



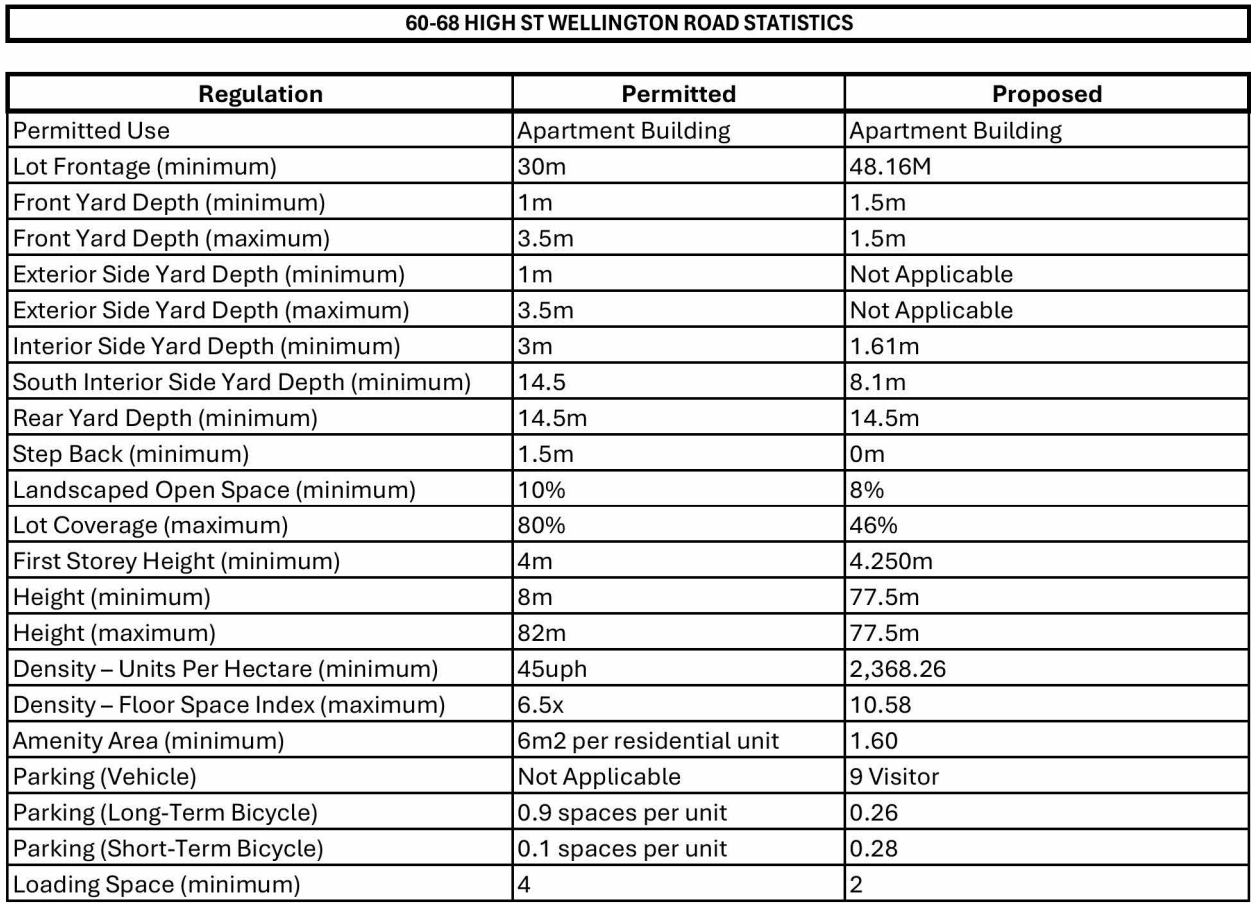
ZBLA APPLICATION

DEV 2
RESIDENTIAL TALL BUILDING PROPOSAL
60-68 HIGH STREET
LONDON, ONTARIO

FOUNDATION CAPITAL

JUNE 08, 2026





MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL PROTECT ALL LOT LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS, AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ENGINEER. NO COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

SITE PLAN

A1.0

SCALE 1 : 150



MEASUREMENTS, LOT LINES, E.X. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY. BECAUSE THE CONVEYABLE ACQUIRES COLOR FOR THE CONCEPTUAL PURPOSES INTENDED, CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED DRAINAGE ENGINEERING SUBMITTALS. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE ENGINEERING AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

GREATER CONTEXT PLAN

GOODPLACEDSIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE	2026-05-1
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DATE	2026-03-1
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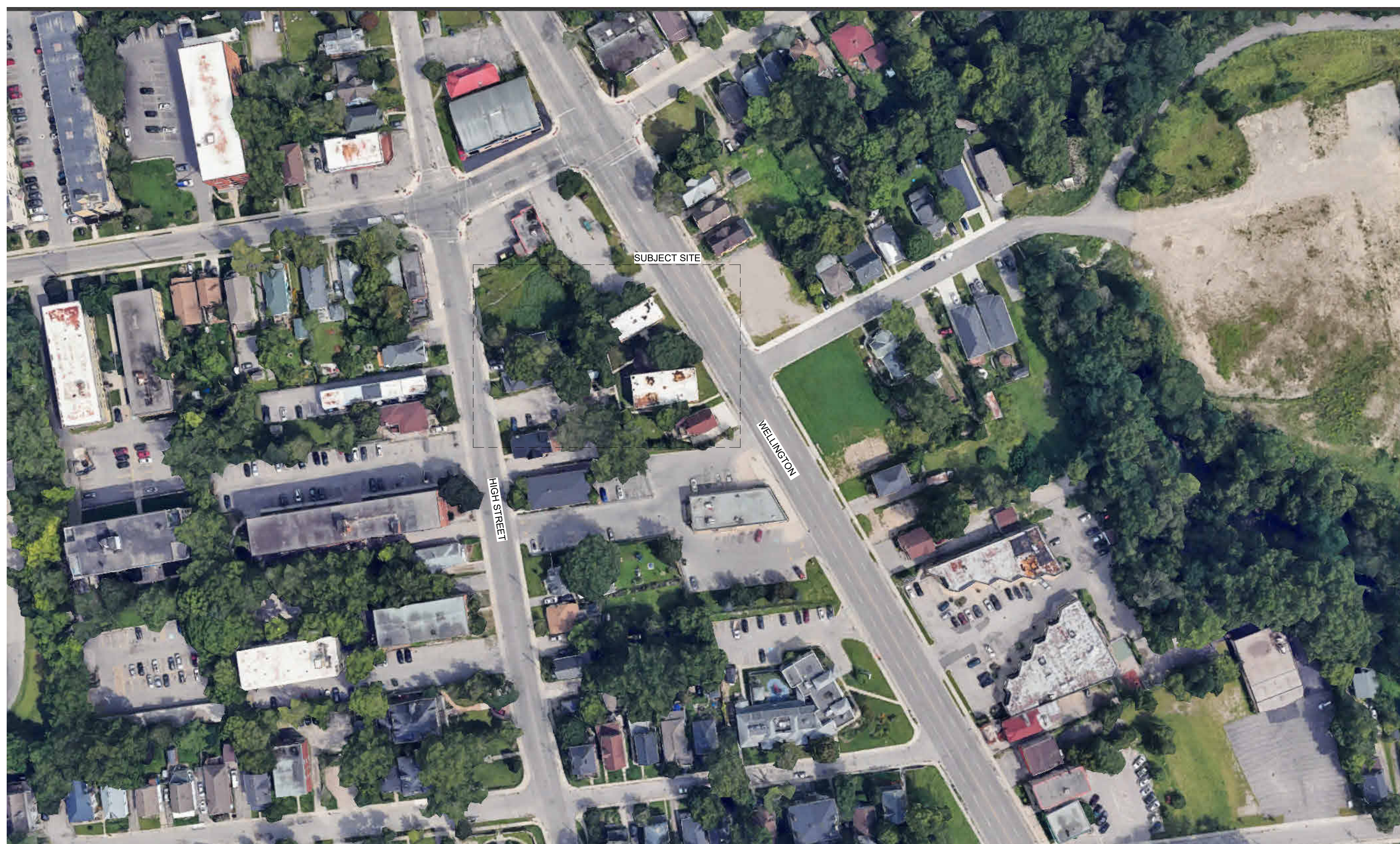
A1.2

