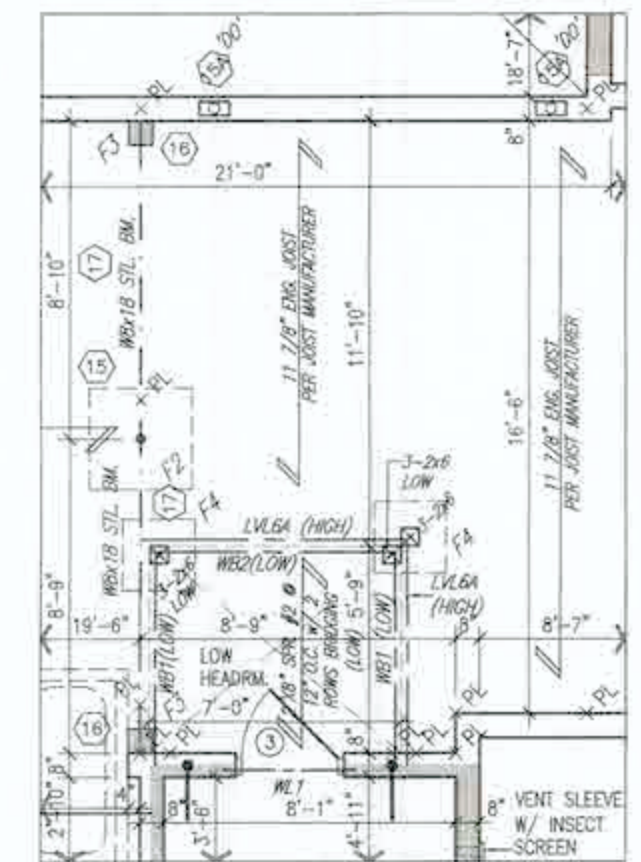
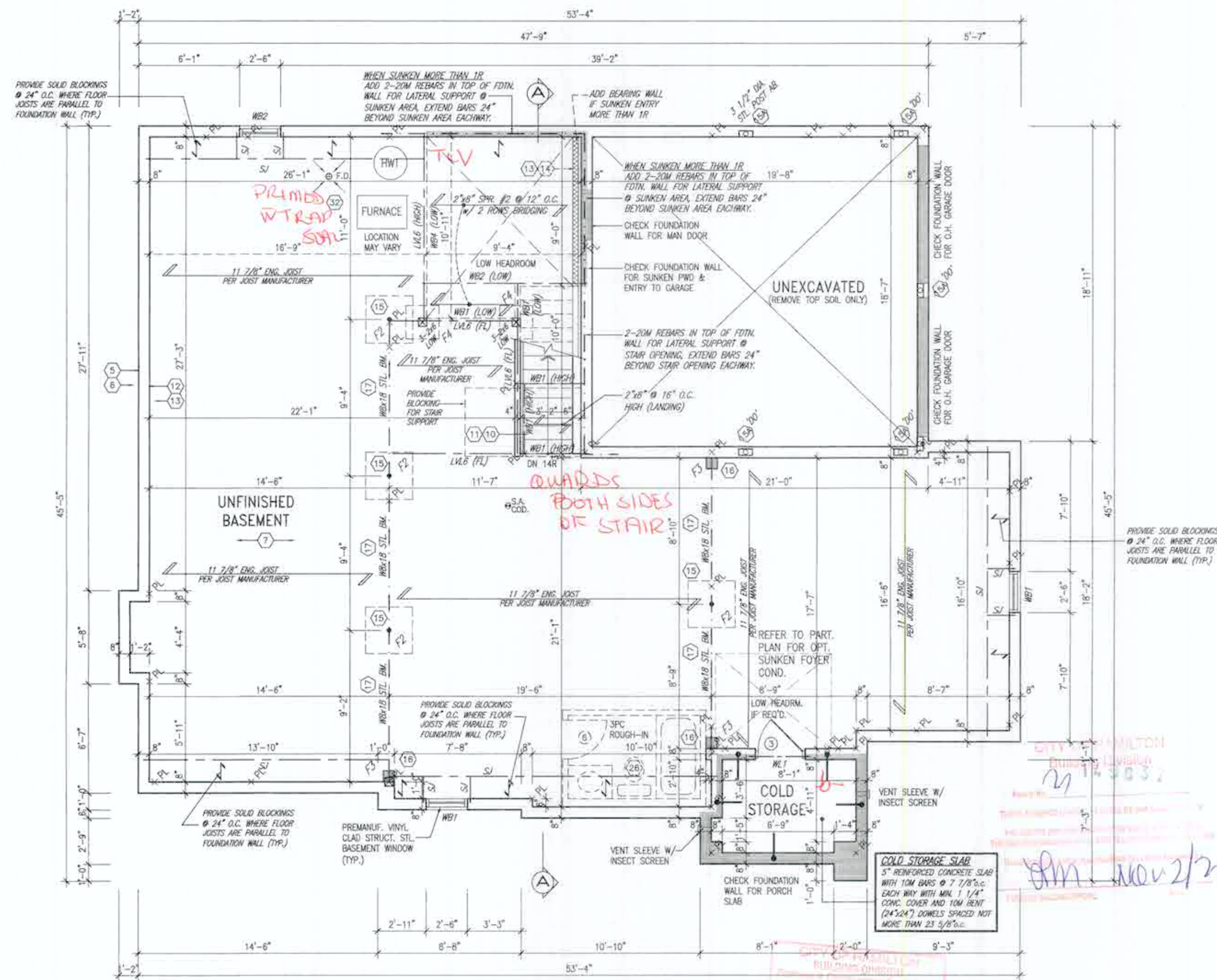




PART. BSMT. PLAN w/
OPT. SUNKEN FOYER
CONDITION

BASEMENT PLAN - ELEV. '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 issue 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.

KIRPIN C. WILSONS LTD. - ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
DATE: 04/12/2024
PROJECT: 20027



May 26, 2024
STRUDET INC.
FOR STRUCTURE ONLY

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

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

no.	description	date	by	no.	description	date	by
18				6			
17				5			
16				4			
15				3			
14				2			
13				1			
12							
11							
10							

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualifications information:
Richard Vink
signature
24488
V3 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 copied.

V3
DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1P4
1.416.630.2255 / 1.416.630.4762
v3design.com

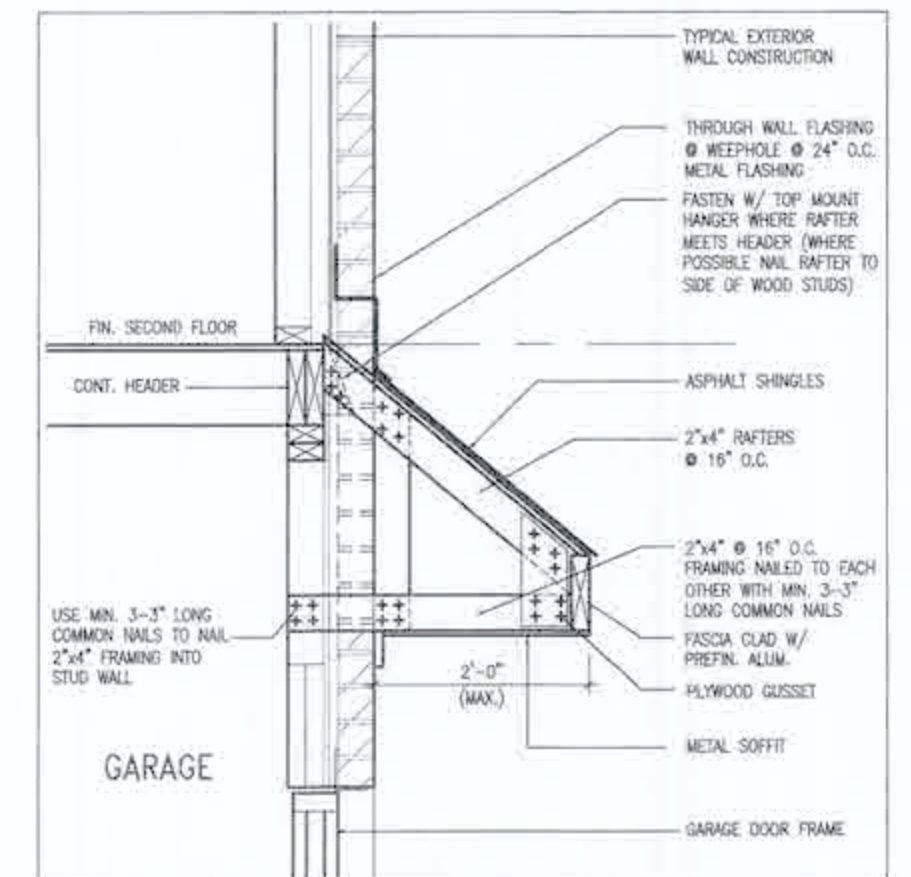
Greenpark.

RUSSELL GARDENS PH. 4 HAMILTON, ON.

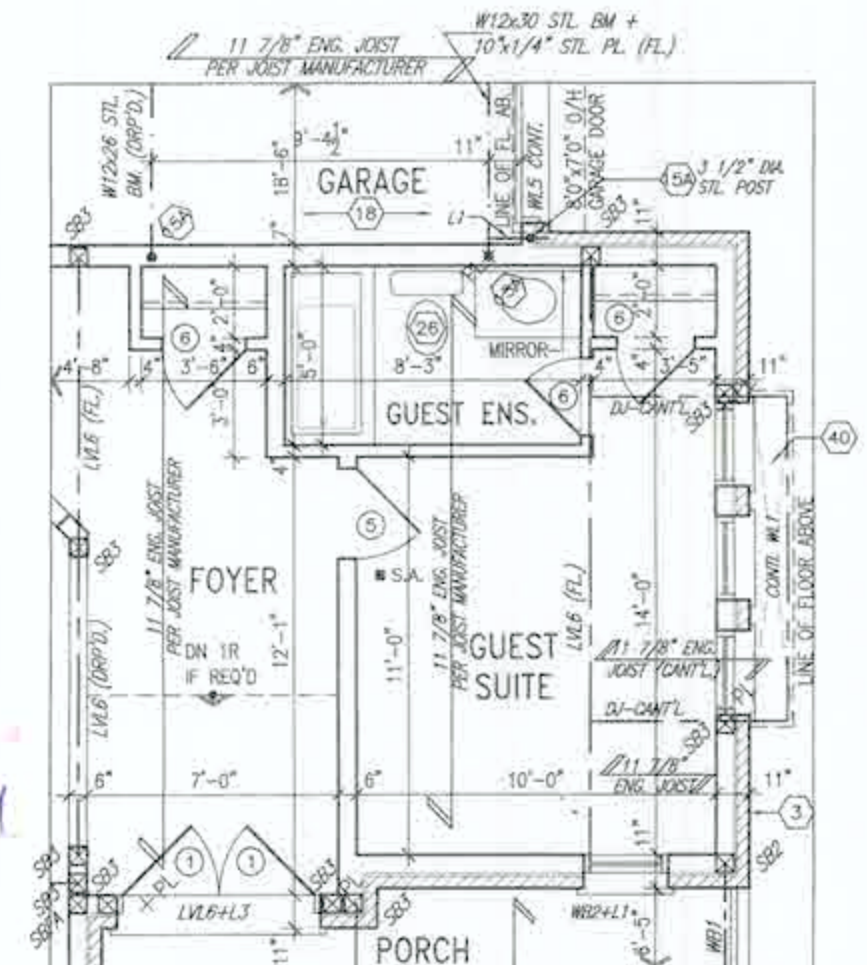
SPRINGFIELD 11

project no. 20027
drawing no. A1b
date: JANUARY 2021
drawn by: WT
checked by: 3/16" = 1'-0"
scale: 3/16" = 1'-0"
project name: RUSSELL GARDENS PH. 4 HAMILTON, ON.
drawing title: BASEMENT PLAN ELEV. '3'

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'



B ROOF OVERHANG DETAIL OVER GARAGE



PART. GROUND FLOOR PLAN
W/ OPT. GUEST SUITE
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



