASEMENT PLAN '2'
W/ OPTIONAL GUEST SUITE

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.



PARTIAL GROUND FLOOR PLAN '2'
W/ OPTIONAL GUEST SUITE

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.



PARTIAL SECOND FLOOR PLAN '2'
W/ OPTIONAL 5 BEDROOM

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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STRUDET INC.
FOR STRUCTURE ONLY

RICHARD WILLIAMS LTD. ARCHITECTS
 1000 17th Street, N.W.
 Washington, D.C. 20036
 Tel: (202) 462-1111
 Fax: (202) 462-1112
 E-mail: rwilliams@rwilliams.com

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13				4		
12				3	ISSUED FOR PERMIT	MAY 21/21
11				2	REV. PER CLIENT/ROOF/FL/ENC. COMMENTS	APR 26/21
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21
no	description	date	by	no.	description	date

W	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set-out in the Ontario Building Code to be a Designer.	
W	qualifications information:	
W	Richard Vink	244
W	name	9
W	signature information:	
W	VJ3 Design Inc.	425
W	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be copied.	



255 Consumers Rd Suite
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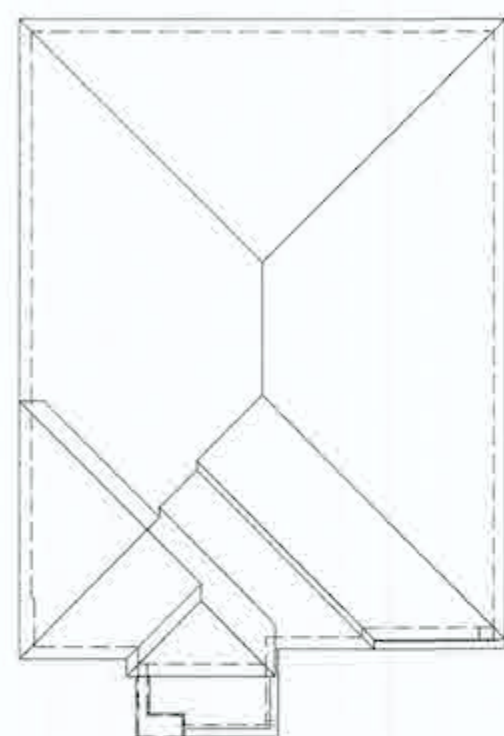


Greenpark™

SPRINGFIELD 1
14.3m

project name: **RUSSELL GARDENS PH. 4** municipality: **HAMILTON, ON.** project no: **20027**
date: **FEB. 2021** drawing title: **OPTIONAL PARTIAL PLANS '2'** drawing no: **A4a**
drawn by: **D.BURTON** checked by: **3/16" = 1'-0"** file name: **20027-SPRINGFIELD-1**

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Architectural drawing of the front elevation of a two-story house. The drawing includes the following details:

- Roof:** Asphalt shingles (TYP.), valley flashing (TYP.), 6:12 pitch, 8'-12" ridge, 6'-12" eaves, 6'-12" gable end.
- Exterior Walls:** 1"x6" stucco clad, frieze bd. (TYP.), applied stucco finish w/ reveals, precast conc. cap (sloped for drainage), cont. precast conc. sill (TYP.).
- Windows:** 5'6" x 6'0" (FG), 2'6" x 6'0" (FG), 6'6" x 6'0" (FG), 2'6" x 6'0" (FG), 5'6" x 6'0" (FG), 2'6" x 6'0" (FG).
- Doors:** 7'-10" (FG), 7'-10" (FG), 8'-0" x 7'-0" O/H garage door - doors recessed, 8'-0" x 7'-0" O/H garage door - doors recessed.
- Floor Levels:** Fin. second floor, wood grain stucco finish, top of transom, top of door, top of porch slab, sunken foyer, fin. grade.
- Foundation:** Poured conc. porch slab & door sill (TYP.), poured conc. foundation walls & footings (TYP.).
- Other Details:** 16"x16" masonry pier w/ 8"x6" wood grain finish trim wrapped column anchored to porch slab w/ galv. metal shoe (TYP.), stepped footing, top of slab.

PORCH STEPS (TYP.)
PRECAST CONCRETE STEPS
w/ MASONRY INSERTS WHERE
GRADE REQUIRES

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JAMES E. WILLIAMS LTD., ARCHITECT
 3000 15TH AVE. S.W.
 SEATTLE, WA 98148
 TEL: 206/461-1100
 FAX: 206/461-1101
 E-MAIL: JEWILL@JEWILL.COM

CITY OF HAMILTON
Building Division

Permit No. 21-150902

THESE RESULTS WERE REPRODUCED IN THE PRESENCE OF A 10% EXCESS OF THE REACTANTS.

THE OWNER AND JOINT INSTALLATION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW.

These drawings contain specifications which have been reviewed by
 JCT O A 2021
 DATE DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark™

SPRINGFIELD 1
14.3m

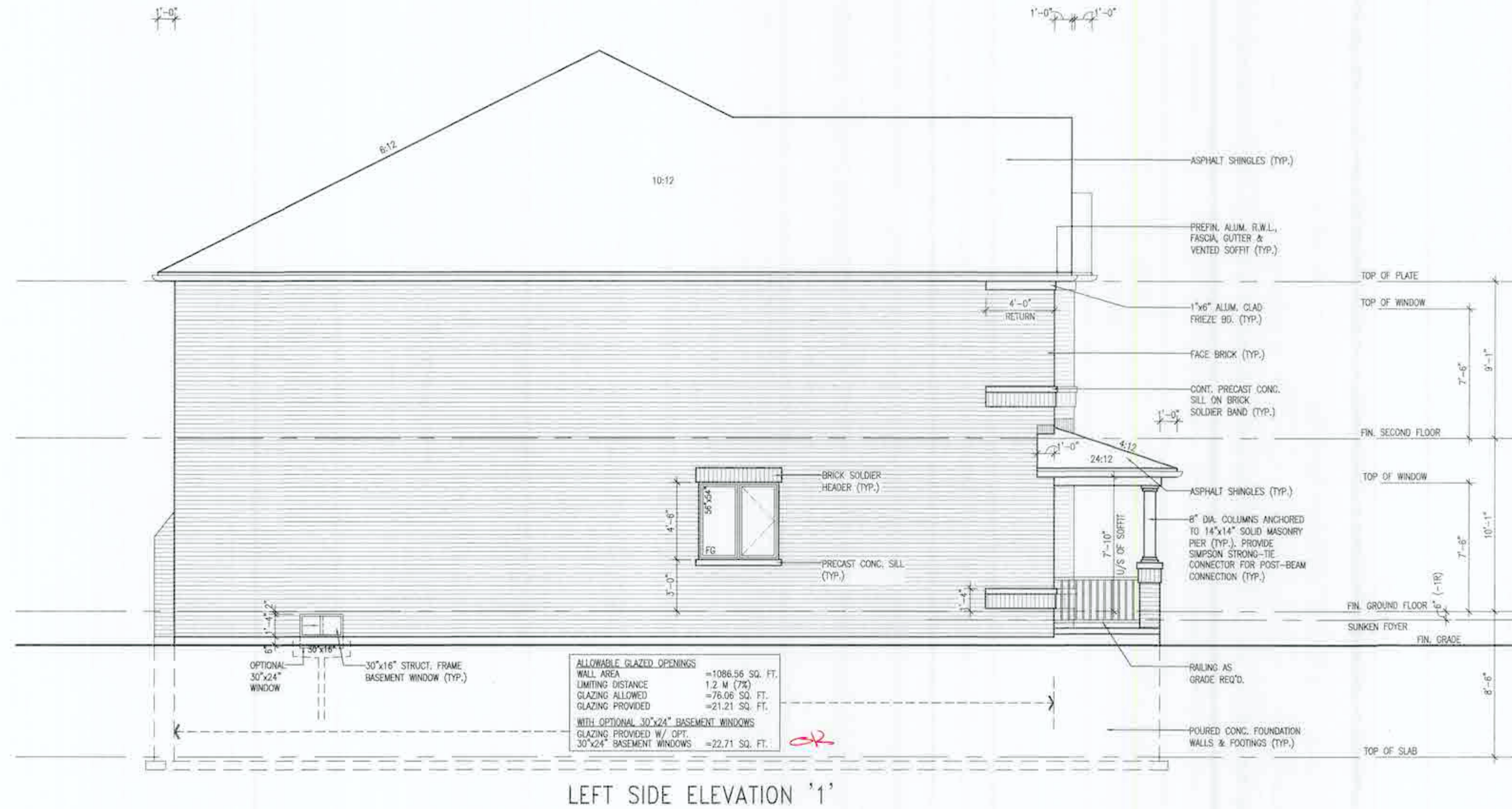
project name	municipality	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

date: 08/01/01 FRONT ELEVATION '3' drawing no:

drawn by _____ checked by _____ grade _____ file name _____

2 D.BURTON 3/16 = 1-07 20027-SPRINGFIELD-1 ASD

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL, CIVIL, LANDSCAPE
AND INTERIOR DESIGN
DATE: 03/17/2021
This stamp certifies compliance with the regulations.
Design responsibility remains with the architect.
Unauthorized reproduction is prohibited.

