

SITE DATA

CIVIC ADDRESS

23038 FRASER HWY
Langley BC
PID: 000-505-862

LEGAL DESCRIPTION

LT 4, SEC 32,
TWP 10, NWD,
PL NWP8153

ZONING

RU-1 (RURAL ZONE)

BUILDING FOOTPRINT

RESIDENCE	144.3 M ²	(1553 SQFT)
SHOP 1	226 M ²	(2435 SQFT)
SHOP 2	97.3 M ²	(1047 SQFT)

TOTAL 467.6 M² (5033 SQFT)

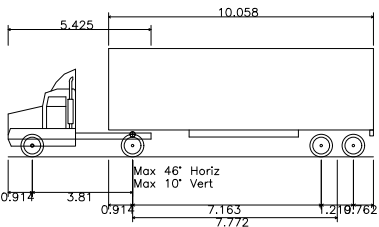
LOT COVERAGE

1.17 ACRES 4734.8 M² (50964.9 SQFT)
Buildings / 467.6 (5033 SQFT)

10.1 % Lot Coverage

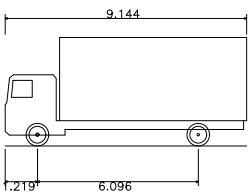


WB-40, 11 STALLS



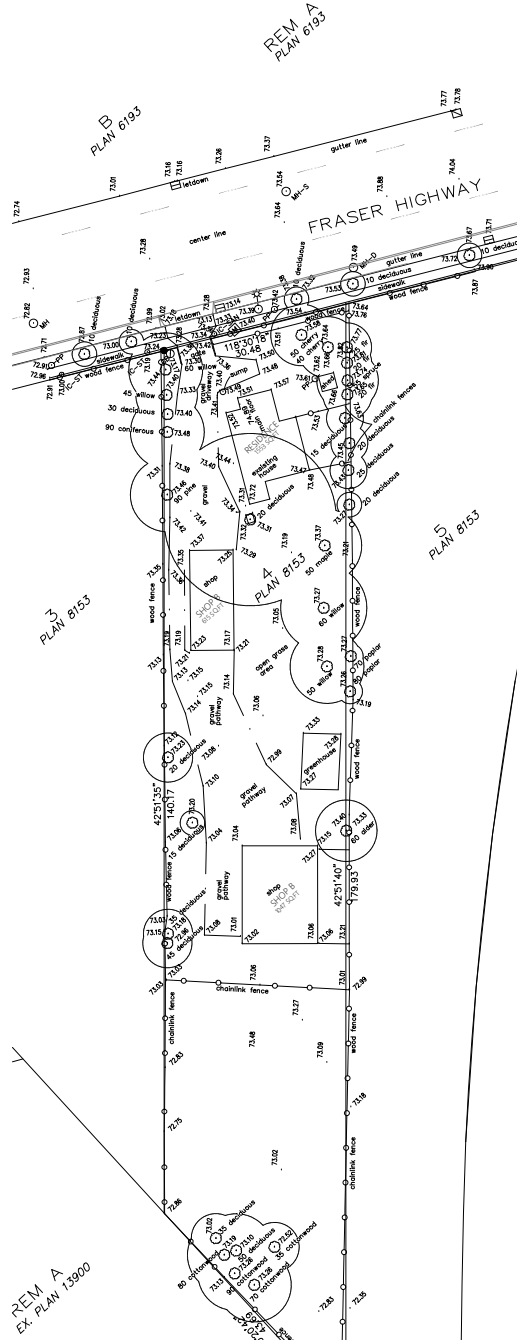
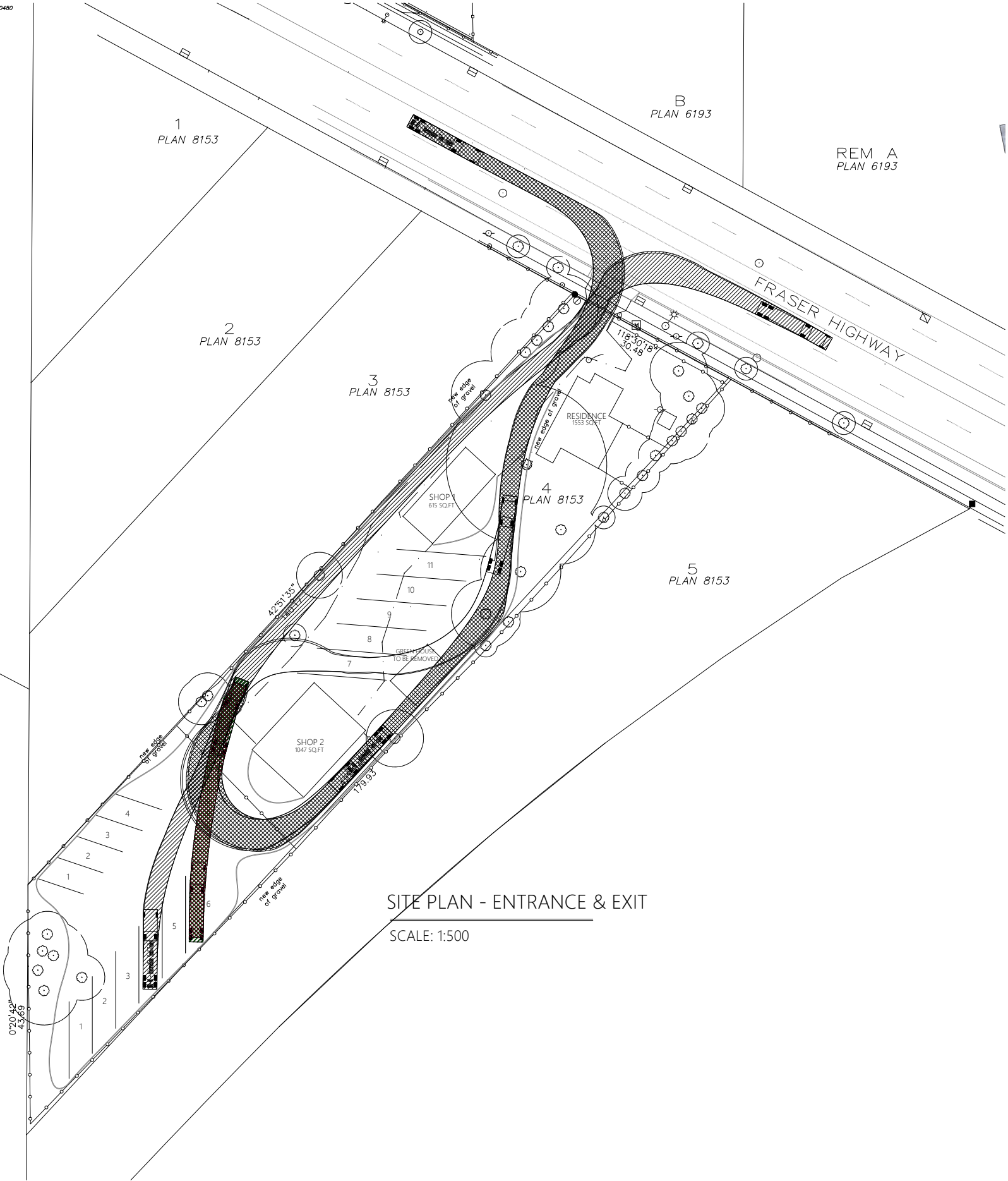
WB-40 - Intermediate Semi-Trailer
Overall Length 13.868m
Overall Width 2.438m
Overall Body Height 4.115m
Min Body Ground Clearance 0.407m
Track Width 2.438m
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.30°

