

3705 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"x8" 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" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 8" x 4" x 3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 9" x 3-1/2" x 5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (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" (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" (150x90x10.0L)
L5 = 8" x 4" x 3/8" (150x100x10.0L)
L6 = 7" x 4" x 3/8" (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
2	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
3	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
4	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
5	2'-8"	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" TO 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



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.

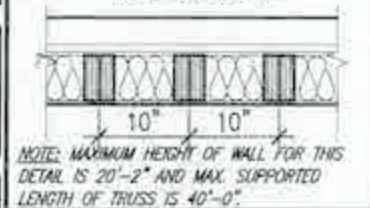
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.48 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.48 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52 (R20ci)	OPTION TO USE R12+R10ci
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	0.28	
Maximum U-value		
Skylights	0.49	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1.0; Maximum 2.0 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci - Denotes Continuous Insulation without framing interruption.

TWO STOREY HEIGHT WALL DETAIL

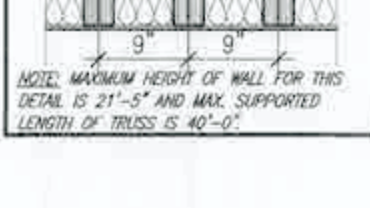
2-1 1/2" x 5 1/2" TIMBERSTRAND (LS) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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 (LS) 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".

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

SPRINGFIELD 3, EL. 1	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	818 S.F. 167.289 S.F. 20.46 %
LEFT SIDE	1171 S.F. 86.000 S.F. 5.64 %
RIGHT SIDE	1171 S.F. 40.167 S.F. 3.43 %
REAR	818 S.F. 169.111 S.F. 20.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX. 19.9 S.F. REFER TO ELEVATION FOR LOCATION	
TOTAL SQ. FT.	3978.00 S.F. 442.67 S.F. 11.15 %
TOTAL SQ. M.	369.97 S.M. 41.12 S.M. 11.13 %

AREA CALCULATIONS ELEV '1'

GROUND FLOOR AREA	1599 SF
SECOND FLOOR AREA (4/5 BED)	2106 SF
TOTAL FLOOR AREA	3705 SF
	(344.2 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	3705 SF
	(344.2 m ²)
GROUND FLOOR COVERAGE	1599 SF
GARAGE COVERAGE/AREA	399 SF
FRONT PORCH COVERAGE/AREA	48 SF
COVERAGE W/ FRONT PORCH	2046 SF
	(190.1 m ²)
COVERAGE W/O FRONT PORCH	1998 SF
	(185.6 m ²)

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

SPRINGFIELD 3, EL. 2	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	838 S.F. 168.537 S.F. 20.16 %
LEFT SIDE	1171 S.F. 86.000 S.F. 5.64 %
RIGHT SIDE	1171 S.F. 40.167 S.F. 3.43 %
REAR	818 S.F. 169.111 S.F. 20.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX. 19.9 S.F. REFER TO ELEVATION FOR LOCATION	
TOTAL SQ. FT.	3988.00 S.F. 444.22 S.F. 11.11 %
TOTAL SQ. M.	371.42 S.M. 41.27 S.M. 11.11 %

AREA CALCULATIONS ELEV '2'

GROUND FLOOR AREA	1608 SF
SECOND FLOOR AREA (4/5 BED)	2136 SF
TOTAL FLOOR AREA	3744 SF
	(347.8 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	3744 SF
	(347.8 m ²)
GROUND FLOOR COVERAGE	1608 SF
GARAGE COVERAGE/AREA	392 SF
FRONT PORCH COVERAGE/AREA	56 SF
COVERAGE W/ FRONT PORCH	2056 SF
	(191.0 m ²)
COVERAGE W/O FRONT PORCH	2000 SF
	(185.8 m ²)

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

SPRINGFIELD 3, EL. 3	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	849 S.F. 224.722 S.F. 27.11 %
LEFT SIDE	1171 S.F. 86.000 S.F. 5.64 %
RIGHT SIDE	1171 S.F. 40.167 S.F. 3.43 %
REAR	818 S.F. 169.111 S.F. 20.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX. 19.9 S.F. REFER TO ELEVATION FOR LOCATION	
TOTAL SQ. FT.	3989.00 S.F. 500.00 S.F. 12.53 %
TOTAL SQ. M.	370.59 S.M. 46.45 S.M. 12.53 %

AREA CALCULATIONS ELEV '3'

GROUND FLOOR AREA	1593 SF
SECOND FLOOR AREA (4/5 BED)	2127 SF
TOTAL FLOOR AREA	3720 SF
	(345.6 m ²)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	XX SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	3720 SF
	(345.6 m ²)
GROUND FLOOR COVERAGE	1593 SF
GARAGE COVERAGE/AREA	403 SF
FRONT PORCH COVERAGE/AREA	54 SF
COVERAGE W/ FRONT PORCH	2050 SF
	(191.0 m ²)
COVERAGE W/O FRONT PORCH	1996 SF
	(185.8 m ²)

CITY OF HAMILTON
Building Division

Permit No. **21-150623**

THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE DUTY OF CARE AND ALL OTHER APPLICABLE LAW

These drawings were prepared by
[Signature]
FOR THE DESIGNER'S OFFICIAL DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

255 Consumers Rd Suite 120
Toronto, ON M2N 1R4
416.630.2255 / 416.630.4782
va3design.com

PROJECT NAME
RUSSELL GARDENS PH.4

LOCATION
HAMILTON, ON

DATE
JANUARY, 2021

DESIGNED BY
VA3 DESIGN

SCALE
3/16" = 1'-0"

GENERAL NOTES AND CHART
20027-SPRINGFIELD-3

PROJECT NO.
20027

DRAWING NO.
A0

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 examining or approving into (adding) plans or working drawings with respect to any zoning or building codes or permit matter or that any house can be properly built or situated on the lot.

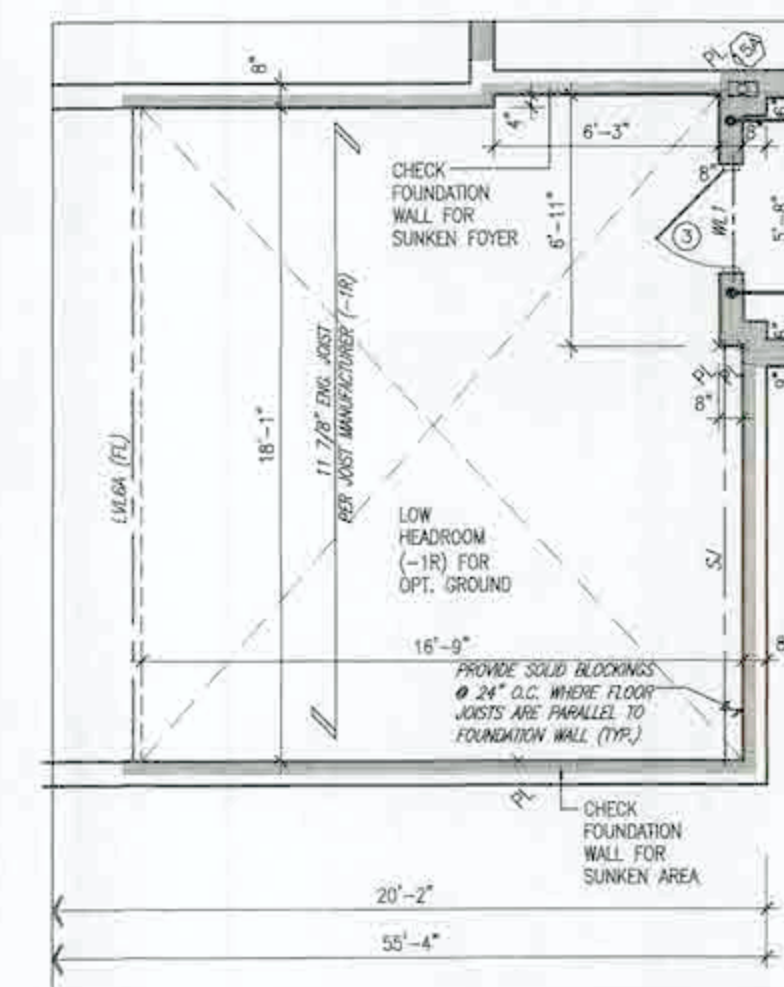
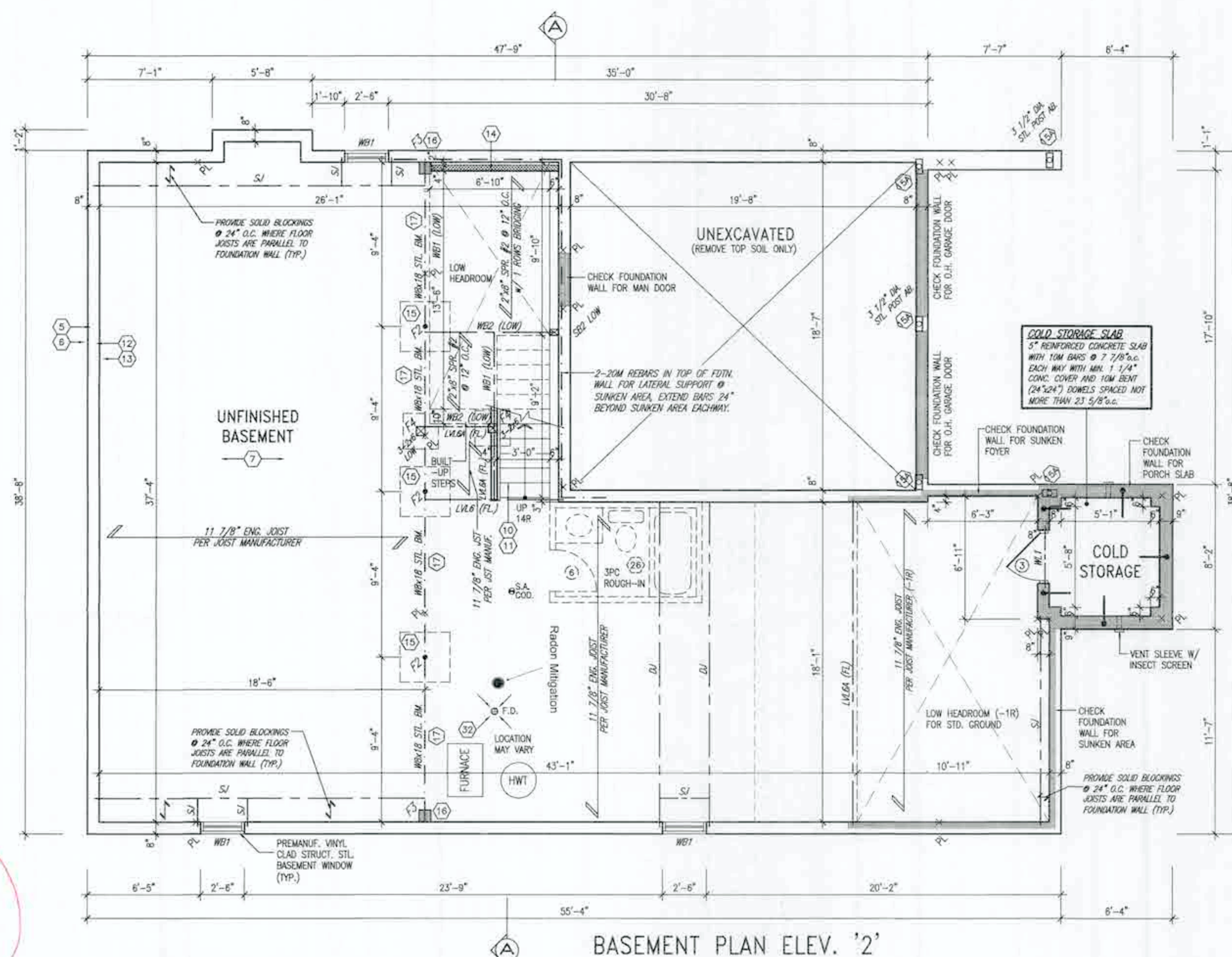
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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	MAY 21/21	GM
2	REV. PER CLIENT/ROOF/FLY/ENG. COMMENTS	APR 27/21	GM
3	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 16/21	GM

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BASEMENT PLAN ELEV. '2'

PART. BASEMENT PLAN ELEV. '2'
FOR OPT. GUEST SUITE COND.

centre of floor slab

Radon Mitigation Option 1

150 mm deep granular aggregate for a radius of not less than 300 mm at the centre of floor slab

150 mm

See Brochure

**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.

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

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTS/PLANNERS/REVIEW
AND APPROVAL
APPROVED BY:
(SIGNED) AUG 25, 2007
315 HERRING AVENUE, SUITE 1000, WILLOWDALE, ONTARIO M2H 1C9
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416-491-1111
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REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
NO. 2612021
MAY 2021

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VA3
DESIGN

		SPRINGFIELD 3 14.30m	
project name RUSSELL GARDENS PH.4		municipality HAMILTON, ON	
project no. 20027		drawing no. 20027	
date JANUARY, 2023		title BASEMENT PLAN - ELEV. 2	
drawn by (blank)		scale 3/16" = 1'-0"	
checked by (blank)		file name 20027-SPRINGFIELD 3	
issues (blank)		date MAY 21 2021	
(blank)		(blank)	

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
 Building Division
 Permit No. 21-15073
 THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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 THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
 These drawings and/or specifications have been reviewed by
 [Signature] EST 421
 [Signature] L-172
 [Signature]

FIRIBLY BULKHEADS

GROUND FLOOR PLAN ELEV. '1'

This architectural drawing shows the ground floor plan of a house, including detailed room layouts, dimensions, and construction notes. The plan is oriented with North at the top.

Rooms and Features:

- FAMILY ROOM:** Located at the rear left, featuring a fireplace, coffered ceiling, and a large window.
- BREAKFAST:** Adjacent to the family room, containing a breakfast bar and island.
- KITCHEN:** Includes a stove, sink, and refrigerator area.
- LIVING/DINING ROOM:** The central area, featuring a fireplace, a large window, and a sunken area.
- GARAGE:** Attached to the rear right, with a door leading into the living area.
- SUNKEN FOYER:** Entry area with French doors leading to the library/home office.
- LIBRARY/HOME OFFICE:** A quiet area with a desk and bookshelves.
- PORCH:** A small front porch with a railing.
- BATHROOM:** Located near the living area, containing a toilet and sink.
- CL. (Closets):** Several closets are shown throughout the plan, including a linen closet (L.C.), a broom closet (B.C.), and a closet for the library/home office.

Dimensions and Notes:

- Overall dimensions are provided along the perimeter: 20'-11" (left), 55'-4" (bottom), 12'-6" (right), and 5'-4" (top).
- Room dimensions are indicated within the spaces, such as 18'-0" for the family room and 11'-0" for the library/home office.
- Construction notes include "11 7/8\"

This diagram illustrates the construction details for a roof overhang extending over a garage. The structure is shown in cross-section, revealing the internal framing and exterior wall assembly. Key components include:

- Roof Structure:** The roof is supported by 2"x4" rafters with a 16" on-center (O.C.) spacing. These rafters are fastened to a top mount hanger where they meet the header. The rafters are covered with asphalt shingles.
- Exterior Wall Construction:** The wall assembly includes through wall flashing, weepholes (1/8" diameter), 24" O.C. metal flashing, and fasteners (w/ top mount hanger) where the rafter meets the header (where possible, nail rafter to side of wood studs).
- Flooring:** The floor consists of 2"x4" framing nailed to each other with a minimum 3'-3" long common nail. The framing is also nailed into the stud wall.
- Garage Area:** The garage floor is constructed with fascia clad w/ prefin. alum. (aluminum) and a plywood gusset. A metal soffit is installed below the garage door frame.
- Dimensions:** The maximum overhang length is specified as 2'-0" (MAX.).
- Labels:** The diagram is labeled "FIN. SECOND FLOOR" at the top, "CONT. HEADER" on the left, and "GARAGE" at the bottom.

