



ZBLA APPLICATION

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

FOUNDATION CAPITAL

AUG 13, 2026





MUNICIPAL NO.s 57, 63 AND 75, WELLINGTON ROAD AND
MUNICIPAL NO.s 32-34, 74-84, WELLINGTON ROAD, AND
MUNICIPAL NO.s 60-68, HIGH STREET, LONDON

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAY:
PART OF LOT 9, REGISTERED PLAN 33(4th) - SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO. 181594194.
PART OF LOT 25, BROKEN FRONT CONCESSION - SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO. 9 720530 AND 941058.
PART OF LOT 25, BROKEN FRONT CONCESSION - SUBJECT TO A RIGHT-OF-WAY AS IN INSTRUMENT NO. 9 720530 AND 941058.

2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AS SHOWN ON THE FACE OF THE PLAN.

3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR 57 WELLINGTON HOLDINGS INC., 63 WELLINGTON HOLDINGS INC. AND VANDERHOEVEN, KELLY ANN AND 2344488 ONTARIO INC. AND VINYL, SENNETT OLIVE AND GATED, MATTHEW SOBHY AND GORDON, LYNNIE AND INGLIS, DOUGLAS AND THE CORPORATION OF THE CITY OF LONDON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
ALL OF LOT 1 AND PART OF LOT 9
REGISTERED PLAN 33(4th) AND
PART OF LOTS 1, 2, 3 AND 4 AND
ALL OF LOTS 5 AND 6
REGISTERED PLAN 95(4th) AND
PART OF LOT 25
BROKEN FRONT CONCESSION
(FORMERLY GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
NOW IN THE
CITY OF LONDON

SCALE: 1:200

KAD LANKA SURVEYING INC. O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - (WT) DENOTES WITNESS
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - PL DENOTES REGISTERED PLAN 33(4th)
 - PL1 DENOTES EXPROPRIATION PLAN E1804301
 - PL2 DENOTES PLAN 33R-20273
 - PL3 DENOTES PLAN 33R-12760
 - PL4 DENOTES PLAN 33R-21870
 - PL5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DAVID J. RATHBY O.L.S., DATED MAY 03, 1994.
 - PL6 DENOTES BUILDING LOCATION SURVEY BY HOLSTEAD & REDMOND LIMITED O.L.S., DATED FEBRUARY 23, 1990.
 - PL7 DENOTES PLAN 33R-16001
 - PL8 DENOTES PLAN 33R-20273
 - PL9 DENOTES PLAN OF SURVEY BY FRANCOIS & KIRKPATRICK LIMITED O.L.S., DATED MARCH 11, 1976.
 - PL10 DENOTES PLAN 33R-20273
 - PL11 DENOTES PLAN 33R-21870
 - PL12 DENOTES EXPROPRIATION PLAN L201848
 - PL13 DENOTES PLAN 33R-13955
 - PL14 DENOTES PLAN 33R-14021
 - PL15 DENOTES PLAN 33R-16388
 - PL16 DENOTES REGISTERED PLAN 472(4th)
 - PL17 DENOTES PLAN OF SURVEY BY FRANCOIS & KIRKPATRICK & STRANG SURVEYING LTD., DATED NOVEMBER 13, 1985.
 - D1 DENOTES INSTRUMENT NUMBER 847049
 - D2 DENOTES INSTRUMENT NUMBER 1210884
 - D3 DENOTES INSTRUMENT NUMBER 306069
 - CALCD DENOTES CALCULATED FROM PL1 AND PL6
 - OSP DENOTES OBSERVED REFERENCE POINT
 - (1238) DENOTES CHARLES MURRAY FRASER O.L.S.
 - (1030) DENOTES FRANCOIS, KIRKPATRICK AND STRLING O.L.S.
 - (1017) DENOTES CALLON DETZ O.L.S.
 - (09) DENOTES GORDON SURVEYING INC. O.L.S.
 - (ADM) DENOTES ARCHIBALD, GRAY & MCKAY O.L.S.
 - (08) DENOTES DAVID RATHBY O.L.S.
 - (745) DENOTES FRANCOIS, KIRKPATRICK & STRLING O.L.S.
 - (04) DENOTES HOLSTEAD & REDMOND LIMITED O.L.S.
 - (01) DENOTES ORIGIN UNKNOWN
 - (S) DENOTES CORNER SET BY INTERSECTION METHOD
 - NAD DENOTES NORTH AMERICAN DATUM
 - CSRS DENOTES CANADIAN SPATIAL REFERENCE SYSTEM
 - UTM DENOTES UNIVERSAL TRANSVERSE MERCATOR
 - FT DENOTES FINISHED SILL ELEVATION AT ENTRY OF
 - OF DENOTES GROUND SILL ELEVATION
 - CLFB DENOTES CENTRELINE OF BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - WF DENOTES WOOD FENCE
 - AC DENOTES AIR CONDITIONER
 - WST DENOTES WOOD STEPS
 - CST DENOTES CONCRETE STEPS
 - (F) DENOTES FOUNDATION
 - TL DENOTES TRAFFIC LIGHT
 - BBX DENOTES BELL BOX
 - UB DENOTES UTILITY BOX
 - DENOTES MANHOLE
 - DENOTES CATCH BASIN
 - DENOTES GAS METER
 - DENOTES HYDRO METER
 - DENOTES HYDRO POLE
 - DENOTES TELEPHONE POLE
 - DENOTES UTILITY POLE
 - DENOTES DECIDUOUS TREE
 - DENOTES WATER VALVE
 - DENOTES FIRE HYDRANT
 - DENOTES OVERHEAD WIRE
 - DENOTES TELEPHONE WIRE
 - DENOTES FENCE

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) 1 AND 2 BY RTK OBSERVATIONS UTM ZONE 17 NORTH, NAD83 (CSRS)

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK No. 0101888678 HAVING AN ELEVATION OF 264.820 METRES. (CONVEX 78)
LOCATION: 1.52 METRES IRON BAR WITH BRASS CAP, 100M BELOW GRADE, IN THE CITY OF LONDON, ON ADELAIDE STREET, 45.7 METRES NORTH OF THE CENTRELINE OF DUNDAS STREET, 14.4 METRES EAST OF THE CENTRELINE OF ADELAIDE STREET, 0.4 METRES NORTH OF THE NORTH EDGE OF A CONCRETE SIDEWALK TO A BROWN BRICK 7-11 STORE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF APRIL, 2026.
DATE: 29, APRIL, 2026

WETDIA RATHBY/VAIVE
ON-TARIK LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V-12032

KAD LANKA SURVEYING INC.
TOTTENHAM, ON, L6G 1W0
PHONE: 905-463-4533
Email: vlad@kadsurveying.ca

DRAWN BY: V.R. CHECKED BY: CAD NUMBER: JOB NUMBER: 2026-023-589R 2026-023



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 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 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 ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date
1	INITIAL REZONING SUBMISSION	2026-05-01
2	REVISED REZONING SUBMISSION	2026-08-18

