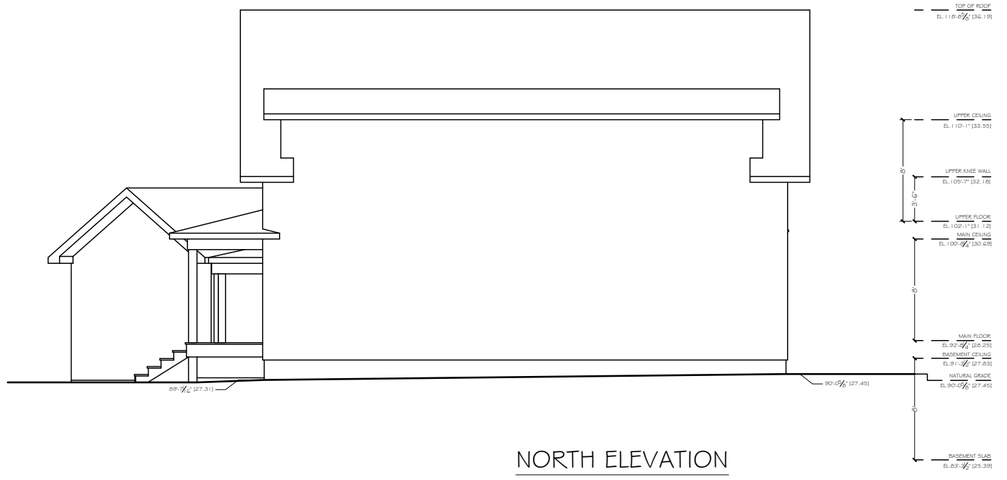


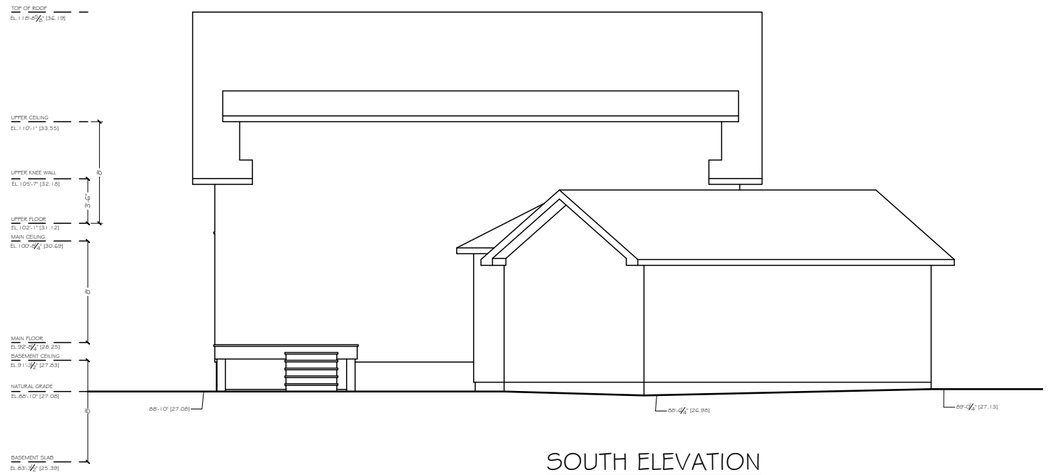
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

3	23/09/26	ISSUED FOR REVIEW
2	11/09/26	ISSUED FOR REVIEW
1	31/08/26	ISSUED FOR REVIEW
no.	date	description

REVISION

L'entrepreneur verifiera toute les quantites et dimensions sur place.

