3550 SF.

STRIP FOOTINGS – FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x6" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16" SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa. NATIVE SOIL	90 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD	F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD	F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD	F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD	F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD	F5 = 18"x18"x8" CONCRETE PAD

(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa. WITH 5–8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 =3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 =4" x 3-1/2" x 5/16"L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 =5" x 3-1/2" x 5/16"L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 =6" x 3-1/2" x 3/8"L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 =6" x 4" x 3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 =5" x 3-1/2" x 5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 =5" x 3-1/2" x 5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 =5" x 3-1/2" x 5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 =6" x 4" x 3/8"L (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 =2-2"x6" (2-38x184) SPR. No.2
WB2 =3-2"x8" (3-38x184) SPR. No.2
WB3 =2-2"x10" (2-38x235) SPR. No.2
WB4 =3-2"x10" (3-38x235) SPR. No.2
WB5 =2-2"x12" (2-38x286) SPR. No.2
WB6 =3-2"x12" (3-38x286) SPR. No.2
WB7 =5-2"x12" (5-38x286) SPR. No.2
WB11 =4-2"x10" (4-38x235) SPR. No.2
WB12 =4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A =1-1 3/4"x7 1/4" (1-45x184)
LVL1 =2-1 3/4"x7 1/4" (2-45x184)
LVL2 =3-1 3/4"x7 1/4" (3-45x184)
LVL3 =4-1 3/4"x7 1/4" (4-45x184)
LVL4A =1-1 3/4"x9 1/2" (1-45x240)
LVL4 =2-1 3/4"x9 1/2" (2-45x240)
LVL5 =3-1 3/4"x9 1/2" (3-45x240)
LVL5A =4-1 3/4"x9 1/2" (4-45x240)
LVL6A =1-1 3/4"x11 7/8" (1-45x300)
LVL6 =2-1 3/4"x11 7/8" (2-45x300)
LVL7 =3-1 3/4"x11 7/8" (3-45x300)
LVL8 =2-1 3/4"x14" (2-45x356)
LVL9 =3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 =3-1/2" x 3-1/2" x 1/4"L (90x90x6.0L)
L2 =4" x 3-1/2" x 5/16"L (100x90x8.0L)
L3 =5" x 3-1/2" x 5/16"L (125x90x8.0L)
L4 =6" x 3-1/2" x 3/8"L (150x90x10.0L)
L5 =6" x 4" x 3/8"L (150x100x10.0L)
L6 =7" x 4" x 3/8"L (180x100x10.0L)

DOOR SCHEDULE

NOS.	WIDTH	HEIGHT 8'-9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)

SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"–7'0", 2 ROWS FOR SPANS GREATER THAN 7'0"

NOTE: ROOF FRAMING

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

NOTE: ENGINEERED FLOOR FRAMING

REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

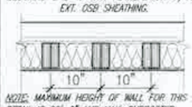
TWO STOREY HEIGHT WALL DETAIL

2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.

NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

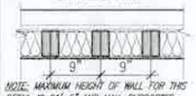
2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 9"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX. SUPPORTED LENGTH OF TRUSS IS 40'-0"

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	0.28	
Skylights Maximum U-value	0.49	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	–
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci– Denotes Continuous Insulation without framing interruption.

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

SPRINGFIELD 2, EL. 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	829.76 S.F.	130.44 S.F.	15.72 %
LEFT SIDE	1171.22 S.F.	89.66 S.F.	7.66 %
RIGHT SIDE	1171.22 S.F.	41.50 S.F.	3.54 %
REAR	818.44 S.F.	178.61 S.F.	21.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3990.66 S.F.	440.21 S.F.	11.03 %
TOTAL SQ. M.	370.74 S.M.	40.90 S.M.	11.03 %

AREA CALCULATIONS	ELEV '1'
GROUND FLOOR AREA	1603 SF
SECOND FLOOR AREA	1947 SF
TOTAL FLOOR AREA	**3550 SF** (329.80 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	+0 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	**3550 SF** (329.80 m2)
GROUND FLOOR COVERAGE	1610 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	99 SF
COVERAGE W/ PORCH	**2102 SF** (195.28 m2)
COVERAGE W/O PORCH	**2003 SF** (186.08 m2)

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

SPRINGFIELD 2, EL. 2	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	839.21 S.F.	124.16 S.F.	14.79 %
LEFT SIDE	1171.22 S.F.	89.66 S.F.	7.66 %
RIGHT SIDE	1171.22 S.F.	41.50 S.F.	3.54 %
REAR	818.44 S.F.	178.61 S.F.	21.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4000.09 S.F.	433.93 S.F.	10.85 %
TOTAL SQ. M	371.62 S.M.	40.315 M.	10.85 %

AREA CALCULATIONS	ELEV '2'
GROUND FLOOR AREA	1595 SF
SECOND FLOOR AREA	1935 SF
TOTAL FLOOR AREA	**3530 SF** (327.94 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	+0 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	**3530 SF** (327.94 m2)
GROUND FLOOR COVERAGE	1602 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	65 SF
COVERAGE W/ PORCH	**2060 SF** (191.37 m2)
COVERAGE W/O PORCH	**1995 SF** (185.34 m2)

UNINSULATED OPENINGS (PER OBC SB-12.3.1.1(7))

SPRINGFIELD 2, EL. 3	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	827.33 S.F.	126.17 S.F.	15.49 %
LEFT SIDE	1171.22 S.F.	89.66 S.F.	7.66 %
RIGHT SIDE	1171.22 S.F.	41.50 S.F.	3.54 %
REAR	818.44 S.F.	178.61 S.F.	21.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3988.21 S.F.	437.94 S.F.	10.98 %
TOTAL SQ. M	370.515 M.	40.68 S.M.	10.98 %

AREA CALCULATIONS	ELEV '3'
GROUND FLOOR AREA	1603 SF
SECOND FLOOR AREA	1944 SF
TOTAL FLOOR AREA	**3547 SF** (329.52 m2)
FIRST FLOOR OPEN AREA	0 SF
SECOND FLOOR OPEN AREA	0 SF
ADD TOTAL OPEN AREAS	+0 SF
ADD FINISHED BSMT AREA	+0 SF
GROSS FLOOR AREA	**3547 SF** (329.52 m2)
GROUND FLOOR COVERAGE	1610 SF
GARAGE COVERAGE/AREA	393 SF
PORCH COVERAGE/AREA	79 SF
COVERAGE W/ PORCH	**2082 SF** (193.42 m2)
COVERAGE W/O PORCH	**2003 SF** (186.08 m2)

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26, 2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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
name: signature
registration information: VA3 Design Inc. 42658
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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
258 Consumers Rd Suite 150
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON.
SPRINGFIELD 2 — 14.30m — project no. 20027
date: FEB 2021 — drawn by: SD,BM — checked by: – — scale: 3/16" = 1'-0"
title: GENERAL NOTES & CHARTS — file name: 20027-SPRINGFIELD-2
drawing no. A0

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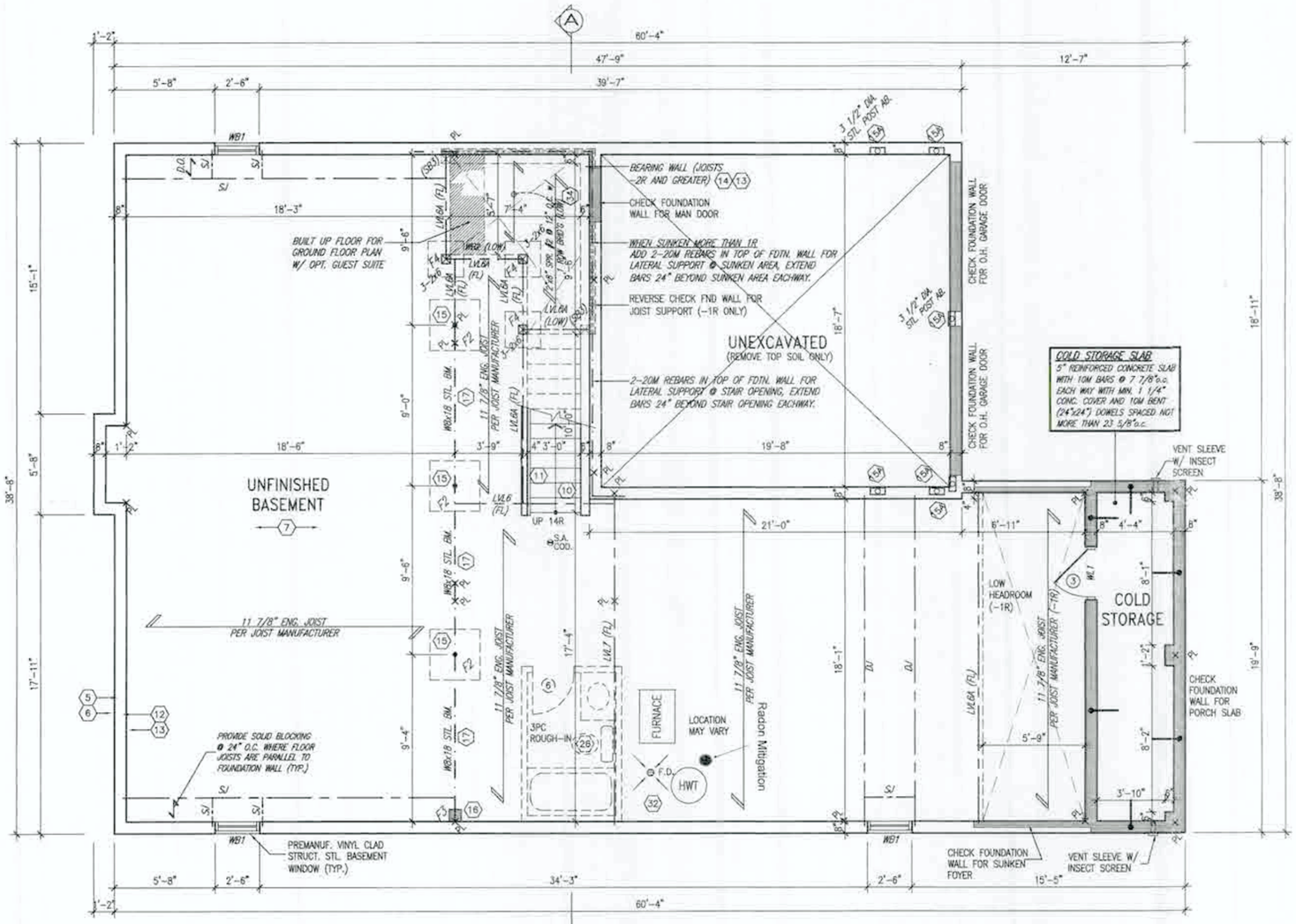
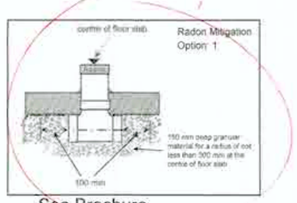
3550 SF.



BASEMENT PLAN – ELEV. '1'



See Brochure

CITY OF HAMILTON
Building Division
Permit No. 21-150084
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed for
FOR CHIEF BUILDING OFFICIAL
OCT 4/21
DATE

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 indicating 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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: AUG 27, 2021
Final drawing certified compliance with the approved Design Guidelines only and based on further approval or non-approval.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 26/2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by
18			
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4			
3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENC. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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 24488
name signature BCIN
registration information
VA3 Design Inc. 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
drawn by: BO.BIM
checked by: –
scale: 3/16" = 1'-0"
BASEMENT PLAN – ELEV. '1'
file name: 20027-SPRINGFIELD-2
drawing no. A1

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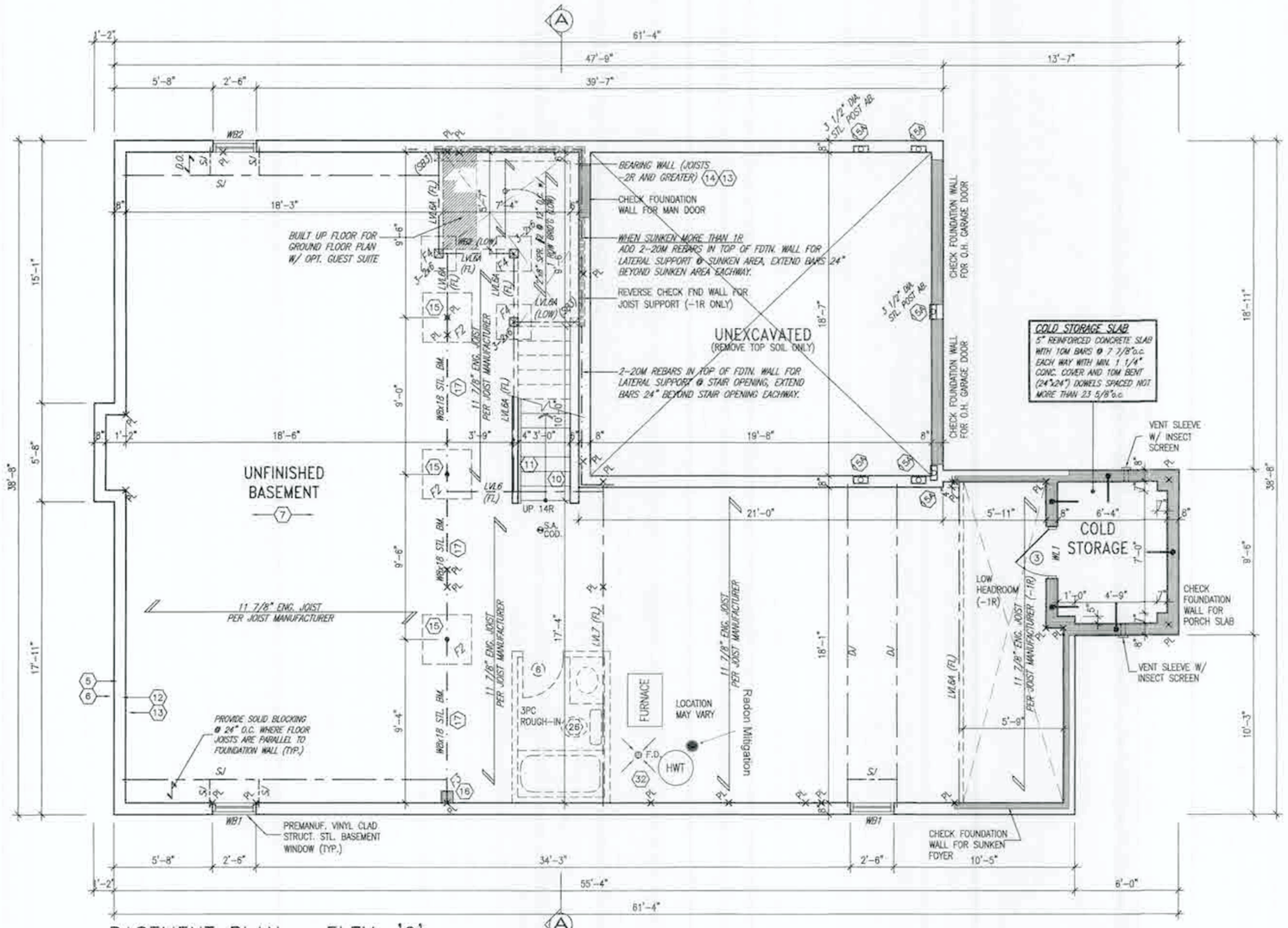
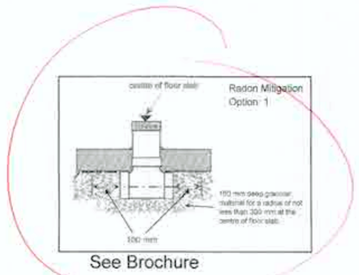
SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.



