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"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"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"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 6'-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.

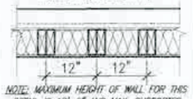
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN.

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".

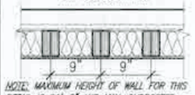
TWO STOREY HEIGHT WALL DETAIL

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 3, EL. 1	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	818 S.F.	167.389 S.F.	20.46 %
LEFT SIDE	1171 S.F.	66.000 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		0.00 S.F.	
TOTAL SQ. FT.	3978.00 S.F.	442.67 S.F.	11.13 %
TOTAL SQ. M.	369.57 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 m2)
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 m2)
GROUND FLOOR COVERAGE	1599 SF
GARAGE COVERAGE/AREA	399 SF
FRONT PORCH COVERAGE/AREA	48 SF
COVERAGE W/ FRONT PORCH	**2046 SF** (190.1 m2)
COVERAGE W/O FRONT PORCH	**1998 SF** (185.6 m2)

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.	168.937 S.F.	20.16 %
LEFT SIDE	1171 S.F.	66.000 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		0.00 S.F.	
TOTAL SQ. FT.	3998.00 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 m2)
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 m2)
GROUND FLOOR COVERAGE	1608 SF
GARAGE COVERAGE/AREA	392 SF
FRONT PORCH COVERAGE/AREA	56 SF
COVERAGE W/ FRONT PORCH	**2058 SF** (191.0 m2)
COVERAGE W/O FRONT PORCH	**2000 SF** (185.8 m2)

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	829 S.F.	224.722 S.F.	27.11 %
LEFT SIDE	1171 S.F.	66.000 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		0.00 S.F.	
TOTAL SQ. FT.	3988.00 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 m2)
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 m2)
GROUND FLOOR COVERAGE	1593 SF
GARAGE COVERAGE/AREA	403 SF
FRONT PORCH COVERAGE/AREA	54 SF
COVERAGE W/ FRONT PORCH	**2050 SF** (191.0 m2)
COVERAGE W/O FRONT PORCH	**1996 SF** (185.8 m2)

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 a 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 28/2021

STRUDET INC.
FOR STRUCTURE ONLY

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings partly approved for construction have been reviewed by:
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
17			
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6			
5			
4			
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: R Vink
Richard Vink — signature — 24468
name — signature — NCN
registration information:
VA3 Design Inc. — 42858

Contractor must verify all dimensions on this 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: RUSSELL GARDENS PH.4 — municipality: HAMILTON, ON — SPRINGFIELD 3 14.30m — project no. 20027

date: JANUARY, 2021 — GENERAL NOTES AND CHART — drawing no. A0
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3

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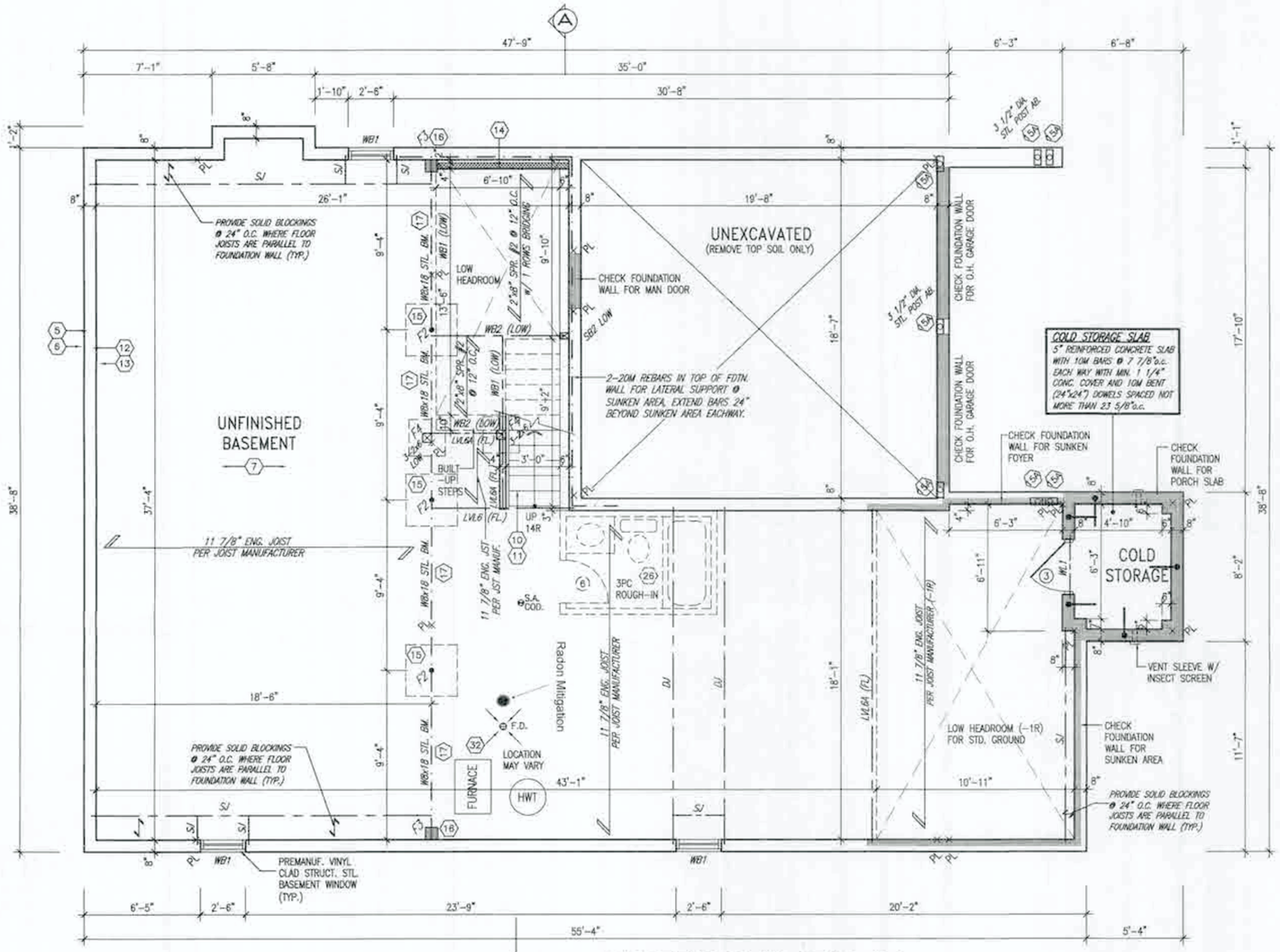
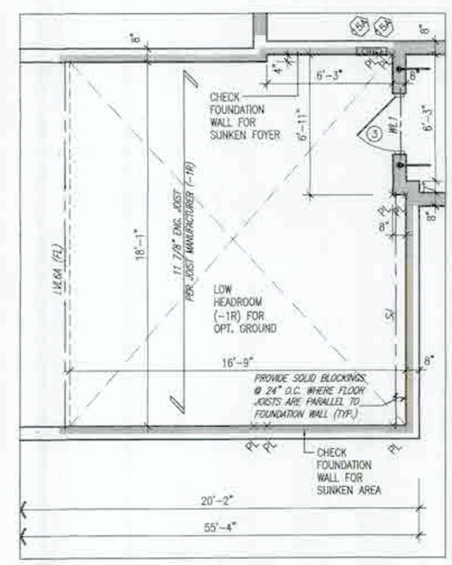
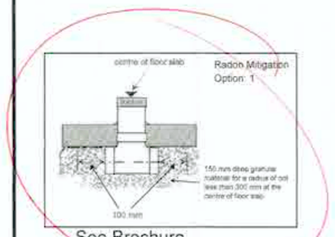
3705 SF.



BASEMENT PLAN ELEV. '1'



PART. BASEMENT PLAN ELEV. '1'
FOR OPT. GUEST SUITE COND.



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

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 19 2021
This plan is certified complying with the applicable Design Guidelines only and does not certify building compliance requirements

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

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
The drawings and specifications have been reviewed for
FOR CHIEF BUILDING OFFICIAL
OCT 4/21

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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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
Richard Vink — signature — 24480
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 3 14.30m	project no. 20027
date: JANUARY, 2021	BASEMENT PLAN – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A1	

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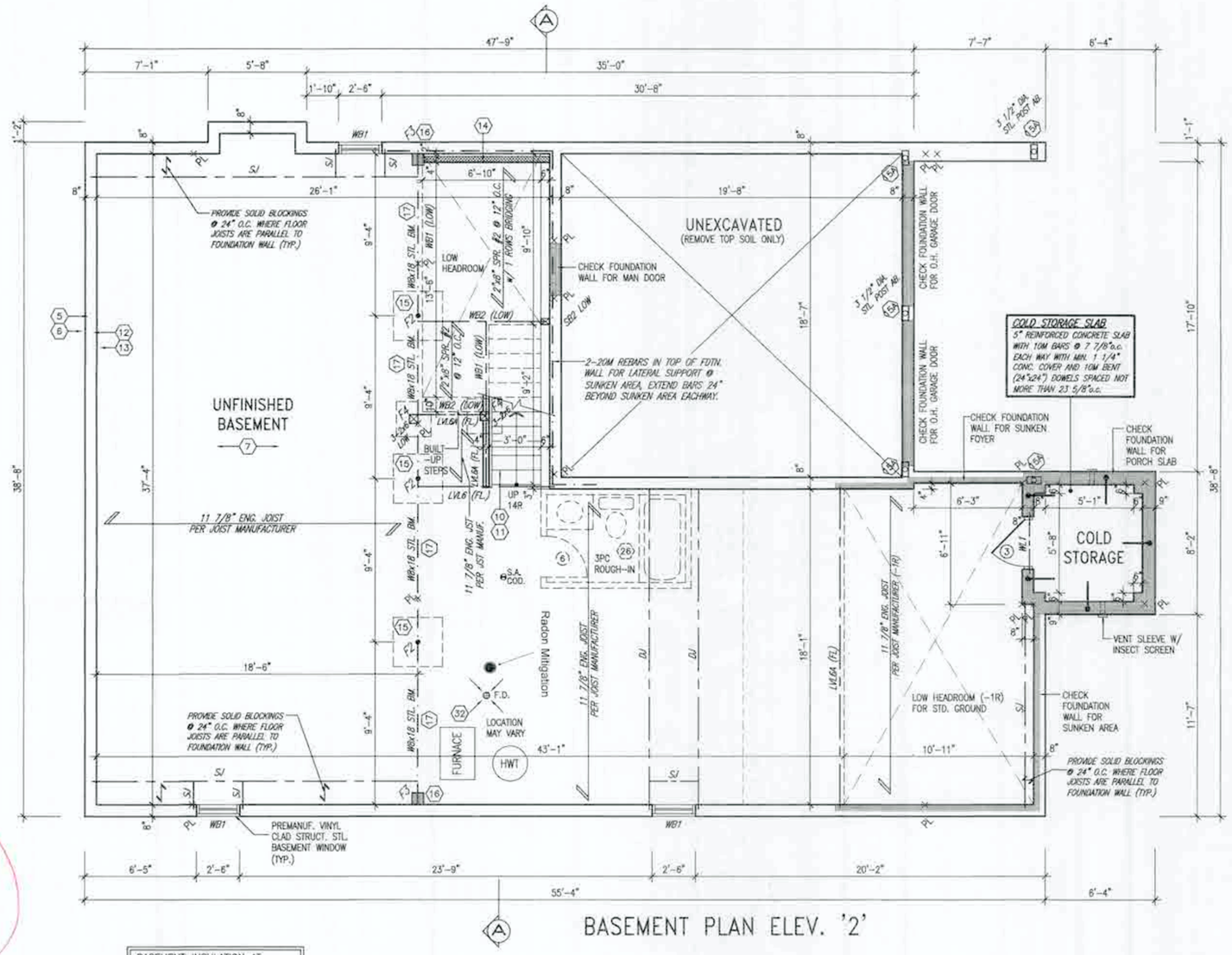
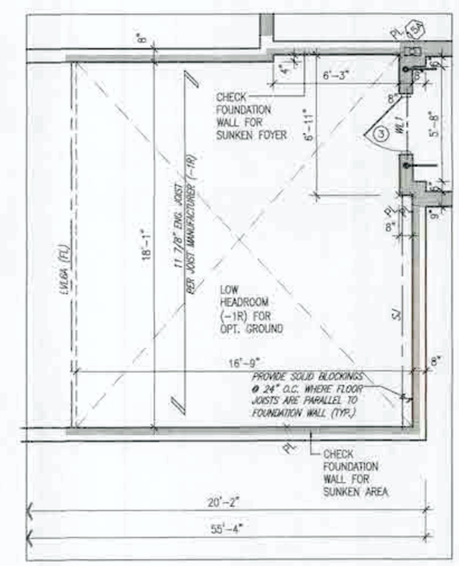
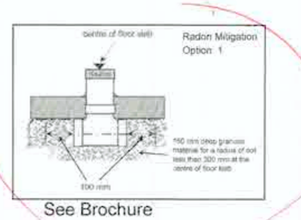
3705 SF.



BASEMENT PLAN ELEV. '2'



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



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

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed for compliance with the Ontario Building Code
OCT 6/21
FOR CHIEF BUILDING OFFICIAL

SPRINGFIELD 3
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 23 2021
This stamp certifies compliance with the applicable Design Guidelines only, and bears no further responsibility.

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

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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 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 — signature
Richard Vink — 24488
name — BCIN
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 3
14.30m

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

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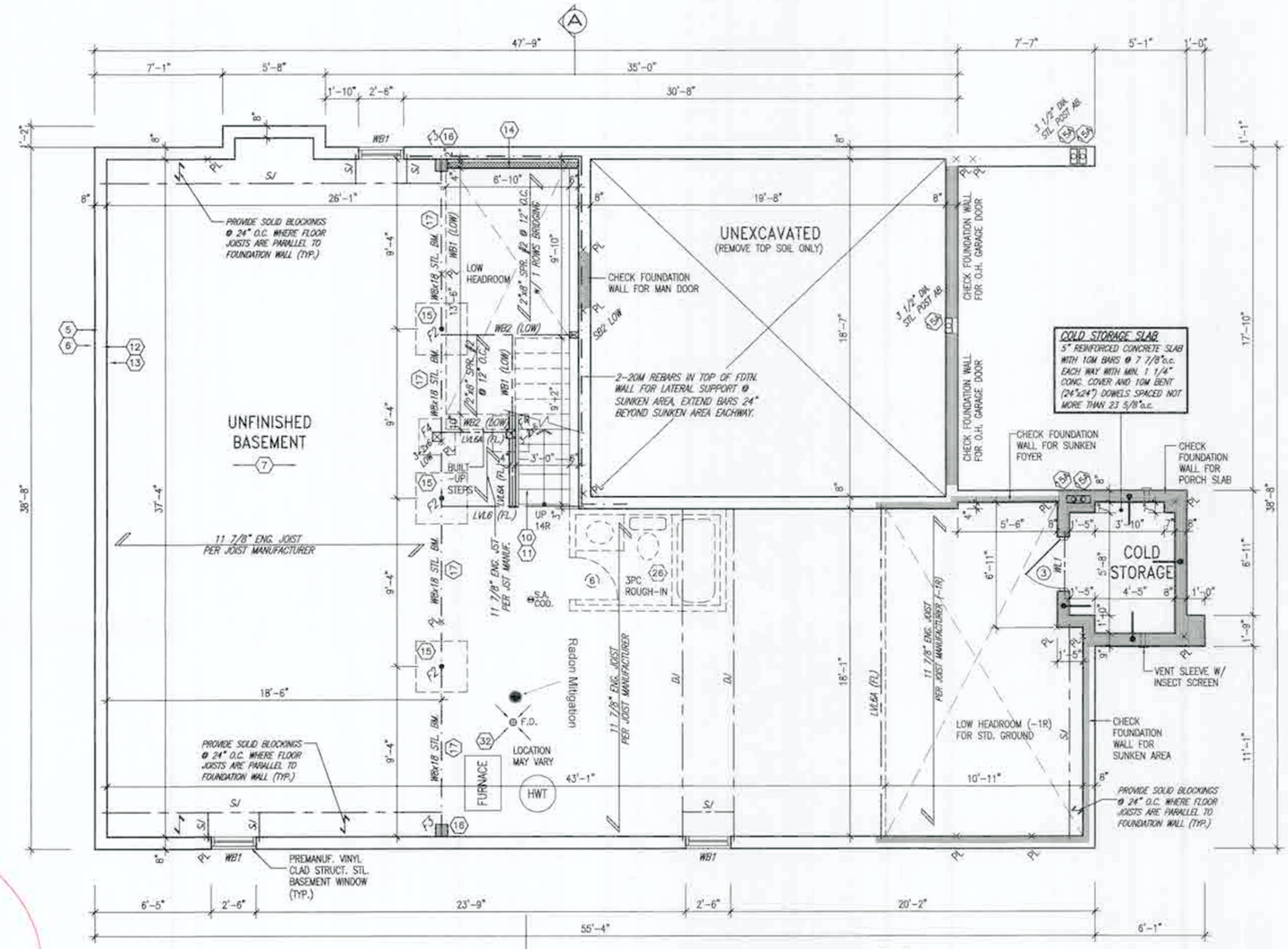
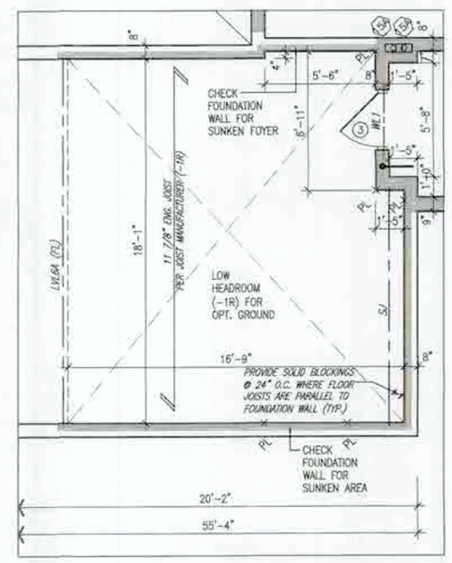
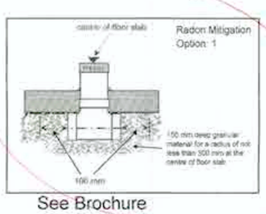
3705 SF.



BASEMENT PLAN ELEV. '3'



PART. BASEMENT PLAN ELEV. '3' FOR OPT. GUEST SUITE COND.



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

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed for compliance with the Ontario Building Code
Oct 6/21
DATE
BUILDING OFFICIAL

SPRINGFIELD 3
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
SIGNATURE
DATE: AUG 27 2021
For stamp validity compare with the applicable Design Guidelines only, and space for signature provided on official stamp.

