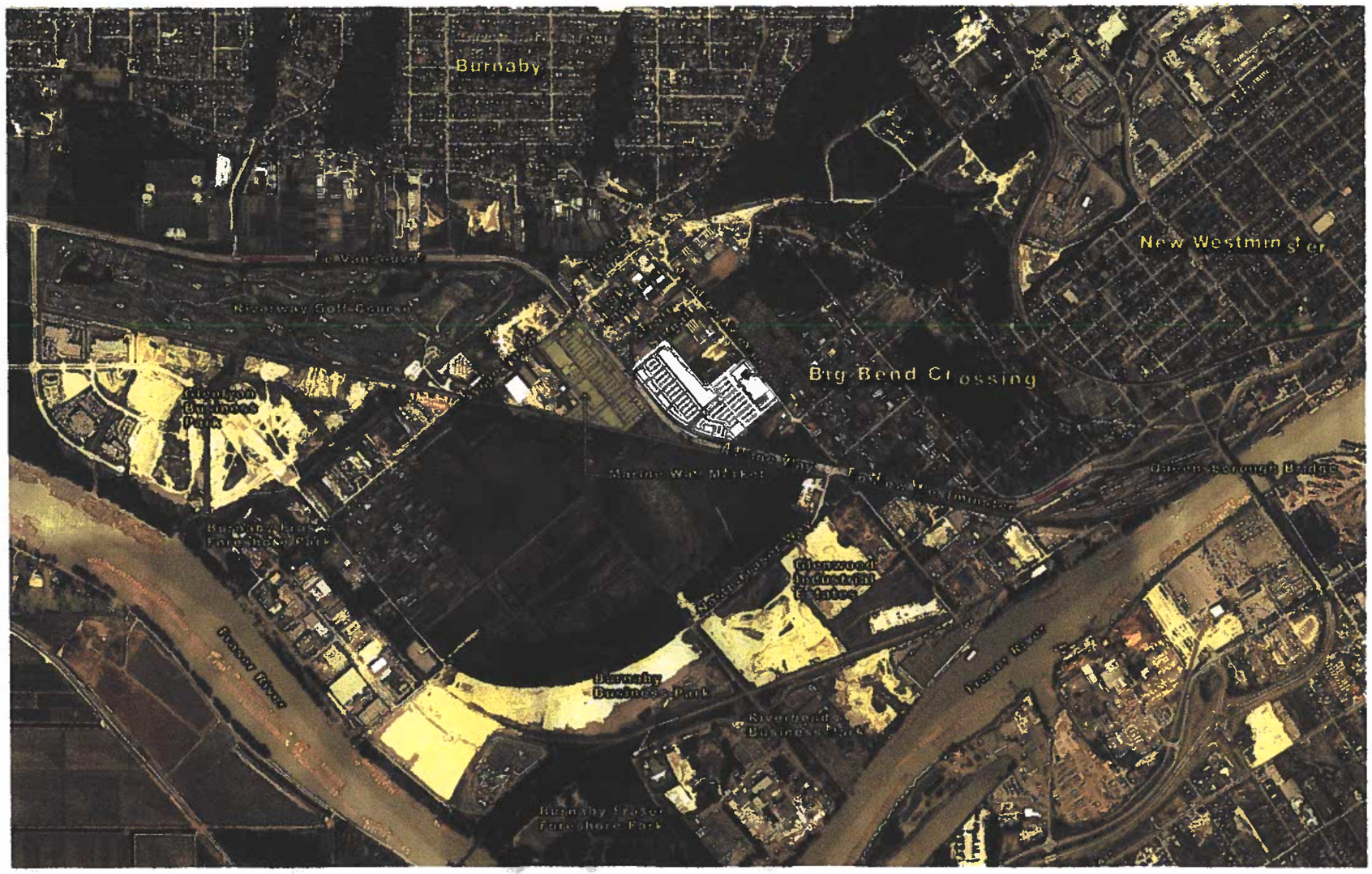
Comprehensive Development plans entitled
"Revised Statement of Uses" prepared by Anka Cornea and Frederick Li



REZONING REFERENCE #19-37

BIG BEND CROSSING, BURNABY, BC.

SITE CONTEXT

THE

PROJECT #1554
MARCH 10, 2006

SITE PLAN

SITE STATISTICS

SITE DESCRIPTION

LOT 6 EXCEPT PART HIGHWAY PLAN 60948, DISTRICT LOTS 165 & 166 - C, GROUP 1 NWD, PLAN 10907
PARCEL D, DISTRICT LOT 165 G, GROUP 1 EXCEPT D. PLAN 60794.

ZONE CD - C2

SITE AREA:

SITE A	56 210.0 sq.m.	13.92 ACRES
SITE B	45 120.0 sq.m.	11.60 ACRES
SUBTOTAL A & B	101 330.0 sq.m.	25.51 ACRES
ROAD DEDICATION (not included in coverage and parking calculations)	6 551.00 sq.m.	1.59 ACRES
TOTAL	11.88 HA	27.31 ACRES

SITE COVERAGE:

SITE A	35.69 %
SITE B	39.89 %
OVERALL A & B	38.63 %

BUILDING AREA:

SITE A

ANCHOR A - RONA	12,077 sq.m.	130,000 sq.ft.
CRU 7 - STAPLES	1,858 sq.m.	20,000 sq.ft.
PAD 3 - RESTAURANT TBD	650.0 sq.m.	7,000 sq.ft.
SUBTOTAL	14,584 sq.m.	157,000 sq.ft.

SITE B:

CRU 1 - THE SHOE COMPANY	380.5 sq.m.	4,130 sq.ft.
CRU 2 - PETSMART	1,912.0 sq.m.	19,200 sq.ft.
CRU 3 - MICHAELS	2,428.7 sq.m.	26,140 sq.ft.
CRU 4 - WINNERS/ HOMESENSE	6,380.7 sq.m.	68,670 sq.ft.
CRU 5 - LINENS 'N' THINGS	2,080.7 sq.m.	22,390 sq.ft.
PAD 1 - PIER 1	1,022.3 sq.m.	11,000 sq.ft.
PAD 2 - RESTAURANT TBD	1,194.2 sq.m.	12,910 sq.ft.
SUBTOTAL	14,380.0 sq.m.	154,300 sq.ft.
TOTAL	28,964.0 sq.m.	311,304 sq.ft.

BUILDING HEIGHT: 1 STOREY BUILDING MEZZANINES

PARKING:

TOTAL PARKING REQUIRED	1,002 STALLS
TOTAL PARKING PROVIDED	1,300 STALLS
SITE "A" PARKING - REQUIRED	697 STALLS
- PROVIDED	701 STALLS
SITE "B" PARKING - REQUIRED	915 STALLS
- PROVIDED	599 STALLS

1 SITE STATISTICS
SCALE : NTS

PARKING SUMMARY

GROSS FLOOR AREA	28,964.7 sq.m.	311,804 sq.ft.
BACK OF HOUSE AREA	-7,485.3 sq.m.	-81,304 sq.ft.
RETAIL PATRONS AREA	-4,388.7 sq.m.	-47,200 sq.ft.
GARDEN CENTRE RETAIL AREA	-2,492.0 sq.m.	-26,810 sq.ft.
NET RETAIL AREA	14,598.0 sq.m.	157,090 sq.ft.

RETAIL PARKING REQUIREMENT

1 STALL / 10 sq.m. (157.1 sq.ft.) NET RETAIL AREA		
14,598.0 / 10 =		1459 STALLS
1 STALL / 60 sq.m. (1 291 sq.ft.) GARDEN CENTRE AREA		
2492.0 / 60 =		42 STALLS
TOTAL		1 501 STALLS
SITE A PARKING PROVIDED		701 STALLS
SITE B PARKING PROVIDED		599 STALLS
TOTAL PARKING PROVIDED		1 300 STALLS
REGULAR PARKING		1 267 STALLS
HC PARKING STALLS		17 STALLS
SMALL CAR PARKING	16 STALLS (9.30%)	
TOTAL PARKING PROVIDED		1 300 STALLS

PARKING BY-LAW

REGULAR STALL	5.8m x 2.6m (19.0 ft. x 8.5 ft.)
SMALL STALL	4.9m x 2.4m (16.1 ft. x 7.9 ft.)
PHYSICALLY CHALLENGED STALL	5.8m x 3.7m (19.0 ft. x 12.1 ft.)
LOADING STALL	3.8m x 9.8m (12.5 ft. x 32.2 ft.)
AISLE WIDTH	7.3m (24.0 ft.) MIN.
PERCENTAGE OF SMALL CARS	35 %

As per CITY OF BURNABY ZONING BY LAW 04745, 2004

LOADING SUMMARY

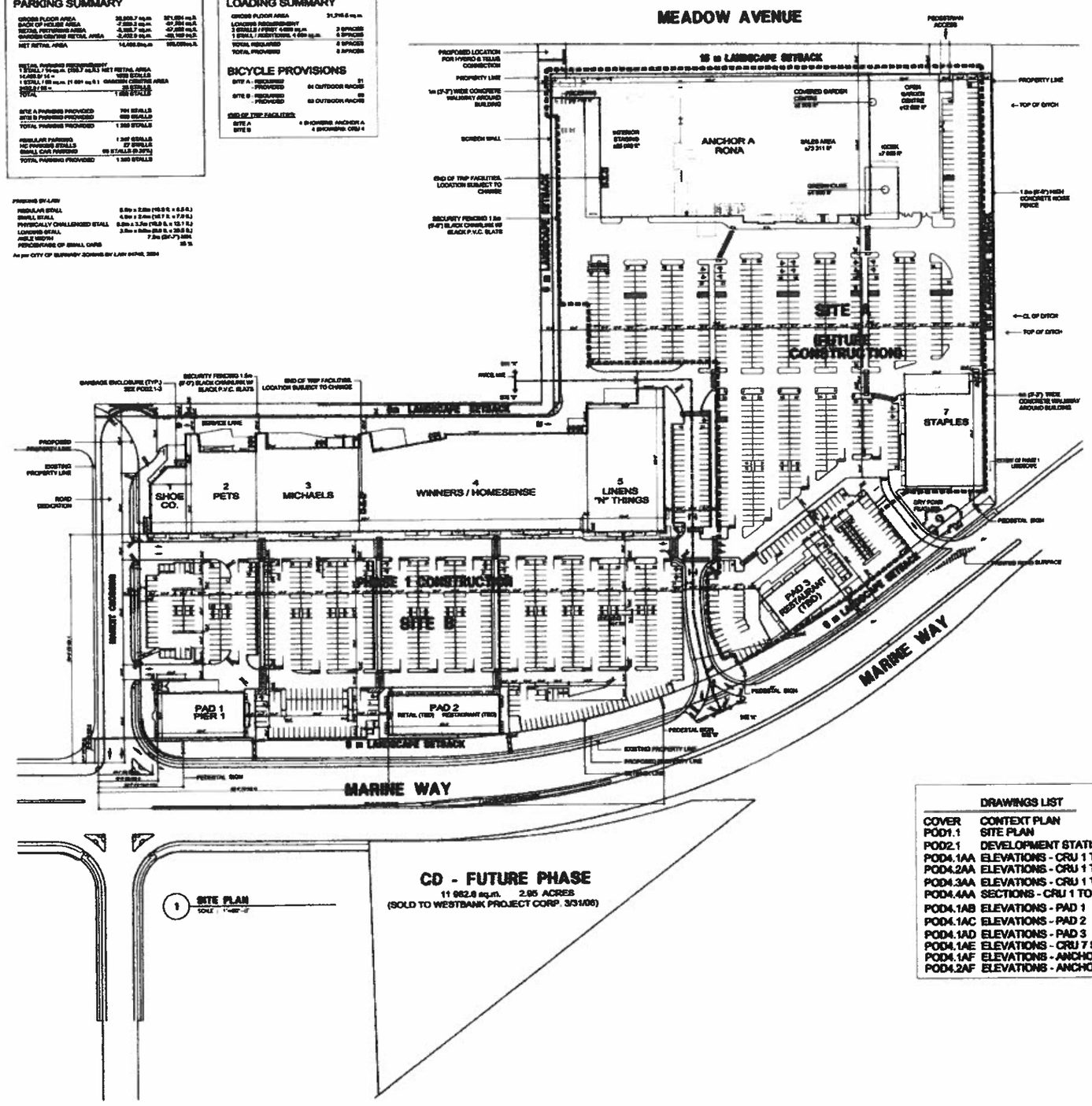
GROSS FLOOR AREA	31,310.6 sq.m.
LOADING REQUIREMENT	
3 STALLS / FIRST 4 000 sq.m.	3 SPACES
1 STALL / ADDITIONAL 4 000 sq.m.	6 SPACES
TOTAL REQUIRED	9 SPACES
TOTAL PROVIDED	9 SPACES

BICYCLE PROVISIONS

SITE A - REQUIRED		21
- PROVIDED	04 OUTDOOR RACKS	
SITE B - REQUIRED		69
- PROVIDED	69 OUTDOOR RACKS	

END OF TRIP FACILITIES

SITE A	4 SHOWERS ANCHOR A
SITE B	4 SHOWERS ORU 4



DRAWINGS LIST

COVER	CONTEXT PLAN
POD1.1	SITE PLAN
POD2.1	DEVELOPMENT STATISTICS
POD4.1AA	ELEVATIONS - CRU 1 TO 5
POD4.2AA	ELEVATIONS - CRU 1 TO 5
POD4.3AA	ELEVATIONS - CRU 1 TO 5
POD4.4AA	SECTIONS - CRU 1 TO 5
POD4.1AB	ELEVATIONS - PAD 1
POD4.1AC	ELEVATIONS - PAD 2
POD4.1AD	ELEVATIONS - PAD 3
POD4.1AE	ELEVATIONS - CRU 7 STAPLES
POD4.1AF	ELEVATIONS - ANCHOR A RONA
POD4.2AF	ELEVATIONS - ANCHOR A RONA

THE abbarch PARTNERSHIP ARCHITECTS

Anthem PROPERTIES

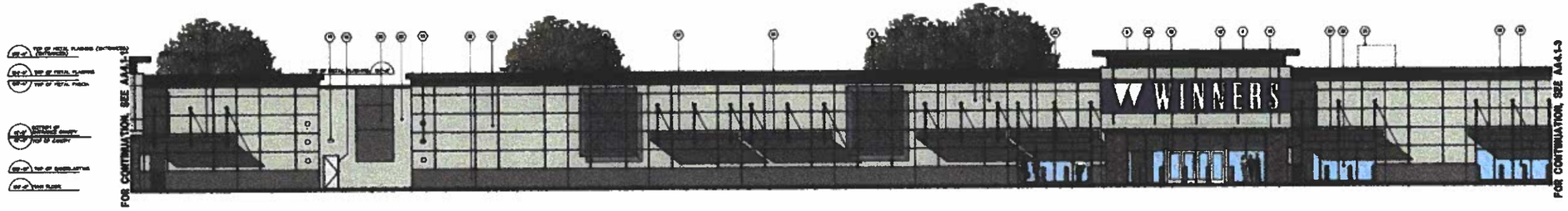
POD 1.1
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC.