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

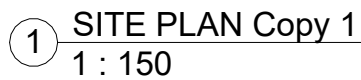
SURVEY

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

DATE: 2026-07-10
DRAWN BY: HM

A1.0

SCALE



Goodplace
Design

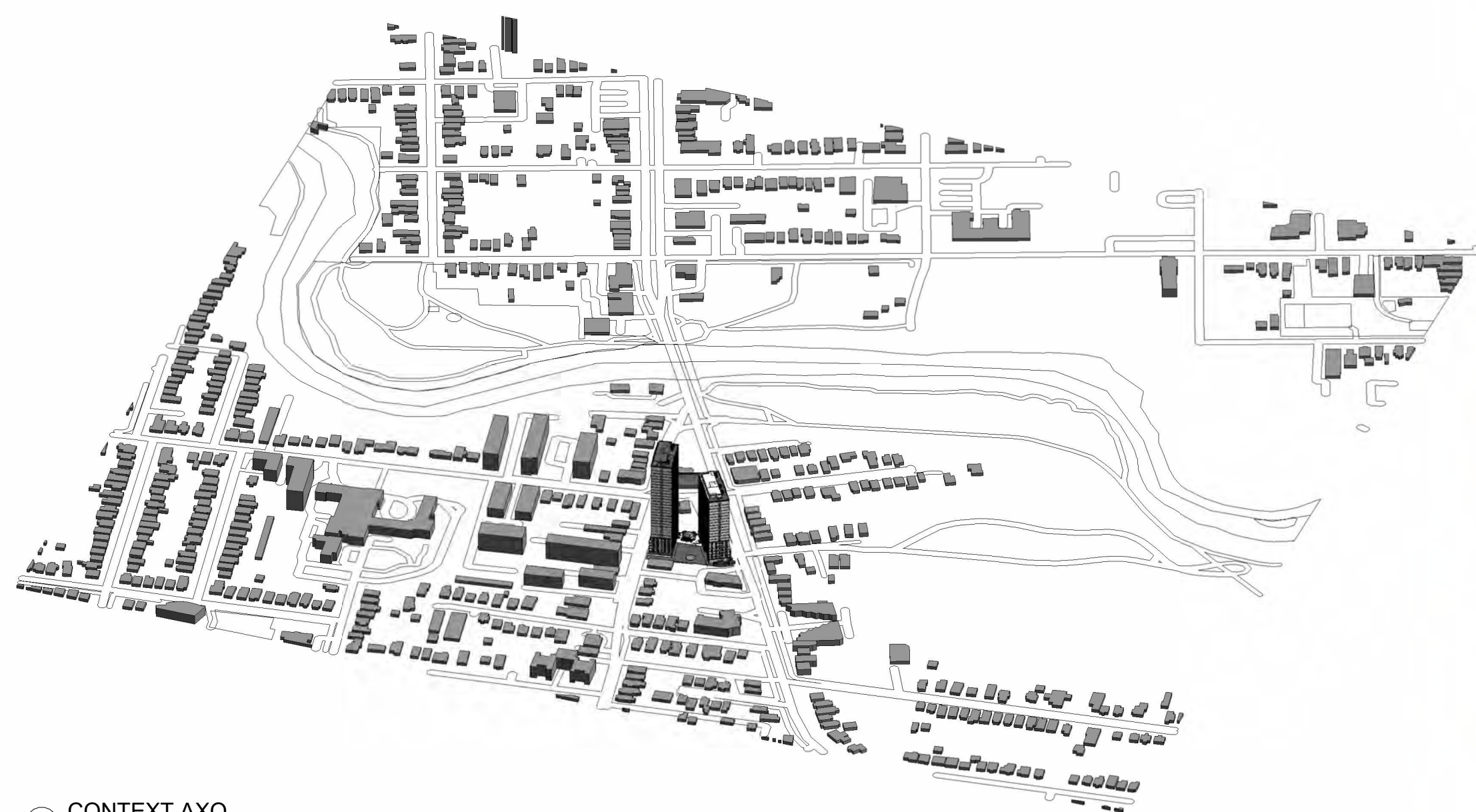
SCALE 1 : 150



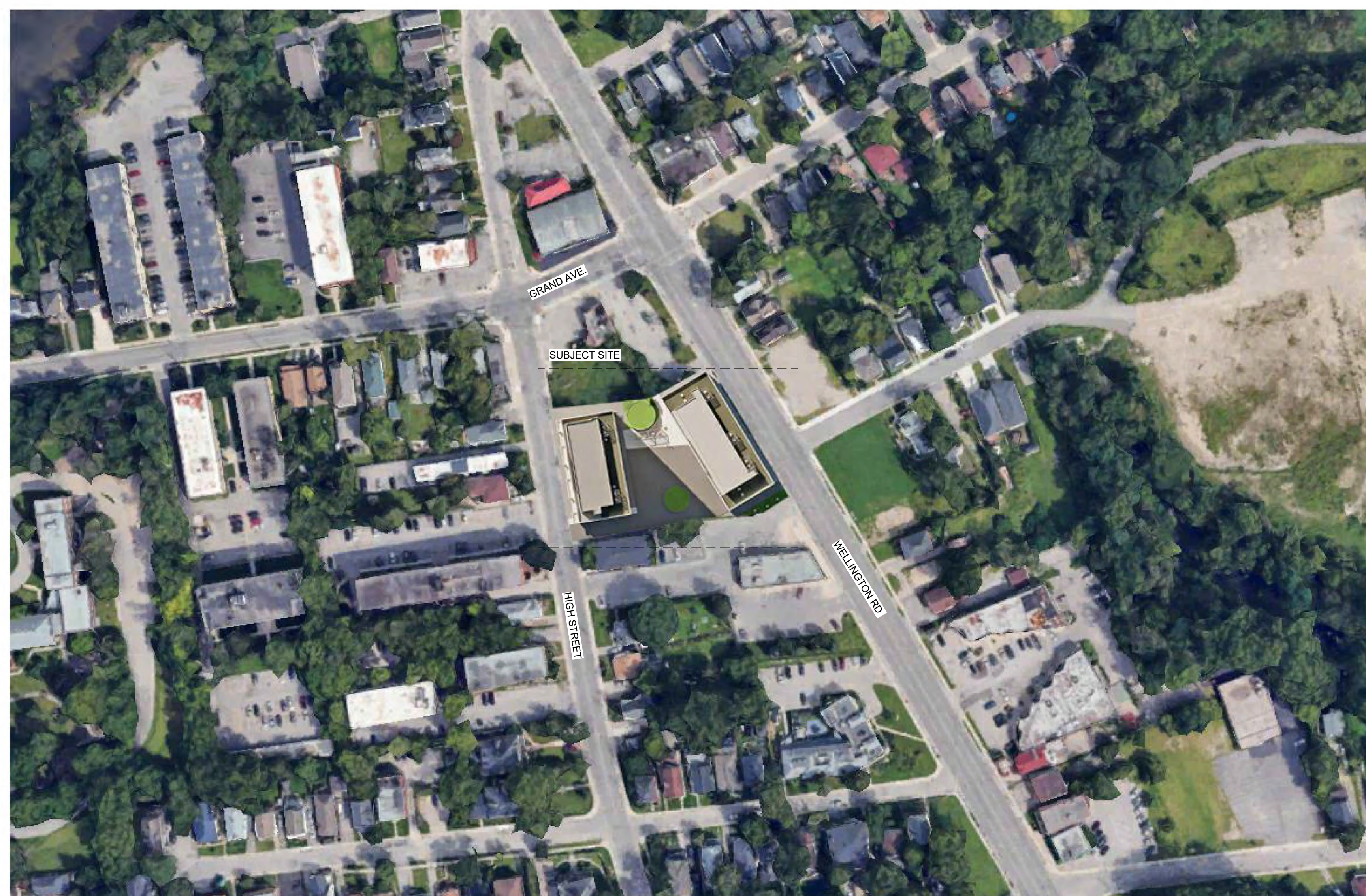
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MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE DILIGENCE FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSIONS. GRADES, STRUCTURAL, ETC. SHALL BE VERIFIED BY THE ARCHITECT. 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 AN EXCLUSIVE PROPERTY OF JOYCE POSEY DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION



1 CONTEXT AXO

[illegible]

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

CONTEXT PLAN

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

DATE	2026-07-10
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DATE	2020-07-10
DRAWN BY	HM