SU-30, 4 STALLS



SU-30 - Single Unit Truck
Overall Length 9.144m
Overall Width 2.438m
Overall Body Height 4.115m
Min Body Ground Clearance 0.407m
Track Width 2.438m
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 18.0°

PLAN 30480



KEY PLAN

SCALE: NTS

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DRAWN: BYRON FAST

DESIGNER: BFast

DATE: 2024-05-21

SCALE: 1/16" = 1'-0", 1/8" = 1'-0"

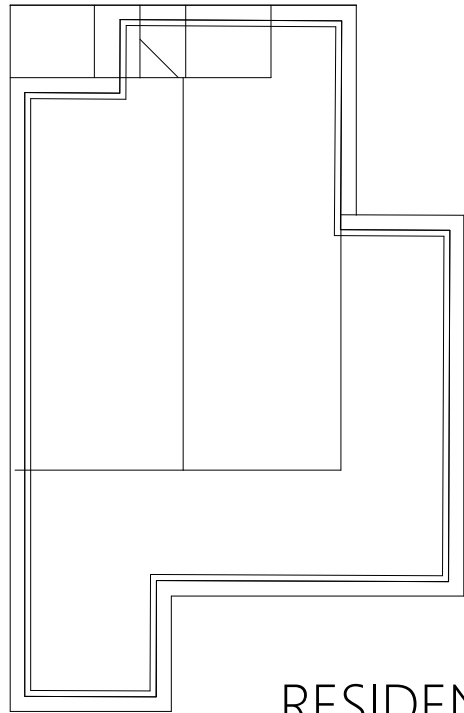
CLIENT NAME: TUP PERMIT

JOB ADDRESS: 23038 FRASER HWY

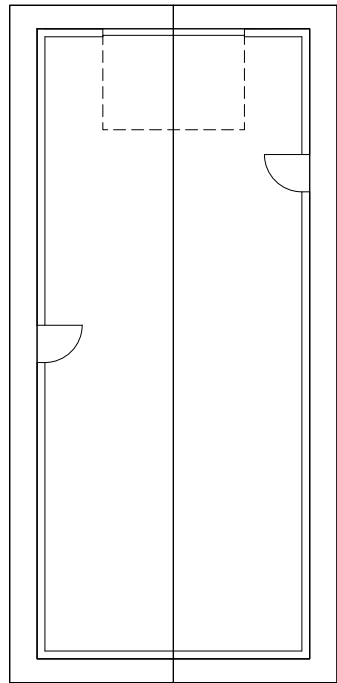
SHEET 1 OF 3

REF FILE:

TUP FRASER HWY



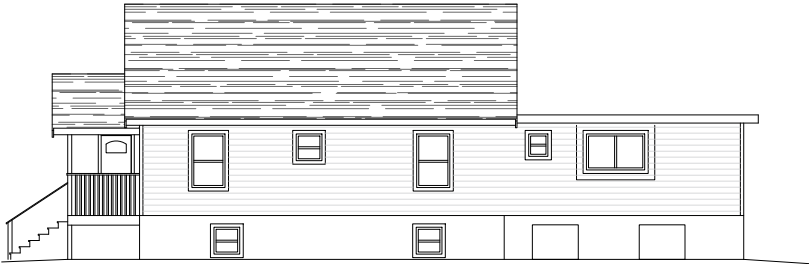
RESIDENCE
1553 SQ.FT



SHOP 1
615 SQ.FT



FRONT VIEW



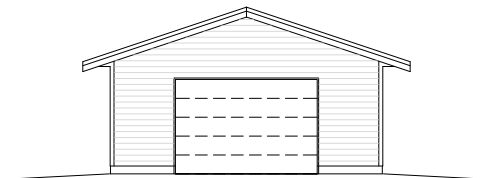
RIGHT VIEW



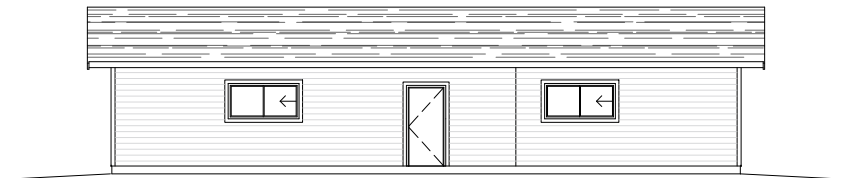
REAR VIEW



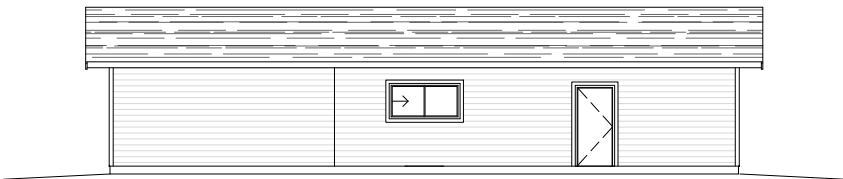
LEFT VIEW



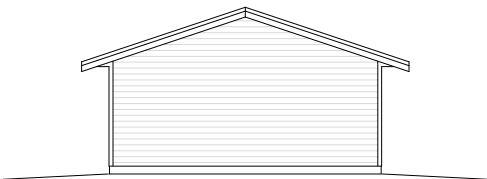
FRONT VIEW



RIGHT VIEW



LEFT VIEW



REAR VIEW

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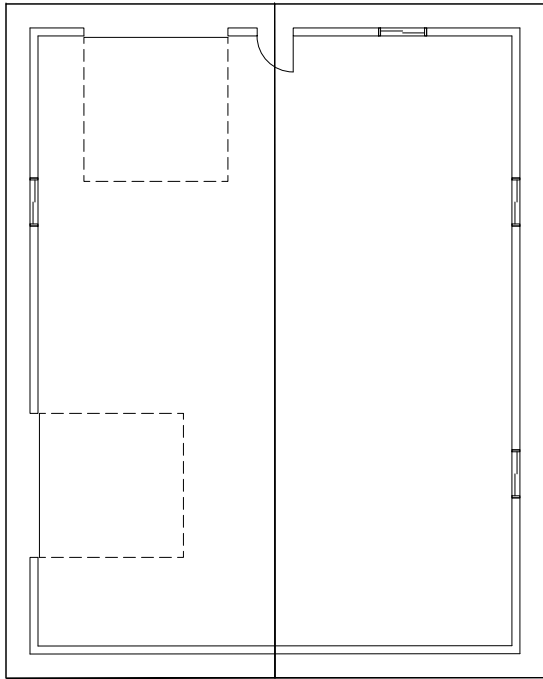
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DRAWN:	BYRON FAST