McGee & Associates Inc.
Architecture
Architectural & Interior Design

BELANGER-COLL RESIDENCE
76 AV. MONTROSE
POINTE-CLAIRE, QC

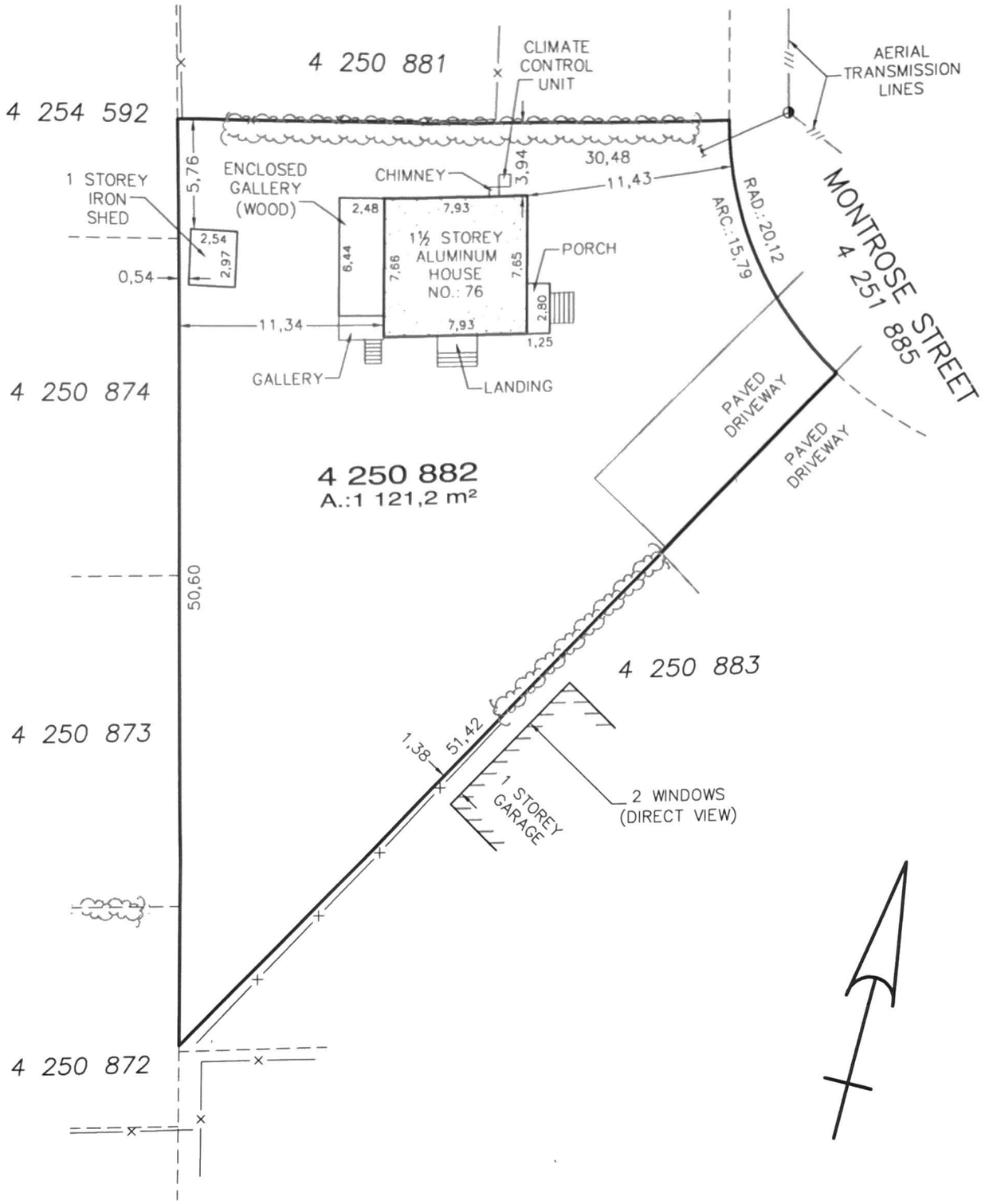
Titre de la feuille:

DEMO
ELEVATIONS

dessine par:
P.M. / R.P.

date	echelle:	feuille:
10/08/26	3/32" = 1'-0"	D-1

dossier no:



All dimensions in this location certificate are in meters (S.I.). Unless otherwise mentioned, all measurements were taken between foundation and property limits for the main building and from the exterior lining to property limits for most other dependencies. Swimming pool measurements were taken from the water's edge to the property limit.

T= Title
C= Cadastral measurements before renovation
M= Measurements established by the undersigned
R= Cadastral measurements after renovation
Electrical pole
Fence
Fire hydrant
Anchor
Street lamp
Transmission line
Hedge

LOCATION CERTIFICATE

SIGNED IN BLAINVILLE,

NORMAND JEAN
QUEBEC-LAND-SURVEYOR

CADASTRE OF:	QUEBEC
Registration division:	Montreal
Municipality:	Pointe-Claire
LOT(S):	4 250 882

TRUE COPY OF ORIGINAL
DATE: 2016-05-11

Q.L.S.