A1.3

SCALE	1:100
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MEASUREMENTS, LOT LINES, E.C. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONSTRUCTION PURPOSES. IT IS THE CONTRACTOR'S DUTY TO VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAWING SHALL BE PREPARED BY THE ARCHITECT. ENGINEERING SUBMISSION GRADES, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWING SHALL BE REFERRED TO WHERE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL GRADES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. ANY REUSE OF DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
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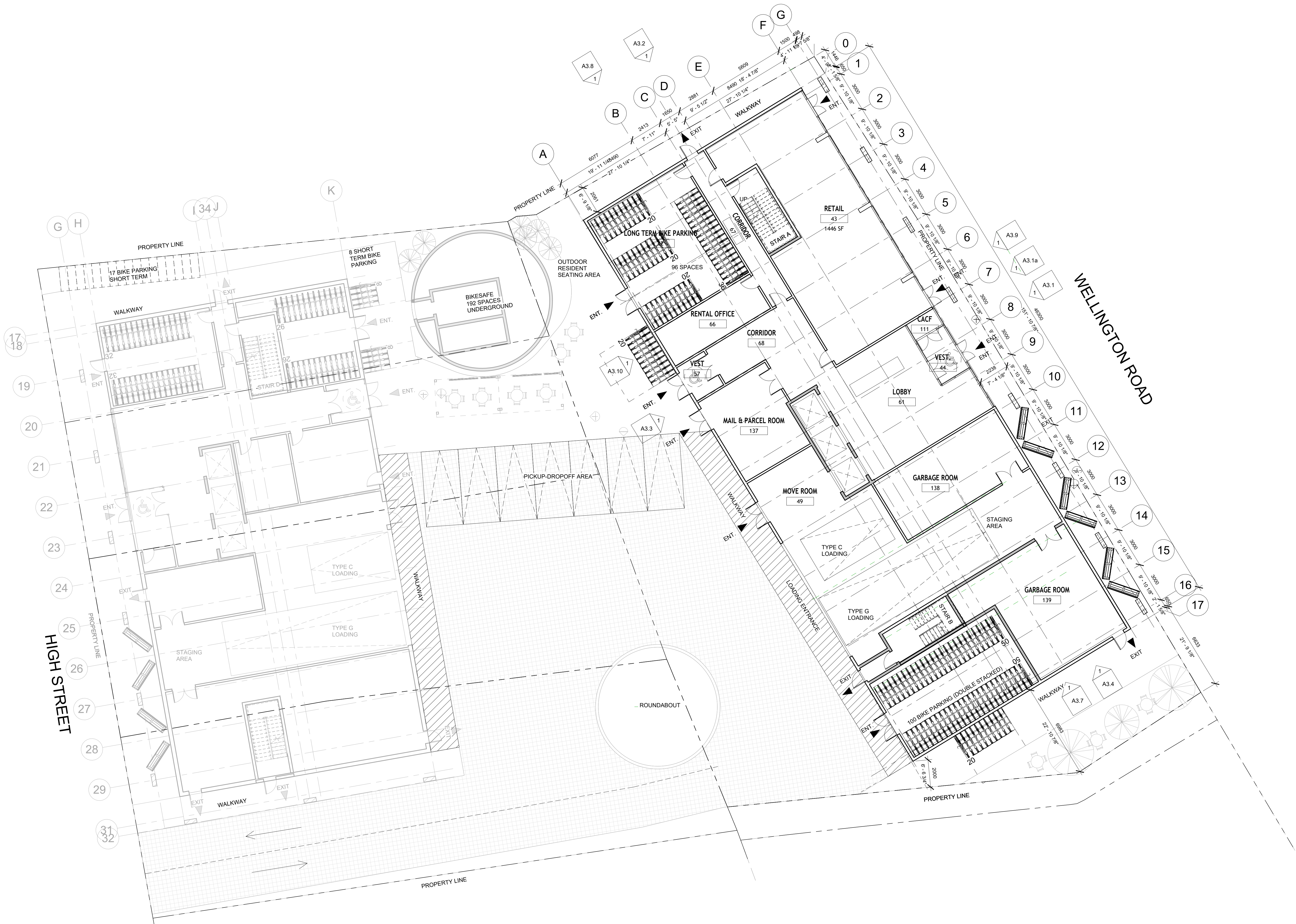
LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

1.1 FLOOR PLAN

DRAWN BY HM

A2.1

SCALE	1 : 125
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① 1ST FLOOR
1 : 125



MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE LINES, 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 DRAINAGE PLANS. THE DRAWING IS FOR ARCHITECTURAL, 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 FOR EXCLUSIVE PROFESSIONAL OR GOOD FAITH 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

L2-4 FLOOR PLAN

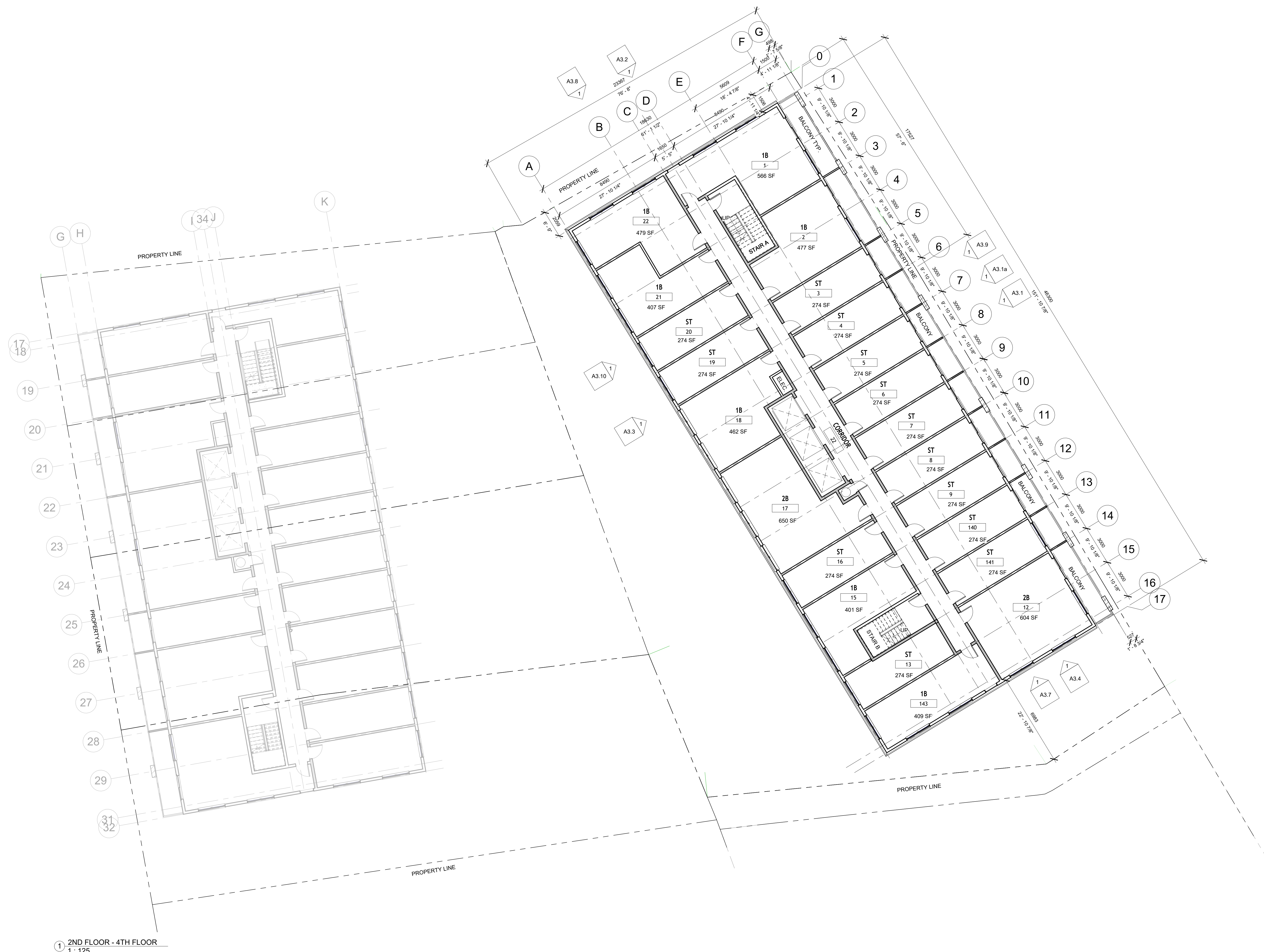
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DATE	2026-07-10
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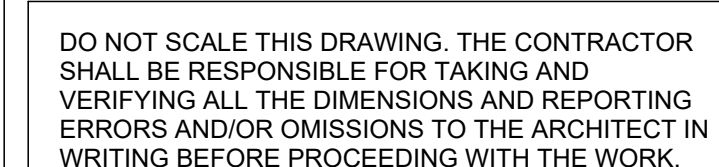
A2.2

SCALE	1 : 125
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① 2ND FLOOR - 4TH FLOOR
1 : 125

2026-08-18 6:27:53 PM



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 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 FOR ILLUSTRATIVE PURPOSES ONLY. NO COPY, REUSE OR REPRODUCTION OF ANY PART OF THIS 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

L5-21 FLOOR PLAN

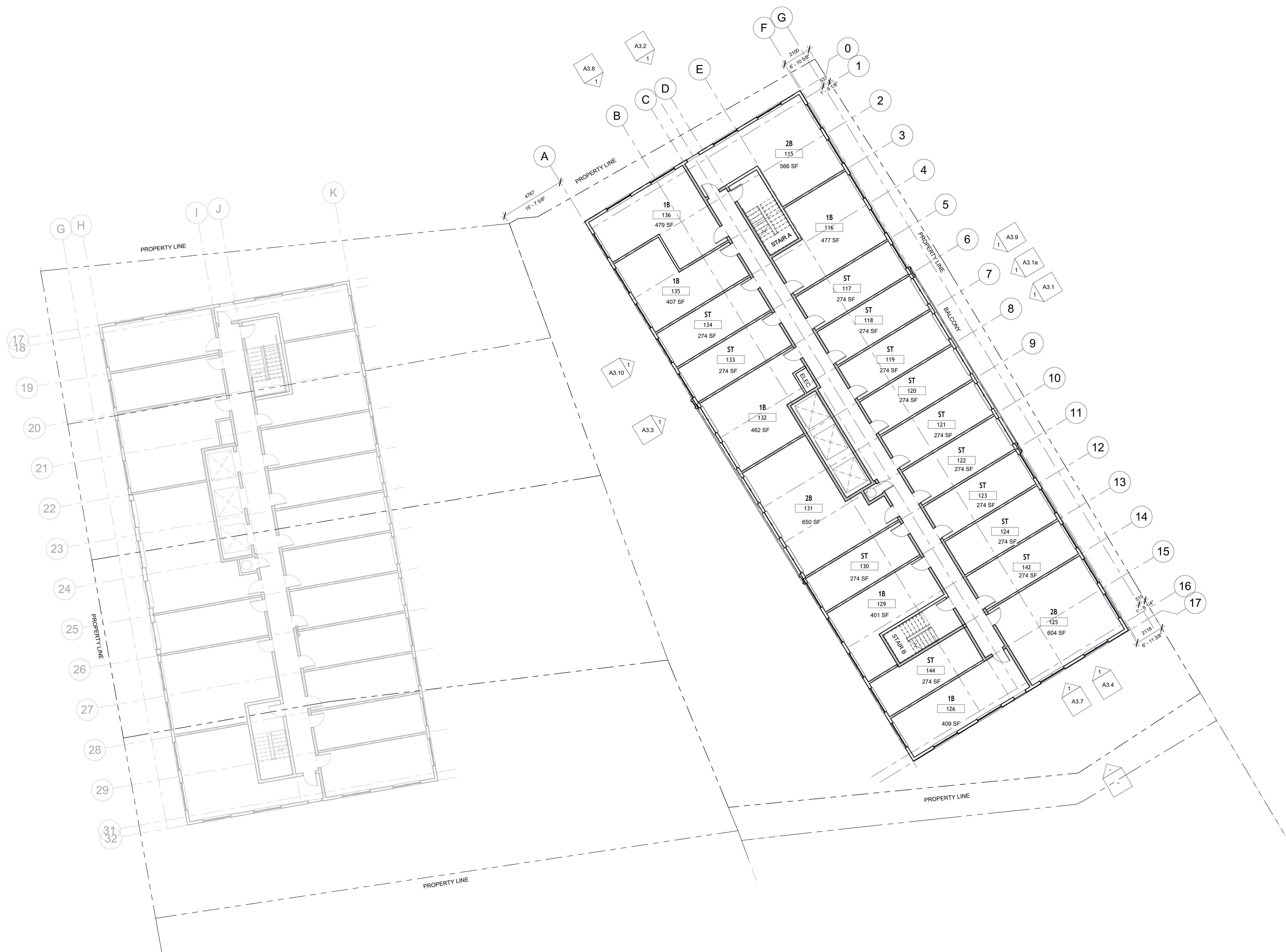
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DATE	2026-07-1
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A2.3

SCALE 1 : 12



① 6TH FLOOR
1 : 125

2026 08 18 6:18:01 PM



MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADE LINES, 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 DRAINAGE PLANS. THE DRAWING IS FOR ARCHITECTURAL, 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 SUBSTITUTE FOR A PROFESSIONAL DESIGN AND SHALL NOT BE USED WITHOUT A PROFESSIONAL DESIGNER'S CONSENT.

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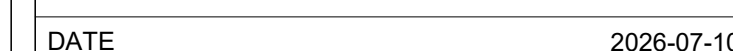
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CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