SCALE



MEASUREMENTS, S LINES, E- FEATURES.
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

CONTEXT PLAN

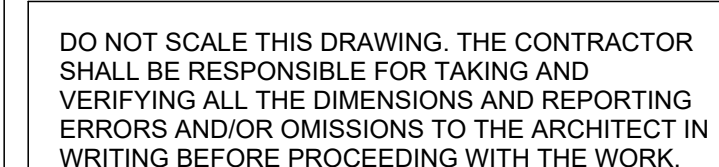
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A1.3

SCALE	1:100
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MEASUREMENTS, S LINES, E- FEATURES.
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON N1 9AT

P1 FLOOR PLAN

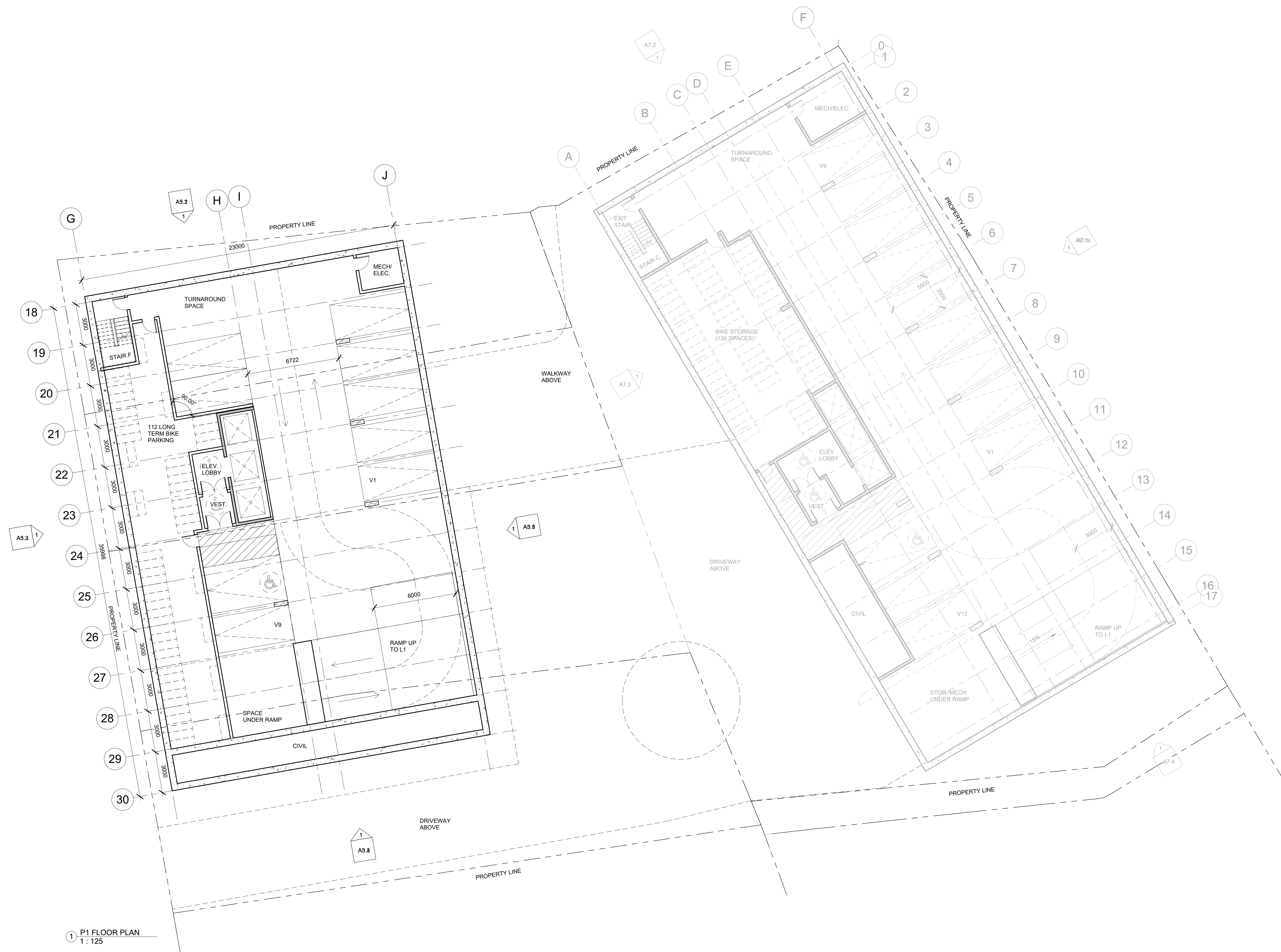
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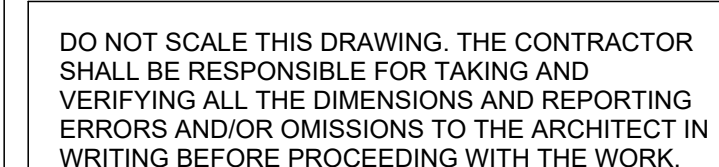
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A2.0

SCALE	1 : 12
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① P1 FLOOR PLAN
1 : 125



MEASUREMENTS, S LINES, E- FEATURES.
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LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

L1 FLOOR PLAN

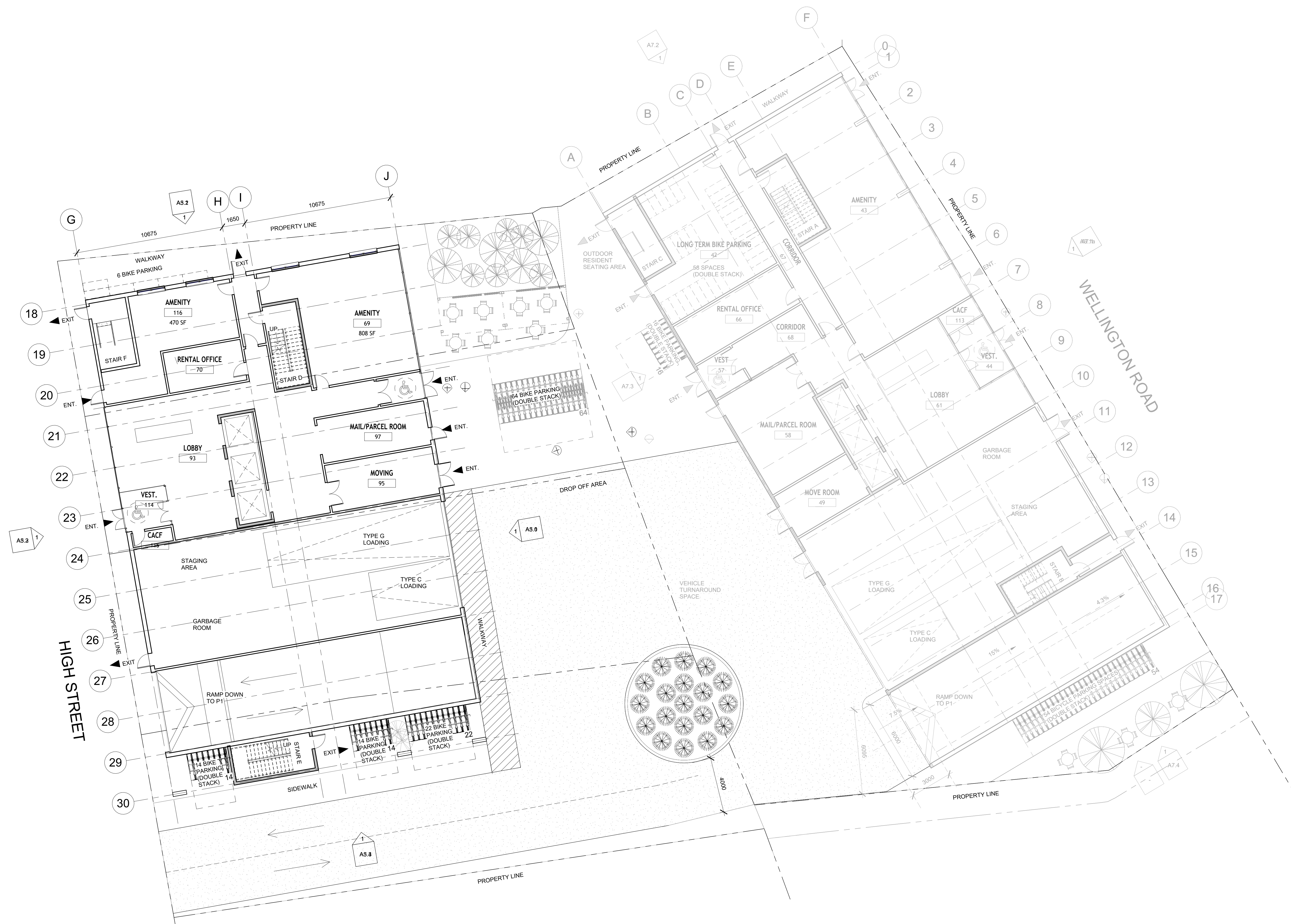
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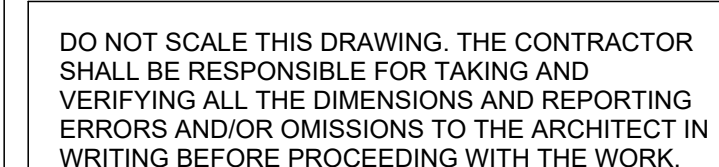
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A2.1

SCALE 1 : 12



1 1ST FLOOR
1 : 125



MEASUREMENTS, S LINES, E- FEATURES.
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
LONDON, ONTARIO

L2-L25 FLOOR PLAN

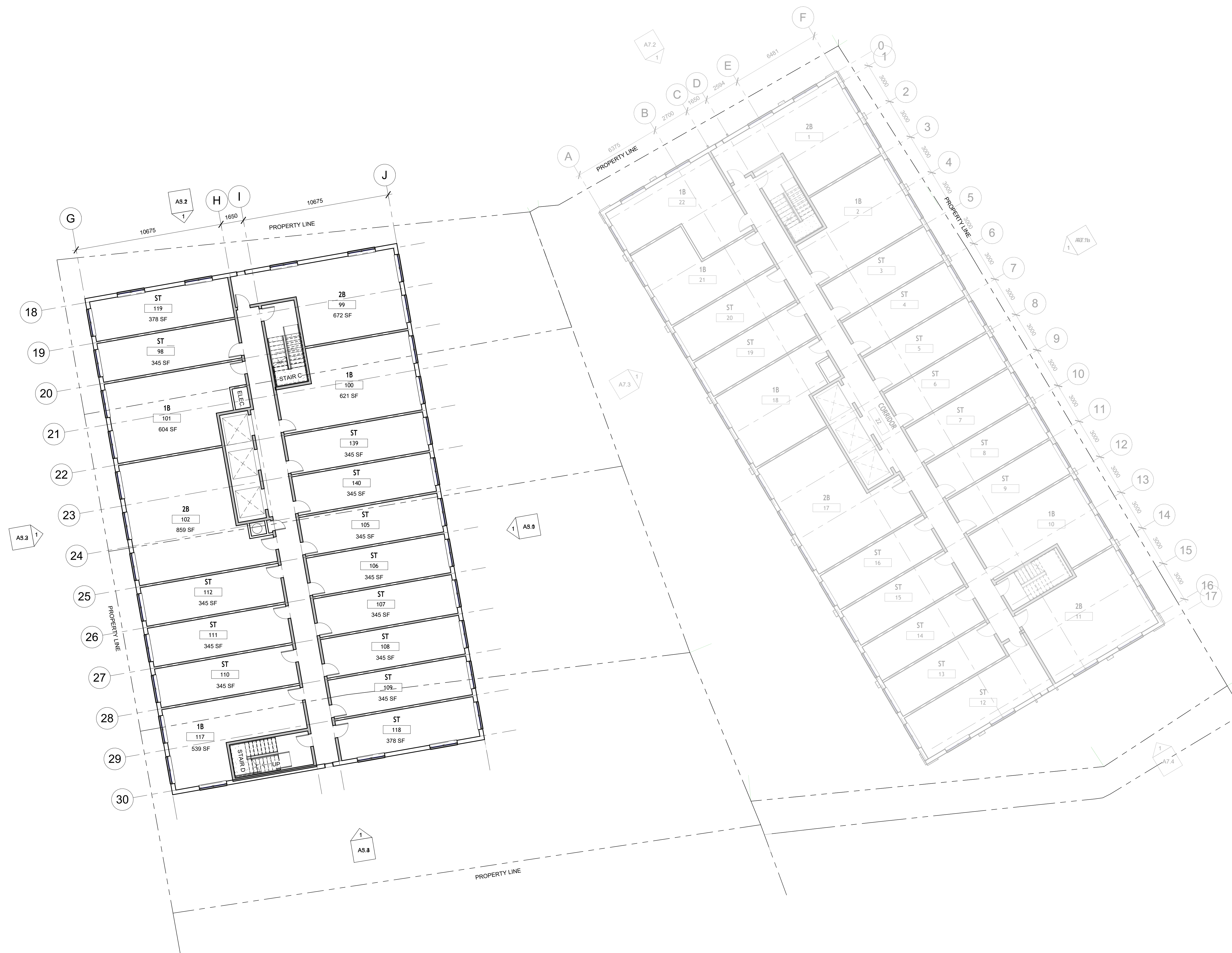
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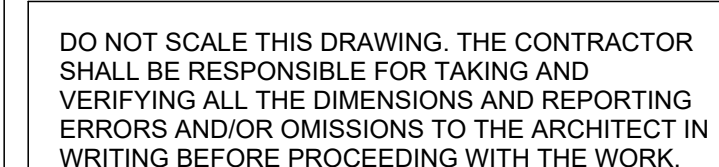
A2.2

SCALE	1 : 12
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① 2ND FLOOR
1 : 125

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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
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MECH ROOF/AMENITY FLOOR PLAN

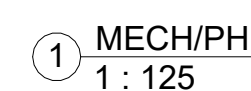
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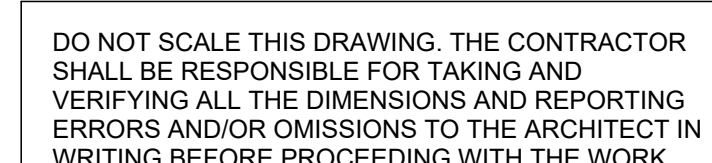
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A2.3

SCALE	1 : 12
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
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DEV 2 EAST ELEVATION

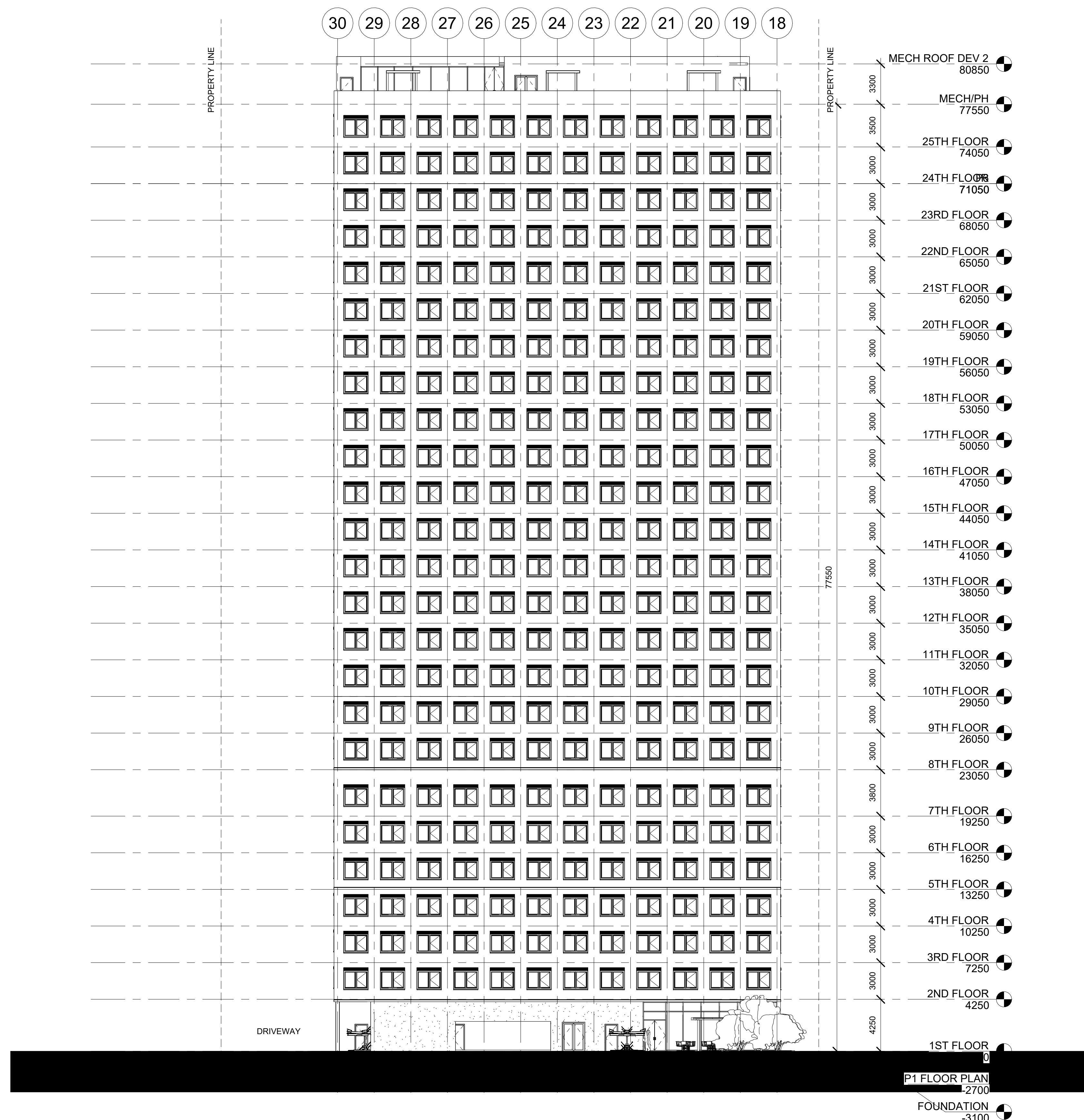
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A3.1

SCALE 1 : 20



1 DEV 2 EAST ELEVATION
1 : 200



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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
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DEV 2 NORTH ELEVATION

