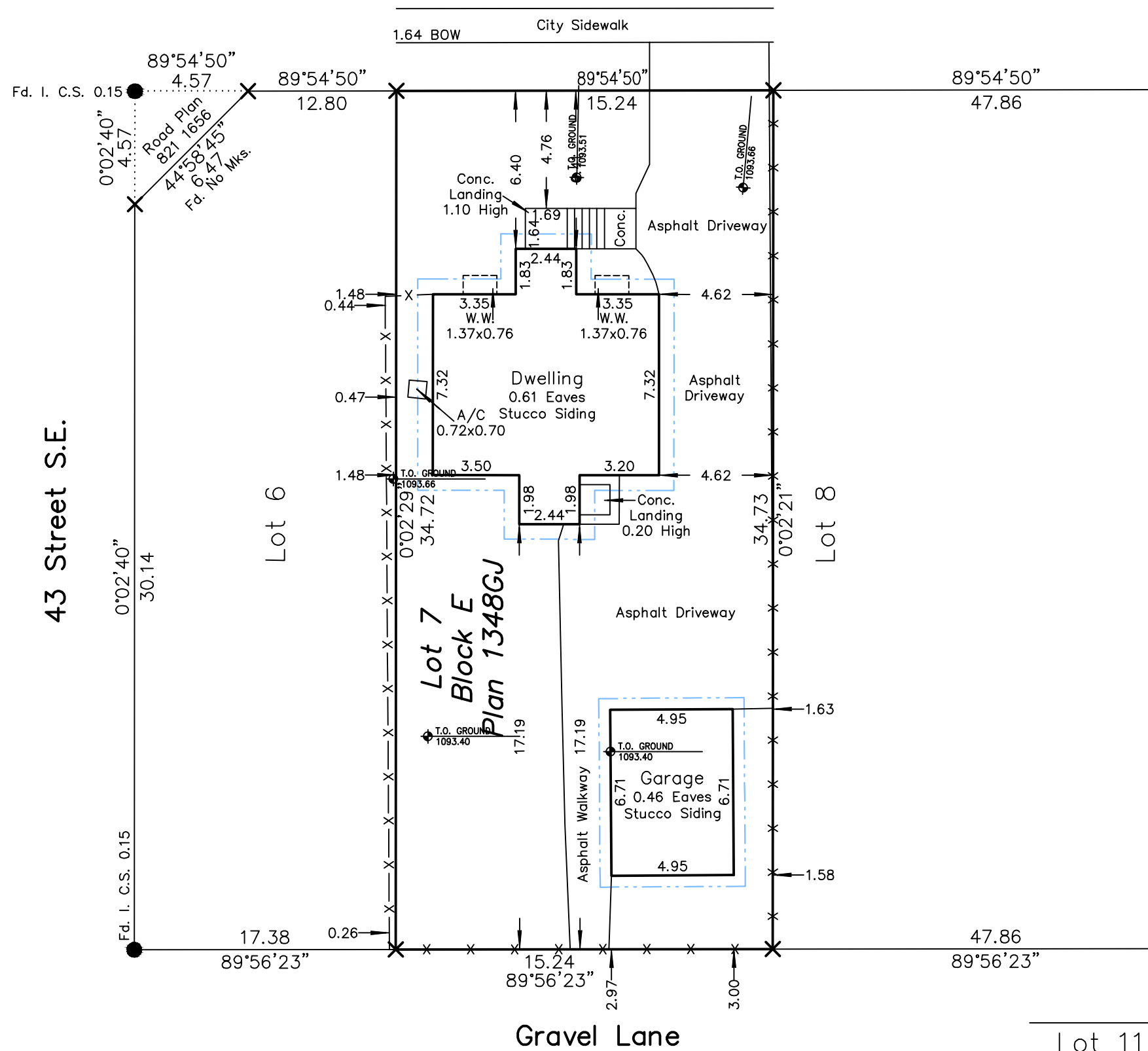


DEVELOPMENT PERMIT

DEVELOPMENT PERMIT # TC2026-03586
APPROVED: 2026/08/11

4405 17 Avenue S.E.