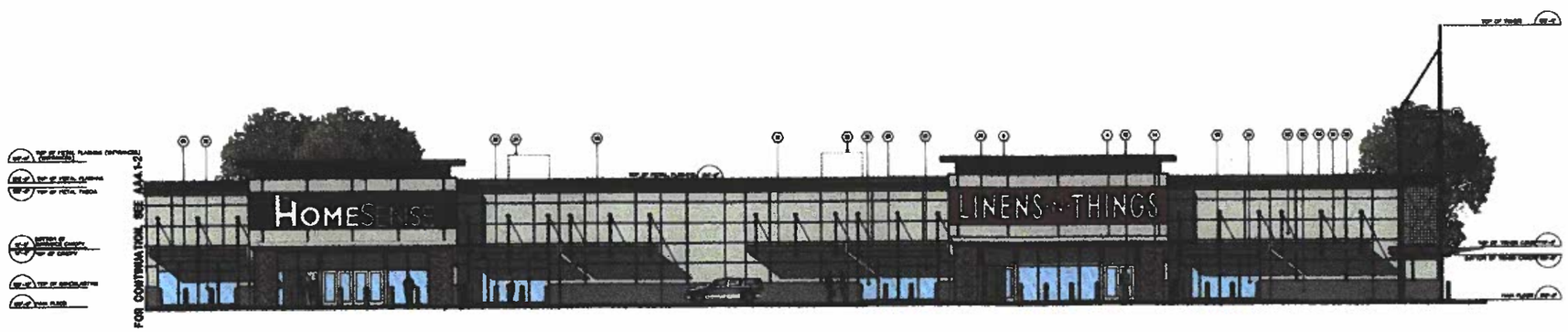
ELEVATIONS

CRU 1-5 KEY SOUTH ELEVATION

1 CRU 1-5 SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 CRU 1-5 SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 CRU 1-5 SOUTH ELEVATION
SCALE 1/8"=1'-0"

MATERIALS LEGEND:

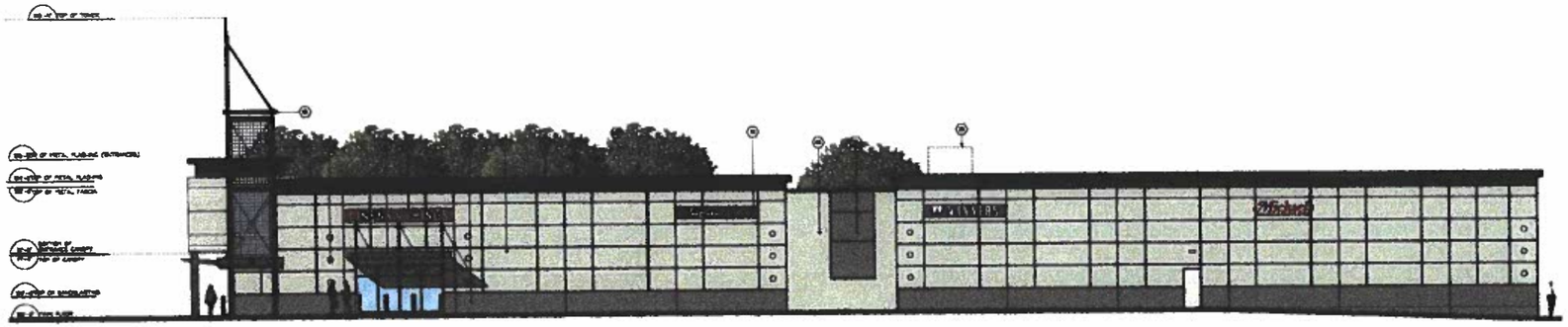
THE abbarch PARTNERSHIP
ARCHITECTS

Anthem PROPERTIES

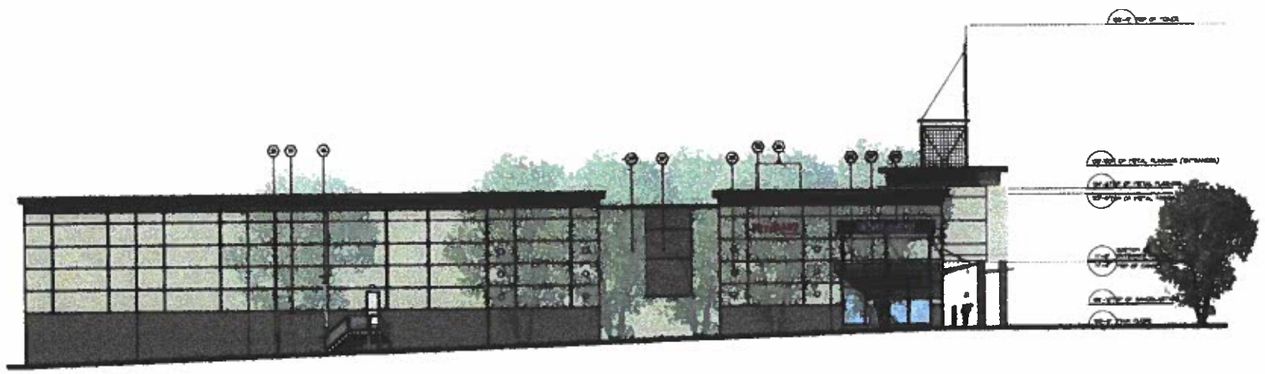
POD4.1AA
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC.

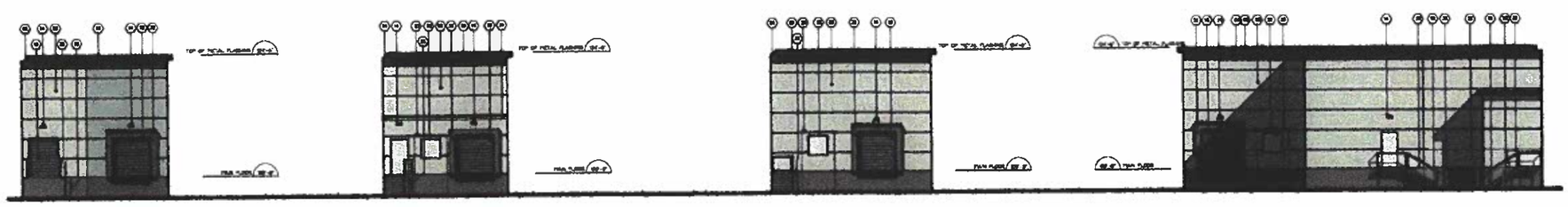
ELEVATIONS



1 CRU 1-5 EAST ELEVATION
SCALE : 1/8"=1'-0"



2 CRU 1-5 WEST ELEVATION
SCALE : 1/8"=1'-0"



3 CRU 2 LOADING BAY ELEVATION
SCALE : 1/8" = 1'-0"

4 CRU 3 LOADING BAY ELEVATION
SCALE : 1/8" = 1'-0"

5 CRU 4 LOADING BAY ELEVATION (TRUE VIEW)
SCALE : 1/8" = 1'-0"

6 CRU 5 WEST ELEVATION
SCALE : 1/8" = 1'-0"

MATERIALS LEGEND:

(1) METAL CANOPY, METAL PANEL SIDE SEAMLESS PROTECTION
PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-810

(2) PAINTED SANDBLASTED CONCRETE
PAINT COLOUR: TO BILLIKEN NO.400

(3) PAINTED CONCRETE
PAINT COLOUR: TO SILVER CLOUD NO. 2-61

(4) METAL PATIO PAINT COLOUR:
BENJAMIN MOORE VINTY NO. 208-51

(5) STEEL TUBE STRUCTURE
PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-810

(6) ALUMINUM STOREFRONT WINDOW SYSTEM

(7) GLASS

(8) METAL TRIM PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-810

(9) METAL PARAPET FLASHING
PAINT COLOUR: BENJAMIN MOORE VINTY NO. 208-51

(10) METAL PAINTED SERVICE DOORS

(11) CILTERED SIGNS, GREY VISI-PI LEXANSIGNS NO. PP-400

(12) APPROX. LOCATION OF TENANT SIGNAGE ONLY
SIGNAGE TO BE OF CHANNEL LETTERS ON CONCRETE PAINTED THE FIELD COLOUR OF TENANTS SIGNAGE

(13) DECORATIVE GALL PATERA

(14) WALL MOUNTED LIGHT

(15) METAL PATIO BAY DOORS: PAINT COLOUR: TO SILVER CLOUD NO. 2-61

(16) PAINTED SANDBLASTED CONCRETE
PAINT COLOUR: TO TANALENS TAN NO.400

(17) METAL SIGNS PAINT COLOUR
BENJAMIN MOORE VINTY NO. 208-51

(18) PAINTED METAL PAINTED DOORS
PAINT COLOUR: TO BILLIKEN NO.400

(19) STEEL BAY DOORS PAINT COLOUR
BENJAMIN MOORE VINTY NO. 208-51

(20) METAL BALUSTRAPAINT COLOUR
BENJAMIN MOORE VINTY NO. 208-51

(21) STEEL STRUCTURE PAINT COLOUR
BENJAMIN MOORE VINTY NO. 208-51

(22) METAL COPPINGS DOOR
PAINT COLOUR: TO SILVER CLOUD NO. 2-61

(23) GARBAGE COPPINGS

(24) CONCRETE BLOCK SCREEN WALL
REFER TO DETAILS

(25) ROOF TOP BAY SCREEN

(26) ROOF PARAPET

(27) PRECAST INSULATED PANEL, SPECIFICA FINISH PAINT COLOUR: TO BILLIKEN NO.400

(28) NOT USED

(29) NOT USED

(30) SPANDREL PANEL, 6 FRAMED GLASS

(31) NOTE: SQUARE NOT USED

(32) DOCK SEALS / SHIPS

(33) GARBAGE ENCLOSURE

(34) SHERWIN CANOPY PAINT COLOUR: BENJAMIN MOORE VINTY NO. 208-51 (CRU 3 ONLY)

(35) STEEL BOLLARD FILL W. CONCRETE

(36) PERIMETER PITCHED RIBBON

(37) GAS METER ENCLOSURE

(38) ROOF COPPER

(39) THE RED GLAZED CERAMIC TILE LANDMARK STANDARD

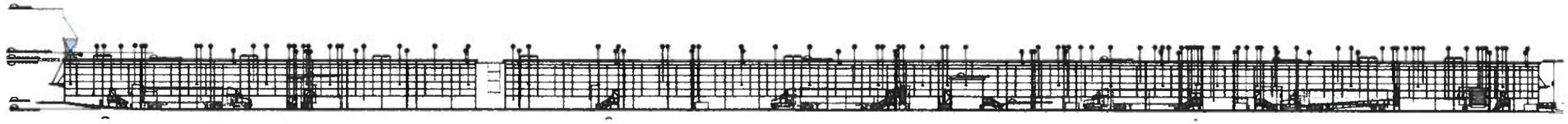
THE abbarch PARTNERSHIP ARCHITECTS

Anthem PROPERTIES

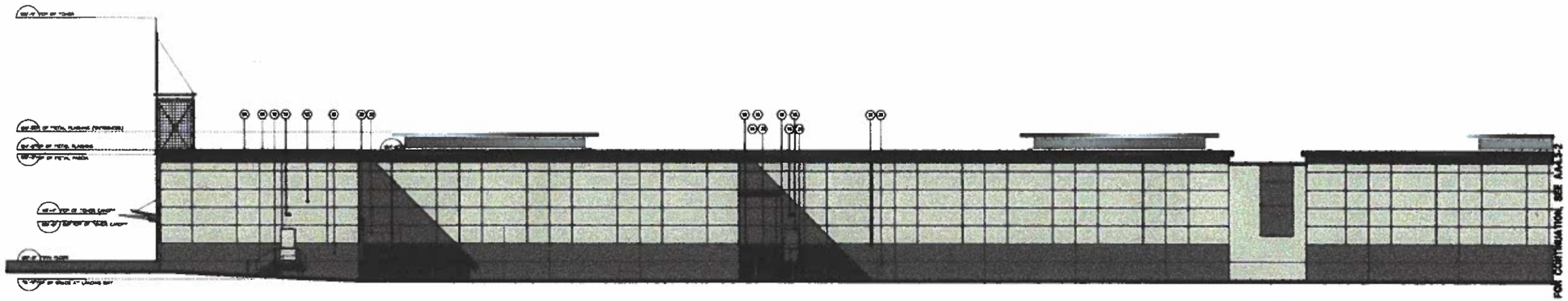
POD4.2AA
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC.