STRUDET INC.
FOR STRUCTURE ONLY

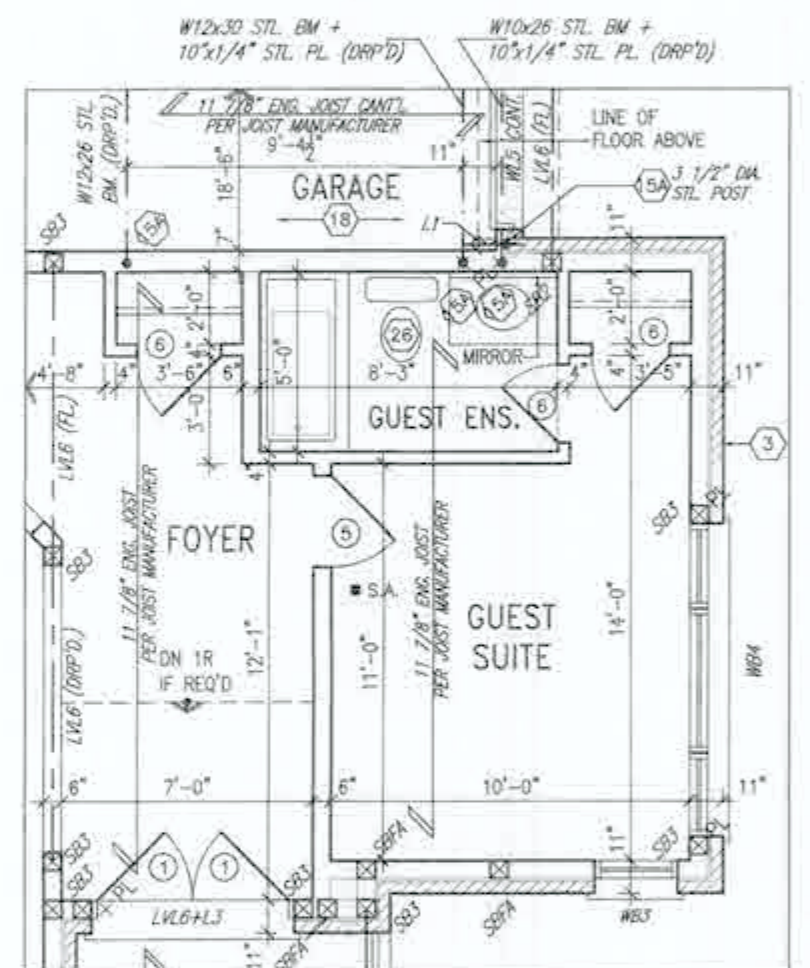
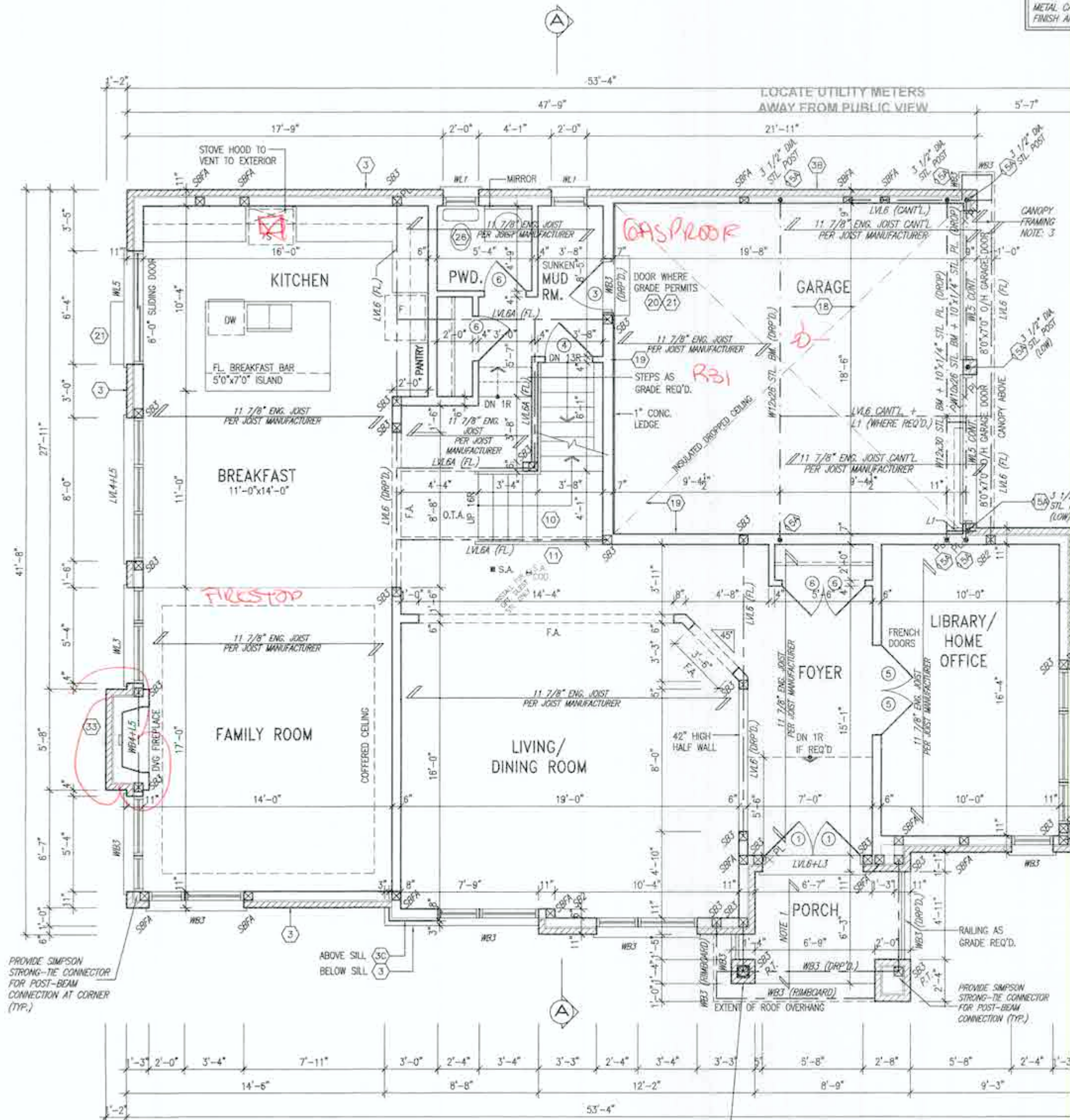
GROUND FLOOR PLAN ELEV. '2'

[illegible]

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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

NOTE 3- CANOPY FLAT ROOF CONSTRUCTION
ONE PLY WATERPROOF MEMBRANE (DURADEK) ADHERED TO EXT. TYPE 5/8" 18G PL WOOD SHEATHING OVER 2"x4" FRAMING OVER ENGINEERED FLOOR JOISTS. SLOPE TO EXTERIOR WITH WOOD SLEEPERS. PERFORM METAL CAP & FLASHING (WITH Drip Edge). EXTERIOR FINISH AND HEIGHT PER UNIT DWGS.



GROUND FLOOR PLAN - ELEV. '3'

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

KORN C. WILLIAMS LTD., ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
JORDAN APPROVED

APPROVED BY: *[Signature]*
DATE: MAY 21, 2022

STRUDET INC.
FOR STRUCTURE ONLY



NO.	DESCRIPTION	DATE	BY
18			
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13			
12	ISSUED FOR PERMIT	MAY 21/21	GW
11	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 13/21	GW
10	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
Vink Design Inc.

Registration information:
Vink 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 copied.

VAS DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1-416-630-2295 • 416-630-4782
vasdesign.com

Greenpark. **SPRINGFIELD 11**

PROJECT NAME: RUSSELL GARDENS PH. 4
MUNICIPALITY: HAMILTON, ON.
PROJECT NO.: 20027

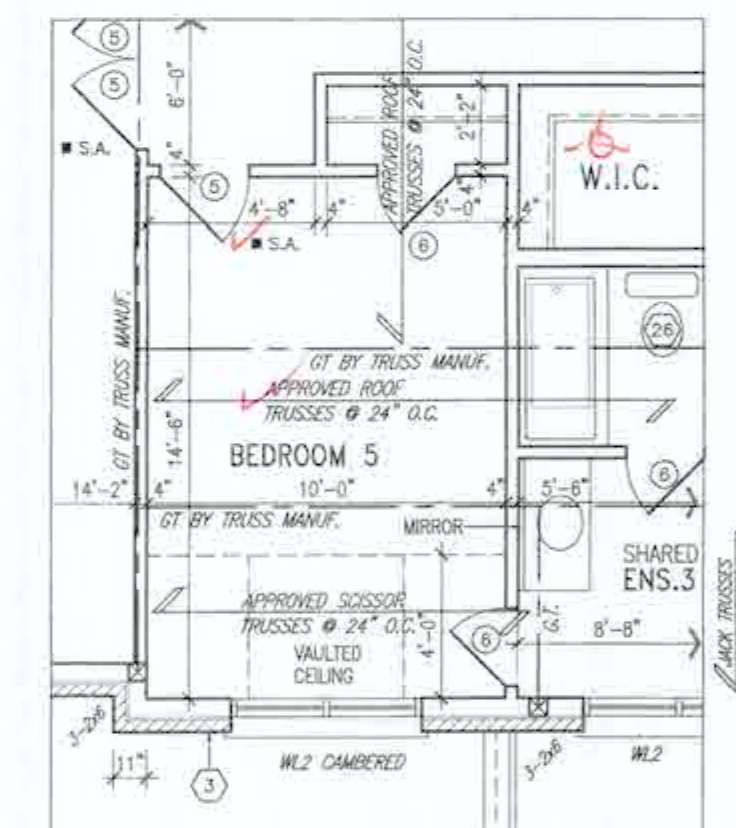
DATE: JANUARY 2021
DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
SCALE: 3/16" = 1'-0"

GROUND FLOOR PLAN - ELEV. '3'

20027-SPRINGFIELD-11

A2b

3622 SF.



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

REGISTERED PROFESSIONAL ENGINEER
G. MARINKOVIC
MAY 26 2021
PROV. OF ONTARIO

SECOND FLOOR PLAN ELEV. '1'

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11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS MAY 13/21
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW FEB 19/21
9	description	date	by	description	date

CW CW CW 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 <i>R. Vink</i> 344 name <i>signature</i> registration information VAS Design Inc. 428 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 for information of service and the property of the Designer which must be returned at the completion of the work.	344 428
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VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