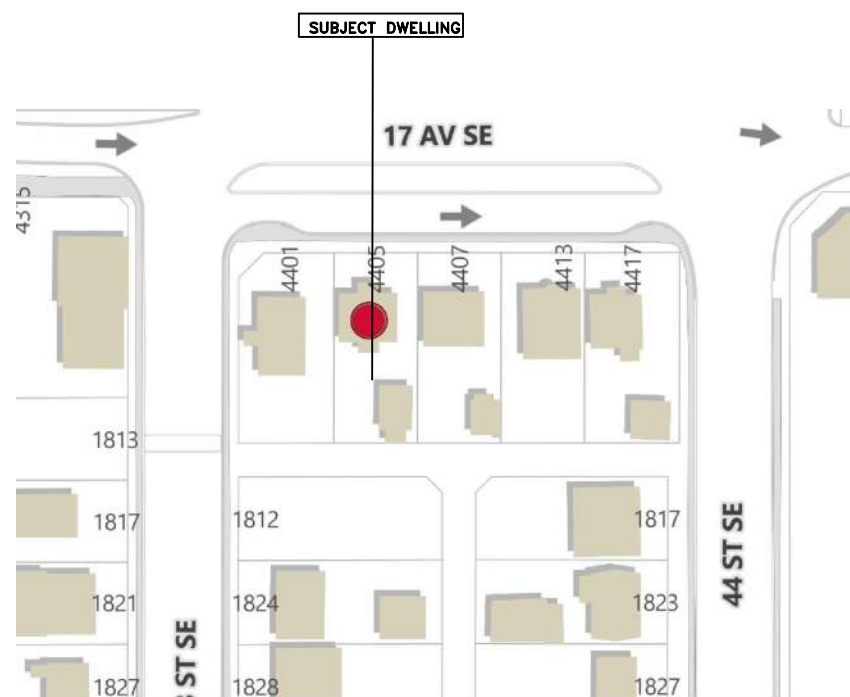


1 SITE PLAN
A0 SCALE: 1: 200



LEGAL DESCRIPTION :
LOT 7
BLOCK E
PLAN 1348 GJ
ADDRESS :
4405 - 17TH AVENUE S.E.
CALGARY, ALBERTA

BUILDING AREA
SITE AREA = 529.59 M2
LANDUSE - MU - 1f4.5H20 MIX-USE - GENERAL
ORIGINAL HOUSE AREA = 820.14SF (76.20M2)
BASEMENT FLOOR = 720.10sF (66.90M2)
MAIN FLOOR = 820.14SF (76.20M2)
EXISTING GARAGE = 357.49SF (33.21M2)
TOTAL SITE COVERAGE=(76.20+33.21)/529.59
=20.66% <45%



2 VINICITY MAP
A0 SCALE: 1: 125

PROJECT: PROPOSED OFFICE for VIETNAM TRAVEL CENTRE		FLC CONSULTING General Contractor & Project Management 49 Sienna Park Terrace S.W. (403) 680-4086 Calgary, AB, T3H 3L4 Ph: (403) 249-8673		DATE: 22/08/2026	
DRAWN BY: P.F.		FLC		NO. 1	
CHECKED BY: P.F.		FLC		REVISION: 1	
SCALE: AS SHOWN		FLC		BUILDING PERMIT	
JOB NO.: 2026022		FLC		DATE: 22/08/2026	
DRAWING TITLE: SITE PLAN - NEW		FLC		NO. 1	
DRAWING NO.: A. 0		FLC		NO. 1	
JOB NO.: 2026022		FLC		NO. 1	

STAMPS: Verify all dimensions and datum prior to construction start and any/all errors, omissions and/or discrepancies are to be reported immediately.

READ ALL DIMENSIONS, DO NOT SCALE FROM DRAWING.

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