GROUND FLOOR PLAN ELEV. '1

A2

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CITY OF HAMILTON
Building Division

21-150623

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SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

Greenpark.

SPRINGFIELD 3
14.30m

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

date JANUARY, 2021 drawing no. 101

drawn by: CL checked by: - scale: 3/16" = 1'-0" file name: 20027-SPRINGFIELD-3A A2b

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JOHN G. WILLIAMS, LTD., ARCHITECTS
400 WEST FIFTH, DALLAS, TEXAS

AND APPROVED:

DATE AUG 11, 2021

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Journal of Internal Medicine 247: 395–401

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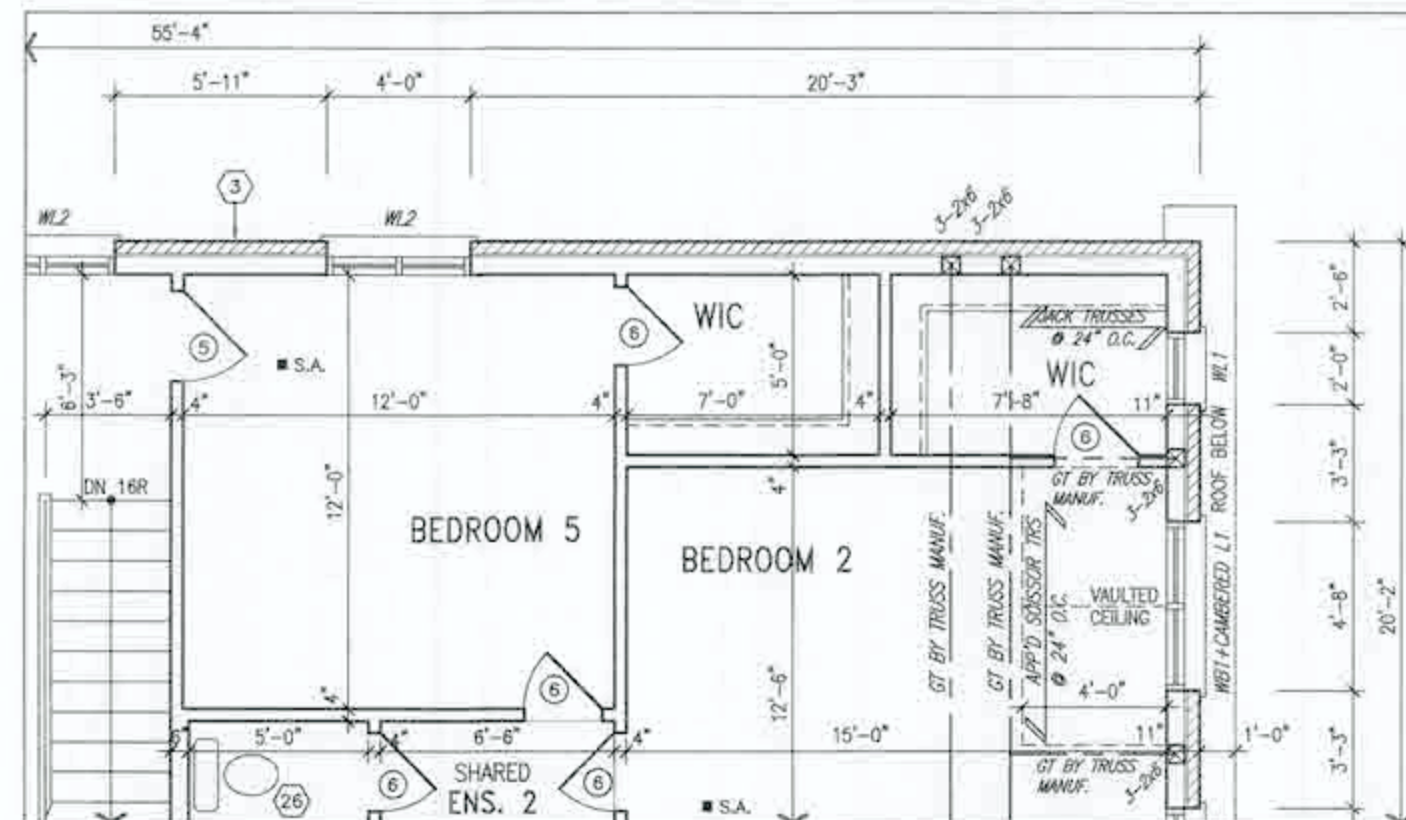
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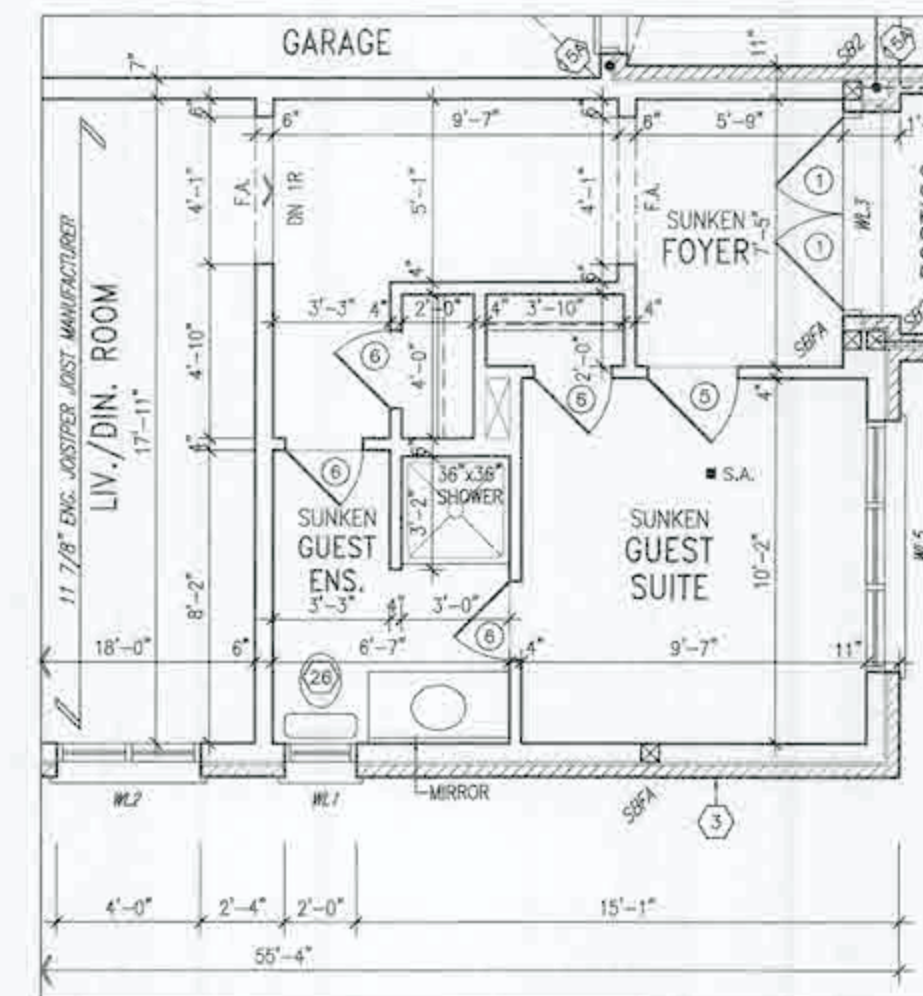


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PART. SECOND FLOOR PLAN- ELEV. 2
W/ OPT. BEDROOM 5



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

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.

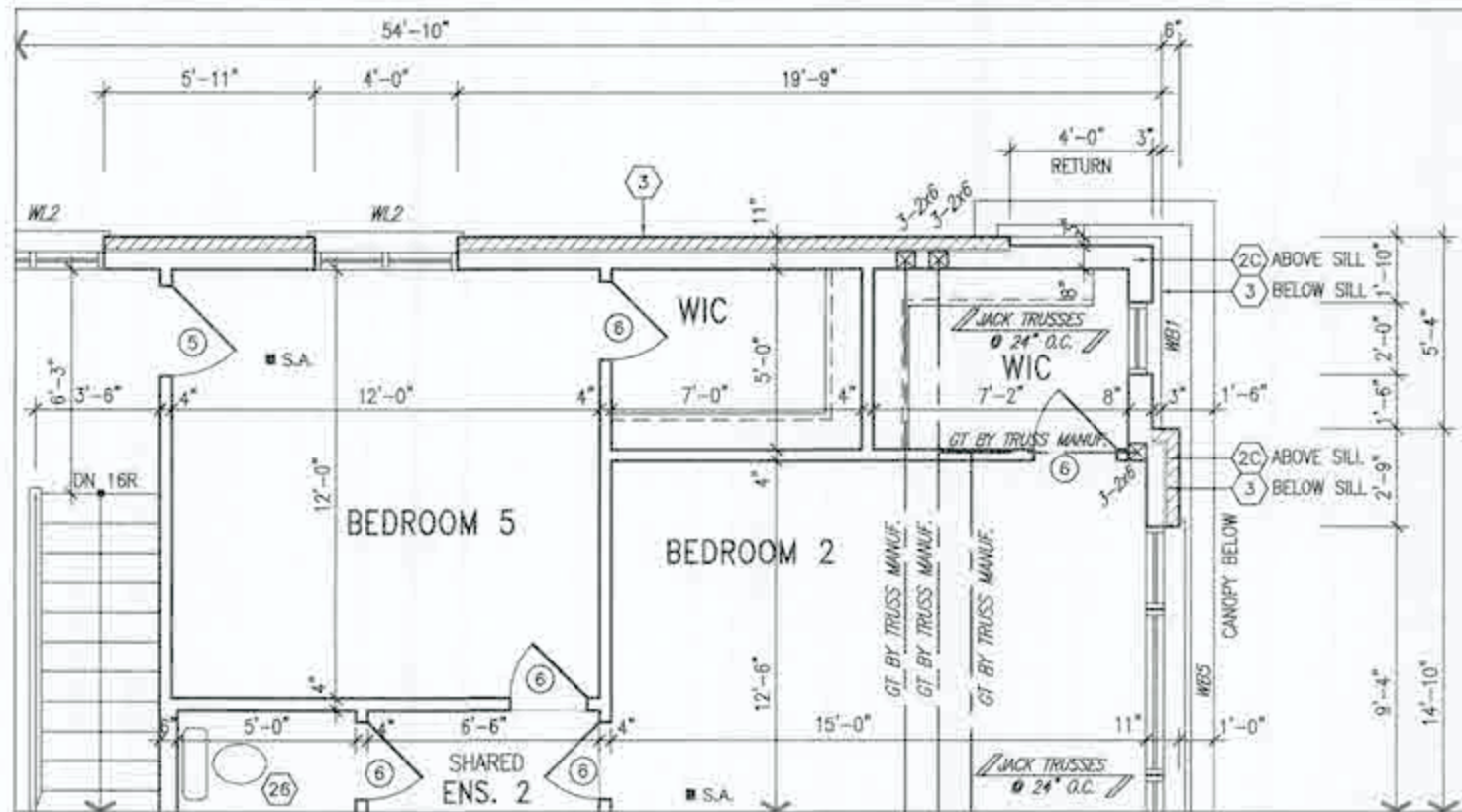
JOHN F. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONTROL SYSTEM
THE APPROVAL
[Signature]
Submitted by _____
DATE MAY 17, 1982

This study reflects conditions as they appeared.
Disputes concerning this agreement will remain
the responsibility of the client.

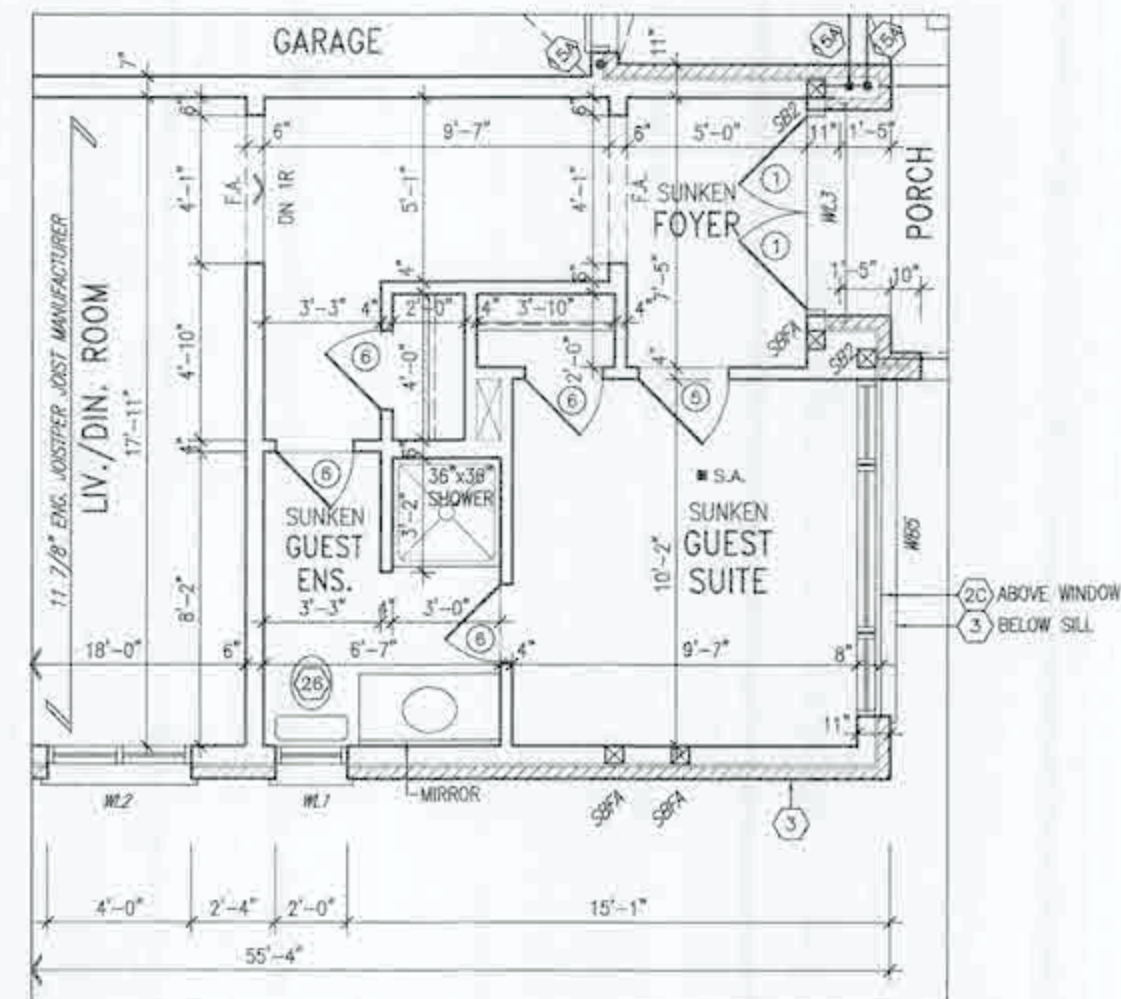


STRUDET INC.
FOR STRUCTURE ONLY

16			9			The undersigned has reviewed and takes responsibility for the 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 1N9 1 416 530 7292 / 416 530 4782 va3design.com	 Greenpark. project name RUSSELL GARDENS PH.4 location HAMILTON, ON	SPRINGFIELD 3 14.30m project no. 20027	drawing no. PART. PLANS - ELEV. 2	revision 3/16" = 1'-0" 2007 - SPRINGFIELD-3 © 2007 - VANCOUVER ARCHITECTURAL CONSULTANTS LIMITED. ALL RIGHTS RESERVED. GREENPARK - 3.5m x 1.5m 11/17/07 - 2007/04	A4a
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18		7										
19		6										
20		5										
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23		2										
24		1										
25		0										
no. description	date	by	no.	description	date	by						
			3	ISSUED FOR PERMIT	MAY 21/21/07	ON						
			2	REV. PER CLIENT/PROOF/FL/ENG COMMENTS	APR 27/21/07	ON						
			1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21/07	ON						



