



ZBLA APPLICATION

DEV 1
RESIDENTIAL HIGH RISE PROPOSAL
57-75 WELLINGTON ROAD
LONDON, ONTARIO

FOUNDATION CAPITAL

MAY 01, 2026





MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, DRIVEWAYS, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE DESIGNER. NO PORTION OF THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

[illegible]

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

SITE PLAN & STATISTICS

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A1.0

SCALE 1 : 150



Goodplace
Design



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.

MEASUREMENTS, LOT LINES, E.X. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY 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 ENGINEERING. STRUCTURAL, MECHANICAL, ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. 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 THE FORDPAC DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

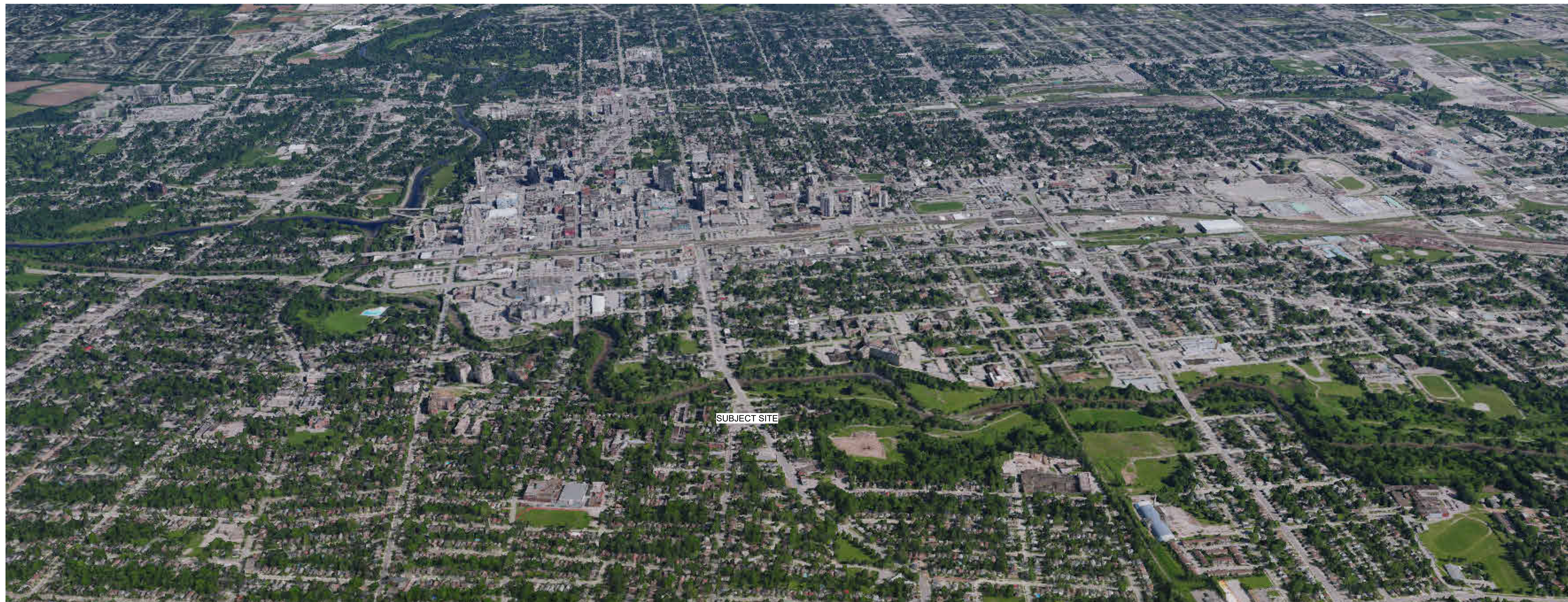
SURVEY

GOODPLACEDSIGN.COM
300 CAMPBELL AVE,
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DATE	2026-05-01
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A1.1

SCALE



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Design



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.

MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 EROSION CONTROL PLAN. ALL MECHANICAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. 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 NOT A CONTRACT. ANY DISCREPANCY, DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

GREATER CONTEXT PLAN

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A1.2

SCALE	
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MEASUREMENTS, LOT LINES, ETC. FEATURES.
INDICATIONS OF GRADE ARE APPROXIMATE ONLY,
BUT WITH THE REASONABLE ACCURACY 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
DESIGN. DURING SURFACE GRADING, STRUCTURAL,
MECHANICAL AND ELECTRICAL DRAWING SHALL BE
REFERENCED TO WHERE REQUIRED. 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 AN EXCLUSIVE PROPERTY OF GOODRICH
DESIGN AND SHALL NOT BE USED WITHOUT
CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