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings shall be available on site from the date of issue to the date of completion of the work.
DATE: **OCT 04 2021**

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

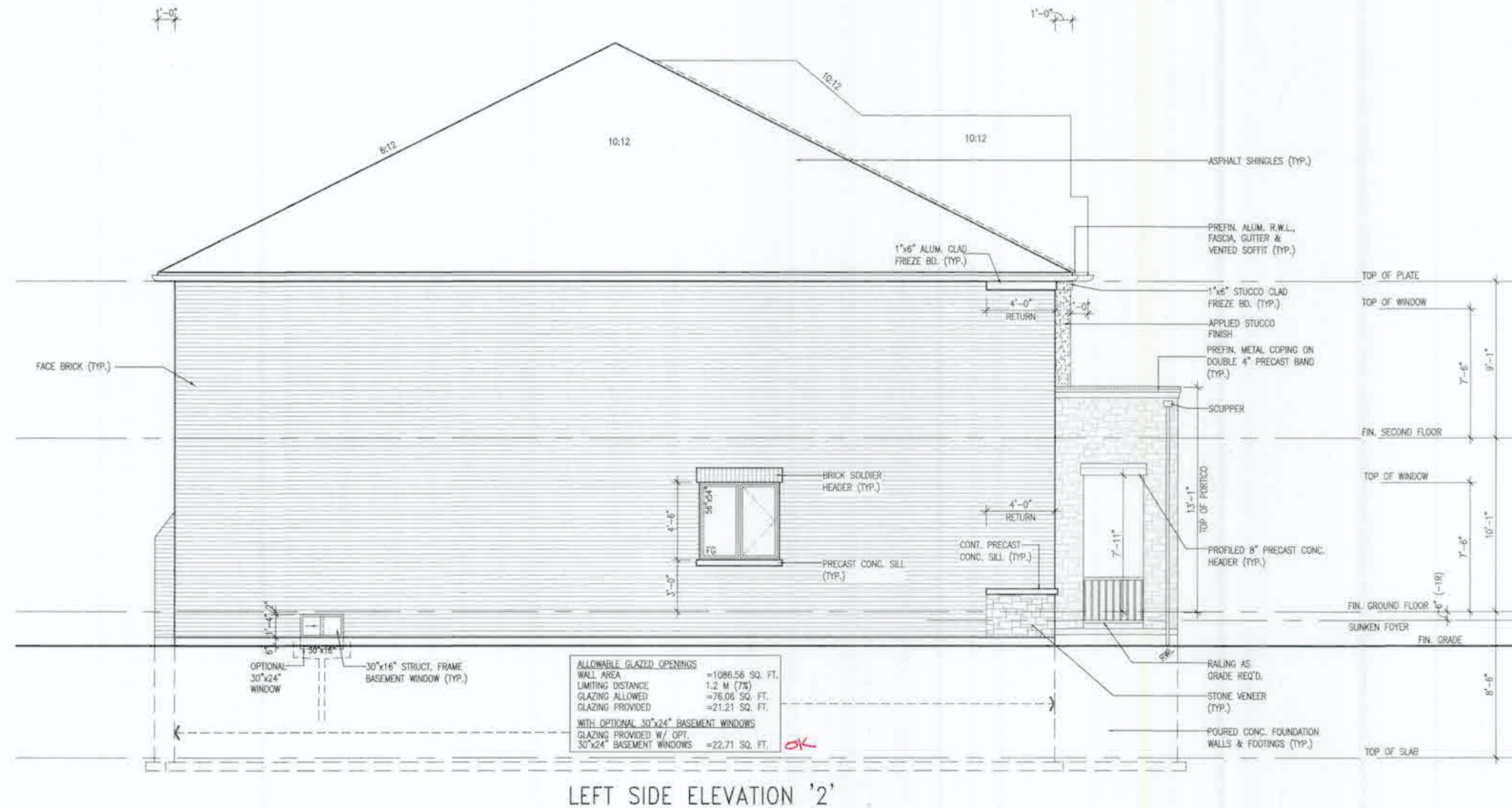
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VAS
DESIGN

Greenpark

SPRINGFIELD 1
14.3m

RUSSELL GARDENS PH. 4 HAMILTON, ON.
DATE: FEB. 2021
DRAWN BY: D.BURTON
CHECKED BY: 3/16" = 1'-0"
SCALE: 3/16" = 1'-0"
PROJECT NO: 20027-SPRINGFIELD-1
DRAWING NO: A6



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for approving or approving any building plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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KEVIN C. WELLMAN LTD., ARCHITECT
REGISTERED ARCHITECT
HAMILTON, ONTARIO
DATE: JUL 27, 2021
This plan is to be used in accordance with the applicable Design Guidelines and all applicable regulations and requirements.

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPED CHANGES SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CITY ENGINEER SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

DATE: **06/04/2021**

FOR CONSULTING OFFICIAL DATE

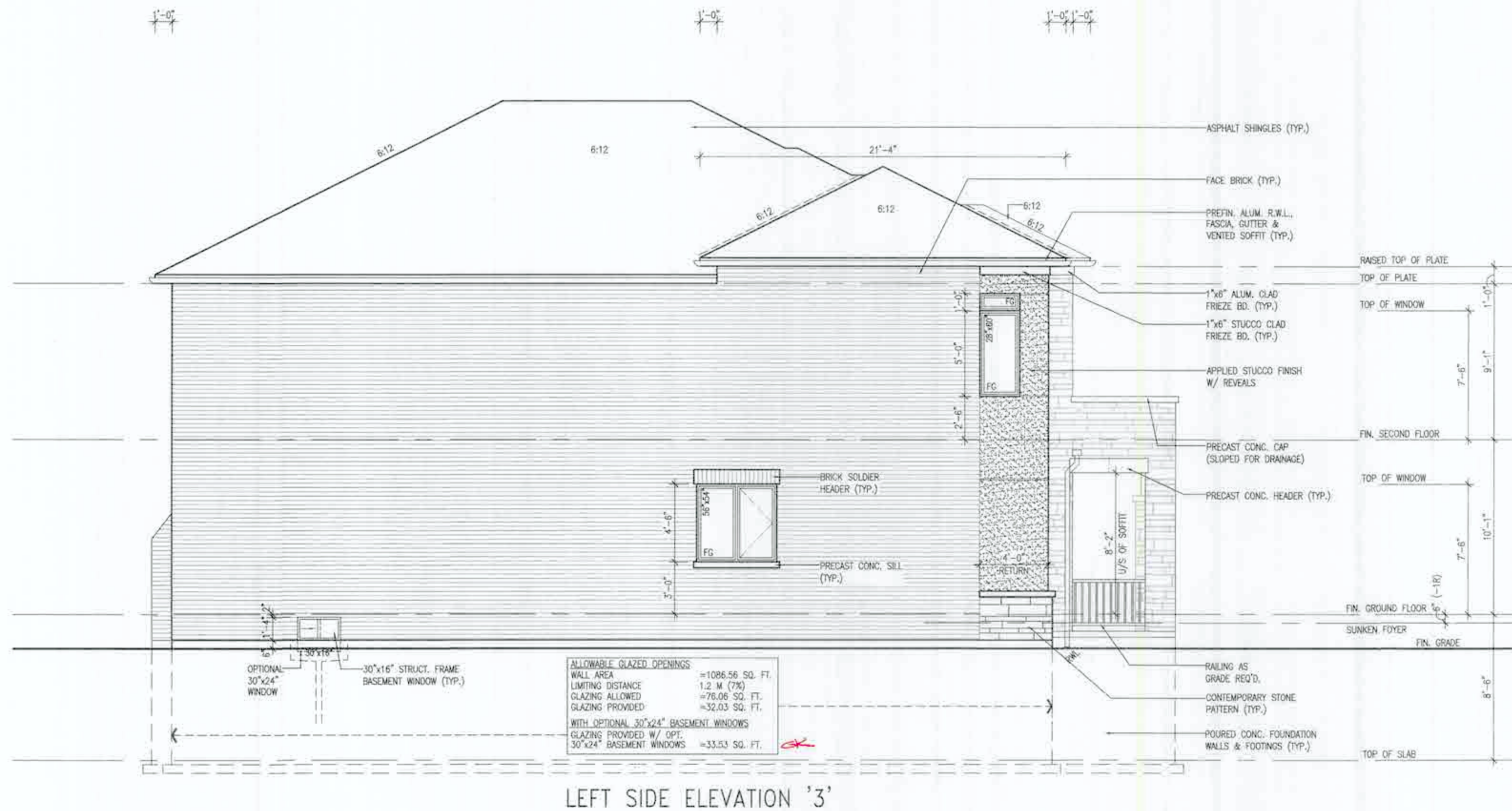
SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

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VA3 DESIGN
255 Commerce Rd Suite 120
Toronto, ON M2J 1R4
1.416.630.2255 / 1.416.630.4782
va3design.com

Greenpark.
RUSSELL GARDENS PH. 4
HAMILTON, ON.
Municipality: HAMILTON, ON.
Project No: 20027
Sheet No: A6a
Drawing Title: LEFT SIDE ELEVATION '2'

DATE: FEB. 2021
DRAWN BY: D.BURTON
CHECKED BY: 3/16" = 1'-0"



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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, CONTROL, RECORD
Afternoon
DATE: AUG 17 2001
This document contains information of a proprietary nature.
It is to be used only for the project for which it was
prepared and is not to be distributed to other parties.

CITY OF HAMILTON
Building Division

Permit No.: 21-150902

THESE STAMPED CONDITIONS SHALL BE AVAILABLE ON SITE.

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE OHTANUS BUILDING CODES WITH ALL OTHER APPLICABLE LAWS.

[Signature]
CITY ENGINEER

OCT 04 2021
DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
			The undersigned has reviewed and holds the responsibility for this design and has the qualifications and meets the requirements set out in the Building Building Code to be a Designer.			Richard Yink			24488			250 Consumers Rd Suite 120			VA3 DESIGN			250 Consumers Rd Suite 120			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782			1 416 635 2225 / 416 635 4782</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

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RIGHT SIDE ELEVATION '2'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting, plans or working drawings with respect to any zoning or bonding code or permit matter or that any house may be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS LTD., ARCHITECT
SACRED MUSIC CENTER RENOVATION
1001 AMERICAN ST.
ANN ARBOR MI 48106-1797
Tel: 734-769-1100 Fax: 734-769-1101
www.jgwlliams.com

CITY OF HAMILTON
Building Division

Permit No. 21-150902

These steps follow the same pattern as the first step.

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE OBTAINED PERMITS AND ALL OTHER APPLICABLE LAW




PGS Date: _____ DATE: _____

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark.