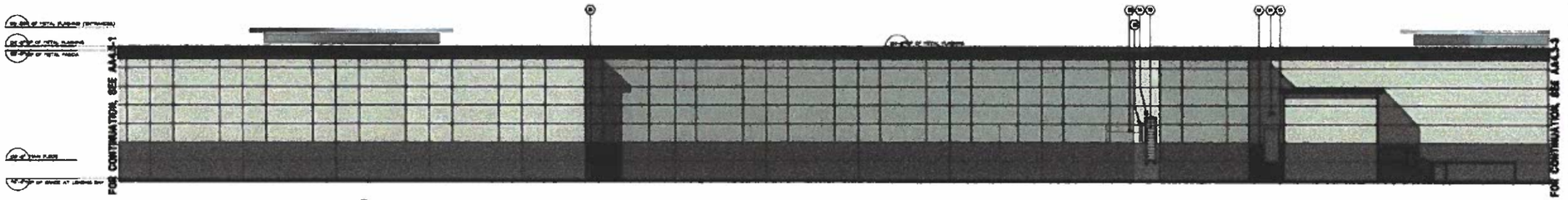
ELEVATIONS



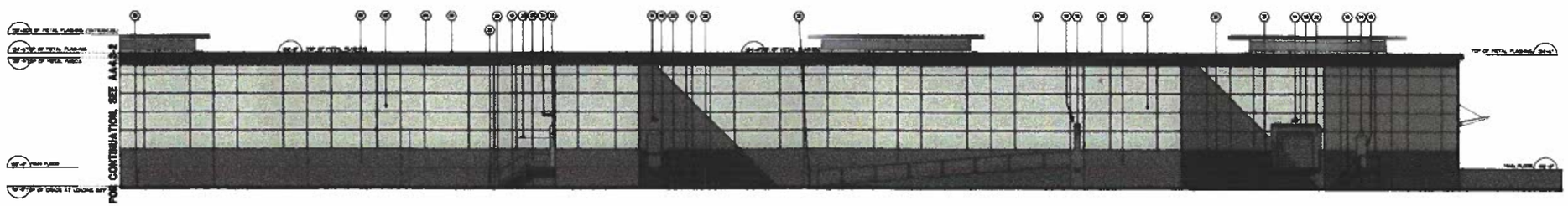
CRU 1-5 KEY NORTH ELEVATION
SCALE : 1/8"=1'-0"



1 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"



2 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"



3 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"

MATERIALS LEGEND:

(1) METAL CANOPY, METAL FRAME SPA SEARS PROTOTYPE
PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-270
(2) PAINTED SANDBLASTED CONCRETE
PAINT COLOUR: TO BILLTOBER HOUSE
(3) PAINTED CONCRETE
PAINT COLOUR: TO SILVER CLOUD NO. 2-A-1
(4) METAL FASCIA PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(5) STEEL TUBE PENCHING
PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-270
(6) ALUMINUM STOREFRONT WINDOW SYSTEM
(7) GLASS
(8) METAL TRIM PAINT COLOUR: BENJAMIN MOORE TRUEPRINT NO. CC-270
(9) METAL PARAPET FLASHING
PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(10) METAL TRUCK SERVICE DOORS
(11) COLORED STAINS, SEMI PERFECT LUMBERPRO NO. SP-400
(12) ARTWORK LOCATION OF TENANT SIGNAGE WITH SIGNAGE TO BE CUT CHANNEL LETTERS ON SIGNAGE PAINTED THE FIELD COLOR OF SIGNAGE SIGNAGE DECORATIVE BILL PANEL
(13) DECORATIVE BILL PANEL
(14) BILL PAINTED LEAF
(15) METAL TRUCK SHIP DOORS PAINT COLOUR TO SILVER CLOUD NO. 2-A-1
(16) PAINTED SANDBLASTED CONCRETE
PAINT COLOUR: TO TRANSLUCENT TINT NO. 4-C-1
(17) METAL SIDING PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(18) PAINTED METAL OVERHEAD DOOR
PAINT COLOUR: TO BILLTOBER NO. 4-C-1
(19) STEEL SHIP STAIRS PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(20) METAL RAILING PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(21) STEEL STRUCTURE PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50
(22) METAL CANOPY DOOR
PAINT COLOUR: TO SILVER CLOUD NO. 2-A-1
(23) GARBAGE COMPACTOR
(24) CONCRETE BLOCK SCREEN WALL
REFER TO DETAILS
(25) ROOF TOP GAS SCREEN
(26) ROOF PARAPET
(27) FIBERGLASS INSULATED PANEL SYSTEM FINISH PAINT COLOUR: TO BILLTOBER NO. 4-C-1
(28) NOT USED
(29) NOT USED
(30) SPANDREL PANEL W FROSTED GLASS
(31) FRAME SIGNAGE NOT USED
(32) DOCK SEALS / BUFFS
(33) GARBAGE ENCLOSURE
(34) EXTERIOR CANOPY PAINT COLOUR: BENJAMIN MOORE CINTY NO. 2124-50 (CRU 2 ONLY)
(35) STEEL BOLLARD FILL OF CONCRETE
(36) REPAIRS TYPE/FIXTURE FINISH
(37) GAS METER ENCLOSURE
(38) ROOF SCUPPER
(39) THIN SET GLAZED CERAMIC TILE FLASHING PANEL (IF REQUIRED)

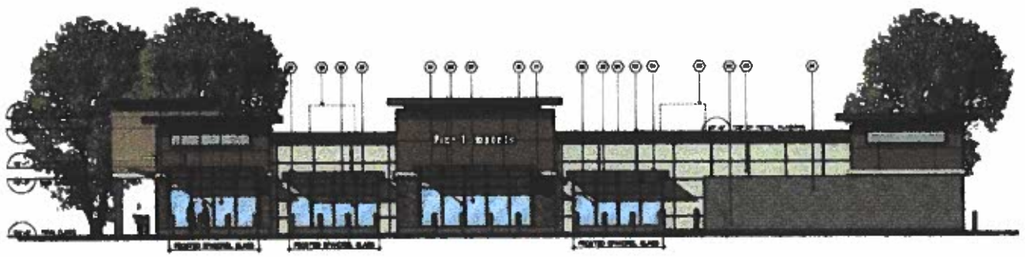
THE abbarch PARTNERSHIP

Anthem PROPERTIES

BIG BEND CROSSING. BURNABY. BC.

POD4.3AA
PROJECT #1554

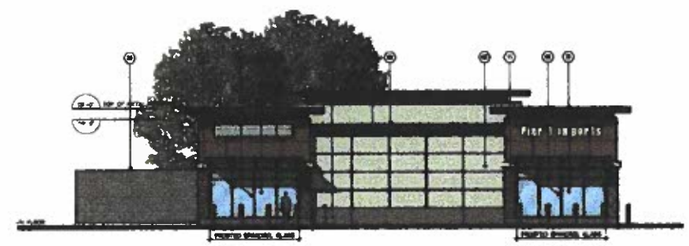
ELEVATIONS



1 NORTH ELEVATION

2 EAST ELEVATION

3 SOUTH ELEVATION



4 WEST ELEVATION

MATERIALS LEGEND:

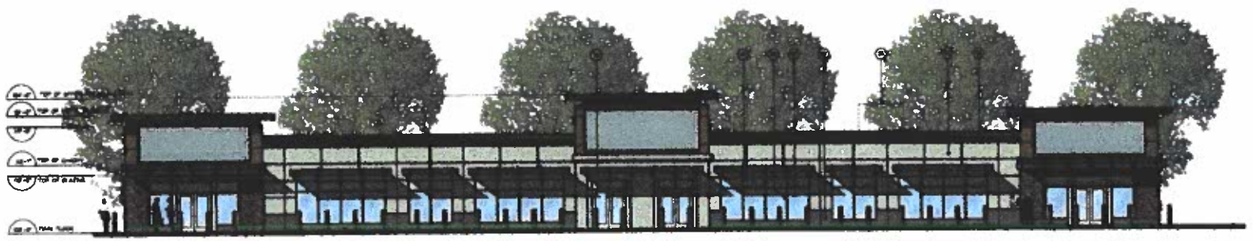
THE abbarch PARTNERSHIP ARCHITECTS

Anthem PROPERTIES

POD4.1AB
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC.

ELEVATIONS



1 PAD 2 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

2 PAD 2 WEST ELEVATION
SCALE : 1/8" = 1'-0"

3 PAD 2 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

4 PAD 2 EAST ELEVATION
SCALE : 1/8" = 1'-0"

MATERIALS LEGEND

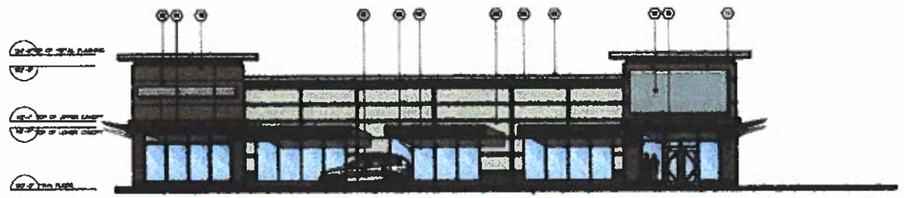
THE abbarch PARTNERSHIP ARCHITECTS

Anthem PROPERTIES

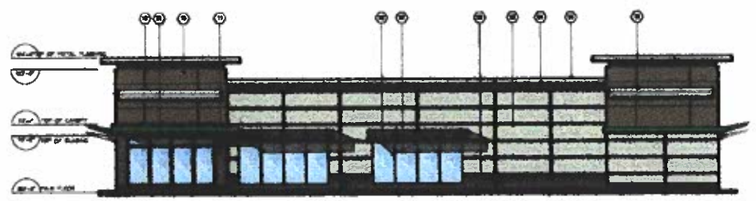
POD4.1AC
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC.

ELEVATIONS



1 PAD 3 NORTH ELEVATION



3 PAD 3 SOUTH ELEVATION

4 PAD 3 WEST ELEVATION

2 PAD 3 EAST ELEVATION

MATERIALS LEGEND:

THE abbarch PARTNERSHIP

Anthem PROPERTIES

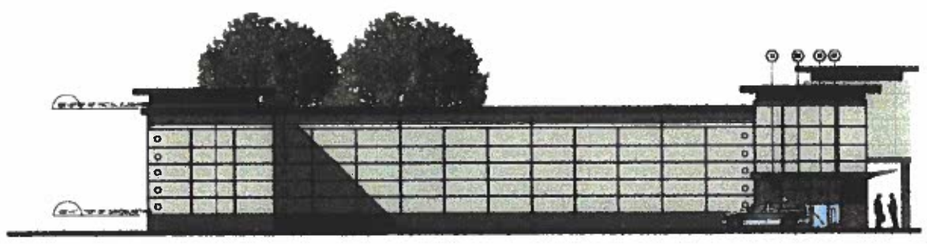
POD4 1AD
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC

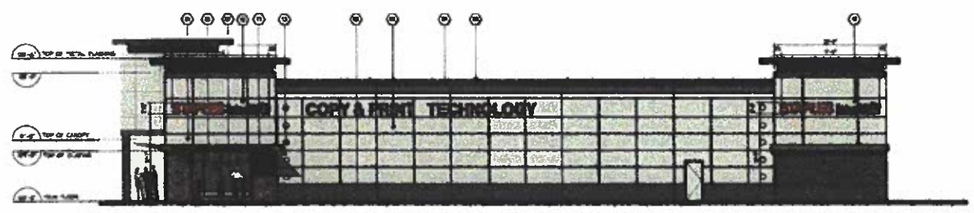
ELEVATIONS

1 CRU 7 WEST ELEVATION

2 CRU 7 EAST ELEVATION



4 CRU 7 NORTH ELEVATION



3 CRU 7 SOUTH ELEVATION

MATERIALS LEGEND

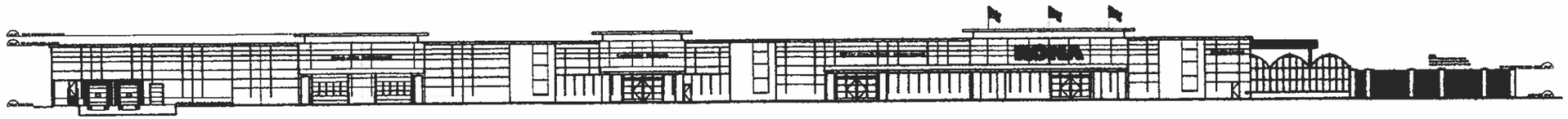
THE abbarch PARTNERSHIP

Anthem PROPERTIES

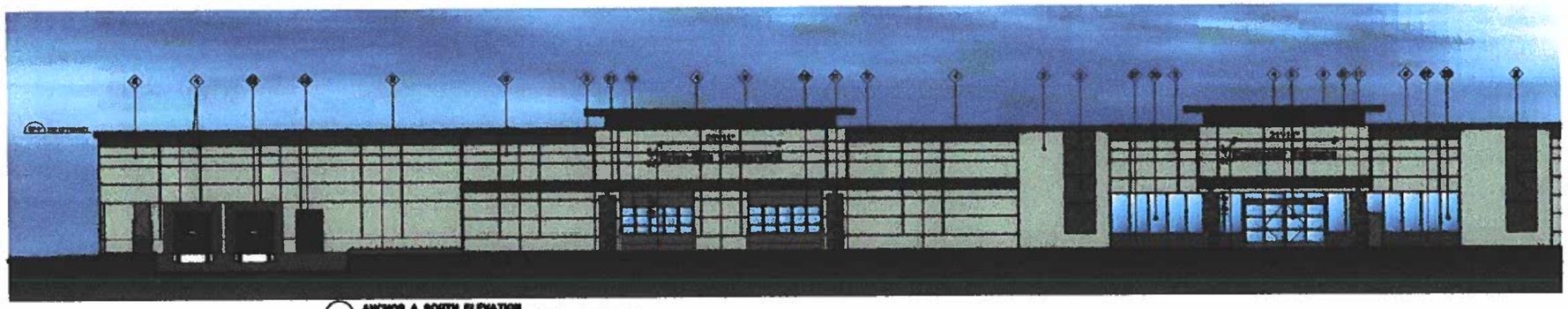
PROJECT #1554
POD4.1AE
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC

ELEVATIONS

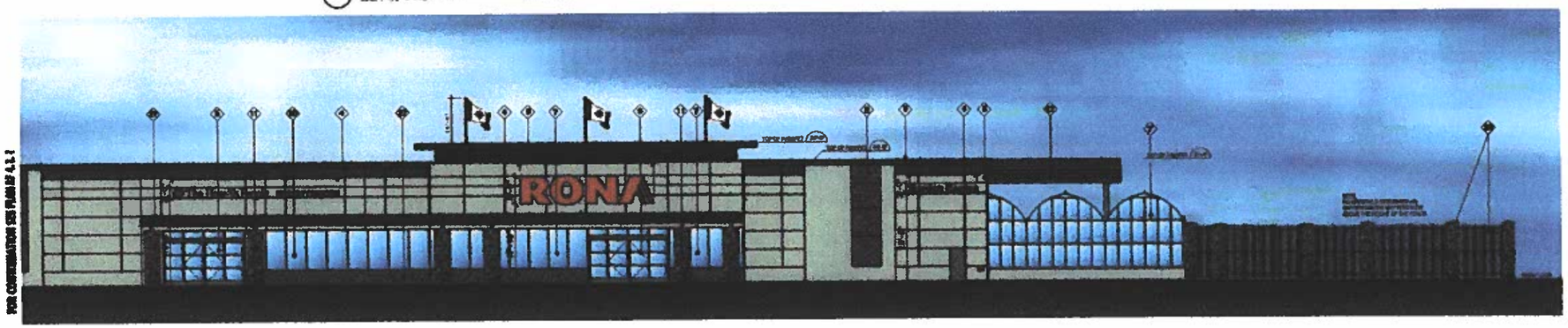


A ANCHOR SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



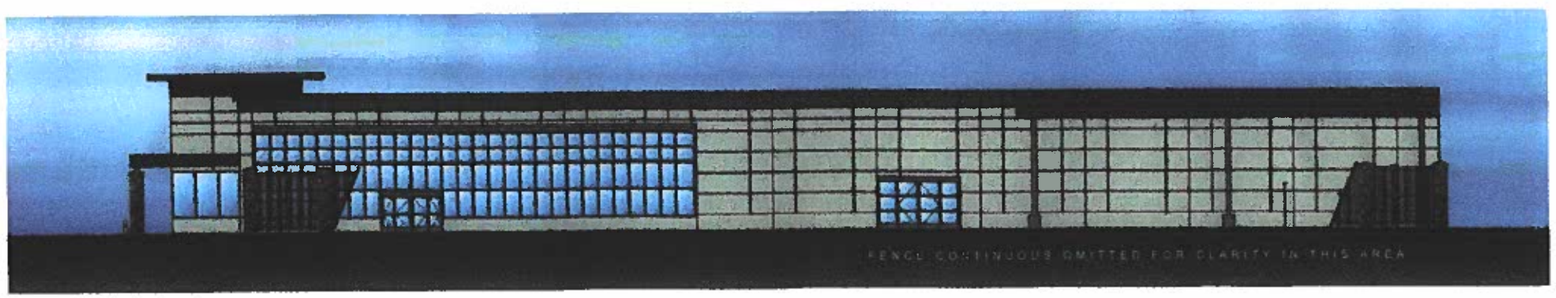
1 ANCHOR A SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