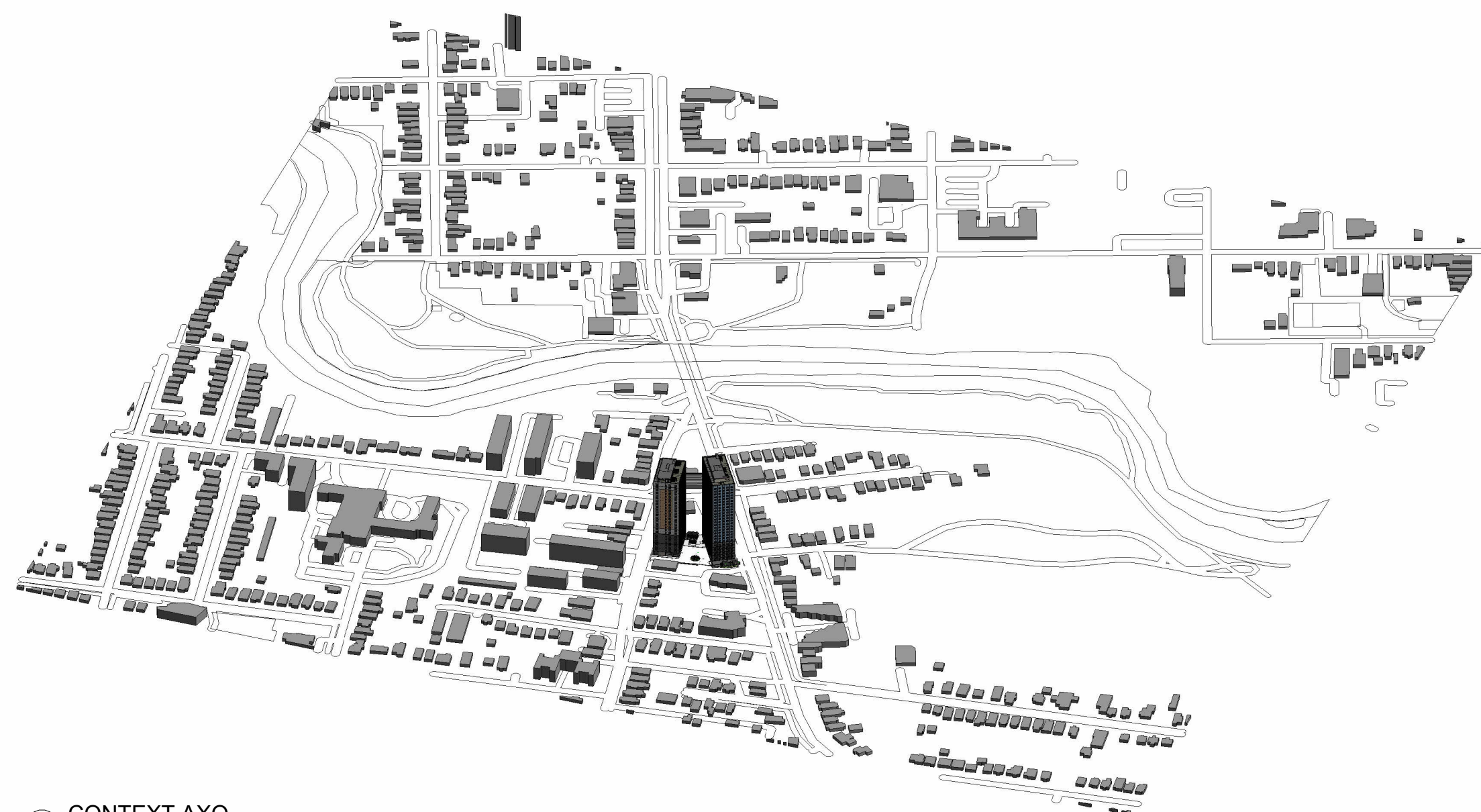
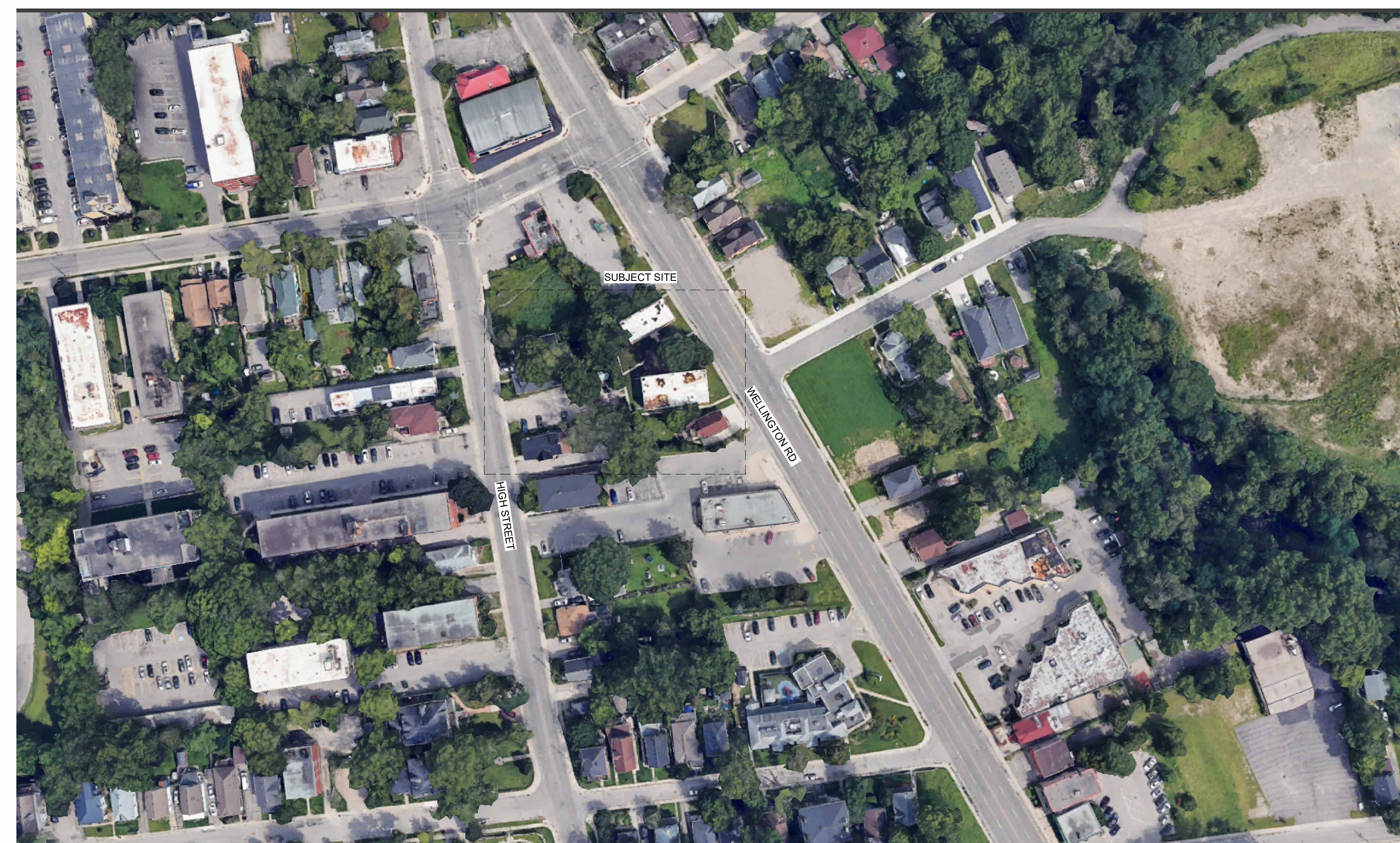
CONTEXT PLAN

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300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

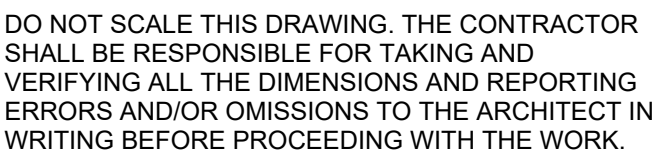
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A1.3

SCALE	1:100
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1 CONTEXT AXO



MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, DRIVE, ETC. SET BACK, EASEMENTS, AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRASSES. STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

P1 FLOOR PLAN

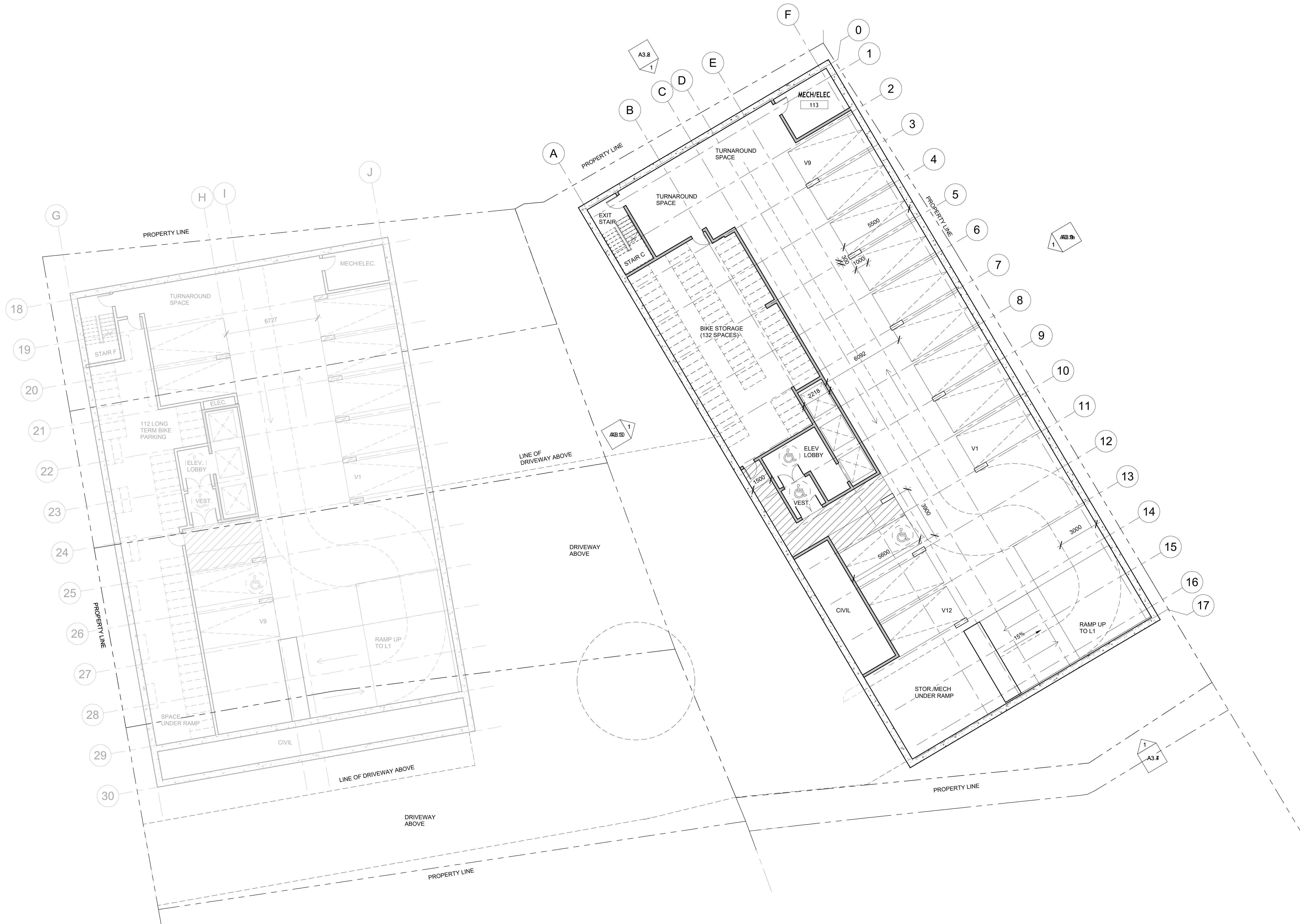
GOODPLACEDSIGN.COM
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TORONTO, ON
M6P 3V6