SPRINGFIELD 1
14.3m

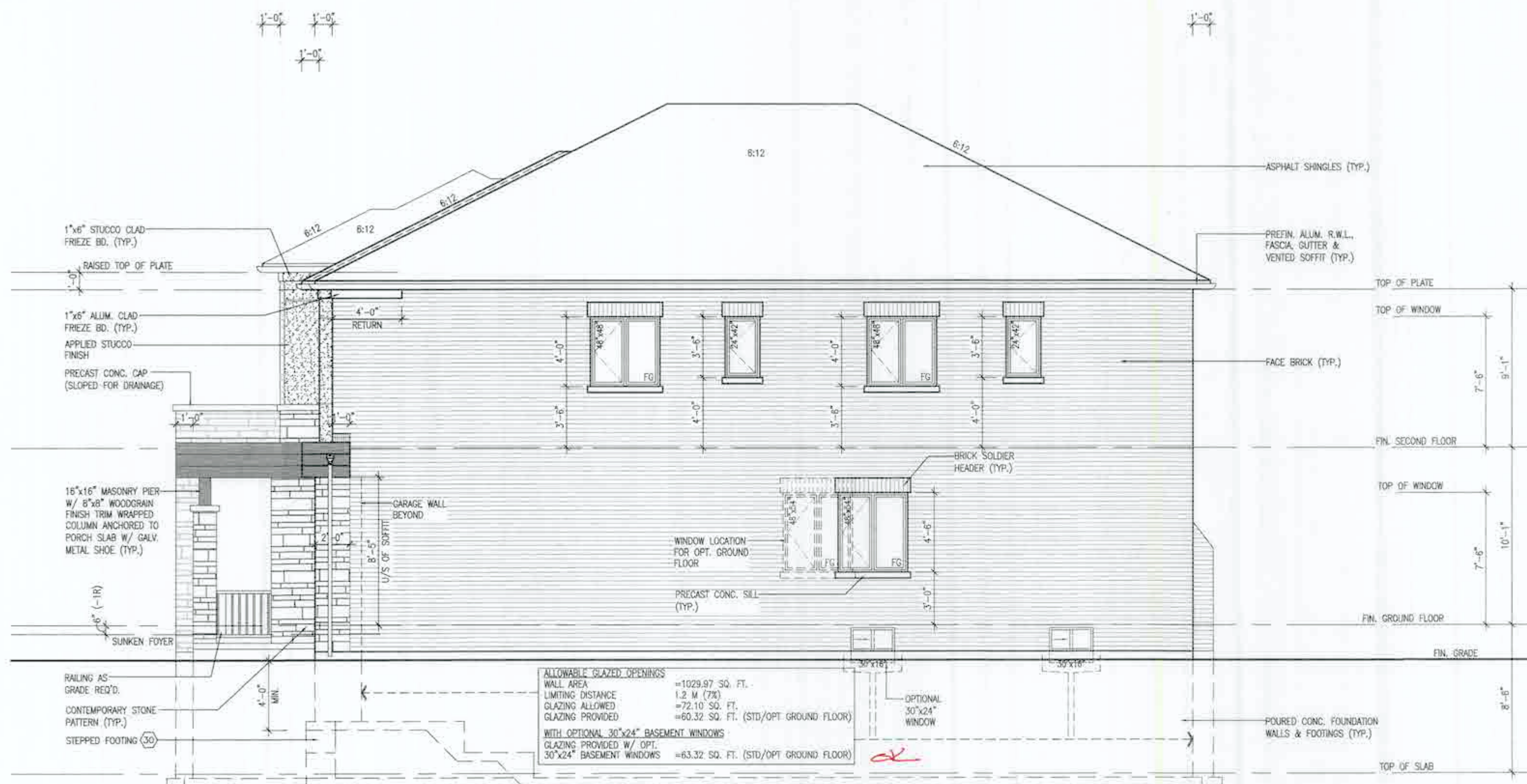
project name	municipality	project n
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

date: _____ RIGHT SIDE ELEVATION '2' _____ drawing no. _____

FEB. 2021		RIGHT SIDE ELEVATION 2	
drawn by	checked by	scale	file name
D.BURYON		3/16" = 1'-0"	20027-SPRINGFIELD-1

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RIGHT SIDE ELEVATION '3'

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN L. WILLIAMS, VICE, ARCHITECT
andCousins, COHN & CO., INC.
AND ASSOCIATES
DATE: AUG 14 1992
FIRM: JOHN L. WILLIAMS, VICE, ARCHITECT
andCousins, COHN & CO., INC.
AND ASSOCIATES

CITY OF HAMILTON
Building Division

21-150907

21-130307

THESE STAWED ON WOODS SHALL BE AVAILABLE ON SITE

10/4/2021

DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

mpark. SPRINGFIELD 1
14.3m



Greenpark



VA2
DESIGN

project name	municipality	project
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

RIGHT SIDE ELEVATION 123

Scale: 1/4" = 1'-0"

drawn by: D.BURTON checked by: 3/16" = 1'-0" file name: 20027-SPRINGFIELD-1

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN L. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL, ENGINEERING, INTERIOR
AND LANDSCAPE
DESIGN
DATE: MAY 17, 2021
This stamp certifies compliance with the Hamilton
Zoning By-law and the Architectural Design
Guidelines and any provisions in the subdivision
agreement.

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPED DIMENSIONS SHALL BE AVAILABLE ON SITE

THE OWNER/ARCHITECT/CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

DATE: OCT 04 2021

FOR USE BY BUILDING OFFICIAL

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0
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VAS
DESIGN

250 Consumers Rd Suite 120
Toronto, ON M2S 1S4
1 416.630.2225 F 416.630.4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH. 4 HAMILTON, ON.

SPRINGFIELD 1
14.3m

project no. 20027

drawing no. A8a



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

WILLIAM W. WILKINS, CEO, JPMORGAN CHASE
MANAGEMENT CONSULTANTS
AND ADDRESS
ADDRESS: 100 WALL STREET
CITY: NEW YORK, NY 10038
PHONE: 212 850 1700
FAX: 212 850 1701
E-MAIL: w.w.wilkins@jpmorgan.com

CITY OF HAMILTON
Building Division

Pertilly No. 21-150902

THESE STAMPED PERMITS SHALL BE AVAILABLE ON-SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO MINING CODE AND ALL OTHER APPLICABLE LAW

These details might also be used to (up or down) weight

FOR THE BUILDING OFFICIAL: DATE: OCT 04 2021

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

Springfield 1
14.3m

Greenpark™

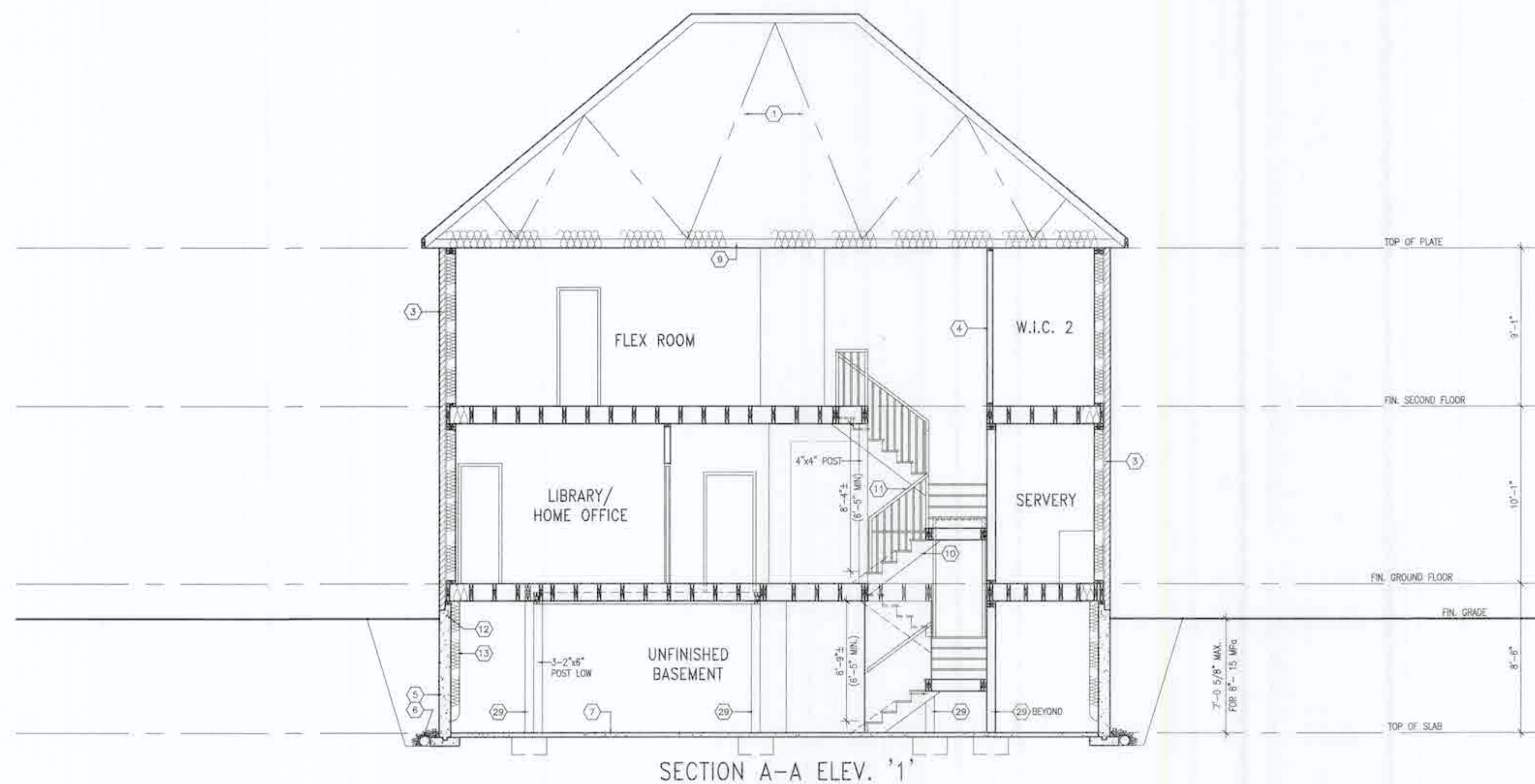
VA

DESIGN

project name	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027
date	BEAR ELEVATION '3'	drawing no.

FEB. 2021
 Drawn by: D.BURTON
 Checked by: 3/16" = 1'-0"
 Title: 2002T-SPRINGFIELD-1
 A8b

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SECTION A-A ELEV. '1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.