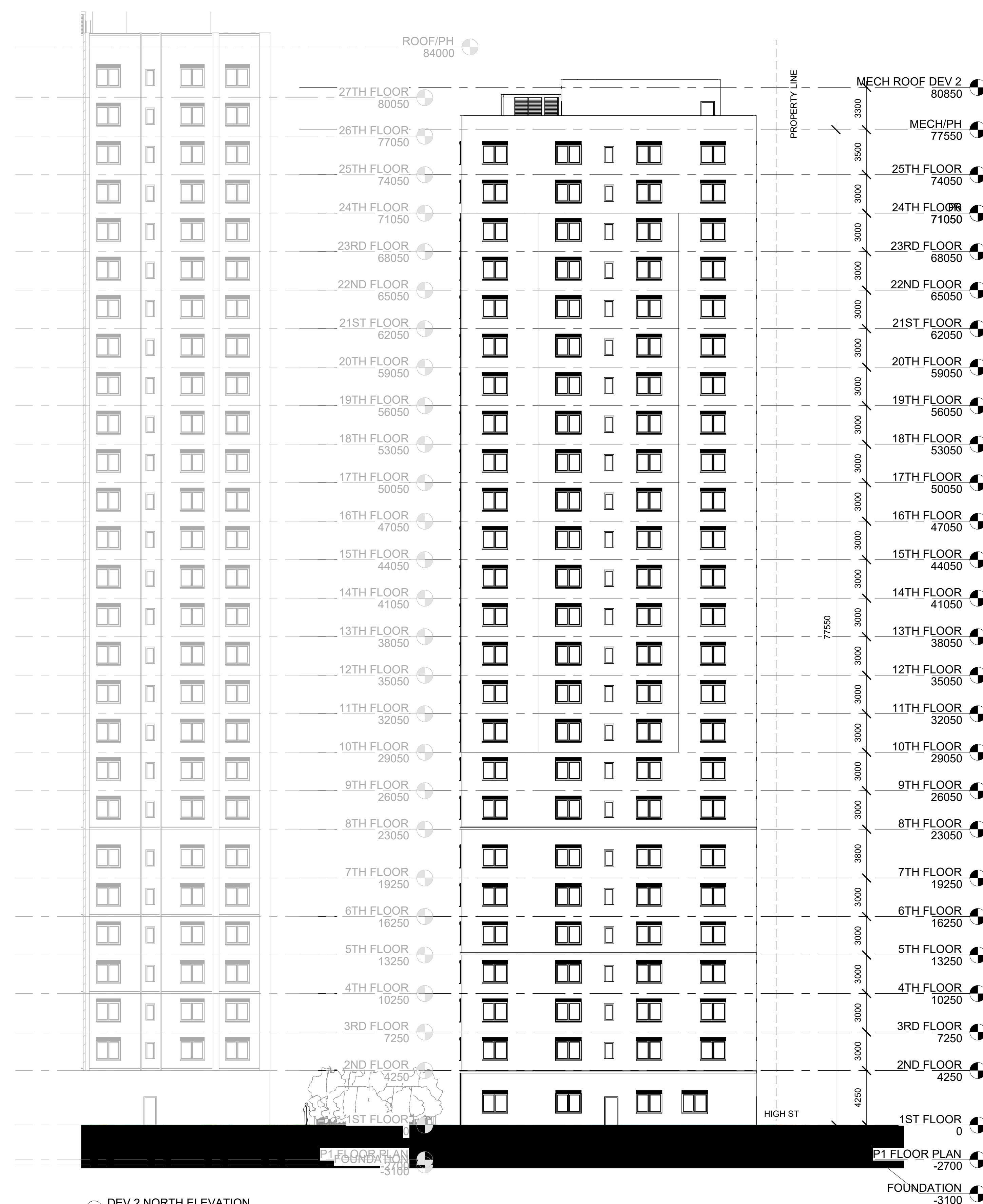
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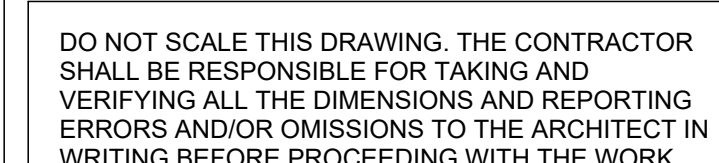
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A3.2

SCALE	1 : 20
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1 DEV 2 NORTH ELEVATION
1 : 200



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DEV 2 WEST ELEVATION

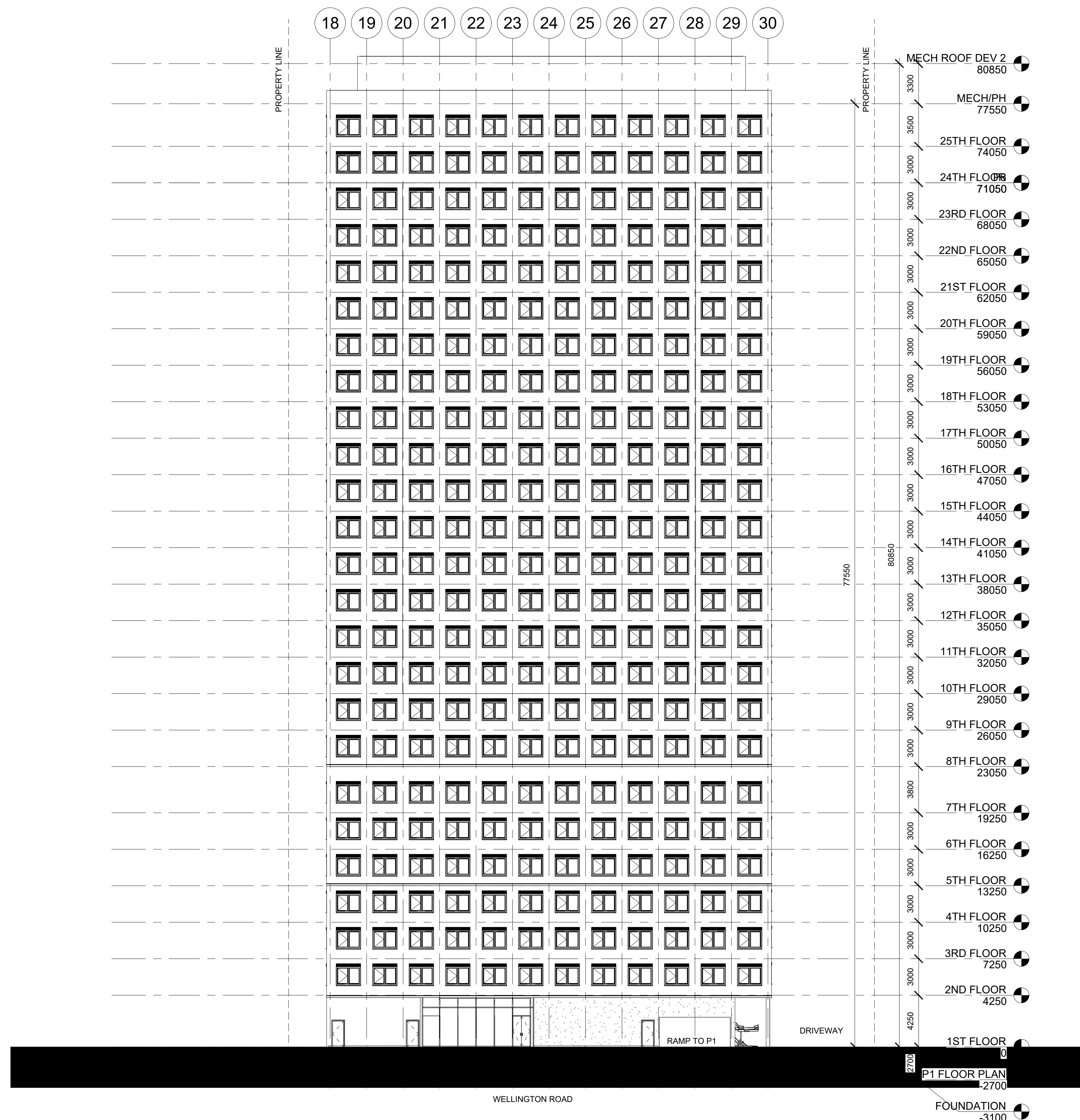
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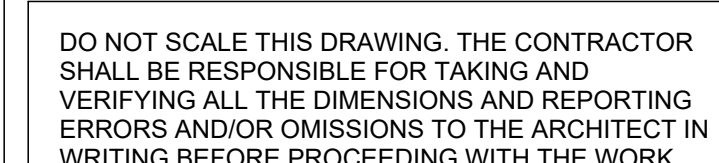
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A3.3

SCALE	1 : 20
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1 DEV 2 WEST ELEVATION
1 : 200



MEASUREMENTS, S LINES, E- FEATURES.
INDICATIONS OF GRADE ARE APPROXIMATE ONLY
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LOCATION: 60-68 HIGH ST
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DEV 2 SOUTH ELEVATION

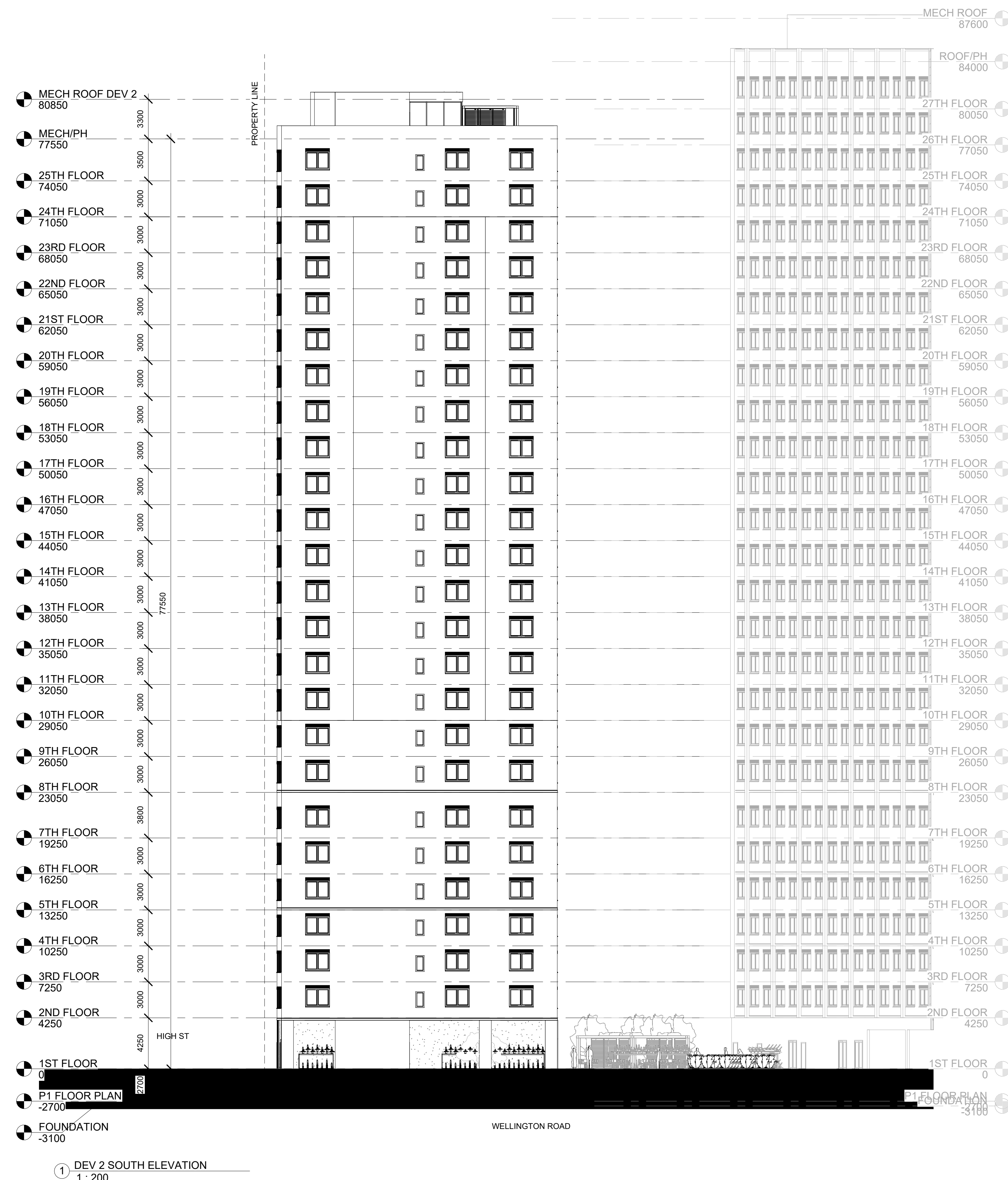
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A3.4

SCALE 1 : 20



1 DEV 2 SOUTH ELEVATION
1 : 200



DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

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AXONOMETRIC VIEWS

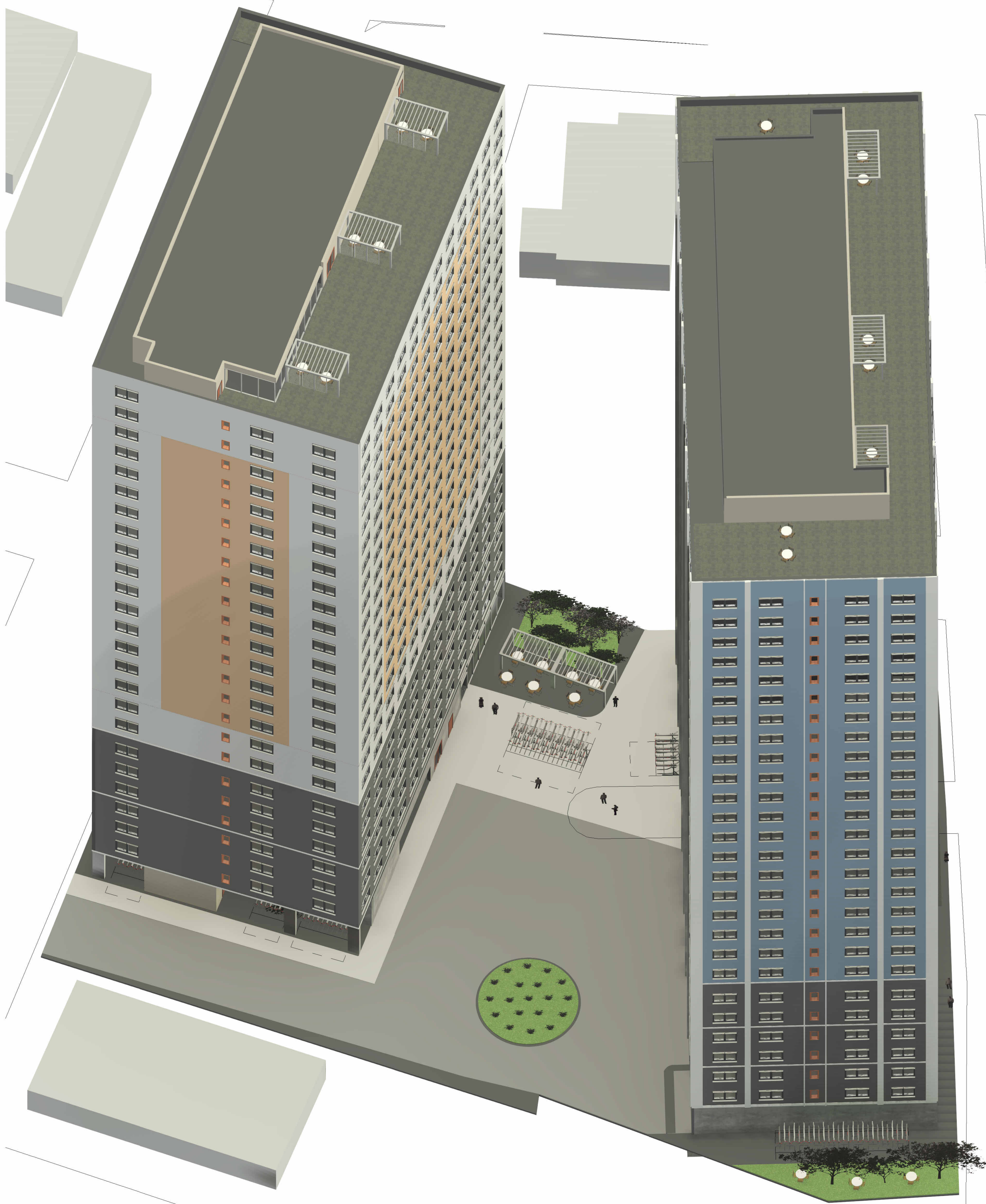
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A3.5c

SCALE



1 AXO VIEW 1



② AXO VIEW 2



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LOCATION: 60-68 HIGH ST
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DEV 2 EAST ELEVATION - ANGULAR PLANE

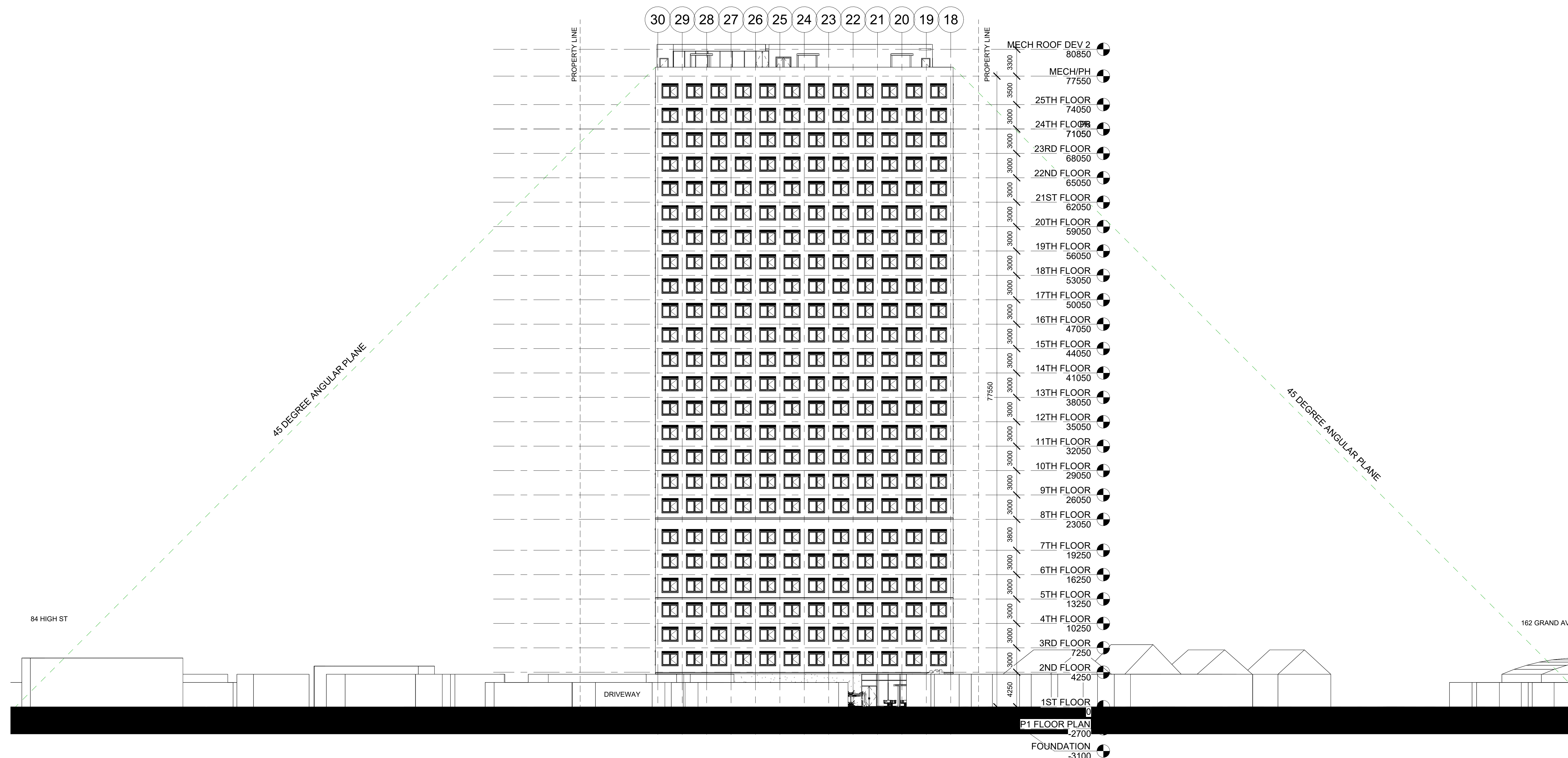
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A5.0

SCALE	1 : 25
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① DEV 2 EAST ELEV-ANGULAR PLANE
1 : 250



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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 60-68 HIGH ST
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DEV 2 NORTH ELEVATION - ANGULAR PLANE

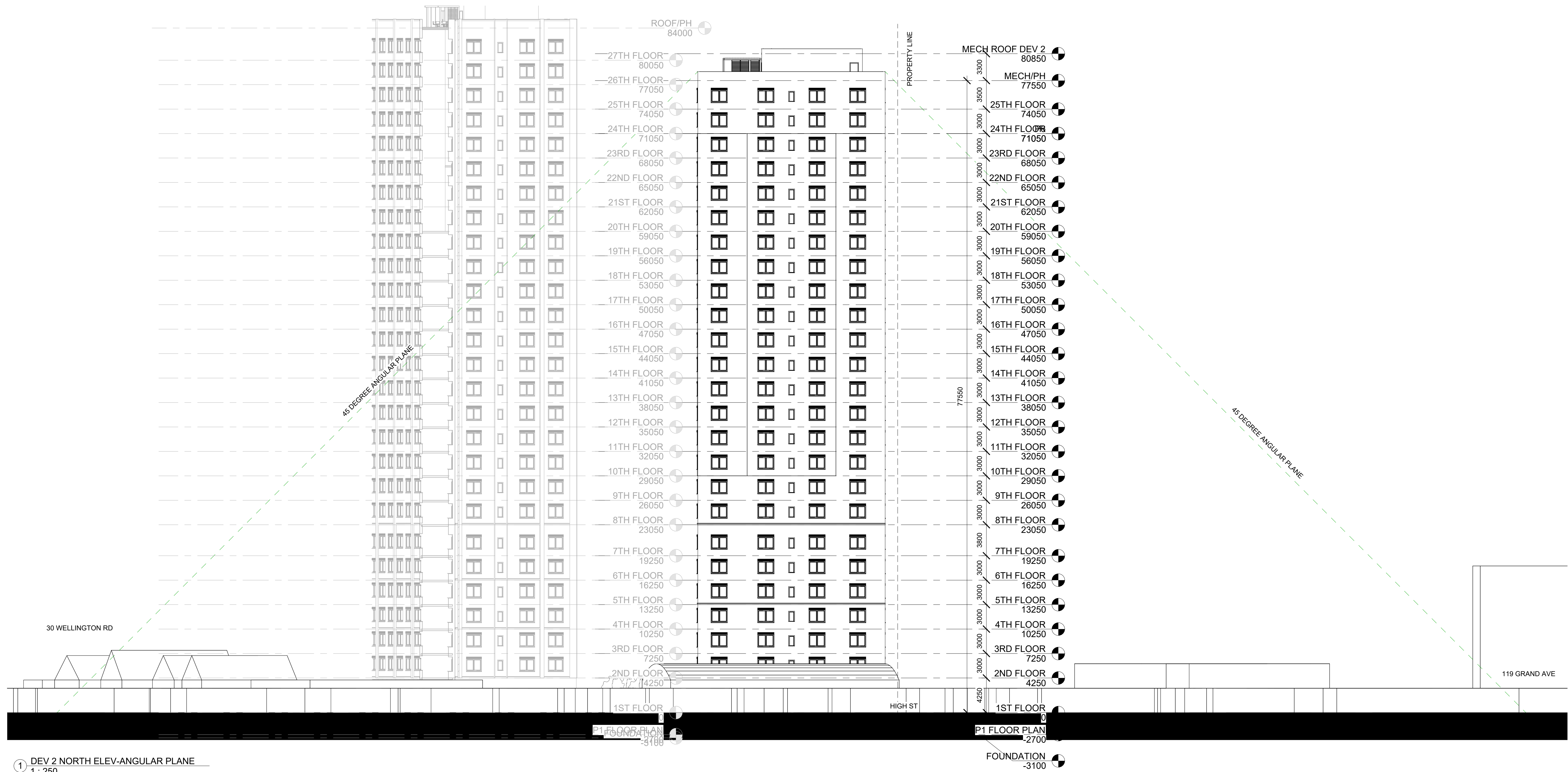
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A5.1

SCALE 1 : 250



① DEV 2 NORTH ELEV-ANGULAR PLANE
1 : 250



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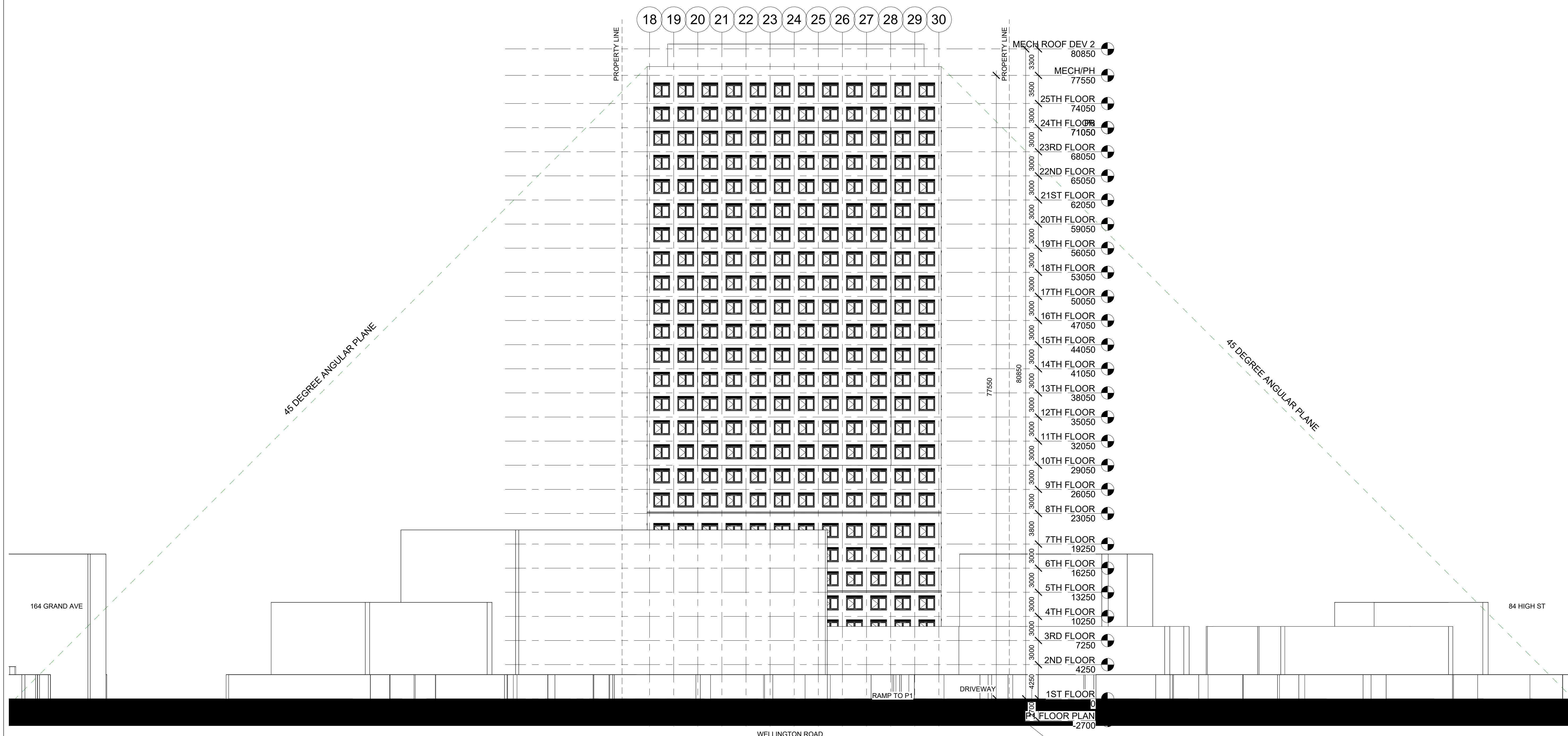
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A5.2

SCALE 1 : 25



① DEV 2 WEST ELEVATION Copy 1
1 : 250



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LOCATION: 60-68 HIGH ST
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DEV 2 SOUTH ELEVATION-ANGULAR PLANES

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A5.3

SCALE	1 : 25
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① DEV 2 SOUTH ELEV-ANGULAR PLANE
1 : 250