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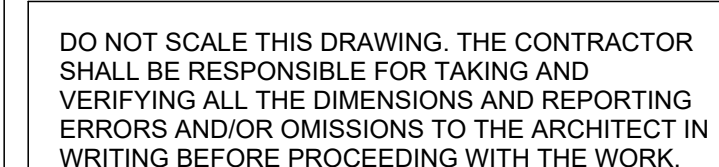
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A2.0

CALE 1 : 12



1 P1 FLOOR PLAN
1 : 125



MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 ENGINEERING SUBMISSIONS GRADES, STRUCTURAL, MATERIALS, AND CONSTRUCTION DETAILS SHALL BE REFERRED TO WHERE REQUIRED. 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 WOODRIDGE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC
FOUNDATIONCAPITAL.CA

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

L1 FLOOR PLAN

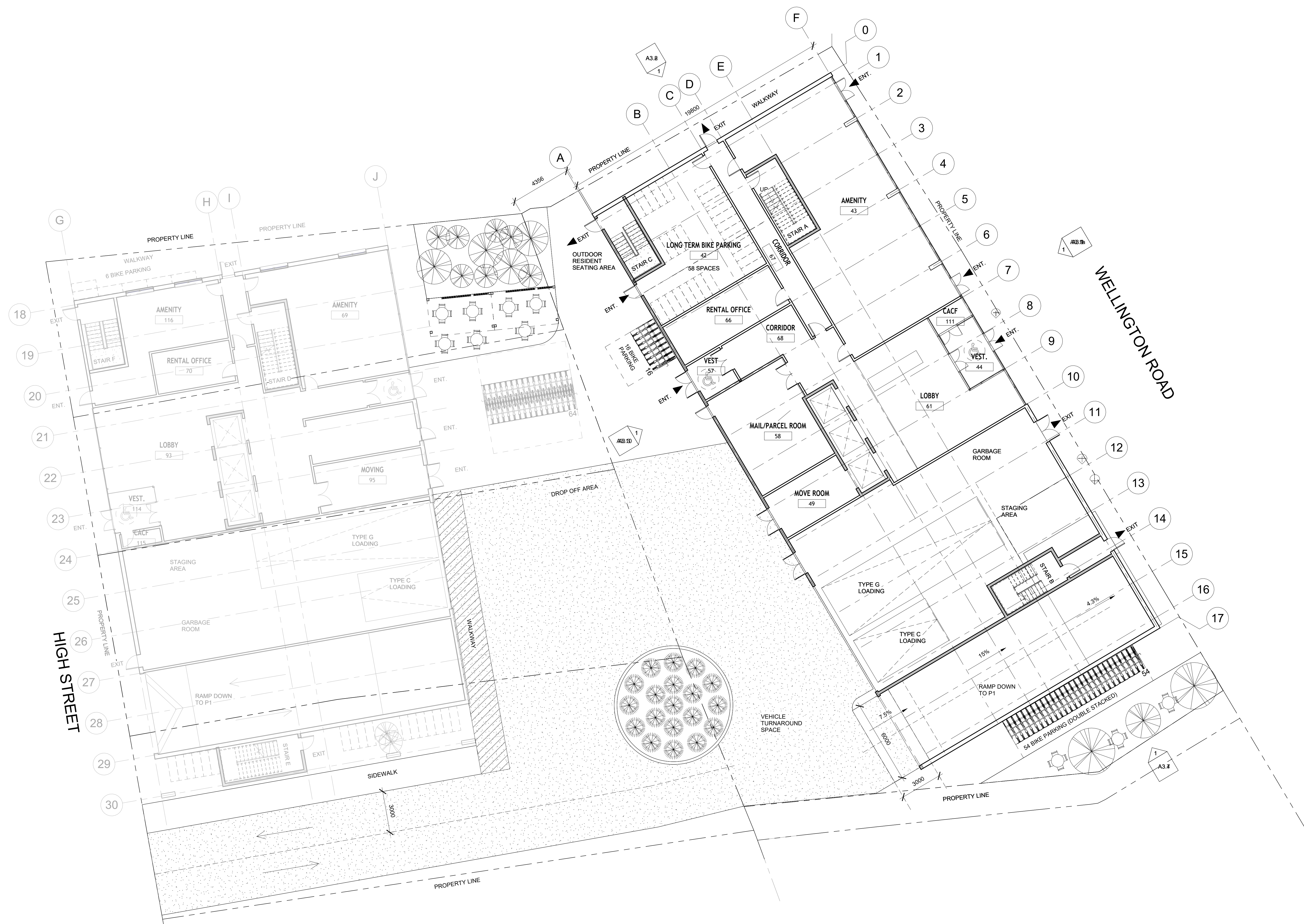
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DATE	2026-05-0
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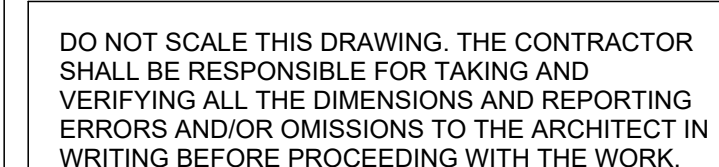
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A2.1

SCALE 1 : 12



① 1ST FLOOR
1 : 125



MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 ENGINEERING DRAWINGS. ALL STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. 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 NOT A CONCLUSIVE OFFER. ANY CONSTRUCTION DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

L2-27 FLOOR PLAN

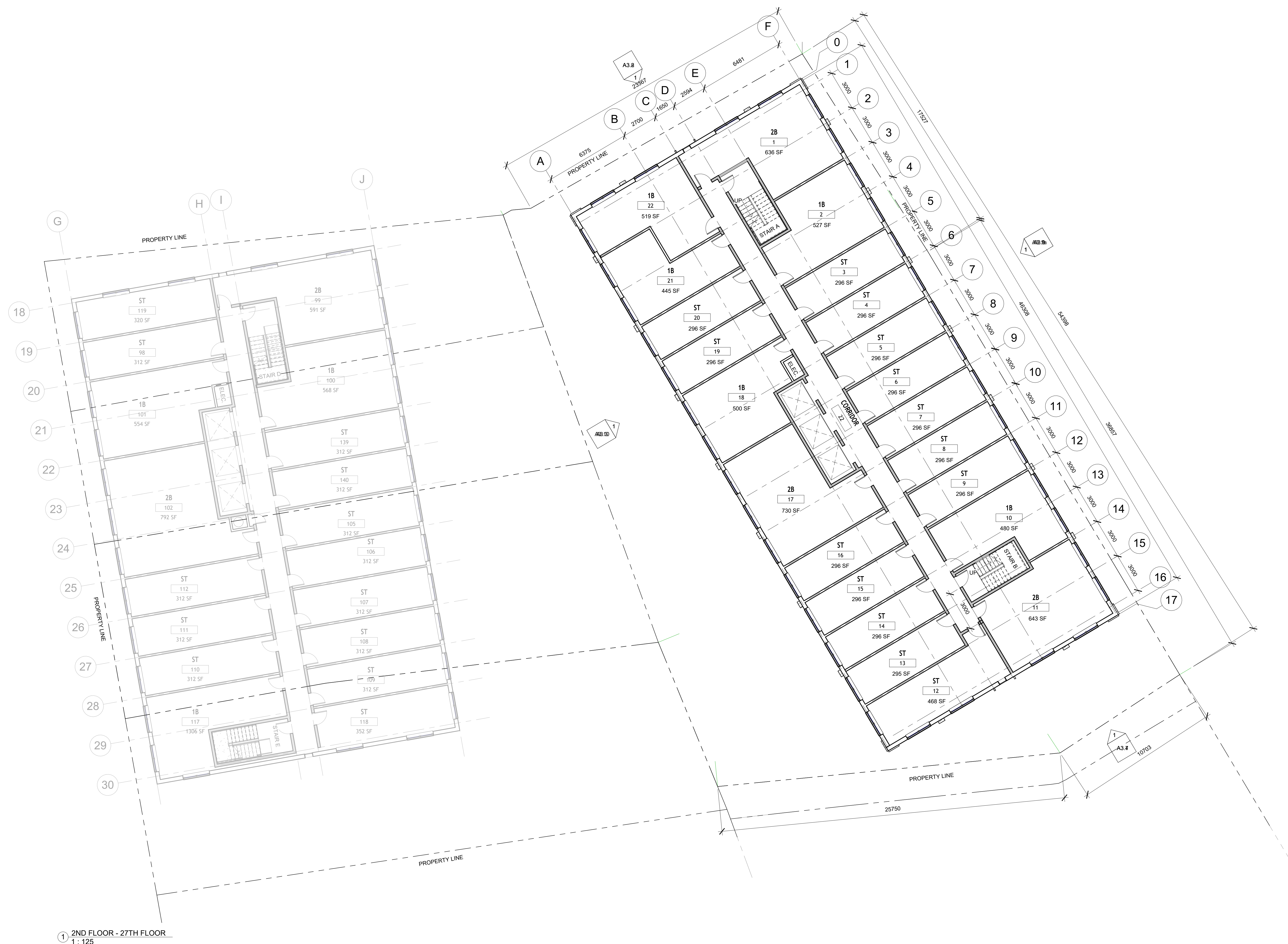
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TORONTO, ON
M6P 3V6