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

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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 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
registration information: VA3 Design Inc. 24485 / 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 3
14.30m
project no. 20027
date: JANUARY, 2021
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
BASEMENT PLAN – ELEV. 3
file name: 20027-SPRINGFIELD-3
drawing no. A1b

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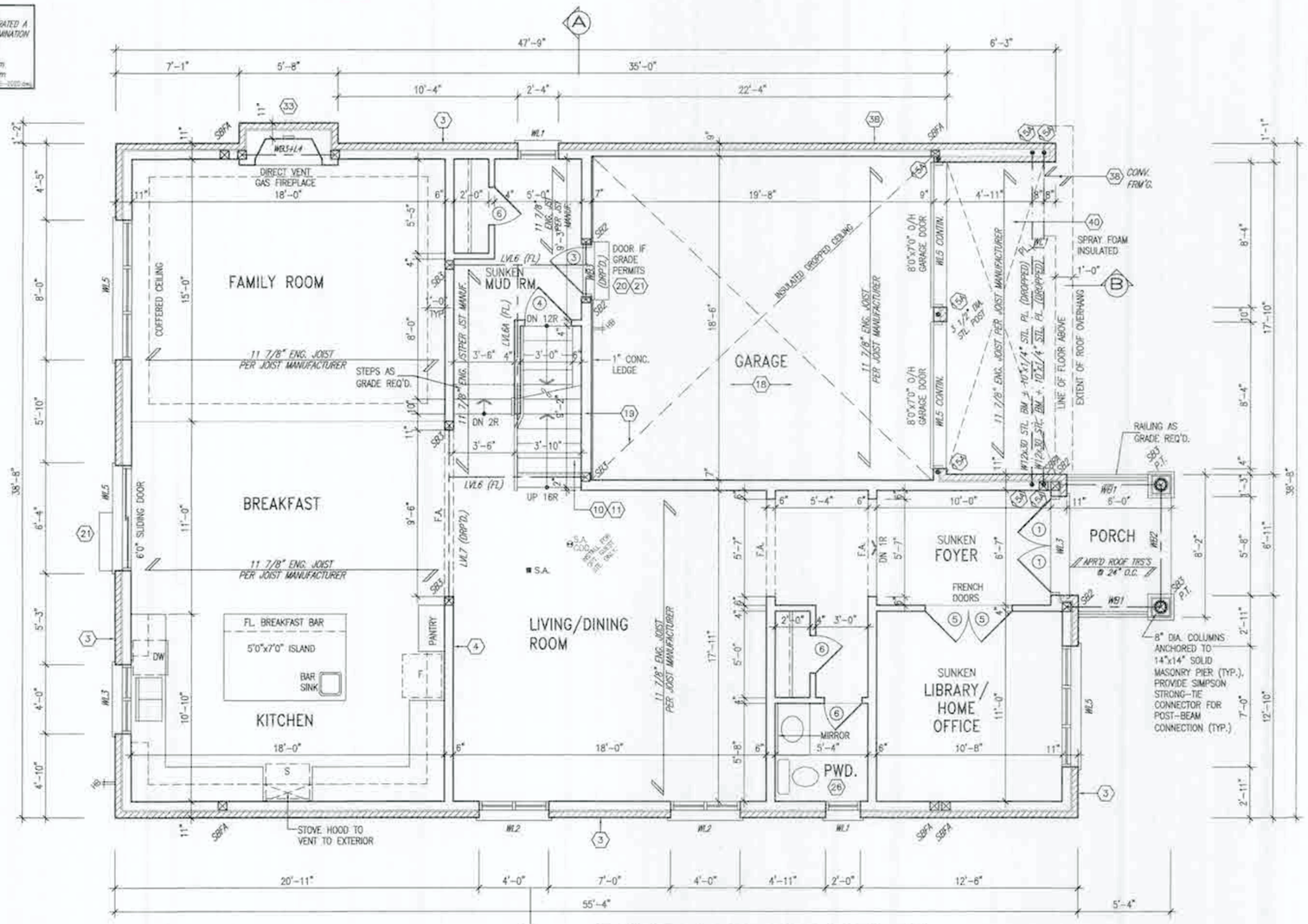
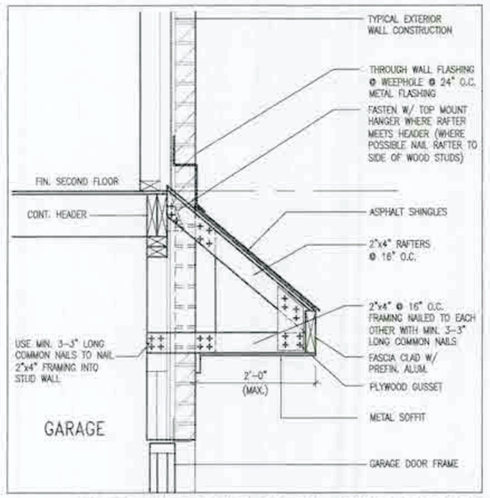
3705 SF.

FIREBLOCK BULKHEADS

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DIV. B– TABLE 6.2.3.12.
- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m



GROUND FLOOR PLAN ELEV. '1'



B ROOF OVERHANG DETAIL OVER GARAGE

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 Ontario Building Code and all other applicable law
These drawings and/or specifications have been reviewed for
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
APPROVED BY
DATE AUG 27 2021

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

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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qualification information
Richard Vink 24488
name signature BCIN
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 416.630.6782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
SPRINGFIELD 3
14.30m
project no. 20027
date: JANUARY, 2021
GROUND FLOOR PLAN – ELEV. 1
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A2

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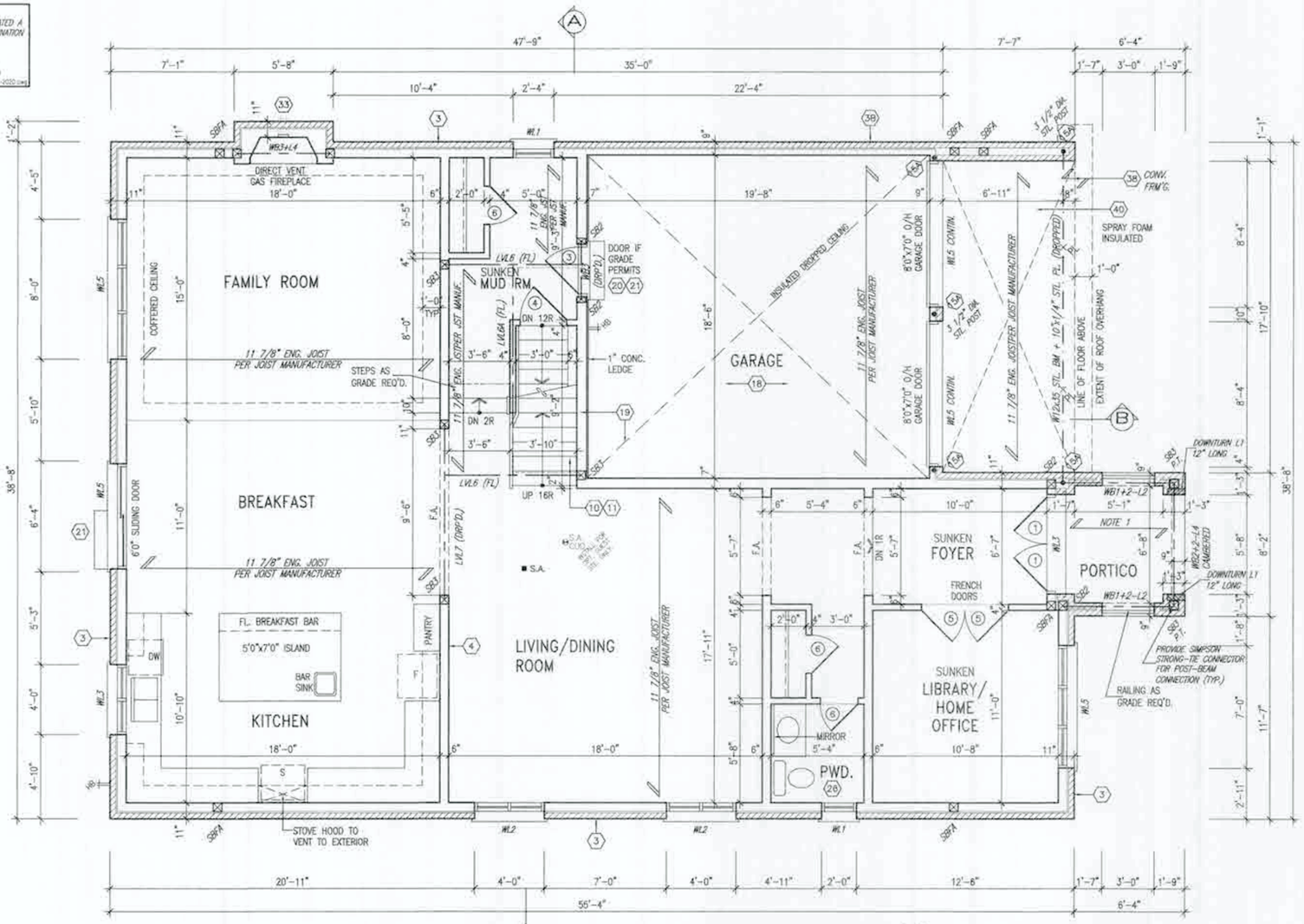
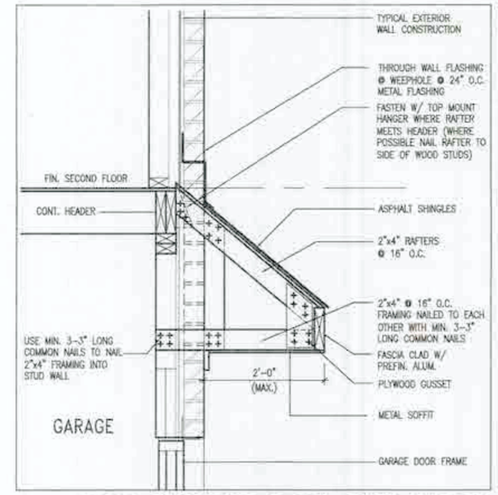
FIREBLOCK BULKHEADS

OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC. DV. 9– TABLE 6.2.3.12.
- KITCHEN EXHAUST 3.0m
- DRIVEWAY, PARKING SPACE, ROAD 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m



GROUND FLOOR PLAN ELEV. '2'



B ROOF OVERHANG DETAIL OVER GARAGE

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)

CITY OF HAMILTON
Building Division
Permit No. 21-150623
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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
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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

REGISTERED PROFESSIONAL ENGINEER B. MARINKOVIC PROVINCE OF ONTARIO
MAY 28/2021
STRUDET INC.
FOR STRUCTURE ONLY

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1	PRELIMINARY, ISSUED FOR CLIENT REVIEW.	FEB 19/21	CW

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qualification information: Richard Vink — signature — 24488 — 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 3 — 14.30m — project no. 20027
date: JANUARY, 2021 — GROUND FLOOR PLAN – ELEV. 2
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3
drawing no. A2a

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FIREBLOCK BULKHEADS

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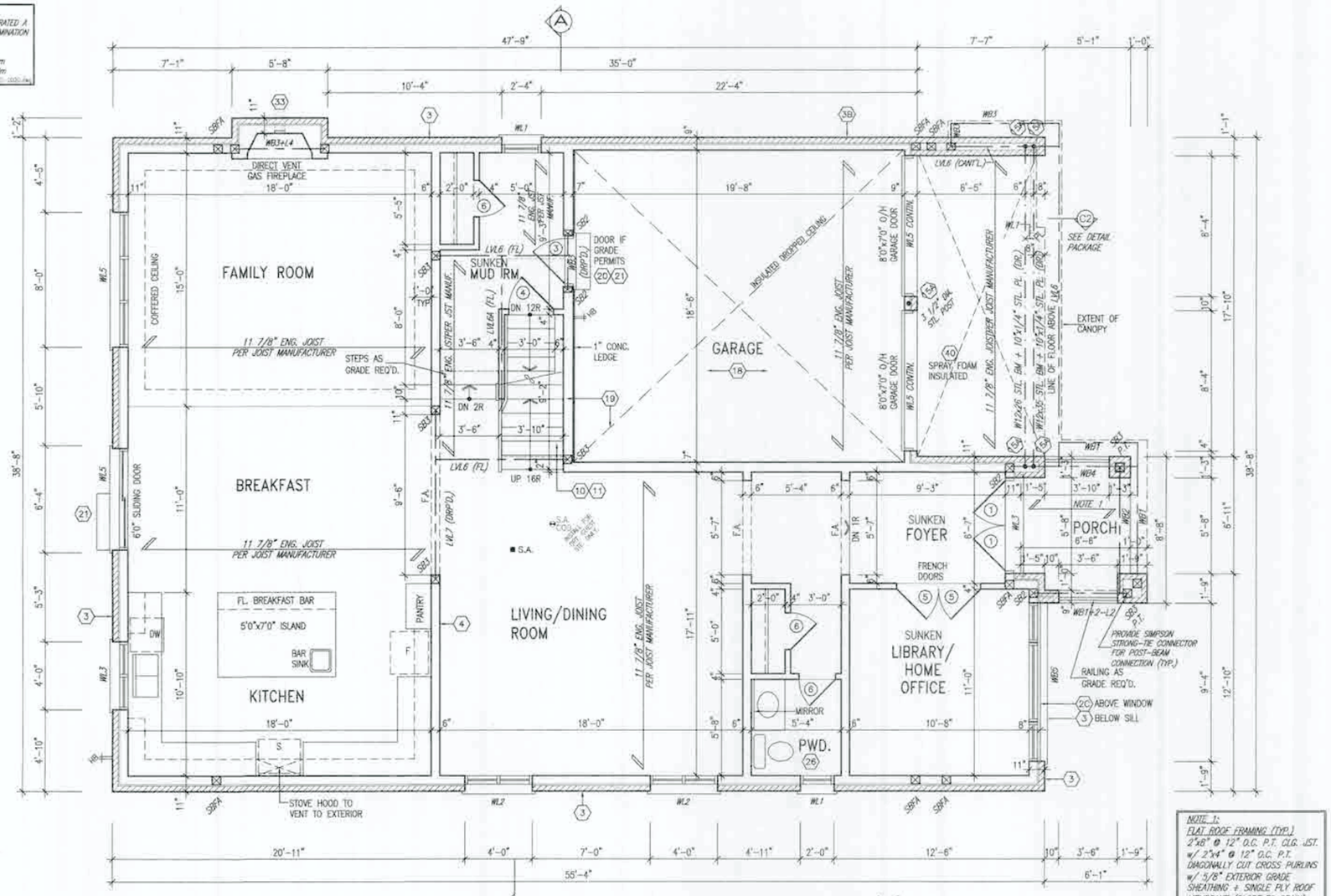

GROUND FLOOR PLAN ELEV. '3'

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)

CITY OF HAMILTON
Building Division
Permit No. 21-150623
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OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
SIGNATURE OF ARCHITECT
DATE AUG 27, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not affect compliance with other legislation.

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

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

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

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SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

3705 SF.

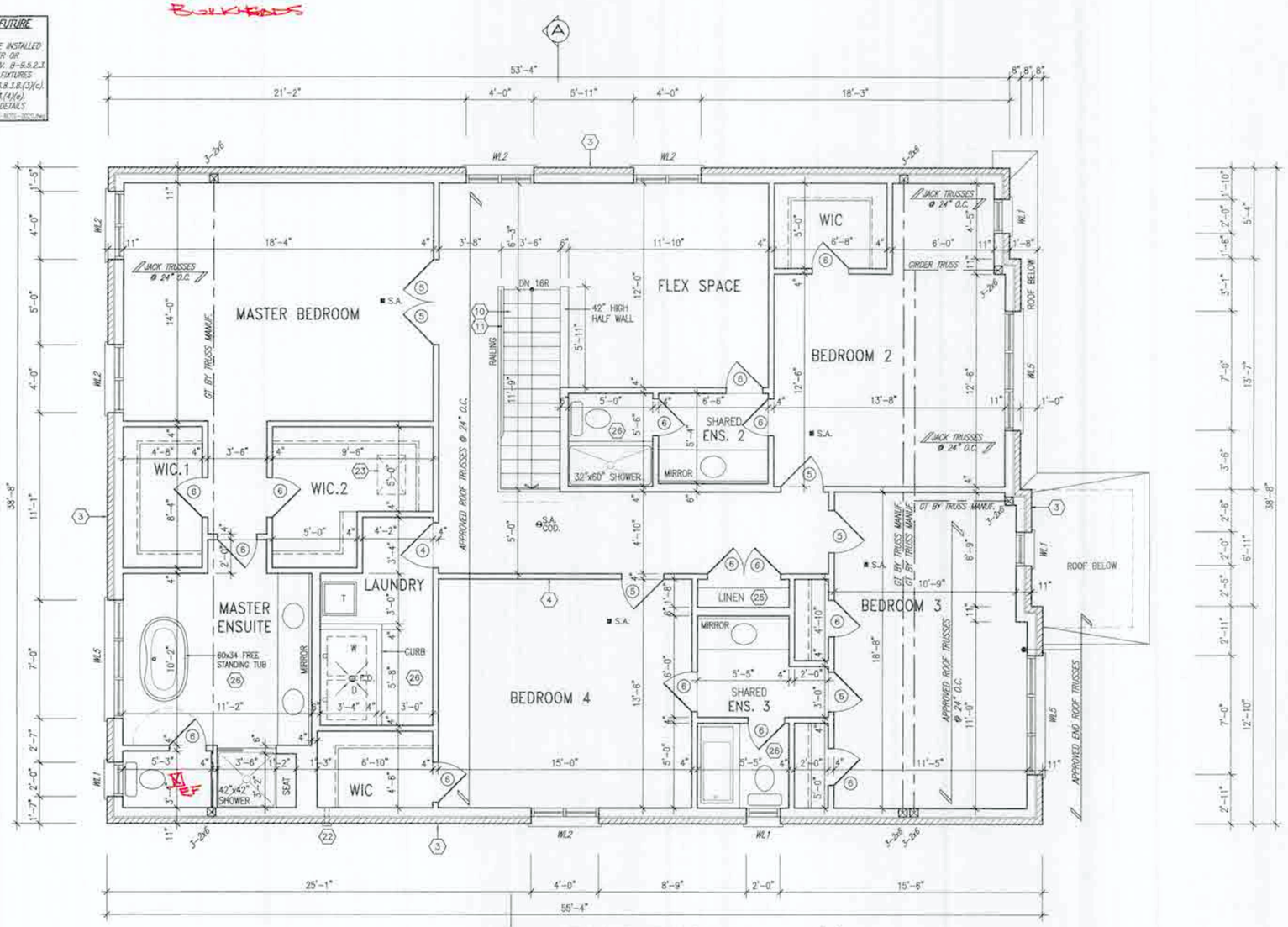
FIREBLOCK
BULKHEADS

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: 3.8.3.8.(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.

GB-NOTE-2020.dwg



SECOND FLOOR PL. EL. '1'

CITY OF HAMILTON
Building Division
Permit No. 21-150623
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THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
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OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
SIGNATURE
DATE AUG 17, 2021
THIS PLAN CONFORMS TO THE APPROVED DESIGN GUIDELINES

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

SPRINGFIELD 3
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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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.830.2255 f 416.830.4782
va3design.com

Greenpark.