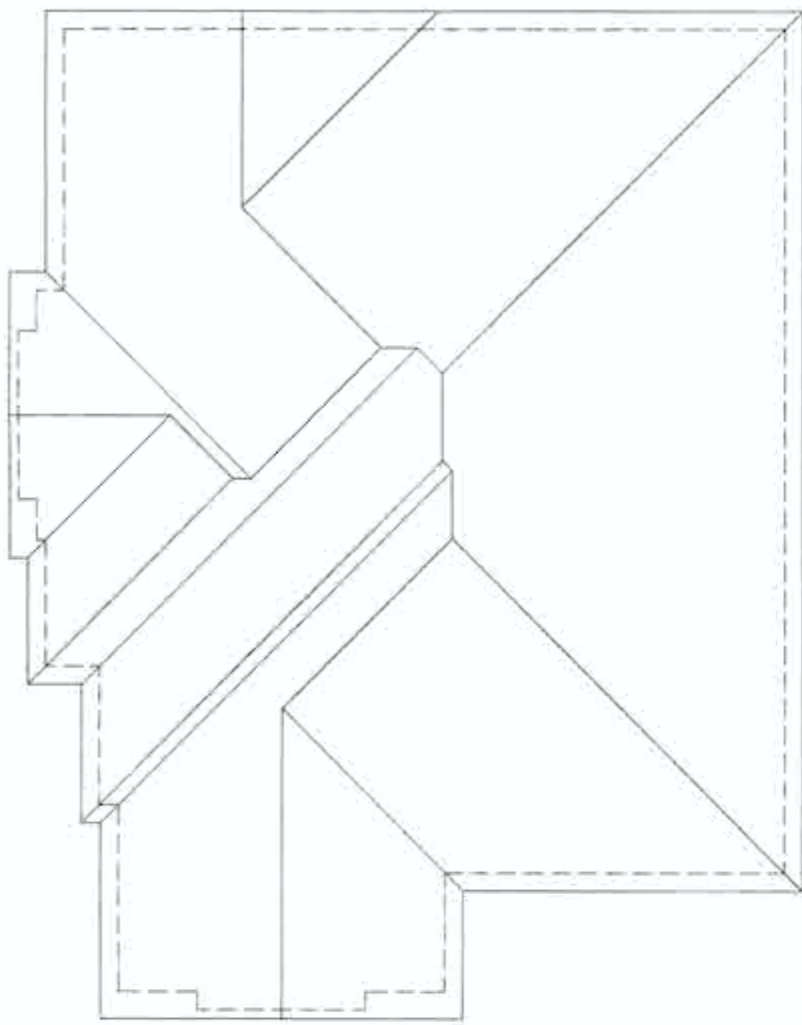
Greenpark

SPRINGFIELD 11

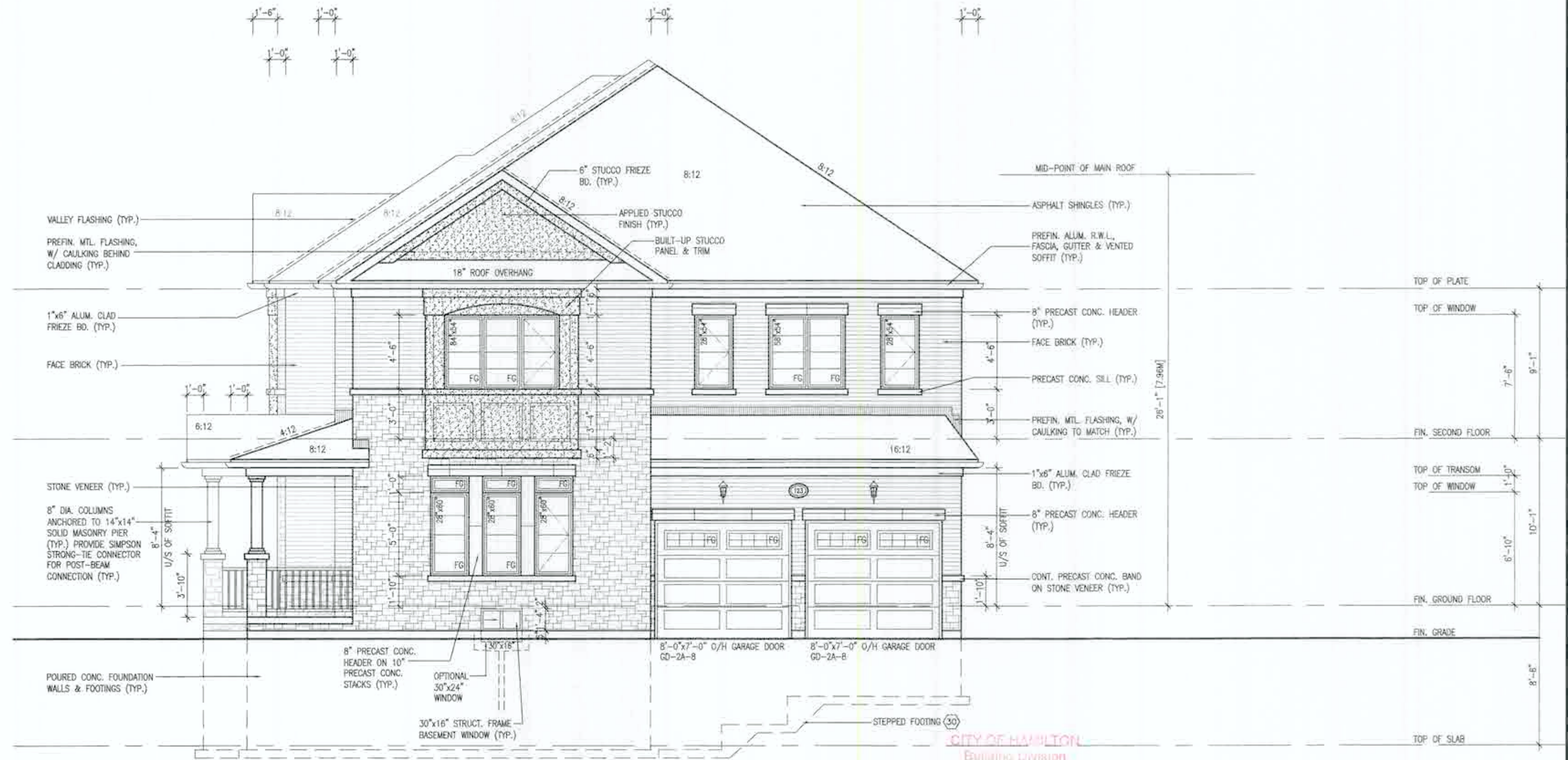
project name RUSSELL GARDENS PH. 4	municipality HAMILTON, ON.	project no. 20027
date JANUARY 2021	SECOND FLOOR PLAN - ELEV. 1 st	drawing no. A3
drawn by WT	checked by -	scale 3/16" = 1'-0"
file name 20027-SPRINGFIELD-11		

A3

3622 SF.



ROOF PLAN - ELEV. '2'



FRONT ELEVATION - ELEV. '2'

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

ROBIN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL BOARD
AND APPROVAL

APPROVED BY _____
(SIGNED) 14th Feb 2007

This must be signed in compliance with the document
"Signatures and stamps" issued by the Architectural
Control Board (www.acb.org.uk)

[illegible]

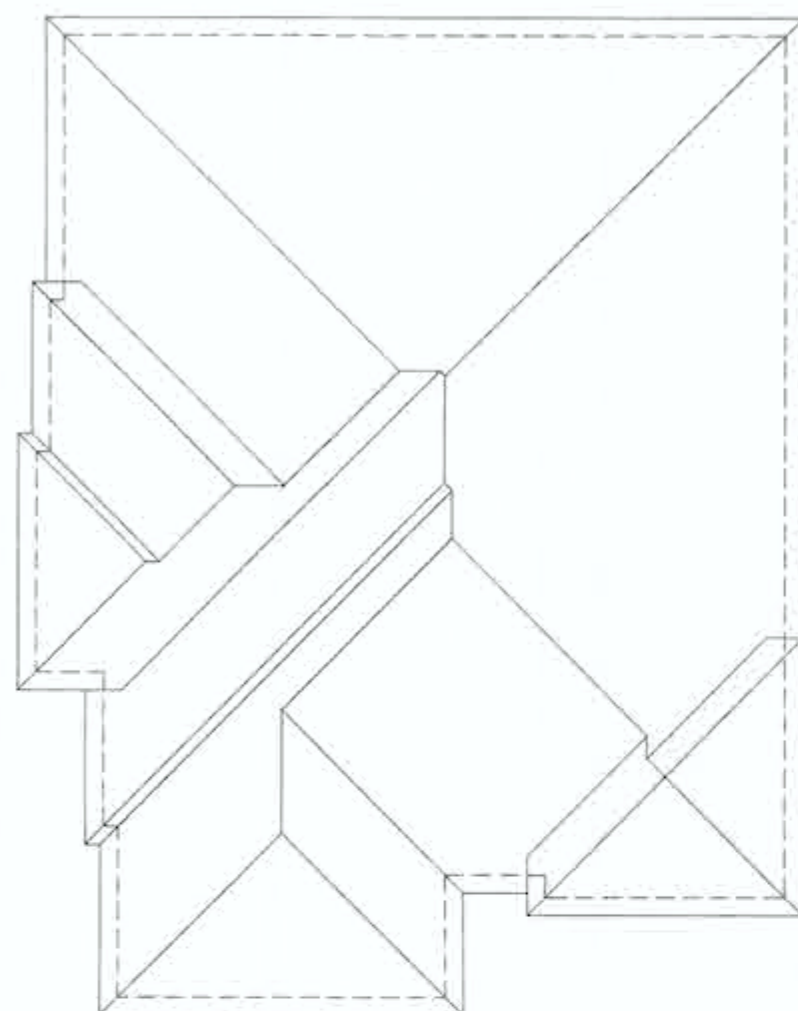
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CONTEMPORARY
STONE PATTERN

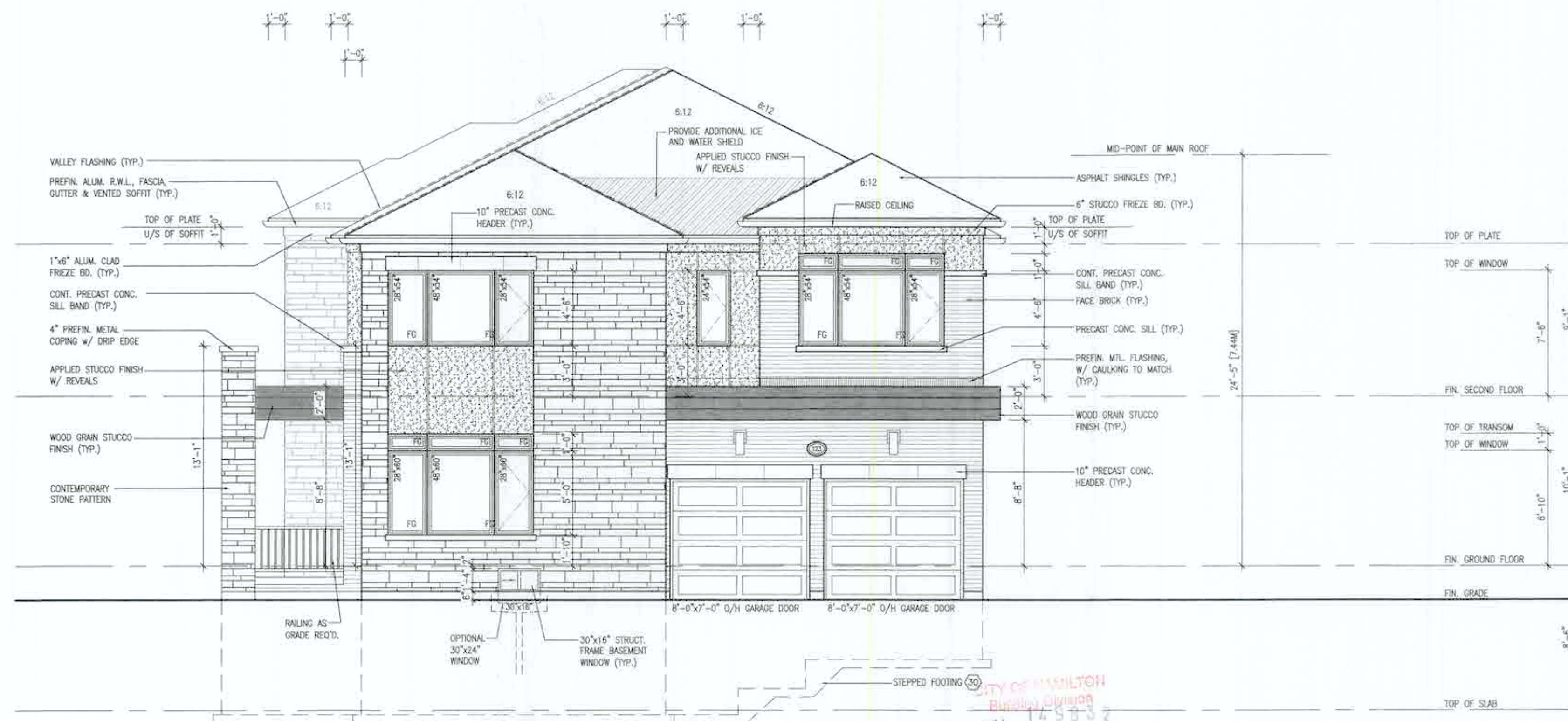
WOOD GRAIN
STUCCO FINISH

MAIN BRICK

STUCCO W/
REVEALS



ROOF PLAN - ELEV. '3'



FRONT ELEVATION - ELEV. '3'

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JOHN T. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTACT SHEET
NEW YORK, N.Y.

APPROVED BY _____
DATE: MAY 14, 1973

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CITY OF HAMILTON
Building Division

N 148037

RECEIVED NOV 2 / 2

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

GreenparkTM SPRINGFIELD 11VA3
DESIGN

255 Consumers Rd. Suite
Toronto ON M2J 1B
t 416.630.2255 f 416.630.2256
www.idealism.com

Greenpark™ SPRINGFIELD 11

project name	project no.
RUSSELL GARDENS PH. 4	2002
city	project no.
HAMILTON, ON.	2002

date JANUARY 2021 FRONT ELEVATION - ELEV. '3' drawing no. A4b
 drawn by WT checked by 3/16" = 1'-0" file name 20027-SPRINGFIELD-11

18				9		
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16				7		
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13				4		
12				3	ISSUED FOR PERMIT	MAY 21/21
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 13/21
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 16/21
no.	description	date	by	no.	description	date

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code in its Design: notification information: Richard Vink 24481 name signature BCR registration information VAS 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 copied.	

259 Consumers Rd Suite 120
Toronto ON M2J 1R4
t: 416.630.2255 f: 416.630.4782
info@delmon.com

DATE: JANUARY 2021
DRAWN BY: WT
CHECKED BY: [blank]
SCALE: 3/16" = 1'-0"

FRONT ELEVATION - ELEV. '3'

20027-SPRINGFIELD-11

drawing no. A4b

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Architectural elevation drawing of a two-story house. The drawing includes detailed dimensions for heights and widths, as well as material and construction notes.

Dimensions:

- Overall width: 12'-10"
- Overall height: 8'-6"
- Roof pitch: 8:12
- Window heights: 4'-6", 3'-0", 1'-0", 5'-0", 1'-10"
- Door height: 6'-10"
- Porch height: 12" high transom

Notes:

- BRICK SOLDIER ARCH HEADER W/ KEYSTONE ON BRICK STACKS
- VALUED CEILING (8:12 INT. SLOPE)
- VALLEY FLASHING (TYP.)
- ASPHALT SHINGLES (TYP.)
- BRICK SOLDIER HEADER ON BRICK STACKS (TYP.)
- CONT'L PRECAST CONC. ON BRICK SOLDIER BAND (TYP.)
- 20" HIGH DECOR. PREMANUF. MTL. RAILING (TYP.)
- BRICK SOLDIER HEADER W/ KEYSTONE ON BRICK STACKS (TYP.)
- PRECAST CONC. SILL ON BRICK SOLDIER (TYP.)
- POURED CONC. PORCH SLAB & DOOR SILL (TYP.)
- 8" DIA. COLUMNS ANCHORED TO 14"x14" SOLID MASONRY PIER (TYP.) PROVIDE SIMPSON STRONG-TIE CONNECTOR FOR POST-BEAM CONNECTION (TYP.)
- OPTIONAL 30"x24" WINDOW
- 30"x16" STRUCT. FRAME BASEMENT WINDOW (TYP.)

Vertical Levels:

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

[illegible]

WILLIAM C. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL, CONSTRUCTION, INTERIOR
DESIGN/CONSTRUCTION

APPROVED BY: 

DATE: 6/27/97

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not to be reproduced or distributed.

Greenpark™ SPRINGFIELD 11

VA3
DESIGN

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

DATE: JANUARY 2021 DRAWING NO.: FLANKAGE ELEVATION - ELEV. '1' A 200

drawn by WY checked by 3/16" = 1'-0" date 20027--SPRINGFIELD-11 file name A5

DOI: 10.1002/ajb.10002

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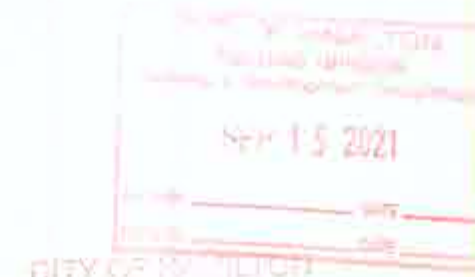


FLANKAGE ELEVATION - ELEV. '2'

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

RICHARD W. WILKINS LTD., ARCHITECT
ARCHITECTURAL DESIGN REVIEW
APPROVED BY: [Signature]
DATE: JUL 22, 2021
These drawings are submitted with the understanding that the City of Hamilton is not responsible for their construction.