DATE	2026-05-0
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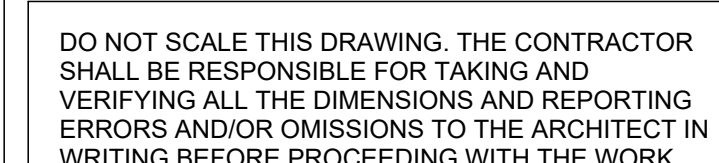
A2.2

SCALE	1 : 12
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① 2ND FLOOR - 27TH FLOOR
1 : 125

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MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADES ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 ENGINEERING SUBMISSION GRADES, STRUCTURAL, MATERIALS AND METHODS. ANY VARIATION SHALL BE REFERRED TO WHERE REQUIRED. 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 DESIGN, INC. AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

EAST ELEVATION

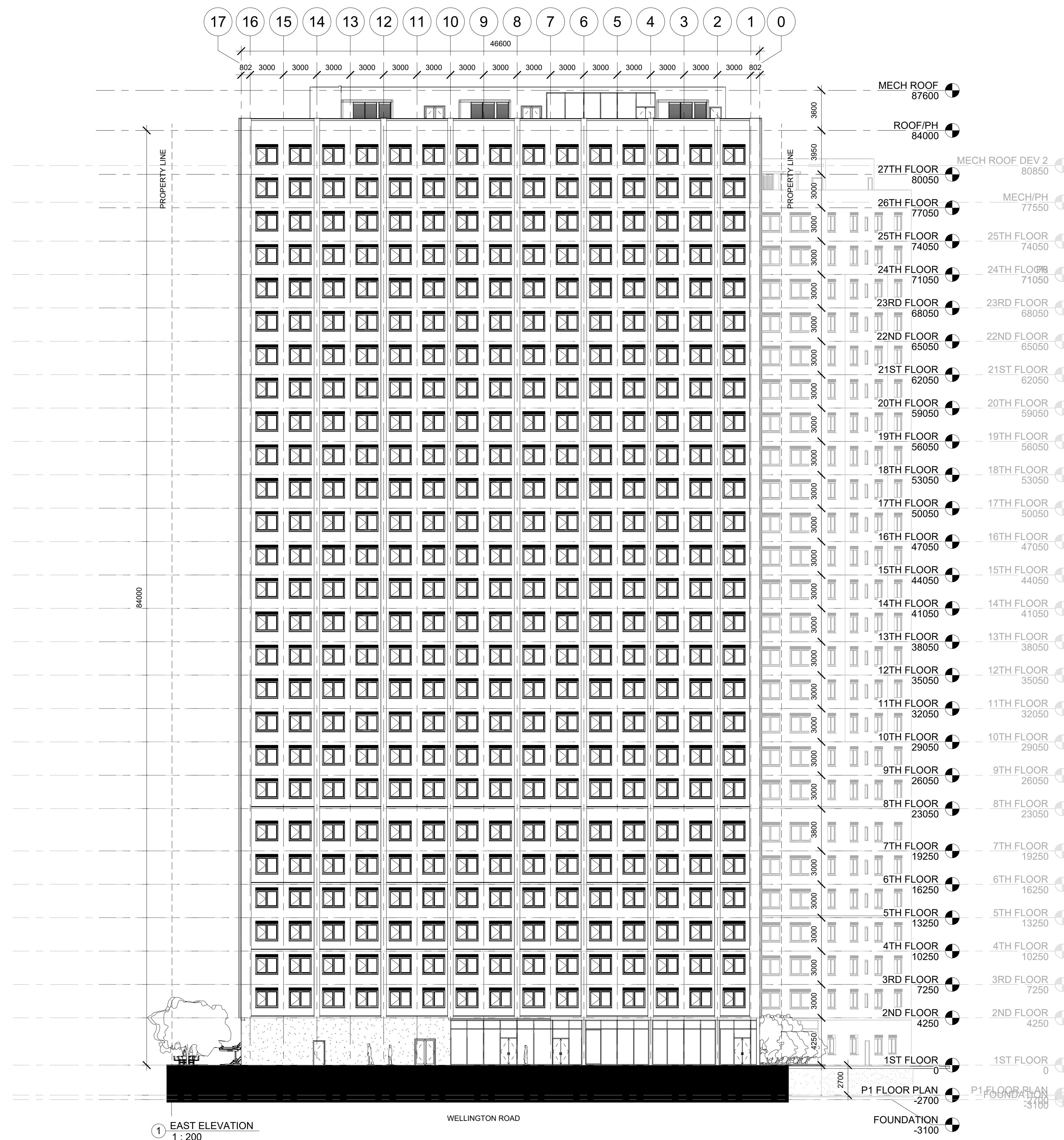
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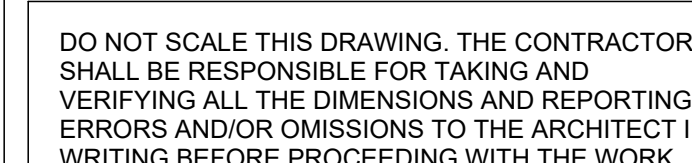
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A3.1

SCALE	1 : 20
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MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADES ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 ENGINEERING SUBMISSION GRADES, STRUCTURAL, MATERIALS AND METHODS. ANY CHANGES SHALL BE REFERRED TO WHERE REQUIRED. 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 DESIGN, INC. AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

NORTH ELEVATION

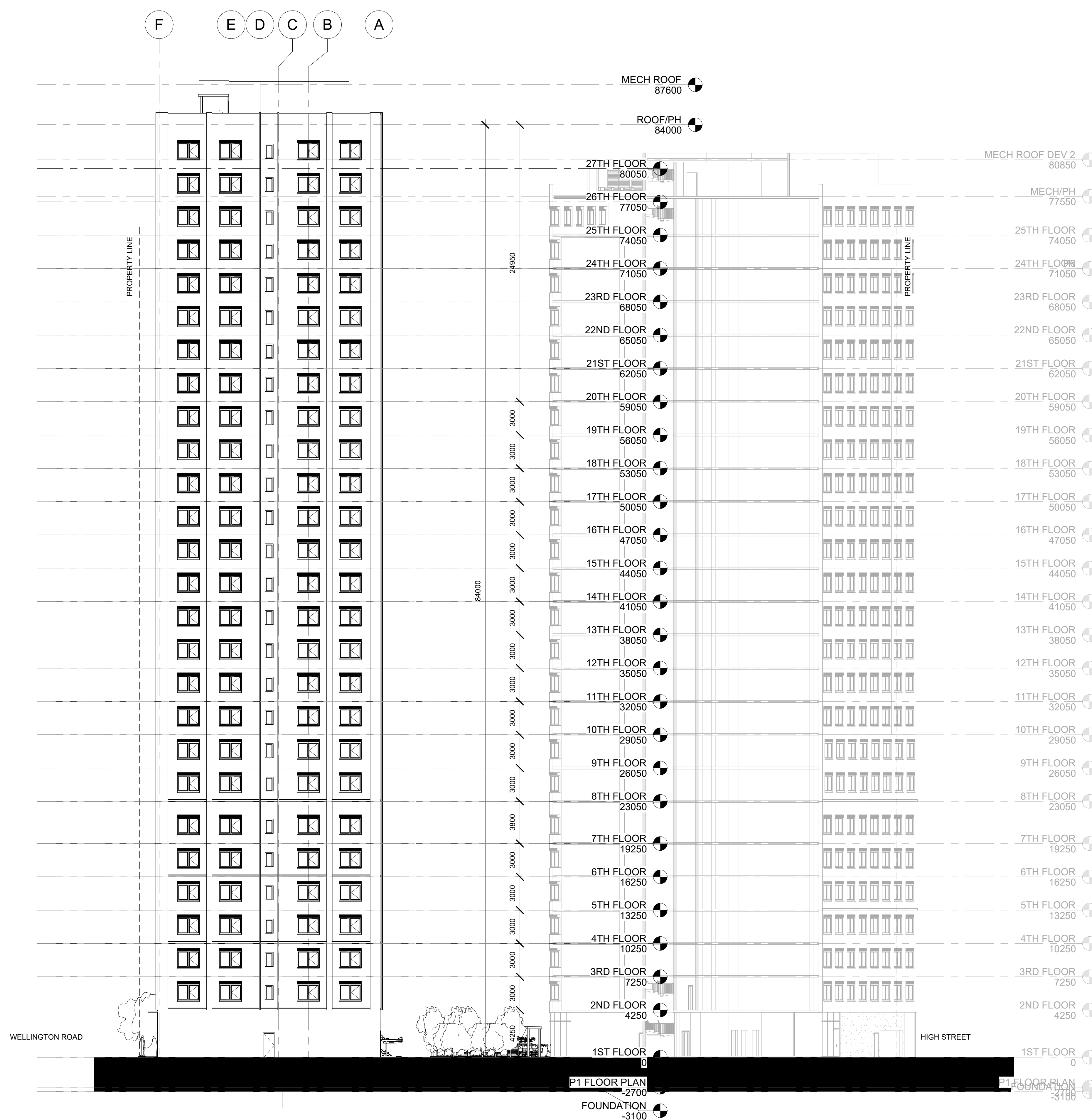
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DATE	2026-05-0
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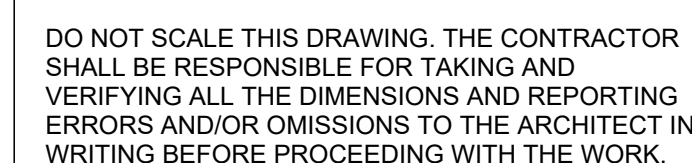
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A3.2

SCALE	1 : 20
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① NORTH ELEVATION
1 : 200



MEASUREMENTS, BY LINES, EX. FEATURES, INDICATORS, OR GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY 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 ENGINEERING SUBMISSIONS. DRAINAGE, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS SHALL BE REFERRED TO WHERE REQUIRED. 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 EXCLUSIVE TO THE ARCHITECT. NO REUSE, RE-DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

WEST ELEVATION

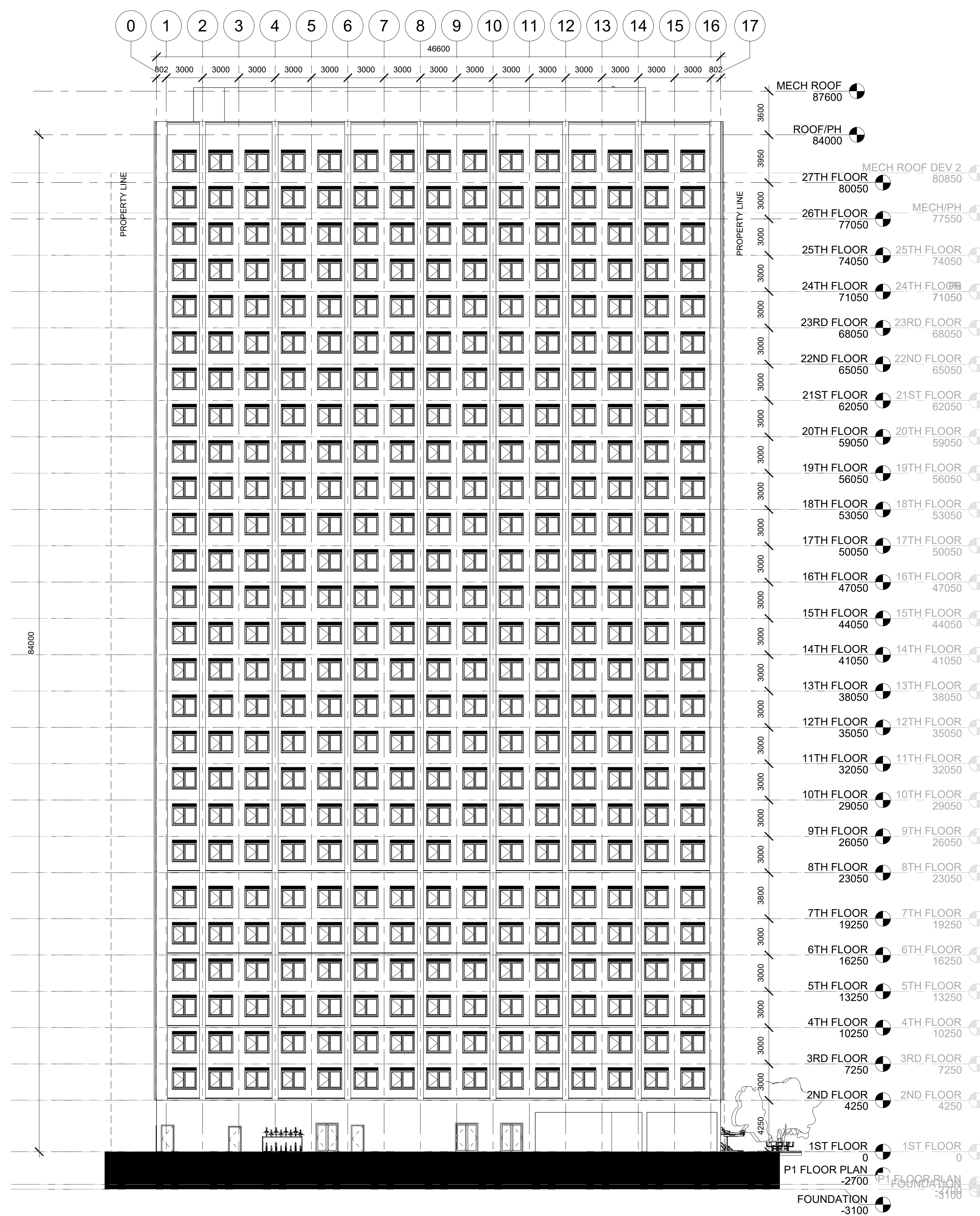
GOODPLACEDSIGN.COM
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TORONTO, ON
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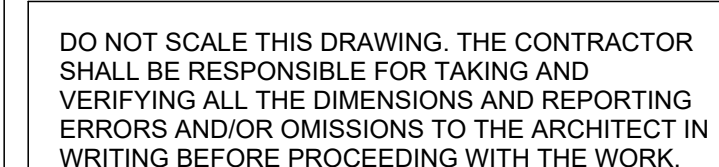
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A3.3

SCALE	1 : 20
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① WEST ELEVATION
1 : 200



MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 EROSION CONTROL PLAN. ALL MECHANICAL, ELECTRICAL AND MECHANICAL DRAWING SHALL BE REFERENCED TO WHERE REQUIRED. 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 NOT A CONTRACT. ANY DISCREPANCY BETWEEN DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

SOUTH ELEVATION

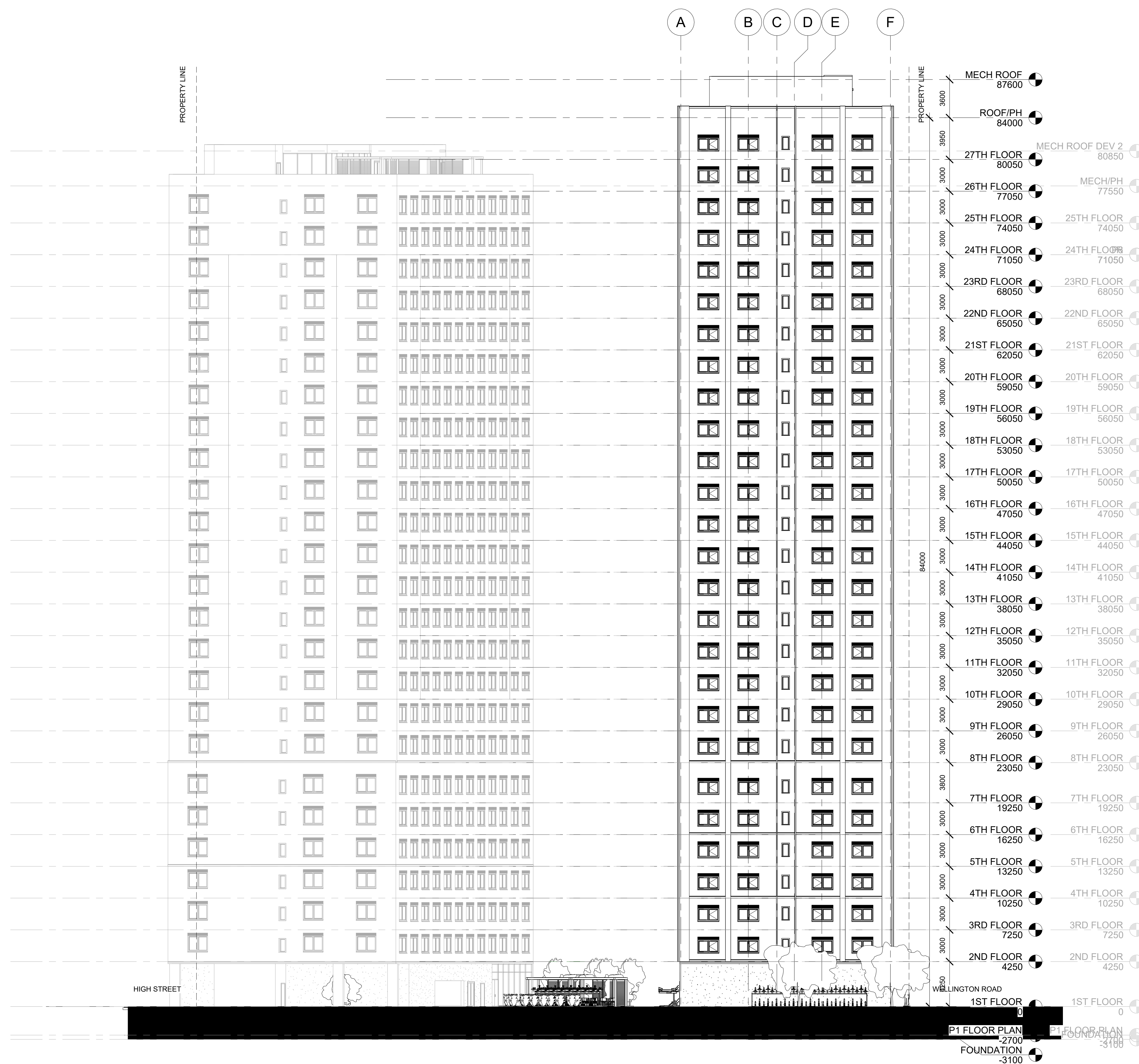
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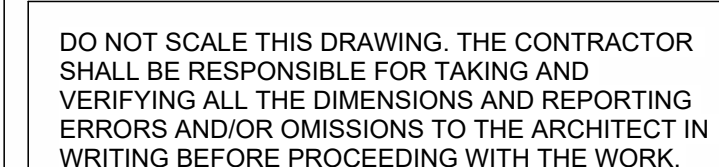
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A3.4

SCALE	1 : 20
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1 SOUTH ELEVATION
1 : 200



MEASUREMENTS, LOT LINES, EX- FEATURES,
INDICATIONS OF GRADE ARE APPROXIMATE ONLY,
BUT WITHIN THE REASONABLE ACCURACY 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
ENGINEERING. THE DRAWING IS FOR CULTURAL,
MECHANICAL AND ELECTRICAL DRAWING SHALL BE
EDITED TO WHERE REQUIRED. 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 FOR ILLUSTRATIVE PURPOSES ONLY. NO
DESIGN AND SHALL NOT BE USED WITHOUT
CONSENT.

STATUS: CONCEPTUAL
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[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

AXONOMETRIC VIEWS

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TORONTO, ON
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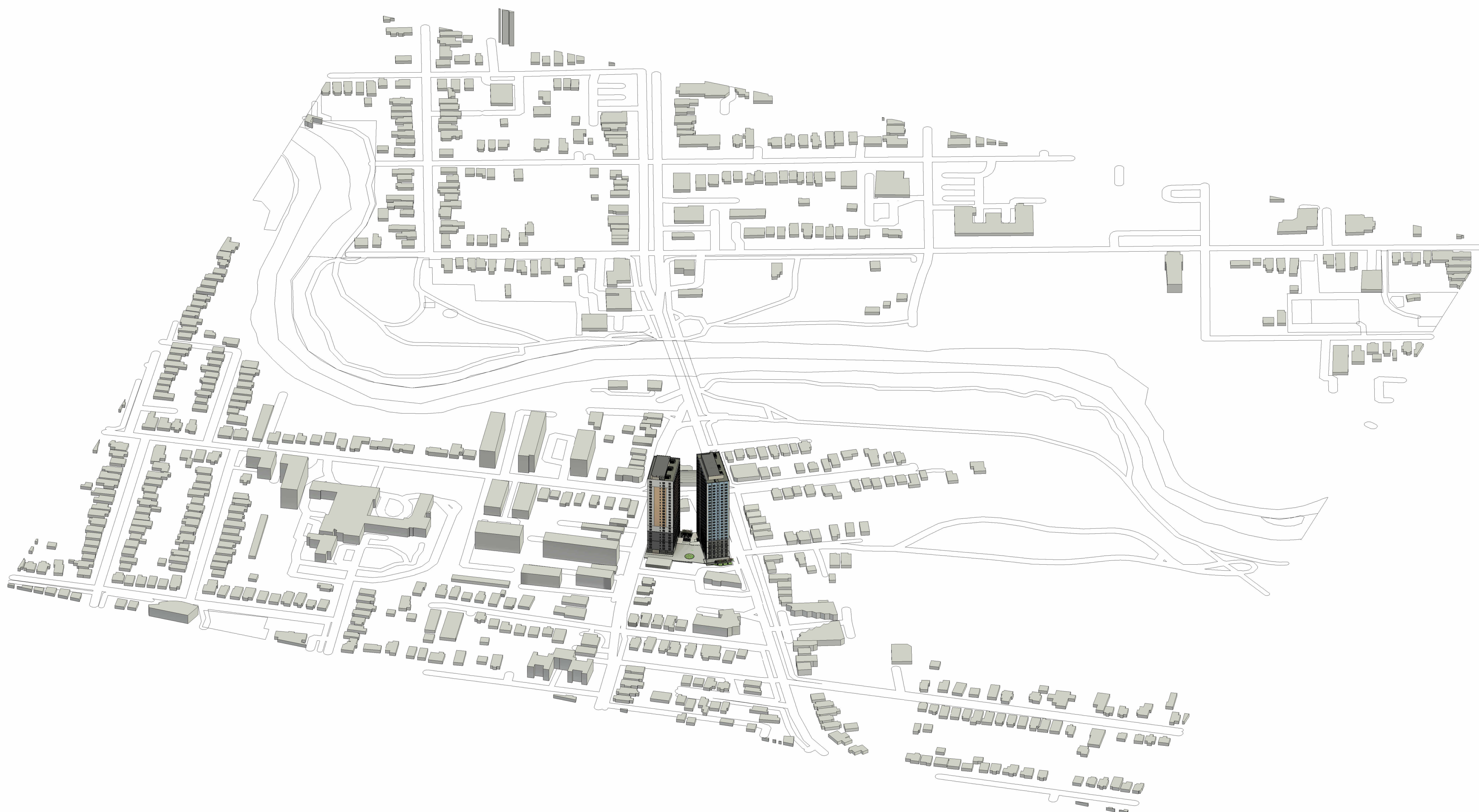
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A3.5