FOR COORDINATION SEE PLAN AF A.1.2



2 ANCHOR A SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

FOR COORDINATION SEE PLAN AF A.1.2



3 ANCHOR A EAST ELEVATION
SCALE : 1/8" = 1'-0"

MATERIALS LEGEND:

THE abbarch PARTNERSHIP
ARCHITECTS

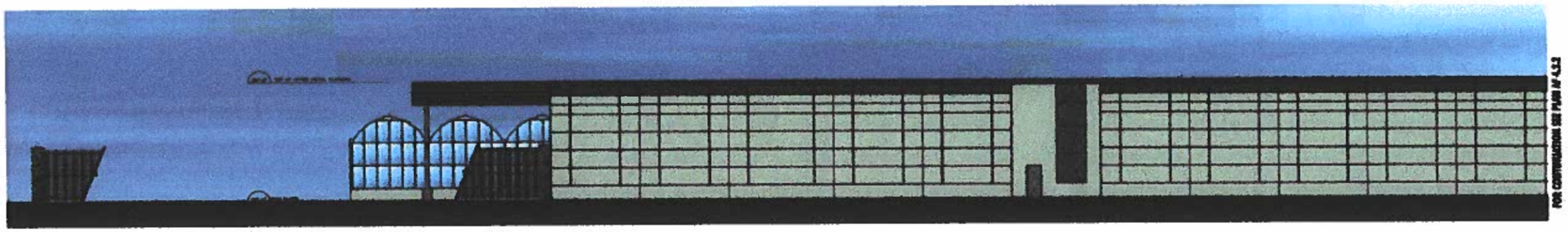
Anthem PROPERTIES

POD4.1AF
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC

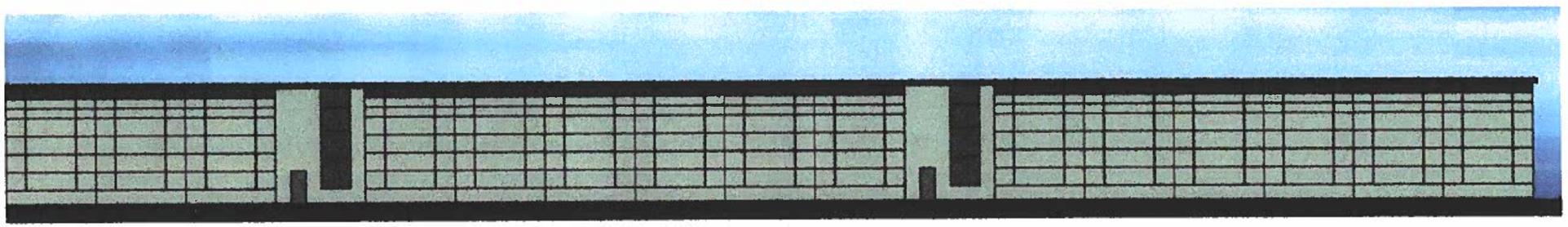
ELEVATIONS

A ANCHOR NORTH ELEVATION



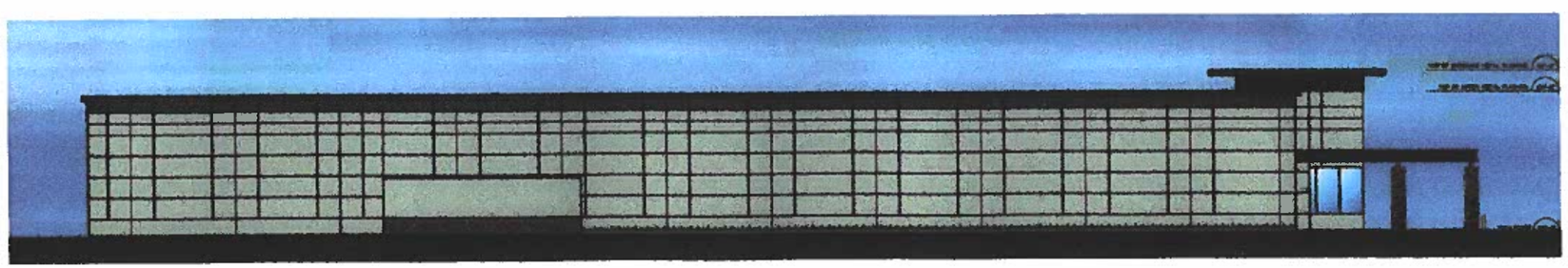
1 ANCHOR A NORTH ELEVATION

FOR CONTINUATION SEE PLANS N° 4.3.3



2 ANCHOR A NORTH ELEVATION

FOR CONTINUATION SEE PLANS N° 4.3.1



3 ANCHOR A WEST ELEVATION

THE abbarch PARTNERSHIP ARCHITECTS

Anthem PROPERTIES

POD4 2AF
PROJECT #1554
MARCH 10, 2006

BIG BEND CROSSING, BURNABY, BC

SITE STATISTICS

SITE DESCRIPTION:

LOT B EXCEPT PART HIGHWAY PLAN 69948, DISTRICT LOTS 165 & 166 C, GROUP 1 NW D, PLAN 16987
PARCEL D, DISTRICT LOT 166 B, GROUP 1 NW D, PLAN 69194

ZONE CD - C2

SITE AREA:

SITE A	53 219.0 sq.m.	13.02 ACRES
SITE B	48 139.0 sq.m.	11.89 ACRES
SUBTOTAL A & B	101 358.0 sq.m.	24.91 ACRES
ROAD DEDICATION (not included in coverage and parking calculations)	8 991.00 sq.m.	2.20 ACRES
TOTAL	110 349	27.31 ACRES

SITE COVERAGE:

SITE A	24.56 %
SITE B	29.46 %
OVERALL A & B	26.93 %

BUILDING AREA:

SITE A

ANCHOR A - RONA	12,877 sq.m.	138,657 sq.ft.
CRU 7 - STAPLES	1,858 sq.m.	20,000 sq.ft.
PAD 3 - RESTAURANT (TBD)	668.6 sq.m.	7,200 sq.ft.
SUBTOTAL	15,404 sq.m.	165,857 sq.ft.

SITE B

CRU 1 - THE SHOE COMPANY	569.6 sq.m.	6,130 sq.ft.
CRU 2 - PETSMART	1,813.9 sq.m.	19,520 sq.ft.
CRU 3 - MICHAEL'S	2,428.3 sq.m.	26,135 sq.ft.
CRU 4 - WINNERS / HOMESENSE	5,380.7 sq.m.	57,916 sq.ft.
CRU 5 - LINENS 'N' THINGS	2,484.7 sq.m.	26,745 sq.ft.
PAD 1 - PIER 1	1,002.3 sq.m.	10,790 sq.ft.
PAD 2 - RESTAURANT TBD	1,134.3 sq.m.	12,210 sq.ft.
SUBTOTAL	14,797.8 sq.m.	159,462 sq.ft.
TOTAL	30,202 sq.m.	325,304 sq.ft.

BUILDING HEIGHT: 1 STOREY INCLUDING MEZZANINES

PARKING:

TOTAL PARKING REQUIRED	1,862 STALLS
TOTAL PARKING PROVIDED	1,340 STALLS
SITE "A" PARKING - REQUIRED	467 STALLS
- PROVIDED	791 STALLS
SITE "B" PARKING - REQUIRED	615 STALLS
- PROVIDED	549 STALLS

1 SITE STATISTICS
SCALE : NTS

PARKING SUMMARY

GROSS FLOOR AREA	30,202.2 sq.m.	325,304 sq.ft.
BACK OF HOUSE AREA	-7,353.3 sq.m.	-79,194 sq.ft.
RETAIL FIXTURED AREA	-5,353.7 sq.m.	-57,662 sq.ft.
GARDEN CENTRE RETAIL AREA	8,453.8 sq.m.	91,000 sq.ft.
NET RETAIL AREA	14,488.8 sq.m.	155,950 sq.ft.

RETAIL PARKING REQUIREMENT

1 STALL / 14 sq.m. (150.7 sq.ft.) NET RETAIL AREA 14,488.8 M =	1034 STALLS
1 STALL / 60 sq.m. (1 001 sq.ft.) GARDEN CENTRE AREA 8453.8 M =	28 STALLS
TOTAL	1 062 STALLS
SITE A PARKING PROVIDED	791 STALLS
SITE B PARKING PROVIDED	549 STALLS
TOTAL PARKING PROVIDED	1 340 STALLS
REGULAR PARKING	1 267 STALLS
HC PARKING STALLS	21 STALLS
SMALL CAR PARKING	52 STALLS (3.70%)
TOTAL PARKING PROVIDED	1 340 STALLS

PARKING BY LAW

REGULAR STALL	5.8m x 2.6m (19.0 ft. x 8.5 ft.)
SMALL STALL	4.6m x 2.4m (15.1 ft. x 7.8 ft.)
PHYSICALLY CHALLENGED STALL	5.8m x 3.7m (19.0 ft. x 12.1 ft.)
LOADING STALL	3.0m x 9.8m (9.8 ft. x 32.3 ft.)
AISLE WIDTH	7.3m (24.0 ft.)
PERCENTAGE OF SMALL CARS	35 %

As per CITY OF BURNABY ZONING BY-LAW 6414.2, 2004

LOADING SUMMARY

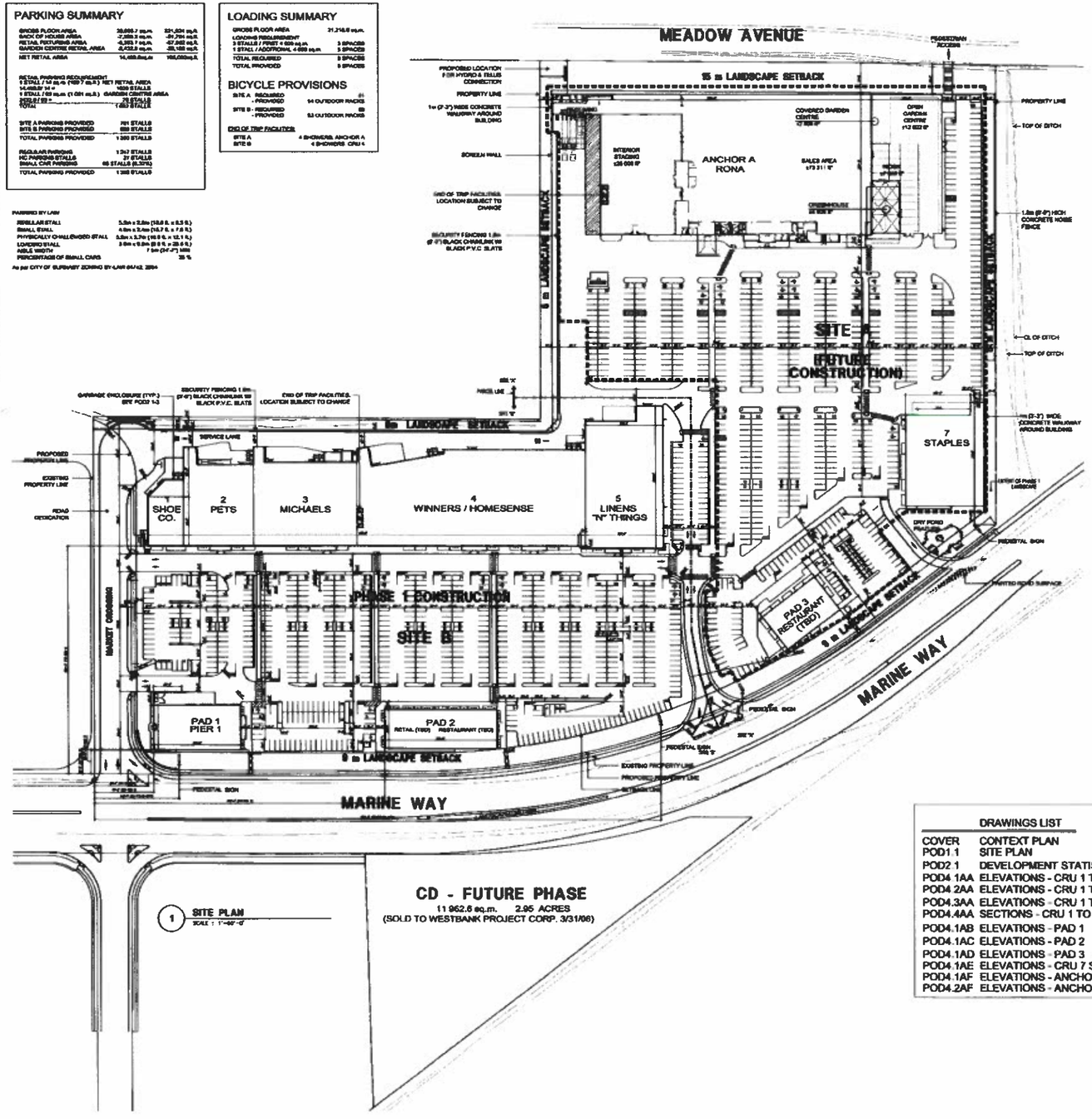
GROSS FLOOR AREA	31,214.6 sq.m.
LOADING REQUIREMENT	
3 STALLS / FIRST 1 000 sq.m.	3 SPACES
1 STALL / ADDITIONAL 4 000 sq.m.	5 SPACES
TOTAL REQUIRED	8 SPACES
TOTAL PROVIDED	8 SPACES

BICYCLE PROVISIONS

SITE A - REQUIRED	61
- PROVIDED	54 OUTDOOR RACKS
SITE B - REQUIRED	69
- PROVIDED	53 OUTDOOR RACKS

END OF TRIP FACILITIES

SITE A	4 SHOWERS, ANCHOR A
SITE B	4 SHOWERS, CRU 4



1 SITE PLAN
SCALE : 1"=60'-0"

DRAWINGS LIST

COVER	CONTEXT PLAN
POD1.1	SITE PLAN
POD2.1	DEVELOPMENT STATISTICS
POD4.1AA	ELEVATIONS - CRU 1 TO 5
POD4.2AA	ELEVATIONS - CRU 1 TO 5
POD4.3AA	ELEVATIONS - CRU 1 TO 5
POD4.4AA	SECTIONS - CRU 1 TO 5
POD4.1AB	ELEVATIONS - PAD 1
POD4.1AC	ELEVATIONS - PAD 2
POD4.1AD	ELEVATIONS - PAD 3
POD4.1AE	ELEVATIONS - CRU 7 STAPLES
POD4.1AF	ELEVATIONS - ANCHOR A RONA
POD4.2AF	ELEVATIONS - ANCHOR A RONA