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



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

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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
ARCHITECTURE, INTERIOR DESIGN
340 EPPING ROAD
NEW YORK, N.Y. 10017
TEL: 212-696-0000
FAX: 212-696-0001

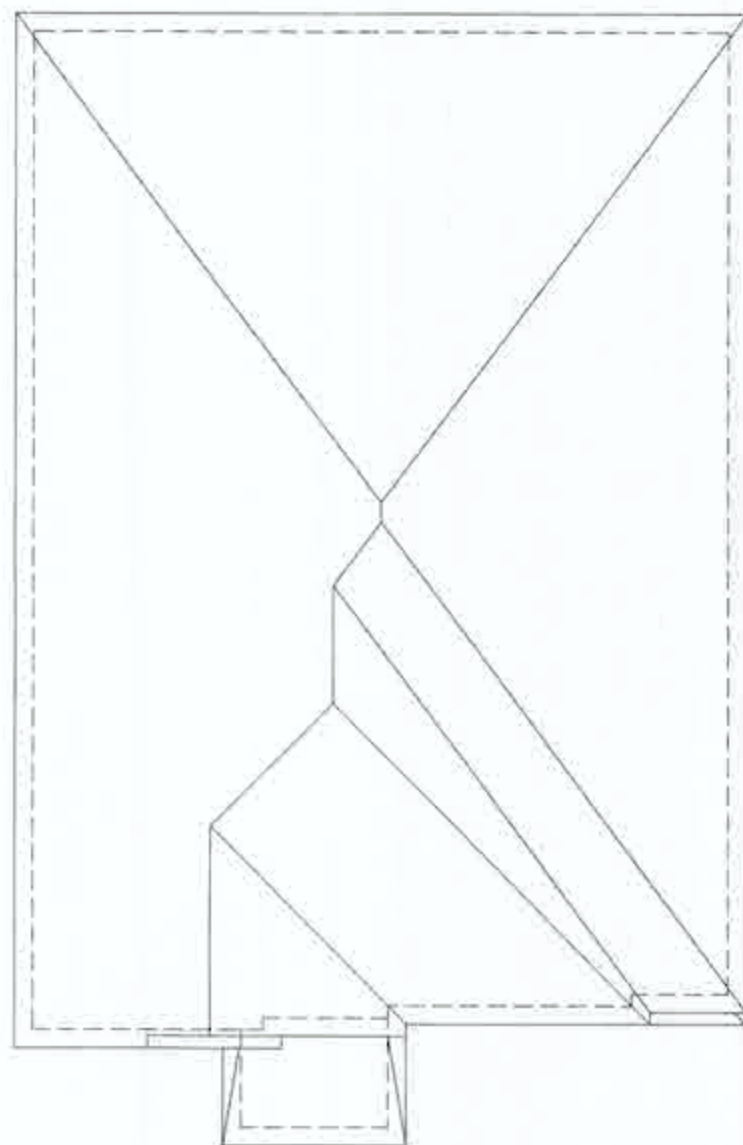


STRUDET INC.
FOR STRUCTURE ONLY

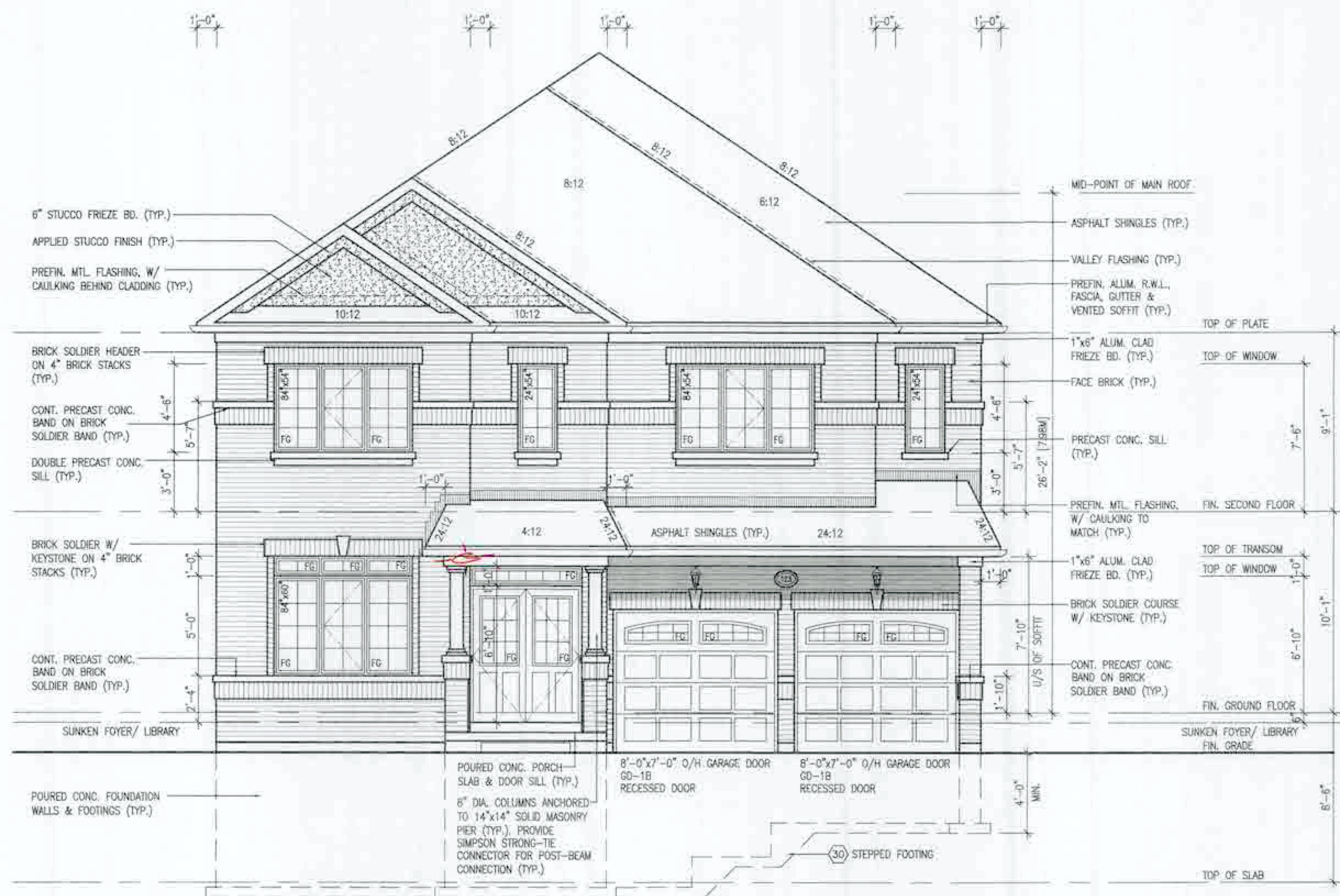
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3705 SF.



ROOF PLAN - ELEV. '1'



FRONT ELEVATION - ELEV. '1'

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

CITY OF HAMILTON
Building Division

Parent No. 21-150623

THESE STAMPS ARE AVAILABLE ON SITE

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

These drawings and/or explanations must be reviewed by

[Signature] OCT 04 2021

FOR CHIEF BUILDING OFFICER _____ DATE _____

1000

SPRINGFIELD

ST. KITTS/ST. LUCIA
CARIBBEAN BACKLOG

COMPLIANCE PACKAGE

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endpark. SPRING

14.3

PH.4 HAMILTON, ON

FRONT ELEVATION - ELEV.

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

Downloaded At: 11:53 11 September 2009

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

JBOW G. WILLIAMS LTD, ARCHITECT
BIRMINGHAM, COVENTRY, LONDON
AND WILMANSLORE

DATE 4/15/2021

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Journal of Internal Medicine 255: 105–112

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.

signature information

Richard Yink *R. Yink* 24

name signature

registration information

CA3 Design Inc. 42

Contract must verify all dimensions at 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 copied.

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

 **Greenpark.**

plot name: **RUSSELL GARDENS PH.4** city: **HAMILTON**

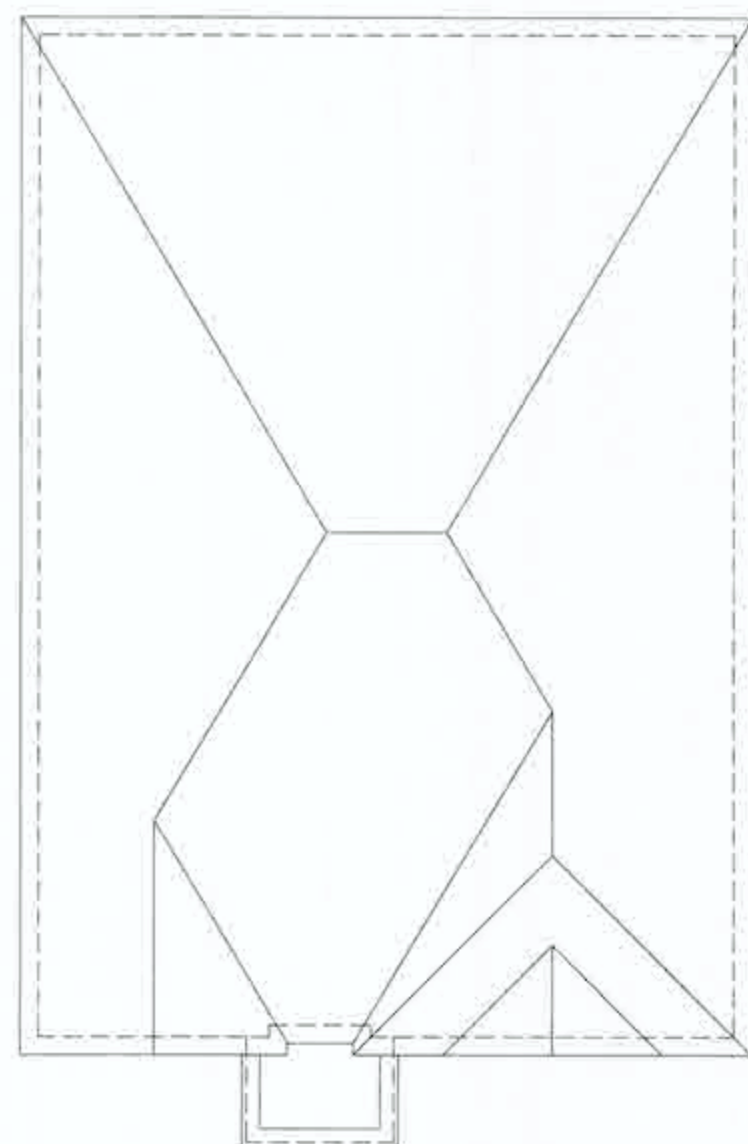
date: **JANUARY, 2021** front edge: **FRONT E**

area by: **checked by: 3/16" = 1'-0"**

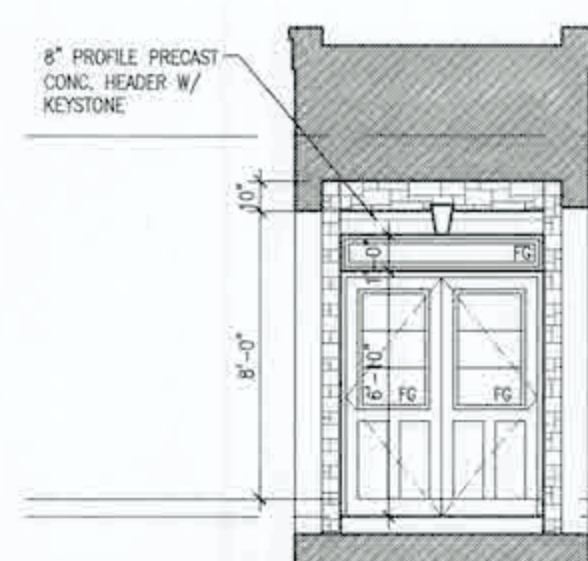
SPRINGFIELD 3 14.30m		project no. 20027
TION - ELEV. 1 the name 20027-SPRINGFIELD-3 10.1 - May 21 2021 - 0.00.00	drawing no. A5	

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3705 SF.



ROOF PLAN - ELEV. '2'



INTERIOR PORTICO



FRONT ELEVATION - ELEV. '2'

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

CITY OF HAMILTON
Building Division

Permit No. 21-150623

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

Three drawings and/or specifications have been reviewed by
 OCT 4 2021
 _____ DATE _____

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m

 Greenpark.



project name	project no.
RUSSELL GARDENS PH.4	2002
city	drawing no.
HAMILTON, ON	FRONT ELEVATION - FLEV. 3

A5g

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

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
www.jcwllms.com, 415.762.2000
jcwllms@aol.com
Approved by: 
Date: Aug 27, 2015
The above certificate is valid only when the signatory
Designs the structure and any other structural
components are designed by the signatory.

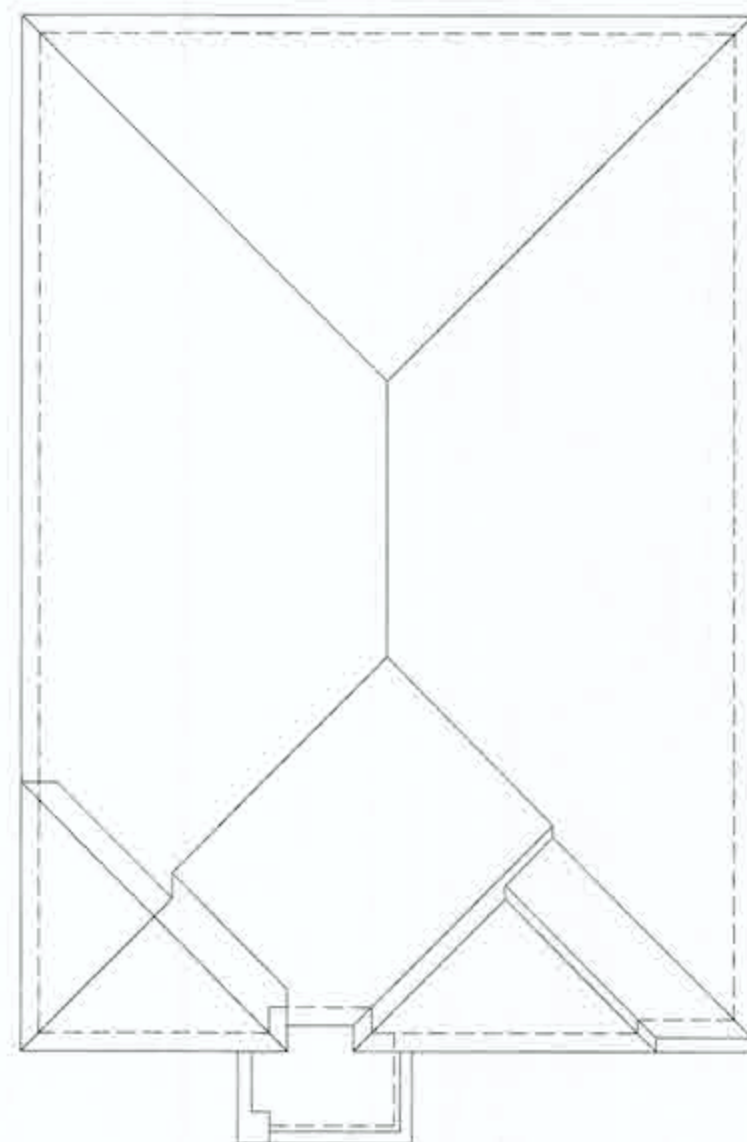
181			9		
171			8		
16			7		
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14			5		
13			4		
12			3	ISSUED FOR PERMIT	MAY 21/21
11			2	REV. PER CLIENT/POOF/FL/ENG. COMMENTS	APR 27/21
10			1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21
no.	description	date	hw	no.	description

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the District Building Code to be a Designer: qualification information Richard Vink  2448 name signature (C) qualification information VAS Design Inc. 4285	
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.	