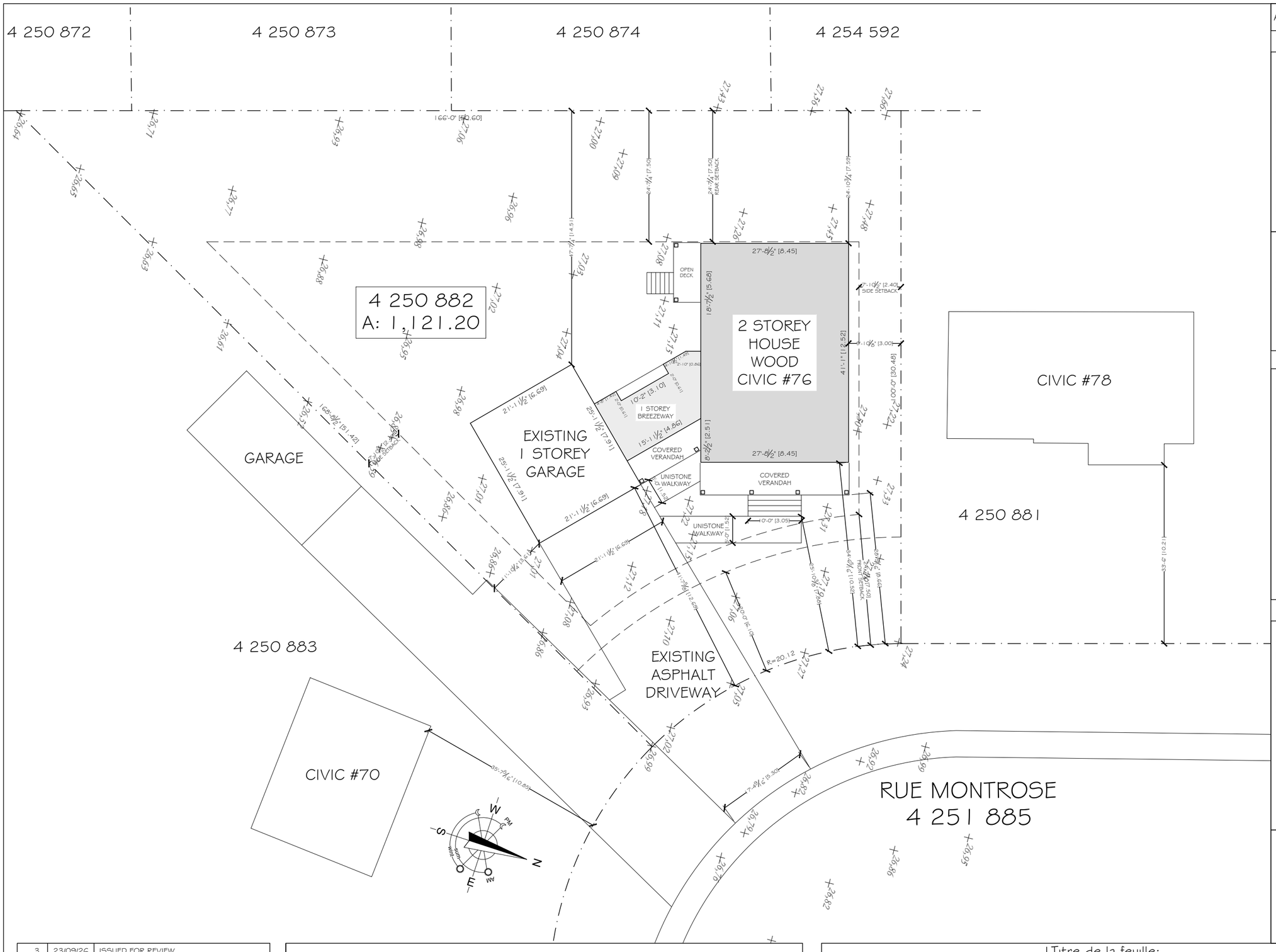
ARPENTAGE OPTIMUM inc.
Tel.:(450) 818-2380
Quebec-Land-surveyor

The present location certificate consists of this plan and includes the written report. It was issued specifically for a sale transaction and/or for mortgage purposes; it may not be used or invoked for any other purpose without the written authorisation of its author.