14 9832

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SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

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

Signature: [Signature]
Name: Richard Vink
Registration Number: 24488
Designation: Architect

VAS
DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
1 416.630.2255 / 416.630.4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH. 4 HAMILTON, ON.

DATE: JANUARY 2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/16" = 1'-0"

SPRINGFIELD 11

PROJECT NO: 20027

FLANKAGE ELEVATION - ELEV. '2'

20027-SPRINGFIELD-11

A5a



FLANKAGE ELEVATION - ELEV. '3'



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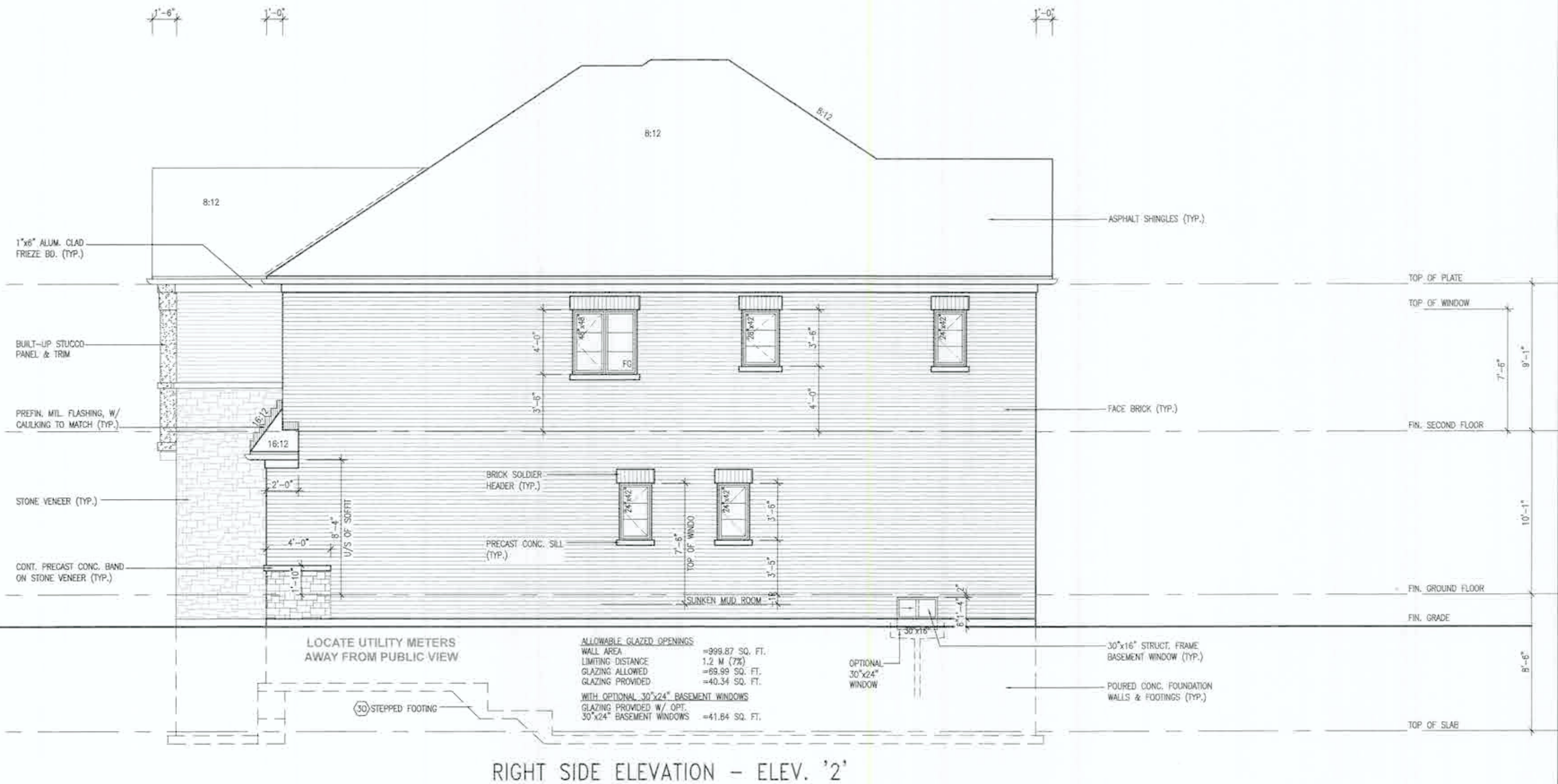
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of HAMILTON.



SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
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3622 SF.



RIGHT SIDE ELEVATION - ELEV. '2'

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JAMES C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL ROOM

APPROVED BY: [Signature]
(ATP) 8/10/21/2021
The following information is being provided for the recipient's
information only. It is not to be used for any other purpose.
—Continuing Education—

CITY OF HAMILTON
Building Division
44-145832

The 17th Annual Meeting of the American Society of
 Plant Pathologists was held at the University of
 California, Davis, California, U.S.A. on November 21-23, 1978.

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

 Greenpark	SPRINGFIELD 11
--	----------------

project name	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027
date	RIGHT SIDE ELEVATION - ELEV. '2'	drawing no.



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

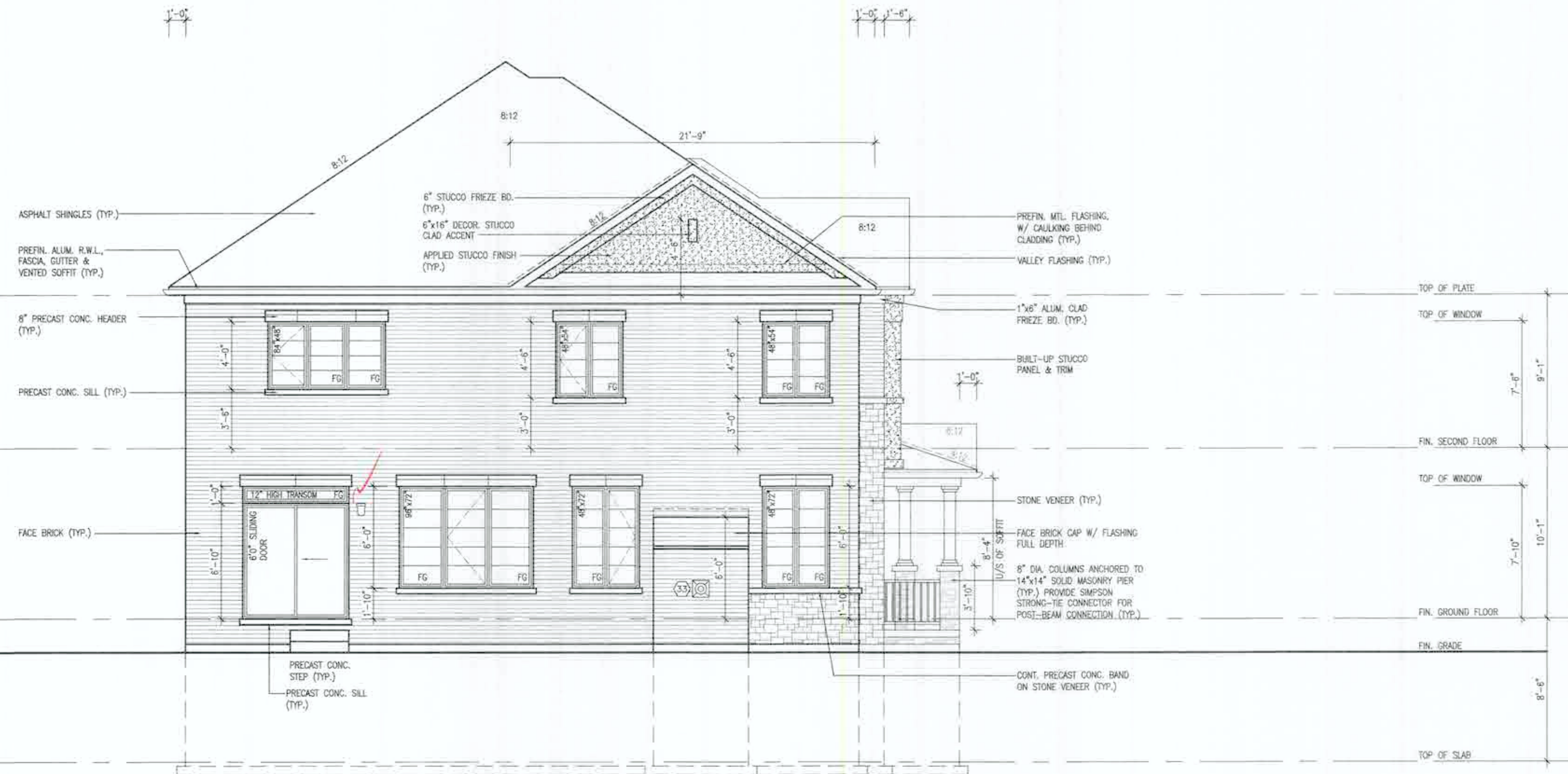
qualification information
Richard Vink
name
signature
registration information
VA3 Design, Inc.

244
426

18			9	
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12			3	ISSUED FOR PERMIT MAY 21/21

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3622 SF.



REAR ELEVATION - ELEV. '2'



CITY OF HAMILTON
Building Division

149832

Wm Nov 2/2

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.

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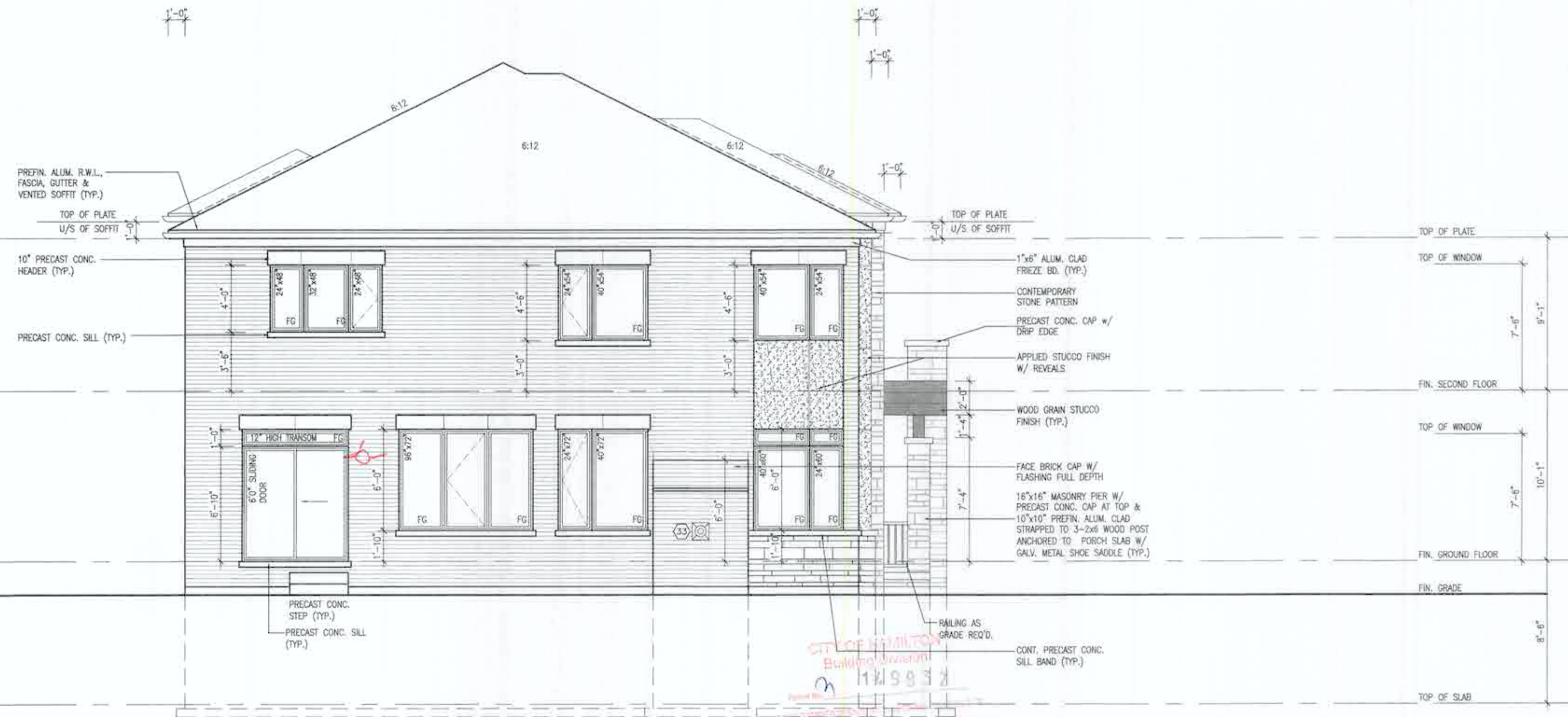
JOHN G. WILLIAMS LTD., ARCHITECTS
ADDINGTON COURT, STONOR

DATE: August 13, 2021

10/10/2010

18)	9	The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.						SPRINGFIELD 11	
17)	8	qualification information							
16)	7	Richard Vink		24488		project name		project no.	
15)	6	signature		24488		RUSSELL GARDENS PH. 4		20027	
14)	5	VA3 Design Inc.		42855		HAMILTON, ON.		20027	
13)	4	ISSUED FOR PERMIT		MAY 21/21		date		drawing no.	
12)	3	REV. PER CLIENT/PROF./L./ENG. COMMENTS		MAY 13/21		JANUARY 2021		REAR ELEVATION - ELEV. '2'	
11)	2	PRELIMINARY ISSUED FOR CLIENT REVIEW		FEB 18/21		drawn by		20027-SPRINGFIELD-11	
10)	1	description		description		checked by		A7a	

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REAR ELEVATION - ELEV. '3'

Nov 2/21



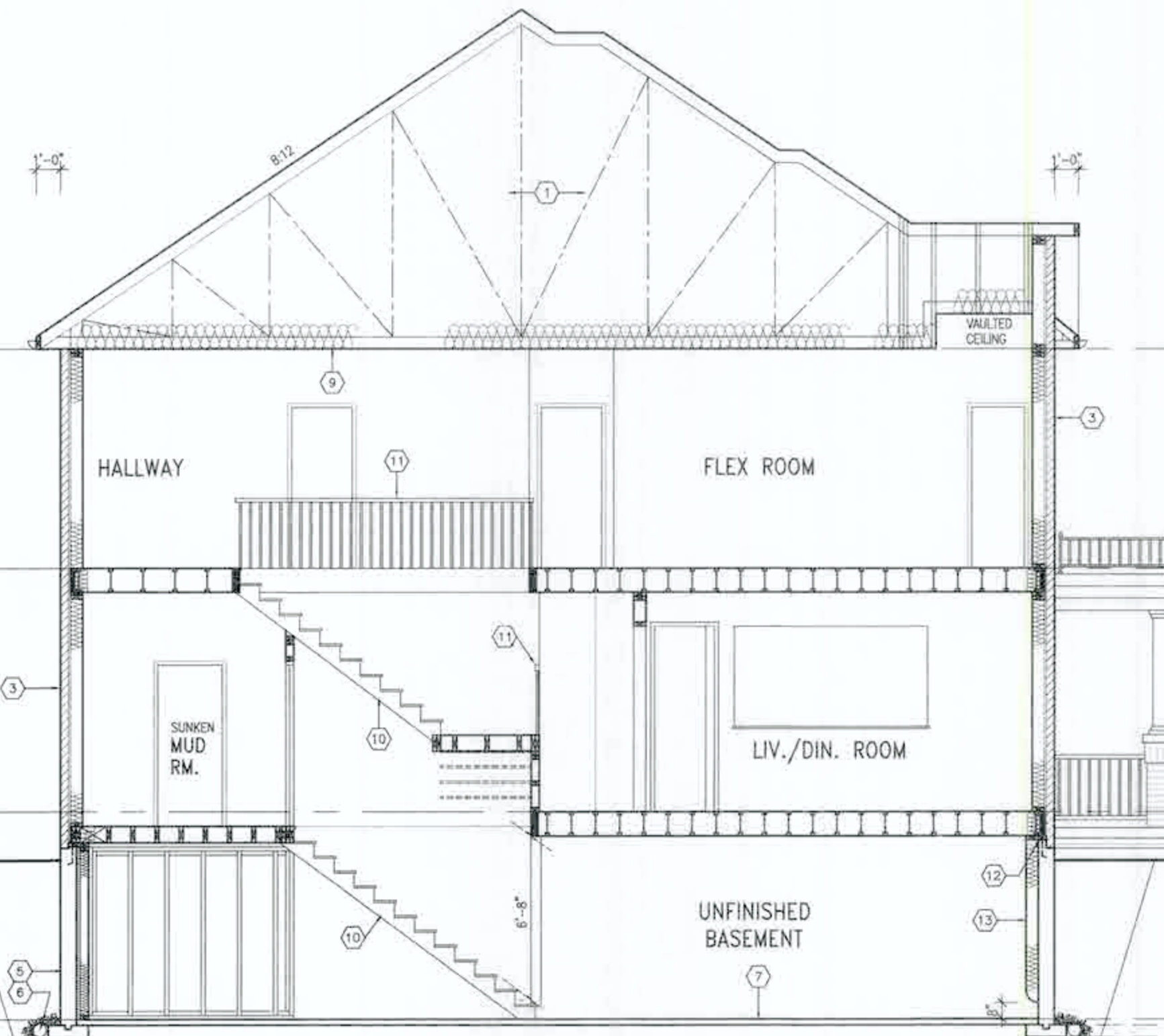
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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



SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	no. description date by no. description date by	1. PRELIMINARY ISSUED FOR CLIENT REVIEW 2. REV. PER CLIENT/ROOF/FL/END. COMMENTS 3. ISSUED FOR PERMIT 4. REV. PER CLIENT/ROOF/FL/END. COMMENTS 5. MAY 13/21 6. MAY 13/21 7. MAY 13/21 8. MAY 13/21 9. MAY 13/21 10. MAY 13/21 11. MAY 13/21 12. MAY 13/21 13. MAY 13/21 14. MAY 13/21 15. MAY 13/21 16. MAY 13/21 17. MAY 13/21 18. MAY 13/21	Richard Vink 24488 42808	VA3 DESIGN 250 Centurion Rd. Suite 120 Toronto, ON M2J 1R4 1.416.630.2225 / 1.416.630.4782 va3design.com	Greenpark. SPRINGFIELD 11 project name: RUSSELL GARDENS PH. 4 location: HAMILTON, ON. date: JANUARY 2021 drawn by: 3/16" = 1'-0" scale: 20027-SPRINGFIELD-11 sheet: A7b
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SECTION A-A ELEV. '1'



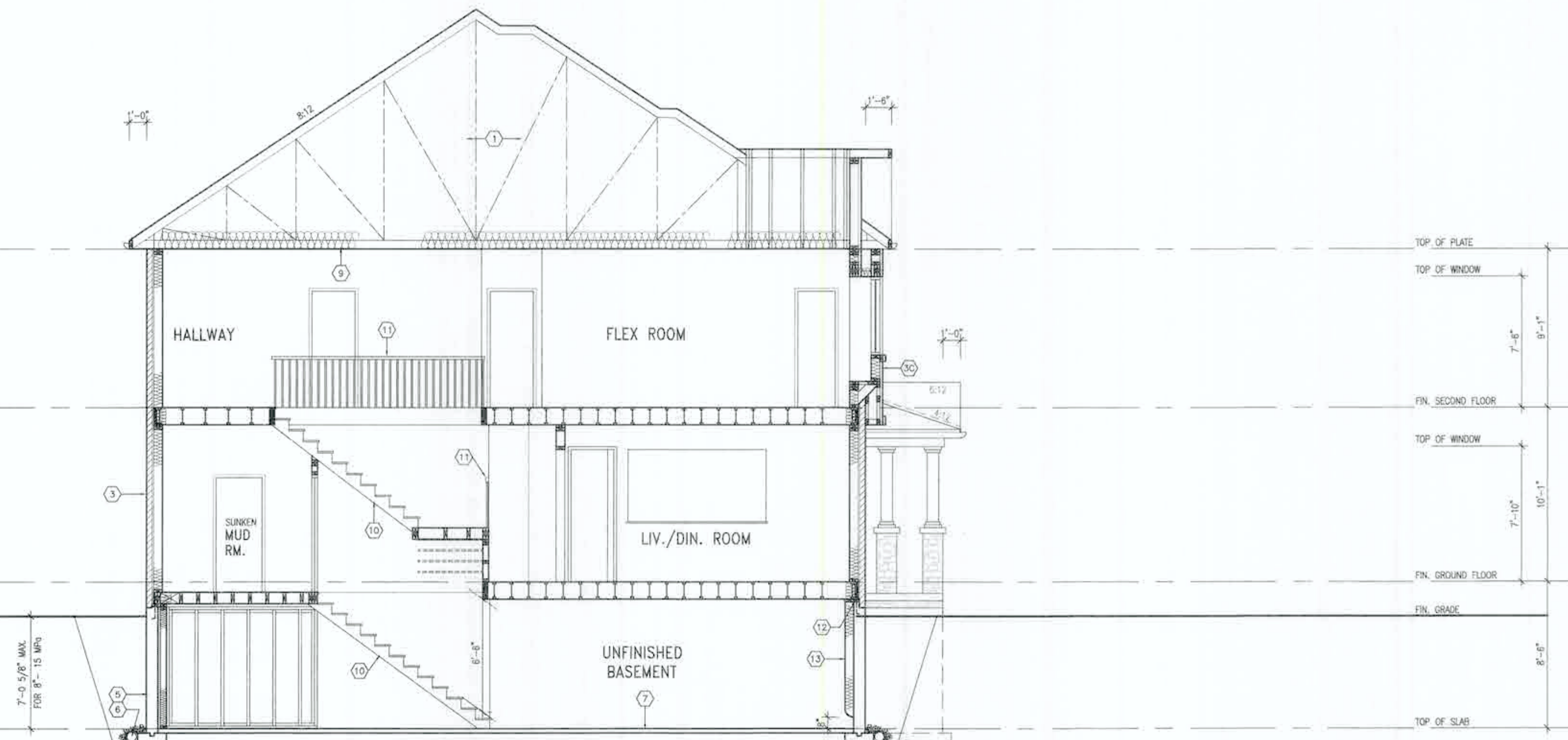
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SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1	1. PRELIMINARY ISSUED FOR CLIENT REVIEW 2. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 3. ISSUED FOR PERMIT 4. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 5. ISSUED FOR PERMIT 6. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 7. ISSUED FOR PERMIT 8. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 9. ISSUED FOR PERMIT 10. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 11. ISSUED FOR PERMIT 12. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 13. ISSUED FOR PERMIT 14. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 15. ISSUED FOR PERMIT 16. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 17. ISSUED FOR PERMIT 18. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS	DATE BY DESCRIPTION DATE BY DESCRIPTION DATE BY DESCRIPTION	1. PRELIMINARY ISSUED FOR CLIENT REVIEW 2. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 3. ISSUED FOR PERMIT 4. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 5. ISSUED FOR PERMIT 6. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 7. ISSUED FOR PERMIT 8. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 9. ISSUED FOR PERMIT 10. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 11. ISSUED FOR PERMIT 12. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 13. ISSUED FOR PERMIT 14. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 15. ISSUED FOR PERMIT 16. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS 17. ISSUED FOR PERMIT 18. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS	VAS DESIGN 255 Consumers Rd Suite 120 Toronto, ON M2J 1G4 416.630.2255 f. 416.630.4782 vasdesign.com Greenpark. RUSSELL GARDENS PH. 4 HAMILTON, ON. SPRINGFIELD 11 SECTION A-A ELEV. '1' 20027-SPRINGFIELD-11 A8
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SECTION A-A ELEV. '2'

CITY OF HAMILTON
Building Division

MAY 15 2021

THIS DRAWING IS THE PROPERTY OF VAS DESIGN INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VAS DESIGN INC.

DATE: NOV. 21/21

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 (lot) 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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STRUDET INC.
FOR STRUCTURE ONLYSPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

DESCRIPTION		DATE	BY	DESCRIPTION	DATE	BY
1. PRELIMINARY, ISSUED FOR CLIENT REVIEW.		FEB 19/21	GW			
2. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
3. ISSUED FOR PERMIT.		MAY 21/21	GW			
4. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
5. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
6. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
7. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
8. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
9. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
10. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
11. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
12. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
13. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
14. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
15. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
16. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
17. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			
18. REV. PER CLIENT/ROOF/EL/ENG. COMMENTS.		MAY 13/21	GW			

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

Signature: Richard Vink
Registration Number: 24488
Firm: VAS Design Inc.
Address: 250 Consumers Rd. Suite 120, Toronto, ON M2J 1R4
Phone: 416.830.2255 / 416.830.4782
Website: vasdesign.com

VAS
DESIGN

Greenpark.

SPRINGFIELD 11

Project Name: RUSSELL GARDENS PH. 4
Municipality: HAMILTON, ON.
Project No.: 20027

Date: JANUARY 2021
Drawn by: [Signature]
Scale: 3/16" = 1'-0"
Sheet: 20027-SPRINGFIELD-11
Drawing No.: A8a

CITY OF HAMILTON
 400 KING STREET W.
 HAMILTON, ONTARIO L8N 3Z5
 TEL: (905) 571-2200
 FAX: (905) 571-2201
 WWW.CITYOFHAMILTON.ORG

[illegible]

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

 Greenpark	SPRINGFIELD 11
--	----------------

VA3
DESIGN

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

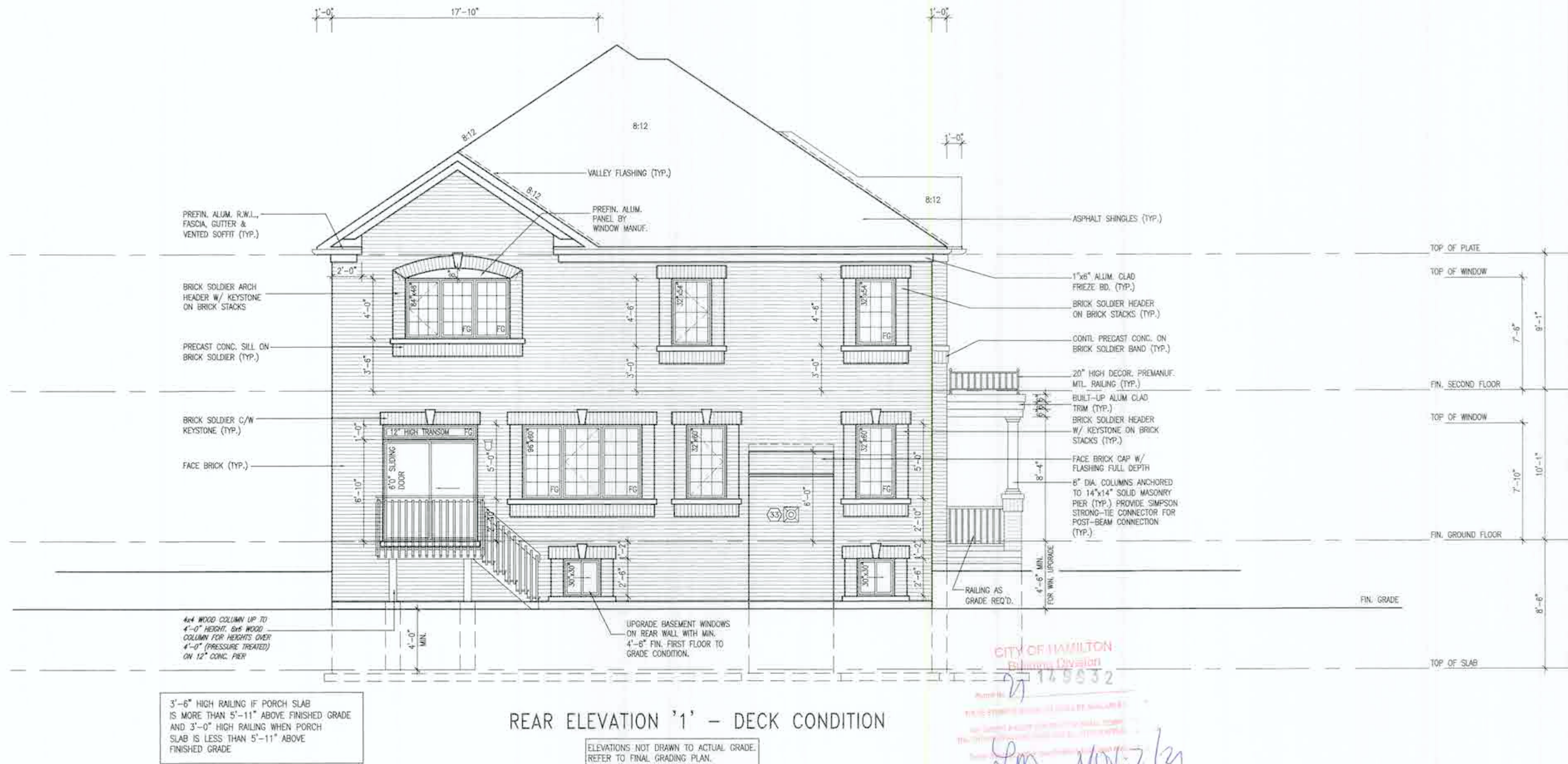
SECTION A-A FLEV. '3' drawing no.

drawn by _____ checked by _____ date _____ file name _____ 186

32. WT 3/16" = 1'-0" 20027-SPRINGFIELD-11 ADD

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 256 Centennial Rd. Suite 120 Toronto, ON M2G 1S4 ☎ 416.630.2255 ☎ 416.630.4782			SPRINGFIELD 11	
	project name RUSSELL GARDENS PH. 4		municipality HAMILTON, ON.	
	date JANUARY 2021		drawing no. 20027	
	title PARTIAL PLANS – DECK CONDITION		sheet no. 20027-SPRINGFIELD-11	
drawn by WT		scale 3/16" = 1'-0"		A9
checked by WT		project location 20027-SPRINGFIELD-11		



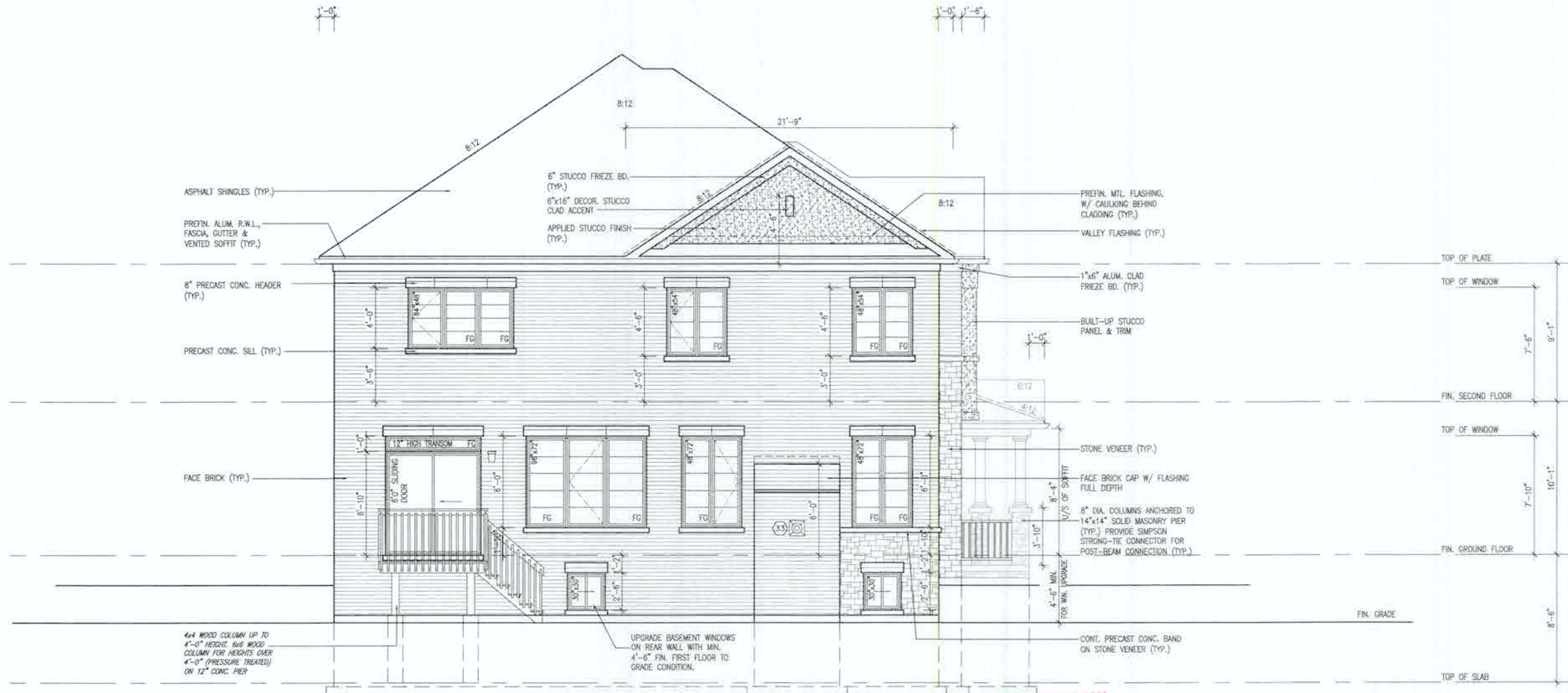
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JOHN C. WILLIAMS, LTD., ARCHITECT
ARCHITECTS INC. 609/80, NEWARK
NEW JERSEY
ADVISORY CD No. _____
(Date) **APR 23 2002**

This design fee/price agreement is valid as indicated.
Design/Drawings, etc. are issued under no further
commitment whatsoever.

[illegible]



3'-6" HIGH RAILING IF PORCH SLAB IS MORE THAN 5'-11" ABOVE FINISHED GRADE AND 3'-0" HIGH RAILING WHEN PORCH SLAB IS LESS THAN 5'-11" ABOVE FINISHED GRADE

REAR ELEVATION '2' - DECK CONDITION

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

CITY OF HAMILTON
Building Division
Permit No. 148832
11/11/2021
11/11/2021

SEP 15 2021

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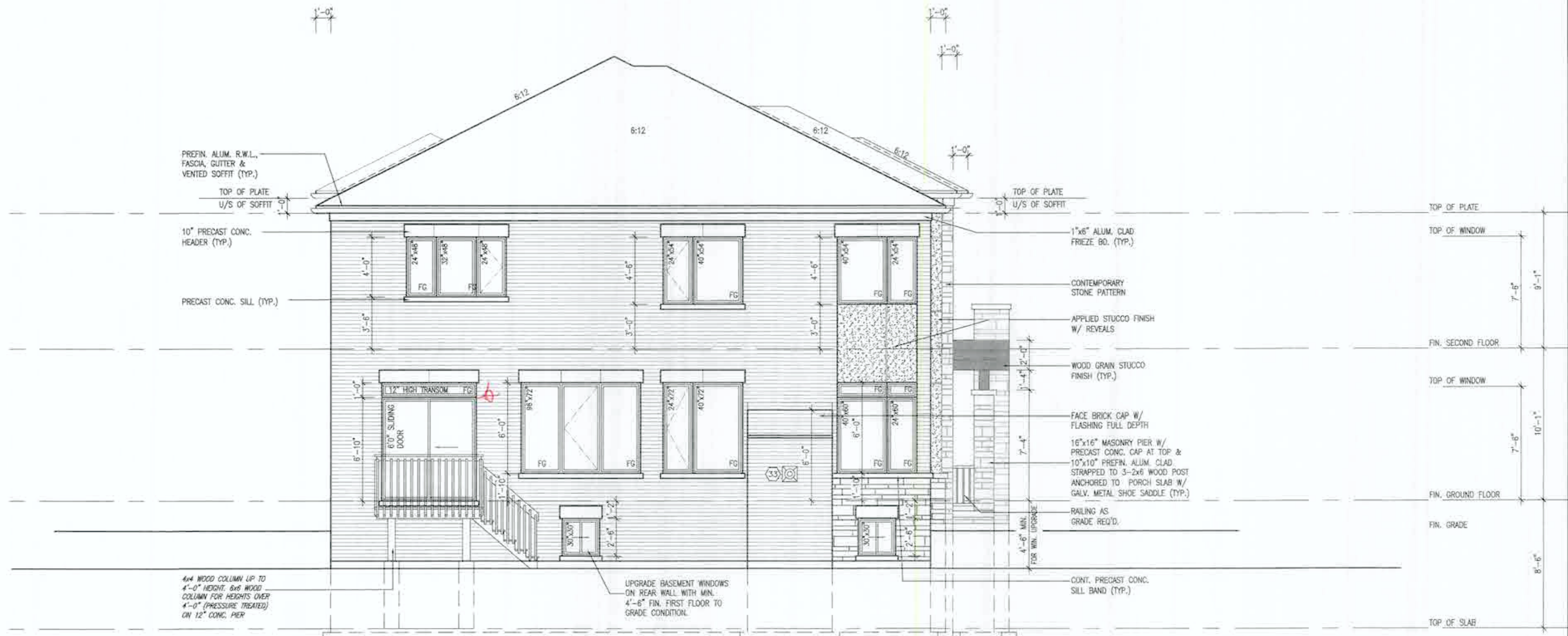
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KIPPEN, WILLIAMS LTD. ARCHITECTS
ARCHITECTURAL CONTROL REVIEW
DATE: 11/11/2021

SPRINGFIELD 11 COMPLIANCE PACKAGE 'A1'

18																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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3622 SF.



REAR ELEVATION '3' - DECK CONDITION

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

3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

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JOHN G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONSULTING SERVICES
400-344-0000

JOHN WILLIAMS LTD. 
Date: April 17, 2012

Do not stamp or make any changes to this document
Design/Construct, Build and Operate or Lend
your name to any other company

W 1100.32

8. $\frac{1}{2}$

km

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

Greenpark. SPRINGFIELD 11



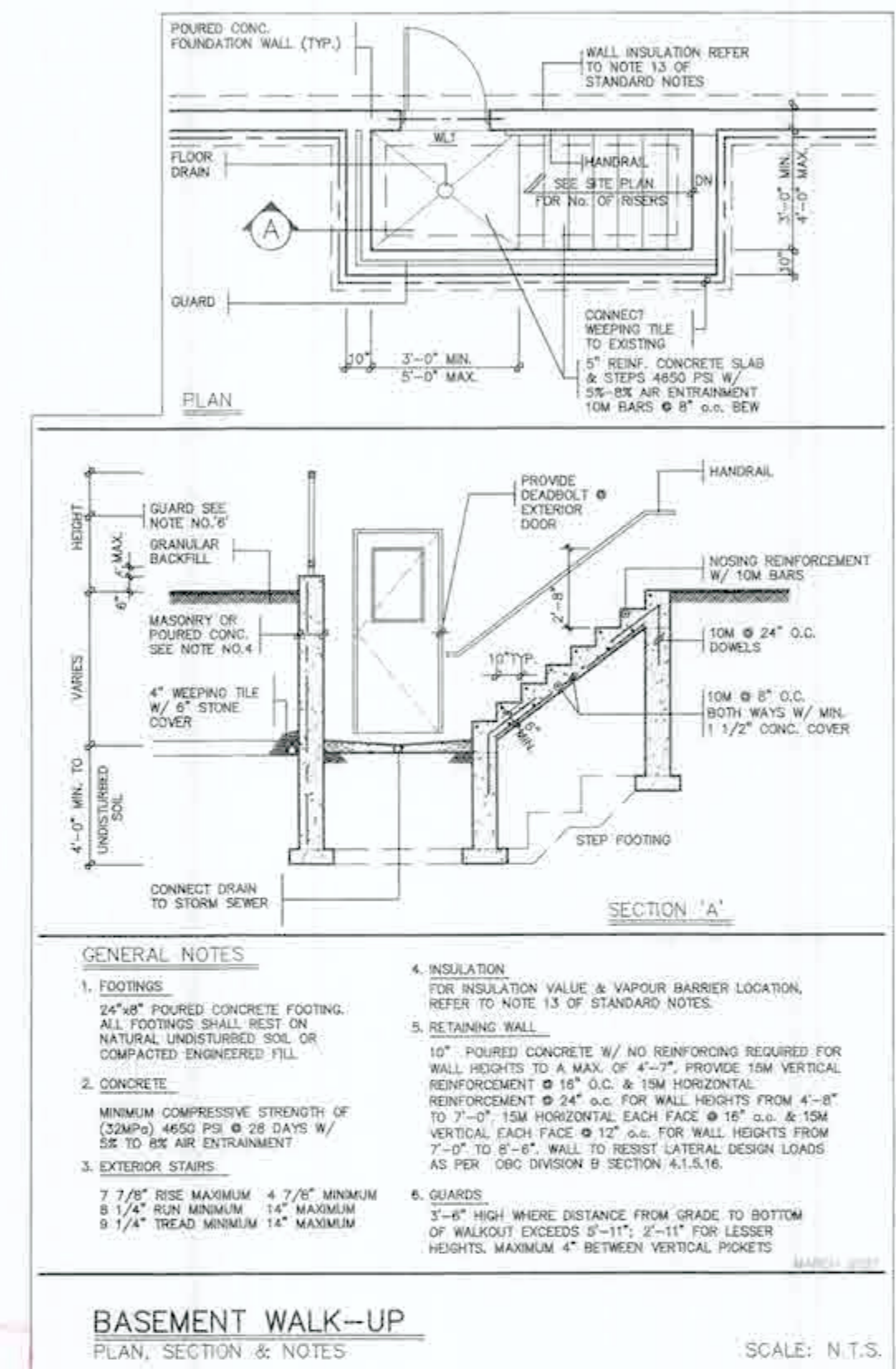
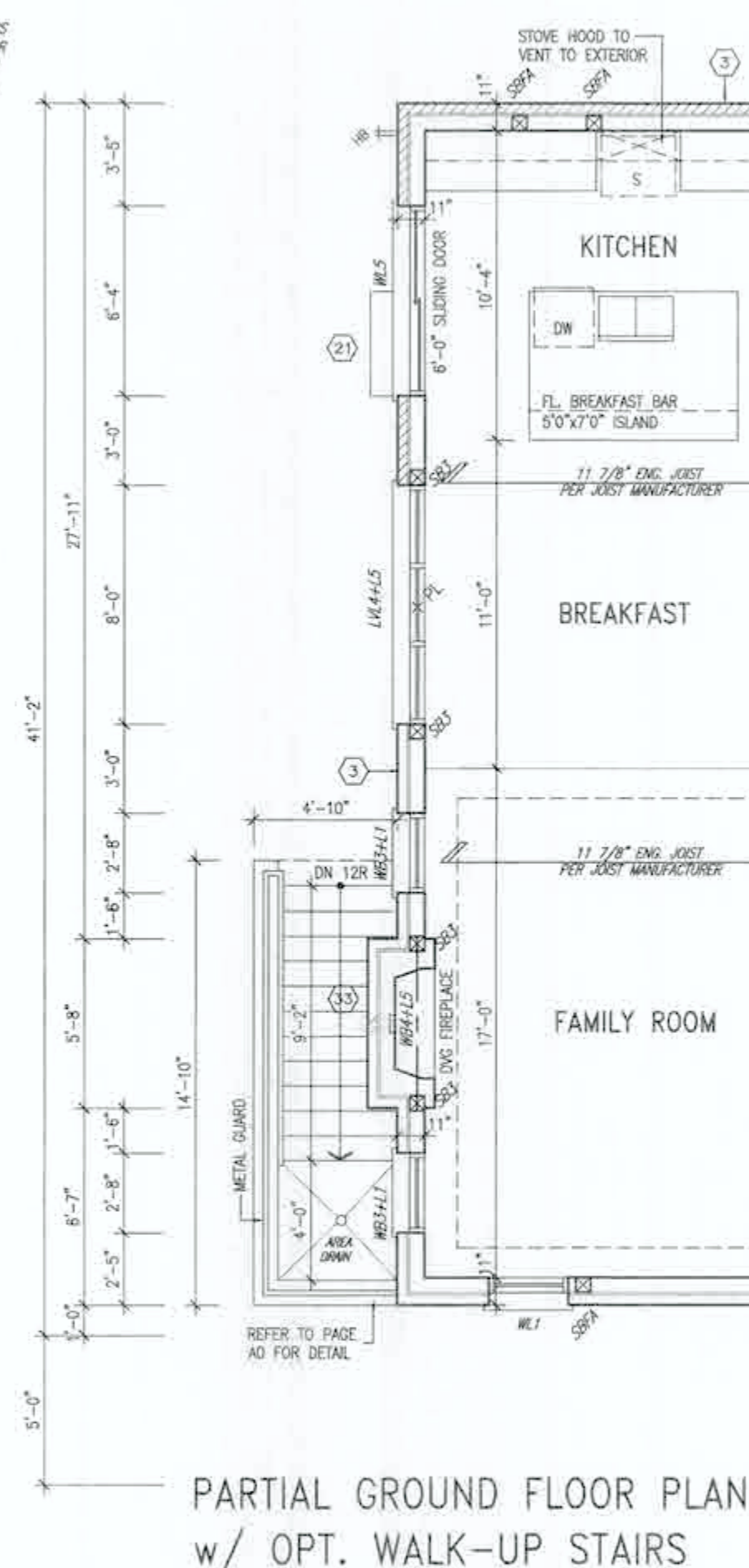
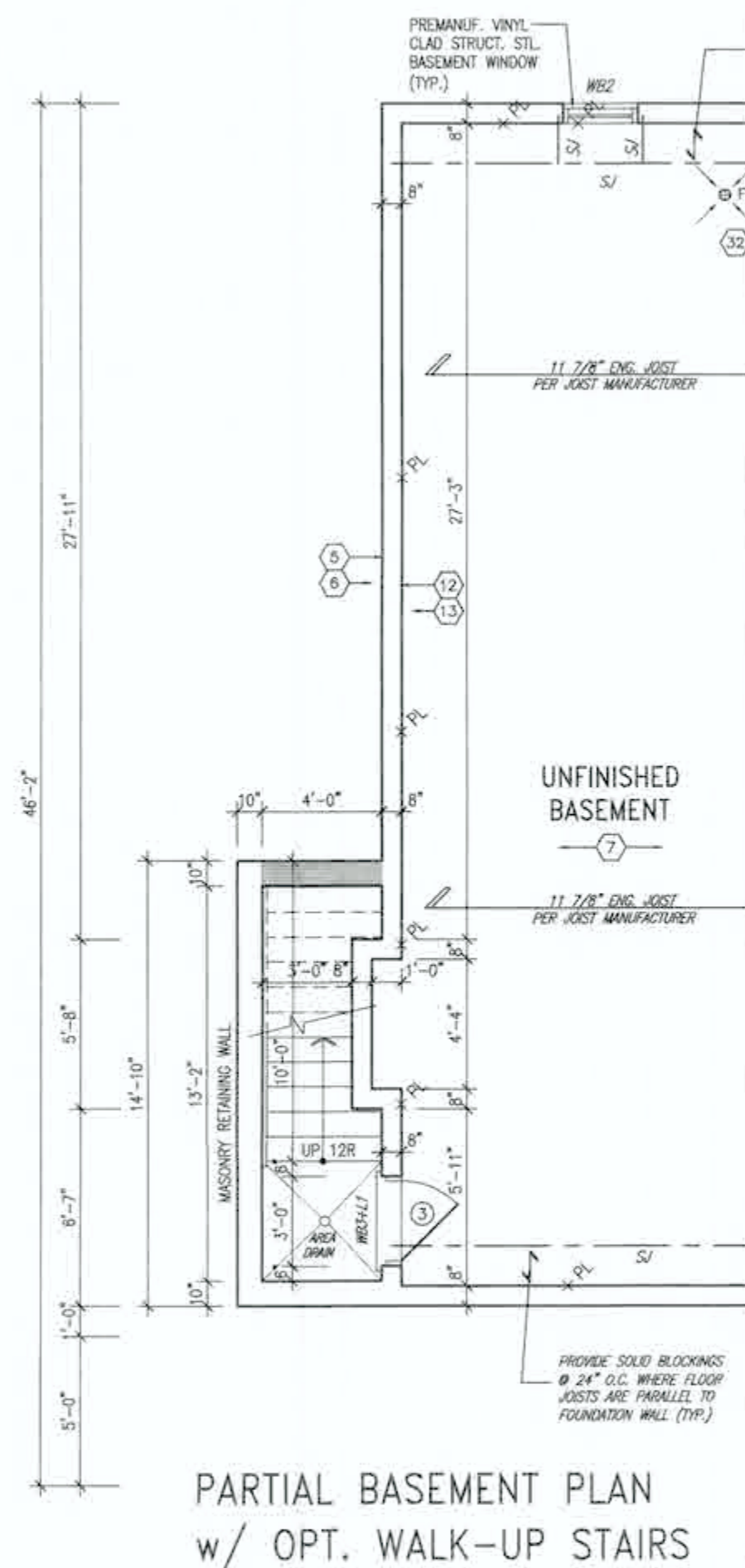
VA3
DESIGN

project name	municipality	project no.
RUSSELL GARDENS PH. 4	HAMILTON, ON.	20027
date	REAL ELEVATION	'3' - DECK CONDITION
JANUARY 2001		

[illegible]

16				9	The drawings are reviewed and taken responsibility for this design.	
17				8	I have the specifications and standards requirements set out in the Ontario Building Code to be a Designer.	
16				7	qualification information:	
15				6	Richard Vink 244-0000	
14				5	signature R. Vink	
13				4	regulatory information	
12				3	VAS Design Inc. 628-0000	
11				2	MAY 21/21 CONTRACTOR must supply all dimensions on the job and report any discrepancy to the Designer before proceeding with work.	
10				1	MAY 15/21 DRAWINGS AND SPECIFICATIONS are instruments of service and the property of the Designer which must be returned at the completion of the project. Items are not to be misused.	
9				PRELIMINARY ISSUED FOR CLIENT REVIEW.		
No.	Description	Date	By	Description	Date	By

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STRUDET INC.
FOR STRUCTURE ONLY

KORIN G. WELLS & ASSOCIATES ARCHITECTS
445 GERRARD STREET EAST, SUITE 200
TORONTO, ONTARIO M4M 1B7
TEL: (416) 462-2021
WWW.KGWELLS.COM

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

NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION	DATE	BY
18				9			
17				8			
16				7			
15				6			
14				5			
13				4			
12				3	ISSUED FOR PERMIT	MAY 21/21	GW
11				2	REV. PER CLIENT/ROOF/FL/ENG. COMMENTS	MAY 13/21	GW
10				1	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW



CITY OF HAMILTON
Building Division
2149937

THESE DOCUMENTS ARE THE PROPERTY OF THE CITY OF HAMILTON AND ARE TO BE RETURNED TO THE CITY OF HAMILTON UPON REQUEST.

NO. 149937
DATE: NOV. 2/21

NOV. 2/21

NOV. 2/21

NOV. 2/21

NOV. 2/21

NOV. 2/21

VAS DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1H4
TEL: (416) 630-2255 FAX: (416) 630-4782
vasdesign.com

Greenpark.

RUSSELL GARDENS PH. 4 HAMILTON, ON.

project name: HAMILTON, ON.

date: JANUARY 2021

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

20027-SPRINGFIELD-11

SPRINGFIELD 11

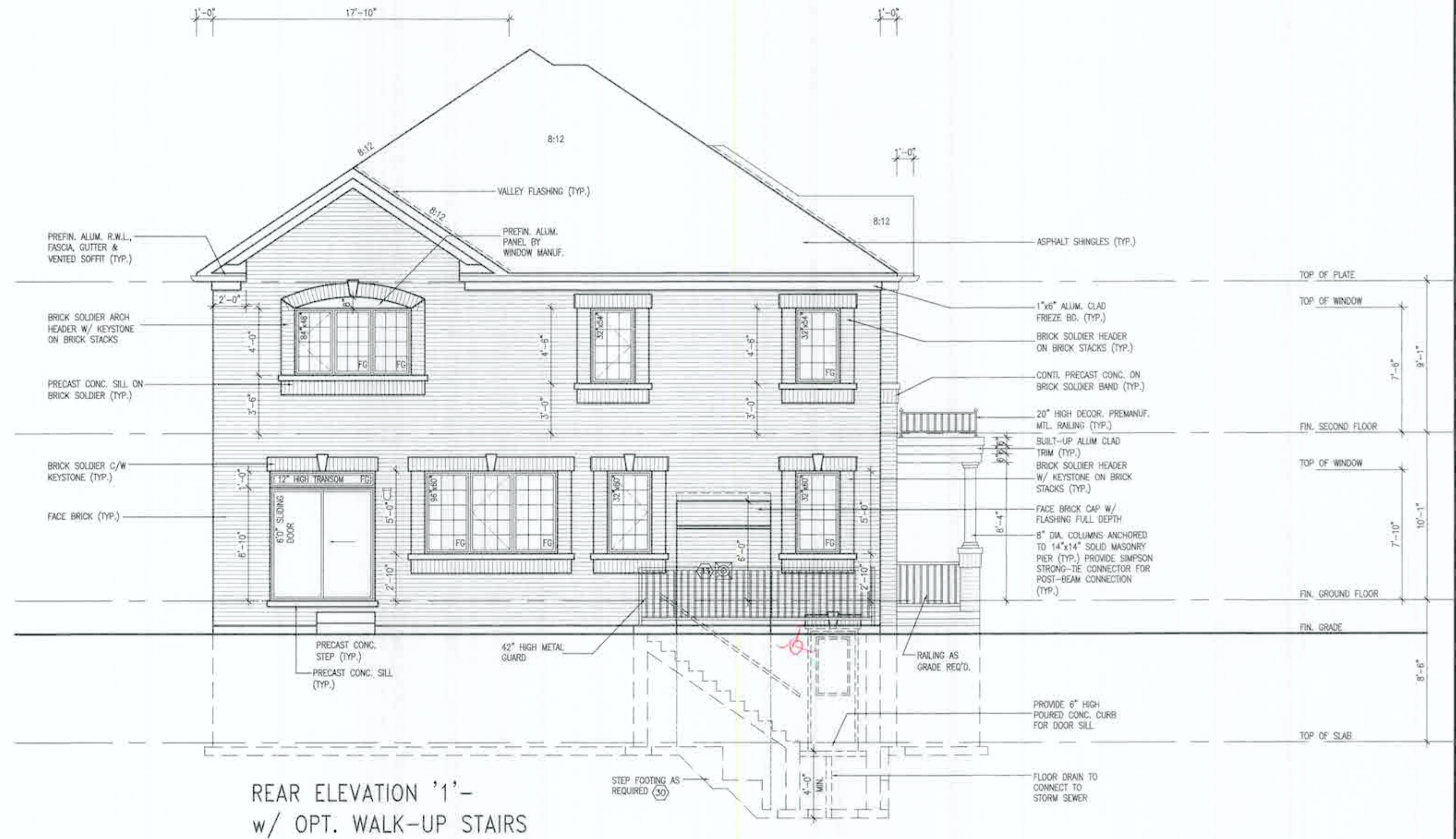
COMPLIANCE PACKAGE 'A1'

project no. 20027

drawing no. A11

partial plans - WALK-UP COND.

for review



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JOHN C. WELLS & CO., ARCHITECTS
ARCHITECTURAL CONSULTANTS
400 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 1B5
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.JCWELLS.COM

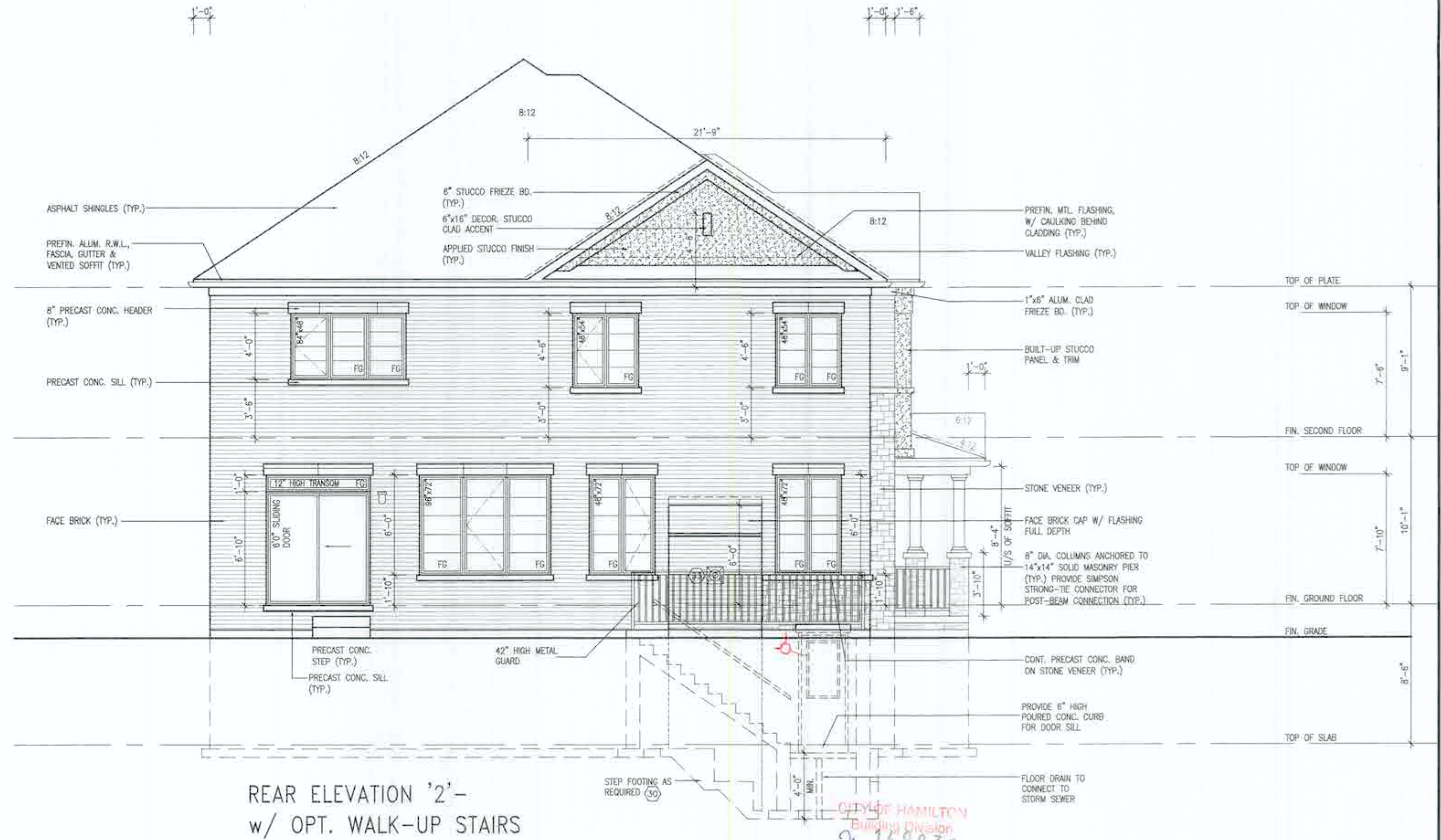
CITY OF HAMILTON
Building Division
Permit No. 24 149832
SEP 15 2021
Nov 2/21

CITY OF HAMILTON
Building Division
Permit No. 24 149832
SEP 15 2021

18	1	ISSUED FOR PERMIT	MAY 27/21	GW
17	2	REV. PER CLIENT/ROOF/TL/END. COMMENTS	MAY 13/21	GW
16	3	PRELIMINARY. ISSUED FOR CLIENT REVIEW	FEB 19/21	GW
15	4			
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1	18			

VAS DESIGN
250 Consumers Rd Suite 120
Toronto, ON M2L 1Y4
1-416-630-2255 / 416-630-4782
vasdesign.com

Greenpark. **SPRINGFIELD 11**
project name: RUSSELL GARDENS PH. 4
location: HAMILTON, ON.
project no: 20027
date: JANUARY 2021
drawn by: [signature]
checked by: [signature]
scale: 3/16" = 1'-0"
drawing no: **A12**
20027-SPRINGFIELD-11
11. May 21 2021 11:33 PM



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



CITY OF HAMILTON
BUILDING DIVISION
2148832
MAY 15 2021
MAY 15 2021

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or zoning 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. - ARCHITECTS
ARCHITECTURAL CONTROL ENGINEER
REGISTERED
DATE: MAY 15, 2021
Professional Seal: [Signature]
Design: [Signature]
Construction: [Signature]

no.	description	date	by	no.	description	date	by
1	ISSUED FOR PERMIT	MAY 21/21	GW	1	ISSUED FOR PERMIT	MAY 21/21	GW
2	REV. PER CLIENT/ROOF/FLYING COMMENTS	MAY 13/21	GW	2	REV. PER CLIENT/ROOF/FLYING COMMENTS	MAY 13/21	GW
3	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW	3	PRELIMINARY ISSUED FOR CLIENT REVIEW	FEB 19/21	GW

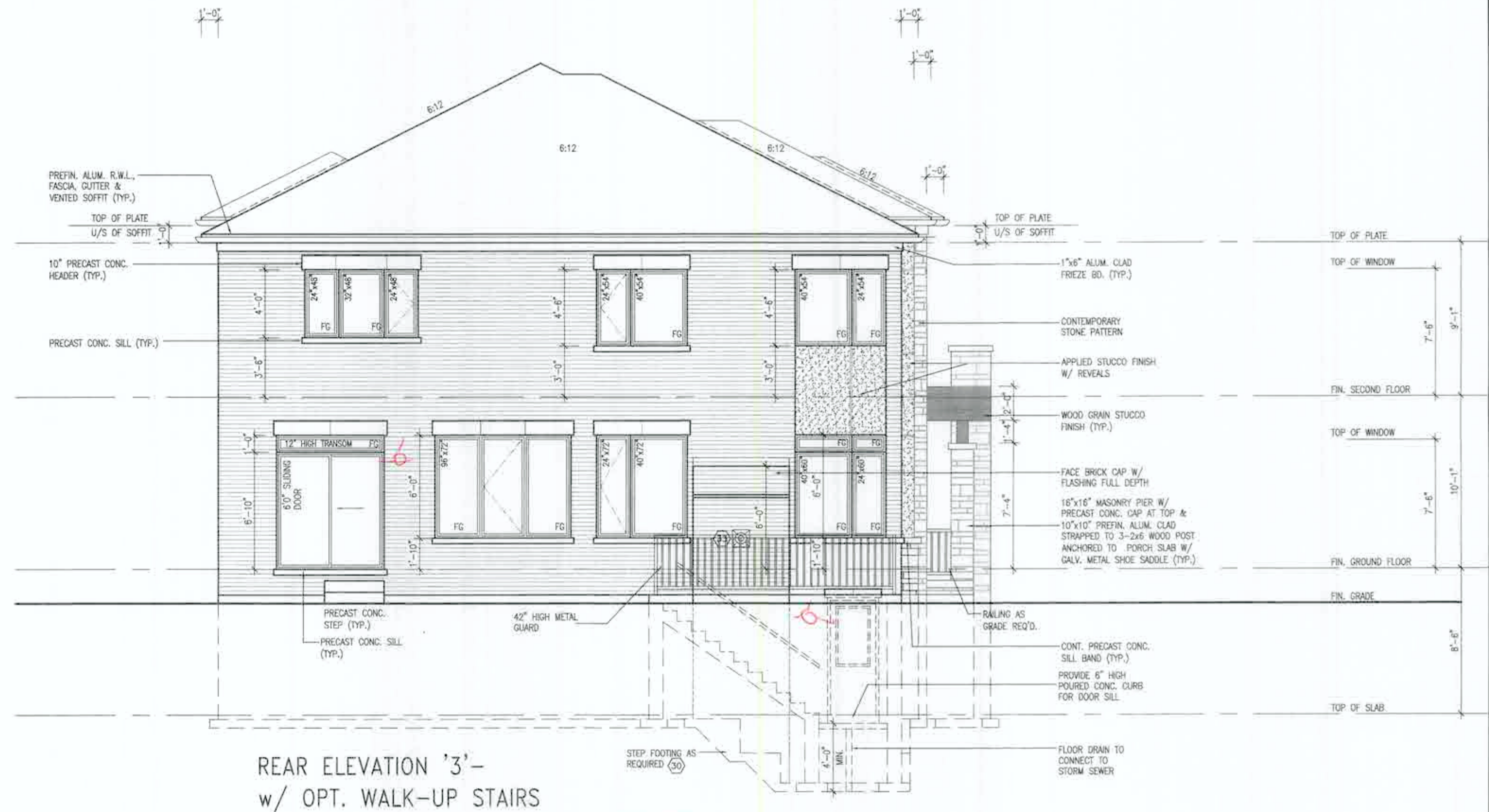
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Signature: [Signature]
Name: Richard Vink
Registration Number: 24488
Firm: VAS Design Inc.
Firm Registration Number: 42658

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto, ON M2J 1R4
1-416-630-2255 / 416-630-4782
info@va3design.com

Greenpark **SPRINGFIELD 11**

Project Name: RUSSELL GARDENS PH. 4
Location: HAMILTON, ON.
Project No: 20027
Drawing No: A12a
Date: JANUARY 2021
Drawn by: [Signature]
Checked by: [Signature]
Scale: 3/16" = 1'-0"

3622 SF.



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

DATE: 15/02/2021

Y. C. HAMILTON
Fulling Division
14-9B32

Am 2/10/2/27

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

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

JOHN G. WILLIAMS LTD., ARCHITECTS
ARCHITECTURAL CONSULTANTS
ARCHITECTS

ATTACHED BY
JGWL
JULY 25, 2021

They have made a very good impression with the various
designs, drawings, and they have to be
continued to be made.

SPRINGFIELD 11
COMPLIANCE PACKAGE 'A1'

Greenpark™ SPRINGFIELD 11



project name	project no.
RUSSELL GARDENS PH. 4	20027
city	drawing no.
HAMILTON, ON.	BEAR ELEV. '3' - WALK UP CONDITION

18				9		The undersigned has reviewed said labor responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
17				6		qualification information:		
16				7		Richard Vitek	R Vitek	2448
15				6		name		00
14				5		signature		4265
13				4		Registration Information: VAA Design Inc.		
12				3	MAY 21/21	ISSUED FOR PERMIT		GW
11				2	MAY 13/21	REV. PER CLIENT/ROOF/F/L ENG. COMMENTS		GW
10	description	date	by	1	FEB 19/21	PRELIMINARY ISSUED FOR CLIENT REVIEW		GW

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