CITY OF HAMILTON
Building Division

Permit No. **21-150902**

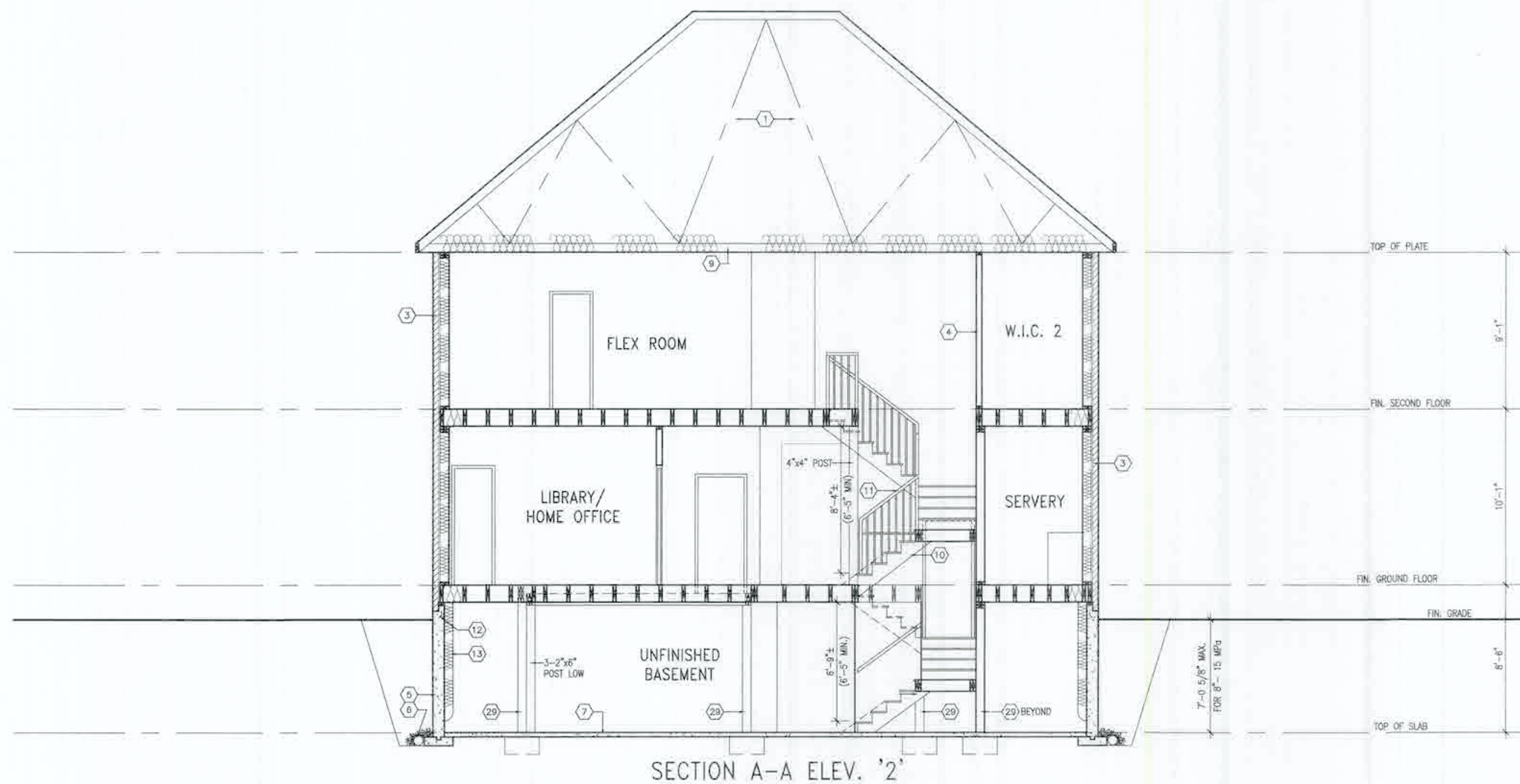
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THESE COPIES ARE NOT VALID UNLESS THEY COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

These drawings and specifications have been reviewed by
OCT 04 2021
FOR CLIENT REVIEW OFFICIAL DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

18			9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 VA3 DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 Tel: 416.830.2255, 416.830.4782 info@va3design.com	 Greenpark. 255 Consumers Rd Suite 120 Toronto, ON M2J 1R4 Tel: 416.830.2255, 416.830.4782 info@va3design.com	SPRINGFIELD 1 14.3m project no. 20027 drawing no. A9
17			8	Richard Vink				
16			7	signature				
15			6	24488				
14			5	42658				
13			4	V.A.S. Design Inc.				
12			3	ISSUED FOR PERMIT		SECTION A-A ELEV. '1' 20027-SPRINGFIELD-1 3/16" = 1'-0"		
11			2	REV. PER CLIENT/ROOF/PL/ENG. COMMENTS				
10			1	PRELIMINARY. ISSUED FOR CLIENT REVIEW				
9								
8								
7								
6								
5								
4								
3								
2								
1								
0								



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or zoning overlays with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.



CITY OF HAMILTON
Building Division

Form No. 25-150902

THESE STRENGTHS ARE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CONTRACT BIDDING CODE AND ALL APPLICABLE JOINTLY LAW

These drawings and the accompanying text have been reviewed by
 2021.01.20

FOR CHIEF BUILDING OFFICIAL _____ DATE _____

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

	SPRINGFIELD 1 14.3m
---	-------------------------------



Greenpark™



VA3
DESIGN

project name	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027
date SEP 2003	SECTION A-A ELEV. '2'	
	drawing no.	

A9a

18		9		The undersigned the consent and take responsibility for this design.
19		6		and has the qualifications and merits for requirements set out in the
20		7		Ordinary Building Code to be a Designer.
21		4		signature Information
22		5		Richard Vink
23		4		Registration Information
24		5		VAS Design Inc.
25		3	MAY 21/21 OK	
26		2	APR 26/21 OK	
27		1	FEB 19/21 OK	
28				
29	description	date	by	description
30				

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NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

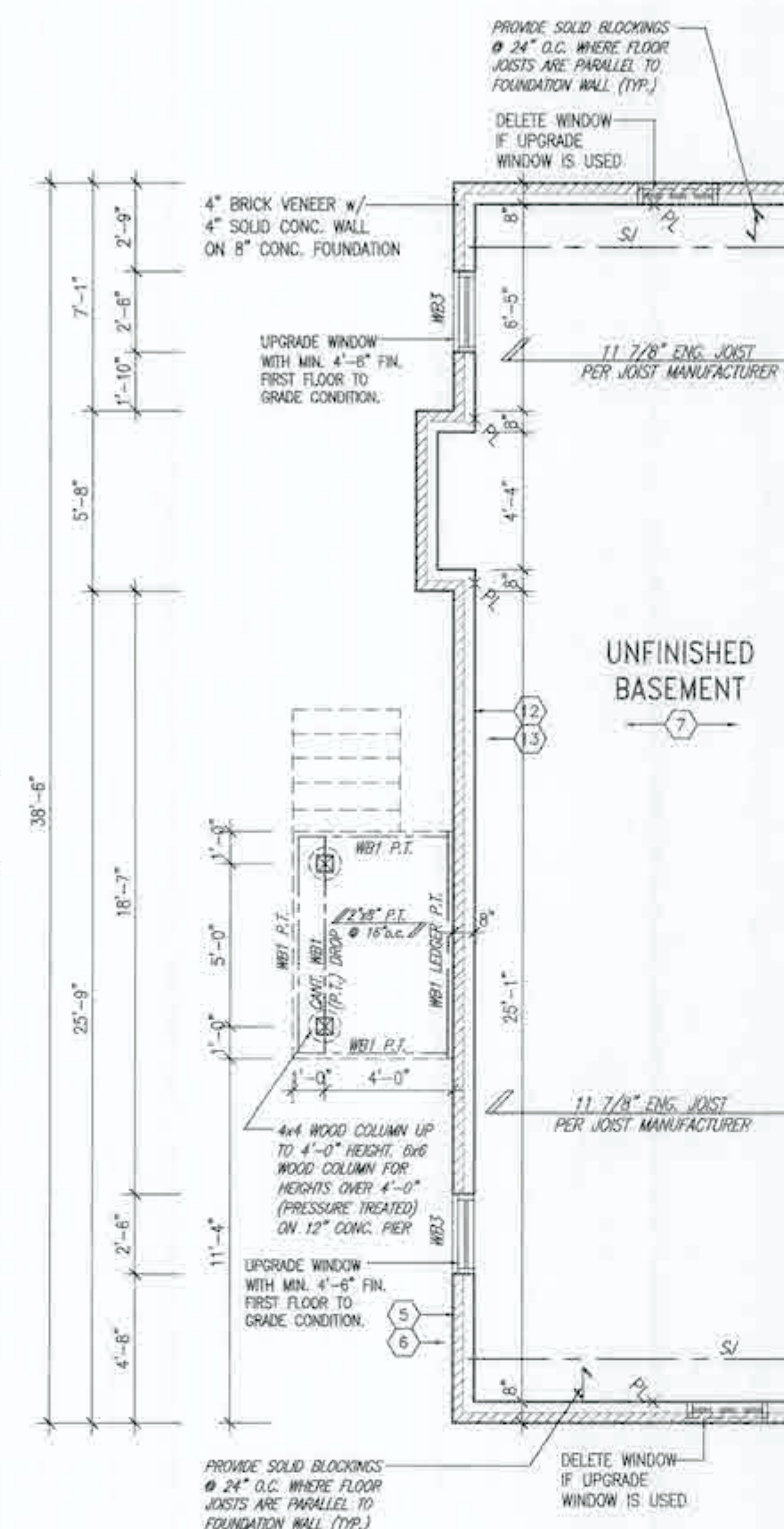
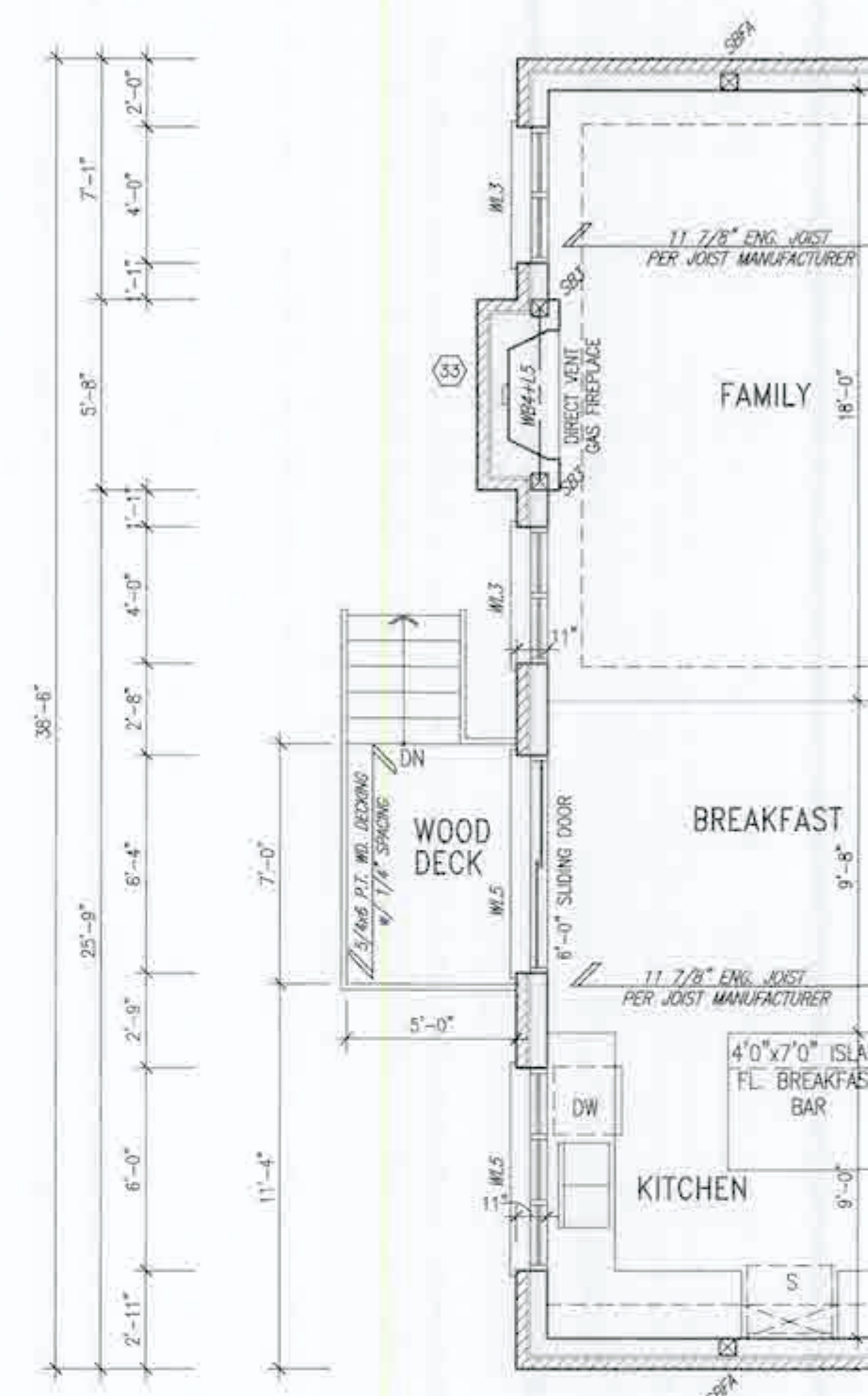
PLANS AND ELEVATION ILLUSTRATE DECK CONDITIONS WHERE GRADE PERMITS. BASEMENT WINDOWS APPLY TO CONDITIONS OF A MINIMUM 4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

VENEER CUT
WHEN VENEER CUT IS GREATER
THAN 26", A 10" POURED
CONCRETE FOUNDATION WALL IS
REQUIRED.

WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5)
FOR ADDITIONAL WOOD DECK INFORMATION.

BASEMENT WALL INSULATION
(TYP) 13
-6" (R20) CONTINUOUS BLANKET
INSULATION. INSULATION
UNINTERRUPTED BY FRAMING

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
 -2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
 -2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
 -EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

PARTIAL BASEMENT PLAN
DECK CONDITION

PARTIAL GROUND FLOOR PLAN
DECK CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for existing or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON



STRUDET INC.
FOR STRUCTURE ONLY

JOHN L. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CORP. 9000
LUTHER BLVD.
ANN ARBOR, MI 48106
TELEPHONE: 313/761-1100
FAX: 313/761-1101

[illegible]

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EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '1'
DECK CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

HENRY C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONSULTANTS
AND INTERIORS

Signed _____
Date _____

"We hereby certify that the above-named architect has been duly appointed as the architect for the project described herein."

—ASPHALT SHINGLES (TYP.)

—PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

—FACE BRICK (TYP.)

—BRICK SOLDIER
HEADED (BIG)

—PRECAST CONC. SILL
(TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

CITY OF HAMILTON
Building Division

21- 150902

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AGREES TO HAVE THE BUILDING COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

[Faint handwritten notes at the bottom of the page]

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

reenpark.	SPRINGFIELD 1 14.3m
------------------	-------------------------------

	municipality	project no.
HAMILTON, ON.		2002

REAR ELEVATION '1' - DECK CONDITION	DRAWING NO.
scale	file name

3/16" = 1'-0" 20027-SPRINGFIELD-1 A11

is whole or in part is strictly prohibited without VLSI DESIGN's written permission.

The undersigned has reviewed and takes responsibility for this design and lists the qualifications and meets the requirements set out in Online Building Code to be a Designer

qualification information

Richard Vink

name

signature

VA3 Design Inc.

428



Greenpark™

SPRINGFIELD 1
14.3m

20027

DECK CONDITION	CRACKING PL.
File name	A11

20027--SPRINGFIELD-1 A11
May 21 2011 8:33 PM

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EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '2'
DECK CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (other) plans or working drawings with respect to any zoning or building code or permit matter or that any building will be constructed in the future.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTS, CHICAGO, ILLINOIS
AND MEMPHIS, TENNESSEE
APPROVED BY: 
DATE: APRIL 11, 2014
The undersigned hereby certifies that the applicant
designs and intends to construct the building
described hereon.

18					9	The undersigned has reviewed and taken responsibility for this design and plan the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.		 258 Connaught Dr Suite 120 Toronto, ON M2J 1M4 T 416 630-2255 / 416 630 4762 v3design.com	 project name RUSSELL GARDENS PH. 4	city HAMILTON, ON.	project no. 20027
17					8	signature <i>R. Vink</i>					
16					7	24468					
15					6	24658					
14					5	24658					
13					4	24658					
12					3	24658					
11					2	24658					
10					1	24658					
9					0	24658					

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EXTERIOR RAILINGS:
3'-6" HIGH RAILING IF LANDING IS MORE
THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN LANDING
IS LESS THAN 5'-11" ABOVE ADJACENT
FINISHED GRADE.

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '3'
DECK CONDITION

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

[illegible]

CITY OF HAMILTON
Building Division

Parent No. 21-150902

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER APPROVES CONTRACTS SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE

10/04/2021

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

Greenpark.

SPRINGFIELD 1
14.3m

project name	municipality	project #
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002
date	DEAR ELEVATION '1'	DECK CONDITION

VA
DESIGN

The undersigned has reviewed and taken responsibility for this design and here the qualifications and meets the requirements set out in Ontario Building Code to be a Designer:	
qualification information	<i>R Vink</i>
Richard Vink	24
name	signature
registration information	
VAS Design Inc.	42

18			3		
17			8		
16			7		
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12			1	PSDEN EYE OCTHUN	MAY 21/75

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3480 SF.



REAR ELEVATION '2'
WALK-UP BASEMENT
CONDITION

CITY OF HAMILTON
Building Division

Parent No. 21-150902

Find out **TAAR9** in **DIAPYCN** **SOUL** **HE-HE** **4000** **5000** **6000**

THE OWNER AGREE TO MAINTAIN COMPLIANCE WITH THE CHANGING BUILDING CODES AND ALL OTHER CITY CODES LAWS.

These drawings shall remain the property of the firm represented by

 DATE OCT 04 2002

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

Greenpark.

SPRINGFIELD 1
14.3m

project name	municipality	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

date: 08/01/2001 REAR ELEVATION '2' - WALK-UP BASEMENT CONDITION drawing no:

Date by: 12/1/2021 Checked by: 12/1/2021 Scale: 1" = 10' File name: 12/1/2021

0.BURTON, 3/16" = 1'-0" 20027-SPRINGFIELD-1

property of VAS JESSE. Reproduction of this property in whole or in part is strictly prohibited without VAS JESSE's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any houses can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTS-PLANNERS-ENGINEERS
AND INTERIORS
J. Williams Ltd.
DATE: MAY 22, 2021

18				9		The undersigned has reviewed and takes responsibility for this design.
17				8		I also bear the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
16				7		qualification information
15				6		Richard Vink
14				5		signature
13				4		registration information
12				3		VAS Design Inc.
11				2	MAY 21/21	CN
10				1	ISSUED FOR PERMIT	
9				2	REV. PER CLIENT/ROOF/FAC./ENG. COMMENTS	MAY 26/21 CN
8				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 15/21 CN
no.	description	date	by	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Qualification Information

Richard Vink *R Vink* 24

name *@vink*

registration information

VA5 Design Inc. 42

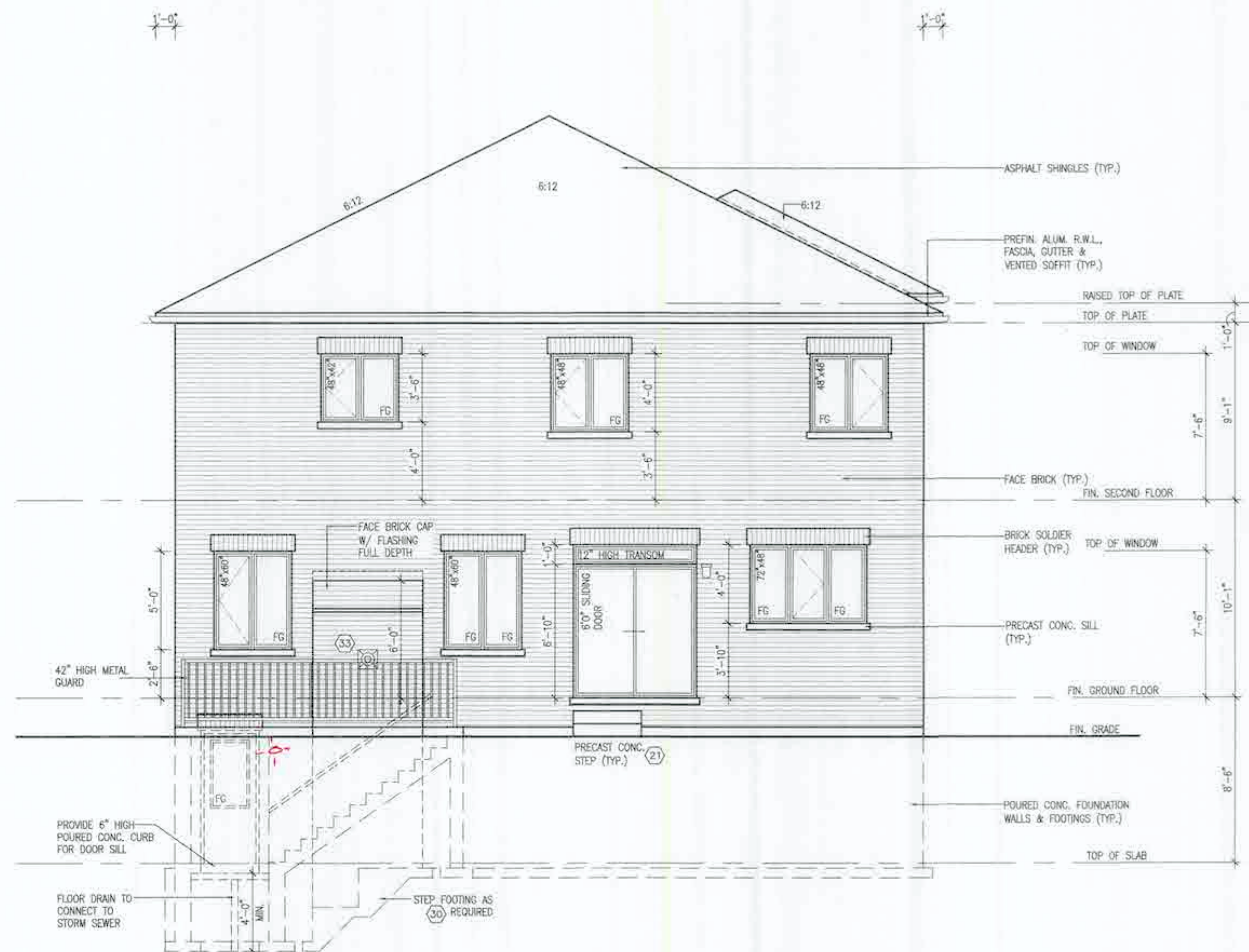
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the price of the Designer which must be retained at the completion of the work. Drawings are not to be copied.



255 Consumers Rd. Suite 101
Toronto, ON M2J 1P1
T: 416.630.2255 F: 416.630.2256
www.v3design.com

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3480 SF.



REAR ELEVATION '3'
WALK-UP BASEMENT
CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN G. WILLIAMS III, ARCHITECT
ARCHITECTURAL CONCRETE, INC.
ONE APPROVED
DATE: 06/17/2002

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPS AND SIGNATURES SHALL BE NON-REMOVABLE. THE
OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

Handwritten signature OCT 07 2021

FOR CITY OF HAMILTON OFFICIALS ONLY

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

 Greenpark.

SPRINGFIELD 1
14.3m

project name	municipality	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

[illegible]

FEB. 2021 REAR ELEVATION 3 - WALK-UP BASEMENT CONDITION

drawn by _____ checked by _____ score _____ file name _____ A 1 3

12 D.BURTON 3/16" = 1'-0" 20027--SPRINGFIELD-1 A 30

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ELEVATIONS NOT DRAWN TO ACTUAL GRADE
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '1'
WALKOUT CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning restrictions and any provisions in the subdivision agreement. The Contributing Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any houses can be properly built or sited on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

[illegible]

CITY OF HAMILTON
Building Division
Permit No. 2-150902
THESE STAMPS AND SIGNATURES WILL BE AVAILABLE ON SITE
THE OWNER, SUBMITTER OF THE PROJECT SHALL COMPLY WITH
THE ONTARIO BUILDING ACT AND ALL OTHER APPLICABLE LAWS
This permit and all qualifications have been reviewed by
 OCT 04 2021
FOR DEPOSIT ONLY (OWNER) DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

Greenpark. SPRINGFIELD 1
14.3m

project name	municipality	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002
data	BEAR ELEVATION '41'	WALKOUT CONDITION

20027-SPRINGFIELD-1
 3/16" = 1'-0"

18	17	9	The undersigned has reviewed and takes responsibility for this design and the qualifications set forth in the qualifications set out in this bid.	
19	8	6	and has the qualifications set forth in the qualifications set out in this bid.	
20	7	7	Qualification Code to be Designated	
21	6	6	Qualification Information	
22	5	5	Signature	24
23	4	4	Signature	24
24	3	3	Information Information	
25	2	2	V.A.S. Design Inc.	A2
26	1	1	ADD WALK-OUT CONDITION	
27			JUN 03/21/01	
28			ISSUED FOR PERMIT	
29			MAY 21/21/01	
30			REV. PER CLIENT/ROOF/ENG. COMMENTS	
31			APR 26/21/01	
32			PROXY/ISSUED FOR CLIENT REVIEW	
33			APR 15/21/01	
34				
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**VA3
DESIGN**
255 Consumers Rd. Suite
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

		SPRINGFIELD 1 14.3m	
parcel name RUSSELL GARDENS PH. 4	municipality HAMILTON, ON.	project # 2021	
for 2021	REAR ELEVATION "1" - WALKOUT CONDITION		drawing no. A15
by BURTON	checked by 3/3/16" = 1'-0"	date 2002-SPRINGFIELD-1	

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ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '2' WALKOUT CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECTS
REGISTERED ARCHITECTS
4100 KENNEDY RD. UNIT 101
SCARBOROUGH, ONTARIO M1T 3R4
TEL: (416) 291-1111
WWW.JGWILLIAMS.COM

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13	1. ADD WALK-OUT CONDITION	JUN 03/21	WT	4			
12	2. ISSUED FOR PERMIT	MAY 21/21	CW	3			
11	2. REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 26/21	CW	2			
10	1. PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	CW	1			

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
signature: *R. Vink*
name: Richard Vink
registration information: VAS Design Inc.
number: 24488
expiry: 03/31

VAS DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1.416.630.2255 1.416.630.4782
vasdesign.com

Greenpark.
project name: RUSSELL GARDENS PH. 4
location: HAMILTON, ON.
date: FEB. 2021
drawn by: D. BURTON
checked by: 3/16" = 1'-0"
scale: 20027-SPRINGFIELD-1

SPRINGFIELD 1
14.3m
project no: 20027
drawing no: A15a

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE AVAILABLE ON SITE.

THE OWNER/ARCHITECT/ENGINEER SHALL COMPLY WITH THE ONTARIO BUILDING CODE WITH ALL APPLICABLE AMENDMENTS.

THIS DOCUMENT IS NOT VALID UNLESS SIGNED BY THE DESIGNER.

[Signature] OCT 04 2021
FOR OFFICIAL USE ONLY DATE

SPRINGFIELD 1 COMPLIANCE PACKAGE 'A1'



ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

REAR ELEVATION '3'
WALKOUT CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any lot/lot is can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

[illegible]

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	5
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GT BY TRUSS MAIN

MASTER ENSUITE

MIRROR

MASTER BEDROOM

19'-2"

19'-10"

4'-0"

1'-10"

19'-2"

19'-10"

4'-0"

1'-10"

Architectural elevation drawing of a building facade. The drawing includes the following elements and annotations:

- Roof:** Gabled roof with a pitch of 6:12. Annotations include "ASPHALT SHINGLES (TYP.)" and "PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)".
- Exterior Wall:**
 - Top section: "1"x6" ALUM. CLAD FRIEZE BD. (4'-0" RETURN TYP.)"
 - Main section: "FACE BRICK CAP W/ FLASHING FULL DEPTH"
 - Below main section: "APPLIED STUCCO FINISH W/ REVEALS ON PRECAST SILL (TYP.)"
 - Bottom section: "FACE BRICK (TYP.)"
- Windows:**
 - Top row: Three windows, each 48"x48" (FG).
 - Bottom row: Three windows, each 48"x48" (FG).
- Door:**
 - Central door: 6'0" SLIDING DOOR, 12" HIGH TRANSOM.
- Foundation:**
 - Bottom: "POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)"
 - Below door: "PRECAST CONC. STEP (TYP.) (21)"
- Dimensions and Levels:**
 - Vertical dimensions on the right: 9'-1" (TOP OF WINDOW to TOP OF PLATE), 7'-6" (FIN. SECOND FLOOR to TOP OF WINDOW), 10'-1" (FIN. GROUND FLOOR to TOP OF WINDOW), 7'-6" (FIN. GROUND FLOOR to FIN. SECOND FLOOR), 8'-6" (TOP OF SLAB to FIN. GROUND FLOOR).
 - Horizontal dimensions: 5'-0", 4'-0", 3'-6", 1'-0", 6'-10", 4'-0", 3'-10", 5'-0", 2'-6", 5'-0".

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the AIA/CESBursk Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for assembling or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter in that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

[illegible][illegible]

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CITY OF HAMILTON
Building Division

Permit No. 21-150902

THESE STAMPED EMBLEMETS SHALL BE AVAILABLE ON SITE

THE OWNERS AND/OR LESSEES SHALL NOT BE IN VIOLATION OF ANY APPLICABLE
THE ONTARIO BUILDING CODE ACT AND/OR OTHER APPLICABLE LAWS

These two items were received from the support organization by

 OCT 04 2021
 FOR OFFICIAL USE ONLY

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark

SPRINGFIELD 1
14.3m



VA3
DESIGN

255 Consumers Rd. Suite 101
Toronto, ON M2J 1P9
416.530.2255 / 416.530.2256
in3design.com

project name	project location	project year
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

20 date FEB. 2021
762 drawn by checked by scale 3/16" = 1'-0" file name 20027-SPRINGFIELD-1
D.BURTON
A16

UNINSULATED OPENINGS (PER CBC SB-12.3.1.1(7))			
SPRINKLER F. EL. 1' WOF	ENERGY EFFICIENCY - CBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT
FRONT	825.54 S.F.	158.41 S.F.	18.13
LEFT SIDE	1111.25 S.F.	24.33 S.F.	2.18
RIGHT SIDE	1111.25 S.F.	10.67 S.F.	0.96
REAR	1084.42 S.F.	254.59 S.F.	23.47
* OPENINGS OMITTED AS PER SB-12.3.1.1(8)(4) MAX 10.9 S.F. REFER TO ELEVATION FOR S.F.			0.00 S.F.
TOTAL 150 TFI	4132.46	504.96 S.F.	12.22
TOTAL 500 M	383.91 S.M.	46.81 S.M.	12.22



ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

UPGRADED REAR ELEVATION '1'
WALKOUT CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL, 1000 B.O. RD. #100
202-499-6700
ARCHITECTS BY
DATE: 10/17/2002
This drawing is the property of the Architect and is loaned to the Client for the project only. It is not to be reproduced, copied, or used for any other project without the written consent of the Architect.