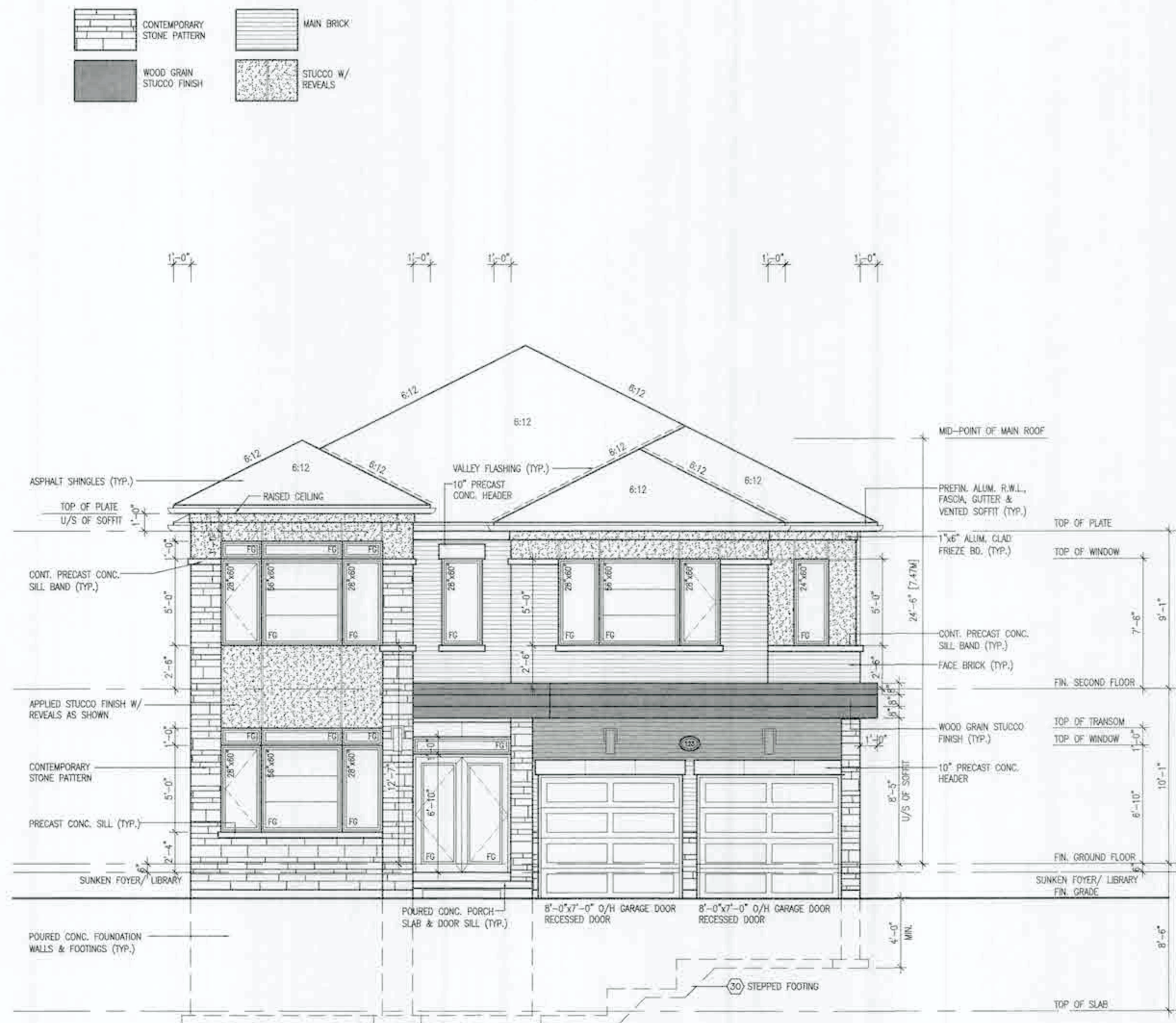
**VA3
DESIGN**
235 Consumers Rd Suite 1,
Toronto ON M2J 1R4
T 416.630.2255 / F 416.630.4111
va3design.com

 Greenpark.		SPRINGFIELD 3 14.30m	
project name RUSSELL GARDENS PH.4		municipality HAMILTON, ON	
date JANUARY, 2021		project no. 20027-SPRINGFIELD	
drawn by GL		sheet no. 5/16" = 1'-0"	
checked by GL		scale 1/8" = 1'-0"	
title FRONT ELEVATION - ELEV. 2		drawing no. A5a	

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ROOF PLAN - ELEV. '3'



FRONT ELEVATION - ELEV. '3'

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

CITY OF HAMILTON
Building Division
Permit No. **21-150623**
THREE (3) WORKING COPIES SHALL BE AVAILABLE ON SITE
THE VENDOR AND/OR CONTRACTOR SHALL COMPLY WITH
THE CITY OF HAMILTON'S ZONING AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
OCT 10 4 2021
DATE

SPRINGFIELD 3
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 (plotting) 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 VTEL ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: *[Signature]*
DATE: **AUG 17, 2021**
THIS CERTIFICATE conforms with the requirements of the City of Hamilton Building Code and Zoning By-law.

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Architectural elevation drawing of the exterior of a building. The drawing includes the following details:

- Roof:** Asphalt shingles (TYP.). Pitch 6:12. Ridge line 14'-10" wide.
- Exterior Wall:** Face brick (TYP.).
- Windows:**
 - Top left: 48"x48" window with brick soldier header (TYP.).
 - Top right: 24"x42" window.
 - Middle left: 48"x48" window with brick soldier header (TYP.).
 - Middle center: 48"x48" window.
 - Middle right: 24"x42" window.
 - Bottom left: 30"x16" structural frame basement window (TYP.).
 - Bottom center: 30"x16" optional window.
- Foundation:** 30"x16" structural frame basement window (TYP.).
- Notes:**
 - REMOVE WINDOW FOR OPT. GUEST SUITE
 - ADD WINDOW LOCATION FOR OPT. GUEST SUITE
 - SUNKEN GUEST ENS.
 - SUNKEN FOYER/ LIBRARY
 - RAILING AS GRADE REQ'D.
 - POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
- Dimensions:**
 - Overall width: 14'-10"
 - Overall height: 10'-1"
 - Window heights: 4'-0", 3'-6", 4'-6", 3'-0"
 - Foundation height: 8'-6"
- Materials:**
 - 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
 - APPLIED STUCCO FINISH W/ REVEALS AS SHOWN
 - CONT. PRECAST CONC. SILL BAND (TYP.)
 - CONTEMPORARY STONE PATTERN
 - 4" PRECAST CAP W/ DRIP EDGE
 - 10" PRECAST CONC. HEADER

<u>ALLOWABLE GLAZED OPENINGS</u>	
WALL AREA	=1171.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.99 SQ. FT.
GLAZING PROVIDED	=62.20 SQ. FT.
<u>WITH OPTIONAL 30"x24" BASEMENT WINDOWS</u>	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=65.20 SQ. FT.

21-150623

Form No: 21-138-001

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE CONTAINED REGULATIONS AND ALL OTHER APPLICABLE

These documents and/or specifications are to be reviewed by

 **OCT 04 20**
DATE

SPRINGFIELD 3
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

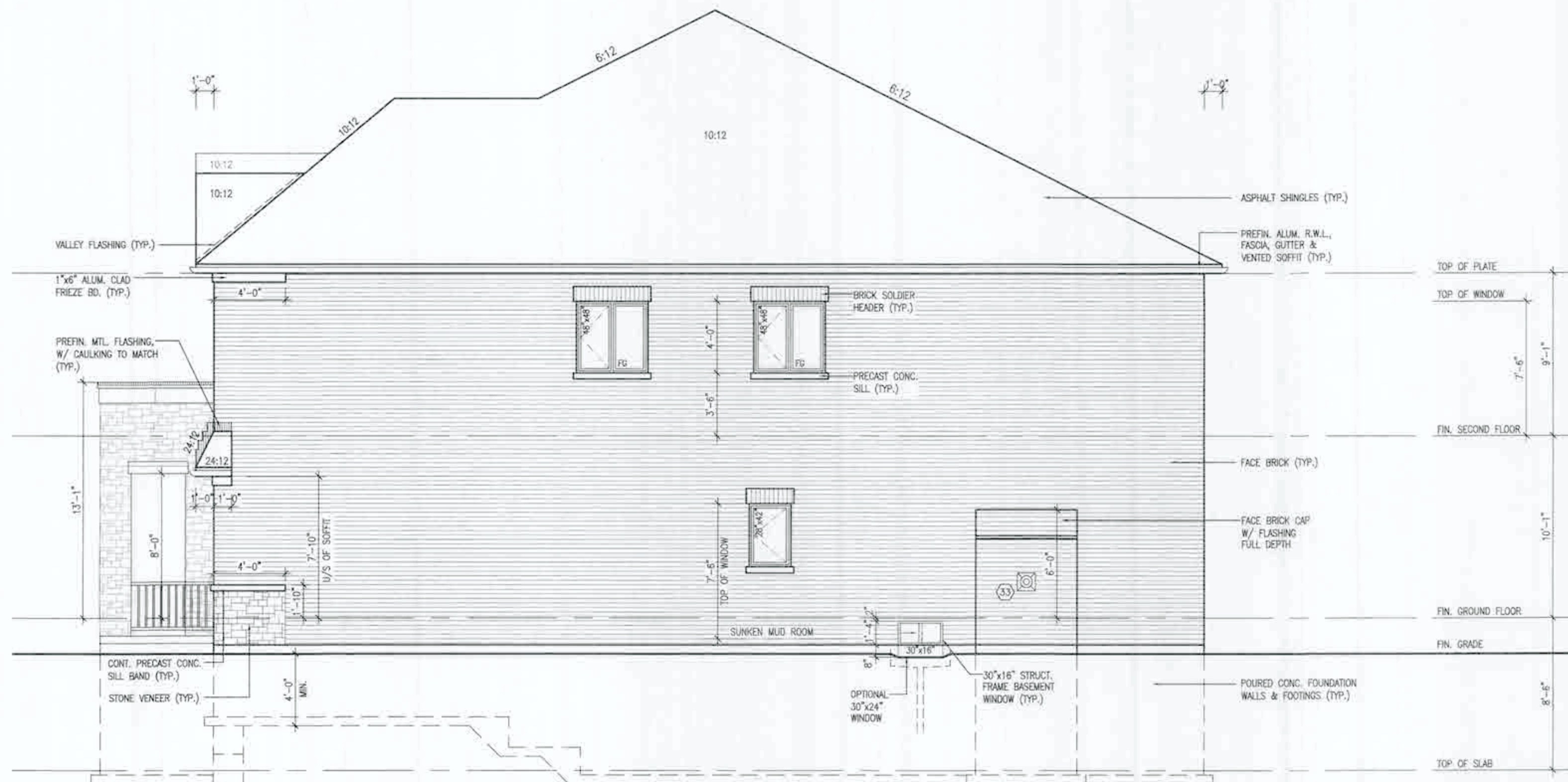
JOHN C. WILLIAMS LTD., ARCHITECT
INTERNATIONAL CENTER BUILDING
ARCHITECTS

Submittal to: _____
DATE: AUG 12, 1972

This drawing is the property of J.C. Williams Ltd. and is loaned to you for your use only. It is not to be reproduced or used in any other project without the written consent of J.C. Williams Ltd.

[illegible]

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RIGHT SIDE ELEVATION - ELEV. '2'

ALLOWABLE GLAZED OPENINGS
 WALL AREA = 1079.78 SQ. FT.
 LIMITING DISTANCE 1.2 M (7'6")
 GLAZING ALLOWED = 75.58 SQ. FT.
 GLAZING PROVIDED = 37.33 SQ. FT.
 WITH OPTIONAL 30"x24" BASEMENT WINDOWS
 GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS = 38.83 SQ. FT.

CITY OF HAMILTON
 Building Division

Permit No. 21-150623

THESE SYMBOLS/NOTES 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
 DATE

SPRINGFIELD 3
 COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 no. description	9 8 7 6 5 4 3 2 1 no. description	10 9 8 7 6 5 4 3 2 1 no. description	11 10 9 8 7 6 5 4 3 2 1 no. description	12 11 10 9 8 7 6 5 4 3 2 1 no. description
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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 layout 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
 1000 SHEPPARD AVE. E. SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 www.jcwlliams.com

VA3
 DESIGN

Greenpark.

SPRINGFIELD 3
 14.30m

Project Name: RUSSELL GARDENS PH.4
 Location: HAMILTON, ON
 Date: JANUARY, 2021
 Drawn by: CL
 Checked by: 3/16" = 1'-0"
 Scale: 3/16" = 1'-0"
 Drawing No: 20027
 Revision: A7a

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REAR ELEVATION - 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 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
STRUCTURAL ENGINEERS
AND SPECIALISTS

DATE: Aug 17, 2023

The State of California, County of San Diego, ss. I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of San Diego.

CITY OF HAMILTON
Building Division

Form No. 22-150623

THIS CEMETERY CHARTER SHALL BE ENFORCED ON SITE.

THE CEMETERY APPROVES THIS CHARTER, BEARING WITNESS
THAT THE CHARTER IS IN ACCORDANCE WITH THE CITY OF HAMILTON ACT.