Minute: 5897 | Date: May 4th, 2016

Scale: 1:300 (SI) | Drawing: W-1505

Survey date: April 25th, 2016 | File: W-1505



AREA CALCULATIONS

1) MEASUREMENTS

MAIN FLOOR:	1,155.61 sq.ft
UPPER FLOOR:	1,155.61 sq.ft
EXISTING GARAGE:	571.24 sq.ft
BREEZEWAY:	221.04 sq.ft
COVERED ENTRY:	71.46 sq.ft
COVERED FRONT VERANDAH:	167.75 sq.ft
COVERED REAR ENTRY:	20.00 sq.ft
LOT:	12,068.49 sq.ft

2) REGULATIONS:

FRONT:	24'-7¼" (7.50 m)
SIDE:	7'-10½" (2.40 m)
REAR:	24'-7¼" (7.50 m)
MAX ROOF HEIGHT:	29'-6⁵⁄₁₆" (9.00 m)

3) LOT COVERAGE RATIO (Ra48):

MAXIMUM (30%):	3,620.54 sq.ft
MAIN FLOOR:	1,155.61 sq.ft
EXISTING GARAGE:	571.24 sq.ft
BREEZEWAY:	221.04 sq.ft
COVERED ENTRY:	71.46 sq.ft
COVERED FRONT VERANDAH:	167.75 sq.ft
COVERED REAR ENTRY:	20.00 sq.ft
TOTAL:	2,209.58 sq.ft (205.27 sq.m)
TOTAL(%):	2,209.58/12,068.49 sq.ft =18.30%

OKAY

4) FLOOR AREA RATIO (Ra48):

MAXIMUM (40%):	4,827.39 sq.ft
MAIN FLOOR:	1,155.61 sq.ft
UPPER FLOOR:	1,155.61 sq.ft
EXISTING GARAGE:	571.24 sq.ft
BREEZEWAY:	221.04 sq.ft
TOTAL:	3,103.50 sq.ft (288.32 sq.m)
TOTAL(%):	3,103.50/12,068.49 sq.ft =25.71%

OKAY

5) MUNICIPAL CODE 4.10 D) & E)

D) MAX WIDTH (70% OF FRONTAGE):	ARC: 65'-8" x 70% =45'-11⁵⁄₁₆"
E) MAX FLOOR AREA RATIO:	4,133.00 sq.ft

no.	date	description
3	23/09/26	ISSUED FOR REVIEW
2	11/09/26	ISSUED FOR REVIEW
1	31/08/26	ISSUED FOR REVIEW

REVISION

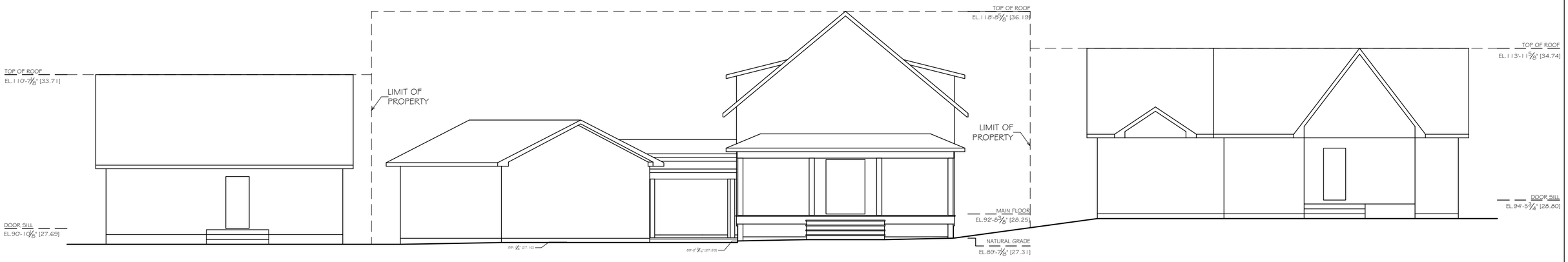
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McGee & Associates Inc.
Architecture — Architectural & Interior Design

BELANGER-COLL RESIDENCE
76 AV. MONTROSE
POINTE-CLAIRE, QC

Titre de la feuille:
SITE PLAN

dessine par: P.M. / R.P.
date: 10/08/26
echelle: 1/16" = 1'-0"
feuille: SP-1
dossier no:



70 AV. MONTROSE

76 AV. MONTROSE

78 AV. MONTROSE

no.	date	description

REVISION

L'entrepreneur verifiera toute les quantites et dimensions sur place.

McGee & Associates Inc.

Architecture — Architectural & Interior Design

BELANGER-COLL RESIDENCE
76 AV. MONTROSE
POINTE-CLAIRE, QC

Titre de la feuille:

STREETSCAPE

dessine par: P.M. / K.C.B. / R.P.

date: 10/08/26

echelle: N.T.S.

feuille: SS-1

dossier no: