4079 SF.

STRIP FOOTINGS – FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

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

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

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

PAD FOOTINGS

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

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

VENEER CUT

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

EXPOSED CONCRETE (FLATWORK)

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

BRICK VENEER LINTELS (WL)

WL1	=3-1/2" x 3-1/2" x 1/4"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 8'-9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	EXTERIOR SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

CERAMIC TILE FOR CONVENTIONAL LUMBER (OBC 9.30.6)

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

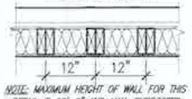
NOTE: ROOF FRAMING
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

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

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

TWO STOREY HEIGHT WALL DETAIL

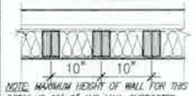
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" o.c. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



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

TWO STOREY HEIGHT WALL DETAIL

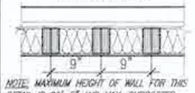
2-1 1/2"x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX. @ 10"o.c. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" o.c. VERTICAL AND 7/16" EXT. OSB SHEATHING.



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

TWO STOREY HEIGHT WALL DETAIL

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



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

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

USE SB-12 COMPLIANCE PACKAGE (A1):

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

ci– Denotes Continuous Insulation without framing interruption.

UNINSULATED OPENINGS (PER OBC SB-12,3.1.1(7))

SPRINGFIELD 4, ELEV. 1 (4/5 BED)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	811.39 S.F.	128.508 S.F.	15.84 %
LEFT SIDE	1312.33 S.F.	97.00 S.F.	7.39 %
RIGHT SIDE	1312.33 S.F.	49.667 S.F.	3.78 %
REAR	811.39 S.F.	168.553 S.F.	20.77 %
* 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.	4247.44 S.F.	443.75 S.F.	10.45 %
TOTAL SQ. M.	394.60 S.M.	41.23 S.M.	10.45 %

UNINSULATED OPENINGS (PER OBC SB-12,3.1.1(7))

SPRINGFIELD 4, ELEV. 2 (4/5 BED)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	811.39 S.F.	143.760 S.F.	17.72 %
LEFT SIDE	1310.81 S.F.	97.00 S.F.	7.40 %
RIGHT SIDE	1310.81 S.F.	49.667 S.F.	3.79 %
REAR	811.39 S.F.	168.553 S.F.	20.77 %
* 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.	4244.40 S.F.	458.97 S.F.	10.81 %
TOTAL SQ. M.	394.31 S.M.	42.64 S.M.	10.81 %

UNINSULATED OPENINGS (PER OBC SB-12,3.1.1(7))

SPRINGFIELD 4, ELEV. 3 (4/5 BED)	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	829.64 S.F.	176.744 S.F.	21.30 %
LEFT SIDE	1312.33 S.F.	97.00 S.F.	7.39 %
RIGHT SIDE	1312.33 S.F.	63.667 S.F.	4.85 %
REAR	811.39 S.F.	168.553 S.F.	20.77 %
* 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.	4265.69 S.F.	505.96 S.F.	11.86 %
TOTAL SQ. M.	396.29 S.M.	47.01 S.M.	11.86 %

AREA CALCULATIONS — ELEV '1'

GROUND FLOOR AREA	1863 SF
SECOND FLOOR AREA (4/5 BED)	2211 SF
TOTAL FLOOR AREA	**4074 SF** (378.5 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	6 SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	**4080 SF** (379.0 m2)
GROUND FLOOR COVERAGE	1863 SF
GARAGE COVERAGE/AREA	393 SF
FRONT PORCH COVERAGE/AREA	62 SF
COVERAGE W/ FRONT PORCH	**2318 SF** (215.3 m2)
COVERAGE W/O FRONT PORCH	**2256 SF** (209.6 m2)

AREA CALCULATIONS — ELEV '2'

GROUND FLOOR AREA	1863 SF
SECOND FLOOR AREA (4/5 BED)	2213 SF
TOTAL FLOOR AREA	**4076 SF** (378.7 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	6 SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	**4082 SF** (379.2 m2)
GROUND FLOOR COVERAGE	1863 SF
GARAGE COVERAGE/AREA	393 SF
FRONT PORCH COVERAGE/AREA	62 SF
COVERAGE W/ FRONT PORCH	**2318 SF** (215.3 m2)
COVERAGE W/O FRONT PORCH	**2256 SF** (209.6 m2)

AREA CALCULATIONS — ELEV '3'

GROUND FLOOR AREA	1863 SF
SECOND FLOOR AREA (4/5 BED)	2213 SF
TOTAL FLOOR AREA	**4076 SF** (378.7 m2)
FIRST FLOOR OPEN AREA	XX SF
SECOND FLOOR OPEN AREA	6 SF
ADD TOTAL OPEN AREAS	XX SF
ADD FINISHED BSMT AREA	XX SF
GROSS FLOOR AREA	**4082 SF** (379.2 m2)
GROUND FLOOR COVERAGE	1863 SF
GARAGE COVERAGE/AREA	393 SF
FRONT PORCH COVERAGE/AREA	62 SF
COVERAGE W/ FRONT PORCH	**2318 SF** (215.3 m2)
COVERAGE W/O FRONT PORCH	**2256 SF** (209.6 m2)

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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
24 149740
gm oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
18			
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4			
3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/TL/ENG. COMMENTS.	MAY 05/21	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
BCIN: 24485
name
registration information: VA3 Design Inc.
42858

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

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

Greenpark.

SPRINGFIELD 4
14.30m

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

date: FEB 2021
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"
GENERAL NOTES & CHARTS
file name: 20027-SPRINGFIELD-4
drawing no.: A0

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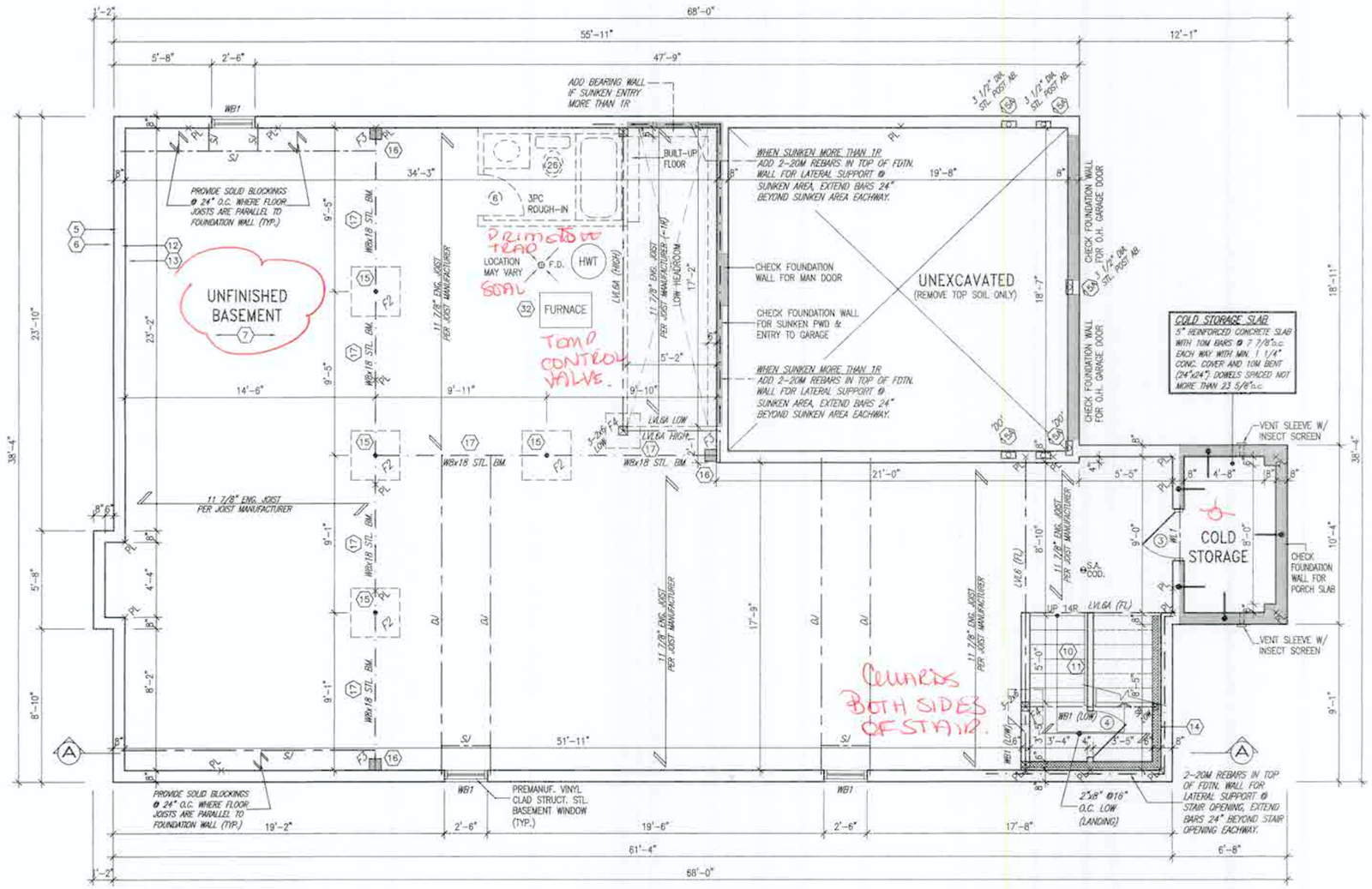

BASEMENT PLAN – ELEV. '1'

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.

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 REPRESENTATIVE
AUG 17 2021

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

21 149740
Sm oct 30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by	no.	description	date	by
18				9			
17				8			
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15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT	MAY 21/21	CW
11				2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — 24485 — 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
265 Carlaw Ave 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 4	14.30m
project no.	20027
date	FEB 2021
drawn by	TP
checked by	–
scale	3/16" = 1'-0"
drawing title	BASEMENT PLAN – ELEV. 1
file name	20027-SPRINGFIELD-4
drawing no.	A1

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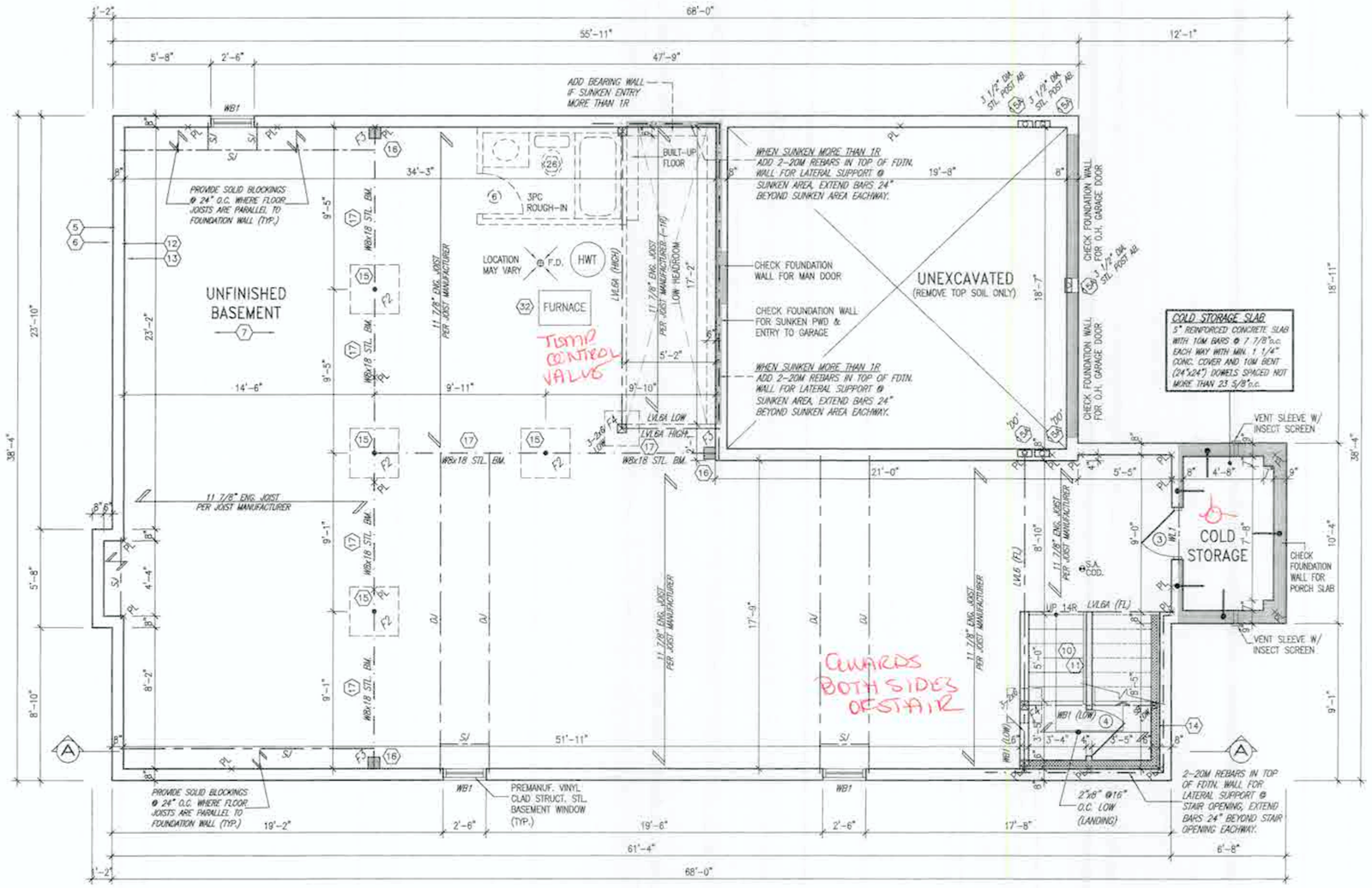

BASEMENT PLAN – ELEV. '2'

TEMP CONTROL VALVE

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.

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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 PROFILE
MANDATORY
authorized by
DATE AUG 10, 2021
This stamp certifies compliance with the approved Design Guidelines as of the date of the compliance certificate

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 20, 2021

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
21 149740
Sm oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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 — 24468
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
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t 416.630.2255 f 416.630.4782
va3design.com

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

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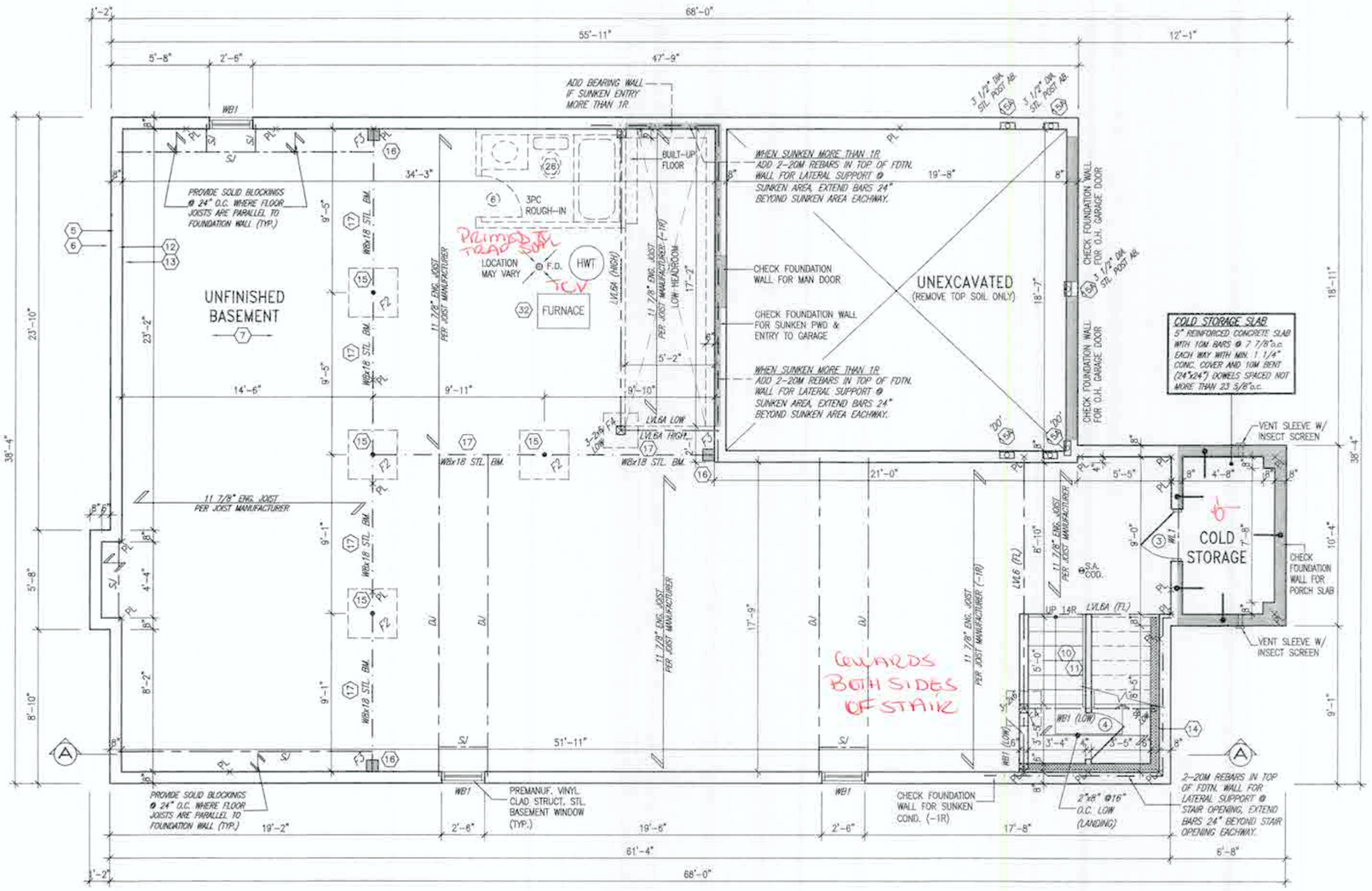
4079 SF.



BASEMENT PLAN – ELEV. '3'

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.

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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 SUPERVISION
REPRESENTED BY
DATE AUG 25 2021
THE MAKING, CHANGING OR REVOKING OF THE APPLICABLE DESIGN GUIDELINES MAY NOT BE A RESTRICTIVE COVENANT OR RESTRICTIVE COVENANT

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 26 2022
STRUDET INC.
FOR STRUCTURE ONLY

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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 — 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 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 4
14.30m
project no. 20027
date: FEB 2021
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"
drawing title: BASEMENT PLAN – ELEV. 3
file name: 20027-SPRINGFIELD-4
drawing no. A1b

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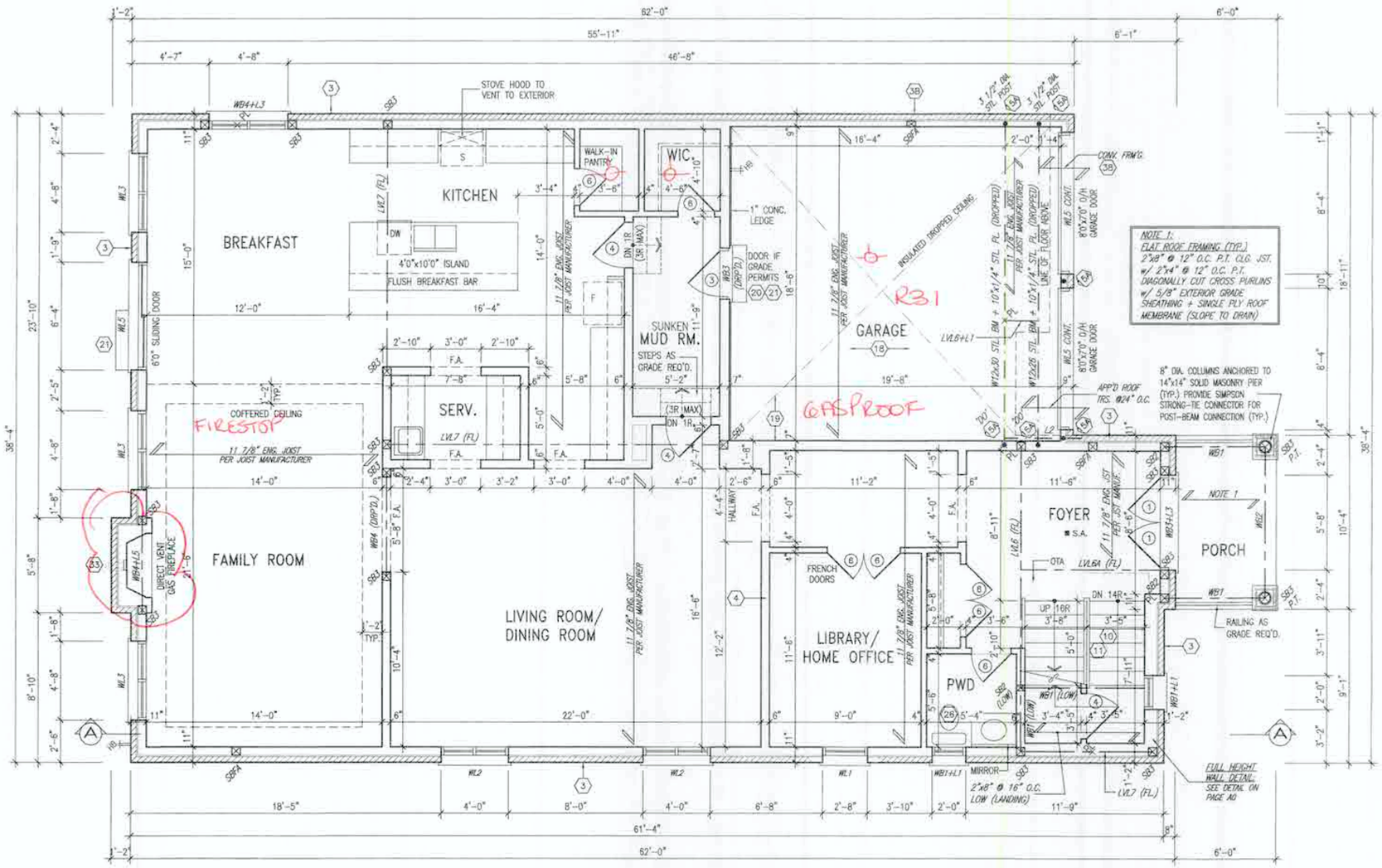
SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
BUILDING DIVISION
21 149740
Plan Examiner
Oct.30/21

4079 SF.

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'

CITY OF HAMILTON
21 149740

Sm oct.30/21

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL BOARD
AND APPROVAL
APPROVED BY
DATE AUG 17, 2021

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

STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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

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VA3 DESIGN
255 Commerce Rd Suite 120
Toronto ON M2J 1B4
t 416.630.2255 | 416.630.4782
va3design.com

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

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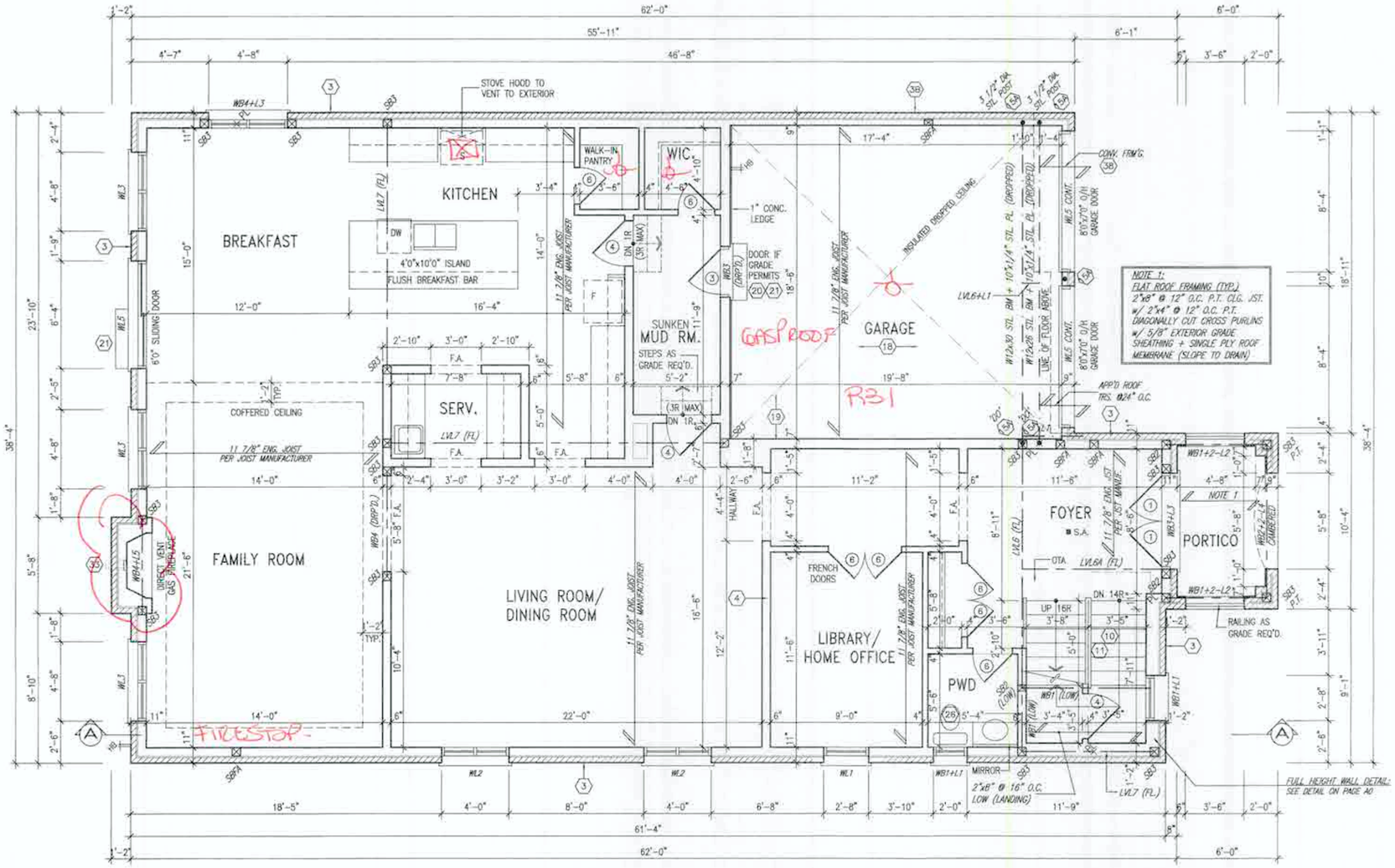
4079 SF.

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. '2'

24 149740

Sm oct. 30/21

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JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL BOARD
APPROVED BY
DATE JUN 17, 2021

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

STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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. — BCIN 42656

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 4 — 14.30m
project no. 20027
date: FEB 2021
GROUND FLOOR PLAN – ELEV. 2
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-4
drawing no. A2a

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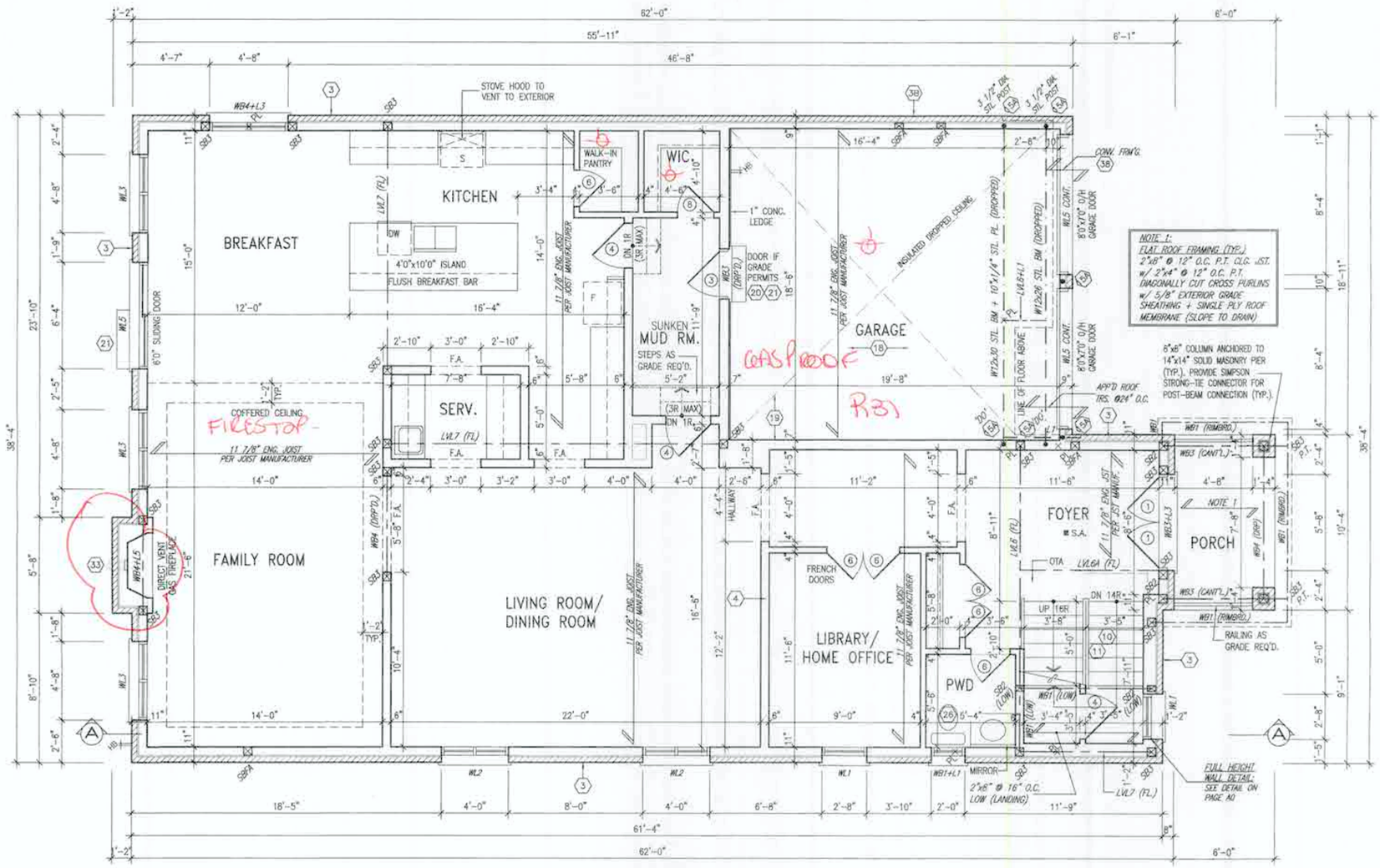
4079 SF.

OUTDOOR AIR INTAKE SEPARATION

ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DV. B– TABLE 6.2.3.12.

- KITCHEN EXHAUST 1.0m
- DRIVEWAY, PARKING SPACE, ROAD 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

KS: (LL-NOTE-2020-04)



GROUND FLOOR PLAN – ELEV. '3'

CITY OF HAMILTON
Building Division
21 149740
Rm oct.30/21

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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 ARCHITECT
SIGN APPROVAL
APPROVED BY
DATE AUG. 17, 2021
(For details, certificate, commitment and NHW designation forms, guidelines/warranty and plans-in-further please visit: www.jcw.ca)

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
(416.630.2255 f 416.630.4780
va3design.com

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

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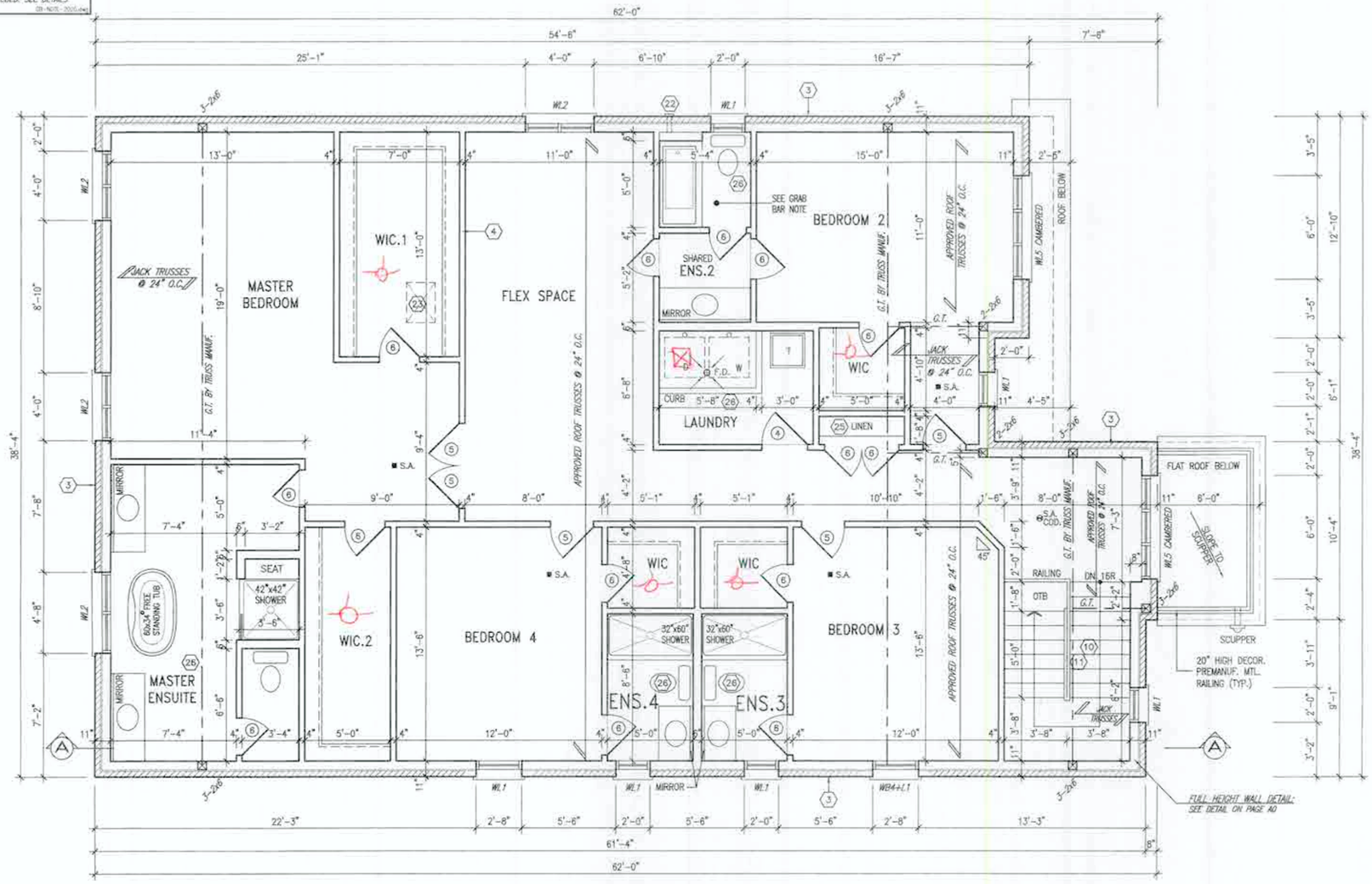
4079 SF.

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)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.

OB-NOTE- 2020.dwg



SECOND FLOOR PLAN – ELEV. '1'

CITY OF HAMILTON
BUILDING DIVISION
24 149240
Sm oct 30/21

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

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

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL TEAM
ARCHITECT
APPROVED BY
DATE AUG 21 2021
This plan conforms with the applicable design guidelines adopted under the municipal act

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

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — 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

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

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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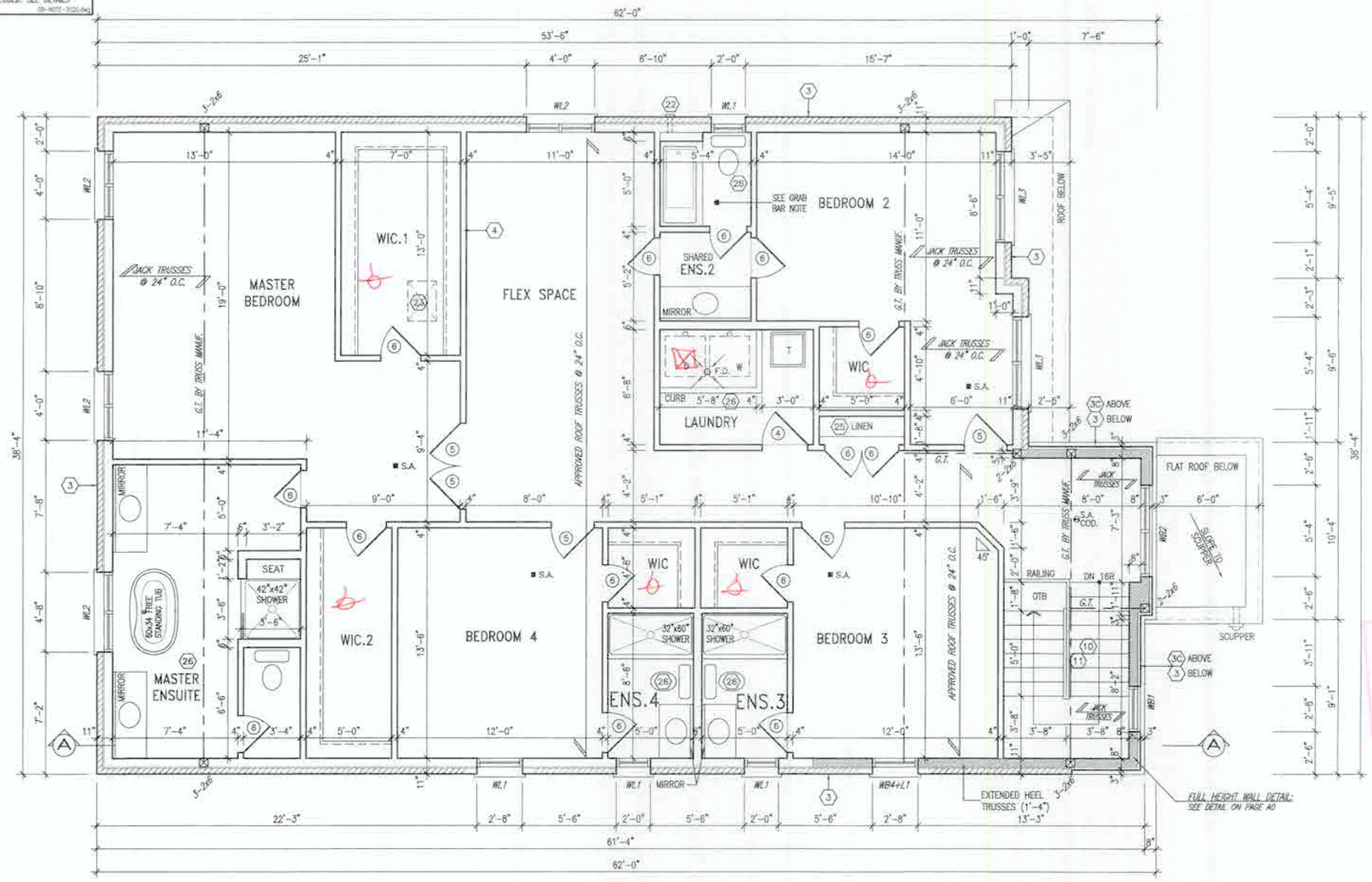
GB-NOTE-3120.dwg



SECOND FLOOR PLAN – ELEV. '2'

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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 ADVISOR
AND APPROVED

APPROVED BY:
DATE: AUG 27, 2021
This entity certifies compliance with the Ontario Design Guidelines and Control Architect Guidelines

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

MAY 20, 2021

STRUDET INC.
FOR STRUCTURE ONLY

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3	ISSUED FOR PERMIT.	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	CW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	CW

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

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

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

Greenpark

SPRINGFIELD 4
14.30m

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

date: FEB 2021 — SECOND FLOOR PLAN – ELEV. 2

drawn by: TP — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-4

drawing no. A3a

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
21 149760
Sm oct 30/21

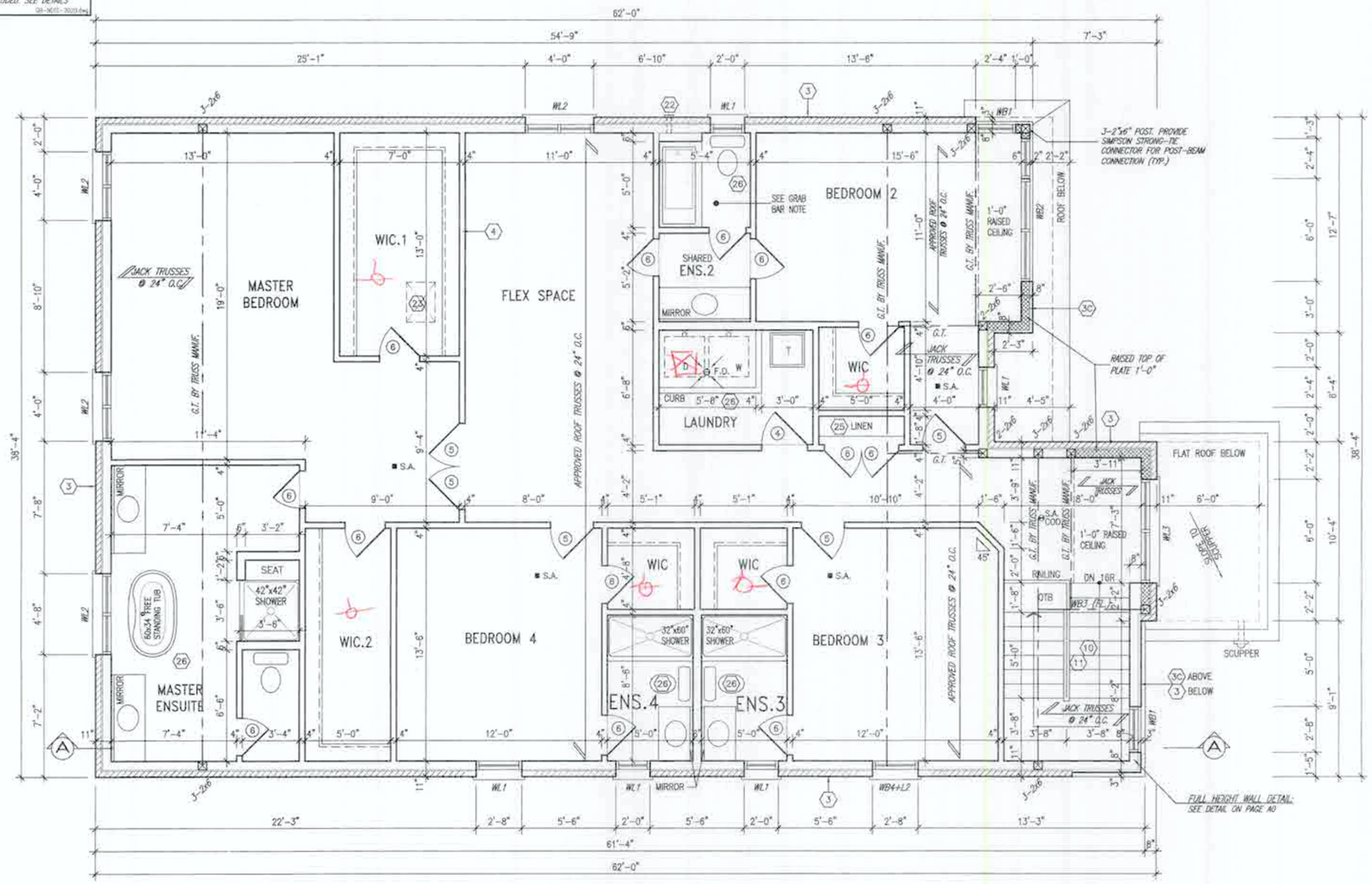
4079 SF.

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.(5)(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-20231.dwg



SECOND FLOOR PLAN – ELEV. '3'

SEP 13 2021

CITY OF HAMILTON
BUILDING DIVISION
21 149740
Sm oct.30/21

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JOHN G. WILLIAMS LTD., ARCHITECT
MUNICIPAL CONTROL ARCHITECT
AUG 17 2021

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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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: R Vink
Richard Vink — signature — 24438
name — registration information: VA3 Design Inc. — BCIN — 42658

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

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

Greenpark.

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

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4079 SF.

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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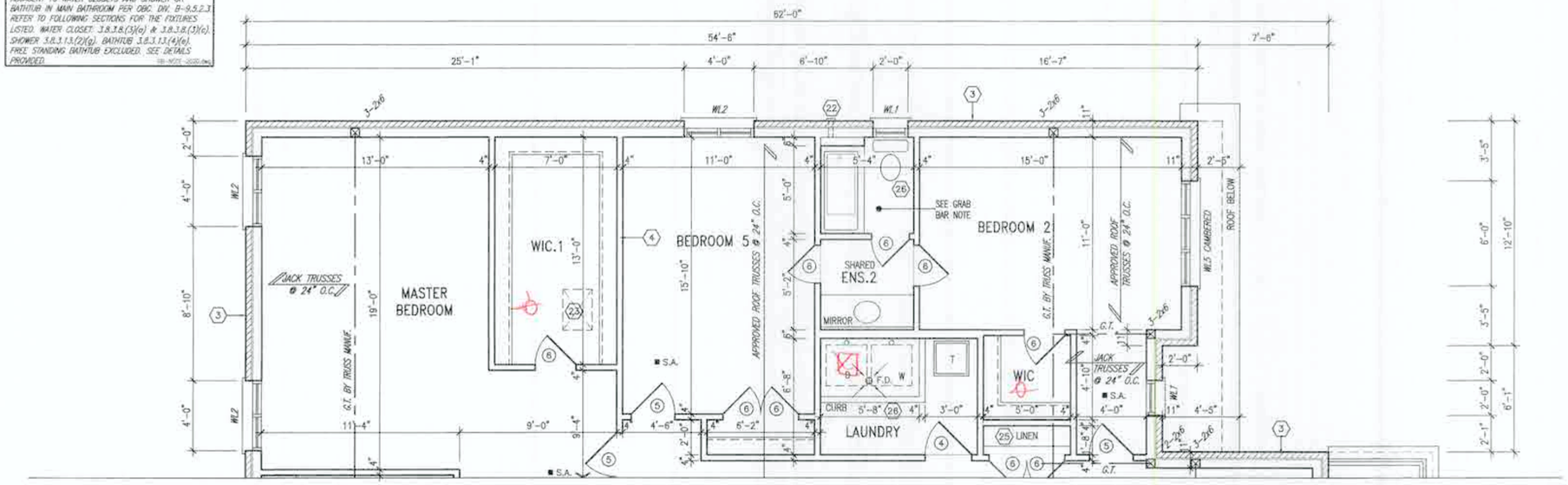
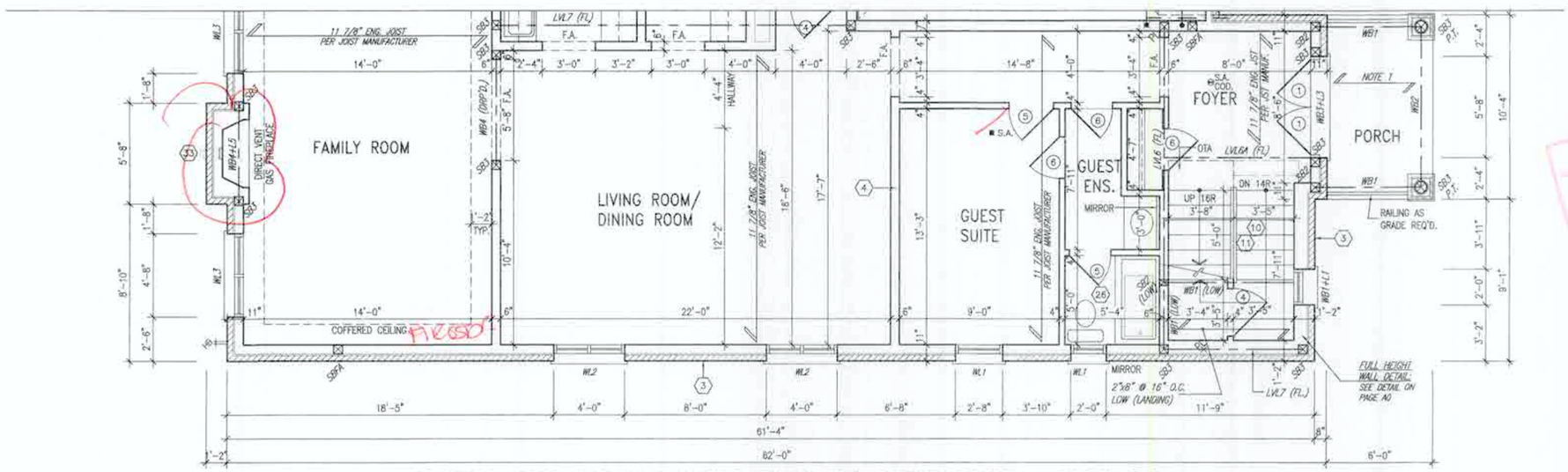
NT-NOTE-2020.dwg



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



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

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)

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

NT-EX-NOTE-2020.dwg

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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ASSOR
AND APPROVER
DATE: AUG 27, 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO
MAY 20/2021

STRUDET INC.
FOR STRUCTURE ONLY

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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
registration information: VA3 Design Inc.
BCIN: 24488
BCIN: 42658

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

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

Greenpark.

project name: RUSSELL GARDENS PH. 4	municipality: HAMILTON, ON.
SPRINGFIELD 4 14.30m	project no: 20027
date: FEB 2021	PARTIAL FLOOR PLANS – ELEV. 1
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no: A4	

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

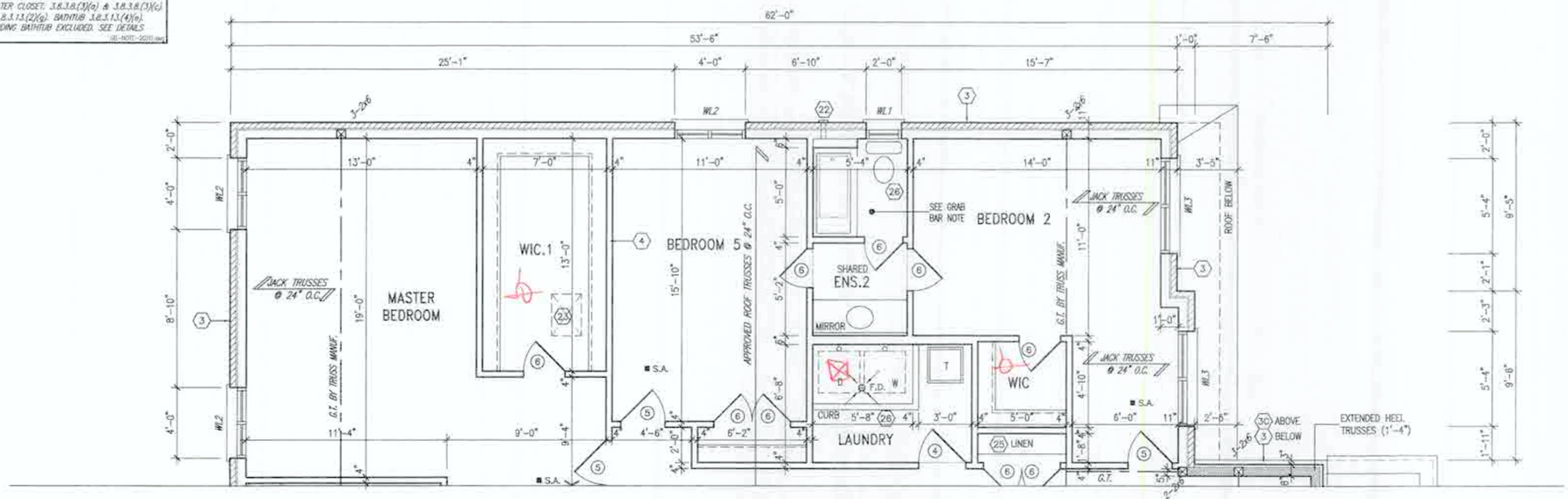
CITY OF HAMILTON
Building Division
21 149740
Sim Oct 30/21

4079 SF.

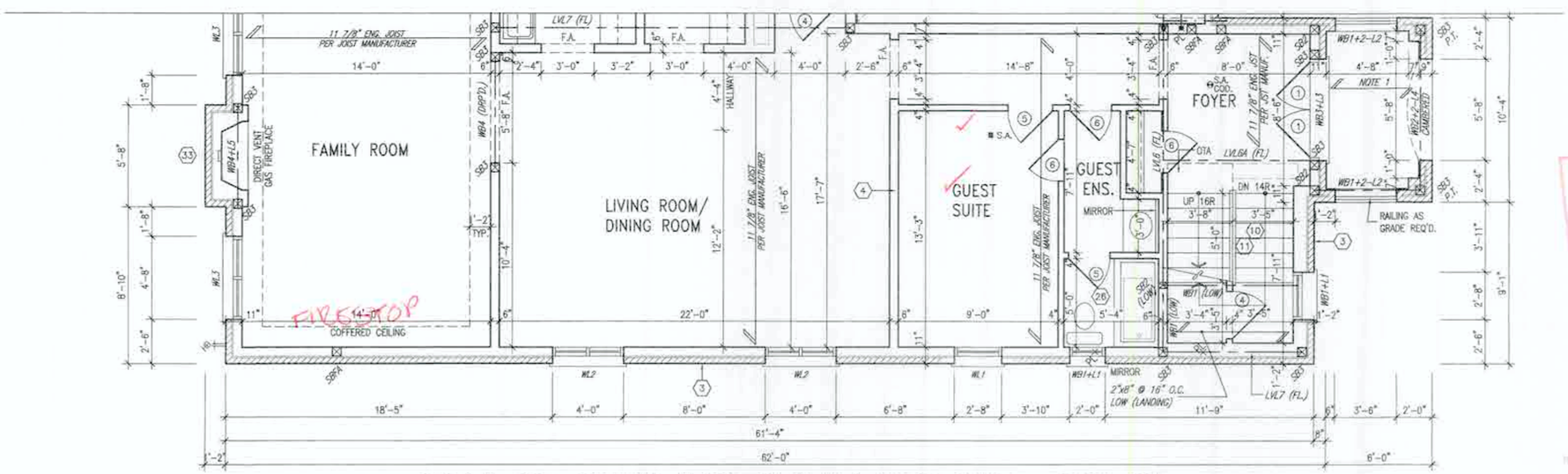
GRAB BAR NOTE:

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)(a). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



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



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

NOTE 1:
FLAT ROOF FRAMING (TYP.)
2"x8" @ 12" O.C. P.T. O/G. 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)

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

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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
NO. 07-070-0
DATE AUG 27, 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 26/2021

STRUDET INC.
FOR STRUCTURE ONLY

CITY OF HAMILTON
BUILDING DIVISION
NOV 15 2021

CITY OF HAMILTON
BUILDING DIVISION
21 149740
Sm oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY. 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY. 05/21	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 — 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 4 14.30m	project no. 20027
date: FEB 2021	PARTIAL FLOOR PLANS – ELEV. 2
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no. A4a	

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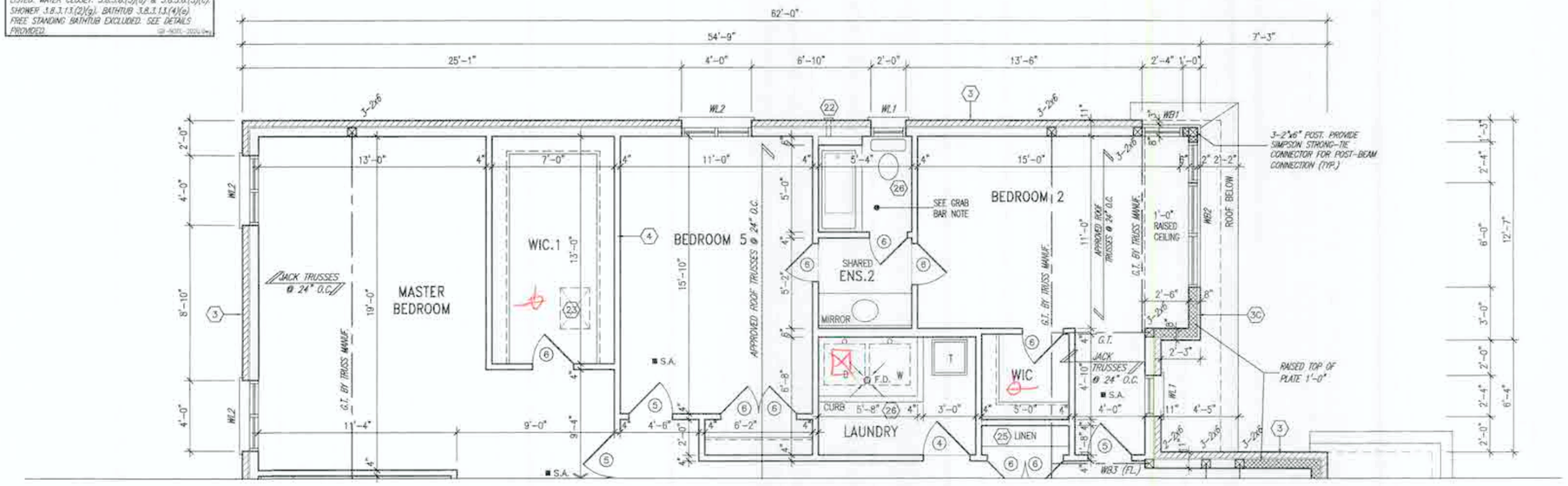
4079 SF.

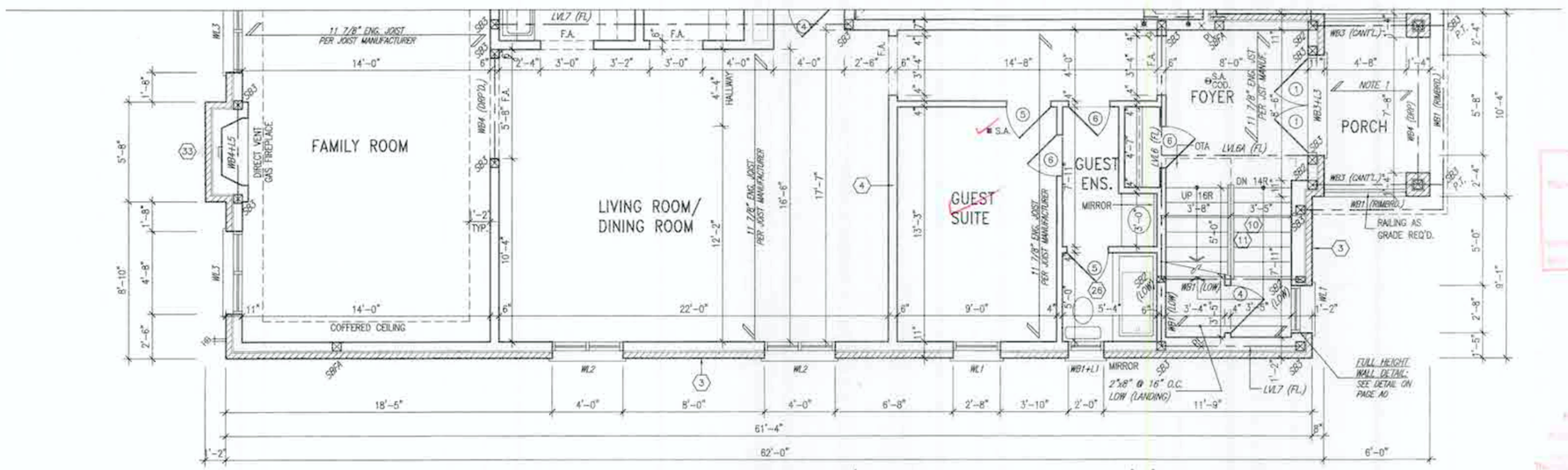
GRAB BAR NOTE:

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 3.8.3.11(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.



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



PARTIAL OPT. GROUND FLOOR PLAN W/ GUEST SUITE – 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)

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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND APPROVAL
APPROVED BY:
DATE: MAY 27, 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
MAY 23/2021
PROVINCE OF ONTARIO
STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by
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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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: RICH
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
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name: RUSSELL GARDENS PH. 4	municipality: HAMILTON, ON.
SPRINGFIELD 4 14.30m	project no. 20027
date: FEB 2021	PARTIAL FLOOR PLANS – ELEV. 3
drawn by: TP	checked by: —
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no. A4b	

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

CITY OF HAMILTON
Building Division
21 149740
8m oct 30/21

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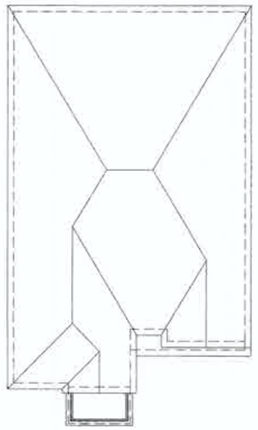
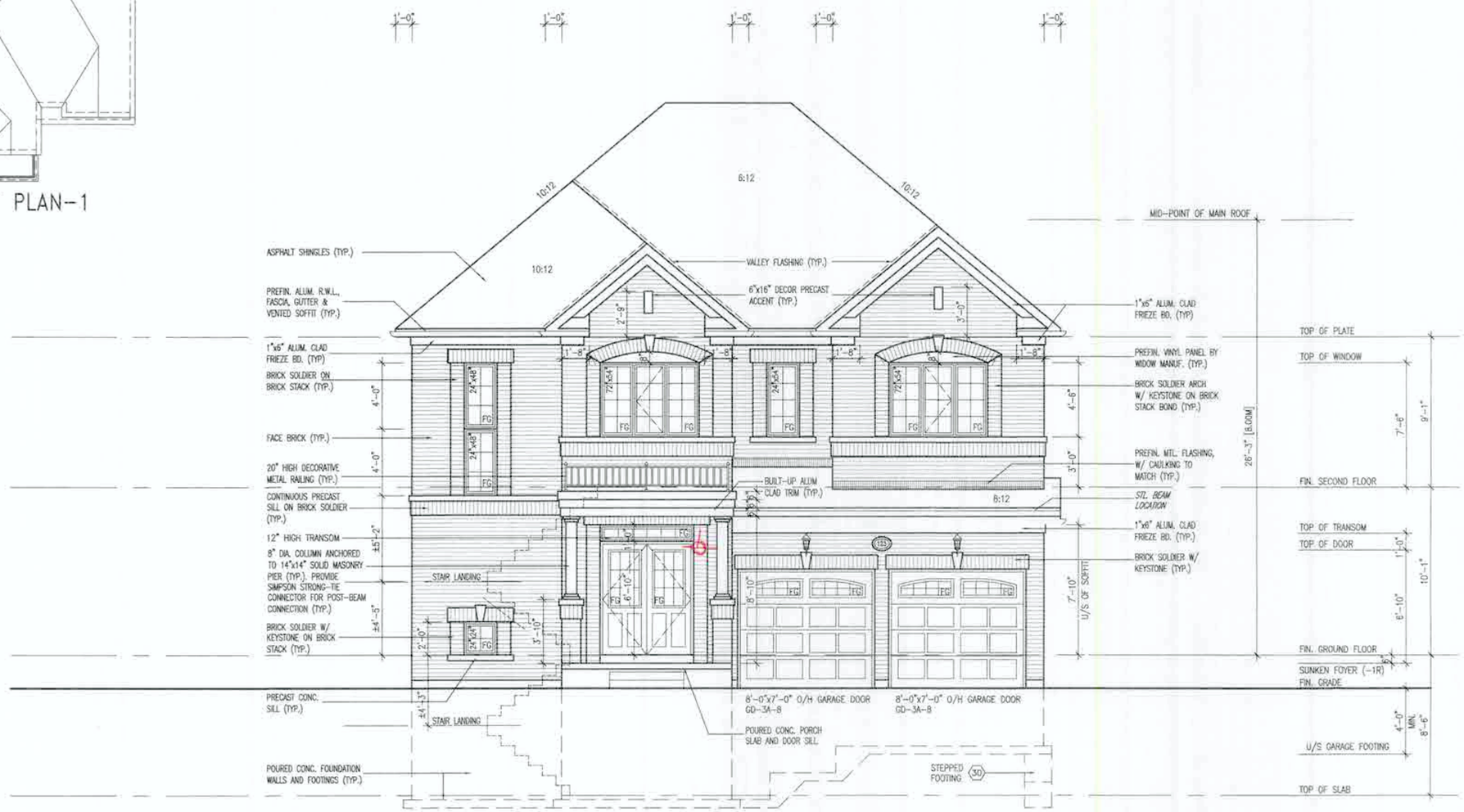


ROOF PLAN-1
N.T.S.



FRONT ELEVATION '1'

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

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

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

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

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGNS
DESIGN APPROVED
APPROVED BY
DATE April 27, 2021
This design approval applies only to the approved design referenced on the site plan or other documents approved

CITY OF HAMILTON
BUILDING DIVISION
APPROVED
24 149740
Sm oct 30/21

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12				3	ISSUED FOR PERMIT.	MAY 21/21	GW
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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. — 42658

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VA3 DESIGN
258 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4732
va3design.com

Greenpark.

SPRINGFIELD 4
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no: 20027
date: FEB 2021
drawn by: IP
checked by: –
scale: 3/16" = 1'-0"
FRONT ELEVATION – ELEV. 1
file name: 20027-SPRINGFIELD-4
drawing no: A5

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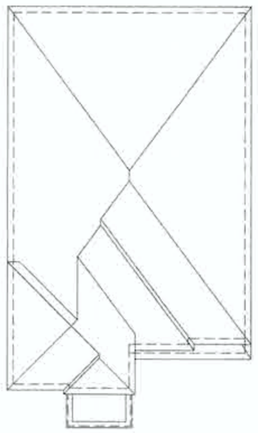
SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.



ROOF PLAN-2
N.T.S.

INSIDE PORTICO
ELEVATION '2'

FRONT ELEVATION '2'

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

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JOHN G. WILLEMSE CSD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: AUG 27 2021
This stamp certifies compliance with the applicable Design Guidelines only and makes no further representations or warranties

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

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

CITY OF HAMILTON
BUILDING DIVISION
21 140740
Sm oct 30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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

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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

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

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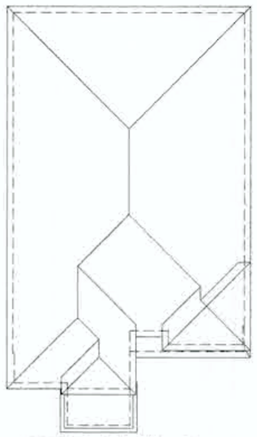
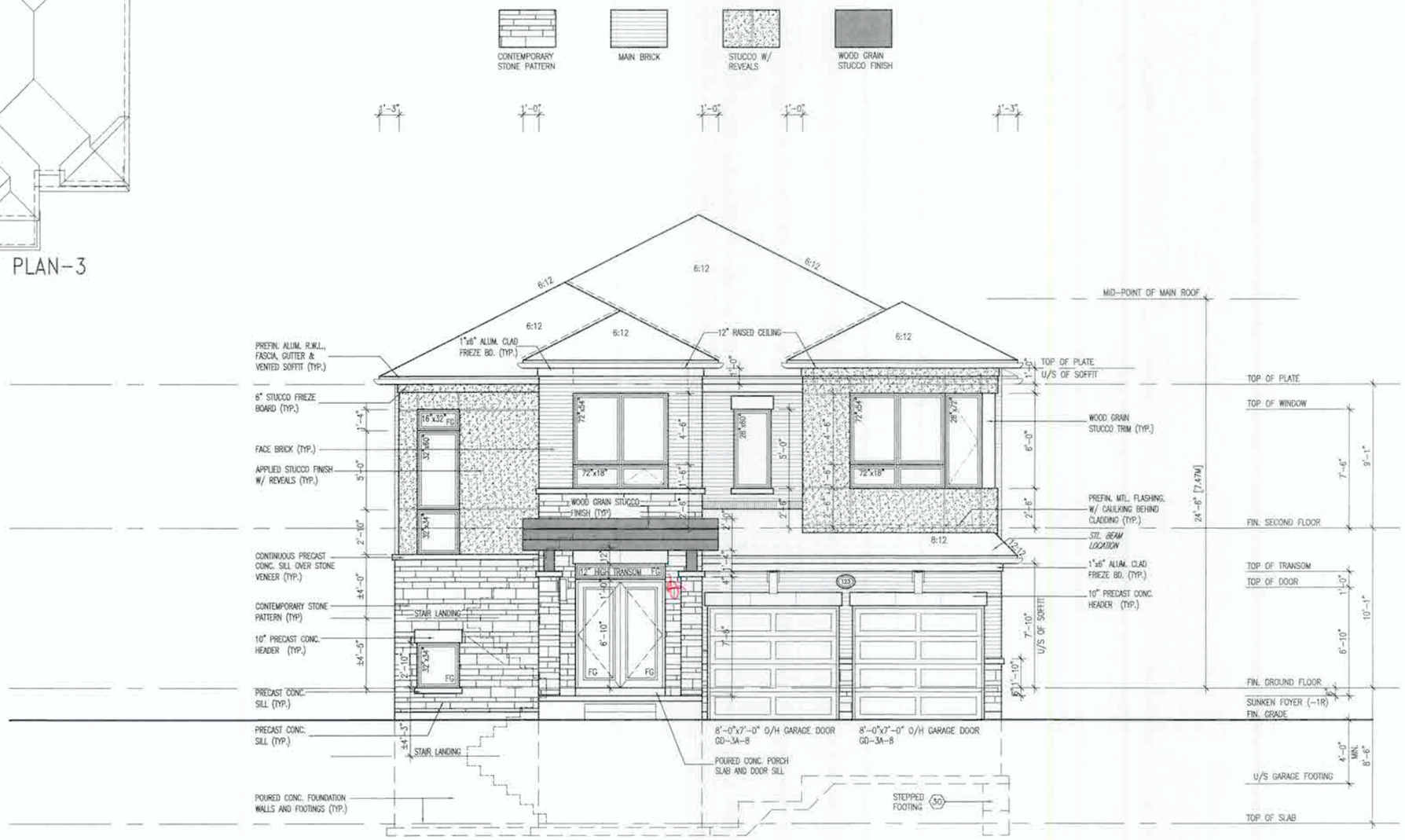
4079 SF.



ROOF PLAN-3
N.T.S.



FRONT ELEVATION '3'

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

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

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

CITY OF HAMILTON
21 149740
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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
DATE AUG. 17, 2021

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no	description	date	by
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3	ISSUED FOR PERMIT.	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	CW
1	PRELIMINARY ISSUED FOR CLIENT REVIEW.	FEB 19/21	CW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information: Richard Vink — signature — 24488
registration information: VA3 Design Inc. — BCIN 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

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

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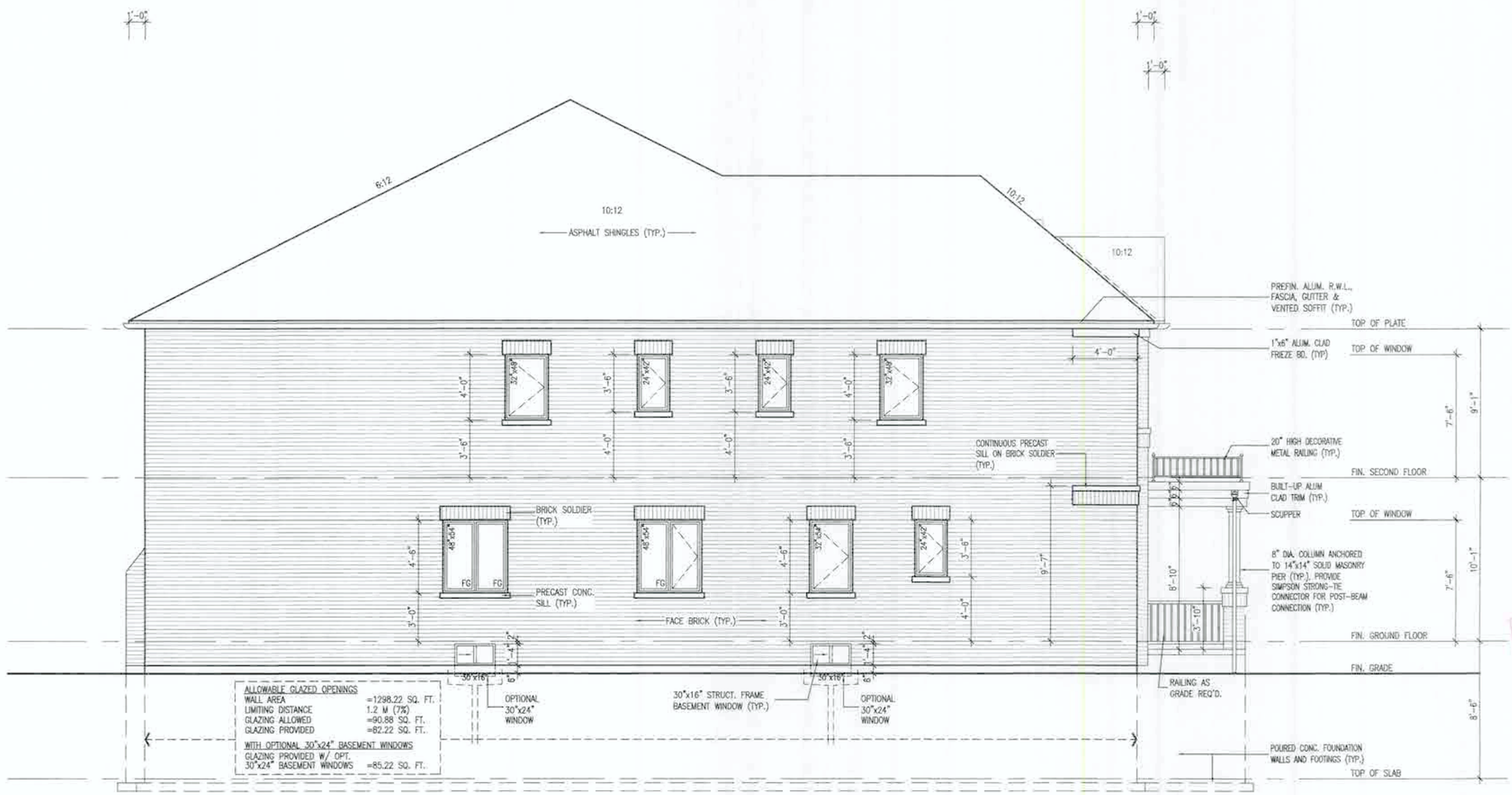
4079 SF.



LEFT SIDE ELEVATION '1'

21 149740

Sm oct 30/21

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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 AUDITOR
AND APPROVER
APPROVED BY
DATE AUG 27, 2021
This plan satisfies compliance with the applicable Design Guidelines for the Town of Flamborough (Hamilton).

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	GW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	GW

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

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VA3 DESIGN
255 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 4 — 14.30m	project no. 20027
date: FEB 2021	LEFT SIDE ELEVATION – ELEV. 1
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
DWG: H:\ARCHIVE\ARCHIVE_2020\2020 CDR\JMP\JOBS\FLORAMER\2020-ARRANGED\4-Beds - 70 - May 21 2021 - 10 PM	drawing no. A6

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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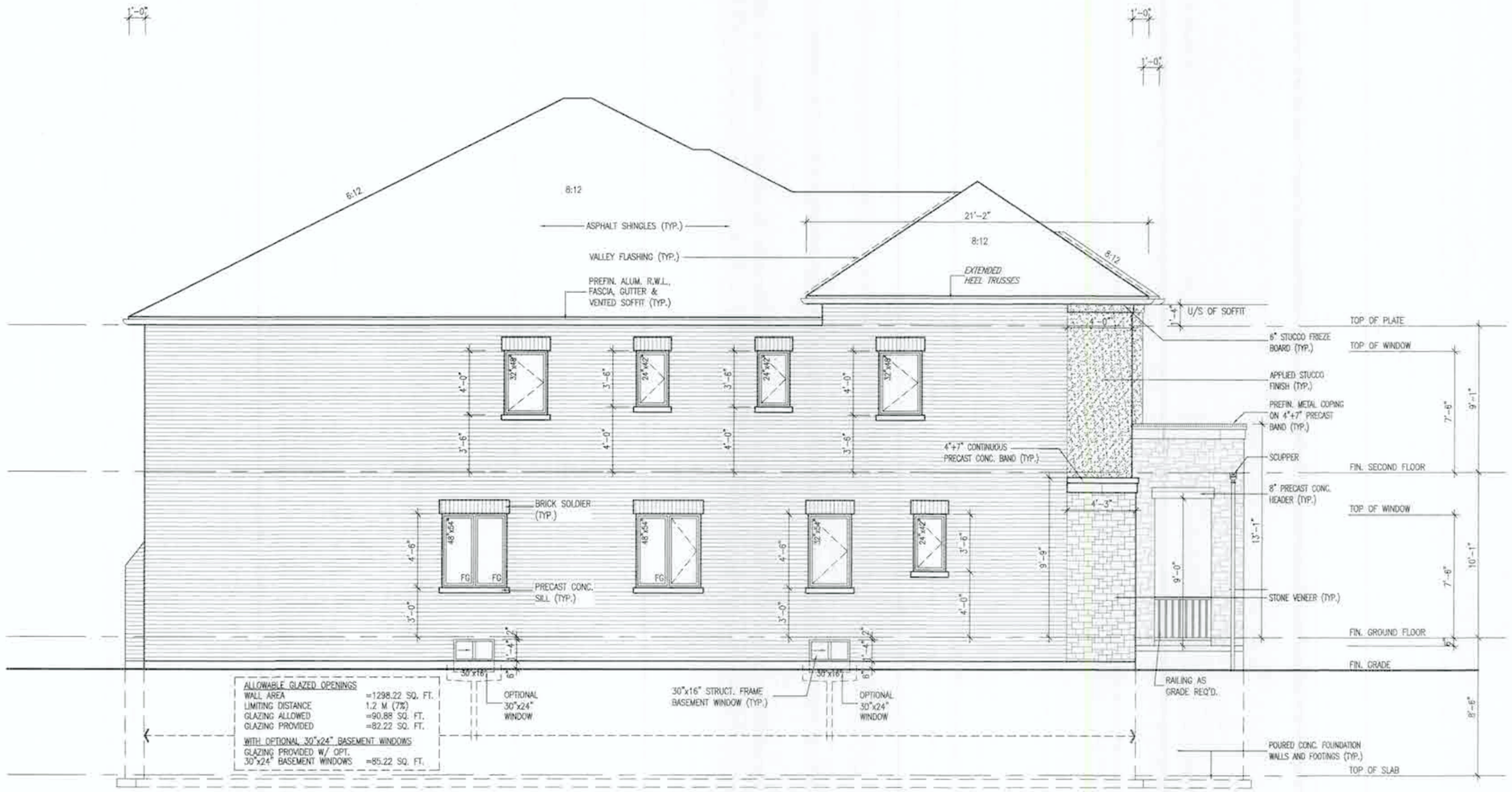
4079 SF.



LEFT SIDE ELEVATION '2'

21 140740

Sm Oct.30/21

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGNER
AND APPROVER

DATE AUG 27, 2021

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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
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	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027

SPRINGFIELD 4
14.30m

date		
FEB 2021	LEFT SIDE ELEVATION – ELEV. 2	drawing no.
drawn by TP	checked by – / scale 3/16" = 1'-0"	file name 20027-SPRINGFIELD-4 / A6a

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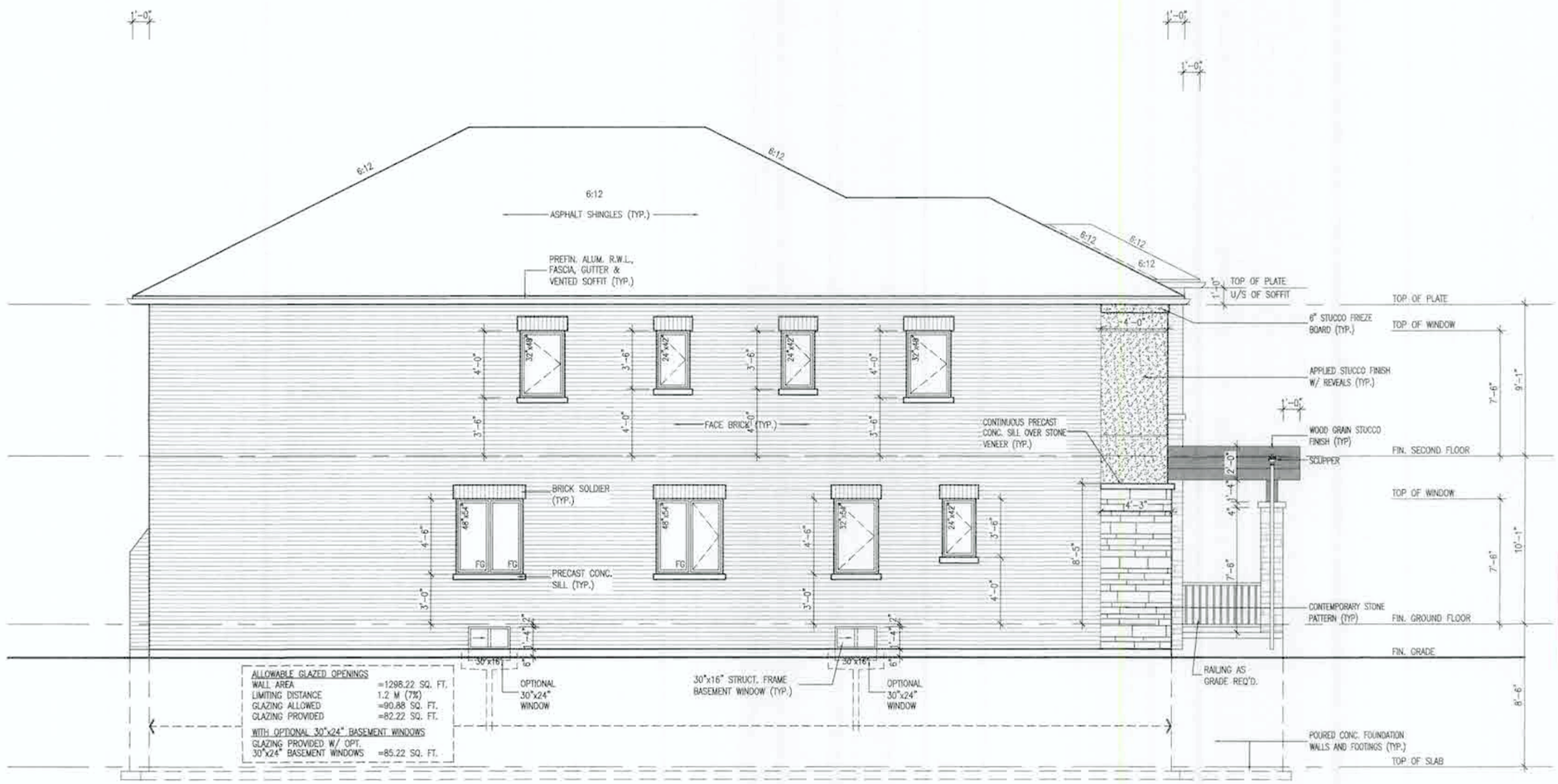
4079 SF.



LEFT SIDE ELEVATION '3'

21 149740

Sm oct 30/21

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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 ADVISOR
AND APPROVED
BY: [signature]
DATE: AUG 23, 2021
IN A SEPARATE CERTIFICATE WITH THE APPLICABLE DESIGN GUIDELINES FOR ANY SERIES OF DWELLINGS

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

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no.	description	date	by
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3	ISSUED FOR PERMIT.	MAY 27/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 OCIQ 24486
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 4
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no: 20027
date: FEB 2021
drawn by: GW
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-4
drawing no.: A6b

LEFT SIDE ELEVATION – ELEV. 3

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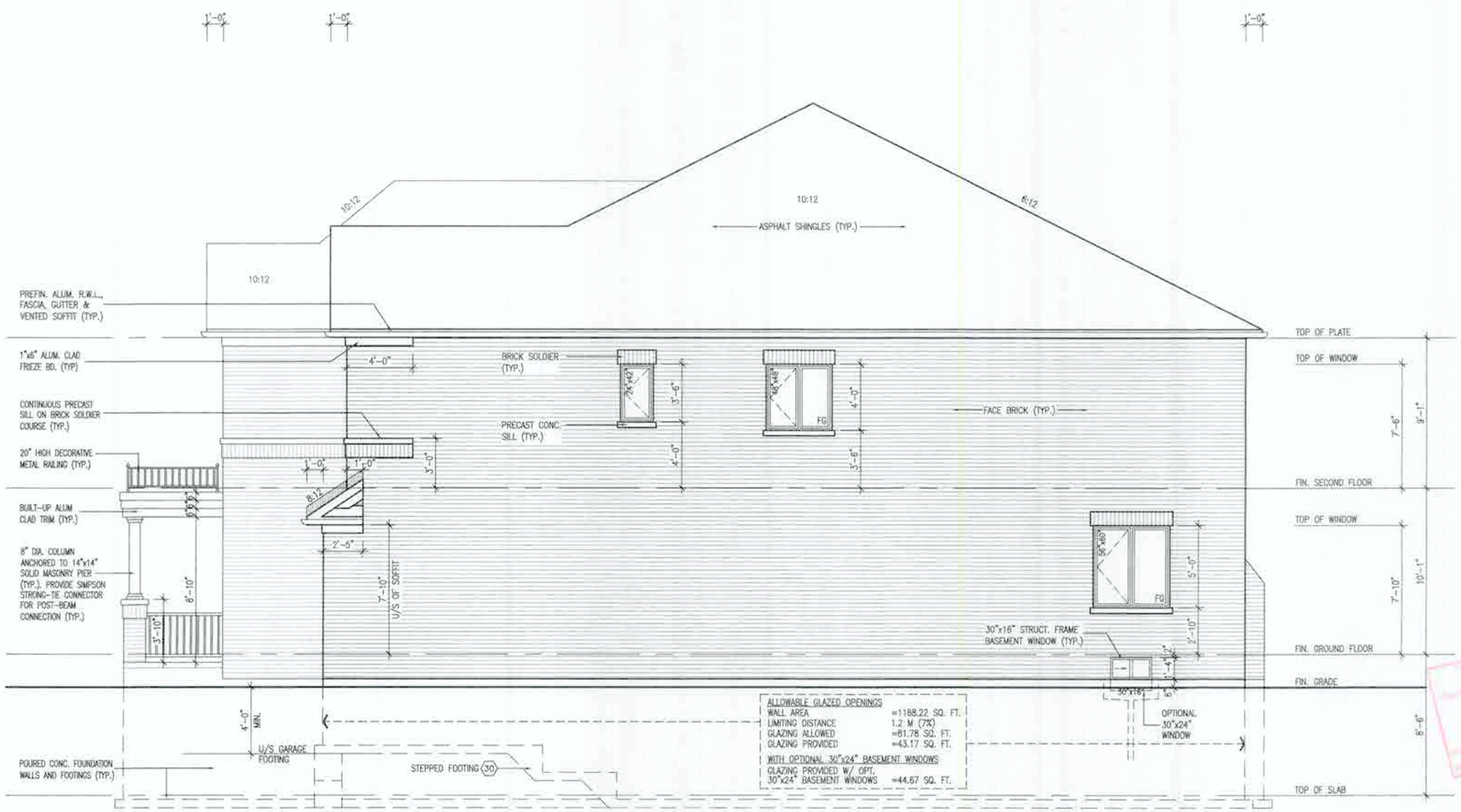
SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.



RIGHT SIDE ELEVATION '1'

CITY OF HAMILTON
Building Division
21 149740
Jm oct 30/21

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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 BODY
DELEGATED
APPROVED BY
DATE AUG 27, 2021
This plan has been reviewed with the applicable design guidelines and is in conformity with the approved documents.

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

SPRINGFIELD 4
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	MAY 05/21	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 — signature — 24488 — BCIN
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 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 4 14.30m	project no. 20027
date: FEB 2021	RIGHT SIDE ELEVATION – ELEV. 1
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no. A7	

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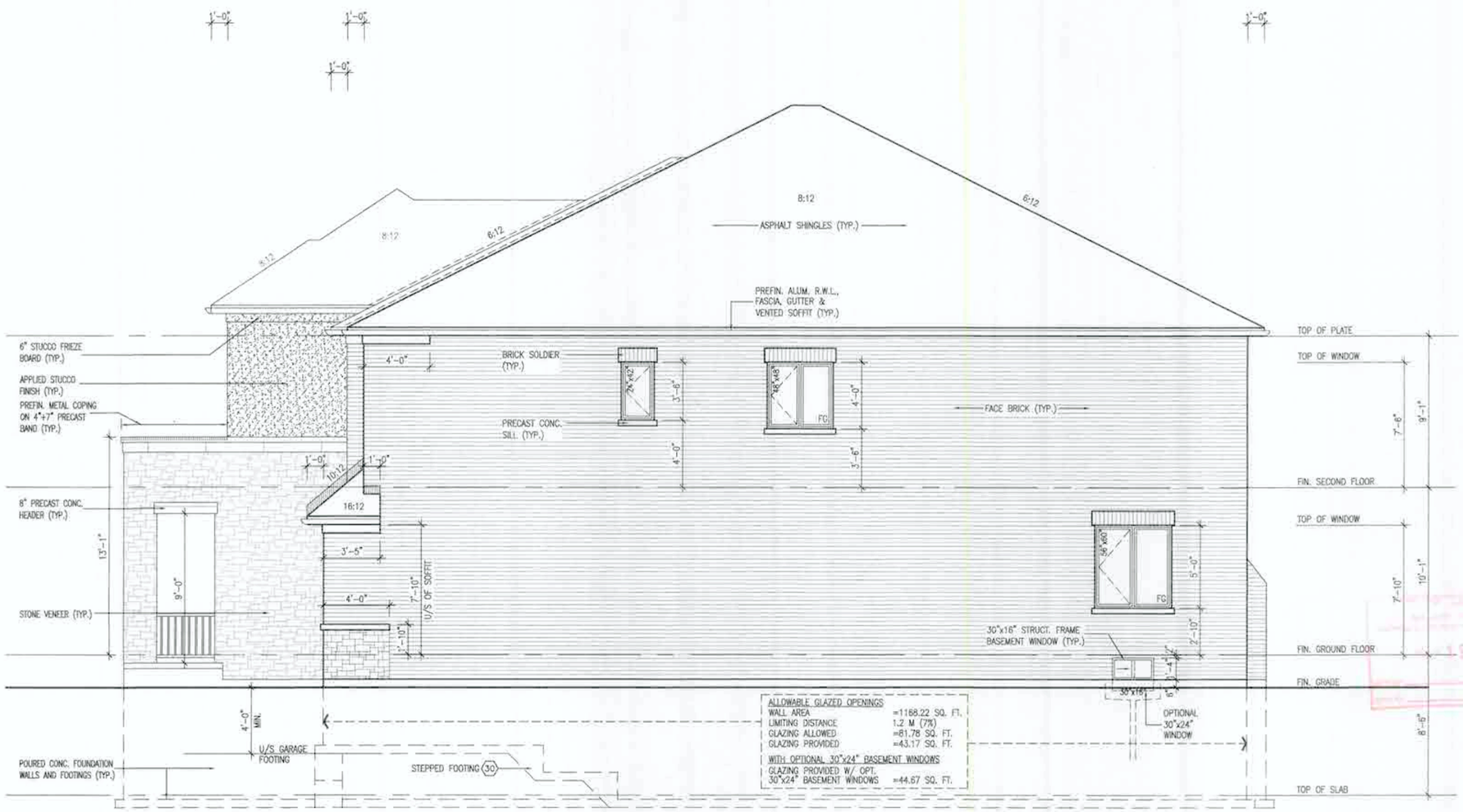
4079 SF.



RIGHT SIDE ELEVATION '2'

CITY OF HAMILTON
21 14 09 40

Gm oct 30/21

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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 ADVISOR
APPROVED BY
DATE AUG 27, 2021

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	OW
2	REV. PER CLIENT/ROOF/FL/ENG COMMENTS	MAY 05/21	OW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	OW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information: Richard Vink
signature: R Vink
BCIN: 24488
name: VA3 Design Inc.
registration information: 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 4
14.30m

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

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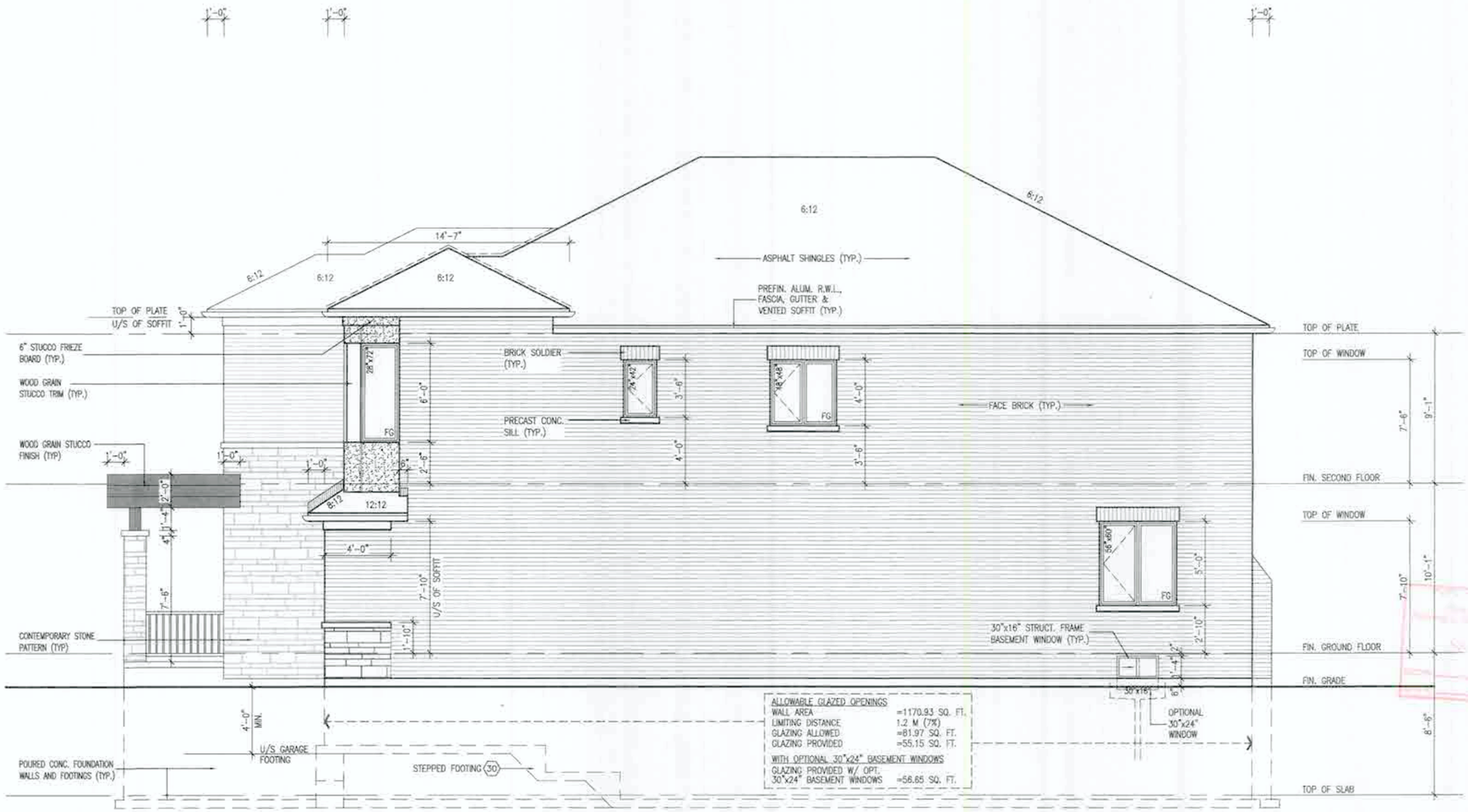
4079 SF.



ALLOWABLE GLAZED OPENINGS	
WALL AREA	=1170.93 SQ. FT.
LIMITING DISTANCE	1.2 M (7'8")
GLAZING ALLOWED	=81.97 SQ. FT.
GLAZING PROVIDED	=55.15 SQ. FT.
WITH OPTIONAL 30"x24" BASEMENT WINDOWS	
GLAZING PROVIDED W/ OPT. 30"x24" BASEMENT WINDOWS	=56.65 SQ. FT.

RIGHT SIDE ELEVATION '3'

CITY OF HAMILTON
Building Division
9a 149740
Qm oct.30/21

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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
APPROVED BY
DATE: AUG 17, 2021
This copy certifies compliance with the applicable Design Guidelines only and does not imply approval for building permit.

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no.	description	date	by
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3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	CW
1	PRELIMINARY: ISSUED FOR CLIENT REVIEW	FEB 19/21	CW
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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 — BCIN
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	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027

date		SPRINGFIELD 4 14.30m
FEB 2021	RIGHT SIDE ELEVATION – ELEV. 3	drawing no.
drawn by TP	checked by — / scale 3/16" = 1'-0"	file name 20027-SPRINGFIELD-4

A7b

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4079 SF.

REAR ELEVATION '1'

CITY OF HAMILTON
Building Division
21 140740
Km Oct.30/21

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND ASSOCIATES
APPROVED BY
DATE AUG 31 2021
THIS DRAWING COMPLIES WITH THE MASTER DESIGN GUIDELINES FOR THE SUBDIVISION AGREEMENT

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

no.	description	date	by
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3	ISSUED FOR PERMIT.	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	CW
1	PRELIMINARY. ISSUED FOR CLIENT REVIEW.	FEB 19/21	CW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink — signature — 24488
name — OCN
registration information
VA3 Design Inc. — 42658

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

Greenpark

project name	RUSSELL GARDENS PH. 4
municipality	HAMILTON, ON.
SPRINGFIELD 4	14.30m
project no.	20027
date	FEB 2021
drawn by	TP
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-4
drawing title	REAR ELEVATION – ELEV. 1
drawing no.	A8

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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4079 SF.

REAR ELEVATION '2'

21 149740

Oct. 30/21

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
AND ASSOCIATES

APPROVED BY

DATE AUG 27, 2021

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

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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 — 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 4
14.30m

project no. 20027

date: FEB 2021 — REAR ELEVATION – ELEV. 2

drawn by: TP — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-4

drawing no. A8a

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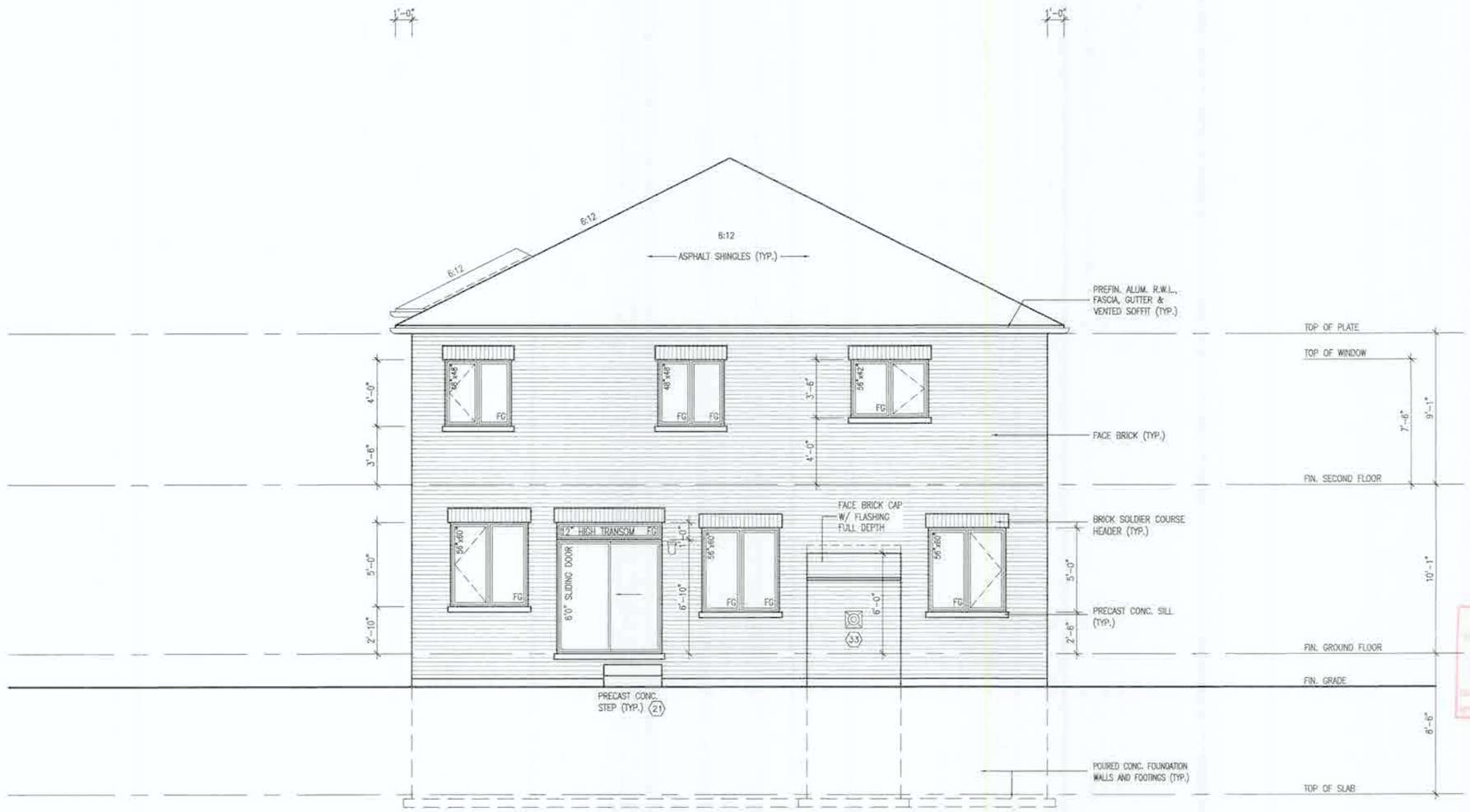
SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.



REAR ELEVATION '3'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for 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.

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JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL DESIGNER
DAS APPROVAL
APPROVED BY
DATE AUG 17, 2021
The home/dwelling unit shown on the applicable design guidelines may not be built on this or any other lot.

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

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — signature — 24488
name — registration information — BCIN
VA3 Design Inc. — 42658

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

VA3 DESIGN
258 Consumers Rd Suite 120
Toronto ON M2J 1P4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 4
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
REAR ELEVATION - ELEV. 3
drawn by: TP
checked by: -
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-4
drawing no.: A8b

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SEP 13 2021

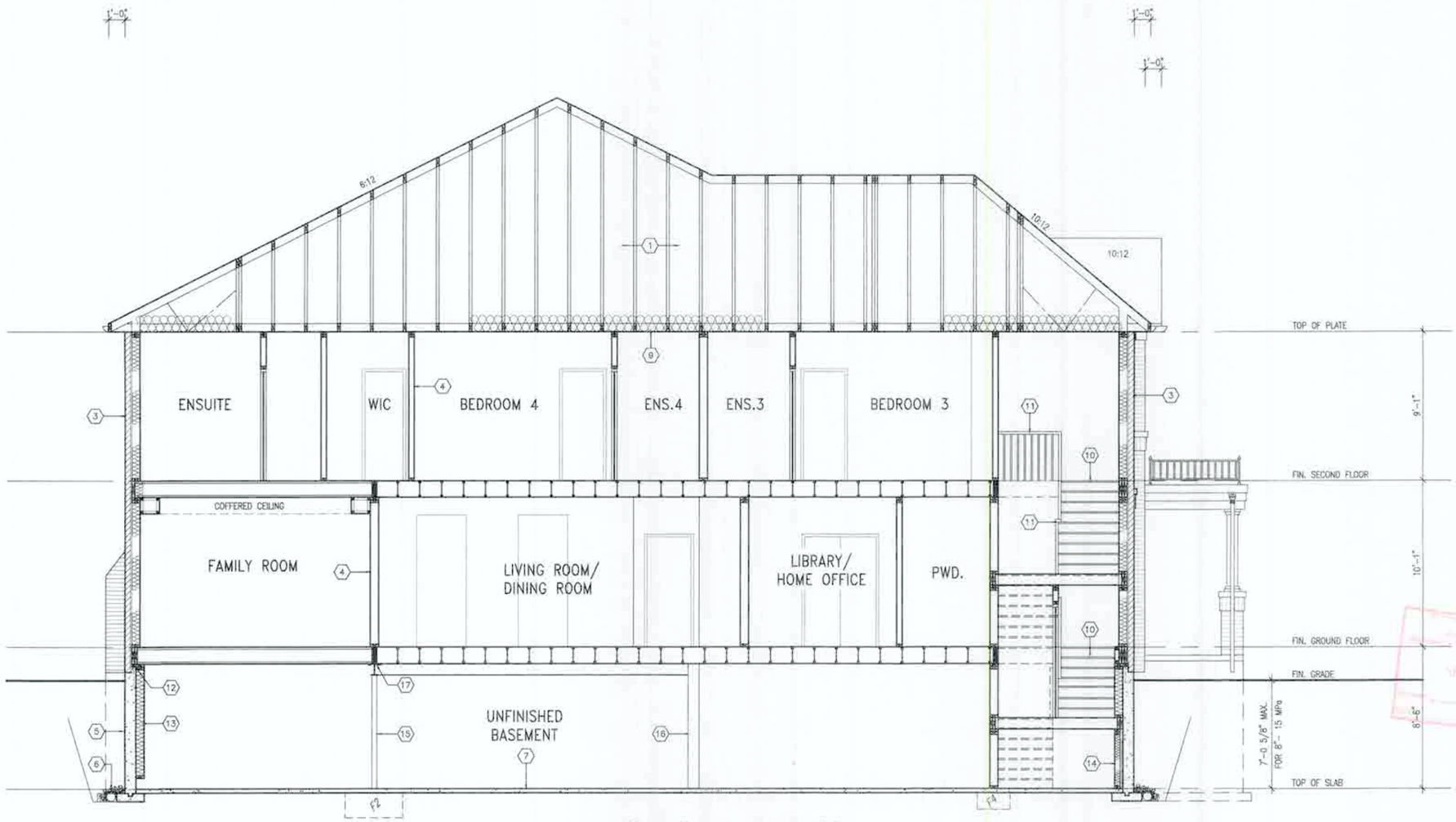
14.27 40

21

Om oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.



SECTION 'A–A' ELEVATION '1'

CITY OF HAMILTON
BUILDING DIVISION
24 149740
gm 08/30/24

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, 2022

STRUDET INC.
FOR STRUCTURE ONLY

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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
registration information
VA3 Design Inc.
BCIN 24488
42658

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

VA3 DESIGN
258 Consumers Rd Suite 120
Toronto ON M2J 1P4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 4
14.30m

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

date: FEB 2021
drawn by: TF
checked by: –
scale: 3/16" = 1'-0"
CROSS SECTION A–A – ELEV. 1
file name: 20027–SPRINGFIELD–4
drawing no. A9

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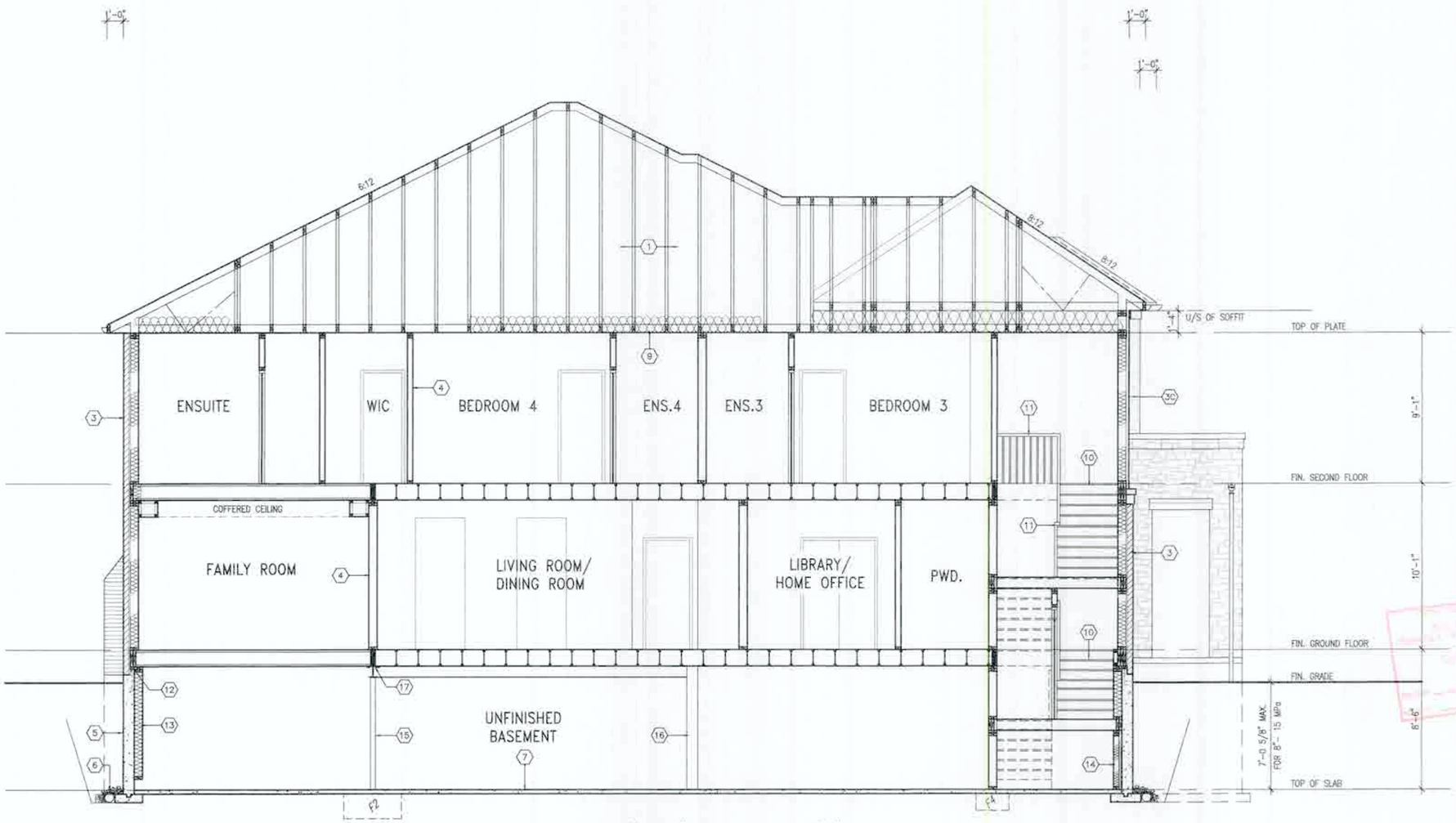
4079 SF.



SECTION 'A-A' ELEVATION '2'

CITY OF HAMILTON
Building Division
21 149740

Dm Oct 30/21

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable 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

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROVINCE OF ONTARIO

MAY 26/2021

STRUDET INC.
FOR STRUCTURE ONLY

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

no.	description	date	by
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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — 24488
registration information — OCIQ
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.
date: FEB 2021	CROSS SECTION A-A - ELEV. 2
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4

SPRINGFIELD 4
14.30m

project no. 20027

drawing no. A9a

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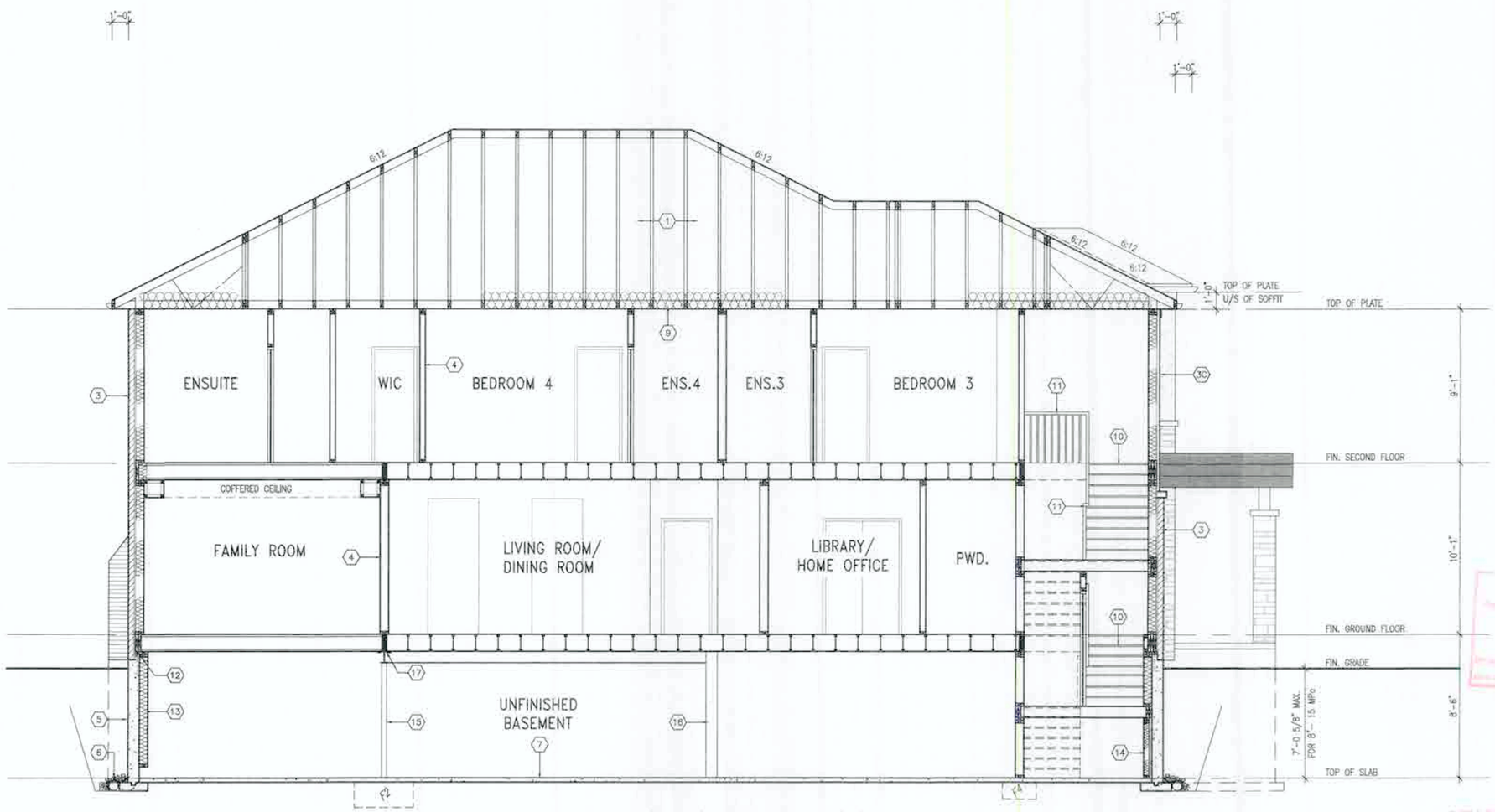
4079 SF.



SECTION 'A-A' ELEVATION '3'

CITY OF HAMILTON
Building Division
21 149740

dm oct.20/21

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

STRUDET INC.
FOR STRUCTURE ONLY

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — 244BB
name — BCIN
registration information: VA3 Design Inc. — 42658

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

Greenpark.

project name: RUSSELL GARDENS PH. 4	municipality: HAMILTON, ON.
SPRINGFIELD 4 14.30m	project no: 20027
date: FEB 2021	CROSS SECTION A-A - ELEV. 3
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no: A9b	

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4079 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.

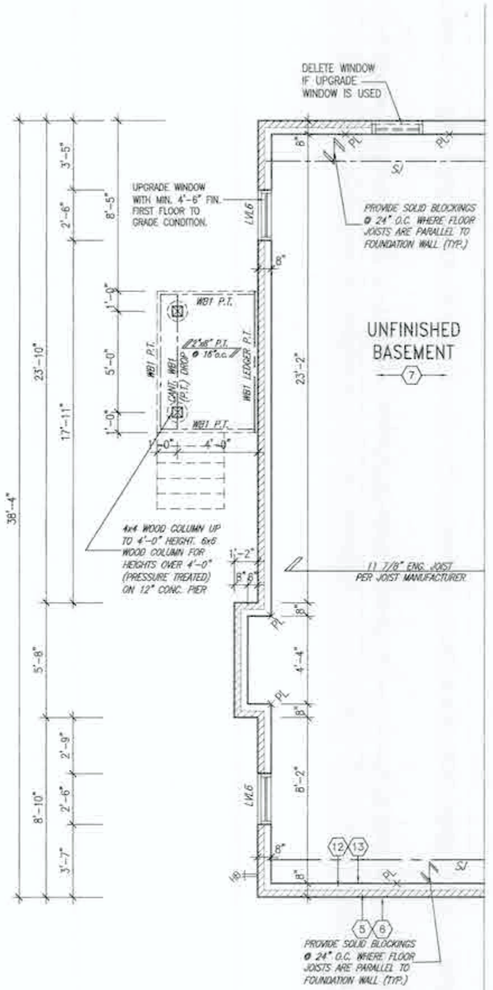
PLANS AND ELEVATION ILLUSTRATE DECK CONDITIONS WHERE GRADE PERMITS . BASEMENT WINDOWS APPLY TO CONDITIONS OF A MINIMUM 4'-6" FROM FINISHED FIRST FLOOR TO GRADE.

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

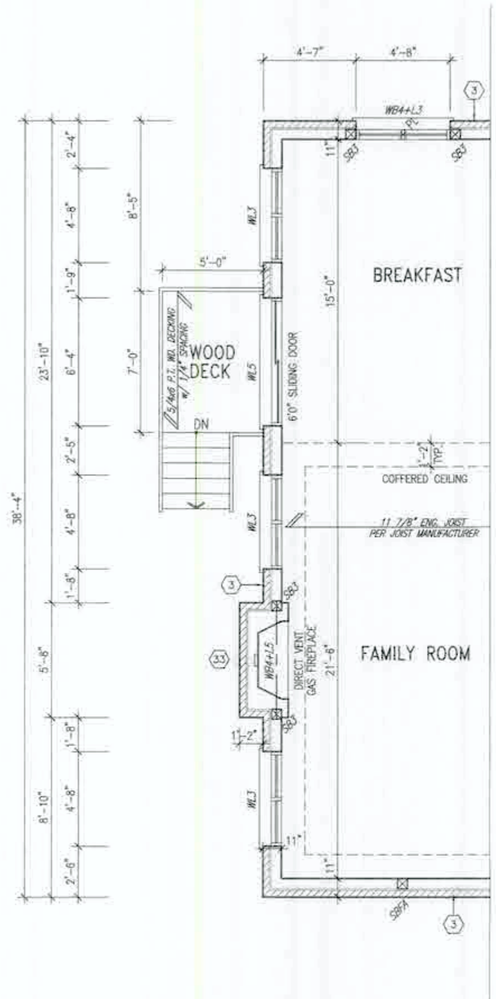
WOOD DECK DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 5) FOR ADDITIONAL WOOD DECK INFORMATION.

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.



PART. BASEMENT PLAN
DECK CONDITION



PART. GROUND FLOOR PLAN
DECK CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements, including zoning provisions and any provisions in the subdivision agreement. The 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 E. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AGENT
APPROVED BY
DATE AUG 17, 2021
This stamp certifies compliance with the applicable Design Guidelines only and does not imply compliance elsewhere.

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

CITY OF HAMILTON
Building Division
21 149740
Sm oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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.
project no.	20027
SPRINGFIELD 4	14.30m
date	FEB 2021
drawn by	TP
checked by	–
scale	3/16" = 1'-0"
drawing title	PARTIAL PLANS– DECK CONDITION
file name	20027-SPRINGFIELD-4
drawing no.	A10

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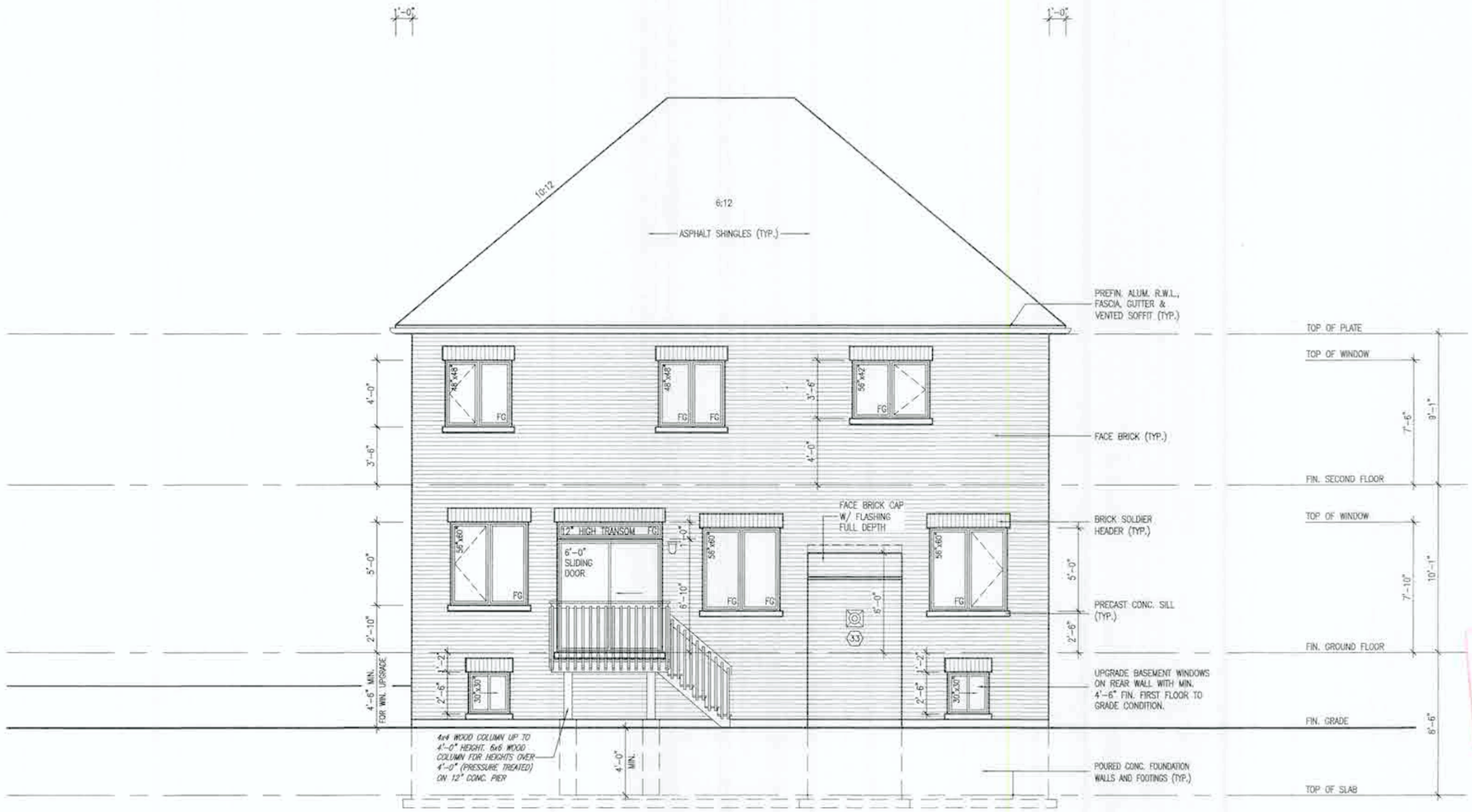
4079 SF.



REAR ELEVATION '1'
-DECK CONDITION

SEP 15 2021

21 149740

Om oct 30/21

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

signature

DATE: AUG 27, 2021

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

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS.	MAY 05/21	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 — BCIN 42658

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

VA3 DESIGN
255 Commissioners 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 4
14.30m

project no. 20027

date: FEB 2021 — REAR ELEVATION '1'– DECK CONDITION

drawn by: TP — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-4

drawing no. A11

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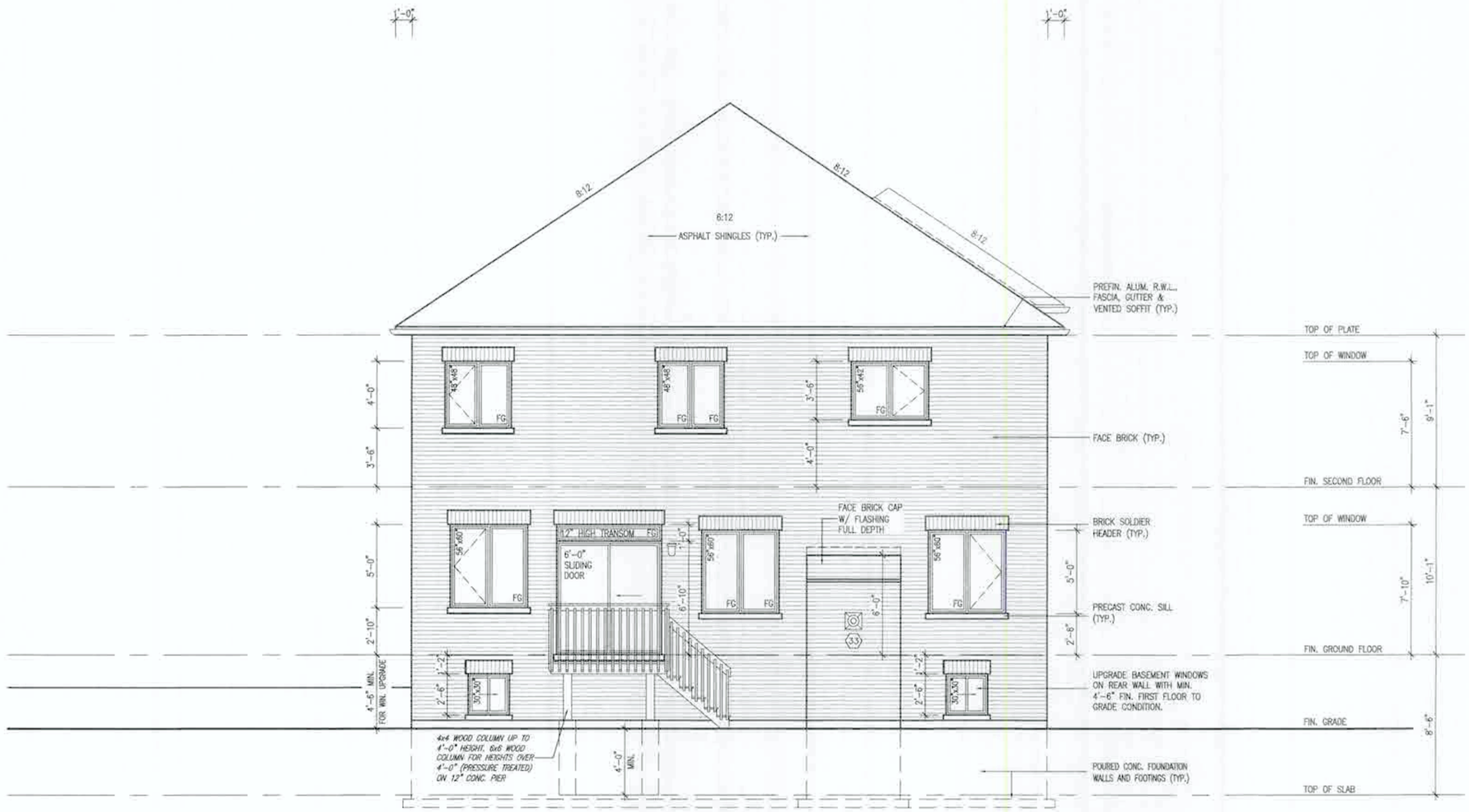
4079 SF.



REAR ELEVATION '2'
-DECK CONDITION

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

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

CITY OF HAMILTON
Building Division
21 148740
Dm Oct 30/2

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL AGENT
DELEGATION
APPROVED BY
DATE AUG 27 2021
The plans certified complied with the applicable design guidelines only and not any provision of any agreement

no.	description	date	by
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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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
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 4
14.30m

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

date: FEB 2021 — REAR ELEVATION '2'– DECK CONDITION — drawing no.: A11a

drawn by: TP — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-4

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.

REAR ELEVATION '3'
-DECK CONDITION

21 149740

Rm Oct.30/21

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JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ACCESS
APPROVED

DATE AUG 23, 2021

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

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

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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3	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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
BCIN: 24488
registration information: VA3 Design inc.
BCIN: 42656

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 416.830.2255 f 416.630.4782
va3design.com

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

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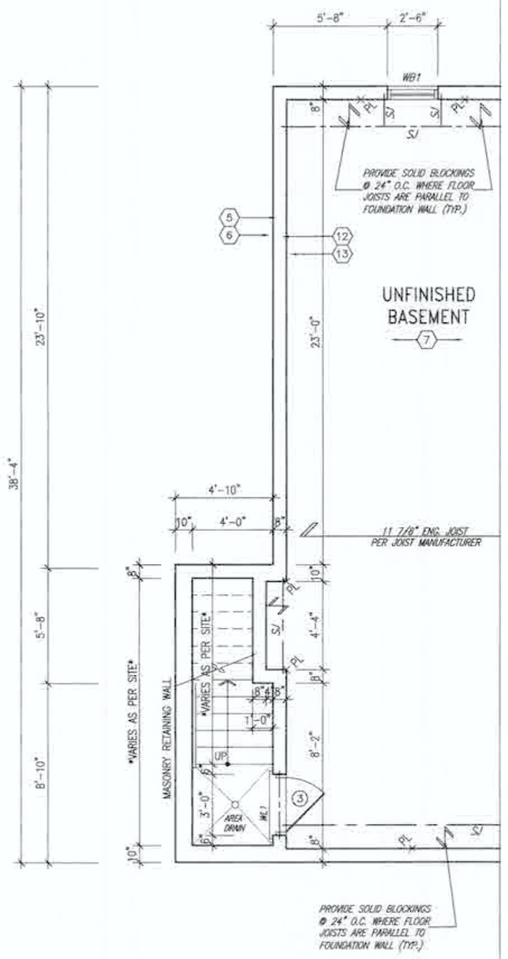
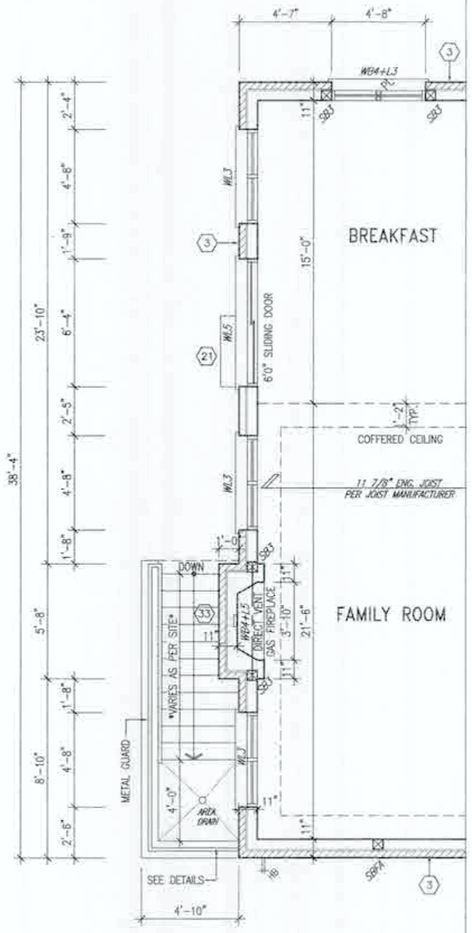
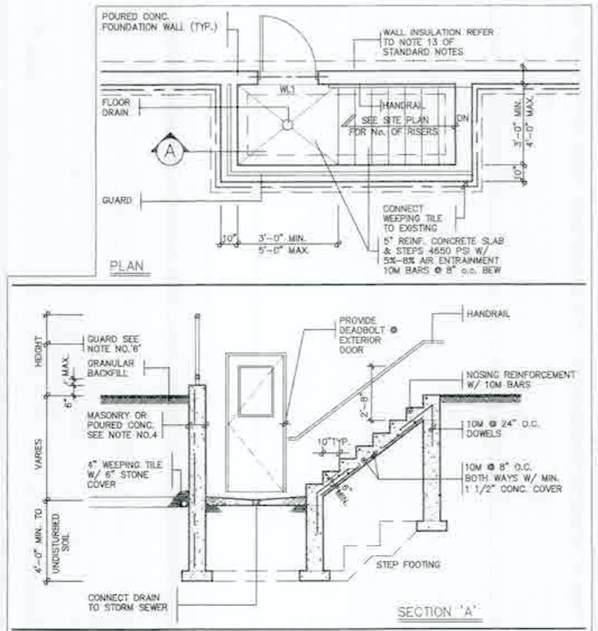
4079 SF.



PART. BASEMENT PLAN
WALK-UP CONDITION



PART. GROUND FLOOR PLAN
WALK-UP CONDITION



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'-6" 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

BASEMENT WALK-UP
PLAN, SECTION & NOTES

SCALE: N.T.S.

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

CITY OF HAMILTON
Building Division
21 149740

CITY OF HAMILTON
BUILDING
SEP 15 2021

Qm oct.30/21

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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 ENGINEER
ISO APPROVAL
APPROVED BY
DATE AUG 27, 2021
The name, qualification, signature and the appropriate Design Guidelines title are based on written authorization.

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
PROV. OF ONTARIO
May 26/2021

STRUDET INC.
FOR STRUCTURE ONLY

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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
registration information 24488 BCIN
VA3 Design Inc. 42658

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

Greenpark.

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

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4079 SF.

REAR ELEVATION '1'
-WALK-UP CONDITION

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

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

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL NOTED AND APPROVED
BY
DATE AUG 17, 2021
N.B. Lower building elevations will be available through Greenpark upon completion of foundation as-built survey.

No.	description	date	by	No.	description	date	by
18				9			
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14				5			
13				4			
12				3	ISSUED FOR PERMIT.	MAY 21/21	GW
11				2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 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 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 4
14.30m

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

date: FEB 2021
REAR ELEVATION '1'– WALK-UP CONDITION
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"
file name: 20027–SPRINGFIELD–4
drawing no. A13

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SEP 15 2021

21 149740

dm oct.30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.

REAR ELEVATION '2'
-WALK-UP CONDITION

SEP 15 2021

21 149740

DM 04.30.22

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
ASC-SPRINGFIELD
APPROVED BY
DATE AUG 27, 2021
For more details please contact the applicable Zoning, Development and Control Plan processing municipality

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

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3	ISSUED FOR PERMIT.	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/TL/ENG. COMMENTS	MAY 05/21	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 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 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

SPRINGFIELD 4
14.30m

project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no.: 20027
date: FEB 2021
REAR ELEVATION '2'– WALK–UP CONDITION
drawn by: TP
checked by: –
scale: 3/16" = 1'–0"
file name: 20027–SPRINGFIELD–4
drawing no.: A13a

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.

REAR ELEVATION '3'
-WALK-UP CONDITION

CITY OF HAMILTON
Building Division
SEP 13 2021

CITY OF HAMILTON
Building Division
21 149740

Om Oct 30/21

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 TECHNICIAN
AND INSPECTOR

DATE AUG 2 2021

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

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3	ISSUED FOR PERMIT	MAY. 21/21	GW
2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY. 05/21	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: Richard Vink
registration information: VA3 Design Inc.
BCIN: 24488
BCIN: 42658

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

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

Greenpark.

SPRINGFIELD 4
14.30m

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

date: FEB 2021
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"

REAR ELEVATION '3'– WALK-UP CONDITION

file name: 20027-SPRINGFIELD-4
drawing no: A13b

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SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

4079 SF.

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

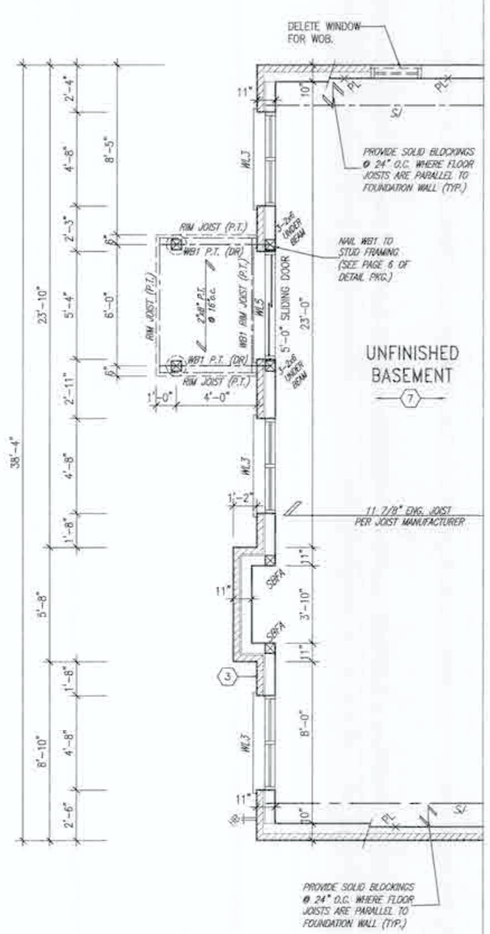
NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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

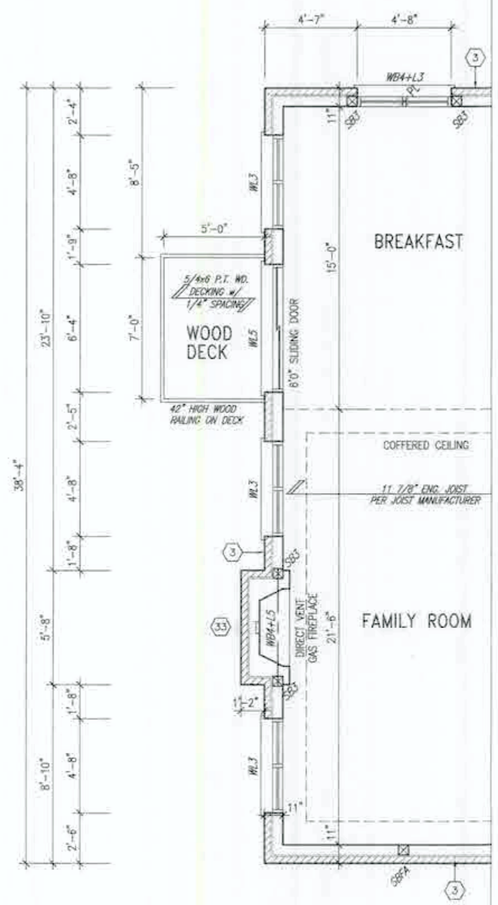
WOOD DECK AT WALKOUT DETAILS
REFER TO STANDARD DETAIL PACKAGE (PAGE 6) FOR ADDITIONAL INFORMATION.

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.



PART. BASEMENT PLAN
WALK-OUT CONDITION



PART. GROUND FLOOR PLAN
WALK-OUT CONDITION

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

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

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL AGENT
DATE: JUL 21, 2021

REGISTERED PROFESSIONAL ENGINEER
B. MARINKOVIC
june 10/2021
PROVINCE OF ONTARIO

STRUDET INC.
FOR STRUCTURE ONLY

JUL 15 2021

CITY OF HAMILTON
Building Division
21 149740

Dm OCT 30/21

SPRINGFIELD 4
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	MAY 05/21	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: Richard Vink signature: R Vink
registration information: 24488 IBCM
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 4 14.30m	project no. 20027
date: FEB 2021	PARTIAL PLANS- WALK-OUT CONDITION
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no. A14	

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4079 SF.

REAR ELEVATION '1'
-WALK-OUT CONDITION

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

CITY OF HAMILTON
BUILDING DIVISION
21 145740

Ohm oct 30/21

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

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

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL TEAM
CERTIFICATION
AUG 25, 2021

SPRINGFIELD 4
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	MAY 05/21	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 416.630.4762
va3design.com

Greenpark

SPRINGFIELD 4
14.30m

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

date: FEB 2021
REAR ELEVATION '1'- WALK-OUT CONDITION
drawn by: TP
checked by: –
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-4
drawing no. A15

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4079 SF.

REAR ELEVATION '2'
-WALK-OUT CONDITION

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

SEP 15 2021

CITY OF HAMILTON
Building Division
21 149740

Sm oct.30/21

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JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL BOARD
SUBCOMMITTEE

AUTHORIZED BY
DATE: AUG 27, 2021

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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11				2	REV. PER CLIENT/ROOF/FL./ENG. COMMENTS	MAY 05/21	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 — 24468
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 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.
SPRINGFIELD 4 14.30m	project no. 20027
date: FEB 2021	REAR ELEVATION '2'- WALK-OUT CONDITION
drawn by: TP	checked by: --
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4
drawing no. A15a	

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4079 SF.

REAR ELEVATION '3'
-WALK-OUT CONDITION

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

CITY OF HAMILTON
Building Division
Received
Date 14 9 7 40
Dm 0 4 30 21

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
APPROVED BY
DATE: AUG 27, 2021
THE PLANS CONFORM TO THE APPROVED DESIGN GUIDELINES FOR THIS PROJECT

SPRINGFIELD 4
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	MAY 05/21	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. — 42658 — OCIA

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

Greenpark.

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

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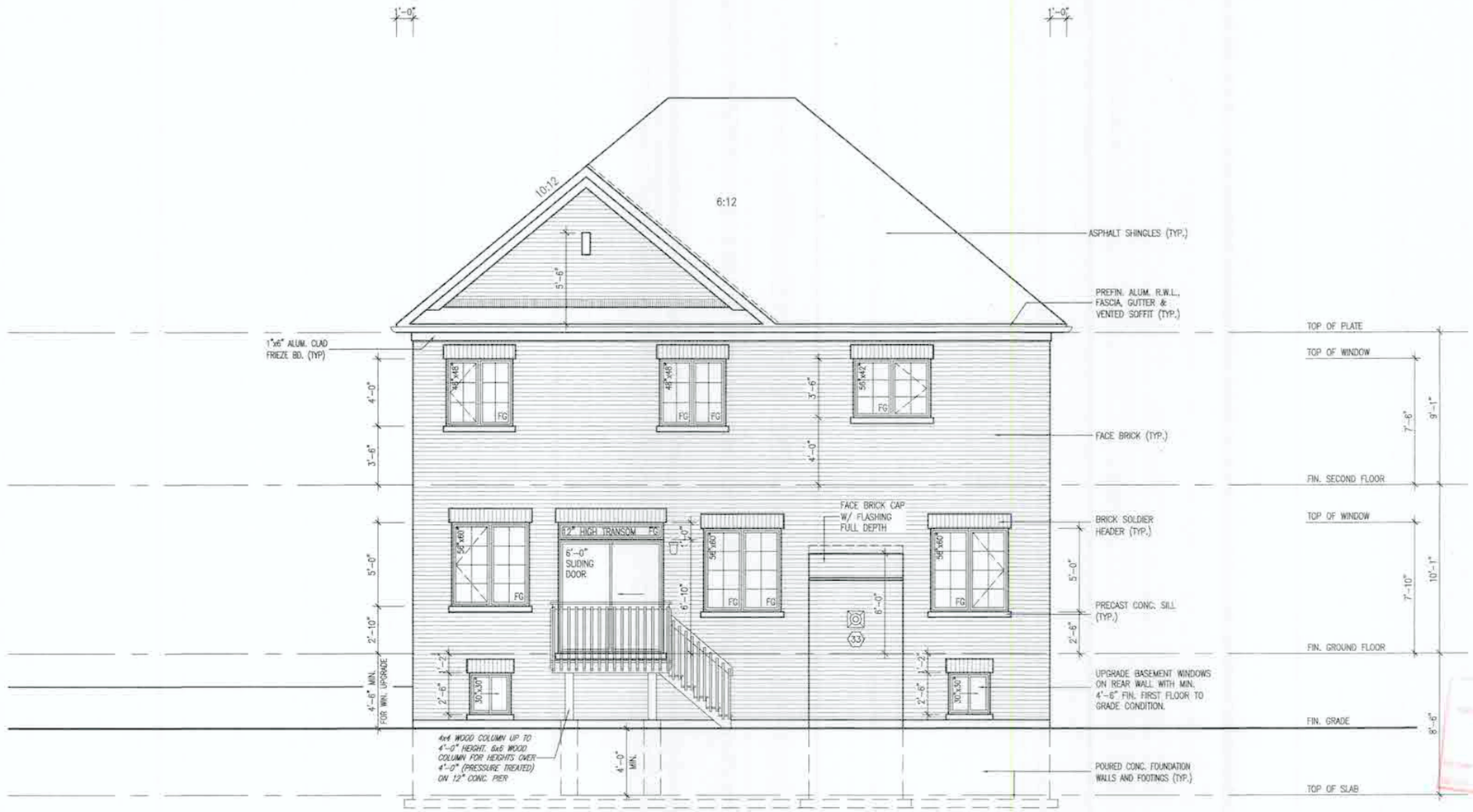
4079 SF.



UPGRADED REAR ELEVATION '1'
-DECK CONDITION

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

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

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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
IAN BRANDT
APPROVED BY
DATE AUG 27, 2021
The plans conform generally with the approved Design Guidelines and bear no further architectural responsibility

NOV 15 2021

CITY OF HAMILTON
BUILDING DIVISION
Permit No. 21 149740

dm Oct 30/21

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

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4	ADD WALK-OUT CONDITION	JUN 03/21	WT
3	ISSUED FOR PERMIT	MAY 21/21	CW
2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 05/21	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 — 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 at the completion of the work. Drawings are not to be scaled.

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

Greenpark.

SPRINGFIELD 4
14.30m

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

date: FEB 2021 — UPGRADED REAR ELEV. '1'– DECK CONDITION

drawn by: TP — checked by: – — scale: 3/16" = 1'-0" — file name: 20027-SPRINGFIELD-4 — drawing no. A16

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4079 SF.

UPGRADED REAR ELEVATION '3'
-DECK CONDITION

CITY OF HAMILTON
Building Division
21 149740

Om Oct 30/21

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JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ACCESS
AND APPROVAL
APPROVED BY
DATE AUG 23 2021

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

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

SPRINGFIELD 4
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	MAY 05/21	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. 42658

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

Greenpark.
SPRINGFIELD 4
14.30m
project name: RUSSELL GARDENS PH. 4
municipality: HAMILTON, ON.
project no. 20027
date: FEB 2021
UPGRADED REAR ELEV. '3'– DECK CONDITION
drawn by: TP
checked by:
scale: 3/16" = 1'-0"
file name: 20027-SPRINGFIELD-4
drawing no. A16b

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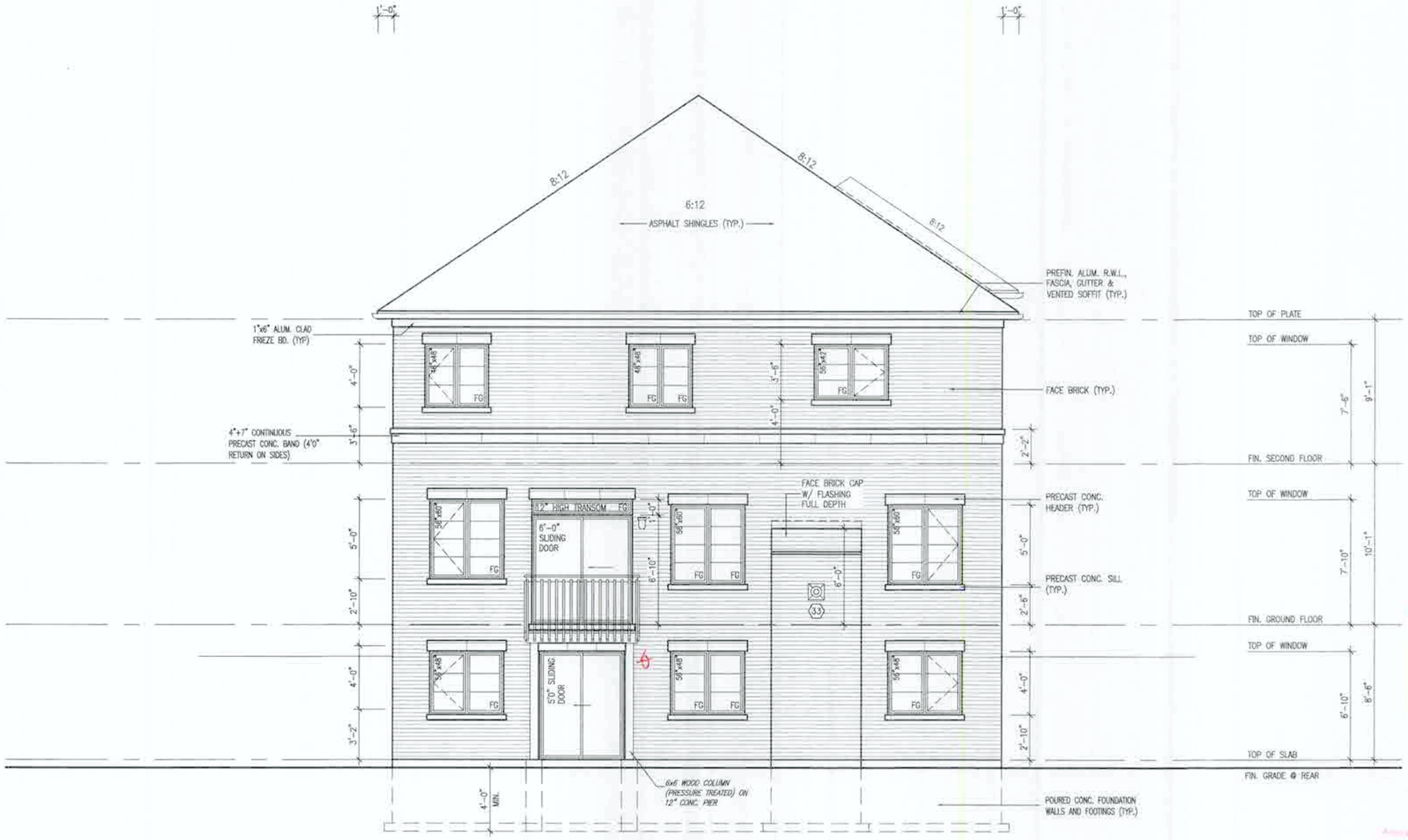
4079 SF.



UPGRADED REAR ELEVATION '2'
-WALKOUT CONDITION

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

CITY OF HAMILTON
Building Division
21 149740
Om oct.30/21

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
MONITORING CONTROL REVIEW
ARCHITECT
APPROVED BY: [illegible]
DATE: AUG 17, 2021
The house plans comply with the applicable Design Guidelines and are deemed to be architectural acceptable

SPRINGFIELD 4
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	MAY 05/21	GW
1	PRELIMINARY: ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Richard Vink
name signature
registration information
VA3 Design Inc. 24458
firm 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.
date: FEB 2021	UPGRADED REAR ELEV. '2'– WALKOUT COND.
drawn by: TP	checked by: –
scale: 3/16" = 1'-0"	file name: 20027-SPRINGFIELD-4

SPRINGFIELD 4
14.30m
project no. 20027
drawing no. A17a

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4079 SF.

UPGRADED REAR ELEVATION '3'
–WALKOUT CONDITION

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

CITY OF HAMILTON
Planning & Economic Development
SEP 13 2021

CITY OF HAMILTON
Building Division
148740

RM oct 30/21

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

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

JOHN L. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL DESIGN
AND SUPERVISION
APPROVED BY
DATE AUG 27, 2021
The name implies commission with the registered Design Guidelines only and carries no further professional responsibility.

SPRINGFIELD 4
COMPLIANCE PACKAGE 'A1'

no	description	date	by
18			
17			
16			
15			
14			
13			
12			
11			
10			
9			
8			
7			
6			
5			
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	MAY 05/21	GW
1	PRELIMINARY, ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

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

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

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

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4752
va3design.com

Greenpark.

project name	RUSSELL GARDENS PH. 4 — HAMILTON, ON.
municipality	SPRINGFIELD 4 14.30m
project no.	20027
date	FEB 2021
drawn by	TP
checked by	–
scale	3/16" = 1'-0"
file name	20027-SPRINGFIELD-4
drawing no.	A17b

UPGRADED REAR ELEV. '3'– WALKOUT COND.

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