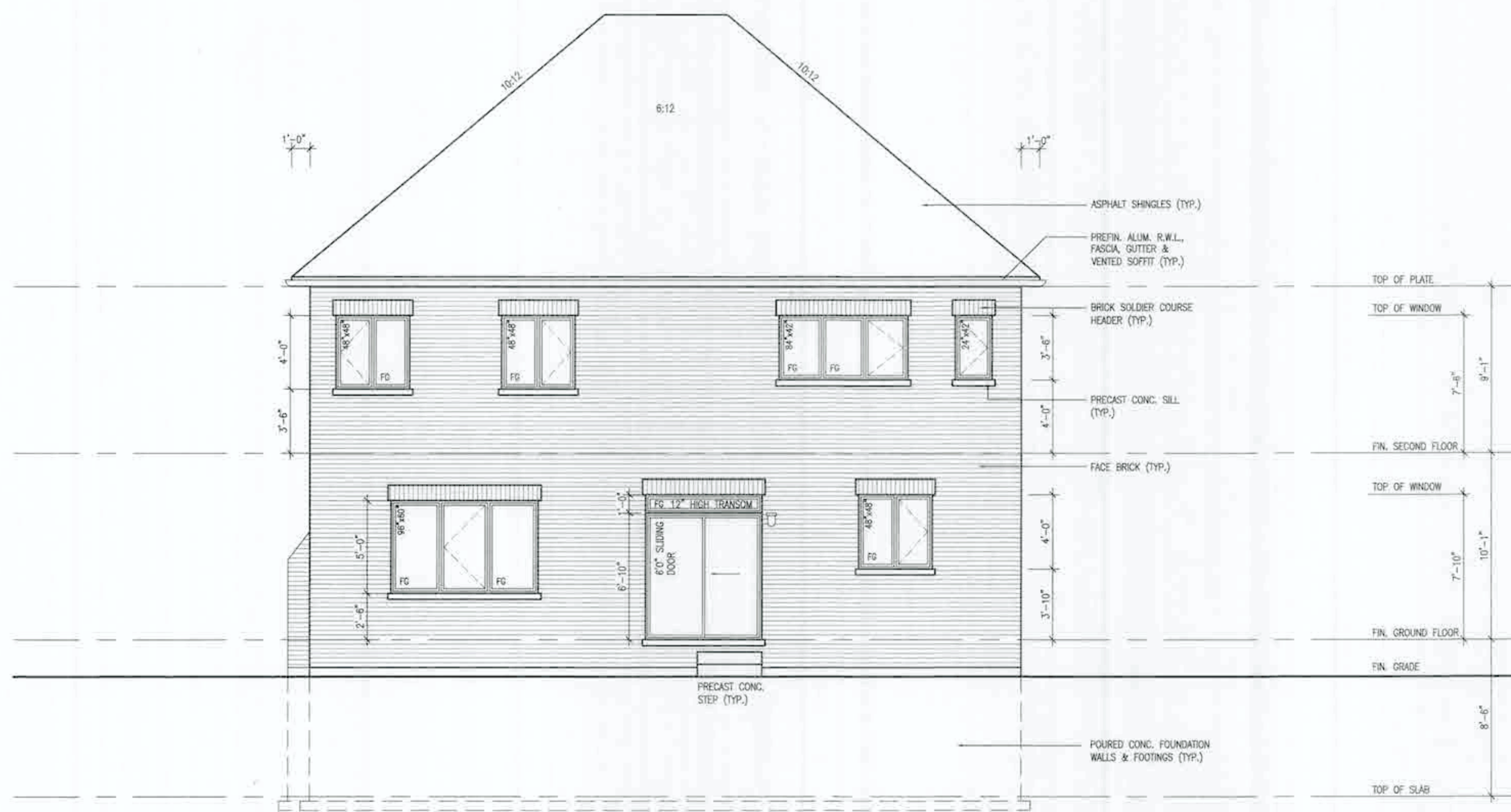
Witness my hand and official seal this 15 day of October 2021

CITY CLERK

SPRINGFIELD 3
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.	 250 Consumers Rd Suite 120 Toronto ON M2N 1A4 Tel: 416.633.2277 Fax: 416.633.4782 www.va3design.com	 RUSSELL GARDENS PH.4 HAMILTON, ON	SPRINGFIELD 3 14.30m	project no. 2002	drawing no. A8									
17		8	qualification information: Nicholas Vink 24458 name: signature: BCP	issued by JANUARY, 2021						checked by 3/16"	scale 1"-0"	REAR ELEVATION — ELEV. 1						
16		7	registration information: VA3 Design Inc. 42558										drawn by CL	20027—SPRINGFELD				
15		6													date MAY 21/21	GW		
14		5															date FEB 19/21	GW
13		4																
12		3	ISSUED FOR PERMIT.															
11		2	REV. PER CLIENT/DRAWING/ENG. COMMENTS															
10		1	PRELIMINARY ISSUED FOR CLIENT REVIEW.															
no.	description	date	by	description	date	by												

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REAR ELEVATION - ELEV. '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 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
ARCHITECTURAL CONTROL SYSTEM
AND ESTIMATES

DATE: 2002.12.20

The quality of the construction is being controlled by
[Name] [Address] and [Address] [Address]
[Address] [Address]

CITY OF HAMILTON
Building Division

Form No. 21-150623

THREE (3) AMPS DRAWINGS SHALL BE AVAILABLE ON SITE.

THE OWNER MUST PROVIDE A COMPLETE SMALL COMPANY WITH THE CONCRETE DRAWING FOR ALL APPLICABLE LAW.

For a complete list of regulations, please refer to the OCTO 4 2021

[Signature] DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

[illegible]

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3705 SF.



REAR ELEVATION - ELEV. '3'

CITY OF HAMILTON
Building Division

21-150623

*FREE STAMPED CERTIFICATE WITH EACH AVAILABLE ON SITE

THE TRADE ASSOCIATION CONTRACTS SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW

These answers earned a perfect 100% score, based on the following:

DATE OCT 04 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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

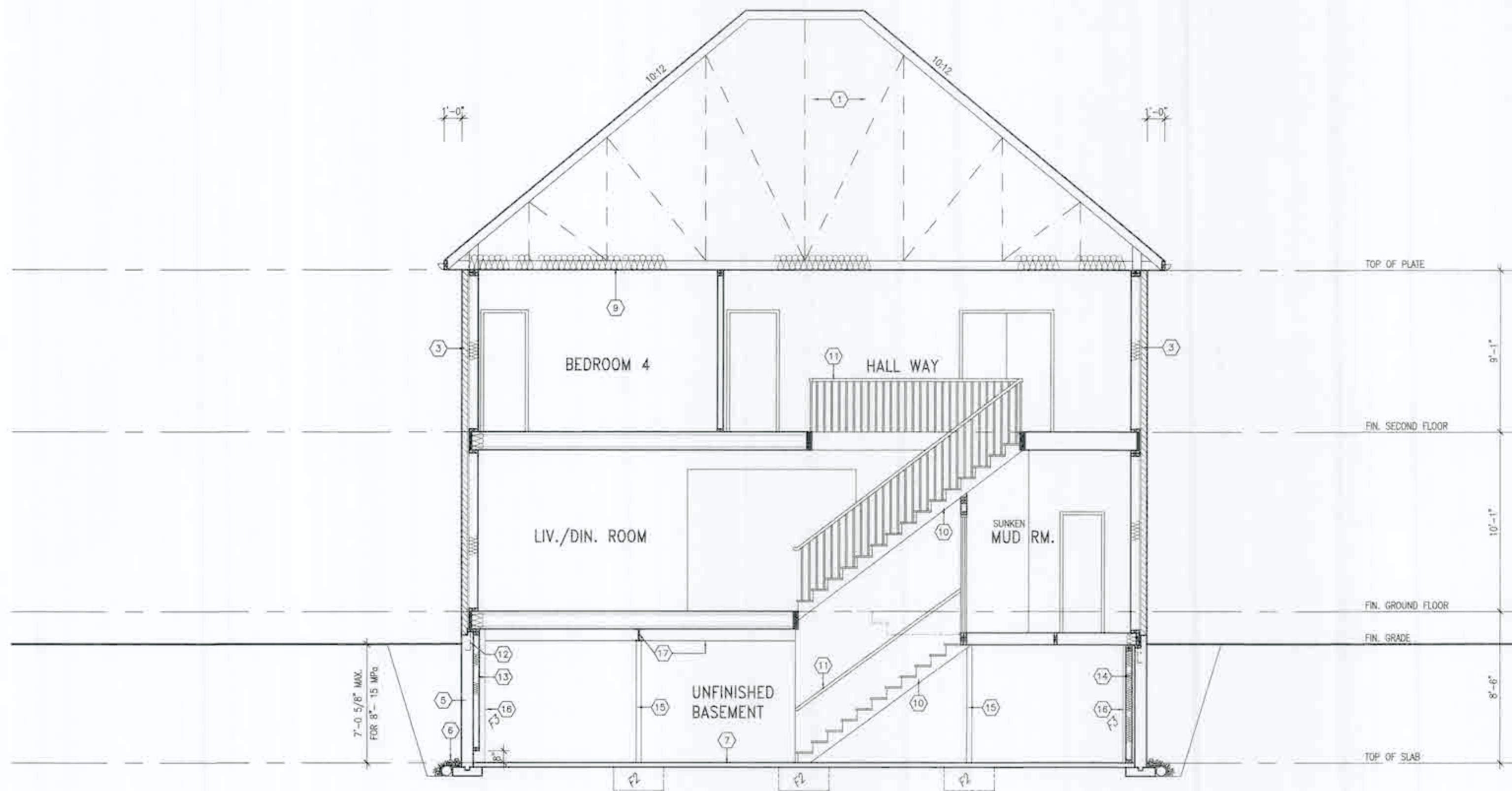
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL, INTERIOR, EXTERIOR
AND LANDSCAPE

APPROVED BY: 
DATE: AUG 27, 2022

THIS DRAWING, SPECIFICATIONS, AND THE REQUIREMENTS
HEREIN CONSTITUTE THE ENTIRE AGREEMENT BETWEEN
THE UNDERSIGNED AND THE CLIENT.

[illegible]

3705 SF.



SECTION A-A 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 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

CITY OF HAMILTON
Building Division

Form # 24-150623

THESE WASTEWATER DRAINAGE TANKS ARE AVAILABLE ON SITE

These results are consistent with the findings of other studies (e.g., *Wang et al., 2005*) and suggest that the use of a single, standardized, and validated instrument is a reliable method for assessing the impact of a single intervention on a single outcome.

 OCT 16 2021
DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m

project no.
20027

Drawing no.

49a

10

Greenpark

project name	municipality
RUSSELL GARDENS PH.4	HAMILTON, ON

SECTION

drawn by CL checked by 3/16" = 1'-0"

Downloaded from <http://www.sagepub.com> at 10:00 11 January 2015



255 Consumers Rd. Suite 101
Toronto, ON M2J 1T1
t 416.830.2255 f 416.6

www.elsevier.com/locate/jmb

The undersigned hereby certifies that the design and construction of the project complies with the requirements set out in the Ontario Building Code to be a Designer.		
qualification information	<i>R. Vink</i>	
Richard Vink	signature	24
name		
registration information		
VAS Design Inc.		42

Contractor will 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.

By _____ Drawings are not to be sealed.

9			
8			
7			
6			
5			
4			
3	ISSUED FOR PERMIT		MAY 21/21

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

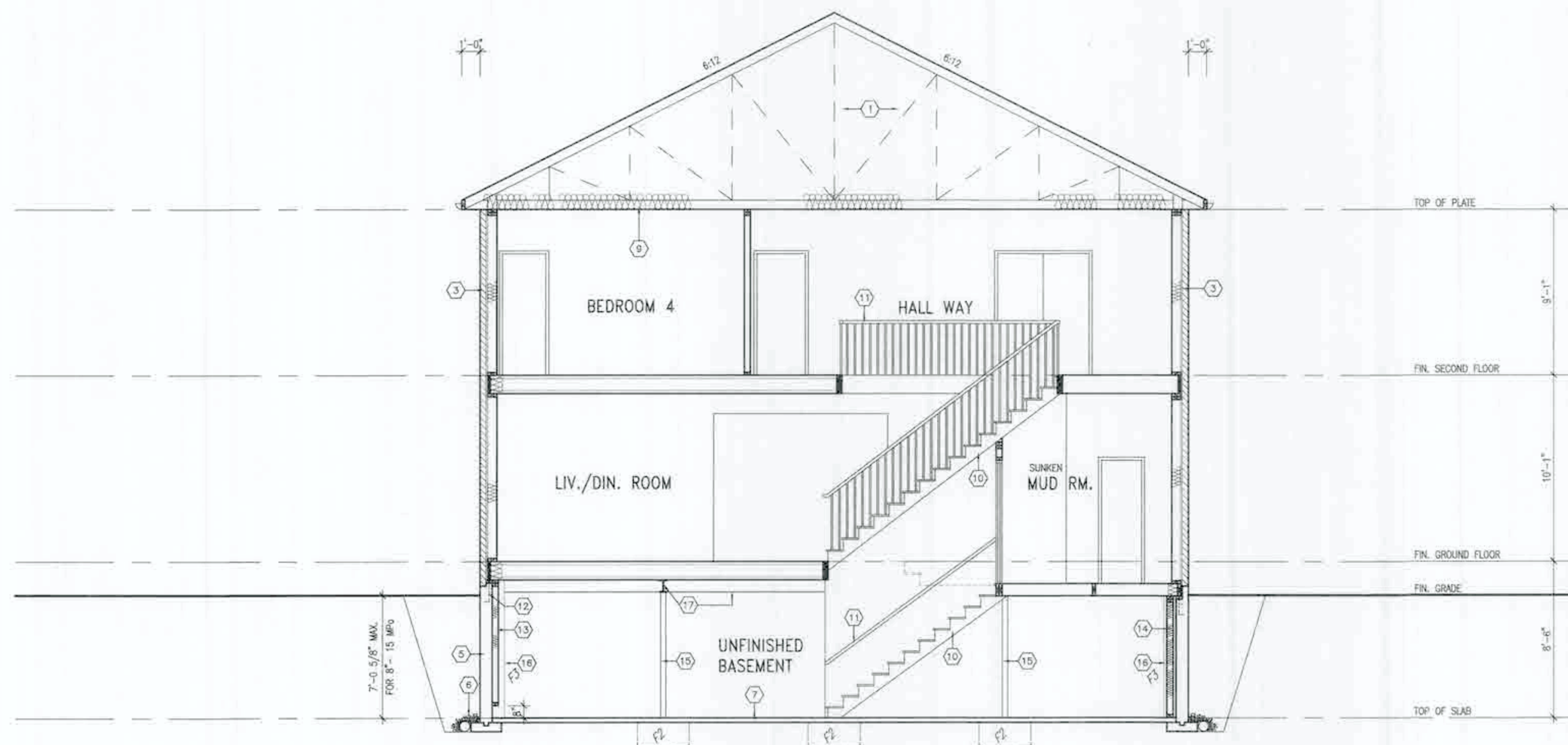
no.	description	date
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no.	description	date	by
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SECTION A-A ELEVATION '3'

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 ensuring or approving site, zoning, 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.



CITY OF HAMILTON
Building Division

Permit No. **21-150623**

THIS PERMIT IS VALID ONLY FOR THE SPECIFIED SITE.

THE OWNER AGREES TO MAINTAIN ALL PERMITS IN COMPLIANCE WITH THE APPLICABLE ZONING AND BUILDING ACTS.

These drawings shall remain the property of the Designer.

OCT 06 2021
DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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

Greenpark.

SPRINGFIELD 3
14.30m

Project Name: **RUSSELL GARDENS PH.4**
Location: **HAMILTON, ON**
Section: **SECTION A-A - ELEV. 3**
Drawing No.: **20027-SPRINGFIELD-3**
Scale: **3/16" = 1'-0"**
Date: **2027-SPRINGFIELD-3**
Sheet: **A9b**

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.

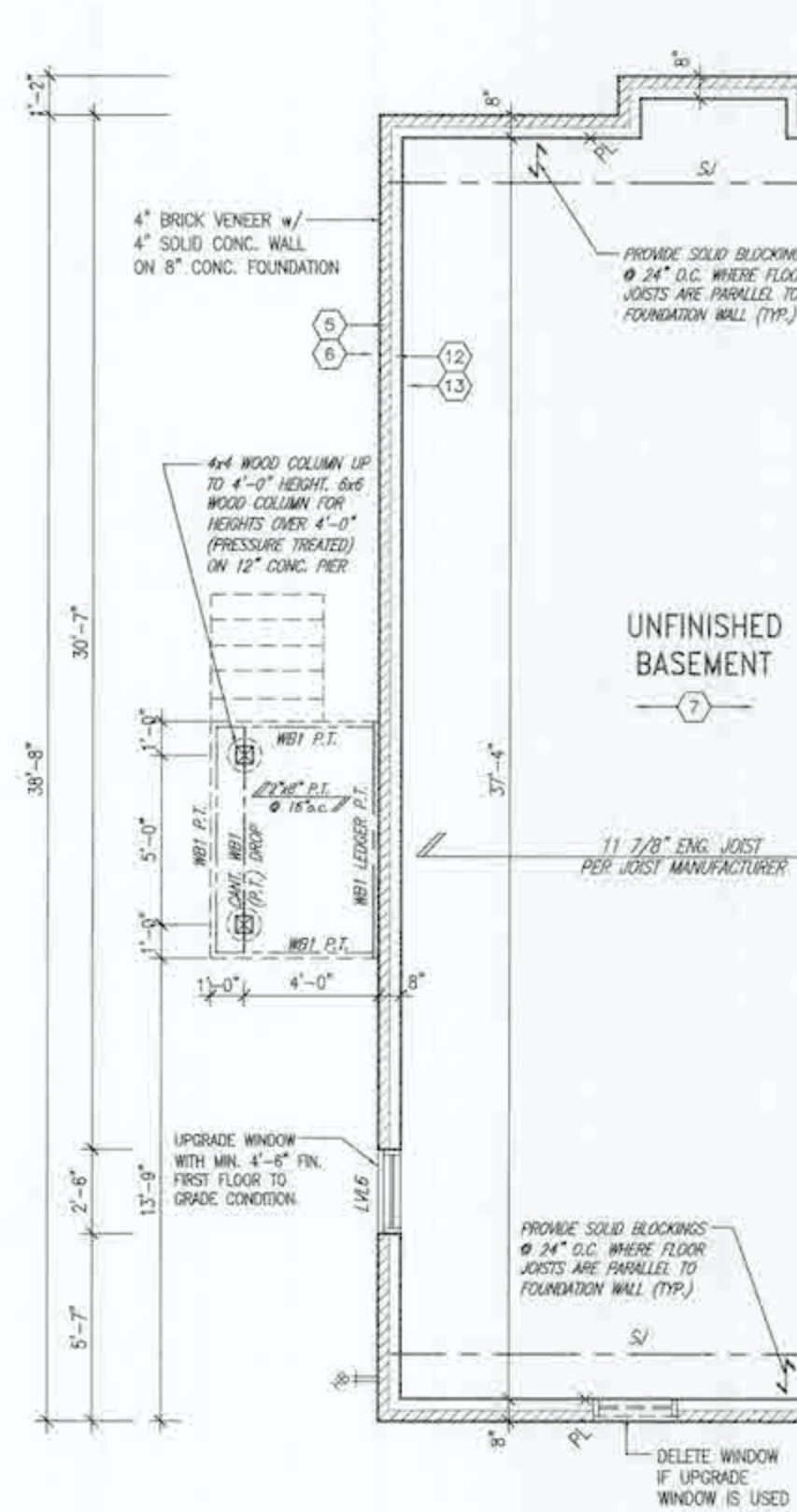
PLANS AND ELEVATION ILLUSTRATE DECK CONDITIONS WHERE GRADE PERMITS. BASEMENT WINDOWS APPLY TO CONDITIONS OF A MINIMUM 4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

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

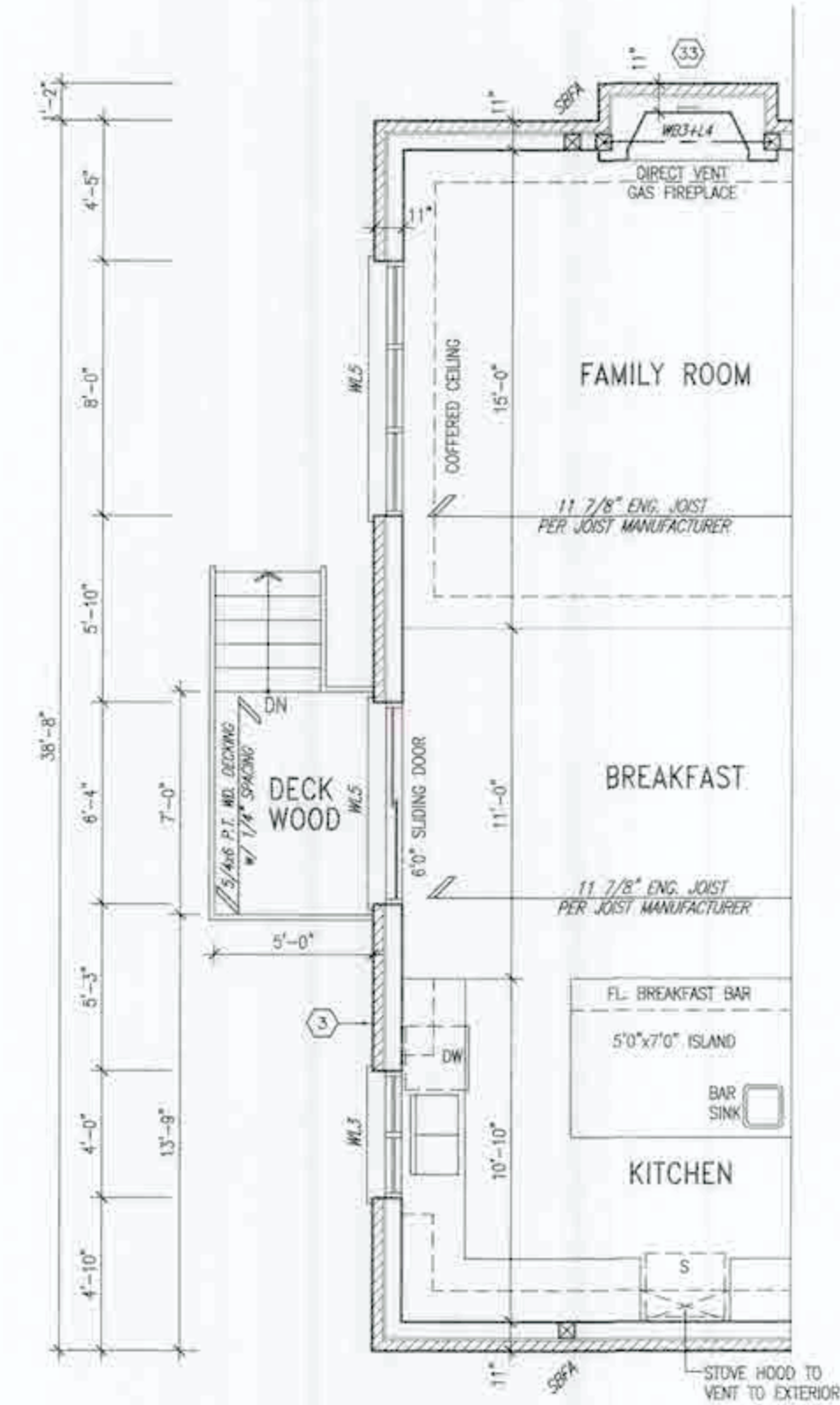
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5) FOR ADDITIONAL WOOD DECK INFORMATION.

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 Contractor/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.

JOHN G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONSULTING SERVICE
HAMILTON, ONTARIO

DATE: AUG 17, 2021
DESIGN: CONSULTING ARCHITECTS AND ENGINEERS
PROFESSIONAL (P) (13)



STRUDET INC.
FOR STRUCTURE ONLY

18		9			
17		8			
16		7			
15		6			
14		5			
13		4			
12		3	ISSUED FOR PERMIT	MAY 21/21	OW
11		2	REV. PER CLIENT/ROOF/PL/ENG. COMMENTS	APR 27/21	OW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 19/21	OW
9	no. description	date	by	no. description	date

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: Richard Vink 24489
name: Richard Vink
registration information: VAS Design Inc. 42658

VAS DESIGN
255 Concession Rd. Suite 120
Toronto, ON M2L 1R4
416.630.2255 • 416.630.4782
vasdesign.com

Greenpark. **SPRINGFIELD 3**
14.30m
project name: RUSSELL GARDENS PH.4
location: HAMILTON, ON
drawing no.: 20027
date: JANUARY, 2021
checked by: [signature]
scale: 3/16" = 1'-0"
20027-SPRINGFIELD-3
A10

CITY OF HAMILTON
Building Division

Form No. 21-150623

THESE PLANS AND SPECIFICATIONS SHALL BE AVAILABLE ON SITE.
THE OWNER/ARCHITECT/CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

These drawings shall remain the property of the Designer.
DATE: OCT 04, 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

3705 SF.



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.

REAR ELEVATION - ELEV. '1' W.O.D

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

CITY OF HAMILTON
Building Division

21-150623

* **TRUCKS STAYED IN A PAVED DRIVEWAY, NO DRIVE WHEELS ON SITE**




100	100
-----	-----

SPRINGFIELD 3
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

JOHNSON & JOHNSON, INC.
 1000 J&J BLVD
 NEW JERSEY, NJ 07093
 TEL: 908 464 4000
 FAX: 908 464 4001
 E-MAIL: J&J@J&J.COM
 WWW.J&J.COM
 AUG 22, 2002
 AUG 22, 2002

16		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.	 2355 Consumers Rd Suite 120 Toronto ON M2J 1R4 Tel: 416-532-2224 Fax: 416-532-4782 www.va3design.com	 project name: RUSSELL GARDENS PH.4 municipality: HAMILTON, ON project location: 20027 SPRINGFIELD 3 (14.30m)
17		8			Information:			
18		7			Richard Vink <i>R. Vink</i> 24458			
19		6			name signature			
20		5			24858			
21		4			registration information: VA3 Design Inc.			
22		3		MAY 21/21	GW	ISSUED FOR PERMIT.		
23		2		APR 27/21	GW	REV. PER CLIENT/ROOF FL./ENG. COMMENTS		
24		1		FEB 19/21	GW	PRELIMINARY ISSUED FOR CLIENT REVIEW.		
no.	description	date	by	description	date	by		

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[illegible]

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

CITY OF HAMILTON
Building Division
Permit No. **21-150623**
THIS STAMPED DRAWING IS VALID FOR SALE ON SITE
THE OWNER UNDER NO CIRCUMSTANCES COMPLY WITH
THE CANADIAN BUILDING CODES AND OTHER APPLICABLE LAWS
This document is not a specification and is not approved by

FOR CITY OF HAMILTON

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m



Greenpark™

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

drawn by: CL checked by: $3/16" = 1'-0"$ REAR ELEVATION W.O.D. - ELEV. 2 20027-SPRINGFIELD-3 A11c

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12				3	ISSUED FOR PERMIT.	MAY 21/21
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21
no.	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this design and has met the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
qualification information:	
Richard Vink	244
name	5
registration information	
VAS Design Inc.	426
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 instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.
GW	
GW	

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
+ 416.630.2255 | 416.630.4300
vo3design.com

 Greenpark.		SPRINGFIELD 3 14.30m
project name RUSSELL GARDENS PH.4	municipality HAMILTON, ON	project no. 20027
date JANUARY, 2021	REAR ELEVATION W.O.D. - ELEV. 2 drawn by checked by scale 5/16" = 1'-0"	
CL	20027-SPRINGFIELD-3 © 2007 Greenpark Inc. All rights reserved. Greenpark Inc. is a registered trademark of Greenpark Inc. in the Province of Ontario. Greenpark Inc. is a registered trademark of Greenpark Inc. in the Province of Ontario. Greenpark Inc. is a registered trademark of Greenpark Inc. in the Province of Ontario.	

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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 extending 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.

[illegible]

3705 SF.



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.

REAR ELEVATION - ELEV. '3' W.O.D

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

CITY OF HAMILTON
Building Division

Form No. 31-150.62.3

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

These drawings and/or specifications shall be approved by



APPROVED FOR THE CHIEF OF POLICE

OCT 04 2021

DATE

SPRINGFIELD 3
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.