SCALE	
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MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATORS OF GRADE LINE, ARCHITECTURAL ONLY, BUT WITH THE REASONABLE ACCURACY 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 ENGINEERING SUBMITTALS. ALL MECHANICAL, ELECTRICAL, AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. 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 SOLE PROPERTY OF WOODPLANE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

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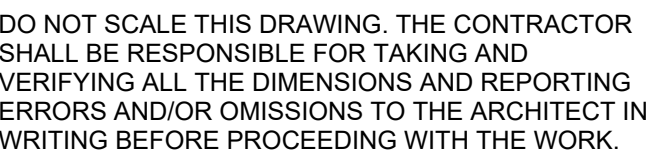
CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMAN

AXONOMETRIC VIEWS

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A3.6

SCALE



MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, DRIVEWAYS, SET BACKS, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE ARCHITECT'S 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

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

SOUTH ELEVATION_ANGULAR PLANE

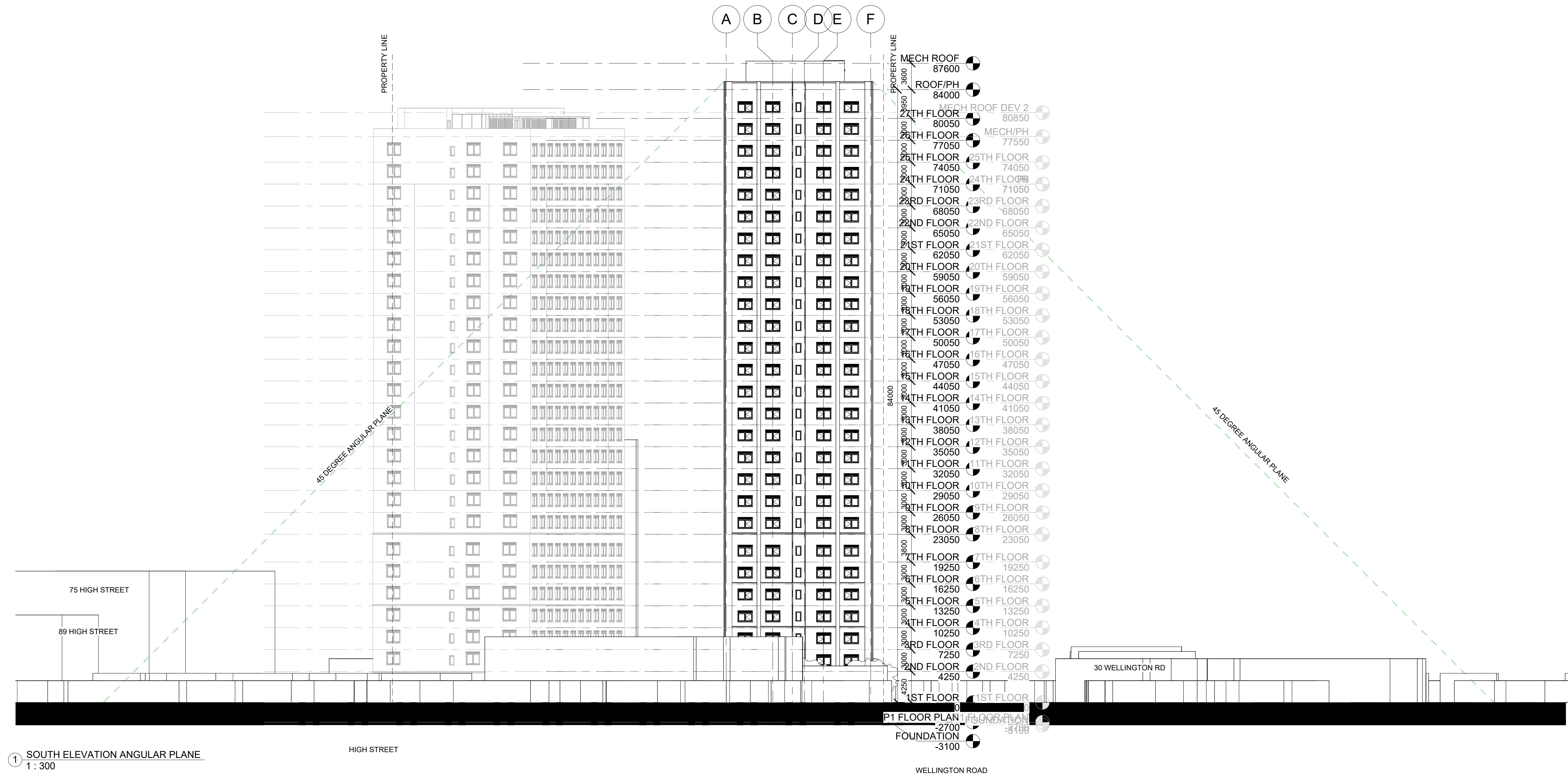
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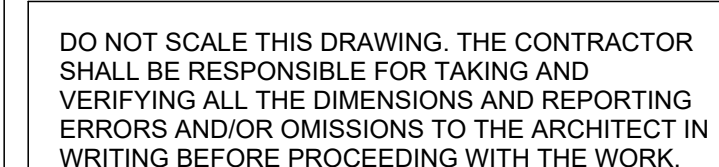
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A3.7

SCALE 1 : 300



① SOUTH ELEVATION ANGULAR PLANE
1 : 300



MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY 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 ENGINEERING SUBMISSION GRADES. STRUCTURAL, MECHANICAL, AND ELECTRICAL SHALL BE REFERRED TO WHERE REQUIRED. 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 DESIGN, INC. AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
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NORTH ELEVATION ANGULAR PLANE

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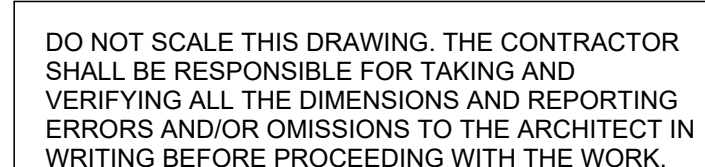
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A3.8

SCALE	1 : 30
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MEASUREMENTS, LOT LINES, EX. FEETURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY 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 EXISTING SUBDIVISION MAPS, ALL STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED, 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 EXCLUSIVE PROPERTY OF THE ARCHITECT, DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

EAST ELEVATION_ANGULAR PLANE

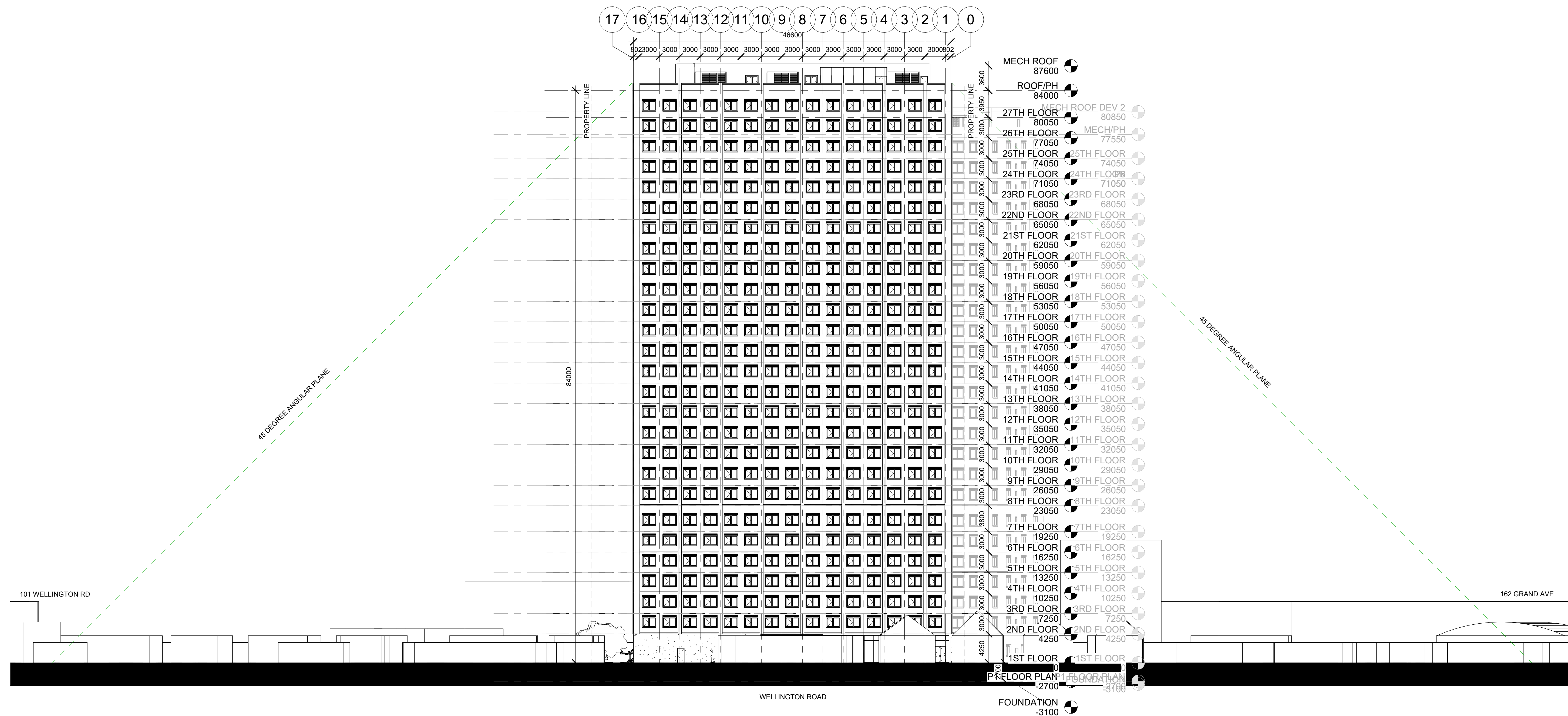
GOODPLACEDSIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE	2026-05-0
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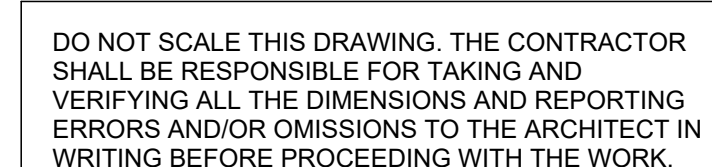
DRAWN BY	HM
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A3.9

SCALE	1 : 30
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① EAST ELEVATION ANGULAR PLANES
1 : 300



MEASUREMENTS, LOT LINES, EX. FEATURES
INDICATIONS OF GRADE ARE APPROXIMATE ONLY.
BUT WITHIN THE REASONABLE ACCURACY 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
ENGINEERING SUBMITTALS. ALL MECHANICAL,
MECHANICAL AND ELECTRICAL DRAWING SHALL BE
REFERRED TO WHERE REQUIRED. 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
EXCLUSIVE PROPERTY OF GRAYLACE
DESIGN AND SHALL NOT BE USED WITHOUT
CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

WEST ELEVATION_ANGULAR PLANES

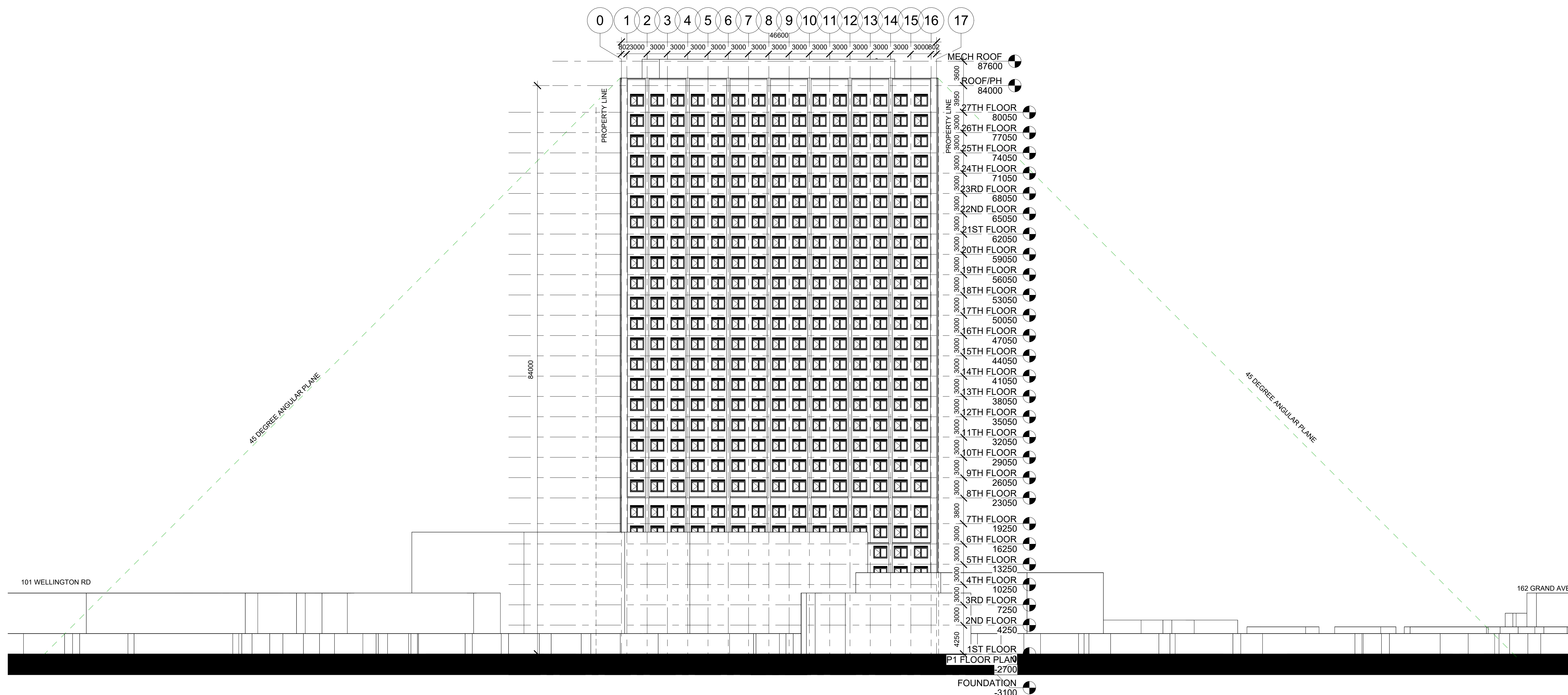
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DATE	2026-05-0
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A3.10

SCALE	1 : 30
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① WEST ELEVATION ANGULAR PLANES
1 : 300