MECH ROOF/AMENITY FLOOR PLAN

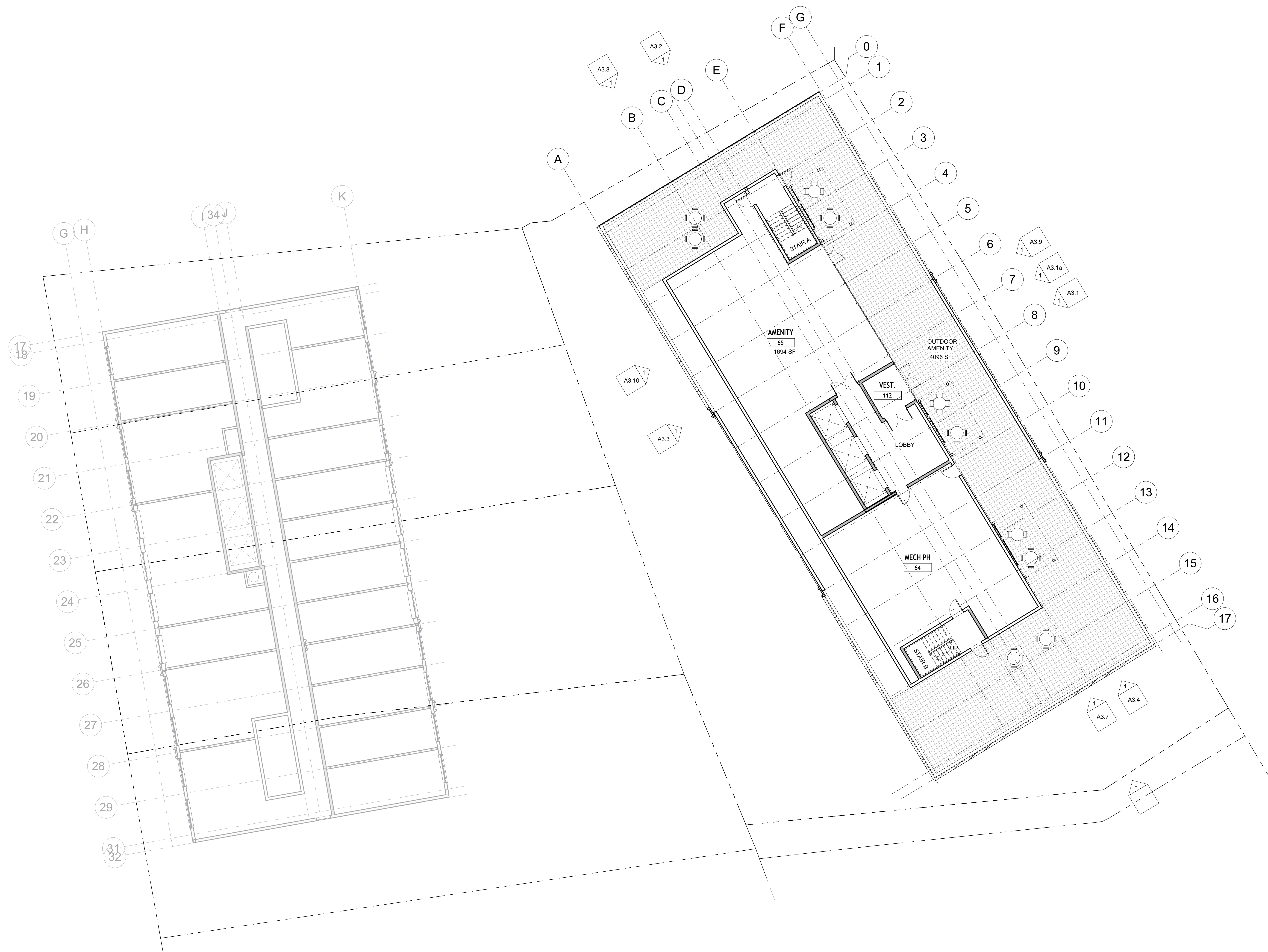
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A2.4

SCALE	1 : 125
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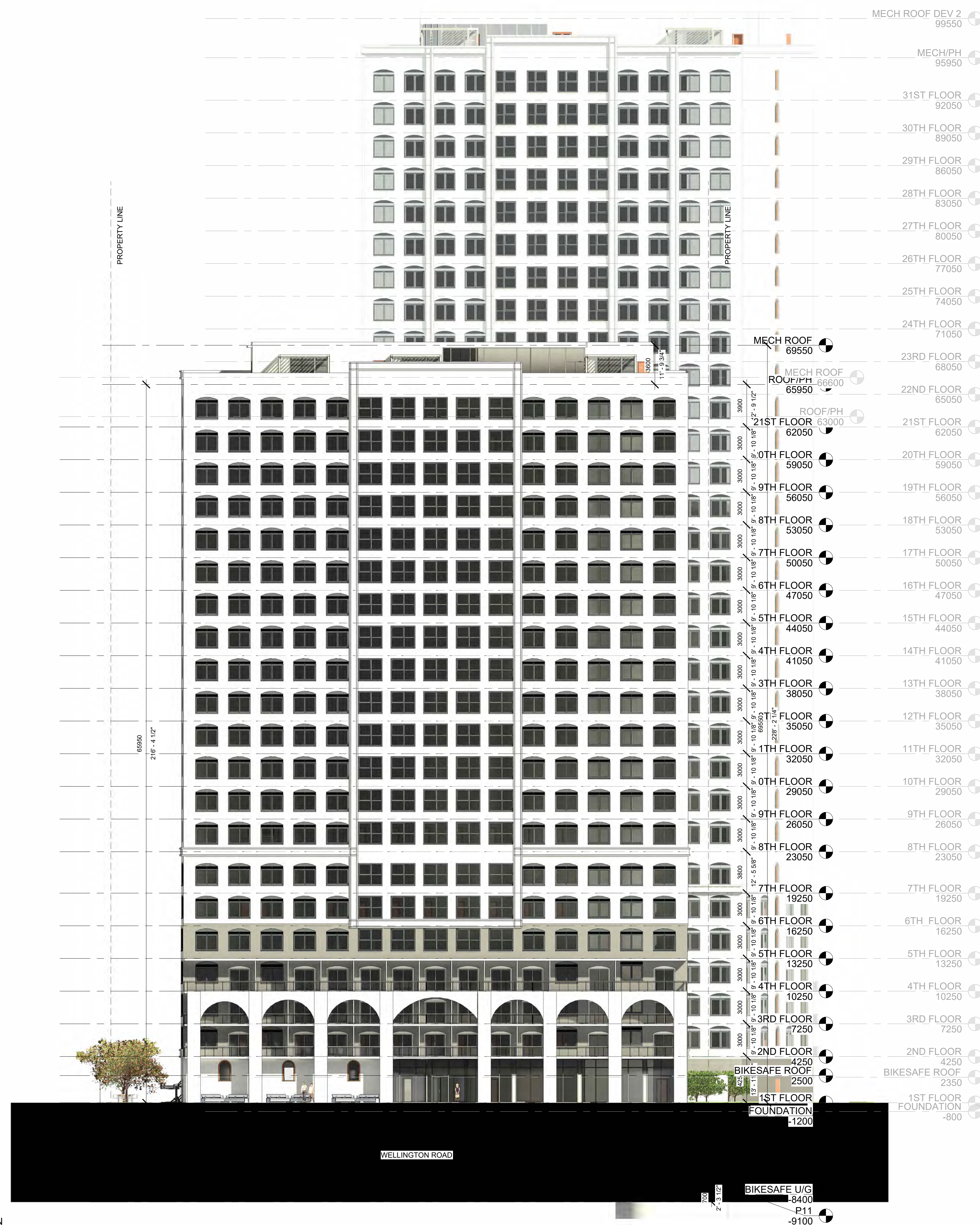
① ROOF/PH
1 : 125



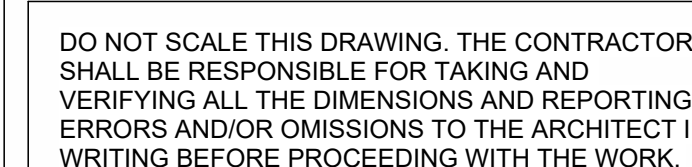
MEASUREMENTS, LOT LINES, EX- FEATURES, INDICATIONS OF GRADES ARE APPROXIMATE ONLY, BUT WITHIN THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK 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 AND SHALL NOT BE USED WITHOUT CONSENT

[illegible]

SCALE 1 : 200



1 EAST ELEVATION
1 : 200



MEASUREMENTS, GRADE LINES, AND FEATURES. INDICATIONS OF LOT LINES 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 OF CONSTRUCTION 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 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

NORTH ELEVATION

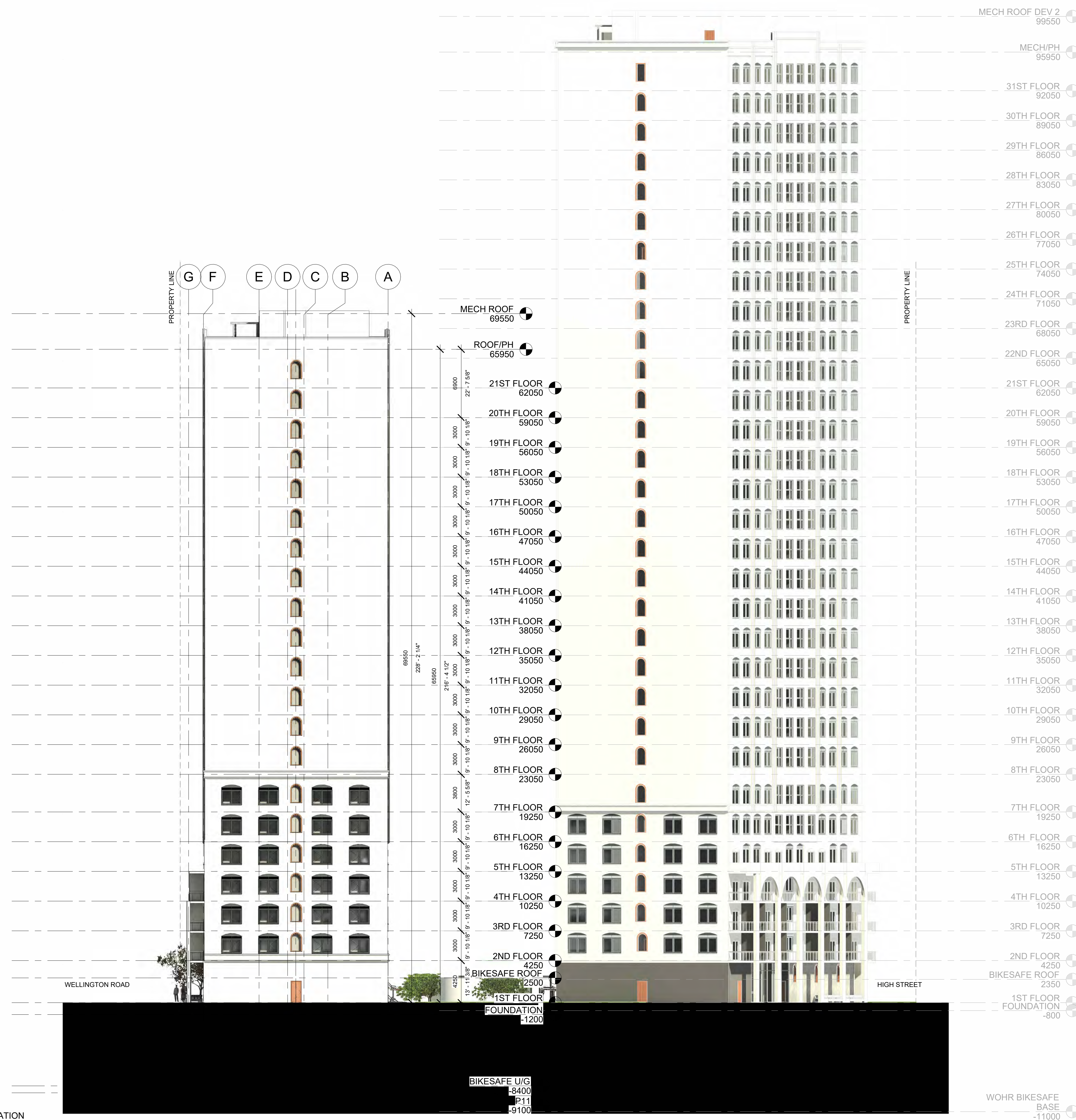
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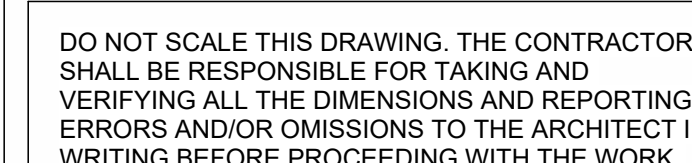
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A3.2

SCALE	1 : 200
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1 NORTH ELEVATION
1 : 200



MEASUREMENTS, LOT LINES, ETC. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY OF THIS 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, ALL MATERIALS AND METHODS 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 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

WEST ELEVATION

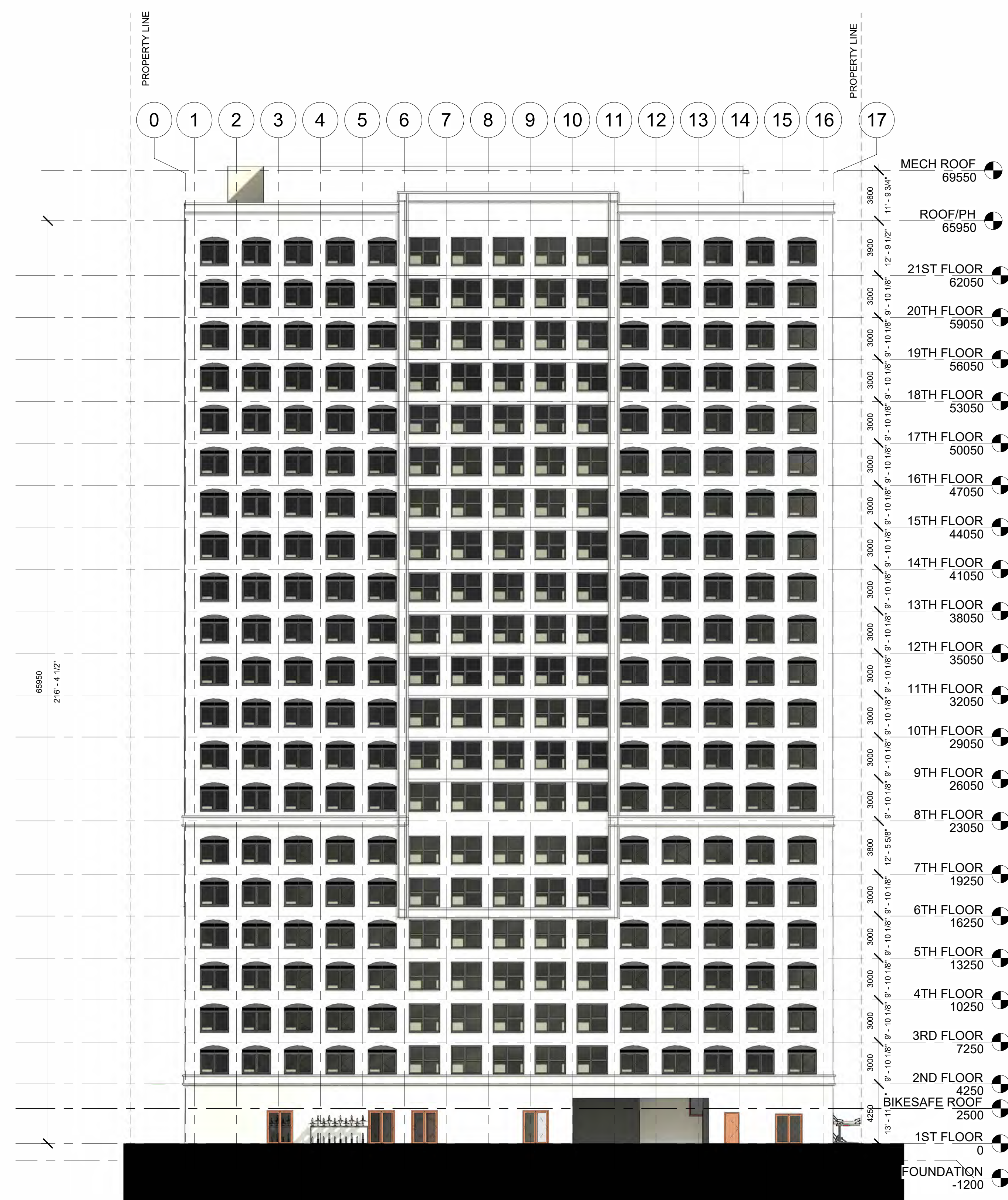
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DATE	2026-07-1
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A3.3

SCALE 1 : 20



① WEST ELEVATION
1 : 200



MEASUREMENTS, LOT LINES, EX- 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
DRAWING. SURFACING, GRASS, GRAVEL, 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
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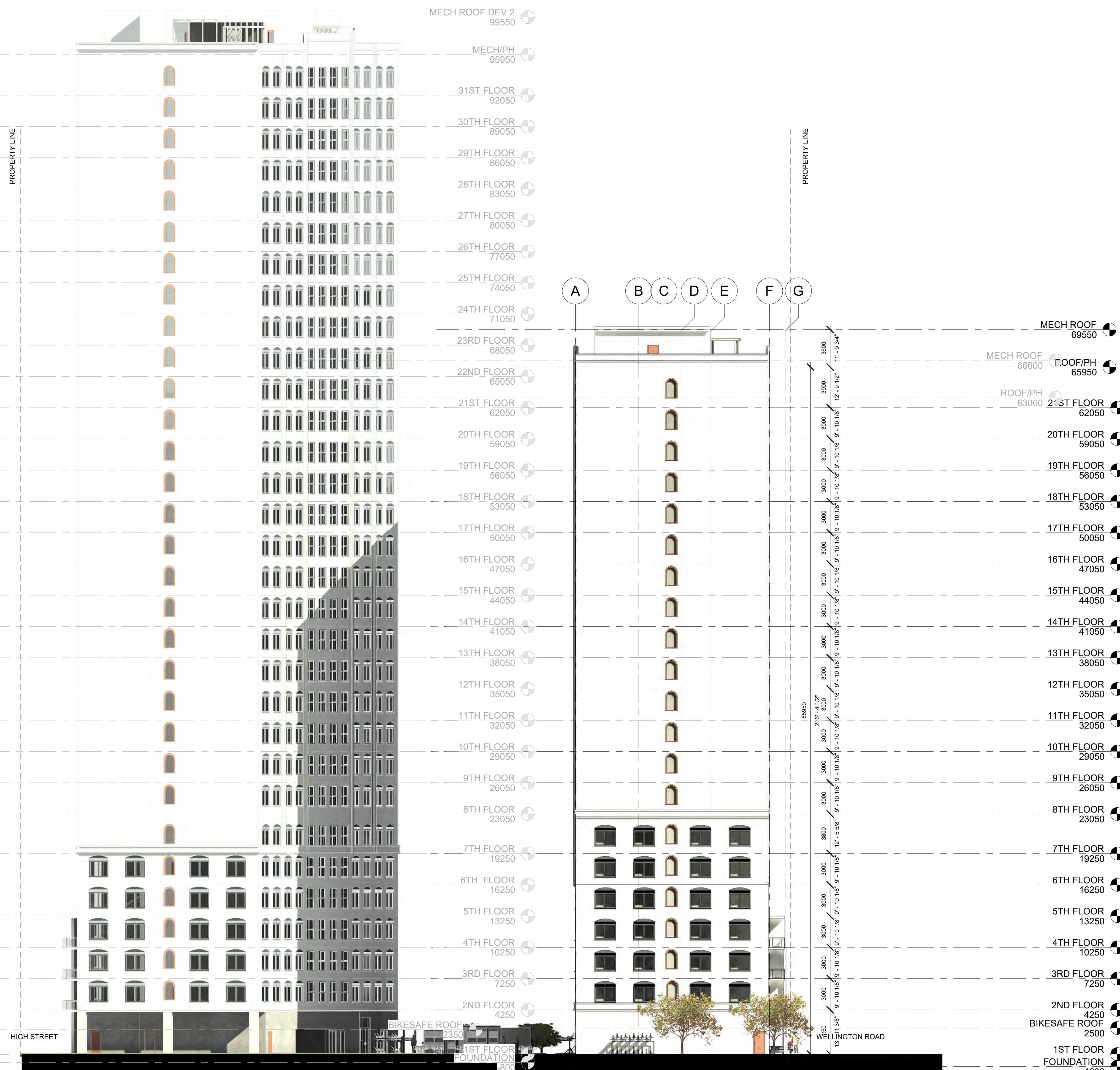
LOCATION: 57-75 WELLINGTON RD
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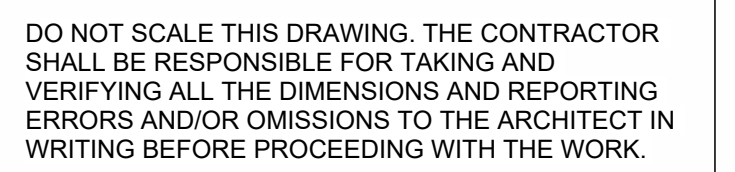
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A3.4

SCALE	1 : 200
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① SOUTH ELEVATION
1 : 200



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, THE 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 WITHOUT AUTHORIZATION BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

CLIENT: FOUNDATION CAPITAL C/O MICHAEL NEMANIC

LOCATION: 57-75 WELLINGTON RD
LONDON, ONTARIO

PERSPECTIVE VIEWS

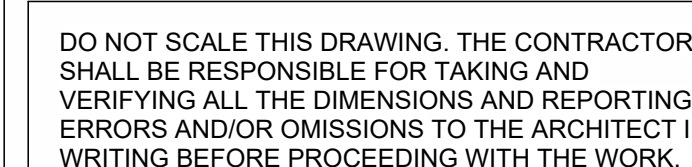
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M6P 3V6

DATE	2026-07-10
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A3.5

SCALE



MEASUREMENTS, GRADE LINES, ETC. FEATURES, INDICATIONS OF LOT LINES 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 ALL MATERIALS CONTRACTOR 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 AND SHALL NOT BE USED WITHOUT CONSENT.

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AXONOMETRIC VIEWS

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M6P 3V6

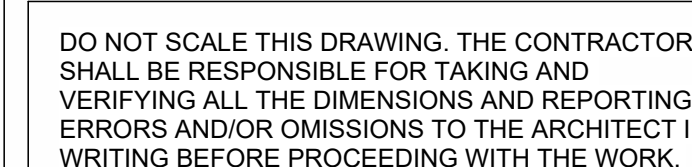
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A3.5a

SCALE





MEASUREMENTS, LOT LINES, EX. 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 SUBMITTALS. STRUCTURAL
MECHANICAL AND ELECTRICAL DRAWINGS SHALL B
REFERRED TO WHERE REQUIRED. CONTRACTOR MUST
COMPLY WITH ALL PERTINENT CODES AND
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A3.6

SCALE	
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1 CONTEXT AXO AERIAL VIEW

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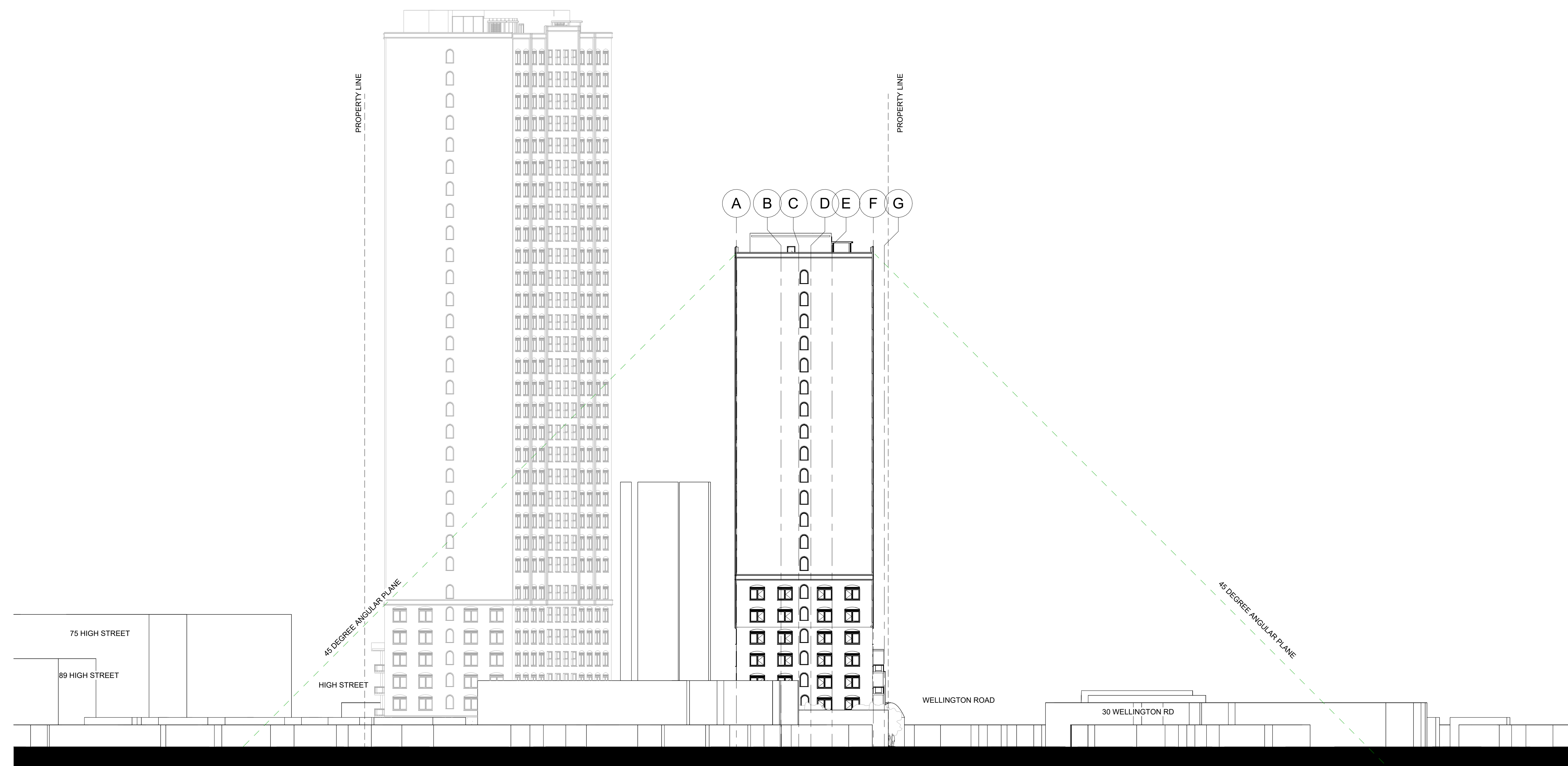
SOUTH ELEVATION_ANGULAR PLANE

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TORONTO, ON
M6P 3V6

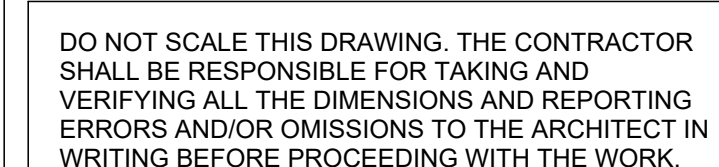
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A3.7

SCALE	1 : 300
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① SOUTH ELEVATION ANGULAR PLANE
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NORTH ELEVATION_ANGULAR PLANE

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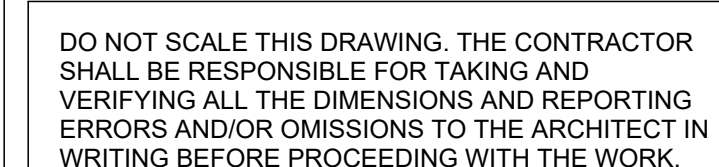
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A3.8

SCALE	1 : 300
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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 DESIGN. THIS DRAWING IS A CULTURAL, 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 A CULTURAL, MECHANICAL AND ELECTRICAL DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

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EAST ELEVATION_ANGULAR PLANE

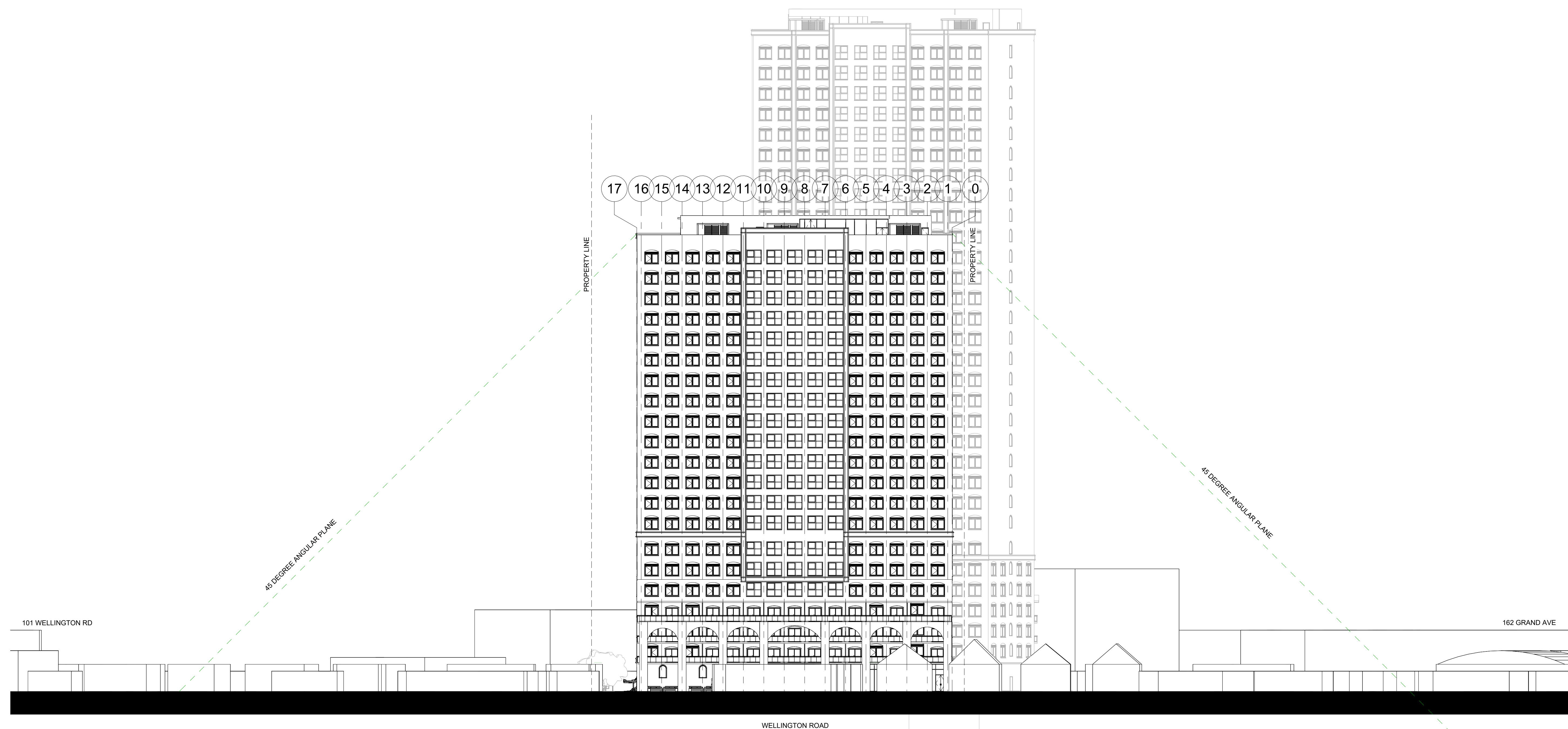
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A3.9

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



MEASUREMENTS, LOT LINES, EX. 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. CONSTRUCTION OF ALL 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 THE PROPERTY OF GOODLUCE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT.

45 DEGREE ANGULAR PLANE

45 DEGREE ANGULAR PLANE

162 GRAND AV

① WEST ELEVATION ANGULAR PLANES
1 : 300

A3.10

SCALE 1 : 300

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