SPRINGFIELD 3
14.30m

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

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3705 SF.

GRAB BAR NOTE:

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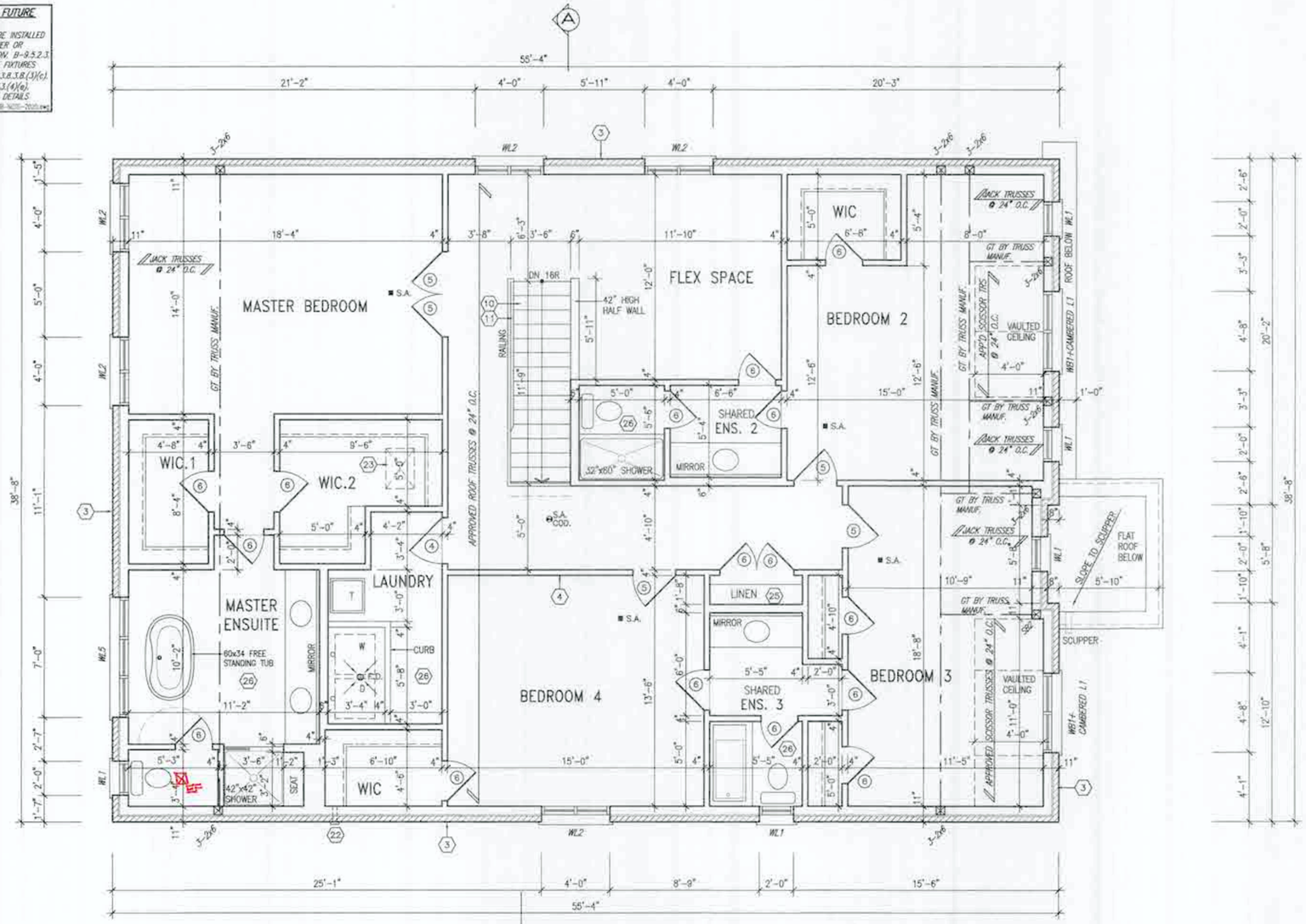

SECOND FLOOR PL. EL. '2'

CITY OF HAMILTON
Building Division
Permit No. 21-150623
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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 G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: JUL 27 2021

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

SPRINGFIELD 3
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 — 24486 — name — OQN
registration information
VA3 Design Inc. — 42658

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

Greenpark.

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

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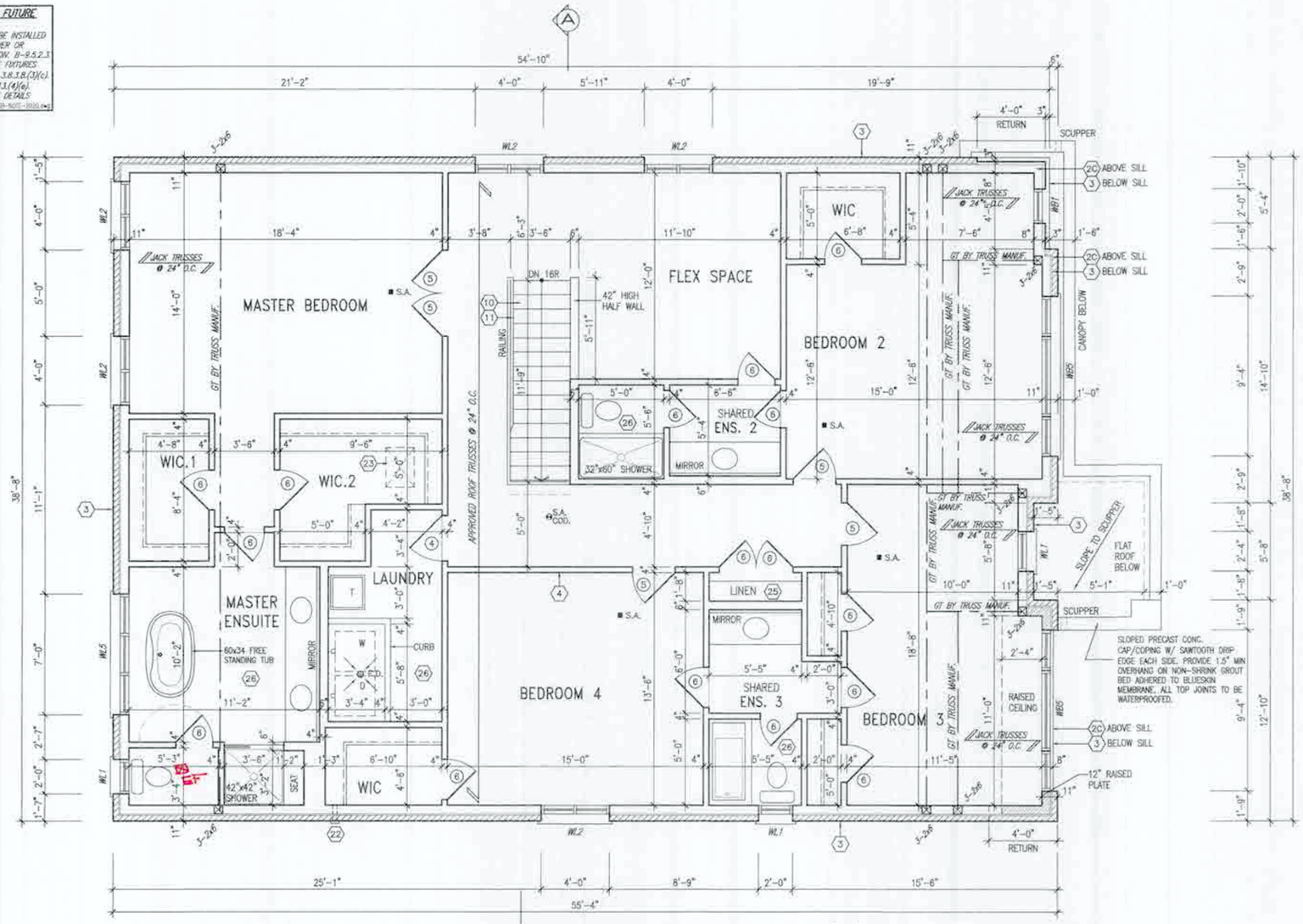
3705 SF.

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: 3.8.3.8.(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.

GB-NOTE-2020.DWG



SECOND FLOOR PL. EL. '3'

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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
DATE AUG 27, 2021

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

SPRINGFIELD 3
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 — 24488
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 3 14.30m	project no. 20027
date: JANUARY, 2021	SECOND FLOOR PLAN – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A3b	

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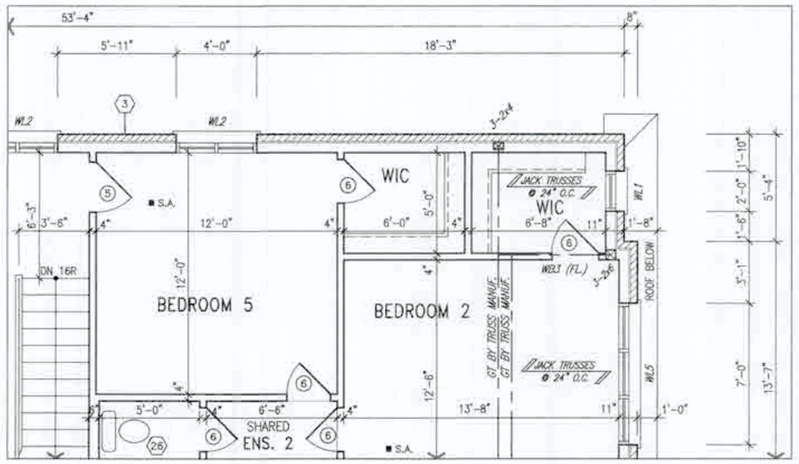
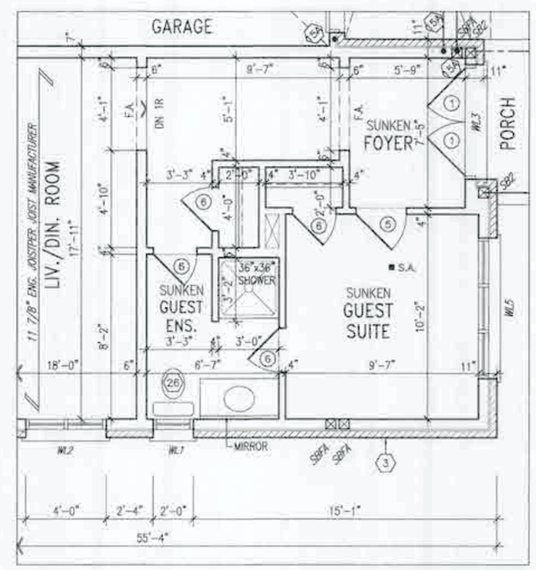
3705 SF.



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



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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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These drawings and/or specifications have been reviewed for compliance with the Ontario Building Code
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 ACCESS
APPROVED
SIGNED BY
DATE AUG 27 2021
This plan conforms substantially with the applicable design guidelines and is satisfactory for processing building permits.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 28/2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 3
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 — 24486
name — BCIN
registration information
VA3 Design Inc. — 42658

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

Greenpark.

project name	municipality	SPRINGFIELD 3 14.30m	project no.
RUSSELL GARDENS PH.4	HAMILTON, ON		20027

date		drawing no.
JANUARY, 2021	PART. PLANS - ELEV. 1	A4
drawn by CL	checked by – / scale 3/16" = 1'-0"	file name 20027-SPRINGFIELD-3

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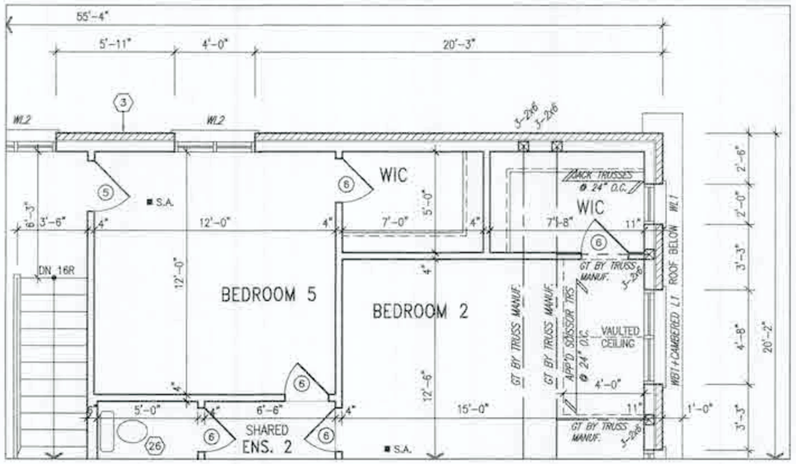
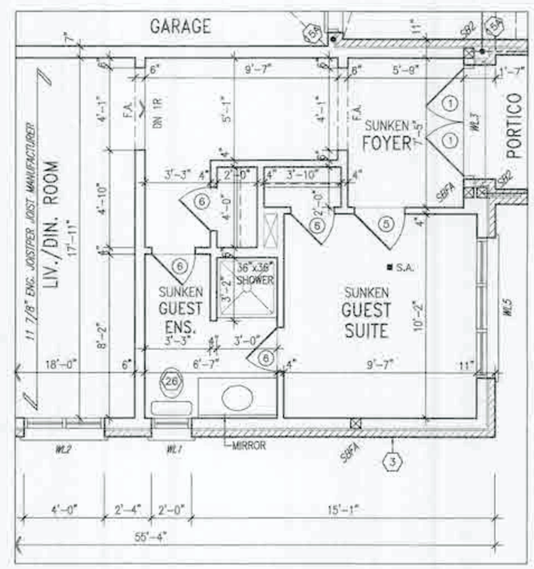
3705 SF.



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



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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE PLANS MUST BE AVAILABLE ON SITE
THE WORK SHOWN ON THESE PLANS MUST COMPLY WITH THE ONTARIO BUILDING CODE OR APPLICABLE LAW
These drawings were reviewed by
PER
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 legislations 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 (siting) 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 ACCESS
2ND APPROVAL
APPROVED BY
DATE AUG 31, 2021
This plan conforms complaint with the applicable Design Guidelines, and meets the further requirements.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 20/2021
STRUDET INC.
FOR STRUCTURE ONLY

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12				3	ISSUED FOR PERMIT	MAY 21/21	CW
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	CW
10				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: R Vink
BCIN: 24488
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.

SPRINGFIELD 3
14.30m

project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
project no.: 20027
date: JANUARY, 2021
PART. PLANS - ELEV. 2
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no.: A4a

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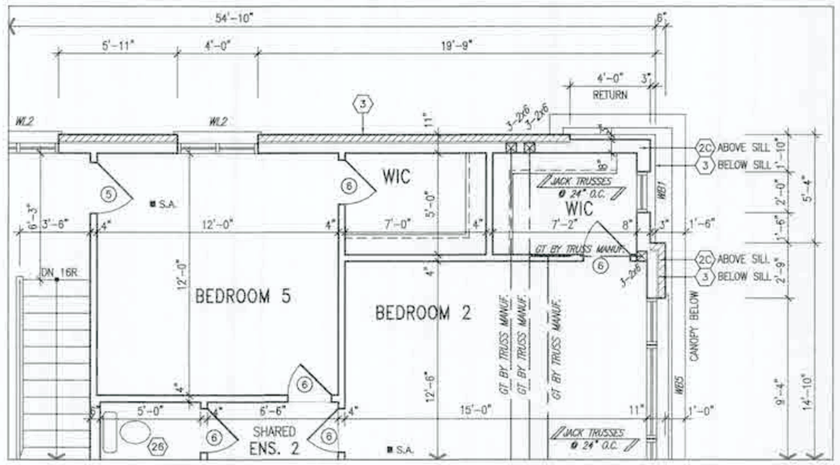
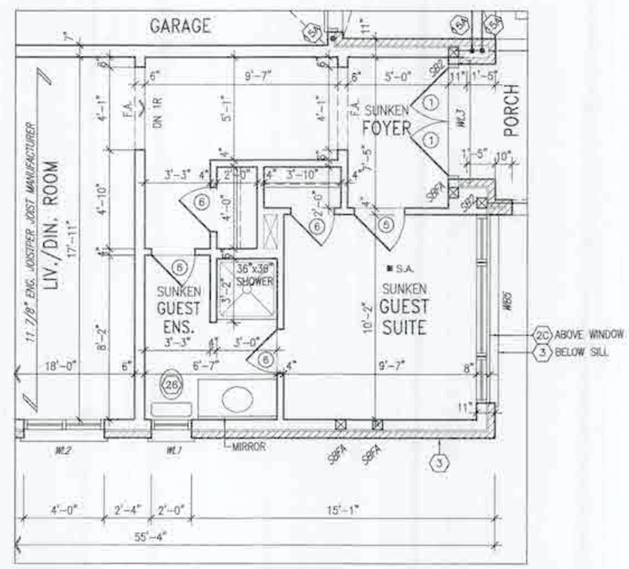
SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

3705 SF.



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



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

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawing and/or specifications have been reviewed by
FOR CHIEF BUILDING OFFICIAL — DATE: OCT 04 2021

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
SAD APPROVAL
APPROVED BY
DATE AUG 27 2021
This home complies (whether with the applicable Design Guidelines or by a qualified professional consultant)

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

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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

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
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 3
14.30m

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

date: JANUARY, 2021
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
PART. PLANS – ELEV. 3
file name: 20027-SPRINGFIELD-3
drawing no. A4b