Anthem PROPERTIES

RETAIL DEVELOPMENT
BIG BEND CROSSING

abbarch PARTNERSHIP

KEY SITE PLAN

1554

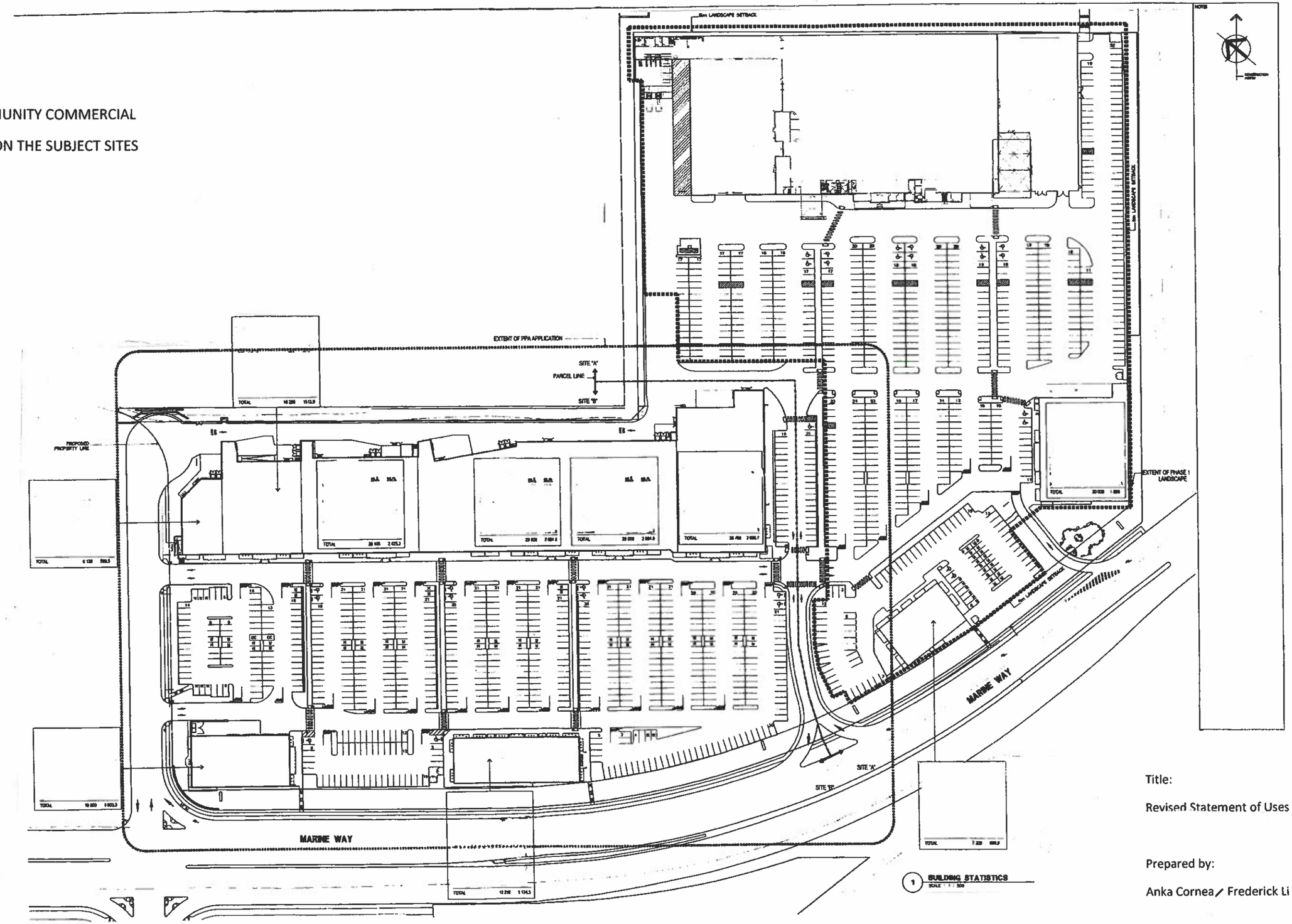
POD1.1

REZONING #19-37

STATEMENT OF USES:

ALL USES OF THE C2 COMMUNITY COMMERCIAL

DISTRICT ARE PERMITTED ON THE SUBJECT SITES



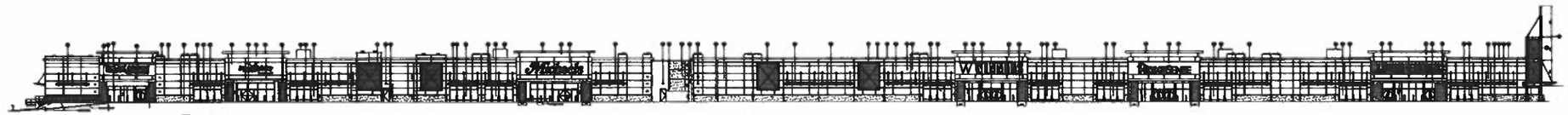
Title:

Revised Statement of Uses

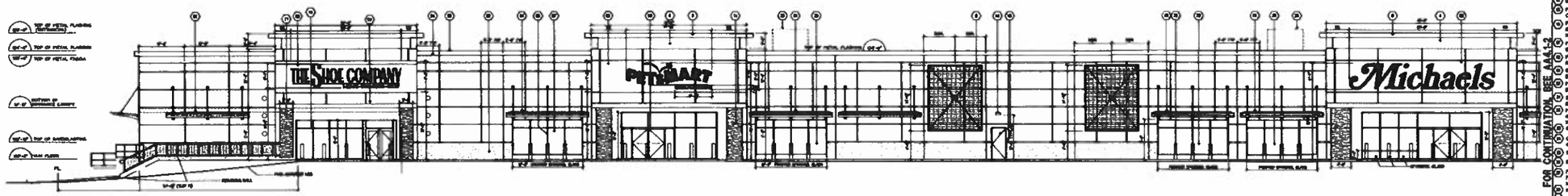
Prepared by:

Anka Cornea / Frederick Li

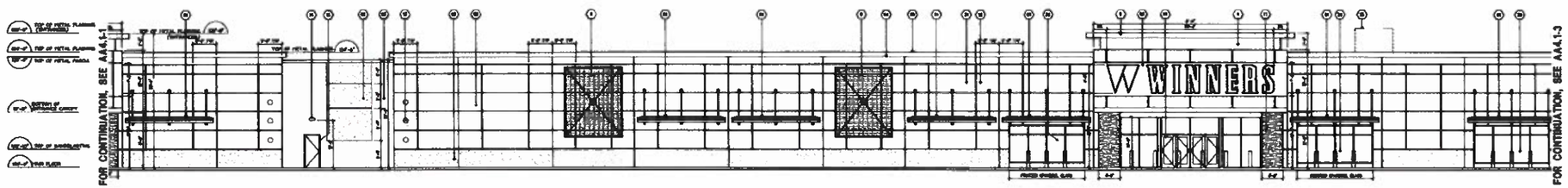
Sheet No. POD 2.1



CRU 1-5 KEY SOUTH ELEVATION
SCALE 1/8" = 1'-0"



1 CRU 1-5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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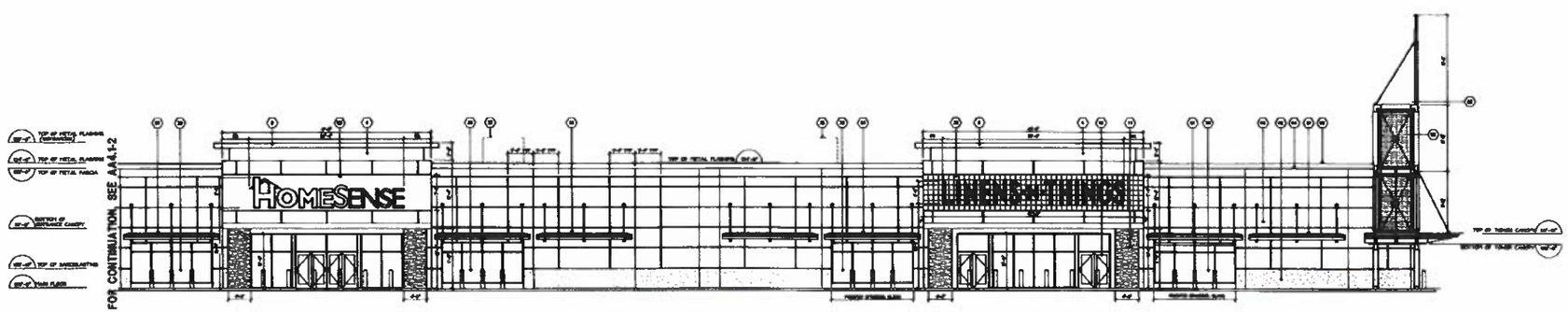
SCALE 1/8" = 1'-0"



3 CRU 1-5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIALS LEGEND:

Anthem PROPERTIES

RETAIL DEVELOPMENT

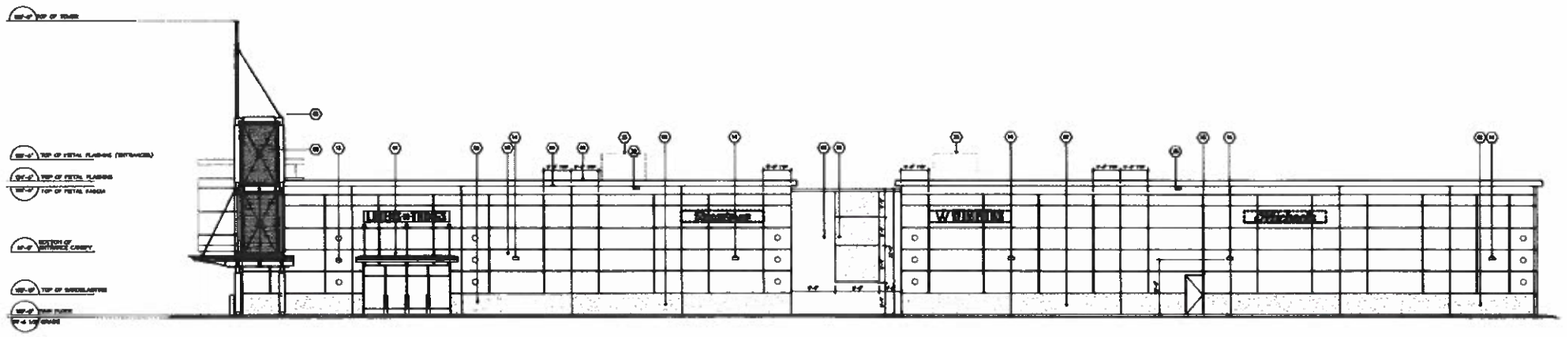
THE abbarch PARTNERSHIP

SOUTH ELEVATION
CRU 1-5

1/8" = 1'-0"

1554

A04.1AA



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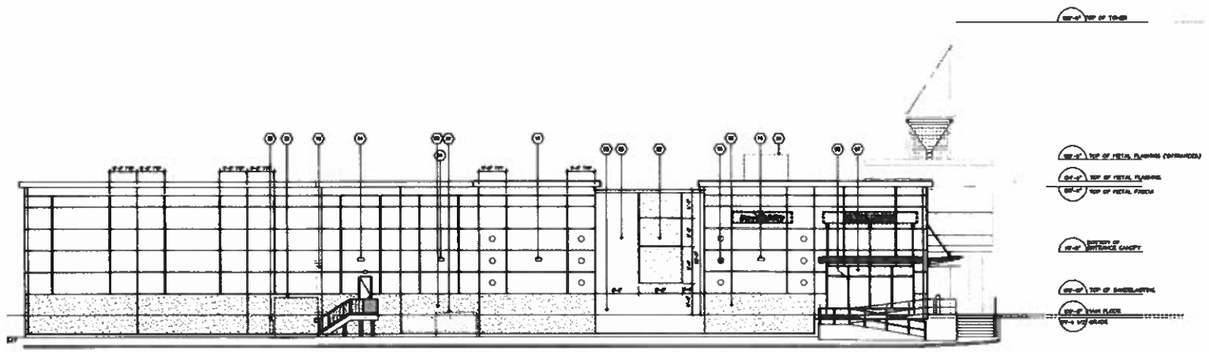

2 CRU 1-5 WEST ELEVATION
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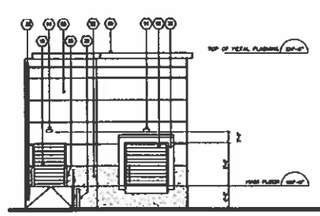
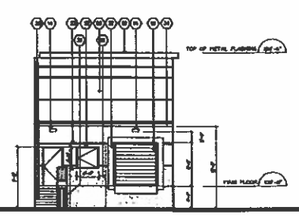


3 CRU 2 LOADING BAY ELEVATION
SCALE : 1/8" = 1'-0"



4 CRU 3 LOADING BAY ELEVATION
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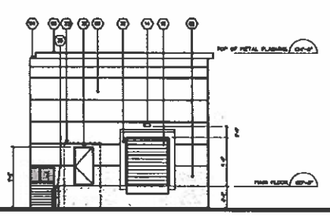
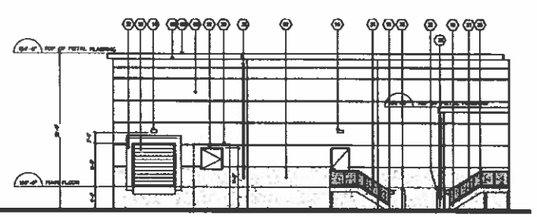


5 CRU 4 LOADING BAY ELEVATION (TRUE VIEW)
SCALE : 1/8" = 1'-0"



6 CRU 5 WEST ELEVATION
SCALE 1/8" = -0"

NOTES

MATERIALS LEGEND:

(1) METAL CANOPY, METAL FRAME SUN SHADE PROTECTOR SPANS COLORS SEMAPHORE MOORE "DELPHINIT" NO. CC-970
(2) PAINTED SANDBLASTED CONCRETE SPANS COLORS 10 "BILLTHREE" NO. 4-1
(3) PAINTED CONCRETE SPANS COLORS 10 "SILVER CLOUD" NO. 2-1
(4) METAL FASCIA SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(5) STEEL TOWER STRUCTURE SPANS COLORS SEMAPHORE MOORE "DELPHINIT" NO. CC-970
(6) ALUMINUM STOREFRONT WINDOW SYSTEM
(7) GLASS
(8) METAL TRIM SPANS COLORS SEMAPHORE MOORE "DELPHINIT" NO. CC-970
(9) METAL PARAPET FLASHING SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(10) METAL FRAME EMERGENCY DOORS
(11) COLORED MORE, GREY FINISH LIEDERSHOE NO. FP-2000
(12) OPTION LOCATION OF TENANT SIGNAGE ONLY SIGNAGE TO BE CIF CHANNEL LETTERS AS CHOSEN PAINTED THE FIELD COLOR OF SIGNAGE SIGNAGE
(13) DECORATIVE WALL FIXTURE
(14) WALL MOUNTED LIGHT
(15) METAL MAN'S SINE DOORS SPANS COLORS 10 "SILVER CLOUD" NO. 2-1
(16) PAINTED SANDBLASTED CONCRETE SPANS COLORS 10 "DARKLIRING TAN" NO. 2-1
(17) METAL DOORS SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(18) PAINTED METAL OVERHEAD DOOR SPANS COLORS 10 "BILLTHREE" NO. 4-1
(19) STEEL EXIT STAIRS SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(20) METAL RAILING SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(21) STEEL STRUCTURE SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101
(22) METAL COPPERTONE DOOR SPANS COLORS 10 "SILVER CLOUD" NO. 2-1
(23) GARBAGE COMPACTOR
(24) CONCRETE BLOCK SCREEN WALL REFER TO DETAILS
(25) ROOF TOP UNIT SCREEN
(26) ROOF PARAPET
(27) FIBERGLASS INSULATED PANEL, SPANDREL SPANS COLORS 10 "BILLTHREE" NO. 4-1
(28) HOT SEED
(29) HOT SEED
(30) SPANDREL PANEL IN TINTED GLASS
(31) FRONT SIGNAGE ONLY SEED
(32) DOCK SEALS / SHIPPS
(33) GARBAGE ENCLOSURE
(34) EXTERIOR CANOPY SPANS COLORS SEMAPHORE MOORE "DRYX" NO. 202-101 (CRU 3 ONLY)
(35) STEEL BOLLARD FILL IN CONCRETE
(36) REPAINT PERIMETER SIGNS
(37) GAS METER ENCLOSURE
(38) ROOF SCUPPER
(39) RED SLATED CERAMIC TILE

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REVISED PER PLAN REVIEW	[illegible]
REVISED PER PLAN REVIEW	[illegible]
ISSUED FOR REVIEW	[illegible]
REVISIONS / ISSUES	[illegible]

Anthem PROPERTIES

RETAIL DEVELOPMENT
[illegible]

THE abbarch PARTNERSHIP
ARCHITECTS

VANCOUVER, B.C. [illegible]
[illegible]
[illegible]

EAST & WEST ELEVATION
CRU 1-5

SCALE 1/8" = 1'-0"
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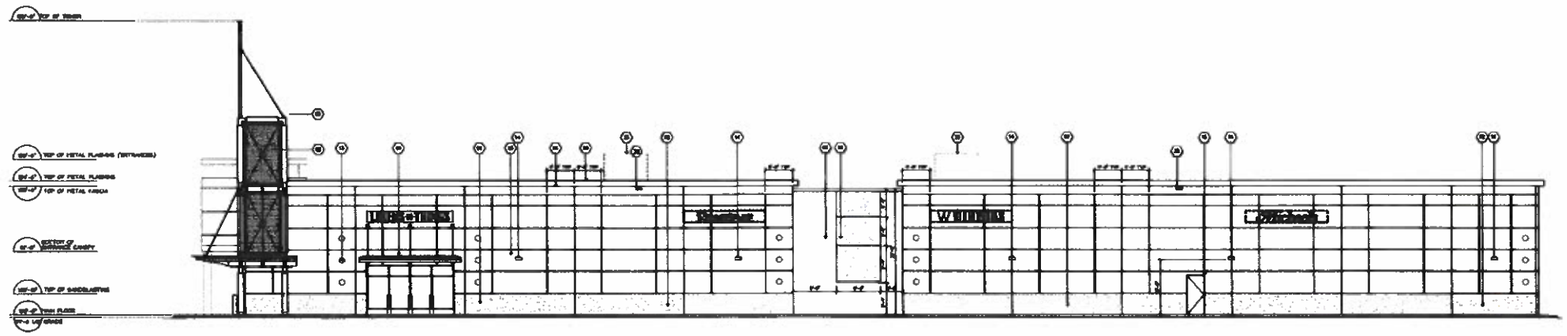
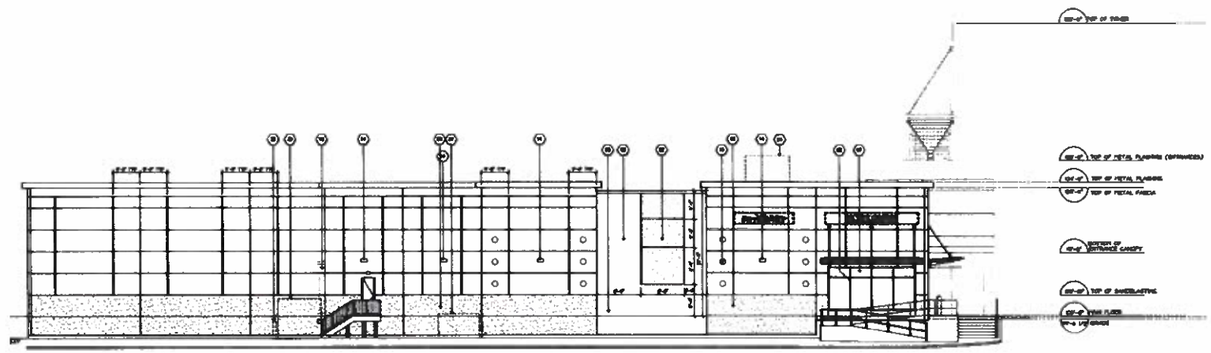
CHECKED [illegible]

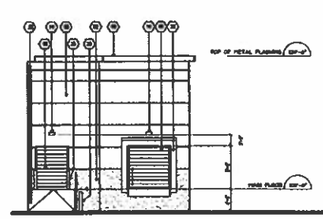
PROJECT No. 1554
SHEET No. P004.2AA



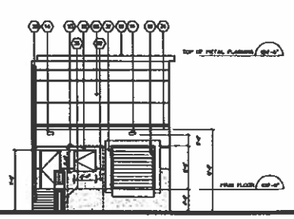
1 CRU 1-5 EAST ELEVATION
SCALE : 1/8"=1'-0"



2 CRU 1-5 WEST ELEVATION
SCALE : 1/8"=1'-0"



3 CRU 2 LOADING BAY ELEVATION
SCALE : 1/8" = 1'-0"



4 CRU 3 LOADING BAY ELEVATION
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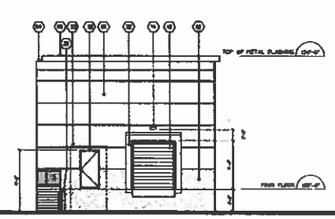
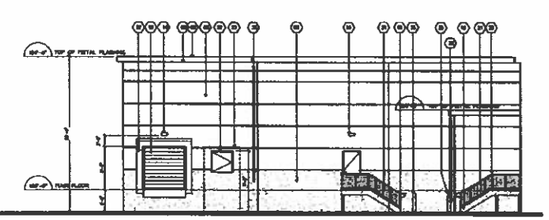


5 CRU 4 LOADING BAY ELEVATION (TRUE VIEW)
SCALE : 1/8" = 1'-0"



6 CRU 5 WEST ELEVATION
SCALE : 1/8" = 1'-0"

NOTES

MATERIALS LEGEND:

Anthem PROPERTIES

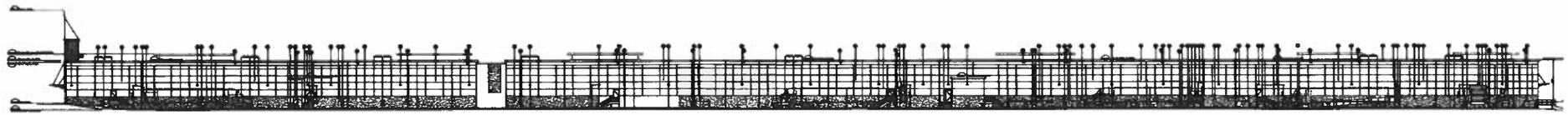
RETAIL DEVELOPMENT

THE abbarch PARTNERSHIP

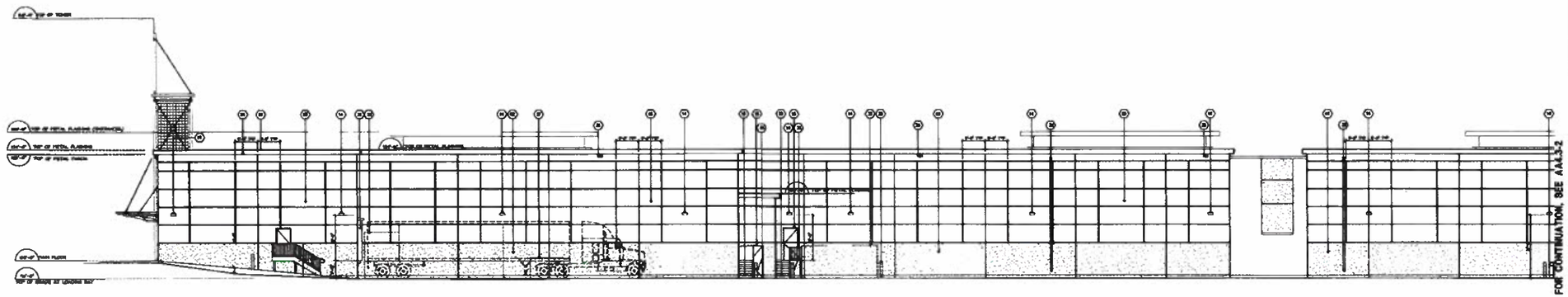
EAST & WEST ELEVATION
CRU 1-5

1554

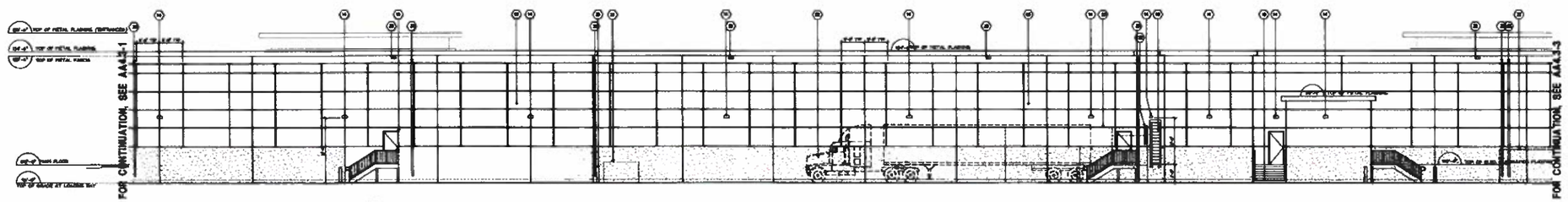
P0DA.2AA



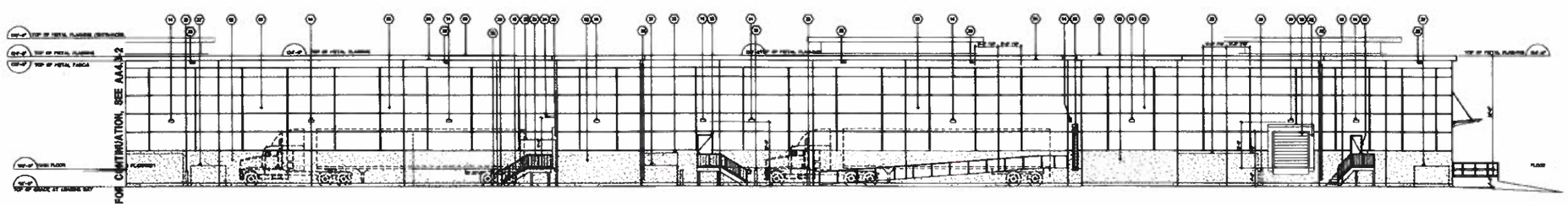
CRU 1-5 KEY NORTH ELEVATION
SCALE : 1/8"=1'-0"



1 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"



2 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"



3 CRU 1-5 NORTH ELEVATION
SCALE : 1/8"=1'-0"

NOTES

MATERIALS LEGEND:

Anthem PROPERTIES

RETAIL DEVELOPMENT
3RD AND CROSSING

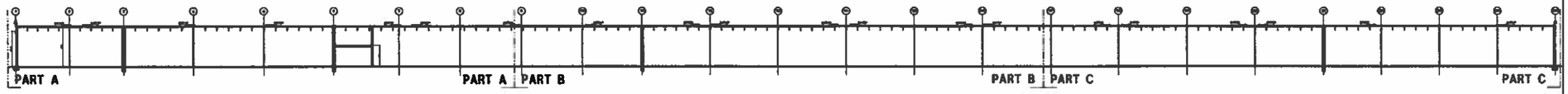
THE abbarch PARTNERSHIP

NORTH ELEVATION
CRU 1-5

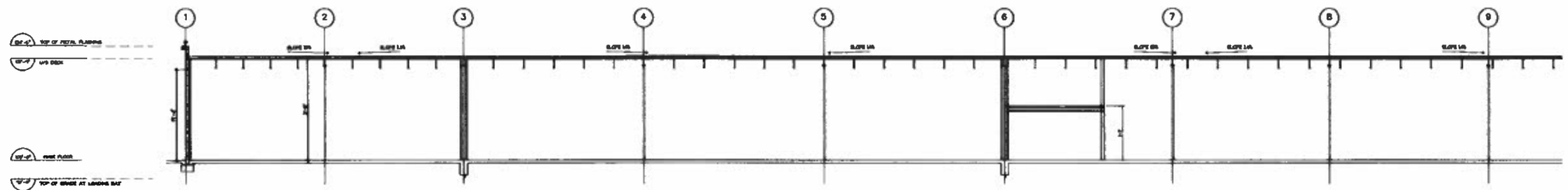
1/8" = 1'-0"

1934

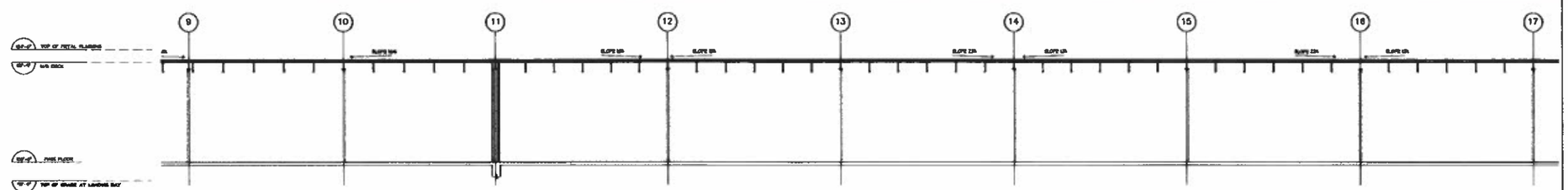
P08A.3AA



1 SECTION 1
SCALE : 1/16



PART A



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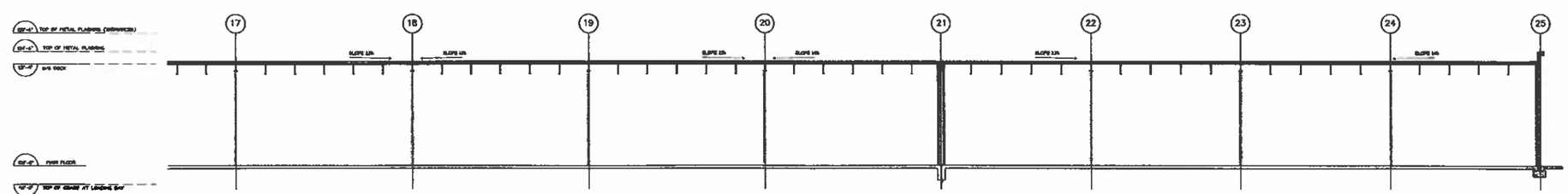

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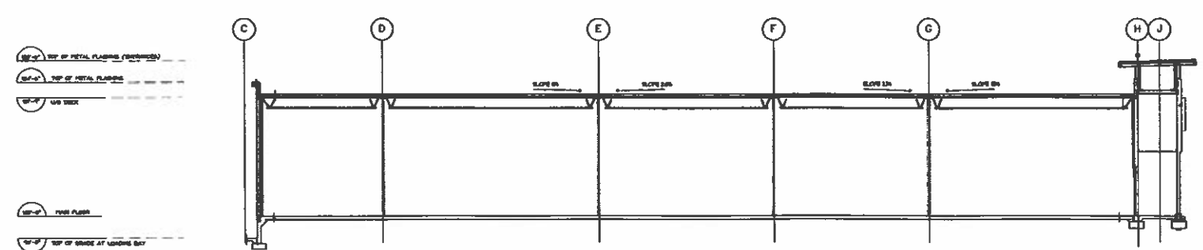

2 SECTION 2
SCALE : 1/16 TO 1'-0"

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ISSUED FOR REVIEW FOR PERM.	[illegible]
ISSUED FOR REVIEW FOR PERM.	[illegible]
ISSUED FOR PERM.	[illegible]
ISSUED FOR / REVISION	DATE

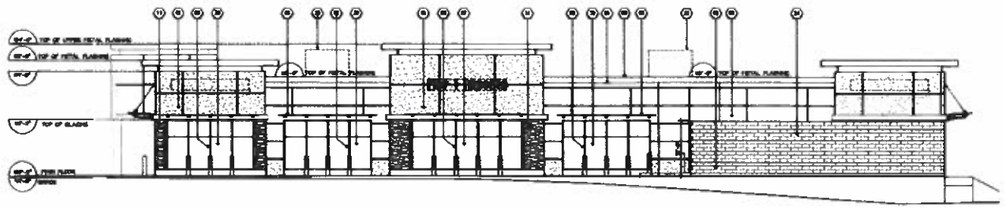
Anthem PROPERTIES

RETAIL DEVELOPMENT
[illegible]

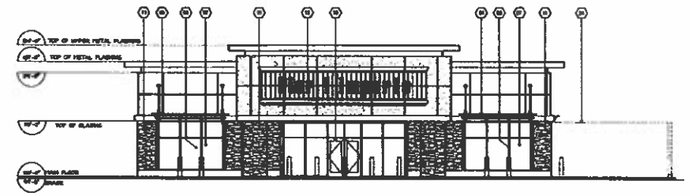
THE abbarch PARTNERSHIP
ARCHITECTS
VANCOUVER, B.C. [illegible]
EDMONTON, ALTA. [illegible]
TORONTO, ONT. [illegible]

BUILDING SECTIONS
CRU 1-5

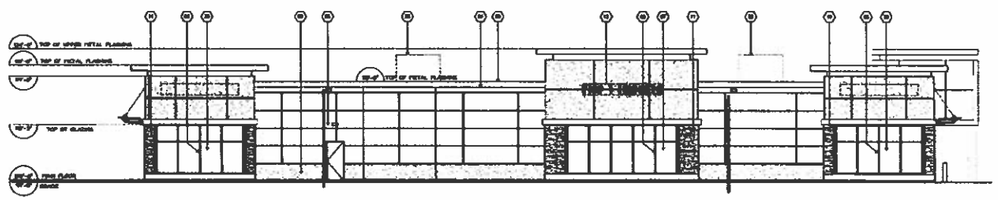
SCALE:	1/8" TO 1'-0"	PROJECT No. 1554
DRAWN BY:	[illegible]	
CHECKED:	[illegible]	DWG No. P004.AAA



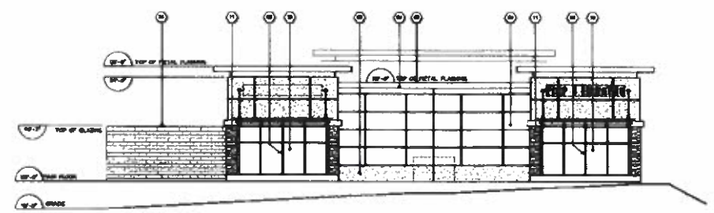
1 PAD 1 NORTH ELEVATION
SCALE : 1/8"=1'-0"



2 PAD 1 EAST ELEVATION
SCALE : 1/8"=1'-0"



3 PAD 1 SOUTH ELEVATION
SCALE : 1/8"=1'-0"



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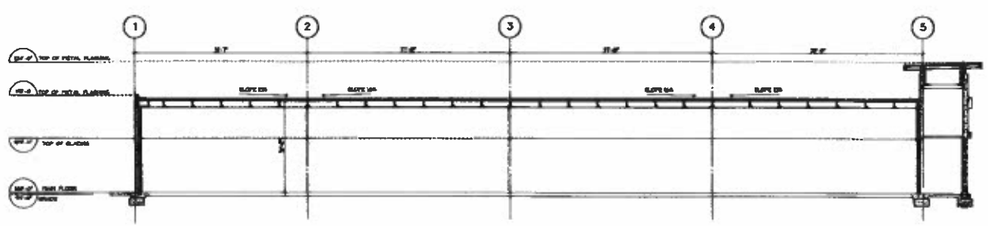
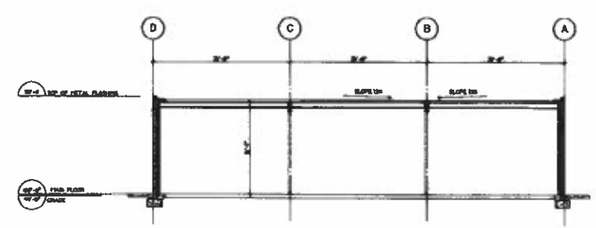


5 SECTION
SCALE : 1/8"=1'-0"



6 SECTION
SCALE : 1/8"=1'-0"

NOTES

MATERIALS LEGEND:

Anthem PROPERTIES

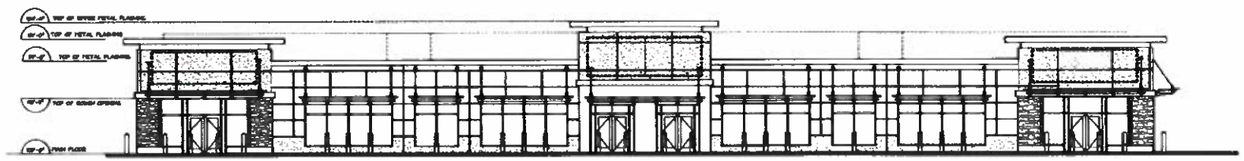
RETAIL DEVELOPMENT
BIG BEND CROSSING

THE abbarch PARTNERSHIP

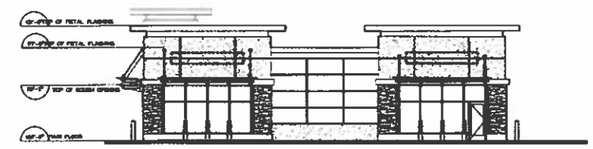
ELEVATIONS & SECTIONS
PAD 1, PIER 1

1554

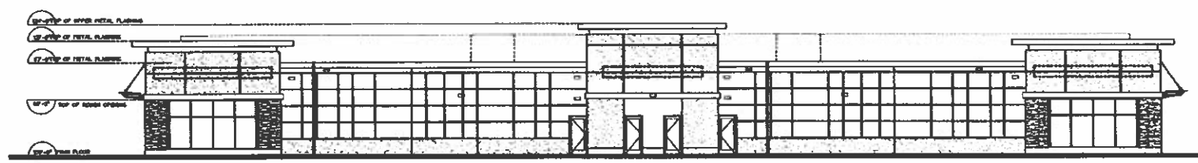
PODA.1AB



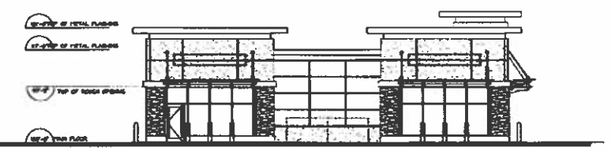
1 PAD 2 NORTH ELEVATION
SCALE : 1/8"=1'-0"



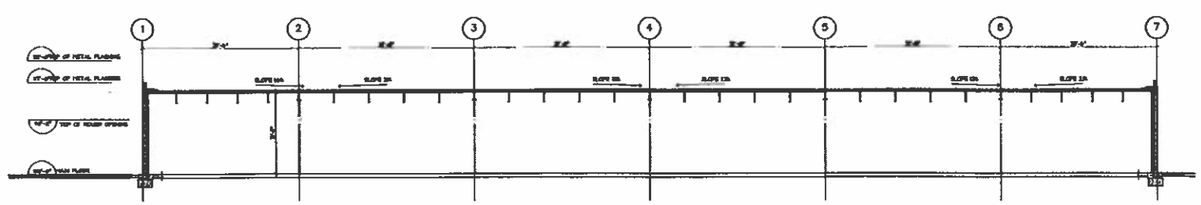
2 PAD 2 WEST ELEVATION
SCALE : 1/8"=1'-0"



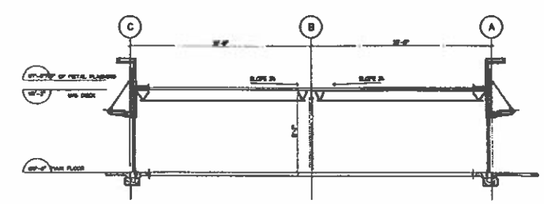
3 PAD 2 SOUTH ELEVATION
SCALE : 1/8"=1'-0"



4 PAD 2 EAST ELEVATION
SCALE : 1/8"=1'-0"



4 SECTION
SCALE : 1/8" = 1'-0"



5 SECTION
SCALE : 1/8" = 1'-0"

NOTES

MATERIALS LEGEND:

Anthem PROPERTIES

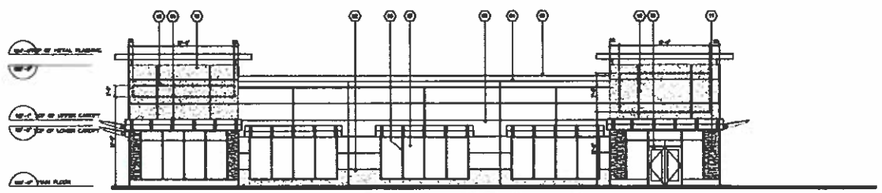
RETAIL DEVELOPMENT

THE abbarch PARTNERSHIP

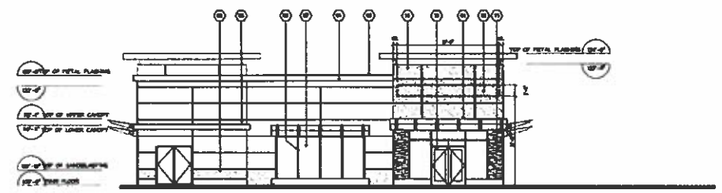
ELEVATIONS & SECTIONS
PAD 2

1554

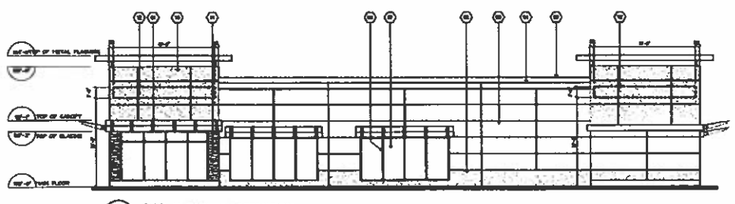
P004.1AC



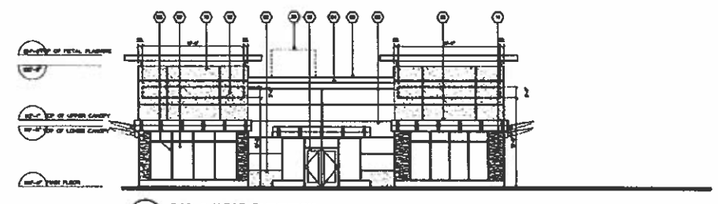
1 **PAD 3 NORTH ELEVATION**
SCALE : 1/8" = 1'-0"



2 **PAD 3 EAST ELEVATION**
SCALE : 1/8" = 1'-0"



3 **PAD 3 SOUTH ELEVATION**
SCALE : 1/8" = 1'-0"



4 **PAD 3 WEST ELEVATION**
SCALE : 1/8" = 1'-0"