16		9			The undersigned has reviewed and takes responsibility for this Design and has the specifications and details the requirements set out in Ontario Building Code to be a Designer.
17		7			certification information:
18		6			Richard Vink
19		5			signature
20		4			certification information:
21		3			signature
22		2			VAS Design Inc.
23		1			Contractor must verify all dimensions on the job and report any discrepancy to the Designer's office immediately following the completion of the design and specifications are submitted or if said by the project manager of the Designer which must be returned at the completion of the design and specifications are submitted.
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WT	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer.	2
GW	qualification: Information: Richard Vink name registration information: VAS-Design Inc.	 signature
GW	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are acknowledgments of service and the job of the Designer which must be returned at the completion of the project.	4

**VA3
DESIGN**
255 Consumers Rd. Suite 101
Toronto, ON M2J 1P1
T: 416.630.2255 F: 416.630.2256
va3design.com

 Greenpark

SPRINGFIELD 1	14.3m
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project name	municipality		project #
RUSSELL GARDENS PH. 4	HAMILTON, ON.		2002
DATE	DESCRIPTION		drawing no.
FEB. 2021	UPGRADED REAR ELEV. '1' - WALKOUT COND.		A18
drawn by	checked by	scale	file name
D.BORTON		3/16" = 1'-0"	20027-SPRINGFIELD-1

A18

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UNINSULATED OPENINGS (PEH OBC SB-12.3.1.1(7))			
SPRINKLER 1, EL. 2 WOB		ENERGY EFFICIENCY - OGC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENT
FRONT	814.92 S.F.	147.39 S.F.	18.20
LEFT SIDE	1105.96 S.F.	24.33 S.F.	2.20
RIGHT SIDE	1105.96 S.F.	70.67 S.F.	6.39
REAR	1084.42 S.F.	254.55 S.F.	23.87
* OPENINGS OMITTED AS PER SB-12.3.1.1(6)(4) MAX. 19.9 S.F. REFER TO 3.1.1 FOR LOCATION		6.00 S.F.	
TOTAL SQ. FT.	4111.26 S.F.	496.94 S.F.	12.09
TOTAL SQ. M.	381.95 S.M.	45.75 S.M.	12.09



ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN.

UPGRADED REAR ELEVATION '2'
WALKOUT CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architecture Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to zoning or building code or permit matter or that any bluse can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

[illegible]

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	5
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UNINSULATED OPENINGS (PER DEC. 36-12.1.17)			
SPRINGFIELD, E. L. 3 MOB		ENERGY EFFICIENCY - 006 3012	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	8,54.25 S.F.	207.08 S.F.	24.42
LEFT SIDE	1116.67 S.F.	38.33 S.F.	3.43
RIGHT SIDE	1113.50 S.F.	76.67 S.F.	6.35
REAR	1084.42 S.F.	284.59 S.F.	23.47
* OPENINGS OMITTED AS PER SB-12 3.1.1.3(4) MAX 19.0 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4148.84 S.F.	570.51 S.F.	13.75
TOTAL SQ. M.	385.44 S.M.	53.01 S.M.	13.75

Architectural elevation drawing of the rear of a house. The drawing shows the second floor, ground floor, and roof. Key features and dimensions include:

- Roof:** Asphalt shingles (TYP.), 6:12 pitch.
- Second Floor:**
 - Applied stucco finish w/ reveals on precast sill (TYP.).
 - Face brick (TYP.).
 - Windows: 48" x 48" FG, 72" x 48" FG.
 - Door: 60" sliding door.
 - Dimensions: 3'-6" (width), 4'-0" (height), 3'-6" (width), 4'-0" (height).
- Ground Floor:**
 - Face brick cap w/ flashing full depth.
 - Windows: 48" x 48" FG, 72" x 48" FG.
 - Door: 50" sliding door.
 - Dimensions: 2'-10" (width), 4'-0" (height), 3'-6" (width), 4'-0" (height).
- Foundation:** Poured conc. foundation walls & footings (TYP.).
- Levels:** TOP OF PLATE, TOP OF WINDOW, FIN. SECOND FLOOR, TOP OF WINDOW, FIN. GROUND FLOOR, TOP OF WINDOW, TOP OF SLAB, FIN. GRADE @ REAR.

UPGRADED REAR ELEVATION '3'
WALKOUT CONDITION

WORTH CL. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CORP., NEWARK
AND SPRINGFIELD
DATE: AUG. 11, 1971

18		0				The undersigned has reviewed and takes responsibility for the design and construction of the project.
17		-6				Ontario Building Code is a Designer.
16		-7				qualification information
15		-6				Richard Vink
14		-6				signature
13		-6				relationship information
12		-6				V&J Design Inc.
11		-6				
10		-6				
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 Greenpark

SPRINGFIELD 1
14.3m

project name	mississauga	project #
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002

[illegible]

UPGRADED REAR ELEV. 3' - WALKOUT COND.

Drawn by _____ Checked by _____ Score _____ of _____
 (P. number) _____

52 J. BURTON 3/18 = 1-0 ZINZT-SPRINGFIELD-1

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[illegible]

Architectural elevation drawing of a house showing the front facade. The drawing includes a gabled roof with a 6:12 pitch, asphalt shingles, and a prefabricated aluminum rainwater leader, fascia, gutter, and vented soffit. The main walls are face brick. The second floor has three windows, each 48 inches wide by 60 inches high, with a 4-inch wide precast concrete sill and a 4-inch wide precast concrete header. The first floor has a central entrance with a 12-inch high transom and a 6-foot wide sliding door, flanked by two windows, each 48 inches wide by 60 inches high. The foundation is poured concrete walls and footings on a 12-inch concrete pier. The drawing also shows the top of the plate, top of the window, fin second floor, fin ground floor, and top of the slab.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

RICHARD C. WILHELMY LTD., ARCHITECTS
 1000 HUNTERS LANE, SUITE 100
 ANDOVER, MA 01810
 TEL: 603/532-1111
 FAX: 603/532-1111
 WWW: WWW.RCWILHELMY.COM

CITY OF HAMILTON
Building Division

21- 150902

THESE STAMPS ARE AVAILABLE IN 100A AND 100B SETS

THE OWNER AND/OR OCCUPANTS SHALL COMPLY WITH THE CANADIAN FIRE CODE, 1995, AND ALL OTHER APPLICABLE LAWS.

10-10-2023

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 1	14.3m
---------------	-------

Greenpark



255 Consumers Rd Suite
Toronto ON M2J 1R9
t 416.630.2255 f 416.63

date FEB. 2021 drawing no. 20027-SPRINGFIELD-1
 drawn by D.BURTON checked by 3/16" = 1'-0" file name A191

[illegible]

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UNINSULATED OPENINGS (PER IRC S12-101.1(7))			
SPRANGLED L. EL. / ROOF/DECK		ENERGY EFFICIENCY - IRC 812	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	805.54 S.F.	155.41 S.F.	18.8%
LEFT SIDE	1111.25 S.F.	24.33 S.F.	2.19%
RIGHT SIDE	1111.25 S.F.	70.67 S.F.	6.36%
REAR	1084.42 S.F.	294.93 S.F.	23.47%
* OPENINGS OMITTED AS PER S12-101.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4132.48 S.F.	504.96 S.F.	12.22%
TOTAL SQ. M.	383.21 S.M.	46.91 S.M.	12.22%



UPGRADED REAR ELEVATION '1'
WALKOUT w/ DECK CONDITION

JOHN H. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, 3300-A, AVE. W.
1000 AMSTERDAM
A PRINCIPAL: [Signature]
DATE: NOV. 27, 1971
Big easy-to-read, most used, and the most complete
Design Information and all the latest in building
Information and more.

16		9			The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 Tel: 416.830.4762 Fax: 416.830.4762 www.va3design.com	 project name: RUSSELL GARDENS PH. 4 municipality: HAMILTON, ON. date: FEB. 2021 drawn by: D.BURTON checked by: [signature] title: UPGRADED REAR ELEV. "1" - WALKOUT/DECK COND. scale: 3/16" = 1'-0" sheet no.: 20027-SPRINGFIELD 1A drawing no.: A20	
17		8			Flaherty Yink			24485
18		7			[signature]			3631
19		6			Registration Information			42658
20		5			VAS Design Inc.			
21		4		JUN 03/21	WT			
22		3		MAY 21/21	GW			
23		2		APR 26/21	GW			
24		1		FEB 29/21	GW			
25		0						
no.	description	date	by	no.	description	date	by	
1	ADD WALK-OUT CONDITION							
2	ISSUED FOR PERMIT							
3	REV. PER CLIENT/PROF//L/E/C. COMMENTS							
4	1 PRELIMINARY, ISSUED FOR CLIENT REVIEW							

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UNINSULATED OPENINGS (PER IRC SB-12.3.1.1(7))				
SPRINKLER 1, EL. 2 WOOD/CEILING		ENERGY EFFICIENCY - IRC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	814.92 S.F.	147.38 S.F.	18.20	
LEFT SIDE	1105.98 S.F.	24.33 S.F.	2.20	
RIGHT SIDE	1105.98 S.F.	70.67 S.F.	6.36	
REAR	1084.42 S.F.	254.35 S.F.	23.47	
* OPENINGS OMITTED AS PER SB-12.3.1.1.6(4) MAX 19.9 SF.		0.00 S.F.		
REF-10 TO FLOOR FOR LOCATION				
TOTAL SQ. FT.	4111.28 S.F.	466.94 S.F.	12.09	
TOTAL SQ. M.	381.95 SQ.M.	43.17 SQ.M.	12.09	



UPGRADED REAR ELEVATION '2'
WALKOUT w/ DECK CONDITION

6x6 WOOD COLUMN, 4x4 BRACING
24" LONG AT 45 DEGREES AT TOP
SIDE FOR POSTS OVER 7'-0" HIGH
ON 12" CONC. PIER ON
24"x24"x12" CONC. FOOTING

CITY OF HAMILTON
Building Division
21-150902
Permit No.
THESE STAMPED DRAWINGS SHALL BE ACCURATE ON SITE
THE COUNCILMAN APPROVED ON 2000 JUL 14. COMPLIANT WITH
THE CANADIAN CODES AND STANDARDS AS FAR AS THE BUILDING LAW
[Signature]
CITY ENGINEER OFFICIAL
DATE OCT 04 2021

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting, plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JENNIFER WILLIAMS LTD., SECURITY
INTERNATIONAL CORP. 800-678-9222
www.jwilliams.com

[illegible]

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Architectural elevation drawing of a house showing exterior walls, roof, windows, and doors. The drawing includes detailed annotations and dimensions.