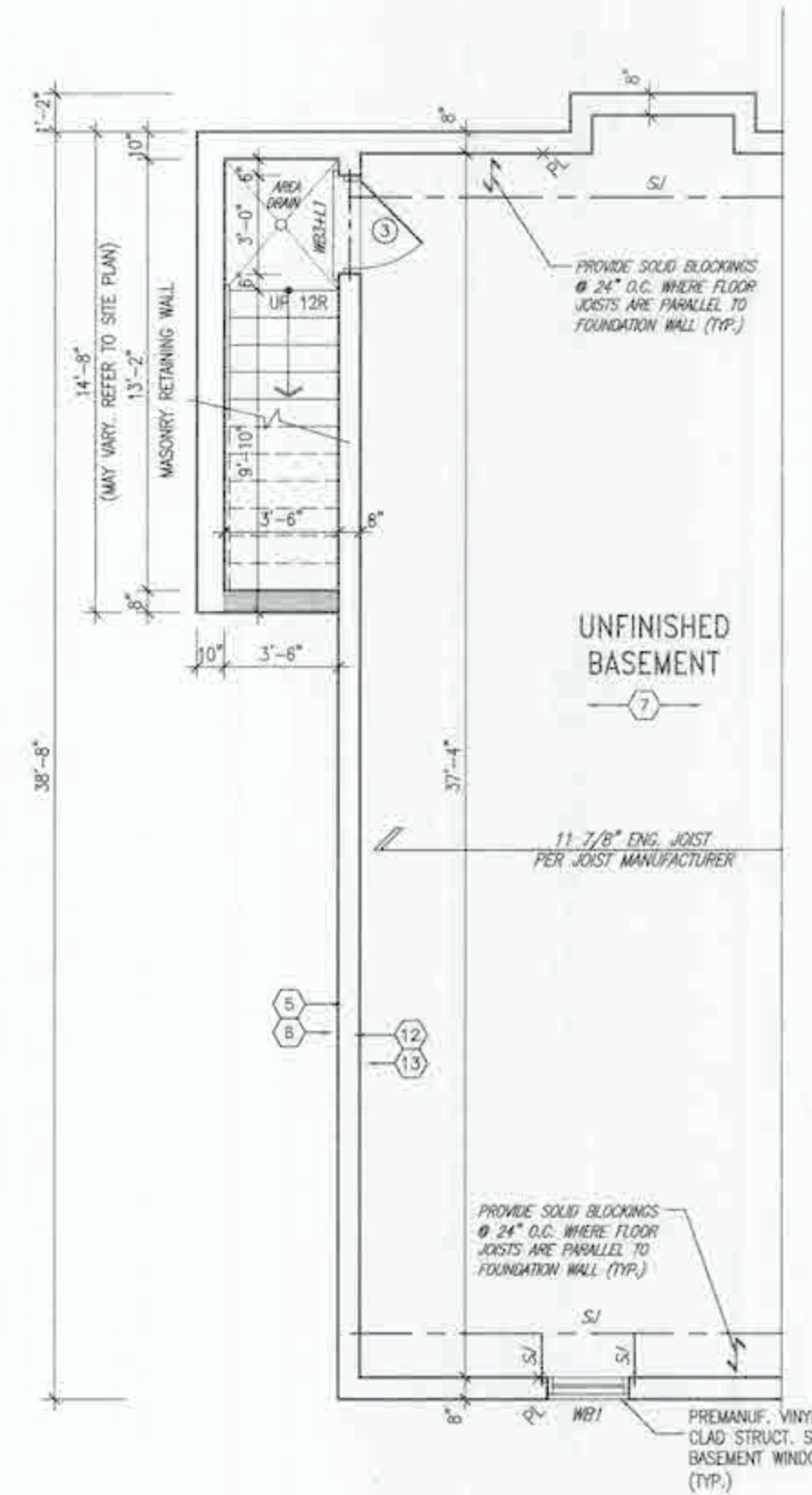
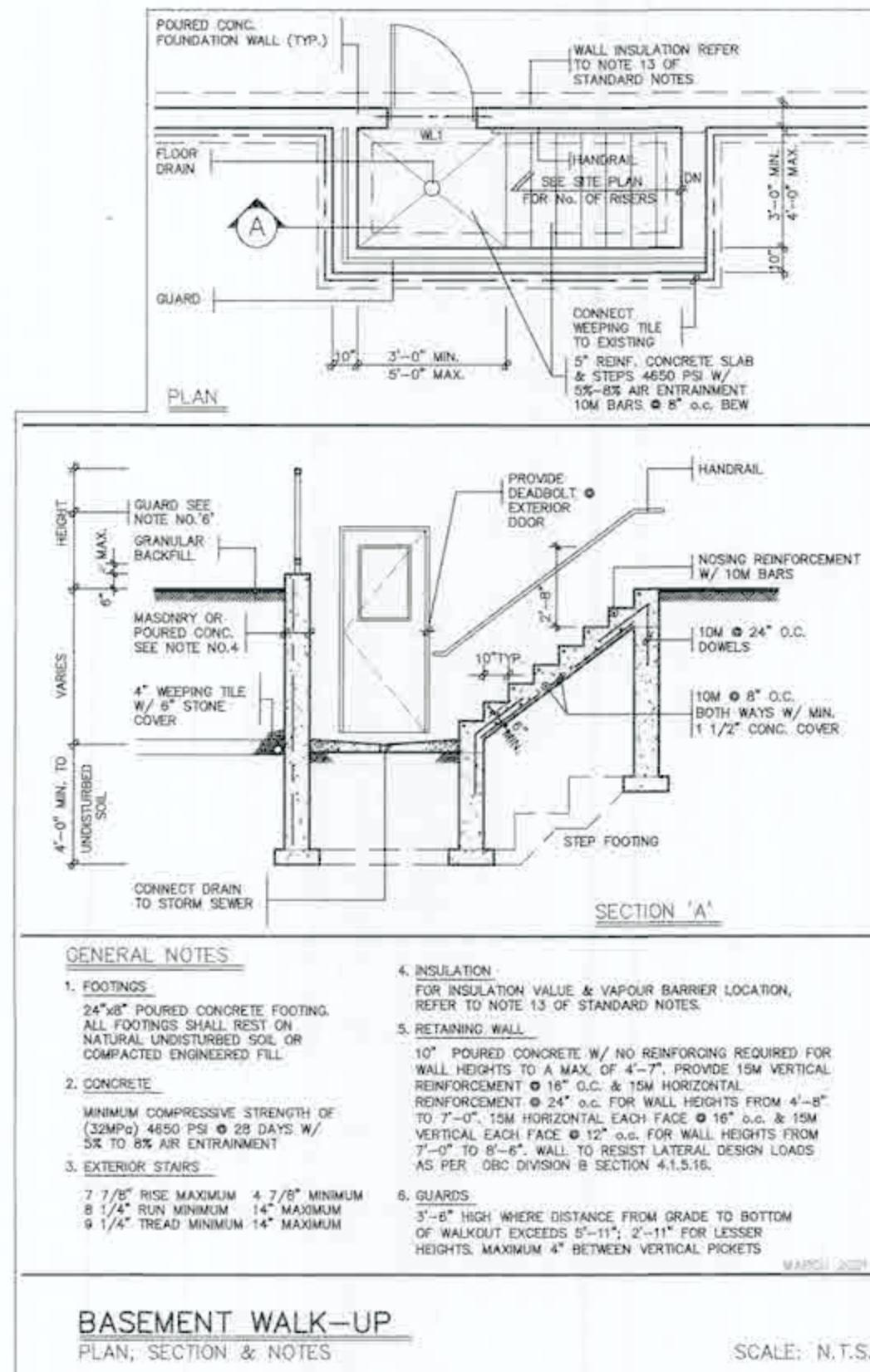
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL, CONTRACT, INTERIOR
AND SITEWORK

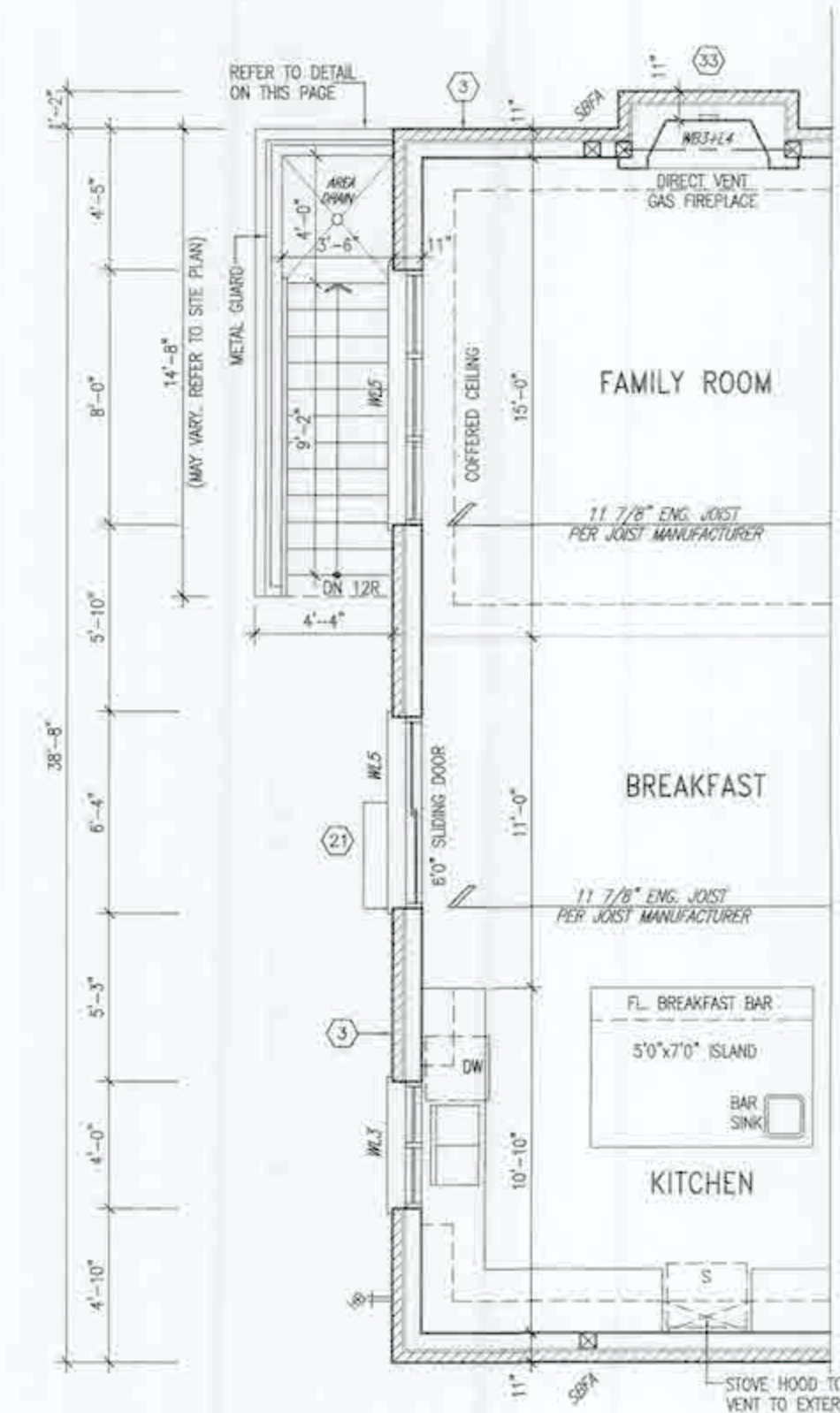
DATE: 06/17/2021
This document is the property of J.C. Williams Ltd. and is to be used only for the project and location specified.
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[illegible]

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PARTIAL BASEMENT PLAN
w/ OPT. WALK-UP STAIRS



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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

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 BEARINGS.

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 L. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
DATE: 2022.01.27



STRUDET INC.
FOR STRUCTURE ONLY

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14		5			
13		4			
12		3	ISSUED FOR PERMIT	MAY 21/21	CW
11		2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 22/21	CW
10		1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 19/21	CW
9					
8					
7					
6					
5					
4					
3					
2					
1					
no.	description	date	by	no.	description

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.

Richard Vink
signature
24489
42658

255 Consumers Rd. Suite 120
Toronto, ON M2J 1S4
416.630.2255 / 416.630.4782
v3design.com

V3 DESIGN

Greenpark. **SPRINGFIELD 3**
14.30m

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

date: **JANUARY, 2021** issued by: **3/16" = 1'-0"** file name: **20027-SPRINGFIELD-3** drawing no: **A12**

CL: **3/16" = 1'-0"** 20027-SPRINGFIELD-3

CITY OF HAMILTON
Building Division
Permit No. **21-150823**

THREE STAMPED COPIES SHALL BE AVAILABLE ON SITE

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

These drawings shall be produced from plans prepared by **STRUDET INC.** dated **01.27.2021**

FOR OWNER'S RECORD ONLY

3705 SF.



REAR ELEVATION - ELEV. '1'
WALK-UP STAIRS

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

CITY OF HAMILTON
Building Division

Permit No. 21-150623

THESE STAMPEL INFLUENCES SHALL BE AVAILABLE ON SITE

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

These strange pipe specimens have been misused by

~~SECRET~~ OCT 04 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m



Greenpark.

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

DATE: JANUARY, 2021 REAR ELEVATION WALK-UP CONDITION - ELEV. 1 drawing no.

CL $\frac{3}{16}'' = 1'-0''$ 20027-SPRINGFIELD-3 A13

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12				5	ISSUED FOR PERMIT.	MAY 21/21
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21
10				1	PRELIMINARY. ISSUED FOR CLIENT REVIEW	FEB 19/21
no.	description	date	by	no.	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 to be a Designer.	
qualifications information	
Richard Vink	24
name	
signature information	
VAS 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 scaled.	

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1P4
t: 416.630.2255 f: 416.630.
va3design.com

 Greenpark.		SPRINGFIELD 3 14.30m	
project name RUSSELL GARDENS PH.4		municipality HAMILTON, ON	
date JANUARY, 2021		project no. 20027	
title REAR ELEVATION WALK-UP CONDITION - ELEV. 1		drawing no. A13	
prepared by CL		scale 3/16" = 1'-0"	
date 2027-SPRINGFIELD-5		revision 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 C. WILLIAMS CTR. ARCHITECT
ARCHITECTURAL CONSULTING
AND ENGINEERING
INCORPORATED
1000 15th St. N.E.
Atlanta, GA 30309
404/525-1100
FAX 404/525-1101
J.C. Williams Center Architects
August 17, 1991

3705 SF.



CITY OF HAMILTON
Building Division
Permit No. **21-150623**
THESE STAMPS AND PERMITS SHALL BE AVAILABLE ON SITE
THE CONTRACTOR SHALL COMPLY WITH THE CITY OF HAMILTON ZONING BY-LAW AND ALL OTHER APPLICABLE LAWS
DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 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 Council Architect is not responsible in any way for examining or approving site planning 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.

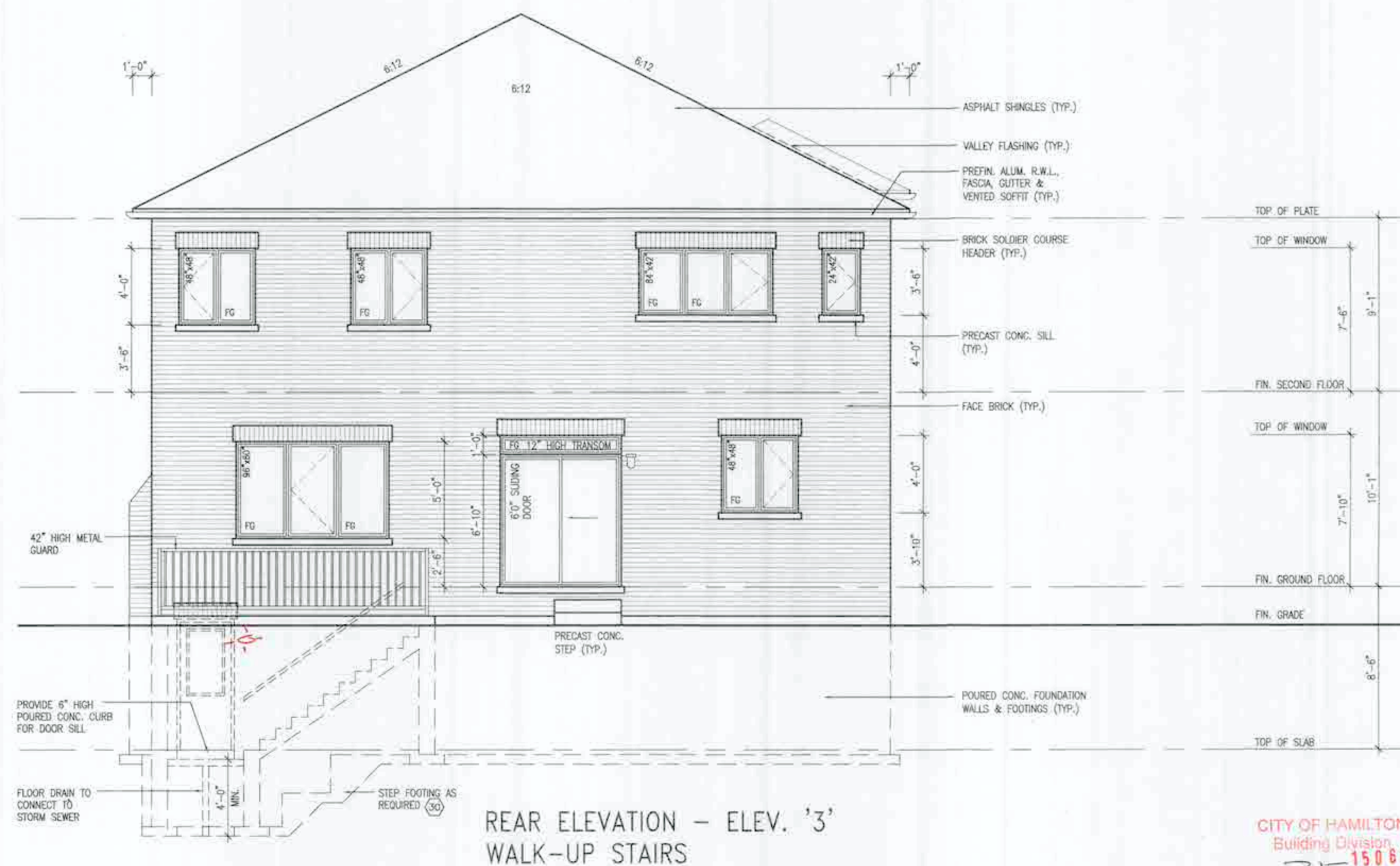
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL DESIGN SERVICES
AND CONSULTING

DESIGNED BY: *[Signature]*
DATE: *[Date]*

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3705 SF.