DESIGNER:	BFast
DATE:	2024-05-21
SCALE:	1:200
CLIENT NAME:	TUP PERMIT
JOB ADDRESS:	23038 FRASER HWY

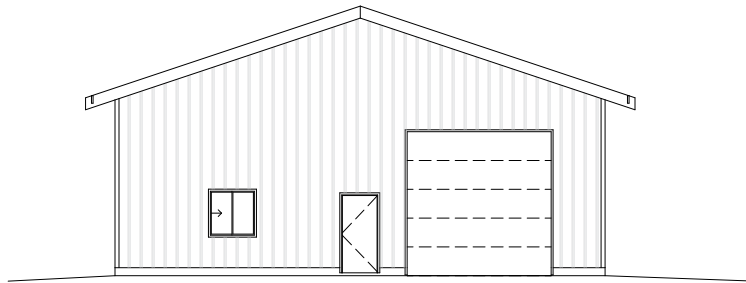
SHEET 3 OF 3

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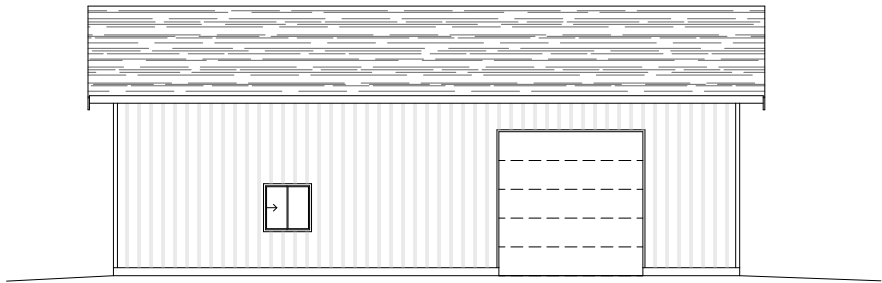
TUP FRASER HWY



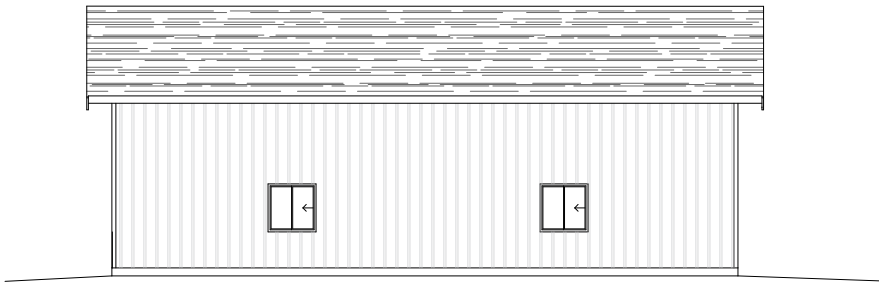
SHOP 2
615 SQ.FT



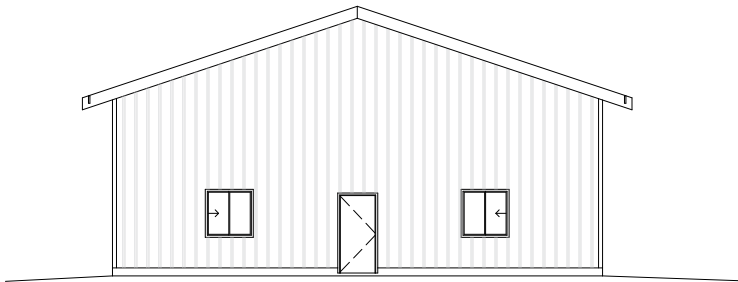
FRONT VIEW



RIGHT VIEW



LEFT VIEW



REAR VIEW

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SHEET 3 OF 3

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