BASEMENT PLAN – ELEV. '2'



See Brochure

CITY OF HAMILTON
Building Division
Permit No. 21-155884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 5/21

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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: AUG 27 2021
The above signature concurrs with the applicable Design Guidelines only and does not further professional responsibility

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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
name: signature: BCIN
registration information: VA3 Design Inc. 42658
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255 Consumers Rd Suite 120
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t: 416.630.2255 f: 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
drawn by: BD.BIM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
BASEMENT PLAN – ELEV. '2'
drawing no. A1a

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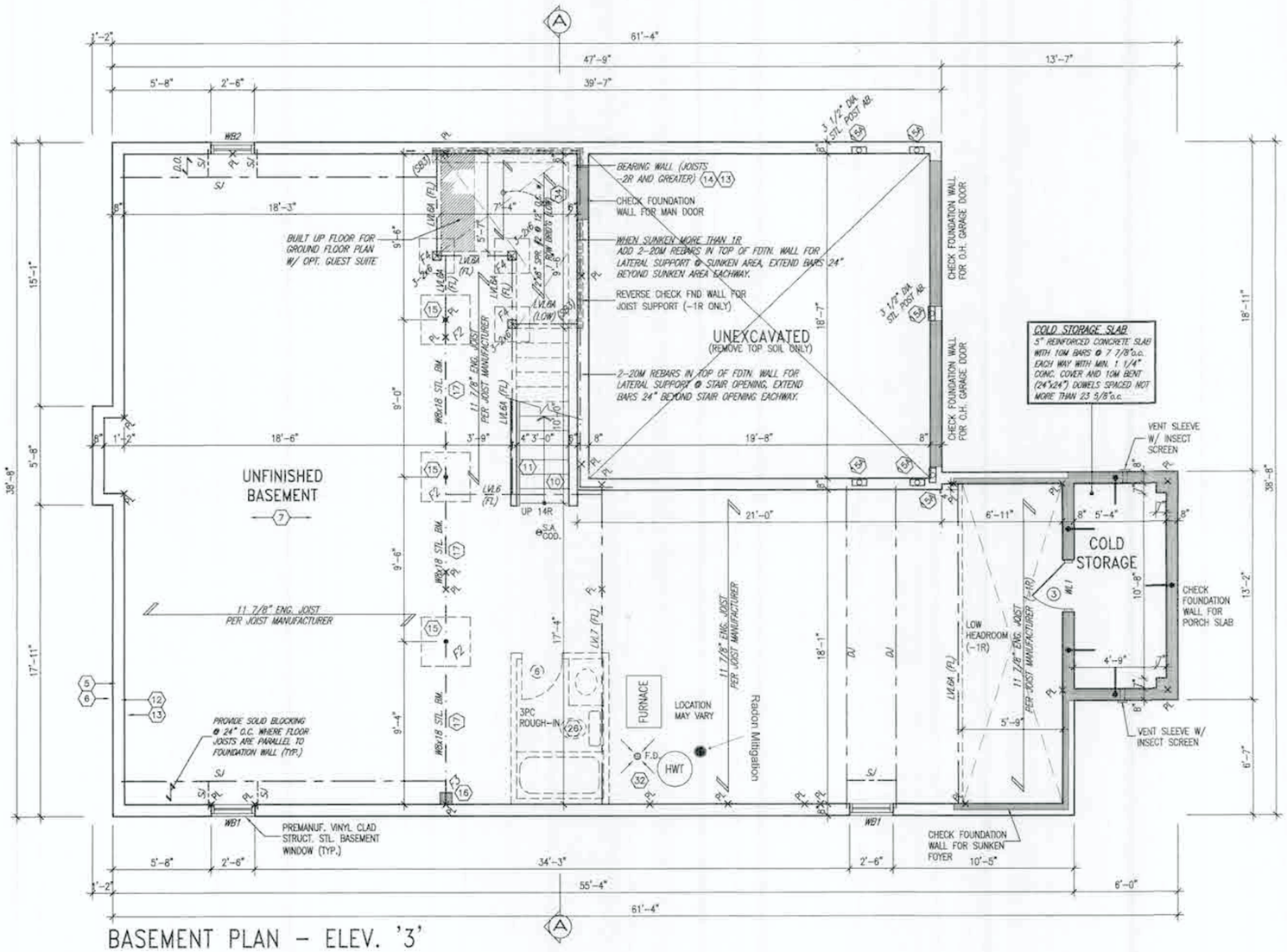
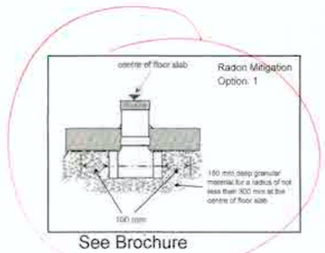
3550 SF.



BASEMENT PLAN – ELEV. '3'



CITY OF HAMILTON
Building Division
Permit No. 21-155854
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 6/21

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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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 CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: AUG 27 2021
This stamp certifies compliance with the approved Design Guidelines only and bears no further professional responsibility

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 25, 2021
STRUDET INC.
FOR STRUCTURE ONLY

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3	ISSUED FOR PERMIT.	MAY 21/21	OW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	OW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	OW

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 — signature — 24488 — BCIN
registration information
VA3 Design Inc. — 42658
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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
BASEMENT PLAN – ELEV. '3'
drawn by: BD.BIM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no. A1b

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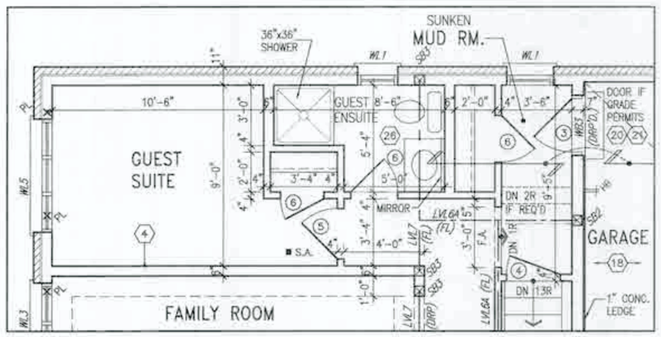
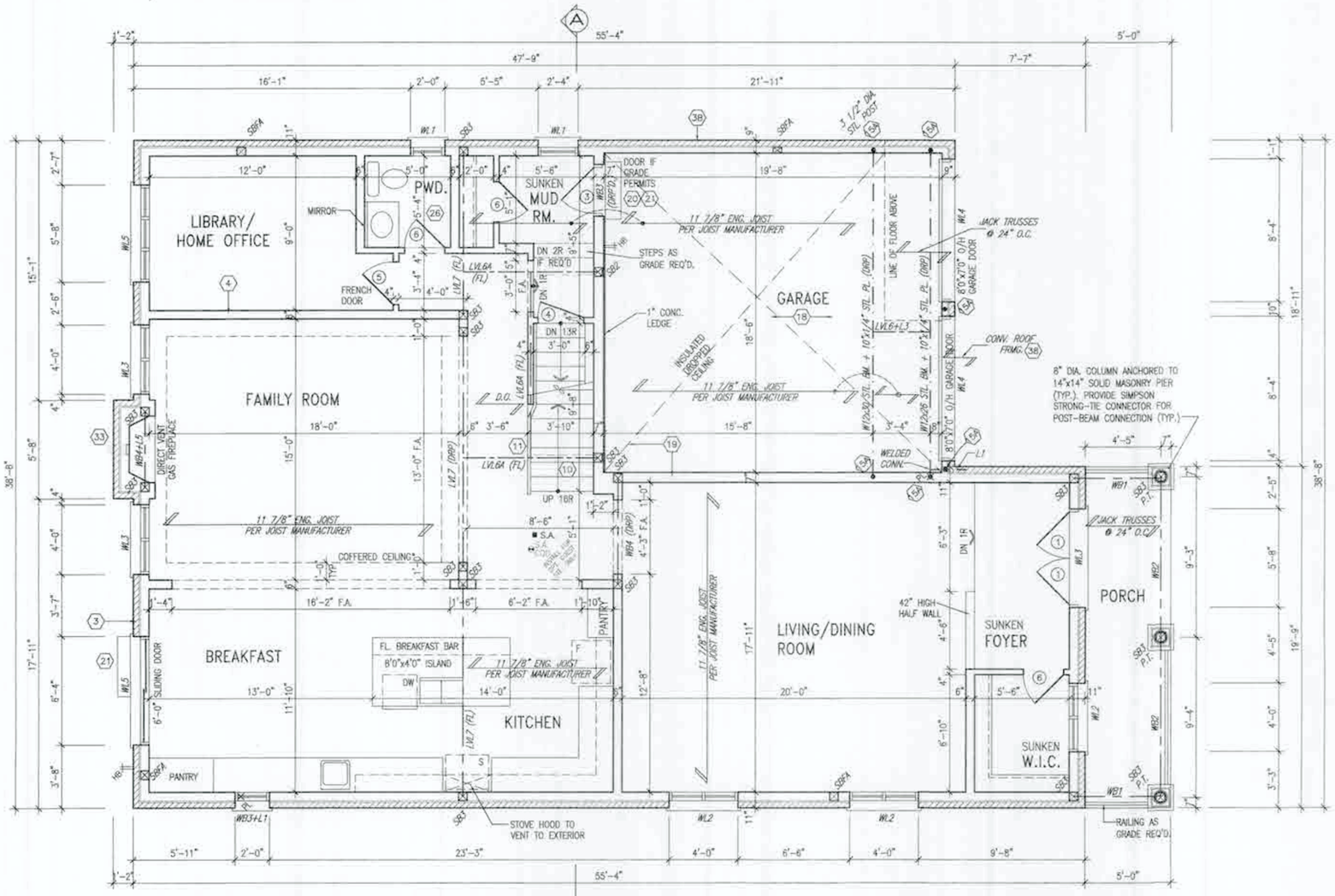
3550 SF.



PART. GROUND FLOOR PLAN – ELEV. '1'
W/ OPT. GUEST SUITE



GROUND FLOOR PLAN – ELEV. '1'

FIREBLOCK
BULKHEADS

CITY OF HAMILTON
Building Division
Permit No. 21- 150884
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
Per:
Date: May 27, 2021
This drawing certification is for the application of building permit only and is valid for one year.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 26/2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by
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3	ISSUED FOR PERMIT	MAY. 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR. 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 19/21	GW

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qualification information: Richard Vink
name: signature: 24488 BCIN
registration information: VA3 Design Inc. 42658
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
drawn by: BD,BM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
GROUND FLOOR PLAN – ELEV. '1'
drawing no.: A2

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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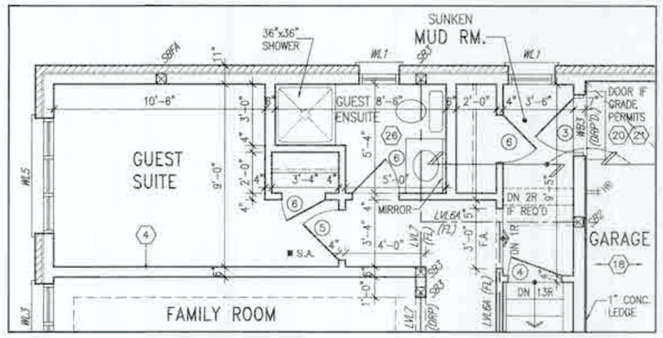
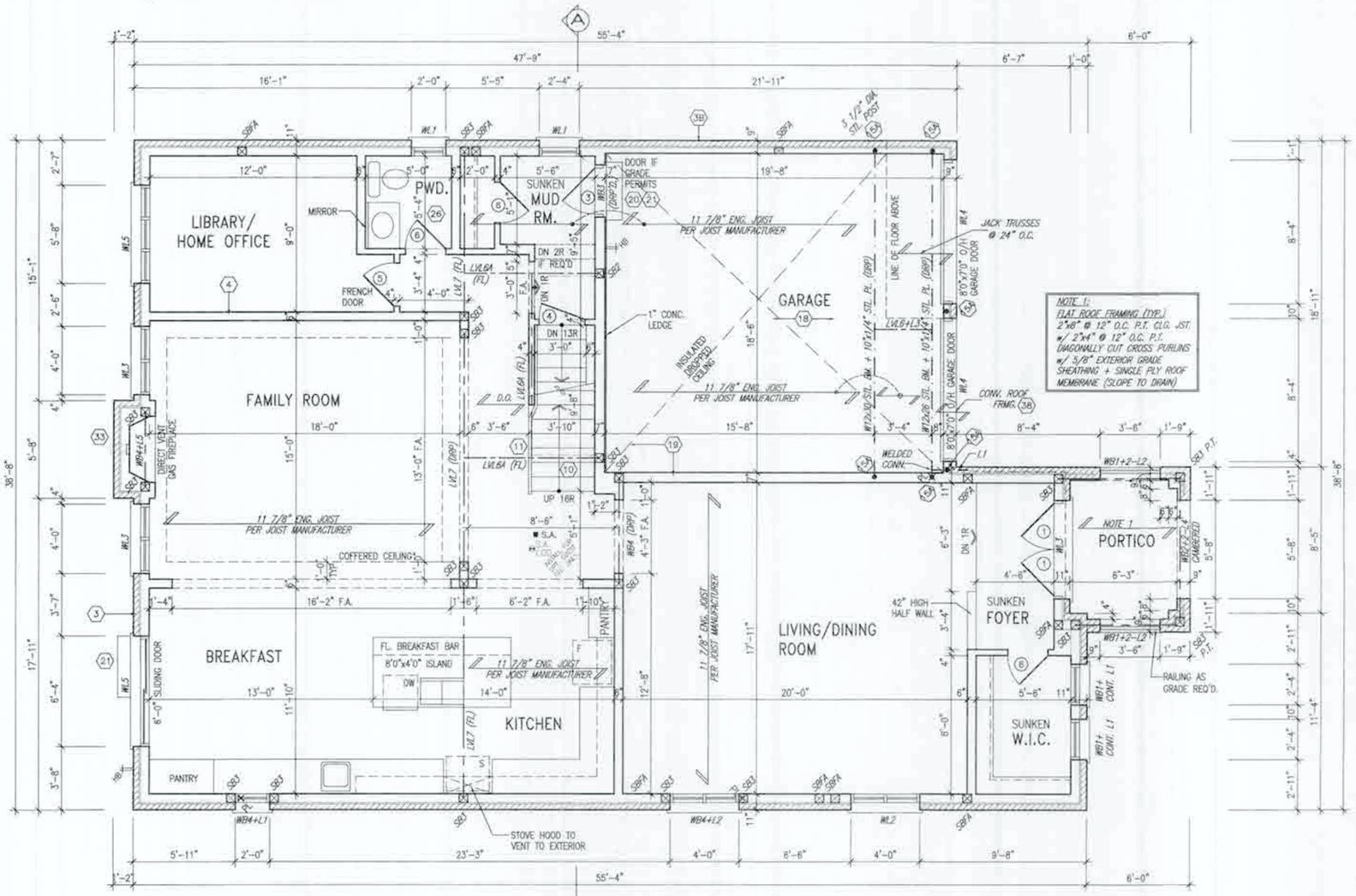


PART. GROUND FLOOR PLAN – ELEV. '2'
W/ OPT. GUEST SUITE



GROUND FLOOR PLAN – ELEV. '2'

FIREBLOCK
BULKHEADS

CITY OF HAMILTON
Building Division
Permit No. 21 – 150884
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JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT AND APPROVAL
DATE AUG 17 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 25/2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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registration information: VA3 Design Inc. — 42658

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255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
SPRINGFIELD 2	14.30m
project no.	20027
date	FEB. 2021
drawn by	BD./BM
checked by	–
scale	3/16" = 1'-0"
drawing title	GROUND FLOOR PLAN – ELEV. '2'
file name	20027-SPRINGFIELD-2
drawing no.	A2a

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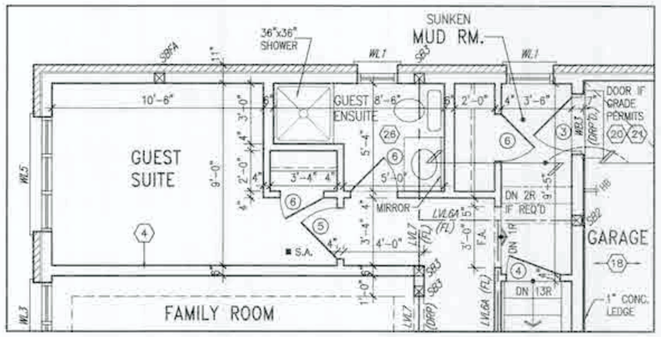
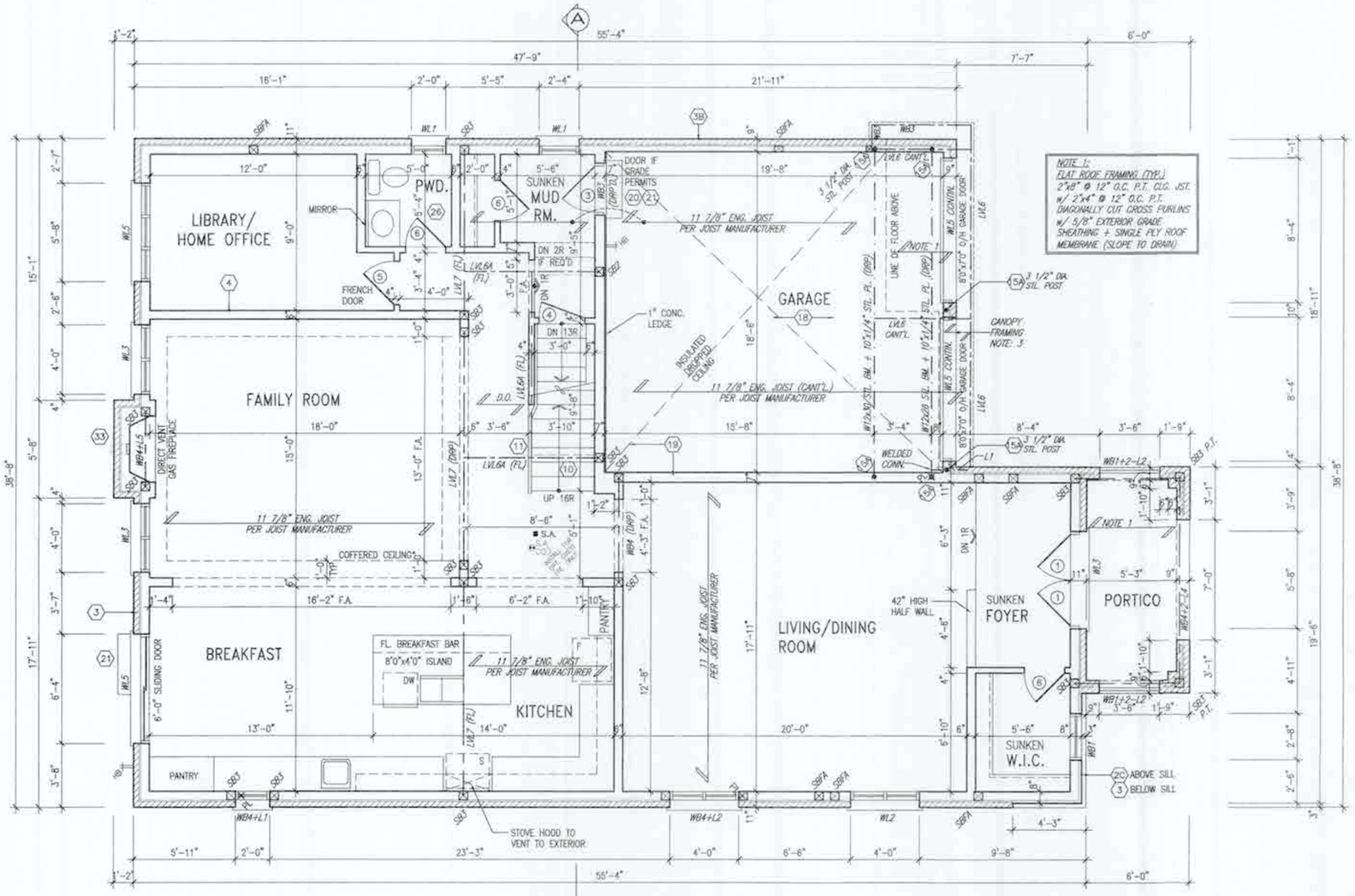


PART. GROUND FLOOR PLAN – ELEV. '3'
W/ OPT. GUEST SUITE

NOTE: 3– CANOPY FLAT ROOF CONSTRUCTION
ONE PLY WATERPROOF MEMBRANE (DURADEK) ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING OVER 2"x6" FRAMING OVER ENGINEERED FLOOR JOISTS. SLOPE TO EXTERIOR WITH WOOD SLEEPERS. PREFIN. METAL CAP & FLASHING (WITH DRIP EDGE). EXTERIOR FINISH AND HEIGHT PER UNIT DWGS.



NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. CLG. JST.
w/ 2"x4" @ 12" O.C. P.T.
DIAGONALLY CUT CROSS PURLINS
w/ 5/8" EXTERIOR GRADE
SHEATHING + SINGLE PLY ROOF
MEMBRANE (SLOPE TO DRAIN)

GROUND FLOOR PLAN – ELEV. '3'

FIREBLOCK
BULKHEADS

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
ENDORSED BY:
DATE: MAY 27, 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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
name: Richard Vink signature: R Vink
registration information: VA3 Design Inc. 24488 OCBI 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
SPRINGFIELD 2
14.30m
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no: 20027
date: FEB 2021
GROUND FLOOR PLAN – ELEV. '3'
drawn by: BD.BIM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no: A2b

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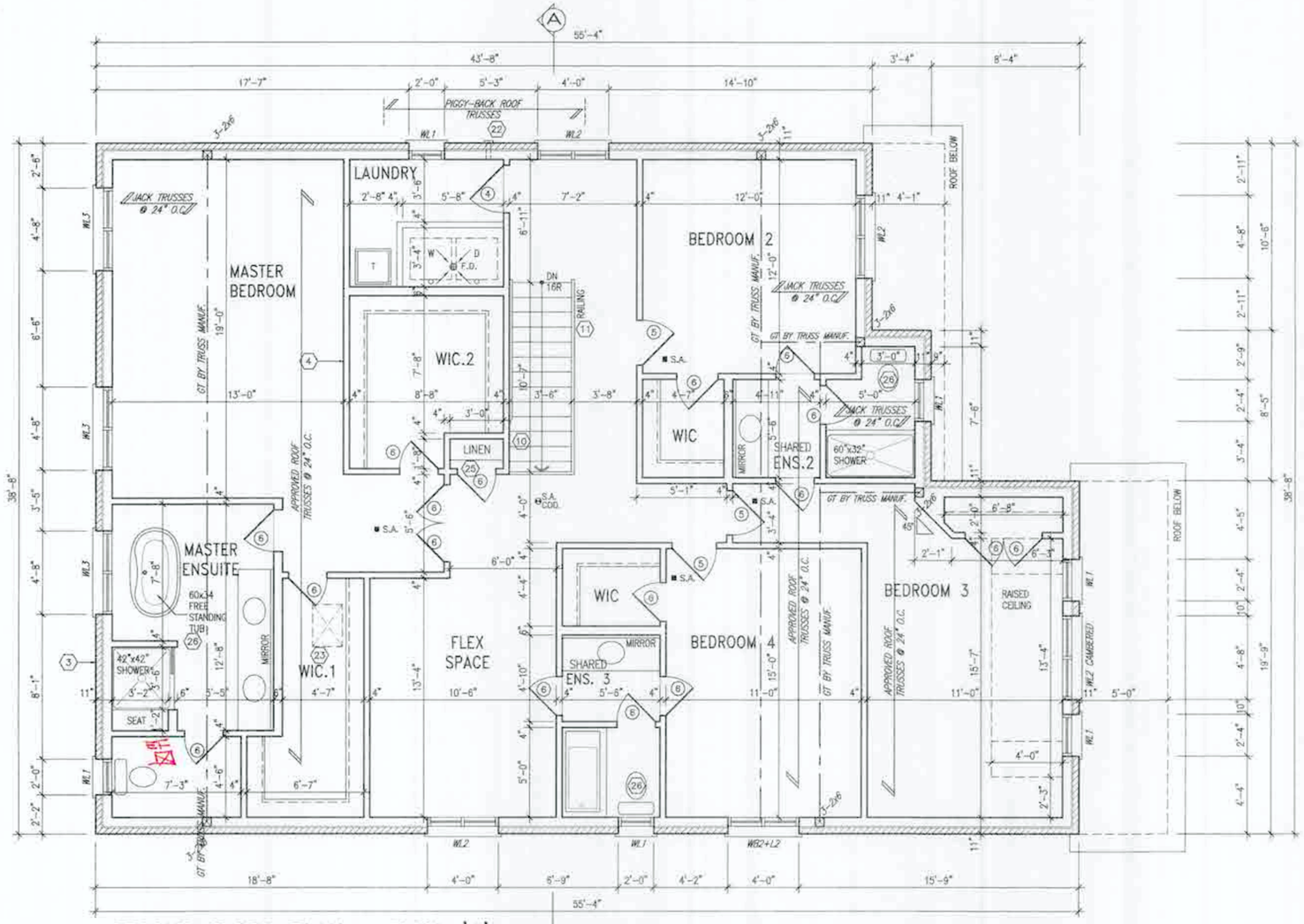
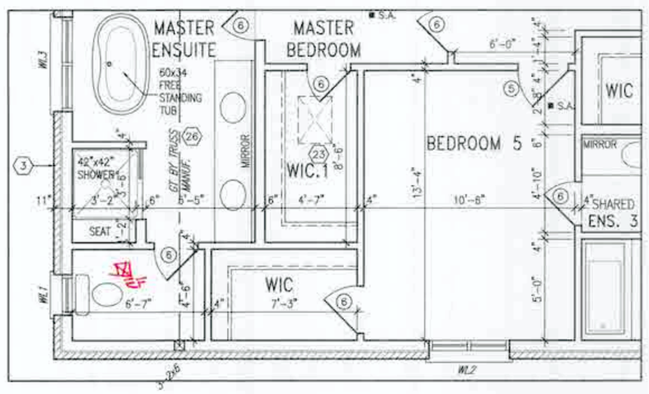


SECOND FLOOR PLAN – ELEV. '1'



PART. SECOND FLOOR PLAN – ELEV. '1'
W/ OPT. BEDROOM 5

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. B–9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED: WATER CLOSET: 3.8.3.6.(3)(c) & 3.8.3.6.(3)(e). SHOWER: 3.8.3.13.(2)(g). BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
SITE APPROVAL
SIGNATURE
DATE AUG 27 2021
THIS SITE PLAN APPROVAL DOES NOT WAIVE ANY MUNICIPAL REQUIREMENTS OR RESTRICTIONS OR PROHIBIT THE ENACTMENT OF ADDITIONAL REQUIREMENTS

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 21 150884
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/TL/ENG. COMMENTS	APR. 27/21	CW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	CW

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, signature, 24458
name, registration information: VA3 Design Inc., 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
SECOND FLOOR PLAN – ELEV. '1'
drawn by: BD.BIM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no. A3

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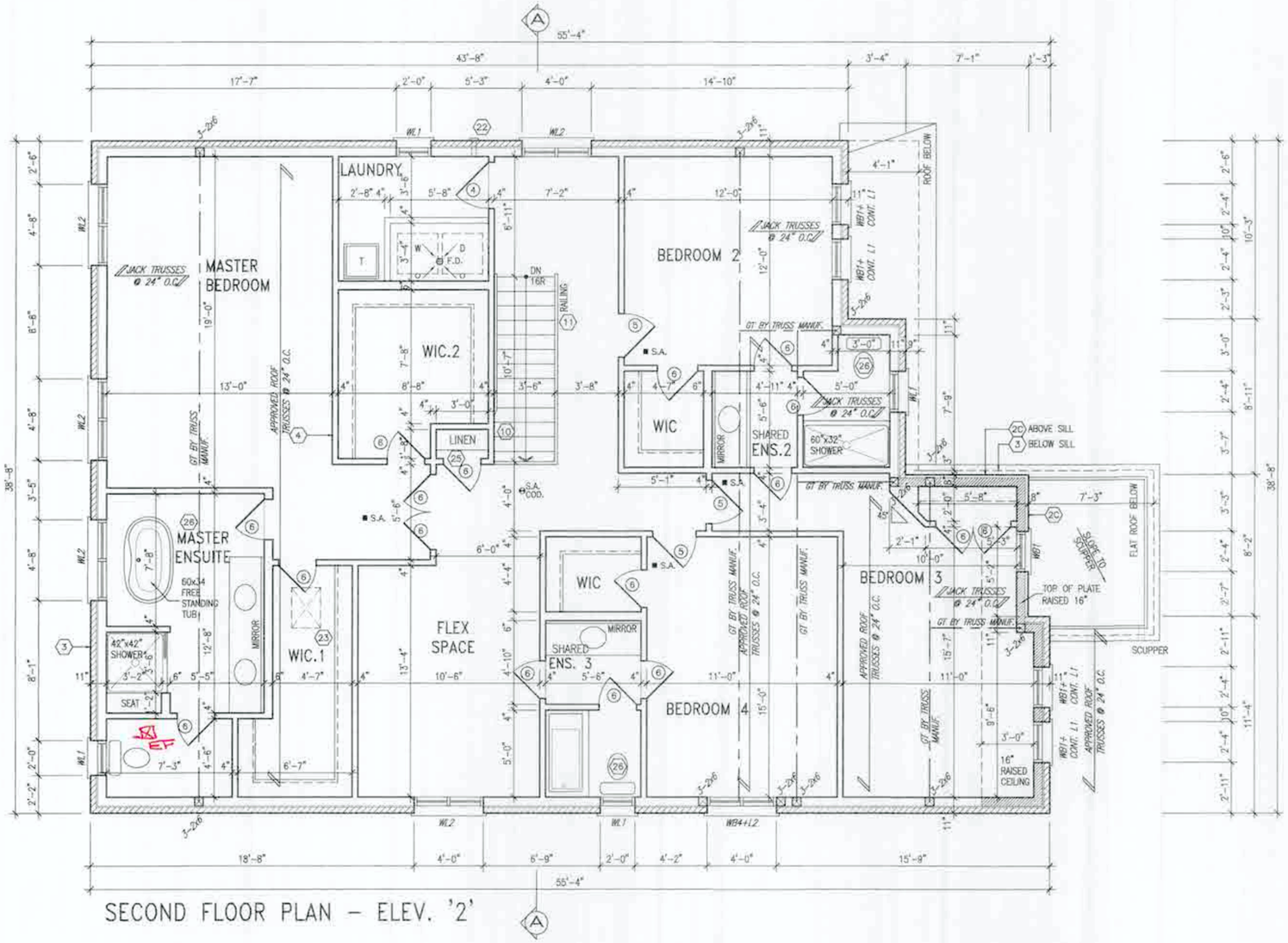
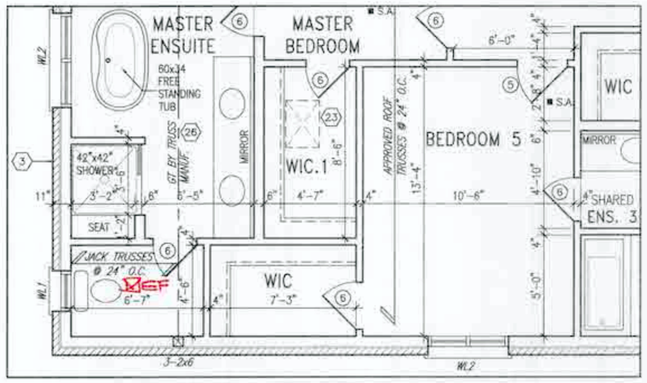


SECOND FLOOR PLAN – ELEV. '2'



PART. SECOND FLOOR PLAN – ELEV. '2'
W/ OPT. BEDROOM 5

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL TEAM
APPROVED BY
DATE

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 06/2021
STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
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OCT 04 2021
FOR CHIEF BUILDING OFFICIAL
DATE

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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qualification information: Richard Vink, 24488
name / signature / date
registration information: VA3 Design Inc., 42658
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va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
SECOND FLOOR PLAN – ELEV. '2'
drawn by: BD/BM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no. A3a

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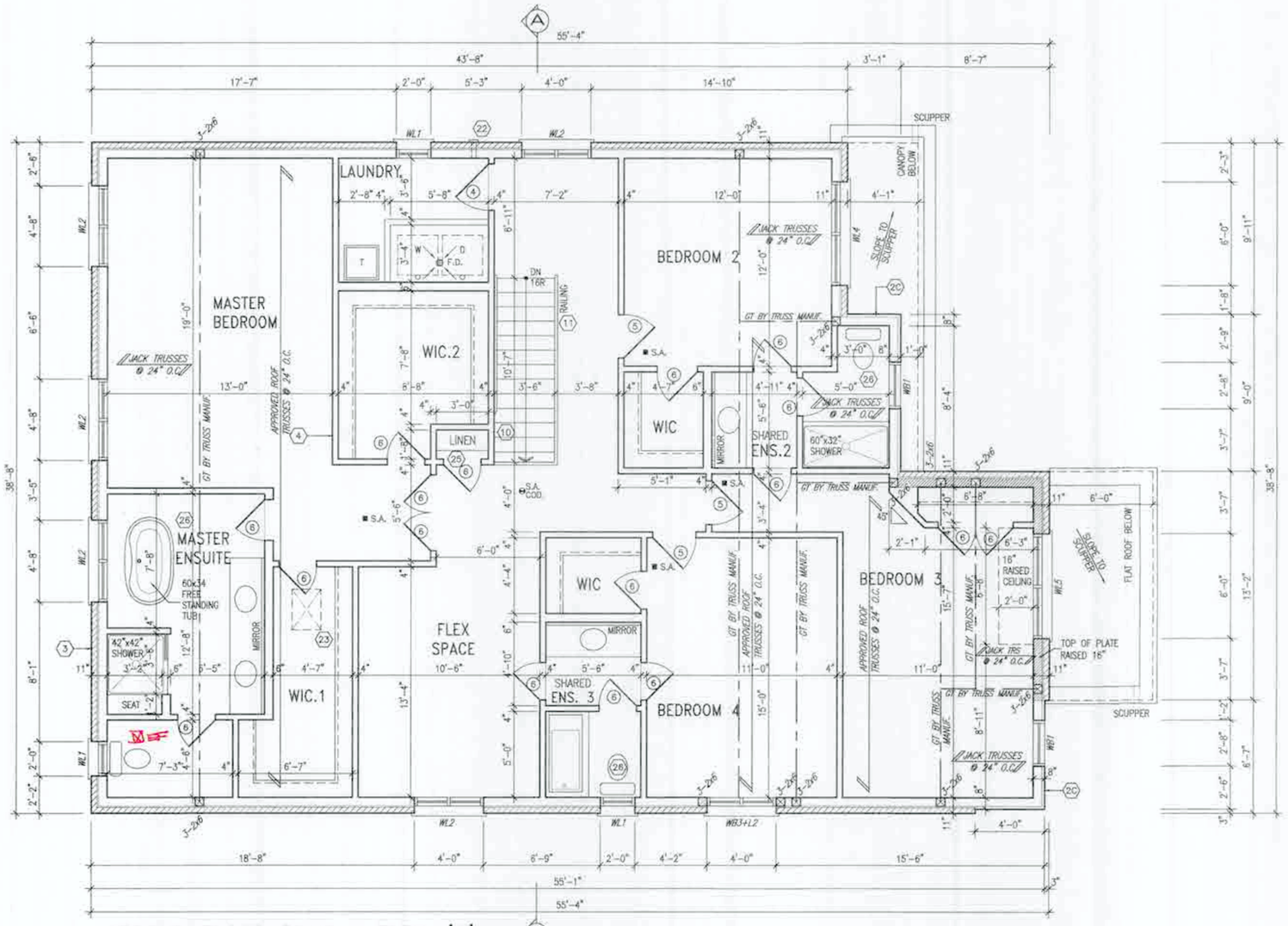
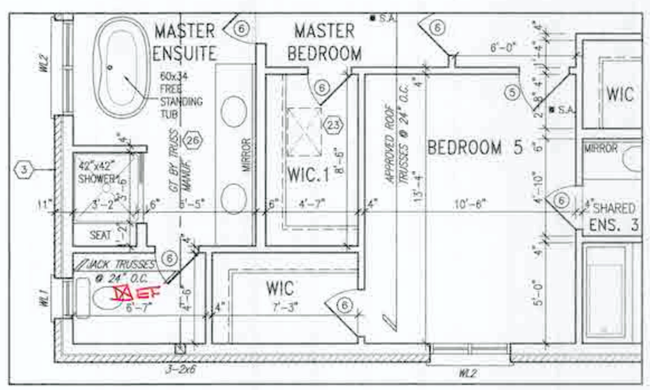


SECOND FLOOR PLAN – ELEV. '3'



PART. SECOND FLOOR PLAN – ELEV. '3'
W/ OPT. BEDROOM 5

GRAB BAR NOTE:

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REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B–9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER: 3.8.3.13.(2)(g). BATHTUB: 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

GN-NOTE-0075.DWG

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. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 28/2021

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY. 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR. 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB. 19/21	GW

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 — signature: R Vink — 24498
registration information: VA3 Design Inc. — BCIN 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4762
va3design.com

Greenpark.

project name	SPRINGFIELD 2 14.30m
RUSSELL GARDENS PH. 4	HAMILTON, ON.
date FEB 2021	SECOND FLOOR PLAN – ELEV. '3'
drawn by BD.BIM	checked by – / scale 3/16" = 1'-0" / file name 20027-SPRINGFIELD-2
project no. 20027	drawing no. A3b

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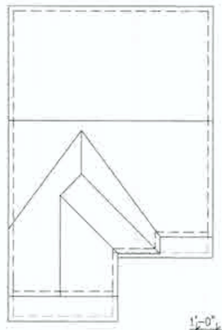
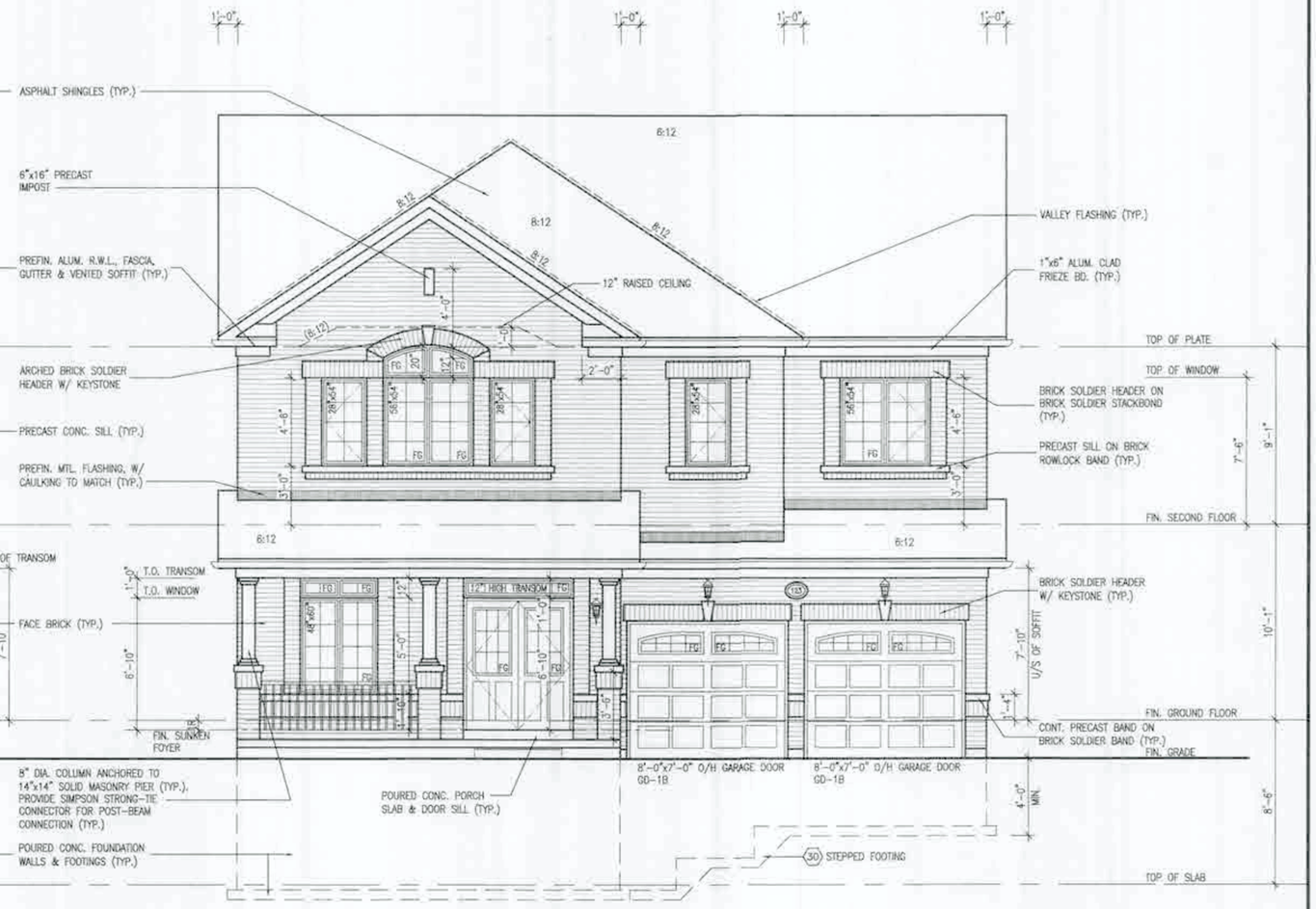
3550 SF.



ROOF PLAN – ELEV. '1'

REAR ELEVATION – ELEV. '1'



FRONT ELEVATION – ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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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 E. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND ATTRACTION
APPROVED BY:
DATE: AUG 27 2021
THIS APPROVAL CERTIFICATE APPLIES TO THE APPROVED DESIGN IN GENERAL ONLY AND DOES NOT INCLUDE HOUSE MODIFICATIONS REQUIRED BY OTHER DEPARTMENTS.

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.

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

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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
signature
BCIN 24488
registration information
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
project no.	20027
date	FEB 2021
drawn by	BO.BM
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-2
drawing no.	A4

SPRINGFIELD 2
14.30m

FRONT & REAR ELEVATIONS – ELEV. '1'

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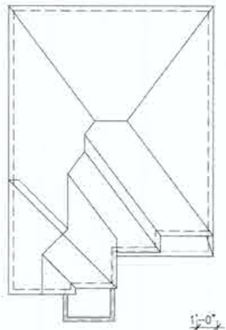
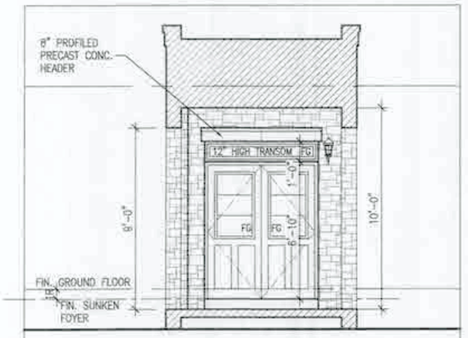
SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

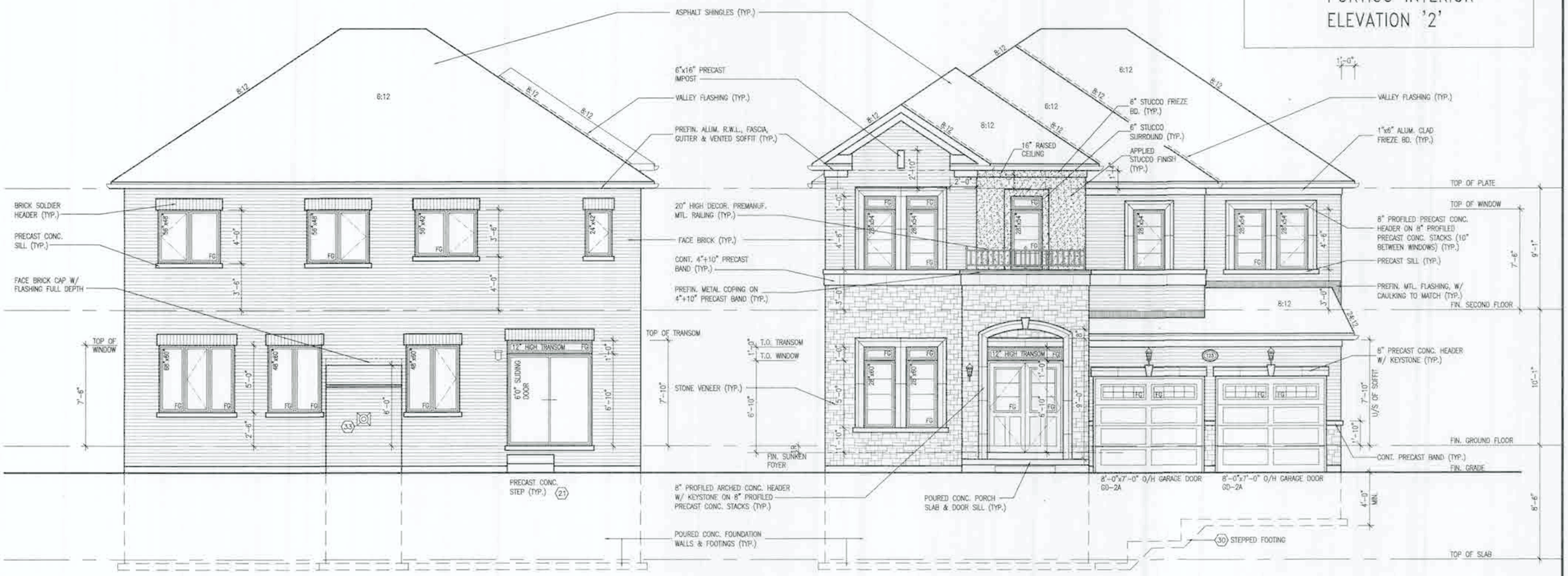
3550 SF.



ROOF PLAN – ELEV. '2'



PORTICO INTERIOR ELEVATION '2'



REAR ELEVATION – ELEV. '2'

FRONT ELEVATION – ELEV. '2'

CITY OF HAMILTON
Building Division
Permit No. 21 – 150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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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 CONTROL DESIGN AND IMPROVEMENT
DATE AUG 27 2021

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.

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

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3	ISSUED FOR PERMIT	MAY. 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR. 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB. 19/21	GW

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 24488
name signature BCIN
registration information
VA3 Design Inc. 42658
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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
project no.	20027
date	FEB 2021
drawn by	BO,BIM
checked by	–
scale	3/16" = 1'-0"
drawing title	FRONT & REAR ELEVATIONS – ELEV. '2'
file name	20027-SPRINGFIELD-2
drawing no.	A4a

SPRINGFIELD 2
14.30m

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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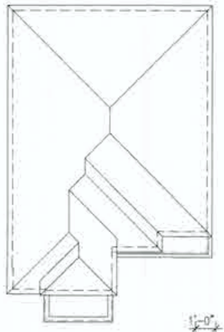
3550 SF.



ROOF PLAN – ELEV. '3'

CONTEMPORARY STONE PATTERN | MAIN BRICK | WOOD GRAIN STUCCO FINISH | STUCCO W/ REVEALS

PORTICO INTERIOR ELEVATION '3'

REAR ELEVATION – ELEV. '3'

FRONT ELEVATION – ELEV. '3'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
SIGNATURE
DATE AUG 27, 2021

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

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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 — signature — 24468 — BCIN
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON.
SPRINGFIELD 2 — 14.30m — project no. 20027
date: FEB 2021 — FRONT & REAR ELEVATIONS – ELEV. '3'
drawn by: BD.BIM — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2
drawing no. A4b

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3550 SF.

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1171.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.99 SQ. FT.
GLAZING PROVIDED	=77.13 SQ. FT.
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=80.13 SQ. FT.

ok

LEFT SIDE ELEVATION – ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. 21- 150884
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
SIGNATURE
DATE AUG 27 2021

EXTERIOR RAILINGS:
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ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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 — signature — 24485
name — BCIN
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON. — project no. 20027

title: LEFT SIDE ELEVATION – ELEV. '1'
date: FEB 2021
drawn by: RD.BM — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2
drawing no. A5

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3550 SF.

ALLOWABLE GLAZED OPENINGS
WALL AREA =1171.22 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =81.99 SQ. FT.
GLAZING PROVIDED =77.13 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS =80.13 SQ. FT.

ok

LEFT SIDE ELEVATION – ELEV. '2'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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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 CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: AUG 27, 2021
This signature certifies compliance with the applicable Design Guidelines only and is not a certification for compliance to Building Regulations.

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.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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
name: Richard Vink — signature: R Vink — 24468 IBCN
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
258 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON. — project no. 20027
date: FEB 2021 — drawn by: BO,BIM — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2
drawing title: LEFT SIDE ELEVATION – ELEV. '2'
drawing no. A5a

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3550 SF.

ALLOWABLE GLAZED OPENINGS
WALL AREA =1171.22 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =81.99 SQ. FT.
GLAZING PROVIDED =77.13 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS =80.13 SQ. FT.

OK

LEFT SIDE ELEVATION – ELEV. '3'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
DATE Aug 17, 2021

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.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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
name Richard Vink signature R Vink
registration information: 24488 BCIN
VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
drawn by: BD.BM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
LEFT SIDE ELEVATION – ELEV. '3'
drawing no.: A5b

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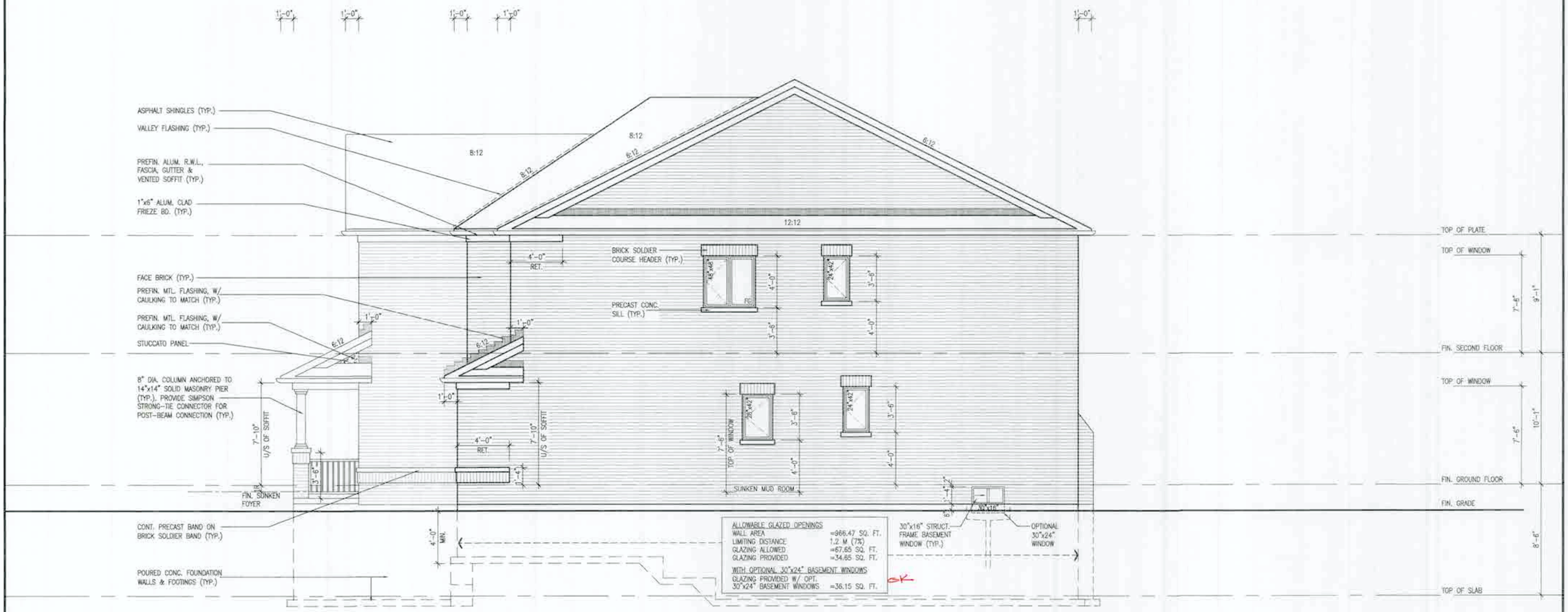
3550 SF.



ALLOWABLE GLAZED OPENINGS

WALL AREA	=966.47 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=67.65 SQ. FT.
GLAZING PROVIDED	=34.65 SQ. FT.
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=36.15 SQ. FT.

OK

RIGHT SIDE ELEVATION – ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL
DATE

SPRINGFIELD 2
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 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
ARCHITECTURAL CONTROL ARCHITECT
APPROVED BY:
DATE: AUG 17 2021
THIS PLAN IS NOT TO BE INTERPRETED AS ZONING CONFORMANCE

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.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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3	ISSUED FOR PERMIT	MAY 21/21	OW
2	REV. PER CLIENT/ROOF/FL/ENG COMMENTS	APR 27/21	OW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	OW

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
signature: R. Vink
name: Richard Vink
registration information: 24488 (ROR)
VA3 Design Inc. 42658

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 returned at the completion of the work. Drawings are not to be scaled.

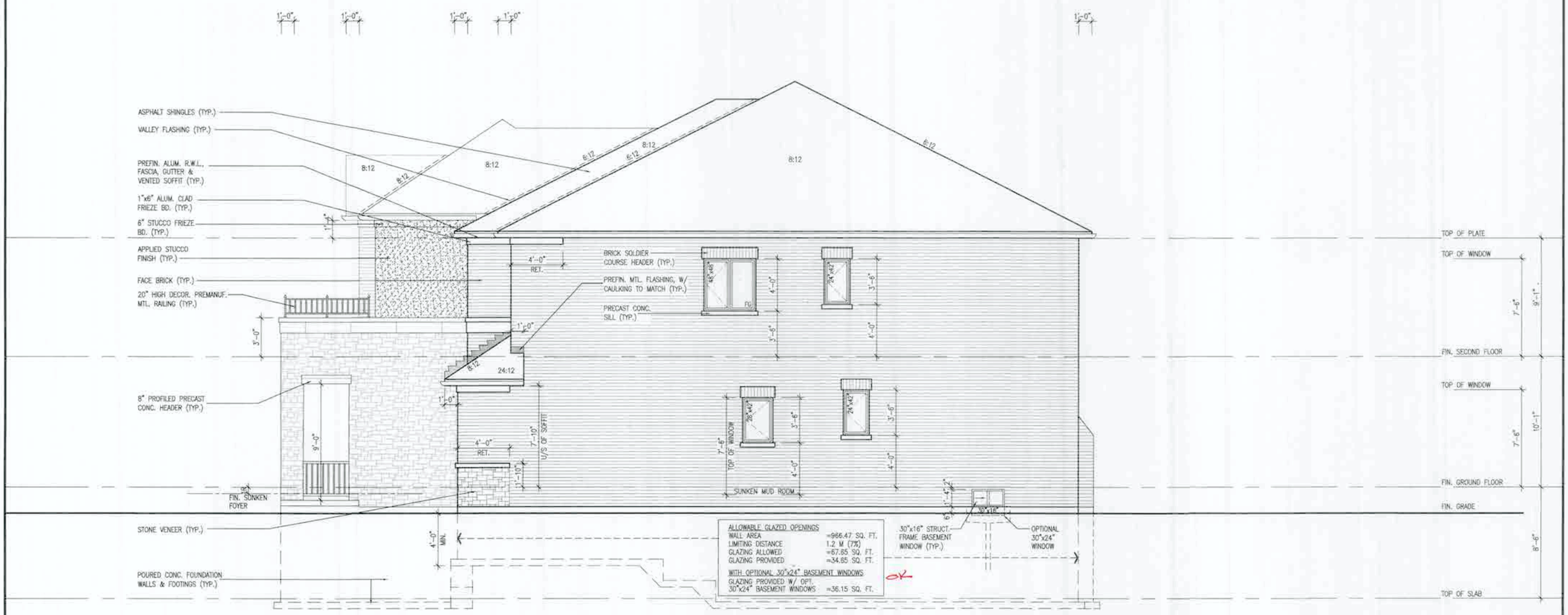
VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
drawn by: BD.BM
checked by: –
scale: 5/16" = 1'-0"
RIGHT SIDE ELEVATION – ELEV. '1'
file name: 20027-SPRINGFIELD-2
drawing no. A6

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

3550 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=966.47 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=67.65 SQ. FT.
GLAZING PROVIDED	=34.65 SQ. FT.
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=36.15 SQ. FT.

OK

RIGHT SIDE ELEVATION – ELEV. '2'

CITY OF HAMILTON
Building Division
Permit No. 21 150884
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AUDITOR
PRE-APPROVED
DATE MAR 17 2021

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.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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 — signature — SIGN
name — registration information
VA3 Design Inc. — 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
285 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021 — drawn by: — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2
RIGHT SIDE ELEVATION – ELEV. '2'
drawing no. A6a

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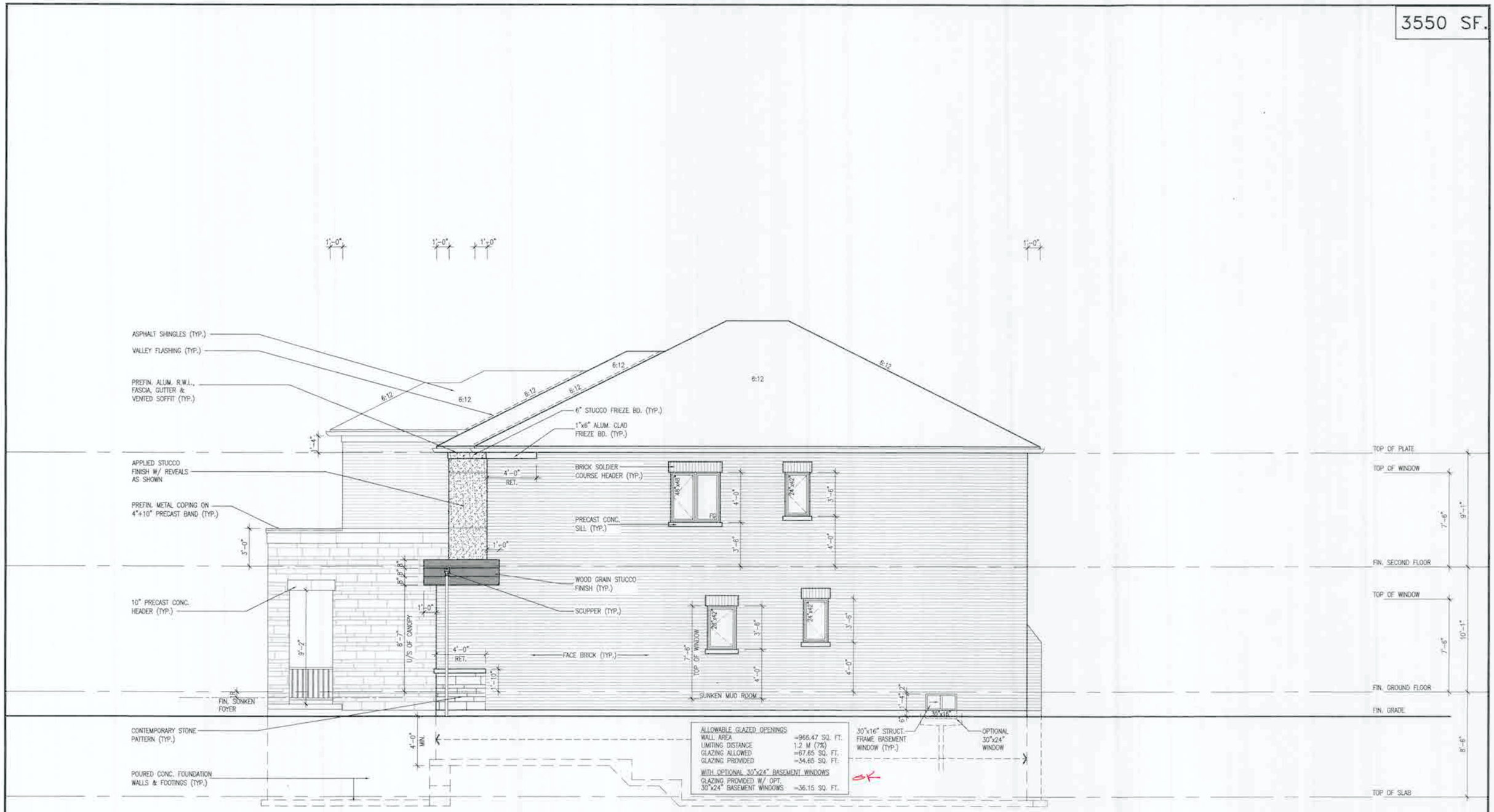
SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.



RIGHT SIDE ELEVATION – ELEV. '3'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by:
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

SPRINGFIELD 2
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 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
ARCHITECTURAL CONTROL TEAM
APPROVED
DATE AUG 27 2021

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.

BASEMENT WINDOWS
LARGER WINDOW MAY REQUIRE WINDOW WELL DEPENDING ON FINAL GRADE CONDITIONS. DRAIN WELL TO FOOTING DRAIN.

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 22/21	CW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	CW

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 — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658
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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Commumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON.
SPRINGFIELD 2 — 14.30m
project no. 20027
date: FEB 2021 — RIGHT SIDE ELEVATION – ELEV. '3'
drawn by: BD.BM — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2
drawing no. A6b

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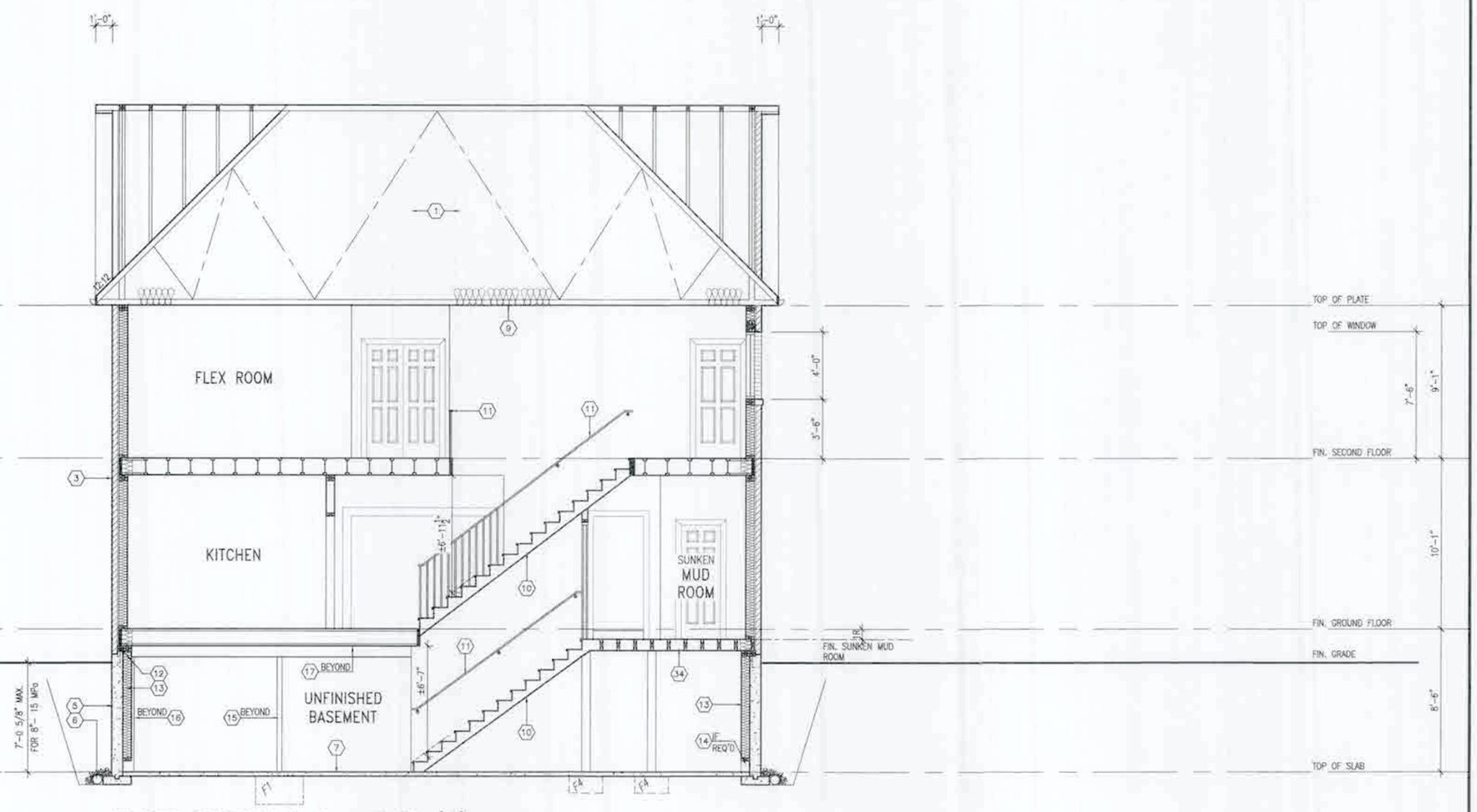
3550 SF.



CROSS SECTION A-A - ELEV. '1'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 26/2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/TL/ENG. COMMENTS	APR. 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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 — signature
name — BCIN
registration information
VA3 Design Inc. — 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
SPRINGFIELD 2	14.30m
project no.	20027
date	FEB 2021
drawn by	BG.BIM
checked by	—
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-2
drawing title	CROSS SECTION A-A - ELEV. '1'
drawing no.	A7

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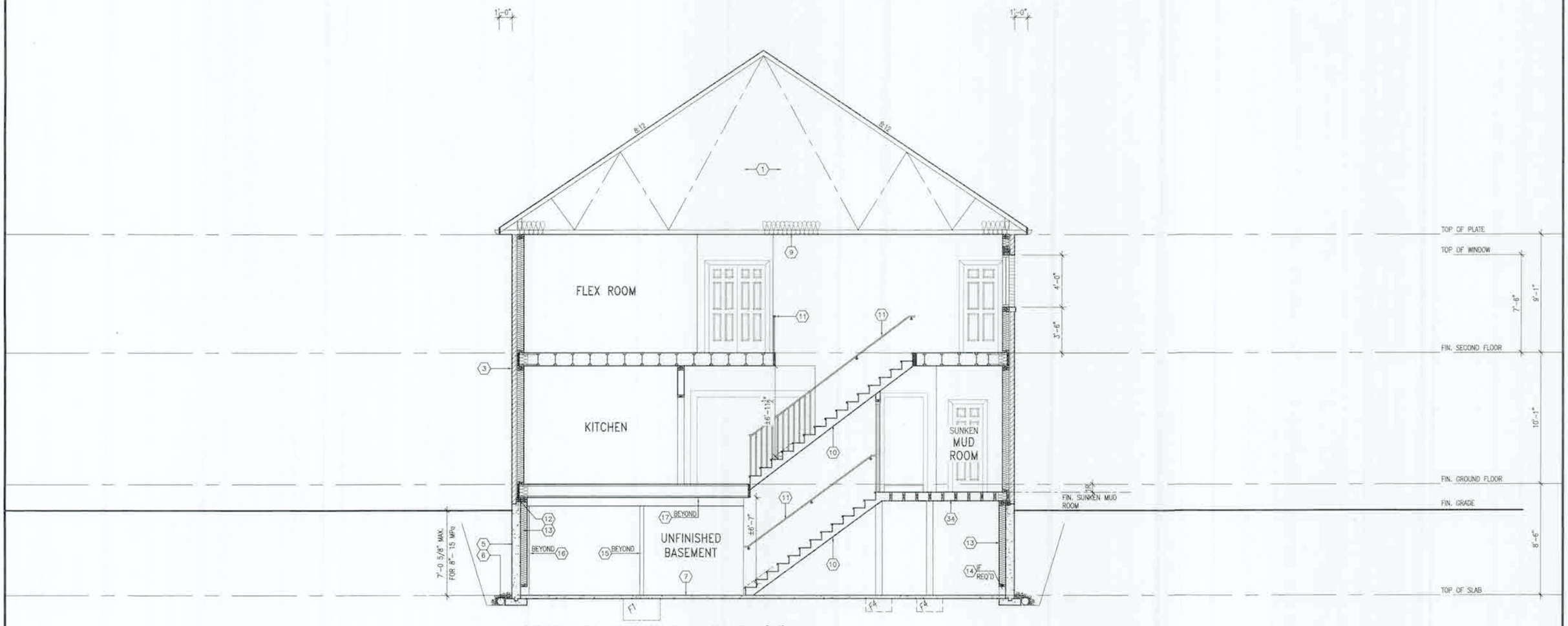
3550 SF.



CROSS SECTION A-A - ELEV. '2'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021
STRUDET INC.
FOR STRUCTURE ONLY

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

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR. 27/21	CW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB. 19/21	CW

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 — signature — 24488 (OCN)
registration information
VA3 Design Inc. — 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
285 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027

date: FEB 2021
drawn by: BO.JBM
checked by: --
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
title: CROSS SECTION A-A - ELEV. '2'
drawing no.: A7a

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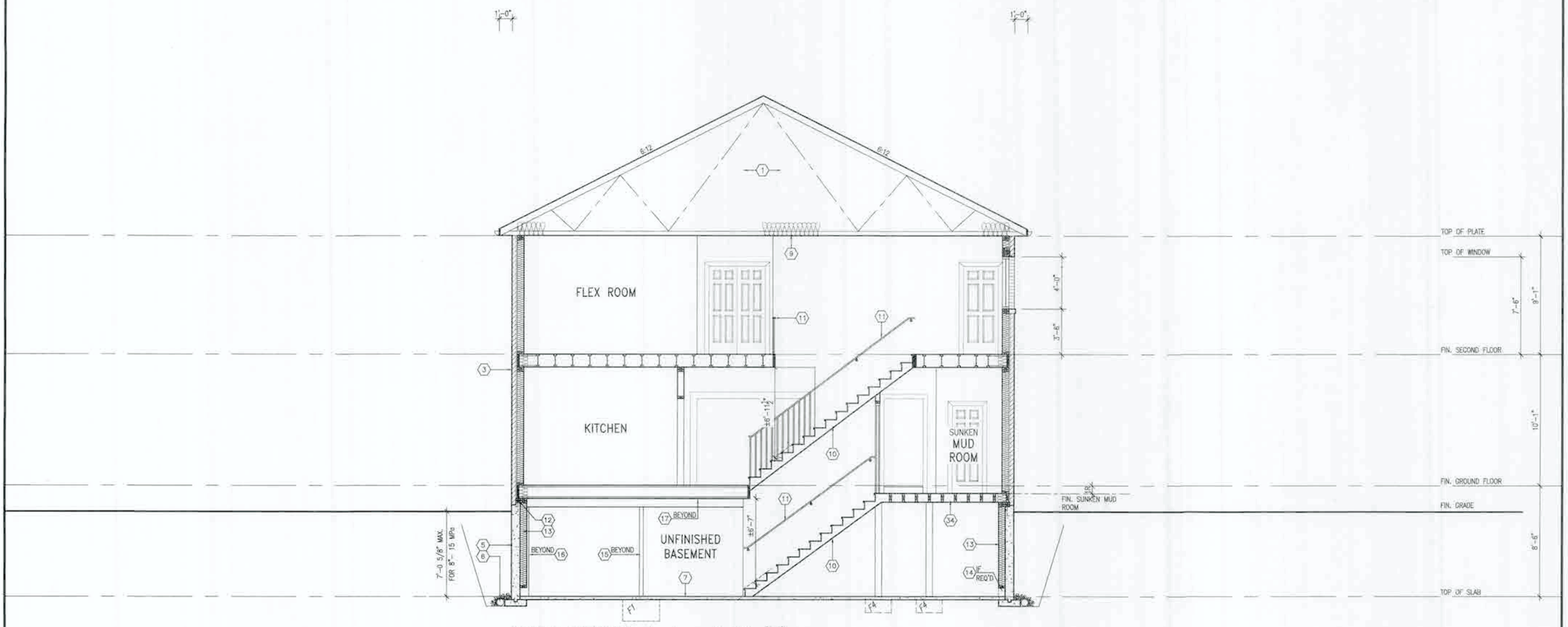
SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.



CROSS SECTION A-A - ELEV. '3'

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 01 2021
DATE

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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021

STRUDET INC.
FOR STRUCTURE ONLY

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR. 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	FEB. 19/21	GW

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
name: Richard Vink
signature: R Vink
registration information
VA3 Design Inc.
BCIN: 24488
42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
CROSS SECTION A-A - ELEV. '3'
drawn by: BD.BM
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no.: A7b

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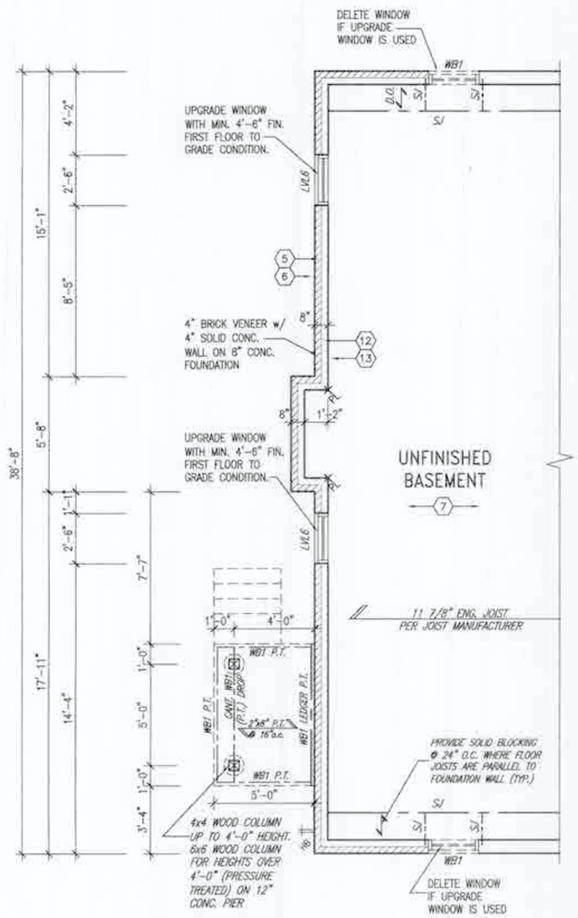
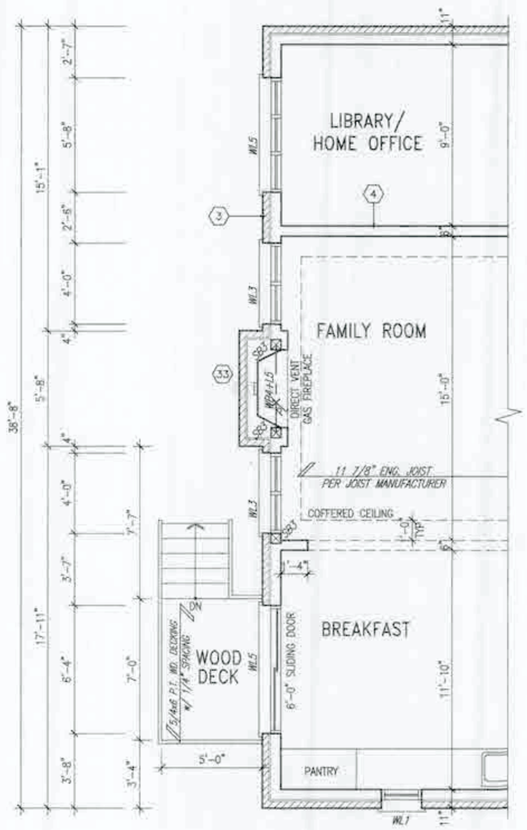
3550 SF.



PARTIAL BASEMENT PLAN
DECK CONDITION



PARTIAL GROUND FLOOR PLAN
DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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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 CONTROL DESIGN
CAD APPROVAL
authorized by
date AUG 2, 2021
This drawing certifies compliance with the approved Design Guidelines only and does not certify architectural design or liability

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26, 2021
STRUDET INC.
FOR STRUCTURE ONLY

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

REFER TO STANDARD BASEMENT PLAN FOR WINDOWS THAT MAY BE ELIMINATED WITH UPGRADED REAR WINDOWS OF DECK CONDITION.

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.

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.

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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.
specification information
Richard Vink — signature — 24488
name — SCN
registration information
VA3 Design Inc. — 42658

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 returned on the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255, f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
PARTIAL PLANS - DECK CONDITION
drawn by: BD.BM
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no.: A8

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SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.

REAR ELEVATION – ELEV. '1'
DECK CONDITION

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.

CITY OF HAMILTON
Building Division
Permit No. 21- 150884
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN AND APPROVALS
DATE AUG 27, 2021

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	CW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	CW

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 — signature — 24488 (OCIA)
name — registration information
VA3 Design Inc. — 42858

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
SPRINGFIELD 2
14.30m

project name	RUSSELL GARDENS PH. 4 — HAMILTON, ON. (municipality)
project no.	20027
date	FEB 2021
drawn by	–
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-2
drawing no.	A9

REAR ELEVATION – ELEV. '1' – DECK CONDITION

90.BIM

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3550 SF.

REAR ELEVATION – ELEV. '2'
DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 01 2021
DATE

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.

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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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL TEAM
CERTIFICATION
DATE AUG 27, 2021

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	CW
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qualification information
name: Richard Vink — signature: R. Vink — DCM
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

project name: RUSSELL GARDENS PH. 4 — HAMILTON, ON. — municipality
SPRINGFIELD 2 — 14.30m — project no. 20027
date: FEB 2021 — drawn by: BD,BIM — checked by: – — scale: 3/16" = 1'-0"
REAR ELEVATION – ELEV. '2' – DECK CONDITION
file name: 20027-SPRINGFIELD-2
drawing no. A9a

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3550 SF.

REAR ELEVATION – ELEV. '3'
DECK CONDITION

CITY OF HAMILTON
Building Division
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These drawings and/or specifications has/ve been reviewed by
FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
HAS APPROVED
SIGNED BY
DATE AUG 27, 2021
THIS CERTIFICATE CONFIRMS THAT THE APPROVED DESIGN DOCUMENTS (DD) AND SCHEME OF SUPERVISION PROFESSIONAL ENGINEERING

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.

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qualification information
Richard Vink — signature — 24488 — name — BCIN
registration information
VA3 Design Inc. — 42658
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VA3 DESIGN
255 Centlinnes Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
SPRINGFIELD 2
14.30m
project no. 20027
date: FEB 2021
REAR ELEVATION – ELEV. '3' – DECK CONDITION
drawn by: BD.BIM
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-2
drawing no. A9b

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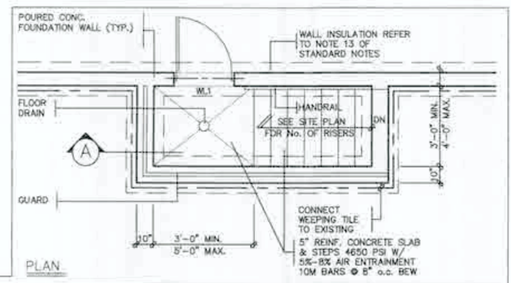
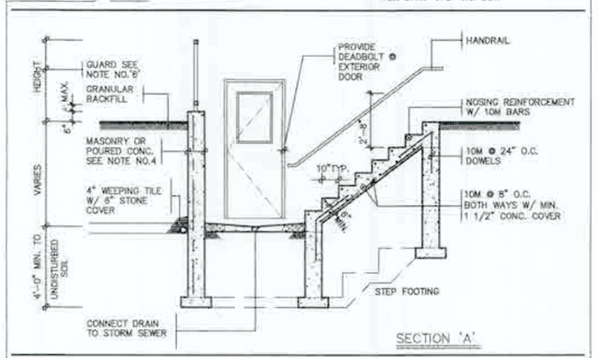
SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.