REAR ELEVATION - ELEV. '3'
WALK-UP STAIRS

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

CITY OF HAMILTON
Building Division
150623

Printed No. 21

These standards may be used to determine the value of the holding site.

THE OWNER AGREES THAT THE UNIT SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

OCT 04 2021

11/04/2021

SPRINGFIELD 3
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 working out or approving a site (lotting) plan or engineering 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 HAMMILL.

18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1										
												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. qualifications information: Richard Yink <i>R. Yink</i> 24488 name signature OCP registration information: VAS Design Inc. 42638				VAS DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1A4 T 416.630.4752 v.asdesign.com				Greenpark. project name: RUSSELL GARDENS PH.4 municipality: HAMILTON, ON date: JANUARY, 2022 drawing title: REAR ELEVATION WALK-UP CONDITION - ELEV. 3/ created by: CL scale: 3/16" = 1'-0" sheet: 20227-SPRINGFIELD-3 date: MAY 11, 2021 1:31 PM				SPRINGFIELD 3 14.30m			
												3 ISSUED FOR PERMIT. MAY 21/21 CW 2 REV. PER CLIENT/ROOF/CL/ENG. COMMENTS APR 27/21 CW 1 PRELIMINARY ISSUED FOR CLIENT REVIEW. FEB 19/21 CW				no. description date by no. description date by				A13							

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3705 SF.



REAR ELEVATION - ELEV. '1'
WALK-OUT CONDITION

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

CITY OF HAMILTON
Building Division

Permit No. 21-150623

THESE STAMPS WILL BE AVAILABLE ON SITE

THE JONES JARVIS GROUP ACTUALLY COMPLY WITH
THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW




DATE: _____

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'



Greenpark.

SPRINGFIELD 3
14.30m

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

REAR ELEV. '1' - WALK-OUT CONDITION

Open by _____ checked by _____ date _____ file name _____

CL - 3/16 - 1-0 20027-SPRINGFIELD-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 C. WILLIAMS LTD., ARCHITECTS
ROTHESDALE CHURCH, BIRMINGHAM

DATE: 10/10/00

APPROVED: _____
DATE: _____

The survey results are shown in Table 1. The results show that the majority of respondents (80%) are male, and the majority (70%) are aged 18-24. The majority of respondents (80%) are currently employed, and the majority (70%) are currently living with a partner. The majority of respondents (80%) are currently attending university, and the majority (70%) are currently living in a city. The majority of respondents (80%) are currently attending university, and the majority (70%) are currently living in a city.

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www.copyright.com

100

18		9		The undersigned has reviewed and taken responsibility for this report and how the qualifications and training the requirements set forth in the Ontario Building Code for a Designer.	
17		8		qualification information:	
16		7		Richard Vink	<i>R Vink</i>
15		6		signature	
14		5		registration information	
13		4	ADD WALK-OUT CONDITION	JUN 03/21 WI	
12		3	ISSUED FOR PERMIT	MAY 21/21 ON	
11		2	REV. PER CLIENT/SOOF/FLL/DWG COMMENTS	APR 27/21 ON	
10		1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21 ON	
9	description	date	by no	description	date by no



258 Consumers Ad Soc

Toronto ON M2J 1
t 416.630.2255 f 416.6

vo3design.com

ated documents and design are the

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3705 SF.



REAR ELEVATION - ELEV. '2'
WALK-OUT CONDITION

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

CITY OF HAMILTON
Building Division

21-150623

Patient No. 21-130889

THE ABOVE SAIDING INFORMATION SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION ACT AND ITS APPLICABLE REGULATIONS.

These drawings contain specifications part not reviewed by

 OCT 04 2021

DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

It is the builder's complete responsibility to ensure that all plans submitted for approval 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 plans 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
 ELIZABETH, N.J.

JOHN C. WILLIAMS, D.D., ARCHBISHOP
OF THE UNITED STATES OF AMERICA

DATE: 2009 11 20

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.	255 Consumers Rd Suite 120 Toronto, ON M2J 7R4 T 416.632-2255 F 416.630.4782 info@va3design.com	 RUSSELL GARDENS PH.4 HAMILTON, ON project no. drawing no.	SPRINGFIELD 3 14.30m project no. drawing no.
17)		8		Qualification Information:				
16)		7		Richard Vink R Vink 24455				
15)		6		name signature DCB				
14)		5		Registration Information:				
13)		4		VAS Design Inc. 42658				
12)		3	ADD WALK-OUT CONDITION JUN 03/21 WT					
11)		2	ISSUED FOR PERMIT MAY 21/21 CW					
10)		1	REV. PER. GUANT./ROOF/F.L./ENG. COMMENTS APR 27/21 CW					
9)		0	PRELIMINARY ISSUED FOR CLIENT REVIEW FEB 19/21 CW					
8) Description			Description Date Issued By					

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[illegible]

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

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Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes dimensions for the roof (8:12 pitch), walls, windows, and doors. Key features include a brick soldier header, precast concrete sill, and a 6'0" sliding door. The drawing also shows the foundation and ground level.

Roof: 8:12 pitch, Asphalt shingles (typ.).

Exterior Walls: Face brick (typ.).

Windows:

- Top floor: 4'8" x 4'8" (FG), 4'8" x 4'8" (FG), 4'8" x 4'8" (FG), 4'8" x 4'8" (FG).
- Second floor: 5'6" x 6'0" (FG), 4'8" x 4'8" (FG).
- Basement: 3'0" x 3'0" (FG).

Doors: 6'0" sliding door (FG 12" high transom).

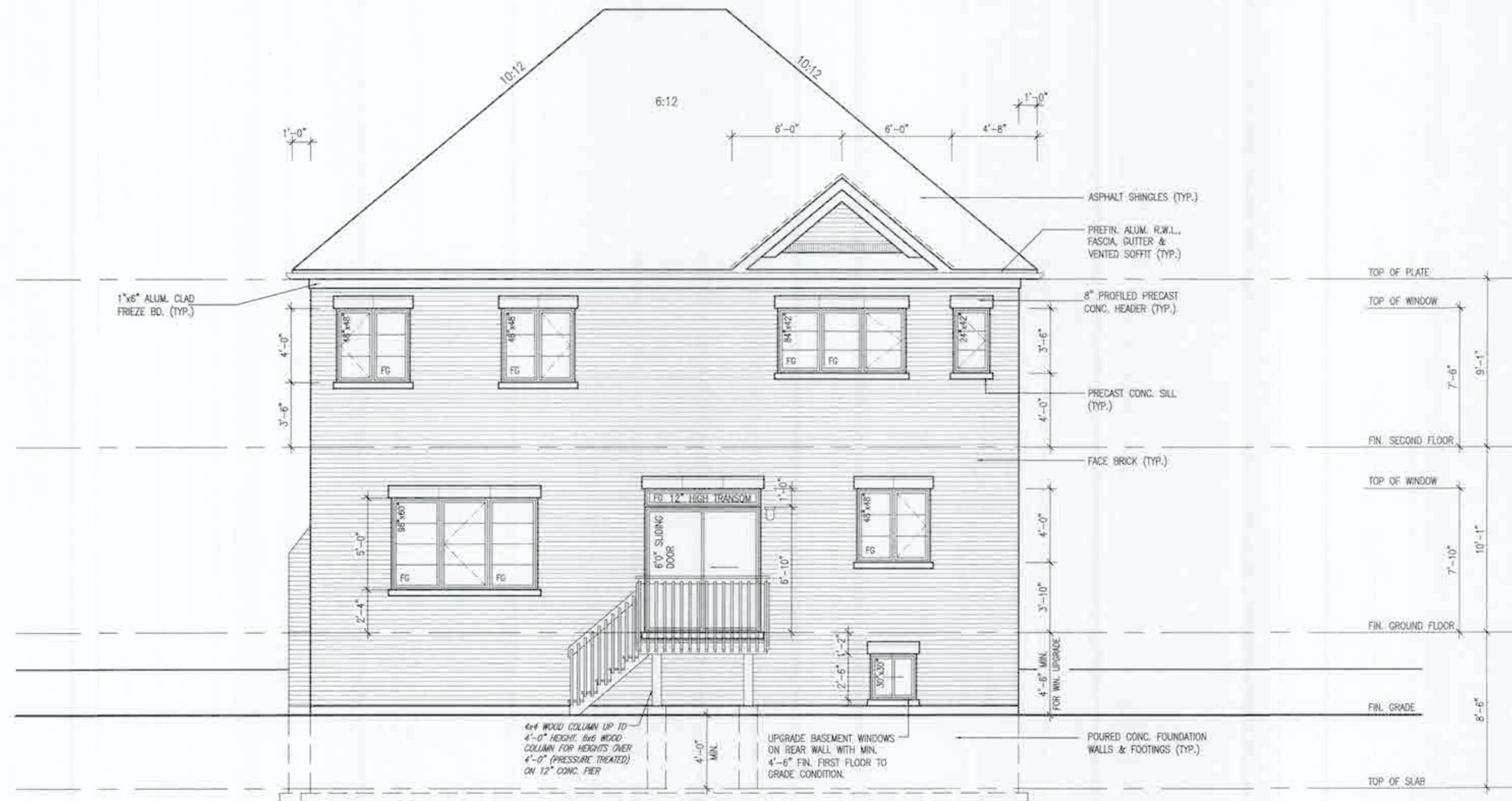
Foundation: Poured conc. foundation walls & footings (typ.).

Ground Level: 4'-0" MIN. for min. upcove.

Other Details:

- 1"x6" alum. clad frieze bd. (4'-0" return).
- 4"x4" wood column up to 4'-0" height, 6"x6" wood column for heights over 4'-0" (pressure treated) on 12" conc. pier.
- Upgrade basement windows on rear wall with min. 4'-6" fin. first floor to grade condition.

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			
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EXTERIOR RAILINGS:
3'-0" 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.

UPGRADED REAR ELEVATION - ELEV. '2' W.O.D

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

CITY OF HAMILTON
Building Division
Permit No. **21-150623**
THESE STAMPED DOCUMENTS ARE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH
THE CANADIAN BUILDING CODE AND ALL OTHER APPLICABLE LAW
THREE DRAWINGS AND/OR SPECIFICATIONS HAVE BEEN PROVIDED BY
OCT 04 2021
DATE

SPRINGFIELD 3 COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
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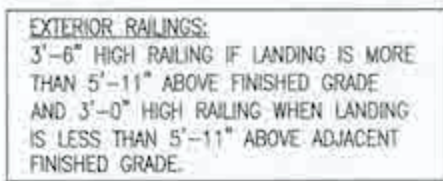
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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 loaded 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 CONTROL BOARD
HAMILTON, ONTARIO
DATE: AUG 12, 2021

VA3
DESIGN
250 Dundas Street W. Suite 120
Toronto, ON M5T 1R4
1 416.630.2295 | 416.630.4782
va3design.com

Greenpark. SPRINGFIELD 3
14.30m
PROJECT NAME: RUSSELL GARDENS PH.4 HAMILTON, ON
DATE: JANUARY, 2021
SCALE: 3/16" = 1'-0"
DRAWING NO.: 20027-SPRINGFIELD-3
SHEET NO.: A16a



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

21-150623

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

These drawings and/or specifications have been reviewed by

 J. C. O'Connell

DATE: 05-04-2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m

Greenpark™



VA3
DESIGN

255 Consumers Rd Suite
Toronto ON M2J 1R8
+ 416.630.2255 + 416.630.2255
va3design.com

date		UPGRADED REAR ELEV. '2' - W.O.D.		drawing no.
JANUARY, 2021				
drawn by	checked by	scale	file name	
CL		3/16" = 1'-0"	20027-SPRINGFIELD-S	

18				9	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set forth in the Ontario Building Code as a Designer.
17				8	qualification information:
16				7	name: Richard Vink
15				6	signature: 
14				5	registration information: 244-628-6286
13				4	VAS Design Inc.
12				3	ADD WALK-OUT CONDITION JUN 03/21 WT
11				2	ISSUED FOR PERMIT MAY 21/21 ON
10				1	REV. PER CLIENT/ROOF/F.L./ENG. COMMENTS APR 27/21 ON
9				PRELIMINARY ISSUED FOR CLIENT REVIEW FEB 19/21 ON	
no.	description	date	by no.	description	date by no.

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3705 SF.



UPGRADED REAR ELEVATION - ELEV. '1'
WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division

71-150623

THESE STAPLED CORDERS WILL BE AVAILABLE ON SET

THE OFFER IS MADE IN ACCORDANCE WITH THE SECURITIES ACT AND THE ONTARIO SECURITIES ACT AND ALL OTHER APPLICABLE LAW.

There's a small illustration of a person sitting at a desk, looking at a computer screen. The person is wearing a white shirt and a tie. The desk has a lamp and some papers on it. The background is a simple wall with a clock.

FOR OTHER PURPOSES: DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

SPRINGFIELD 3
14.30m

2002

A17

100

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 Controls Architect is not responsible in any way for examining or approving site planning 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 SERVICE
AND SPECIFICATIONS
Reviewed by: [Signature]
DATE: AUGUST 2003
This report remains confidential with the Architect.
Design, Construction, etc. are hereby authorized.

WI	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in it.	Date	Signature	Title
7/10/01	VA3 Design Inc.	24	[Signature]	42



		SPRINGFIELD 3	
		14.30m	
project name	location	map	project year
RUSSELL GARDENS PH.4	HAMILTON, ON		2002
role	usergroup	area	drawn by
	usergroup	area	drawn by

JANUARY, 2021		UPGRADED REAR ELEV. 1 - WOB	
drawn by	checked by	date	file name
CL	-	3/16" = 1'-0"	20027-SPRINGFIELD-3

A17

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[illegible]

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

SECRET

Report No. **Z-150623**

(These instructions apply to all reports submitted on RITE)

The information reported here must comply with
the following minimum requirements:

Three originals must be submitted. Two sets received by

[Signature] **OCTO 4 1981**

DATE

[illegible]

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UPGRADED REAR ELEVATION - ELEV. '3'
WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
21-150623
Permit No.
THESE & ALL SUBMITTALS MUST BE AVAILABLE ON SITE
THE OWNER AND CONTRACTOR SHALL COMPLY WITH
THE ONTARIO BUILDING CODE WITH ALL CITY OF HAMILTON BY-LAWS
These drawings were prepared by
FOR CHIEF BUILDING OFFICIAL
DATE

SPRINGFIELD 3
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.

WILLIAM W. WELLS LTD., ARCHITECT
ARCHITECTURAL CONSULTANTS
2100 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
DATE: JUL 27, 2021

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13	1. AEO WALK-OUT CONDITION	JUN 03/21	WT	4			
12	2. ISSUED FOR PERMIT	MAY 21/21	GW	3			
11	3. REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	GW	2			
10	4. PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW	1			

The undersigned has reviewed and takes responsibility for this design and that the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification information:
Richard Vink
signature
24488
SCM
A2655

VAS DESIGN
255 Consumers Rd Suite 120
Scarborough, ON M2J 1G4
1.416.630.2255 / 1.416.630.4786
vasdesign.com

Greenpark. SPRINGFIELD 3
14.30m
project no. 20027
RUSSELL GARDENS PH.4 HAMILTON, ON
date JANUARY, 2021
UPGRADED REAR ELEV. '3' - WALKOUT COND.
drawing no. A171
scale 3/16" = 1'-0"
20027-SPRINGFIELD-3
DATE JUL 27, 2021