Annotations:

- 1"x6" ALUM. CLAD FRIEZE BD. (4'-0" RETURN TYP.)
- FACE BRICK CAP W/ FLASHING FULL DEPTH
- 6"x4 WOOD COLUMN UP TO 4'-0" HEIGHT; 16"x6 WOOD COLUMN FOR HEIGHTS OVER 4'-0" (PRESSURE TREATED) ON 12" CONC. PIER
- PRECAST CONC. SILL (TYP.)
- CONTEMPORARY STONE PATTERN (TYP.)
- POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
- PRECAST CONC. HEADER (TYP.)
- FACE BRICK (TYP.)
- APPLIED STUCCO FINISH W/ REVEALS ON PRECAST SILL (TYP.)
- PREFIN. ALUM. R.W.I., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- ASPHALT SHINGLES (TYP.)

Dimensions:

- Roof pitch: 6:12
- Window heights: 4'-0", 7'-6", 10'-1"
- Door height: 6'-10"
- Transom height: 1'-0"
- Foundation height: 4'-0" MIN.
- Other dimensions: 1'-0", 8", 6", 3'-6", 5'-10", 3'-0", 6'-0", 5'-4", 2'-6", 48"x42", 48"x48", 72"x48"

Level Markers:

- TOP OF PLATE
- TOP OF WINDOW
- FIN. SECOND FLOOR
- TOP OF WINDOW
- FIN. GROUND FLOOR
- FIN. GRADE
- TOP OF SLAB

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON

JOHN C. WILLIAMS, LTD., ARCHITECTS
ARCHITECTURAL, INTERIOR DESIGN
AND ENGINEERING

Architect of Record
DATE: March 15, 2001

The undersigned, architect, certifies that the proposed
George Washington University is a further
extension of the existing

CITY OF HAMILTON
Building Division

Form No. 21-150902

THESE STANDARDS OR SPECIFICATIONS WILL BE FURNISHED ON SITE.

THE OWNER AND/OR THE CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE 1997 AND OTHER APPLICABLE LAW.


 OCT 04 2021
 -DATE

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'



Greenpark

SPRINGFIELD 1
14.3m

project name	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	2002
date	drawing no.	
	UPGRADED REAR ELEVATION '31'	

drawn by: checked by: scale: file name:
 D.BURTON 3/16" = 1'-0" 20027-SPRINGFIELD-1

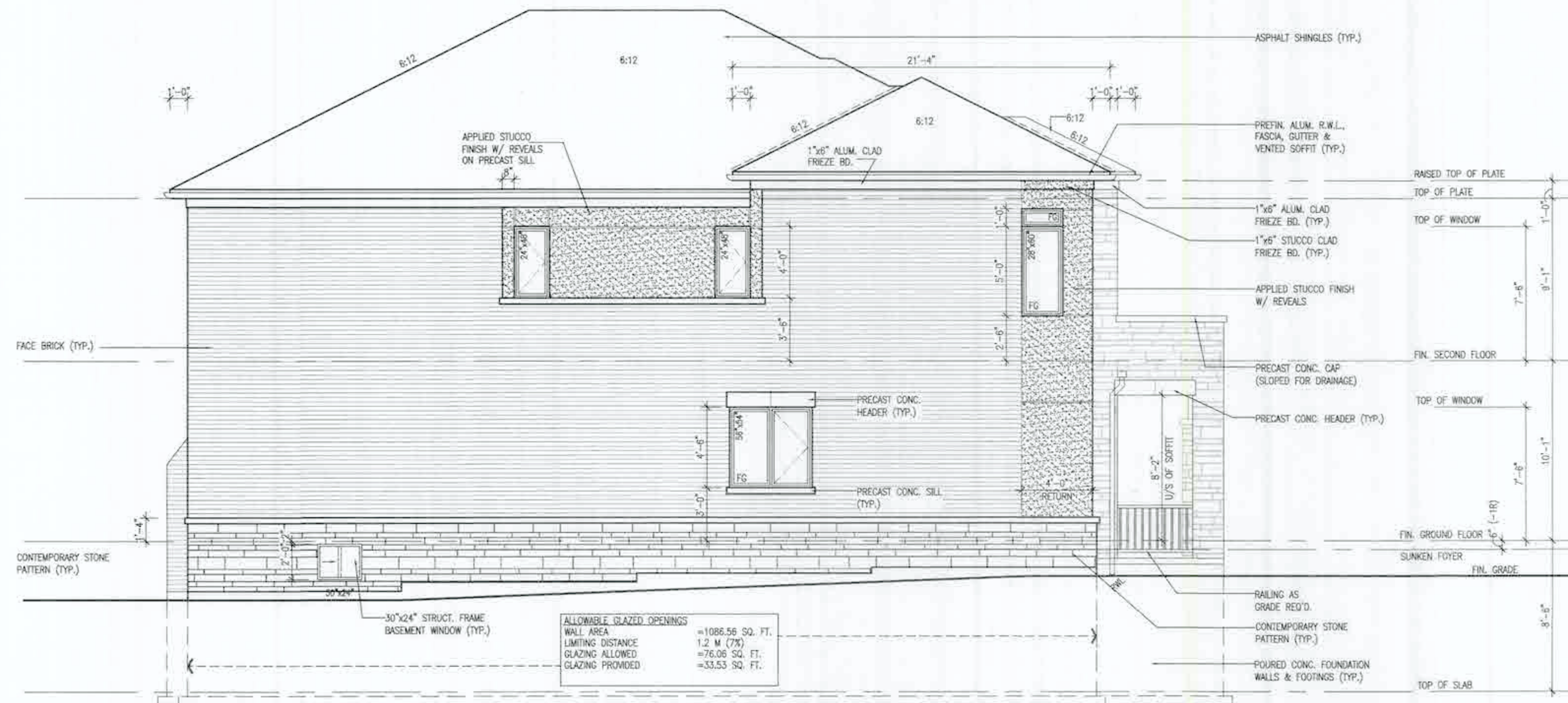
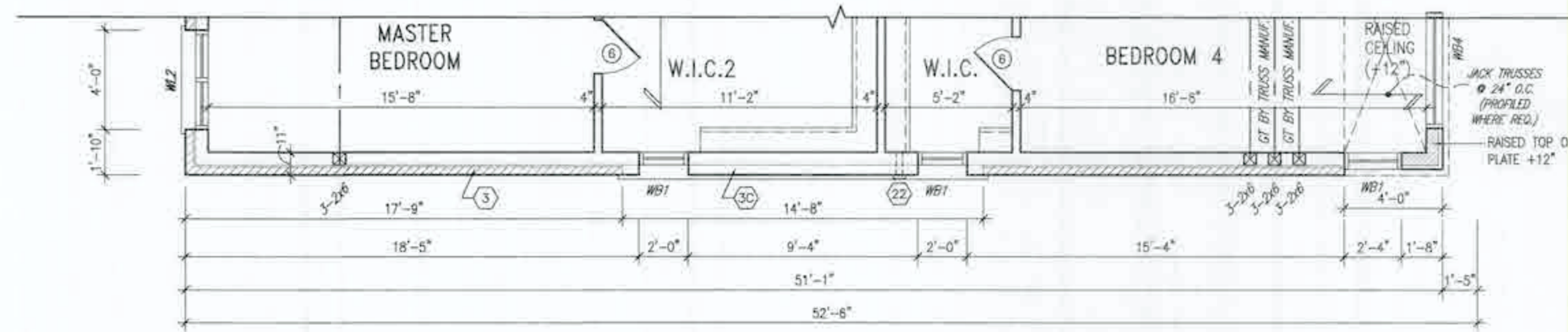


VA3
DESIGN

255 Consumers Rd. Suite 101
Toronto, ON M2J 1P1
t: 416.630.2255 / 416.630.2256
www.v2design.com

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Richard Vink  244 name	
WT	registration information VA3 Design Inc. 428
CW	Contractor must verify all dimensions on the job and accept any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer. A check must be returned to the completion of the project.
GN	

18				9	
17				8	
16				7	
15				6	
14				5	
13				4	ADD WALK-OUT CONDITION JUN 03/21
12				3	ISSUED FOR PERMIT MAY 21/21
11				2	REV. PER CLIENT/ROOF/FL/ENG COMMENTS APR 26/21
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW APR 19/21
9	description	date	rev		



UPGRADED LEFT SIDE ELEVATION '3'
(LOT 608)

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for submitting or approving any (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

JOHN C. WILLIAMS LTD. ARCHITECT
4000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ONT. M1S 1T6
TEL: (416) 291-1071
WWW.JCWILLIAMS.COM

CITY OF HAMILTON
Building Division

Permit No. **21-150902**

THESE STAMPS ARE VALID ONLY IF AVAILABLE ON SITE
THESE STAMPS SONT VALIDES QUE SI ELLES SONT DISPONIBLES SUR LE SITE

These documents have been reviewed by the City of Hamilton on **OCT 04 2021**

SPRINGFIELD 1
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0
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VAS DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
TEL: 416.630.2255 F: 416.630.4782
vasdesign.com

Greenpark.
RUSSELL GARDENS PH. 4
HAMILTON, ON.
DATE: FEB. 2021
CHECKED BY: D. BURTON
SCALE: 3/16" = 1'-0"

SPRINGFIELD 1
14.3m
20027
UPGRADED LEFT SIDE ELEV. '3'
A21b

UNINSULATED OPENINGS (PER OBC SB-12.3.1.(7))			
SPRINGFIELD, IL, 3 WOB		ENERGY EFFICIENCY - OBC 3812	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	834.23 S.F.	207.08 S.F.	24.82
LEFT SIDE	1114.67 S.F.	38.33 S.F.	3.43
RIGHT SIDE	1113.50 S.F.	70.67 S.F.	6.35
REAR	1084.42 S.F.	254.50 S.F.	23.47
* OPENINGS OMITTED AS PER SB-12 3.1.1.6(4) MAX. 18.9 S.F. REFER TO ELEVATION FOR LOCATION			0.00 S.F.
TOTAL SQ. FT.	4148.84 S.F.	570.61 S.F.	13.75
TOTAL SQ. M.	385.44 S.M.	53.01 S.M.	13.75



UPGRADED REAR ELEVATION '3'
WALKOUT CONDITION
(LOT 582)

JOHN C. WILLIAMS LTD., ARCHITECT
4000 TULLY ROAD, SUITE 100
ANN ARBOR, MI 48106
Telephone 734/769-1100
Fax 734/769-1101
E-mail jcw@jcwllc.com
www.jcwllc.com

Architect's seal and signature
DATE: Aug 17, 2007

The undersigned certifies compliance with the applicable
Michigan Building Code, as amended, and the
Michigan Mechanical Code, as amended.

[illegible]

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