PLAN



SECTION 'A'

GENERAL NOTES

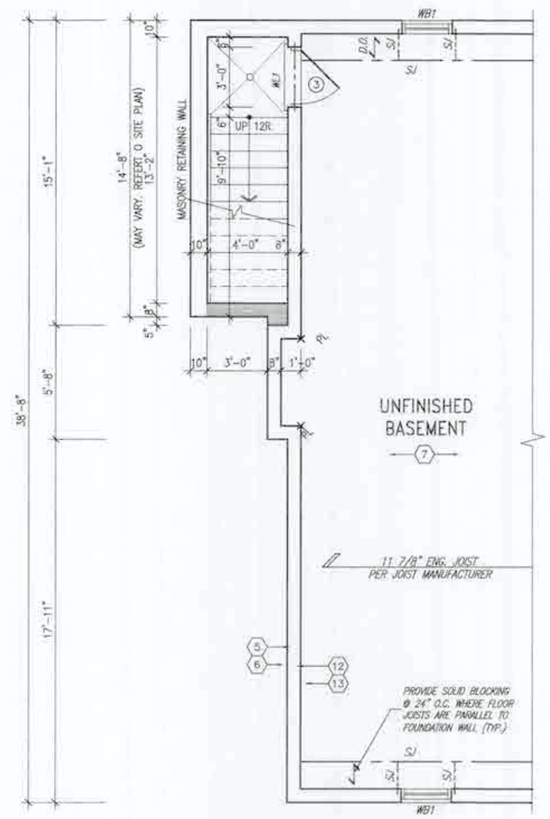
1. FOOTINGS
   24"x8" POURED CONCRETE FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL
2. CONCRETE
   MINIMUM COMPRESSIVE STRENGTH OF (32MPa) 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
3. EXTERIOR STAIRS
   7 7/8" RISE MAXIMUM 4 7/8" MINIMUM
   8 1/4" RUN MINIMUM 14" MAXIMUM
   9 1/4" TREAD MINIMUM 14" MAXIMUM
4. INSULATION
   FOR INSULATION VALUE & VAPOUR BARRIER LOCATION, REFER TO NOTE 13 OF STANDARD NOTES.
5. RETAINING WALL
   10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. & 15M HORIZONTAL REINFORCEMENT @ 24" o.c. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0". 15M HORIZONTAL EACH FACE @ 16" o.c. & 15M VERTICAL EACH FACE @ 12" o.c. FOR WALL HEIGHTS FROM 7'-0" TO 8'-6". WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.1.5.16.
6. GUARDS
   3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

MARCH 2021

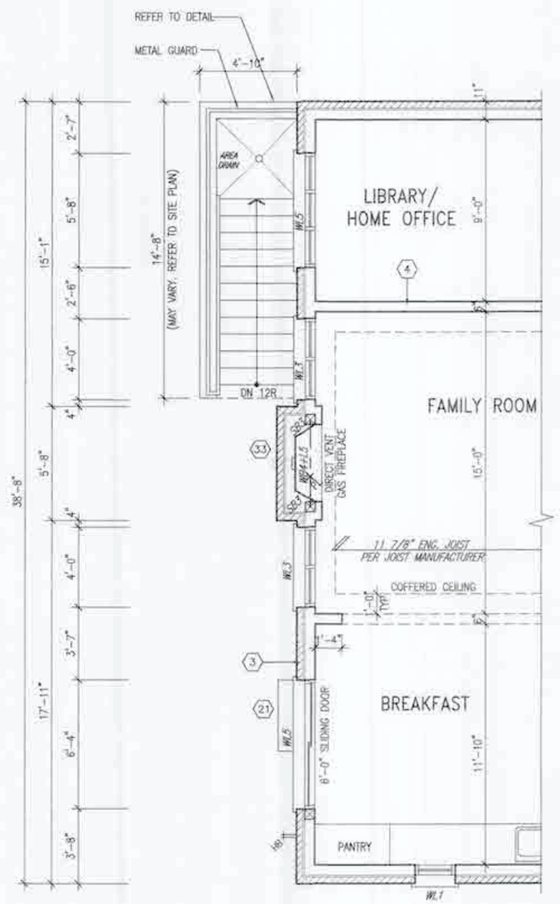
BASEMENT WALK-UP

PLAN, SECTION & NOTES

SCALE: N.T.S.



PARTIAL BASEMENT PLAN
w/ OPT. WALK-UP STAIRS



PARTIAL GROUND FLOOR PLAN
w/ OPT. WALK-UP STAIRS

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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These drawings and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL
DATE OCT 04 2021

NOTE: FIREPLACE PROJECTION REDUCED TO 12" FOR WALK-UP CONDITION ONLY

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT AND APPROVALS

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26/2021
STRUDET INC.
FOR STRUCTURE ONLY

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.

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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	CW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 19/21	CW

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
registration information: VA3 Design Inc. 24488 BCIN 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t. 416.630.2255 f. 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4 — HAMILTON, ON.
municipality	
SPRINGFIELD 2	14.30m
project no.	20027
date	FEB 2021
PARTIAL PLANS – WALK-UP CONDITION	
drawn by	—
checked by	—
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-2
drawing no.	A10

BD.BIM

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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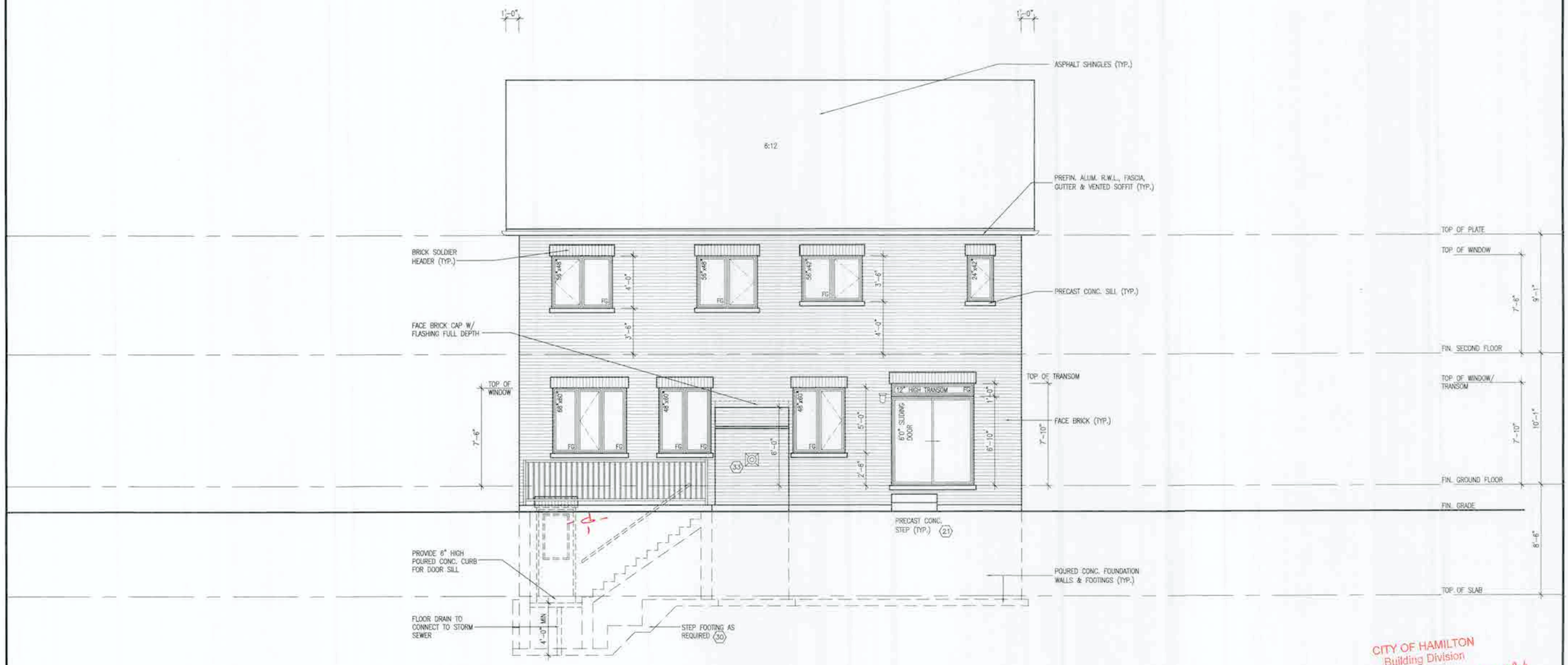
3550 SF.



REAR ELEVATION – ELEV. '1'
w/ OPT. WALK-UP STAIRS

CITY OF HAMILTON
Building Division
Permit No. 21-150884
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OCT 04 2021
FOR CHIEF BUILDING OFFICIAL
DATE

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JOHN G. WILLEMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AND DESIGN
APPROVED BY
DATE

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

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR. 27/21	CW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB. 19/21	CW

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qualification information: Richard Vink
signature
name: RVIN
registration information: VA3 Design Inc. 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2225 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
SPRINGFIELD 2	14.30m
project no.	20027
date	FEB 2021
drawn by	BG.BIM
checked by	–
scale	3/16" = 1'-0"
title	REAR ELEVATION – ELEV. '1' – WALK-UP CONDITION
file name	20027-SPRINGFIELD-2
drawing no.	A11

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3550 SF.

REAR ELEVATION – ELEV. '2'
w/ OPT. WALK-UP STAIRS

CITY OF HAMILTON
Building Division
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OCT 04 2021
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED
DATE AUG 27 2021

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

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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qualification information
Richard Vink — signature — 24480
name — registration information — BCIN
VA3 Design Inc. — 42658

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va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 4	municipality: HAMILTON, ON.
SPRINGFIELD 2 14.30m	project no. 20027
date: FEB 2021	REAR ELEVATION – ELEV. '2' – WALK-UP CONDITION
drawn by: BD.BIM	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-2
drawing no. A11a	

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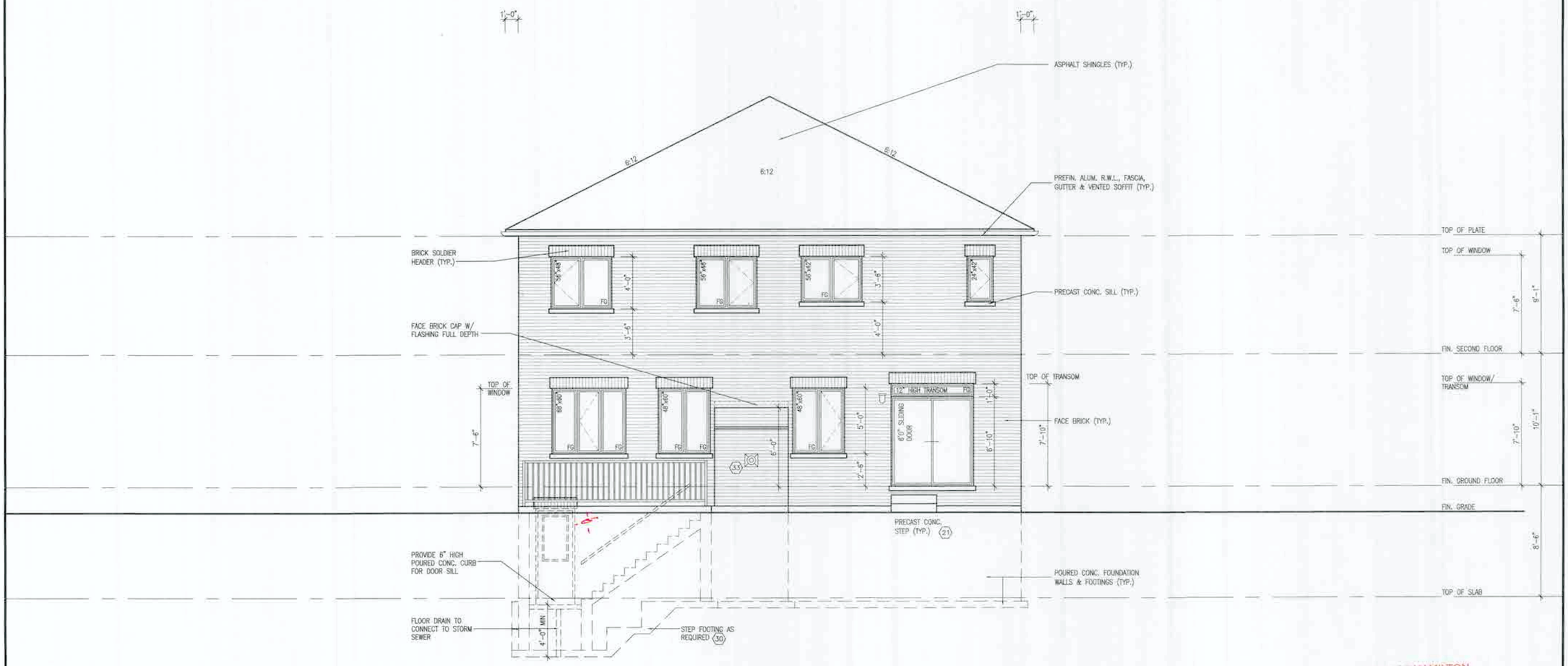
3550 SF.



REAR ELEVATION – ELEV. '3'
w/ OPT. WALK-UP STAIRS

CITY OF HAMILTON
Building Division
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ENGINEER AND APPROVAL
AUG 27, 2021

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

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

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qualification information
Richard Vink 24488
name signature BCIN
registration information
VA3 Design Inc. 42658
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 4 — municipality: HAMILTON, ON.	SPRINGFIELD 2 14.30m — project no. 20027
date: FEB 2021 — REAR ELEVATION – ELEV. '3' – WALK-UP CONDITION	drawing no.
drawn by: SD,BIM — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-2	A11b

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3550 SF.

UPGRADED REAR ELEVATION – ELEV. '2'
DECK CONDITION

CITY OF HAMILTON
Building Division
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FOR CHIEF BUILDING OFFICIAL
OCT 04 2021
DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAY 27, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not relieve the Purchaser of any other requirements.

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.

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3	ISSUED FOR PERMIT	MAY 21/21	GW
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1	PRELIMINARY: ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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qualification information
name: Richard Vink — signature
registration information
VA3 Design Inc. — 42658
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VA3 DESIGN
255 Centurian Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark

SPRINGFIELD 2
14.30m

project name: RUSSELL GARDENS PH. 4	municipality: HAMILTON, ON.
project no.: 20027	
date: FEB 2021	UPGRADED REAR ELEVATION '2' – DECK COND.
drawn by: BD.BIM	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-2
drawing no.: A12a	

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SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

3550 SF.

UPGRADED REAR ELEVATION – ELEV. '3'
DECK CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21- 150884
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/or specifications have been reviewed
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL
DATE

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.

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 site 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., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
APPROVED
APPROVED BY
DATE AUG 27, 2021

SPRINGFIELD 2
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
17			
16			
15			
14			
13			
12			
11			
10			

no.	description	date	by
9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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
name: Richard Vink — signature: R Vink
registration information: VA3 Design Inc. — BCIN: 24488 — 42658

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 returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
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va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4 — HAMILTON, ON.
SPRINGFIELD 2	14.30m
project no.	20027
date	FEB 2021
drawn by	BG/BM
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-2
title	UPGRADED REAR ELEV. '3' – DECK CONDITION
drawing no.	A12b

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