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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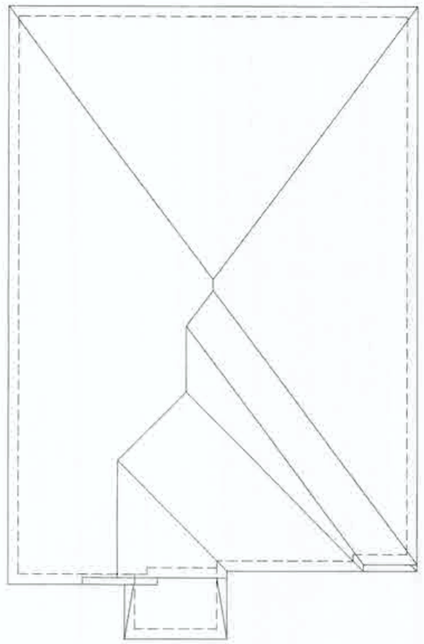
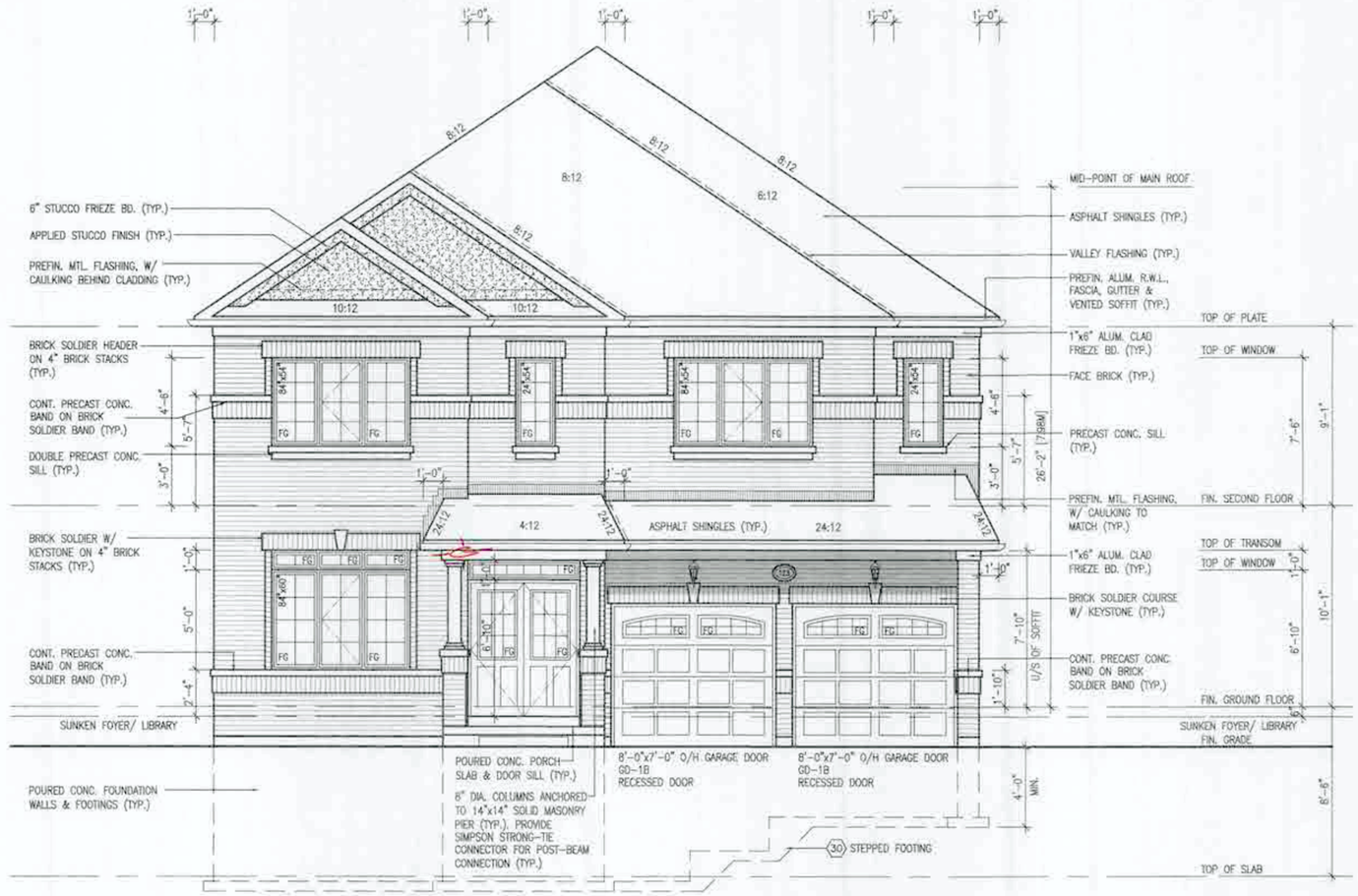
3705 SF.



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
Permit No. 21-150623
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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 REVIEW
ARCHITECT
DATE AUG 25 2021
The signature constitutes compliance with the applicable Design Guidelines only and does not imply compliance with any other standards.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	CW
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qualification information
Richard Vink — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658
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VA3 DESIGN
235 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 3 14.30m	project no. 20027
date: JANUARY, 2021	FRONT ELEVATION – ELEV. 1
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A5	

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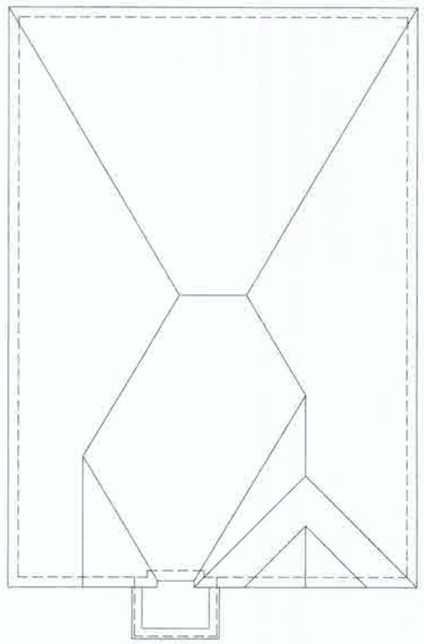
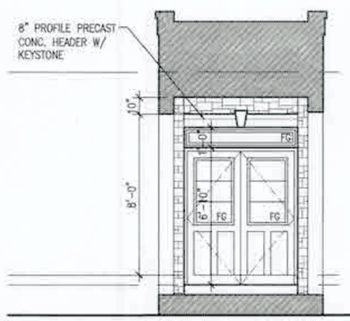
3705 SF.



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
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OCT 04 2021
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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
SIGNATURE
DATE Aug 27, 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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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
VA3 Design Inc. — 42858

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VA3 DESIGN
235 Consumers Rd Suite 120
Toronto ON M2J 1R4
(416.630.2255 (416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.4	municipality: HAMILTON, ON
SPRINGFIELD 3 14.30m	project no.: 20027
date: JANUARY, 2021	FRONT ELEVATION – ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no.: A5a	

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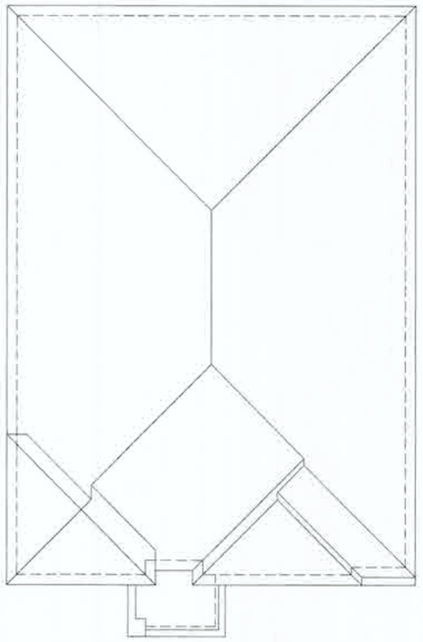
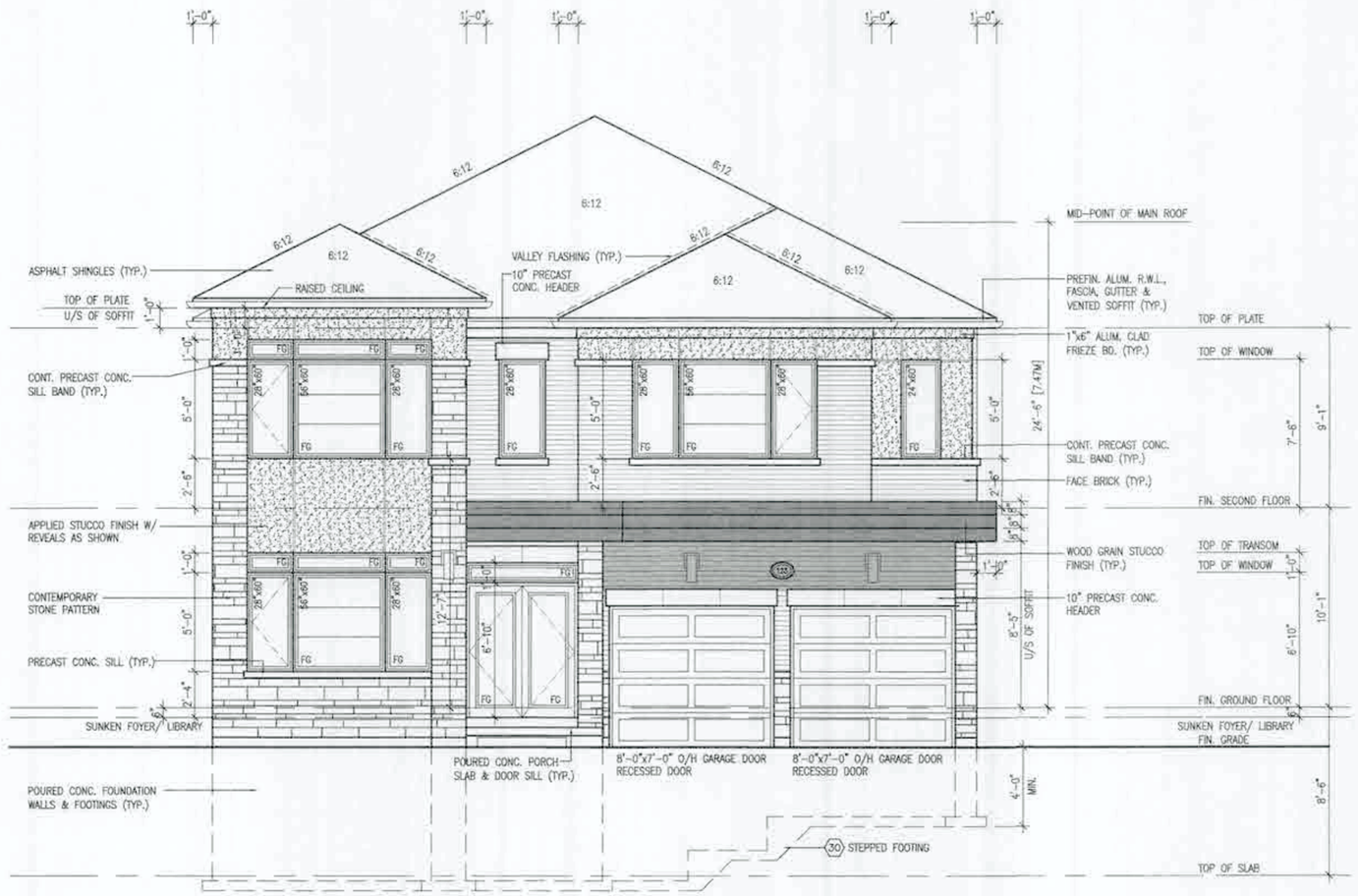
3705 SF.



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
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
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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 C. WILLIAMS (TD), ARCHITECT
ARCHITECTURAL CONTROL DESIGN AND APPROVAL
SIGNED BY
DATE: AUG 20, 2021
THIS PLAN IS GENERALLY CONSISTENT WITH THE APPROVED DESIGN OF THE SUBDIVISION

SPRINGFIELD 3
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

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 — 24488
registration information: VA3 Design Inc. — 42655

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
256 Commerce Rd Suite 120
Toronto ON M2J 1B4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
SPRINGFIELD 3
14.30m
project no. 20027
date: JANUARY, 2021
FRONT ELEVATION – ELEV. 3
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A5b

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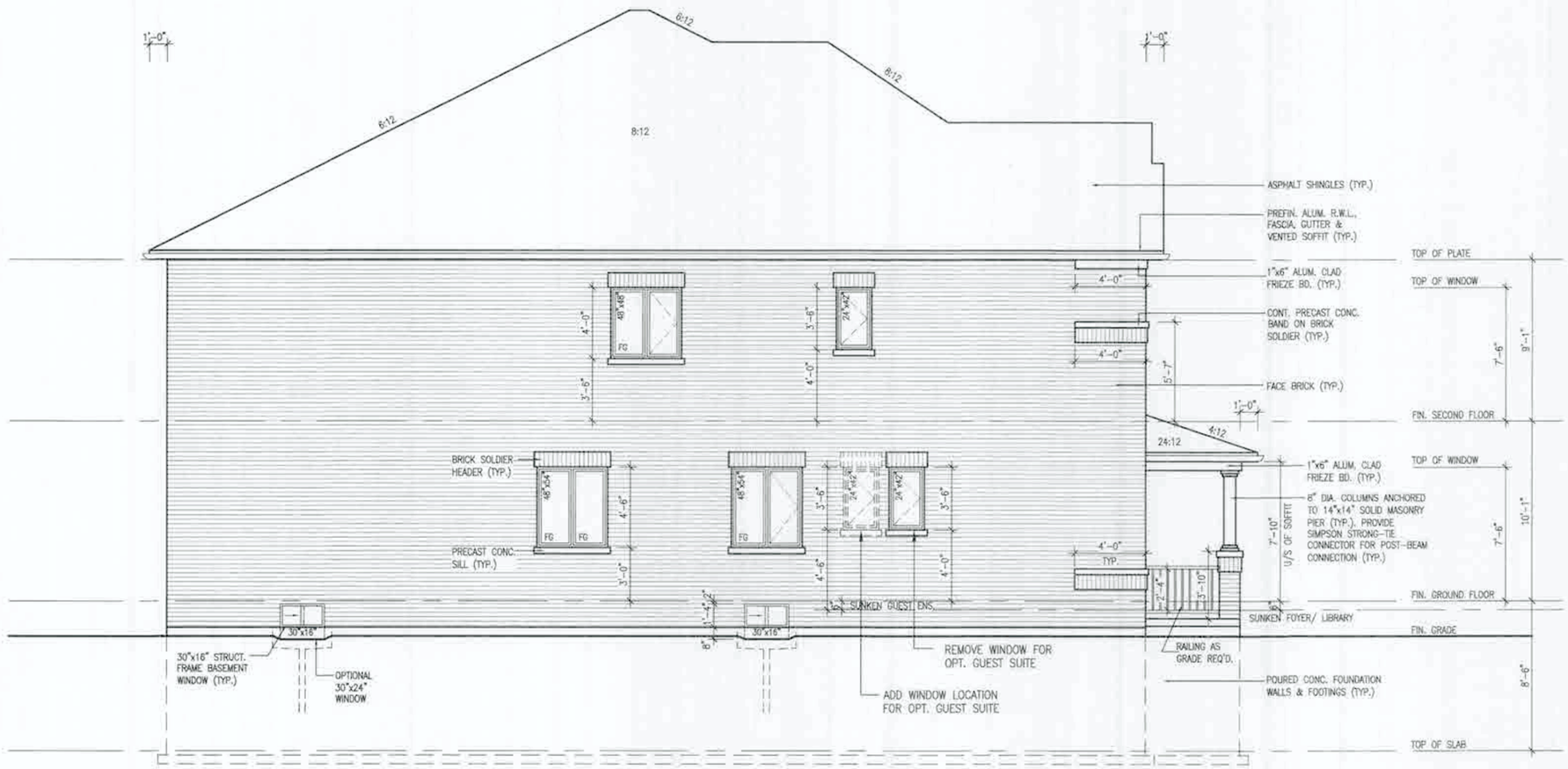
3705 SF.



LEFT SIDE ELEVATION – ELEV. '1'

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1171.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.99 SQ. FT.
GLAZING PROVIDED	=62.20 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=65.20 SQ. FT.

OK

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE AUG 23 2021
This plan is certified to comply with the applicable Design Guidelines and to bear no liability whatsoever.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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

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 24488 IQA
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancies 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 416.830.2255 f 416.630.4782
va3design.com

Greenpark

project name	RUSSELL GARDENS PH.4
municipality	HAMILTON, ON
project no.	20027
date	JANUARY, 2021
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
drawing title	LEFT SIDE ELEVATION – ELEV. 1
file name	20027-SPRINGFIELD-3
drawing no.	A6

SPRINGFIELD 3
14.30m

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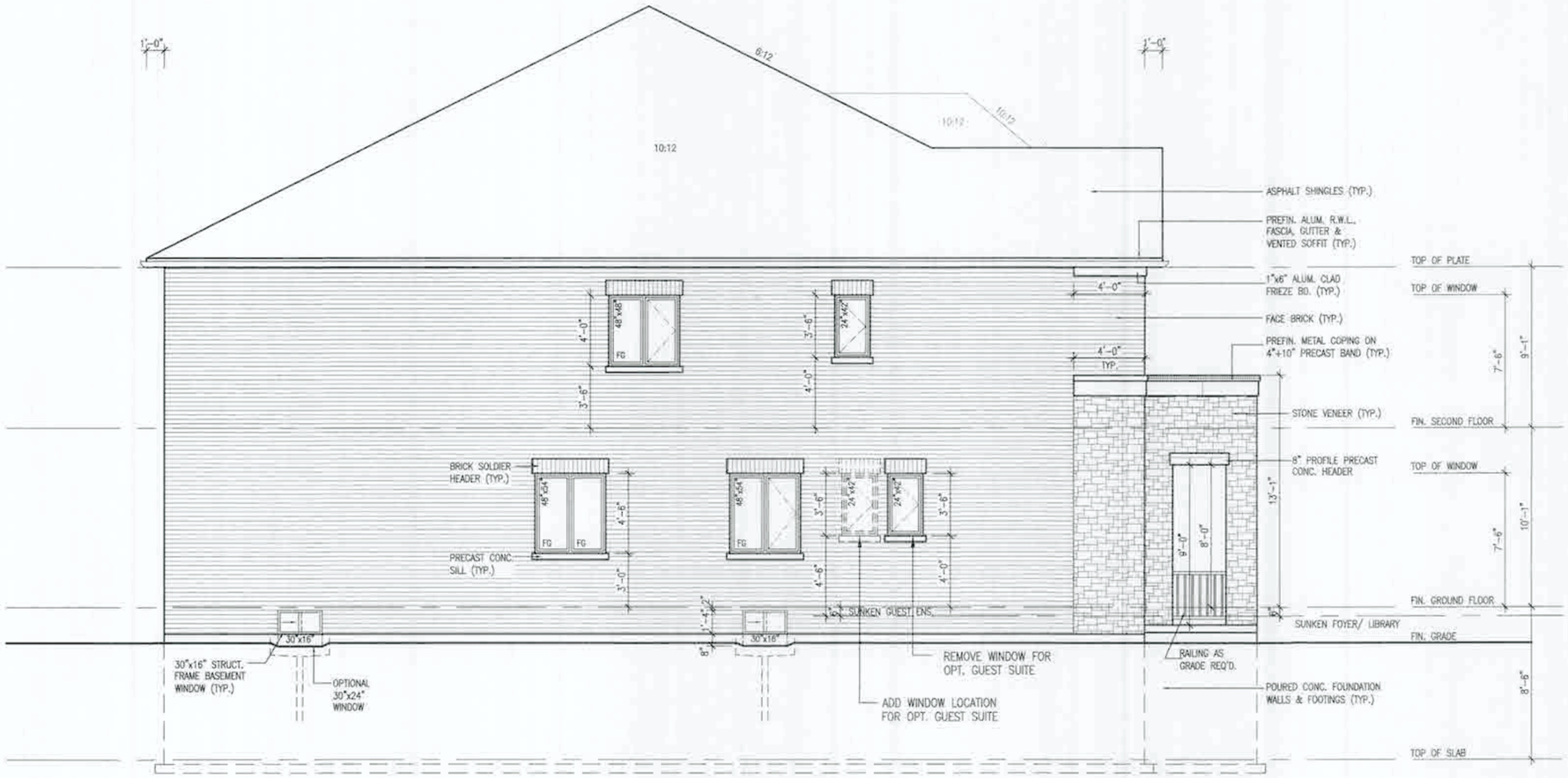
3705 SF.



LEFT SIDE ELEVATION – ELEV. '2'

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1171.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.99 SQ. FT.
GLAZING PROVIDED	=62.20 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS OK

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=65.20 SQ. FT.

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 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AGENT
AND APPROVED
APPROVED BY
DATE JUNE 21, 2021
For Municipal certification with the specific Design Guidelines only, not a full or complete architectural review.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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

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 24488
VA3 Design Inc. BCIN 42655

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 3 14.30m
project no.	20027
date	JANUARY, 2021
drawing	LEFT SIDE ELEVATION – ELEV. 2
drawing no.	A6a
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3

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3705 SF.

LEFT SIDE ELEVATION – ELEV. '3'

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1171.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=81.99 SQ. FT.
GLAZING PROVIDED	=62.20 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ok

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=65.20 SQ. FT.

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER, MAYOR 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
SIGNATURE
DATE AUG 23, 2021

SPRINGFIELD 3
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 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	JANUARY, 2021
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
drawing title	LEFT SIDE ELEVATION – ELEV. 3
file name	20027-SPRINGFIELD-3
drawing no.	A6b

SPRINGFIELD 3
14.30m

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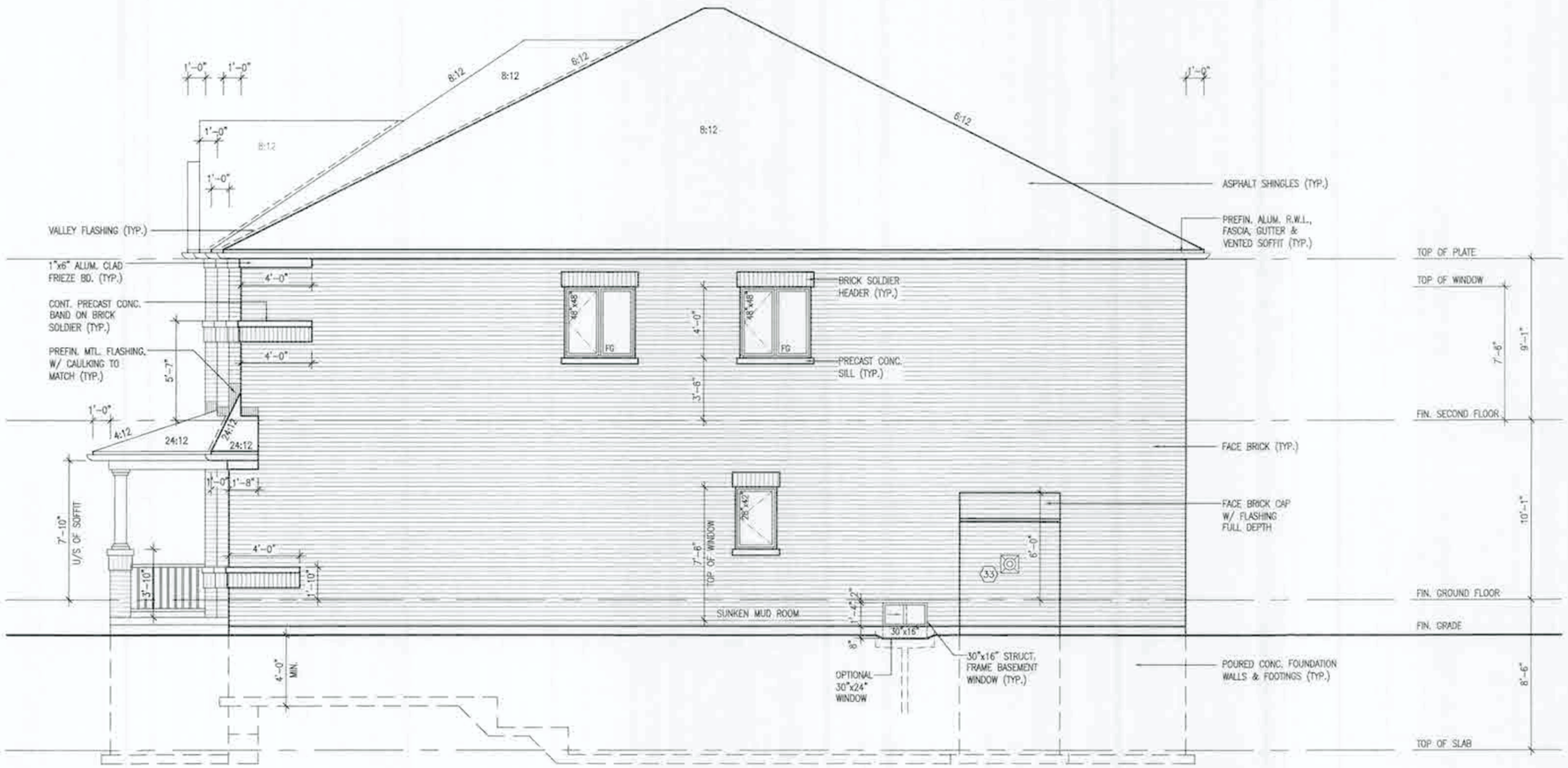
3705 SF.



RIGHT SIDE ELEVATION – ELEV. '1'

ALLOWABLE GLAZED OPENINGS
WALL AREA =1059.62 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
GLAZING ALLOWED =74.17 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.

CK

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed for compliance with the Ontario Building Code
OCT 04 2021
FOR DEPUTY CHIEF BUILDING OFFICIAL 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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ALTERNATE
SUB APPROVED
AUG 17, 2021

SPRINGFIELD 3
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 — R 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.

SPRINGFIELD 3
14.30m

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

date: JANUARY, 2021
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
RIGHT SIDE ELEVATION – ELEV. 1
drawing no.: A7

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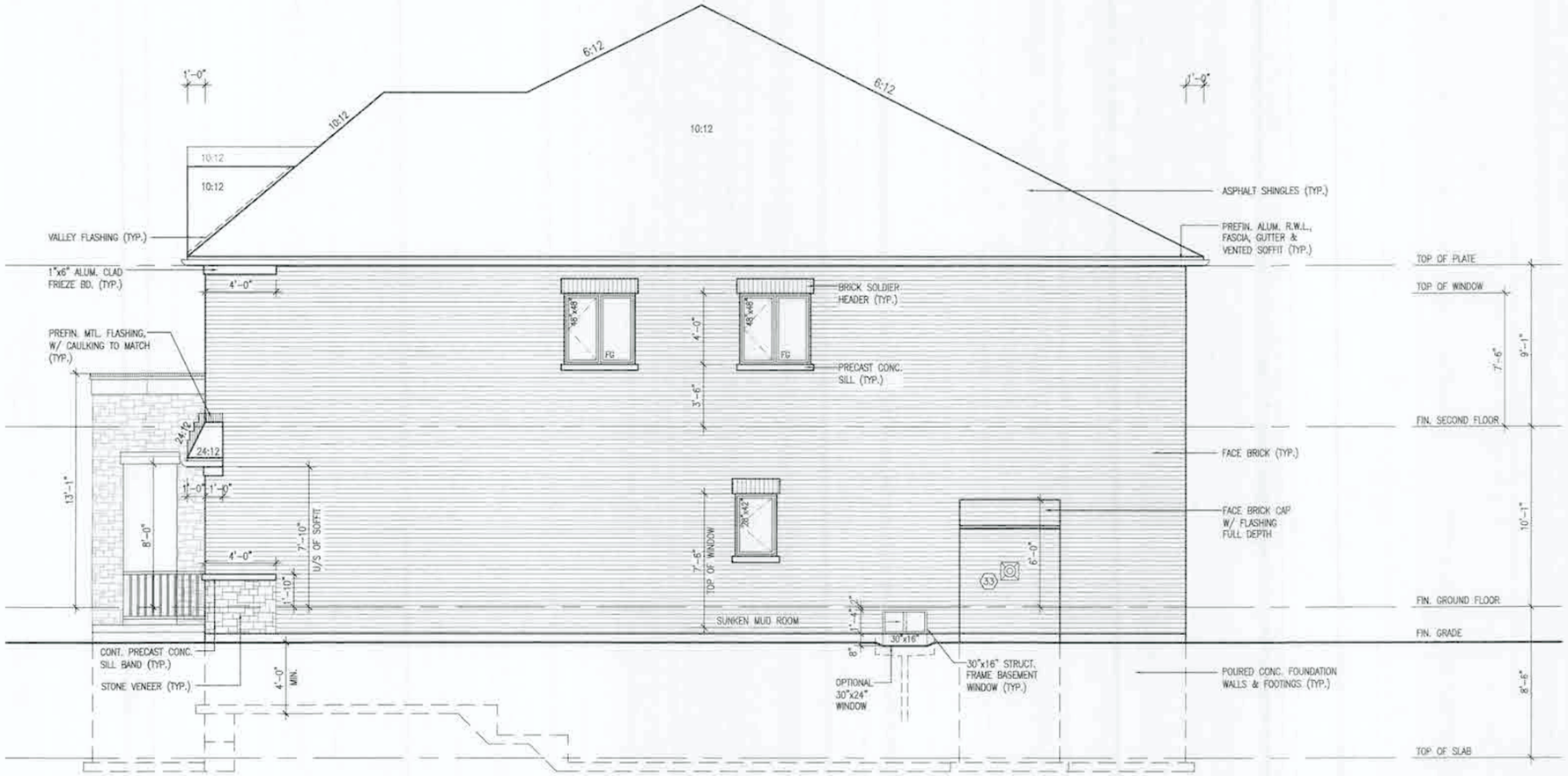

RIGHT SIDE ELEVATION – ELEV. '2'

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1079.78 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
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 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 for
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 ALSON
AND ASSOCIATES
DATE AUG 27, 2021
This stamp applies only to plans submitted for building permit purposes and does not constitute approval of any other permits or approvals.

SPRINGFIELD 3
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 24458
name signature BCIN
registration information
VA3 Design Inc. 42856
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 Cosburn Rd Suite 120
Toronto ON M2J 1R4
t 416.830.1255 f 416.830.4782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
SPRINGFIELD 3
14.30m
project no. 20027
date: JANUARY, 2021
RIGHT SIDE ELEVATION – ELEV. 2
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A7a

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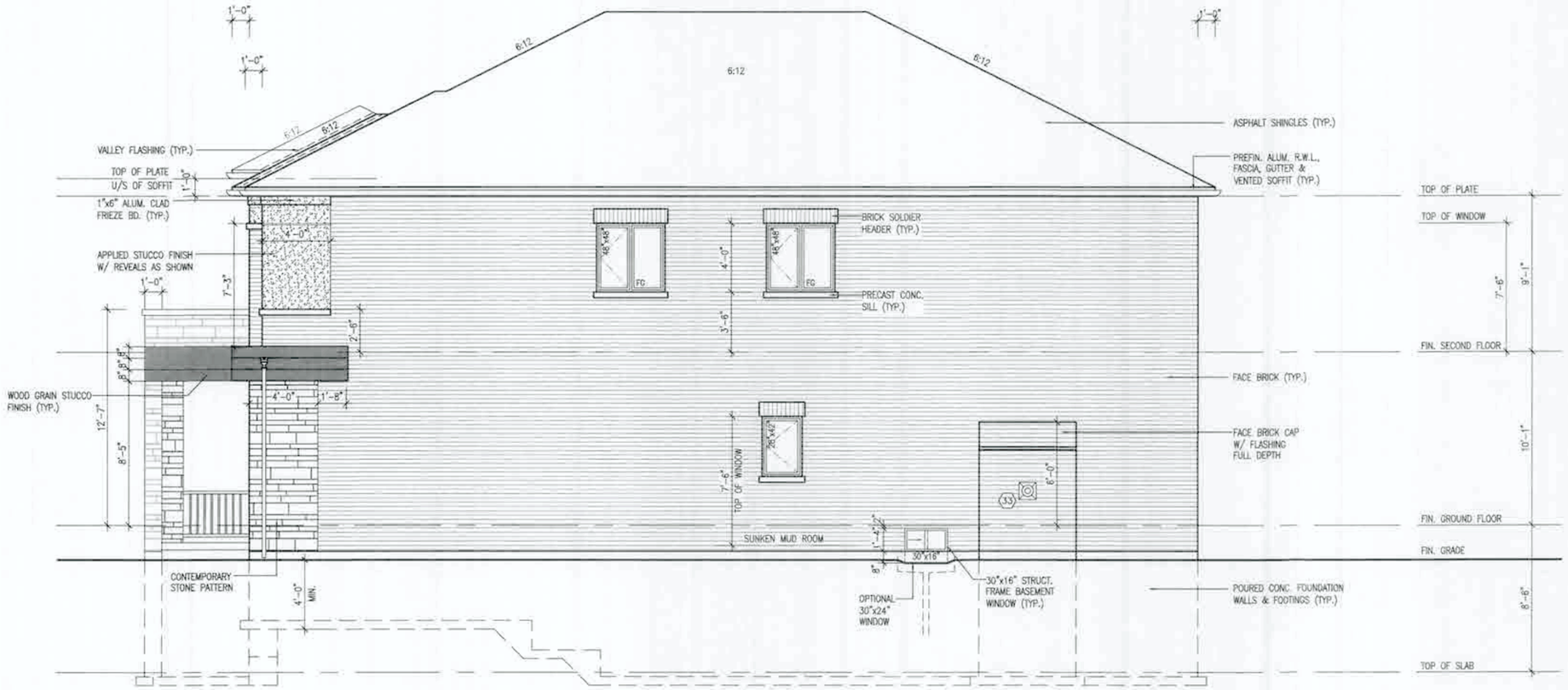
3705 SF.



RIGHT SIDE ELEVATION – ELEV. '3'

ALLOWABLE GLAZED OPENINGS

WALL AREA	=1074.74 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
GLAZING ALLOWED	=75.23 SQ. FT.
GLAZING PROVIDED	=37.33 SQ. FT.

WITH OPTIONAL 30"x24" BASEMENT WINDOWS ok

GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=38.83 SQ. FT.

CITY OF HAMILTON
Building Division
Permit No. 21-150823
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER HEREIN AND CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and 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 DESIGNER
AUG 27, 2021

SPRINGFIELD 3
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 — 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
(416.630.2255 | 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH.4 — municipality: HAMILTON, ON
SPRINGFIELD 3 — 14.30m
project no. 20027
date: JANUARY, 2021 — RIGHT SIDE ELEVATION – ELEV. 3
drawn by: CL — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3
drawing no. A7b

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3705 SF.

REAR ELEVATION – ELEV. '1'

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND APPROVAL
APPROVED BY
DATE AUG 17, 2021
This approval pertains only to compliance with the applicable Design Guidelines and does not imply any responsibility for compliance with municipal zoning or other regulations.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	MAY 21/21	GW
11				2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
10				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 — 24488
name — BCIN
registration information
VA3 Design Inc. — 42856

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 3	14.30m
project no.	20027
date	JANUARY, 2021
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
title	REAR ELEVATION – ELEV. 1
file name	20027-SPRINGFIELD-3
drawing no.	A8

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3705 SF.

REAR ELEVATION – ELEV. '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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed for compliance with the Ontario Building Code
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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
CERTIFIED BY
DATE AUG 17, 2021
The house certified compliance with the applicable Design Guidelines may vary in minor aesthetic elements.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT.	MAY 21/21	GW
11				2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GW
10				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 — 24488
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
255 Commerce 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
date	JANUARY, 2021
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3
SPRINGFIELD 3	14.30m
project no.	20027
drawing title	REAR ELEVATION – ELEV. 2
drawing no.	A8a

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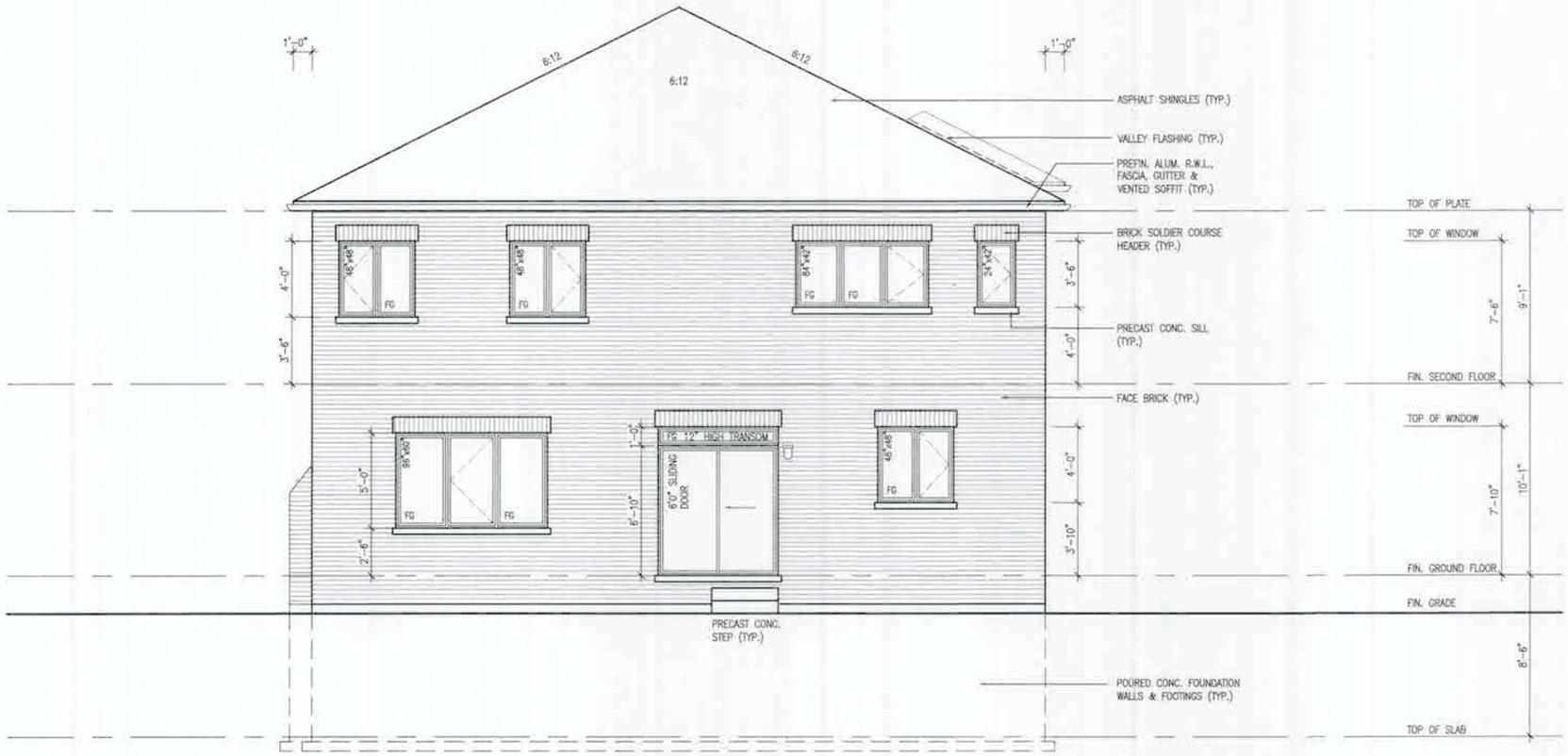
3705 SF.



REAR ELEVATION – ELEV. '3'

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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings have been reviewed by
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 (siting) 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 DESIGN
AND APPROVALS
APPROVED BY:
DATE: AUG 27, 2021
This stamp certifies authorization only for compliance to architectural control guidelines and does not imply professional responsibility

SPRINGFIELD 3
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 — 24488
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 3 14.30m	project no. 20027
date: JANUARY, 2021	REAR ELEVATION – ELEV. 3
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A8b	

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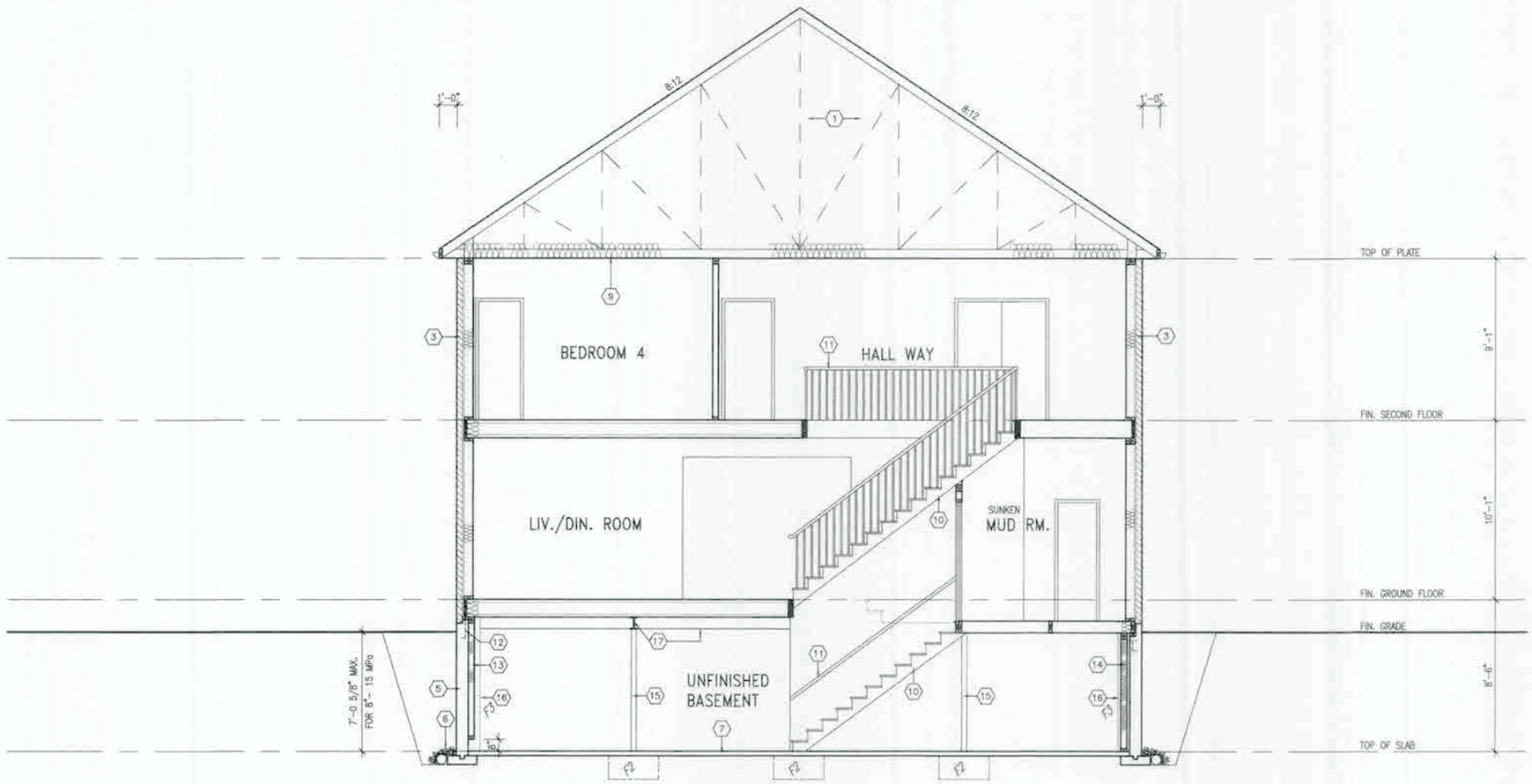

SECTION A-A ELEVATION '1'

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DOCUMENTS MUST BE AVAILABLE ON SITE
THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These stamped plans and documents have been reviewed for compliance with the Ontario Building Code
OCT 04 2021
Authorized Signature
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 (siting) 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 3
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 — 24482
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
265 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark
GRANDVILLE 2
15.24m

project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
project no: 20027
date: JANUARY, 2021
SECTION A-A - ELEV. 1
drawing no: A9
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3

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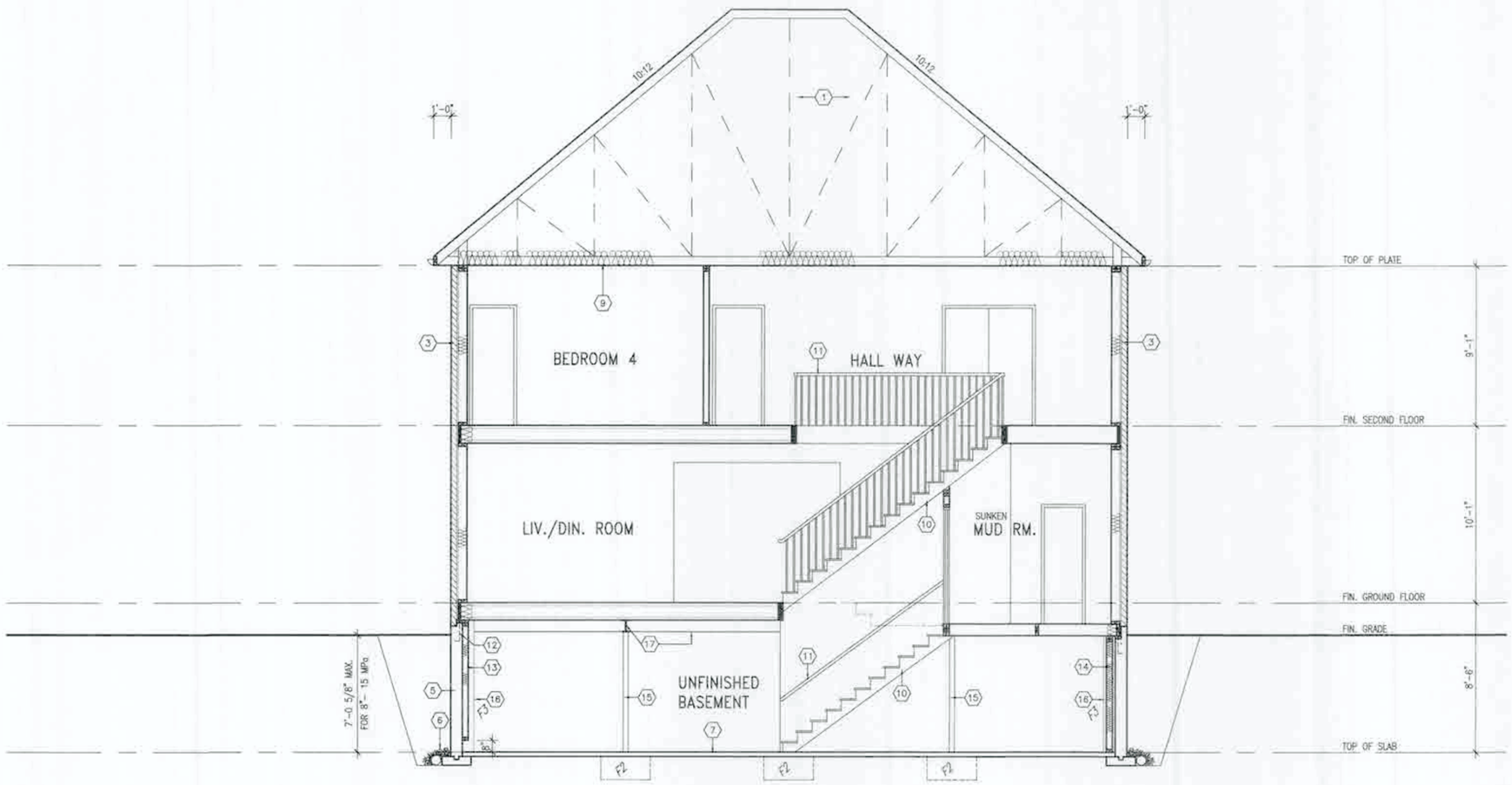
3705 SF.



SECTION A-A ELEVATION '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 ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed for
FOR CODE COMPLIANCE
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 of 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 3
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 — BCIN: 24488
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 3 14.30m	project no. 20027
date: JANUARY, 2021	SECTION A-A - ELEV. 2
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A9a	

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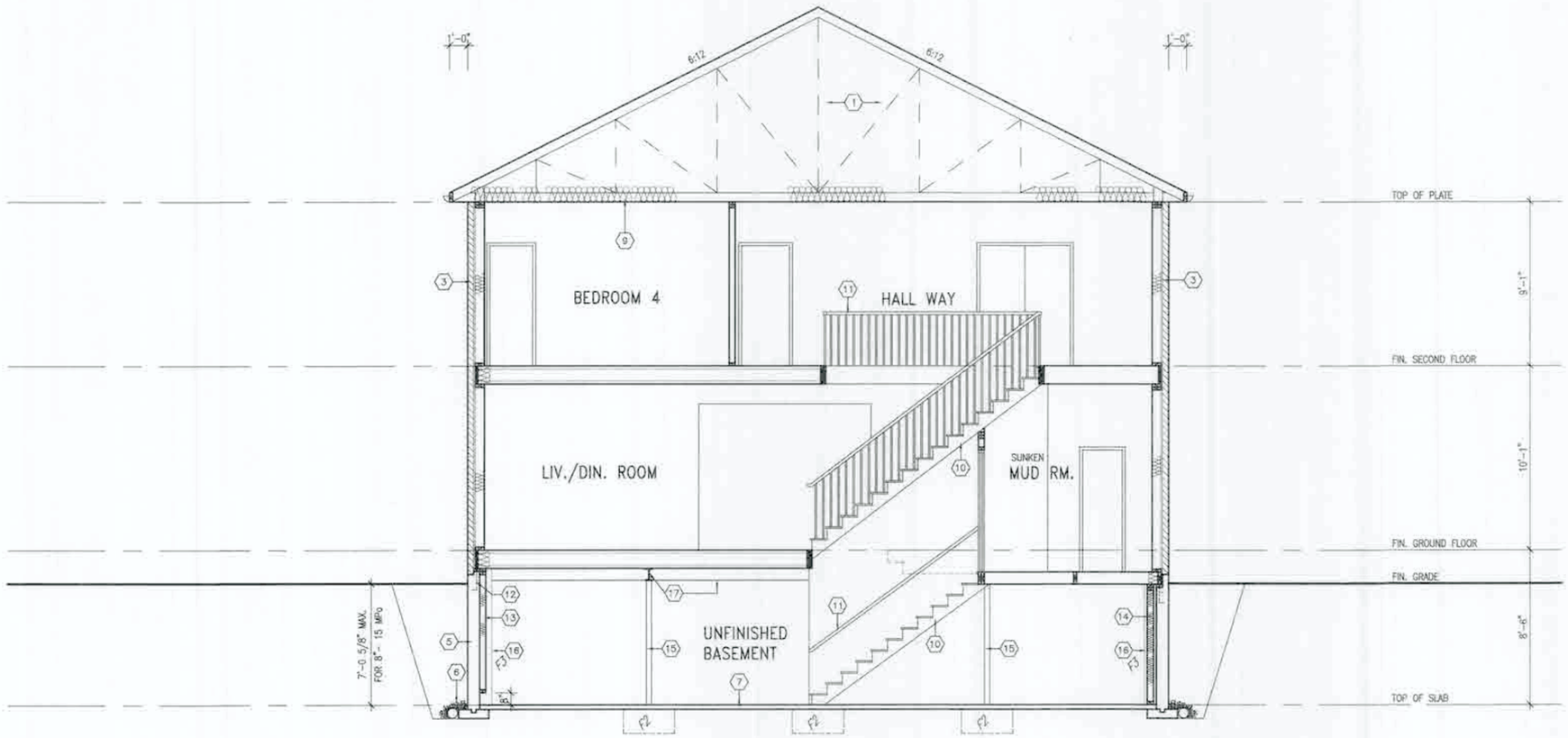
3705 SF.



SECTION A-A ELEVATION '3'

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THIS PLAN MUST BE KEPT ON SITE AND AVAILABLE FOR SITE INSPECTION
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE REQUIRED SUBJECT AREA AND ALL OTHER APPLICABLE LAW
These drawings and/or specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 3
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 as a Designer.
qualification information
Richard Vink — signature — 24488
name — registration information — OCIA
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 3
14.30m
project no.: 20027
date: JANUARY, 2021 — SECTION A-A - ELEV. 3
drawn by: CL — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3
drawing no.: A9b

All drawings specifications, revised 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.

3705 SF.

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.

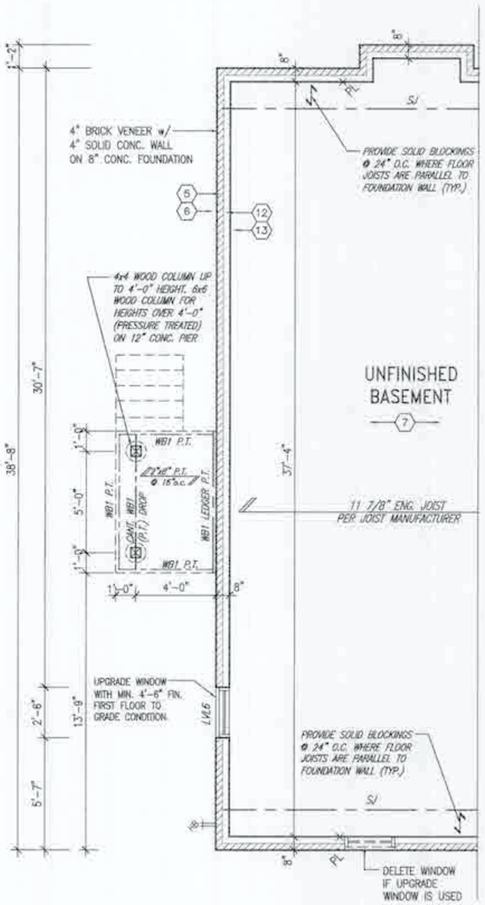
PLANS AND ELEVATION ILLUSTRATE DECK CONDITIONS WHERE GRADE PERMITS . BASEMENT WINDOWS APPLY TO CONDITIONS OF A MINIMUM 4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

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

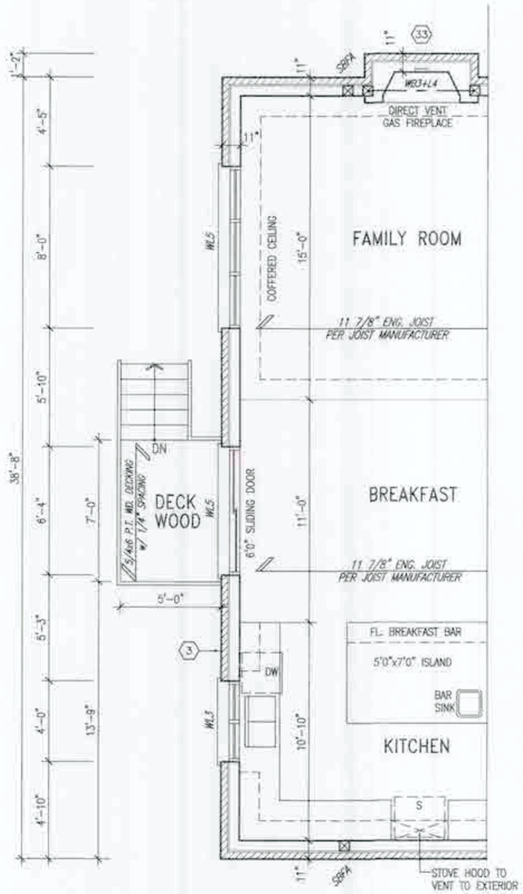
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5) FOR ADDITIONAL WOOD DECK INFORMATION.

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

CITY OF HAMILTON
Building Division
Permit No. 21-150823
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
PLAN EXAMINER
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 legislations 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
APPROVED BY
DATE: AUG 27, 2021
THE WORK CONFORMS WITH THE APPROVED DESIGN GUIDELINES AND SUBJECT TO FINAL INSPECTION

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

SPRINGFIELD 3
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 — 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	JANUARY, 2021
title	PART. PLANS W.O.D. CONDITION
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3
drawing no.	A10

SPRINGFIELD 3
14.30m

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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
Permit No. 21-150623
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE GENERAL REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings contain specifications which apply to this permit
OCT 04 2021
TITLE (PLEASE PRINT) 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
SIGNATURE
DATE AUG 27, 2021
For Client Office Use Only: Plans are approved for building permit application only and are subject to further architectural requirements

SPRINGFIELD 3
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
name DCN
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 3
14.30m
project no. 20027
date: JANUARY, 2021
REAR ELEVATION W.O.D. – ELEV. 1
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A11

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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. '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 DWG MUST BE AVAILABLE ON SITE
THE OWNER AND/OR OWNER'S AGENT SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings were specifically approved by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL
(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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL BOARD
APPROVED
DATE AUG 17 2021
This approval pertains only to the architectural control aspect of the building design and does not bind the municipality to approve any building permit application.

SPRINGFIELD 3
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
name — QCI
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
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 — drawing no. A11a
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3

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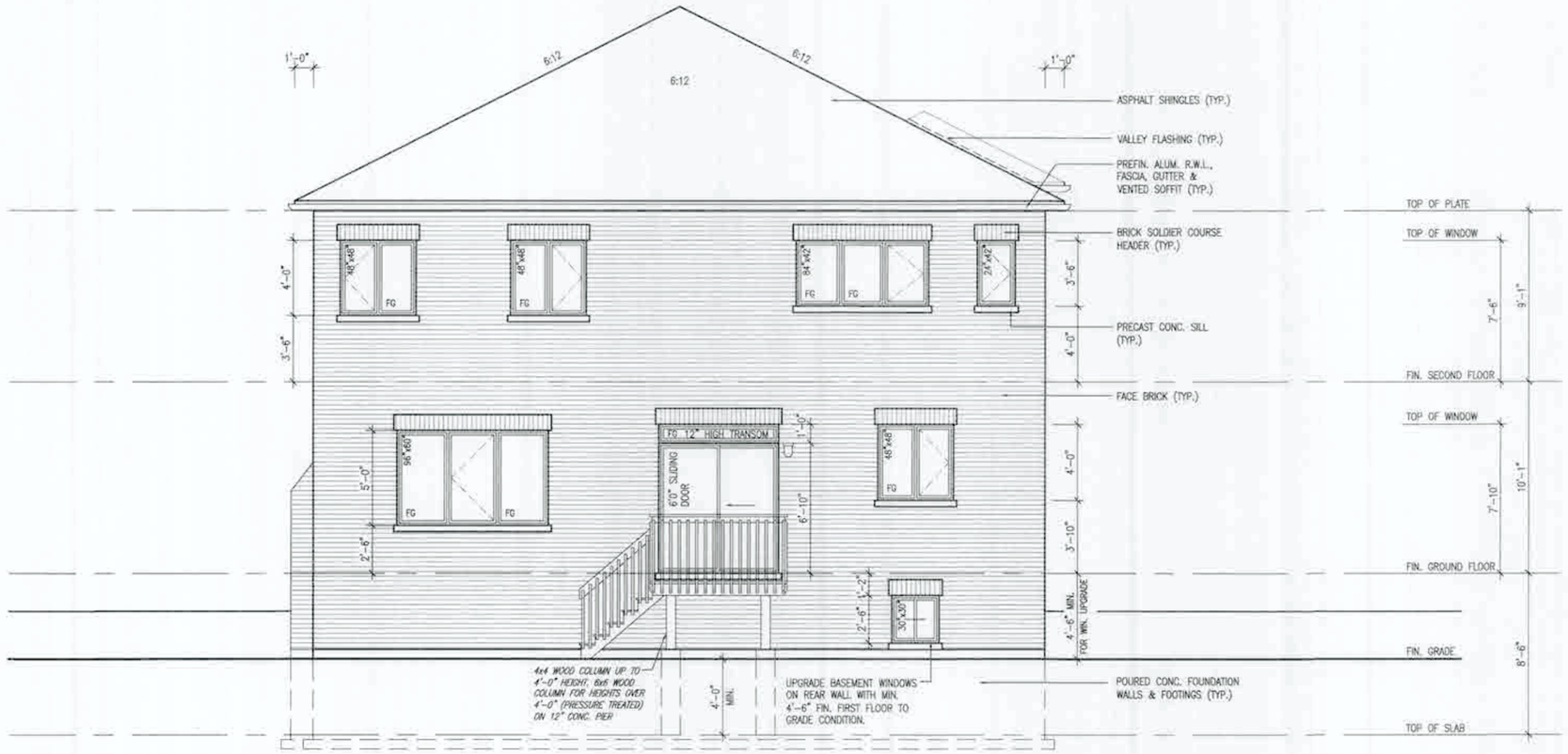
3705 SF.



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
Permit No. 21-150623
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

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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
SIGNATURE
DATE: AUG 17, 2021

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2	REV. PER CLIENT/ROOF/FL./ENQ. 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 24488
name signature OCIA
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 3
14.30m

project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
project no.: 20027
date: JANUARY, 2021
REAR ELEVATION W.O.D. – ELEV. 3
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no.: A11b

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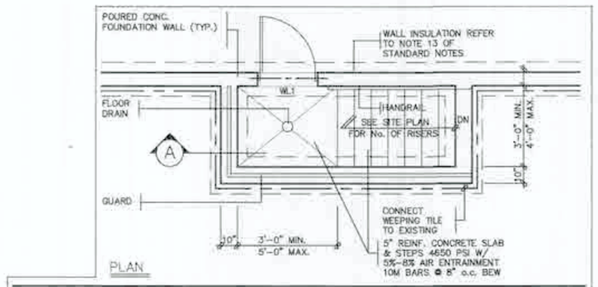
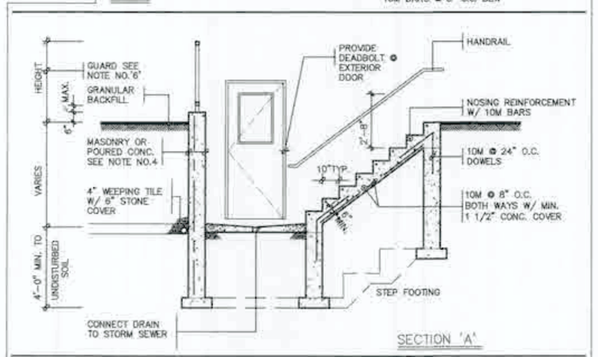
SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

3705 SF.





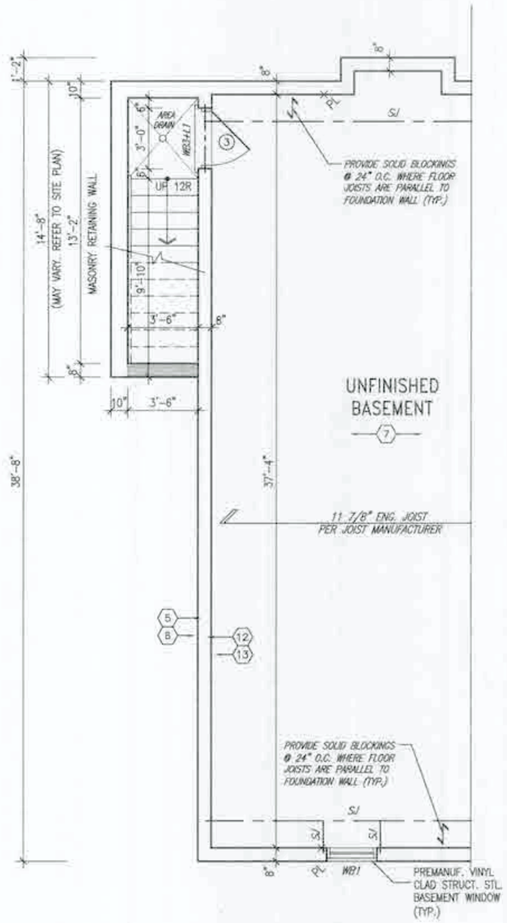
GENERAL NOTES

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

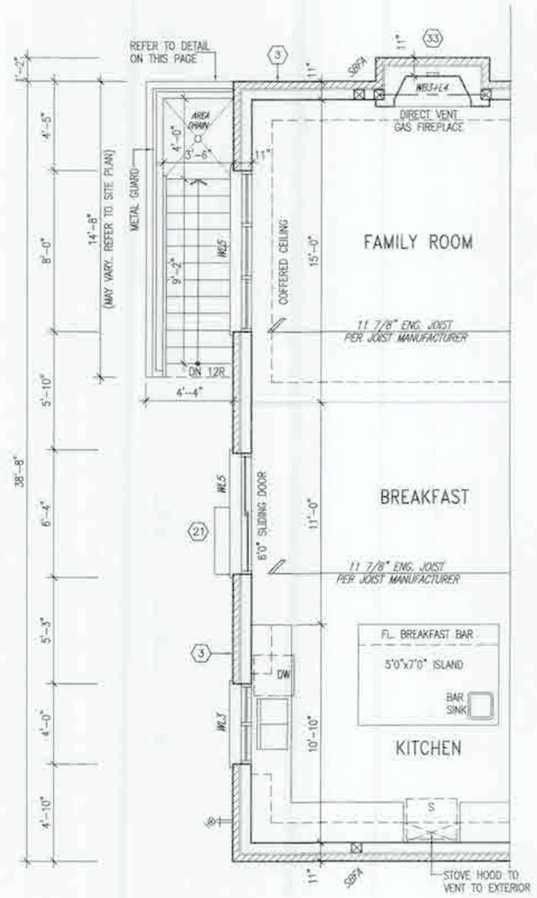
MARCH 2021

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

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 BEARING.

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED PLANS MUST 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

JOHN C. WILLIAMS LTD., ARCHITECT
DESIGN CONTROL REVIEW
DATE AUG 25 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 20 2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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

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
registration information: 24480 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 Centurians Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.6782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
date: JANUARY, 2021
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
SPRINGFIELD 3
14.30m
project no. 20027
PART. PLANS WALK-UP CONDITION
drawing no. A12

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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 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

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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
APPROVED BY
DATE AUG 27, 2021
Complying with the applicable Design Guidelines, not for any other purpose or location

SPRINGFIELD 3
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
name — 24468 BCIN
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 3
14.30m

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

date: JANUARY, 2021
REAR ELEVATION WALK-UP CONDITION – ELEV. 1
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no.: A13

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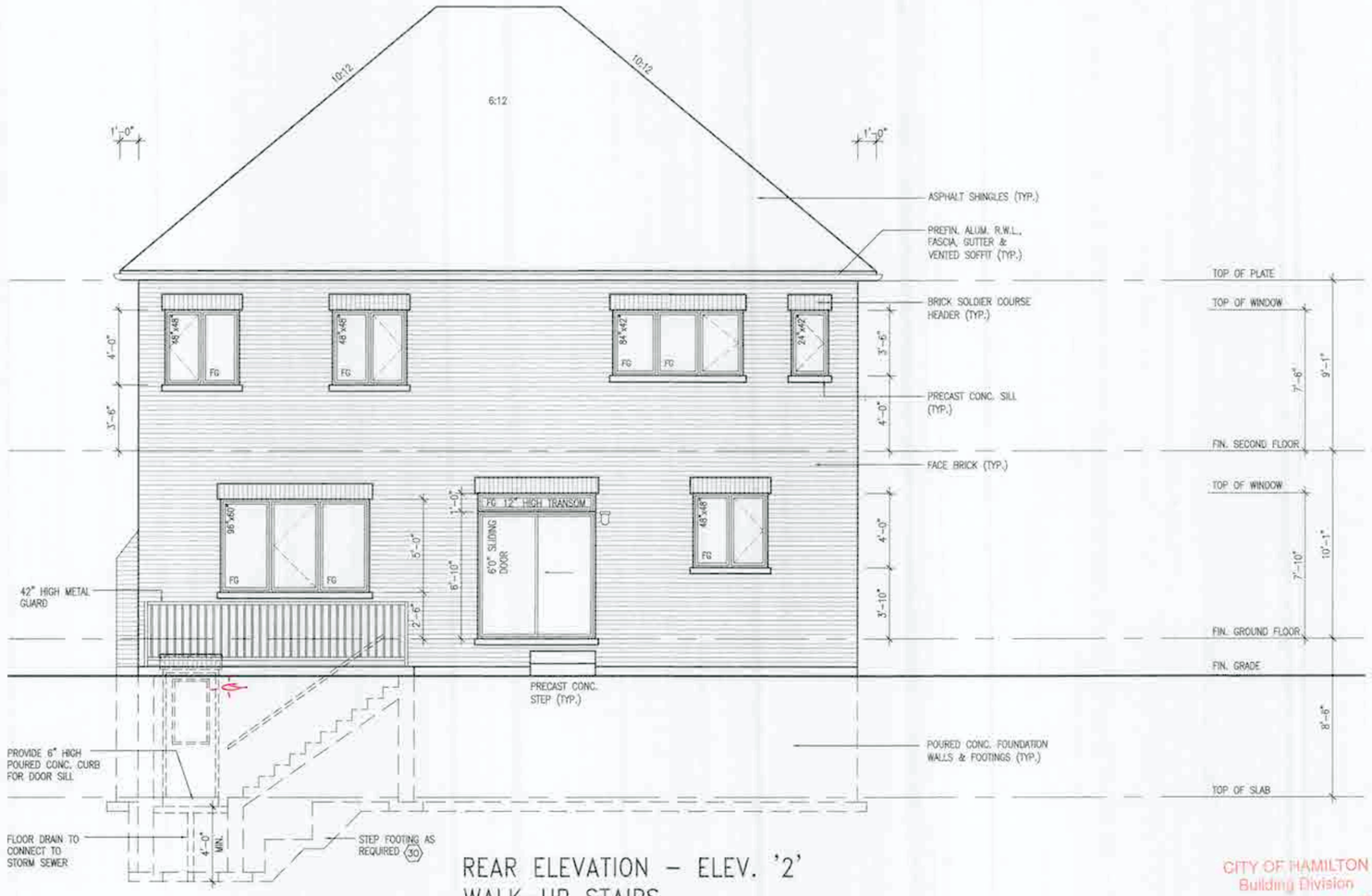
3705 SF.



REAR ELEVATION – ELEV. '2'
WALK-UP STAIRS

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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER/OWNER'S CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS
These drawings have been reviewed for compliance with the Ontario Building Code
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL BOARD
APPROVED BY
DATE JUNE 22, 2021
THIS APPROVAL DOES NOT IMPLY ANY APPROVAL OF THE BUILDING CONSTRUCTION, STRUCTURE OR OTHER PROVISIONS OF THE BUILDING CODE

SPRINGFIELD 3
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
name: Richard Vink signature: R Vink
registration information: 24488 (RCB)
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

SPRINGFIELD 3
14.30m

date: JANUARY, 2021 — REAR ELEVATION WALK-UP CONDITION – ELEV. 2
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3 — drawing no. A13a

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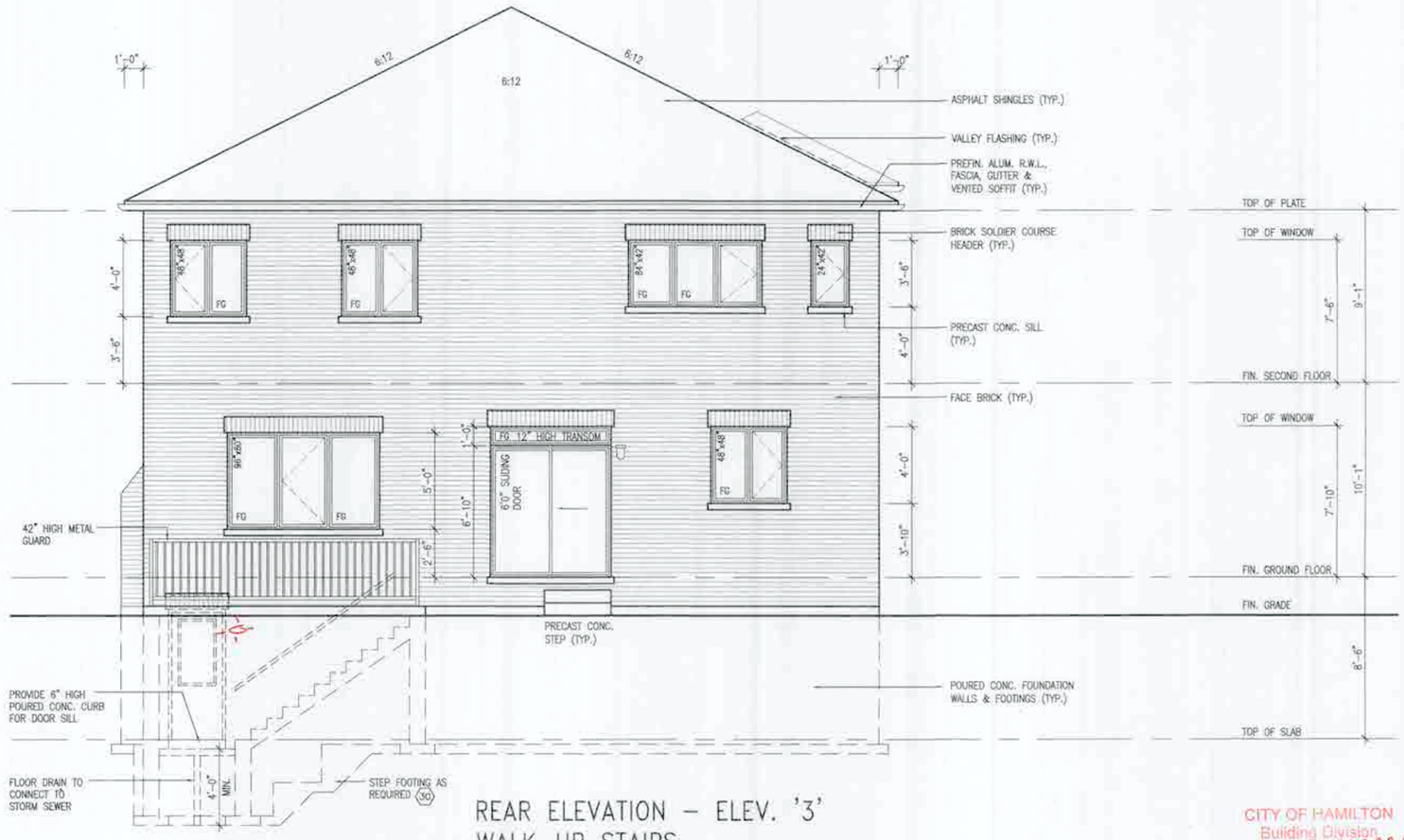
3705 SF.



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

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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED PLANS/PLANS 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

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
DATE AUG 3rd 2021

SPRINGFIELD 3
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 — 24488
name — signature — OCIA
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
259 Consumers Rd Suite 120
Toronto ON M2J 1P4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH.4
municipality	HAMILTON, ON
SPRINGFIELD 3	14.30m
project no.	20027
date	JANUARY, 2021
title	REAR ELEVATION WALK-UP CONDITION – ELEV. 3
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3
drawing no.	A13b

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3705 SF.

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

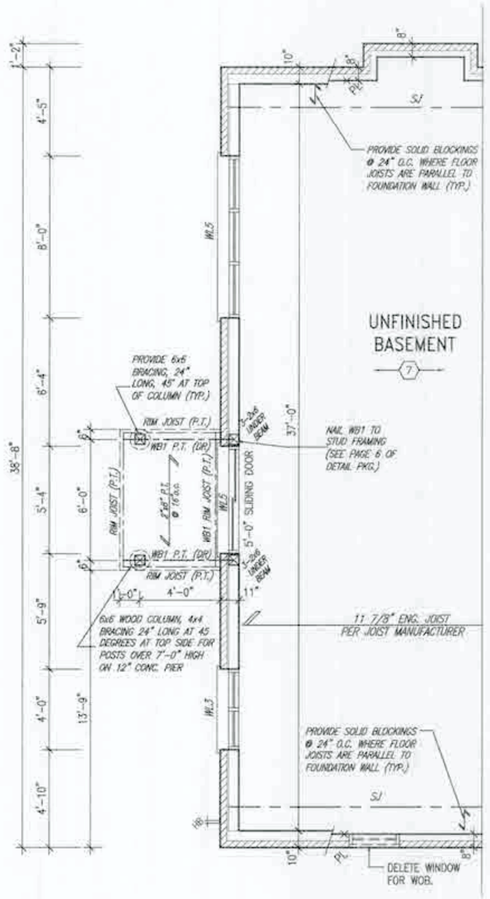
NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

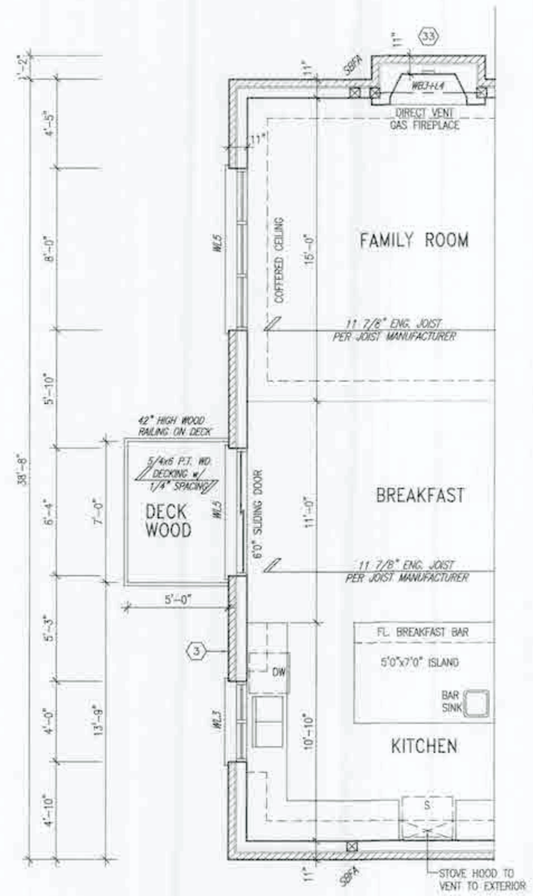
WOOD DECK AT WALKOUT DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6) FOR ADDITIONAL INFORMATION.

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
WALK-OUT CONDITION



PARTIAL GROUND FLOOR PLAN
WALK-OUT CONDITION

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE DRAWINGS SHALL BE AVAILABLE ON SITE
THE CONSTRUCTION CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings above specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
NOT APPROVED
APPROVED
DATE
The review applies only to the architectural design, colours and exterior materials.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
june 10/2021
STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD. WALK-OUT CONDITION	JUN 03/21	WT
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
RVink
name — 24458 — BCIN
registration information
VA3 Design Inc. — 42858
firm name
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 3 14.30m — project no. 20027
date: JANUARY, 2021 — PART. PLANS WALK-OUT CONDITION	drawing no. A14
drawn by: CL — checked by: — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3	

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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 STAMPED PLANS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These stamped plans and specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL DATE

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL TEAM
PER: _____
DATE: AUG 27, 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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
name: Richard Vink — signature: R Vink — SIGN
registration information: 24488
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 3
14.30m

project name: RUSSELL GARDENS PH.4 — municipality: HAMILTON, ON — project no. 20027
date: JANUARY, 2021 — REAR ELEV. '1' – WALK-OUT CONDITION — drawing no. A15
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-3

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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
Permit No. 21-150623
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 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
ARCHITECTURAL CONTROL ACCESS
DATE AUG 17, 2021

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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 — 24488
name — registration number
VA3 Design Inc. — 42658

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

Greenpark
SPRINGFIELD 3
14.30m

project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
project no. 20027
date: JANUARY, 2021
REAR ELEV. '2' – WALK-OUT CONDITION
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A15a

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3705 SF.

REAR ELEVATION – ELEV. '3'
WALK-OUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21- 150623
THESE EXHIBITS [illegible] SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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 C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGNER
APPROVED BY
DATE AUG 27 2021
[illegible]

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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4	ADD WALK-OUT CONDITION	JUN 03/21	WI
3	ISSUED FOR PERMIT.	MAY 21/21	GN
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	APR 27/21	GN
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GN

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 — role
registration information
VA3 Design Inc. — 42658

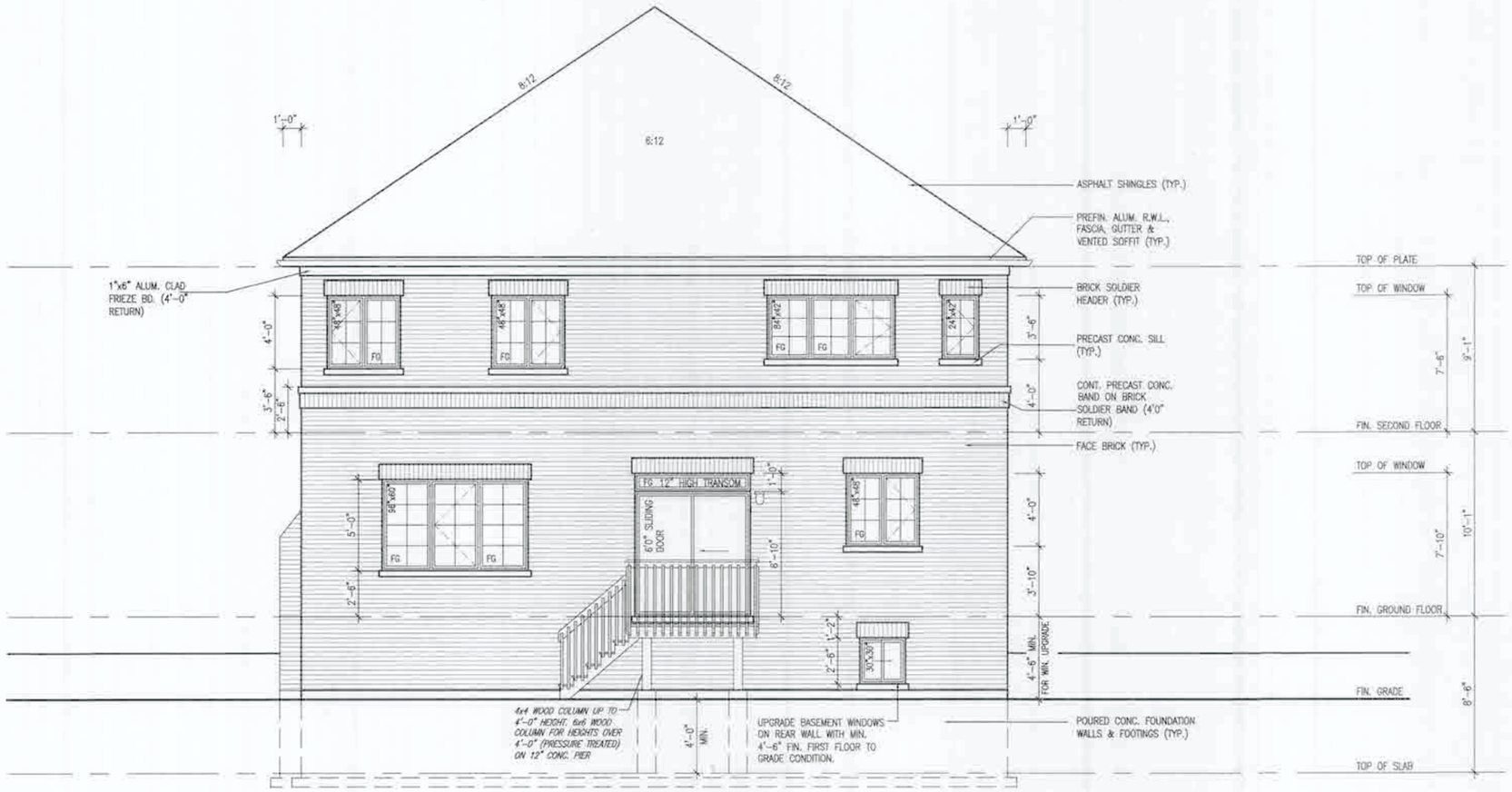
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2555 f 416.630.4782
va3design.com

Greenpark
project name: RUSSELL GARDENS PH.4
municipality: HAMILTON, ON
SPRINGFIELD 3
14.30m
project no. 20027
date: JANUARY, 2021
REAR ELEVATION – ELEV. '3' – WALK-OUT CONDITION
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A15b

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.

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.

UPGRADED REAR ELEVATION – ELEV. '1' 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 DRAWINGS SHALL BE AVAILABLE ON SITE
THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings and specifications have been reviewed by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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
APPROVED BY
DATE AUG 2, 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
3	ISSUED FOR PERMIT	MAY 21/21	ON
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	APR 27/21	ON
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB 19/21	ON

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
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
255 Centurian 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 3
14.30m
project no. 20027
date: JANUARY, 2021
title: UPGRADED REAR ELEV. '1' – W.O.D.
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A16

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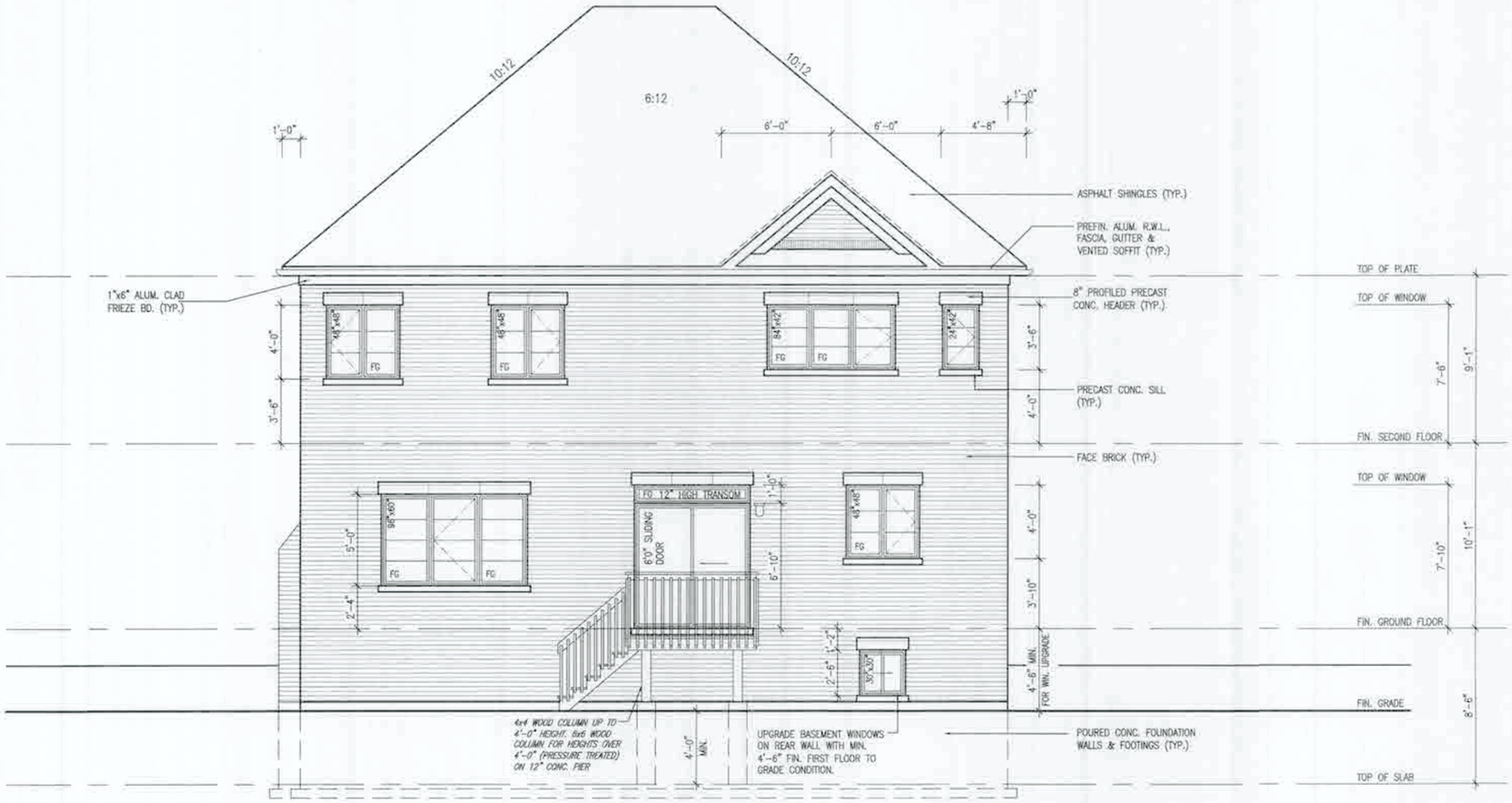
3705 SF.



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.

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 DRAWINGS MUST 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 for
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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ALMER ARCHITECTURE
DATE AUG 22 2021

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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 Yink — signature — 24488 — DCN
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 3	14.30m
project no.	20027
title	JANUARY, 2021 — UPGRADED REAR ELEV. '2' – W.O.D.
drawn by	CL
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3
drawing no.	A16a

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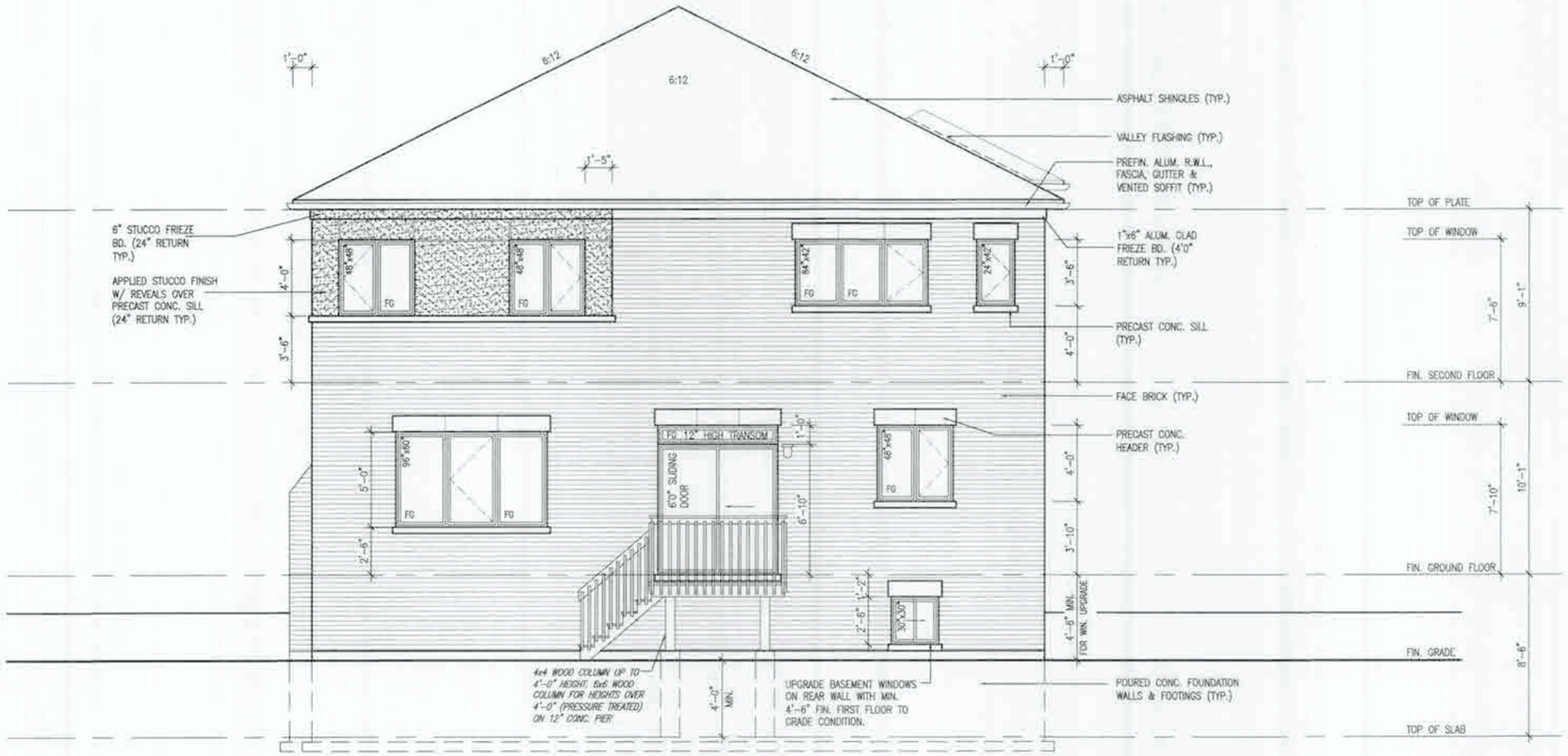
3705 SF.



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.

UPGRADED REAR ELEVATION – ELEV. '3' 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 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 for compliance with the Ontario Building Code
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGN
SIGNATURE
DATE AUG 17 2021
THIS SIGNATURE EXPIRES ONE YEAR FROM THE DATE OF ISSUE

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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 — 24488
name — role
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 3
14.30m
project no. 20027
date: JANUARY, 2021
UPGRADED REAR ELEV. '2' – W.O.D.
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A16b

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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
Permit No. 21-150623
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 have satisfactorily been reviewed by
OCT 06 2021
PLAN EXAMINER OFFICIAL
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 (building) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AGENT
ARB APPROVAL
Authorized by:
DATE: AUG 17 2021
Complete certificate conforming with the applicable design guidelines is on file with the appropriate municipality.

no.	description	date	by
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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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: 24468
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
256 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 3
14.30m
project no. 20027
date: JANUARY, 2021
UPGRADED REAR ELEV. '1' – WOB
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-3
drawing no. A17

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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3705 SF.

UPGRADED REAR ELEVATION – ELEV. '2'
WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DOCUMENTS SHALL BE AVAILABLE ON SITE
THE CONSTRUCTION OF THIS STRUCTURE SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAW
These drawings were approved for field review by
OCT 04 2021
FOR CHIEF BUILDING OFFICIAL 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND ARCHITECTS
APPROVED BY
DATE JUNE 17, 2021
This plan is approved subsequent to the approval of Design Guidelines and is subject to certain provisions and conditions.

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD. WALK-OUT CONDITION	JUN 03/21	WF
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 — 24488
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
259 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 3	14.30m
project no.	20027
date	JANUARY, 2021
drawing title	UPGRADED REAR ELEV. '2' – WALKOUT COND.
drawn by	CL
checked by	
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-3
drawing no.	A17a

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3705 SF.

UPGRADED REAR ELEVATION – ELEV. '3'
WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 21-150623
THESE STAMPED DRAWINGS MUST BE AVAILABLE ON SITE
THE OWNER HAS THE RESPONSIBILITY TO ENSURE THAT WORK 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 REVIEW
AND APPROVED
APPROVED BY
DATE AUG 27, 2021
THIS STAMP CERTIFIES COMPLIANCE WITH THE ARCHITECTURAL CONTROL GUIDELINES ONLY. FOR MORE INFORMATION PERTAINING TO THE GUIDELINES, PLEASE CONTACT THE CONTROL ARCHITECT

SPRINGFIELD 3
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
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
R Vink
BCIN 24488
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 3 14.30m	project no. 20027
date: JANUARY, 2021	UPGRADED REAR ELEV. '3' – WALKOUT COND.
drawn by: CL	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-3
drawing no. A17b	

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