NOTES

MATERIALS LEGEND

Anthem PROPERTIES

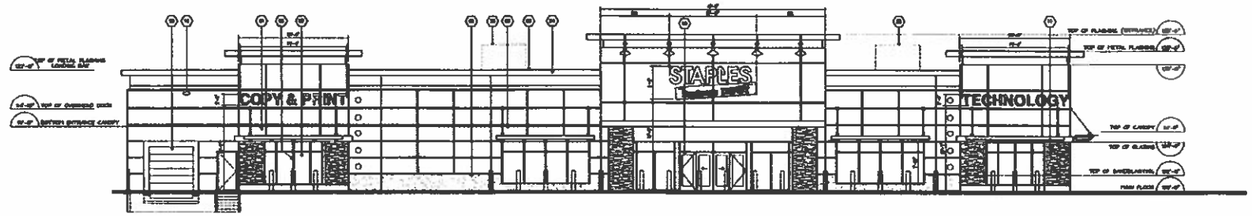
RETAIL DEVELOPMENT
BIG BEND CROSSING

THE abbarch PARTNERSHIP
ARCHITECTS

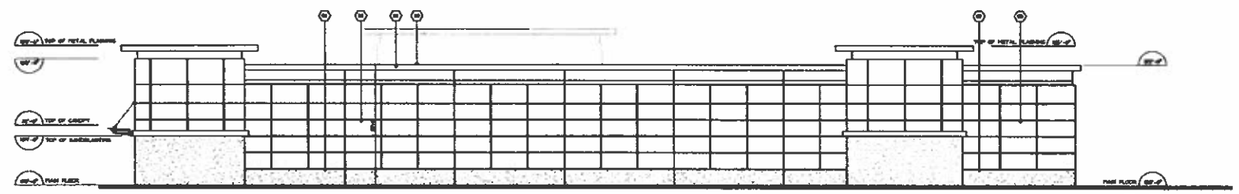
PAD 3
ELEVATIONS

SCALE 1/8" = 1'-0"
DRAWN BY
CHECKED

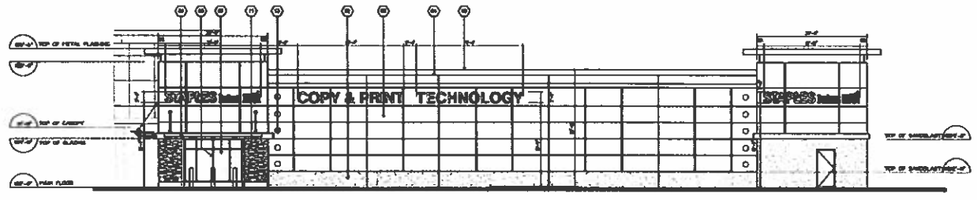
PROJECT No. 1554
SHEET No. PODA.1AD



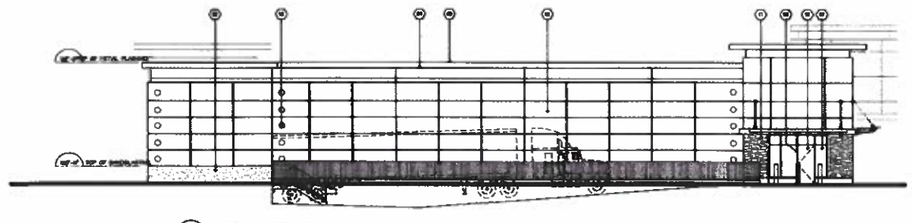
1 CRU 7 WEST ELEVATION
SCALE : 1/8" = 1'-0"



2 CRU 7 EAST ELEVATION
SCALE : 1/8" = 1'-0"



3 CRU 7 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



4 CRU 7 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

NOTES

MATERIALS LEGEND:

(01) METAL CANOPY, PERIMETER FRAME AND SUNRISE PROJECTION
SPANT COLOUR: BENJAMIN MOORE DEL/PANSY NO. CC-610
(02) PAINTED BARCELLARIO CONCRETE
SPANT COLOUR: 1C1 'BELLCREST' NO. 1C-1
(03) PAINTED CONCRETE
SPANT COLOUR: 1C1 'SILVER CLOUD' NO. 0-4J
(04) METAL FASCIA (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50)
(05) STEEL TUBES STRUCTURE
SPANT COLOUR: BENJAMIN MOORE DEL/PANSY NO. CC-610
(06) ALUMINUM STOREFRONT SYSTEM
(07) GLASS
(08) METAL FASCIA (PAINT COLOUR: BENJAMIN MOORE/DEL/PANSY NO. CC-610)
(09) METAL PARAPET FLASHING
SPANT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50
(10) METAL PAINTED EMERGENCY DOORS
(11) CUSTOMIZED BRICK, GREY FINISH LEDGESTONE NO. FP-5510
(12) OPTIONAL LOCATION OF TENANT SIGNAGE ONLY
SIGNAGE TO BE CIS CHANNEL LETTERS ON CONCRETE PAINTED TO MATCH COLOUR OF TENANT SIGNAGE
(13) DECORATIVE WALL SCONCE
(14) WALL MOUNTED LIGHT
(15) METAL PAINTED EMER DOORS (PAINT COLOUR: 1C1 'SILVER CLOUD' NO. 0-4J)
(16) PAINTED BARCELLARIO CONCRETE
SPANT COLOUR: 1C1 'LAMPLIGHT', 'LAST SCHOOL'
(17) METAL, SIDING (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50)
(18) PAINTED METAL OVERHEAD DOOR
SPANT COLOUR: 1C1 'BELLCREST' NO. 1C-1
(19) STEEL, BAR REAR (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50)
(20) METAL RAILING (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50)
(21) STEEL STRUCTURE (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50)
(22) METAL COMPACTOR DOOR
SPANT COLOUR: 1C1 'SILVER CLOUD' NO. 0-4J
(23) SUNSHADE COMPACTOR
(24) CONCRETE BLOCK SCREEN WALL
(25) ROOF TOP UNIT SCREEN
(26) ROOF PARAPET
(27) FIBERGLASS PANEL, SMOOTH FINISH (PAINT COLOUR: 1C1 'BELLCREST' NO. 1C-1)
(28) NON WELD
(29) NON WELD
(30) SHADING, PANEL & FRAMED GLASS
(31) PARKS SIGNAGE (NOT VISIBLE)
(32) DOCK SEALS / SHIELDS
(33) GARBAGE ENCLOSURE
(34) FABRIC CANOPY (PAINT COLOUR: BENJAMIN MOORE 'DAFFY' NO. 2025-50 (CRU 3 ONLY))
(35) STEEL BOLLARD FILL W/ CONCRETE
(36) REMOVE NEW/EXISTING FIBER
(37) GAS FIBER ENCLOSURE
(38) ROOF SCRIPPER
(39) SIDE RED GLAZED CERAMIC TILE (LANDSCAPE BEYOND)

ISSUED FOR PERMIT	[illegible]
REVISED PER CITY COMMENTS	[illegible]
REVISED PER CITY COMMENTS	[illegible]
REVISED PER CITY	[illegible]
REVISIONS / ISSUES	DATE

Anthem PROPERTIES

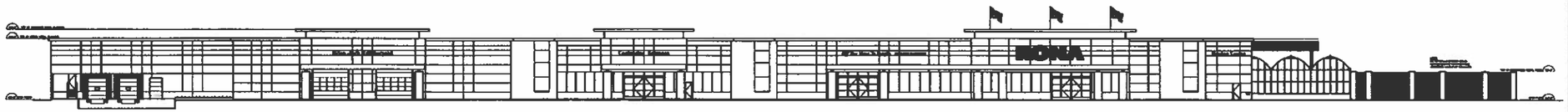
RETAIL DEVELOPMENT
[illegible]

THE abbarch PARTNERSHIP
ARCHITECTS

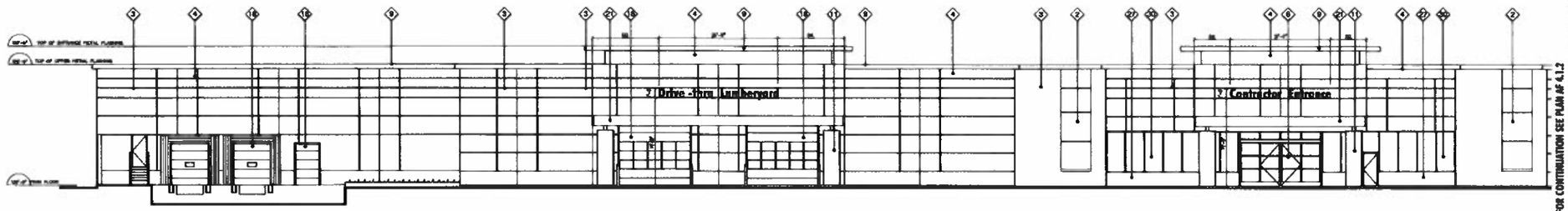
VANCOUVER, B.C. [illegible]
EDMONTON, AB. [illegible]
TORONTO, ONT. [illegible]

CRU 7 STAPLES ELEVATIONS

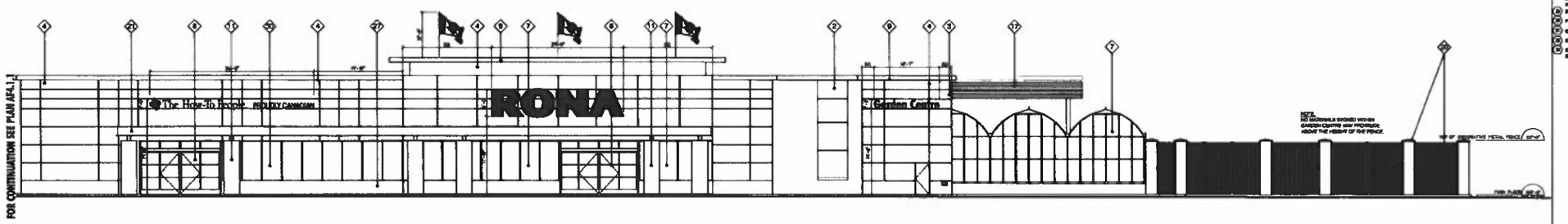
SCALE: 1/8" = 1'-0"
DRAWN BY: [illegible]
CHECKED: [illegible]
PROJECT No. 1554
SHEET No. P-004.1AE



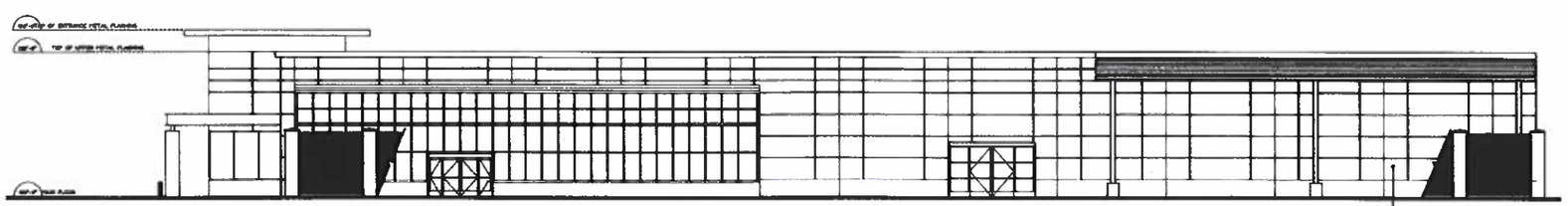
A ANCHOR SOUTH ELEVATION
SCALE : N.T.S.



1 ANCHOR A SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



2 ANCHOR A SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



3 ANCHOR A EAST ELEVATION
SCALE : 1/8" = 1'-0"

FENCE CONTINUOUS OMITTED FOR CLARITY IN THIS AREA

MATERIALS LEGEND:

Anthem PROPERTIES

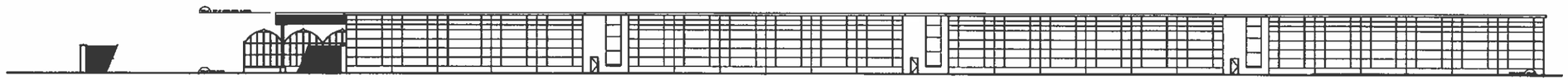
RETAIL DEVELOPMENT
BIG BEND CROSSING

abbarch PARTNERSHIP

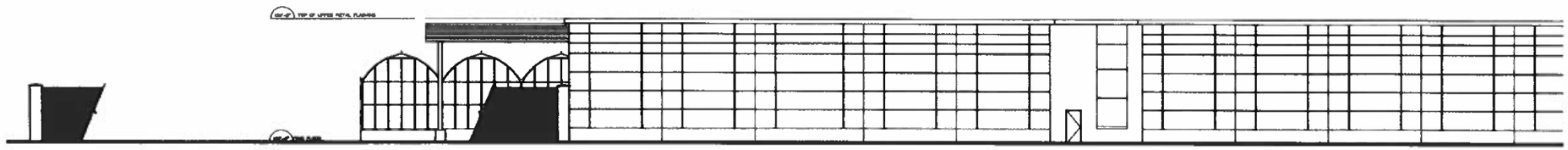
ANCHOR ELEVATIONS 1

1554

P004.1AF



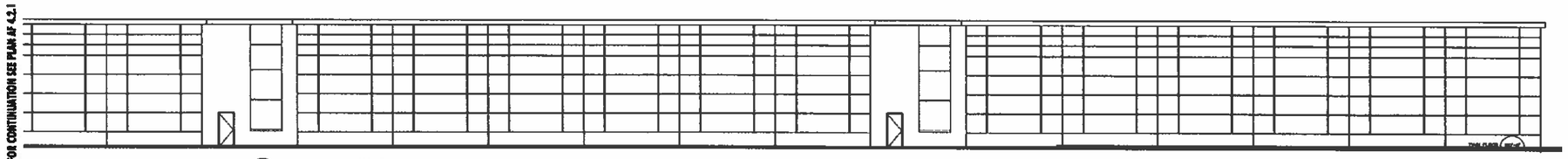
A ANCHOR NORTH ELEVATION
SCALE : N.T.S.



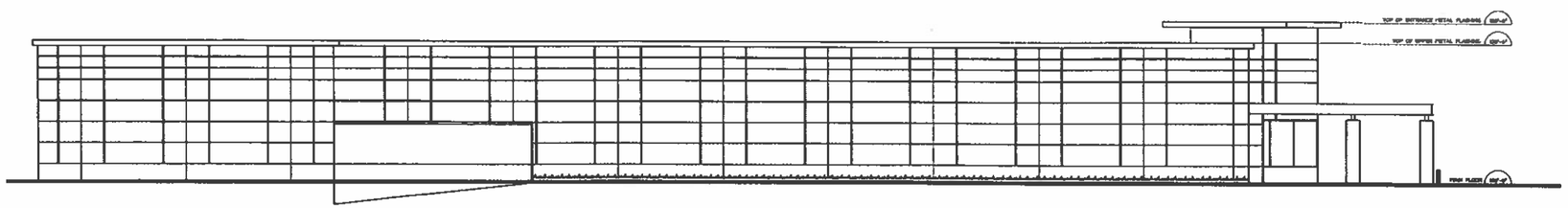
1 ANCHOR A NORTH ELEVATION
SCALE : 1/8" = 1'-0"

FOR CONTINUATION SEE PLAN A# 4.2.2

FOR CONTINUATION SEE PLAN A# 4.2.1



2 ANCHOR A NORTH ELEVATION
SCALE : 1/8" = 1'-0"



3 ANCHOR A WEST ELEVATION
SCALE : 1/8" = 1'-0"

Anthem PROPERTIES

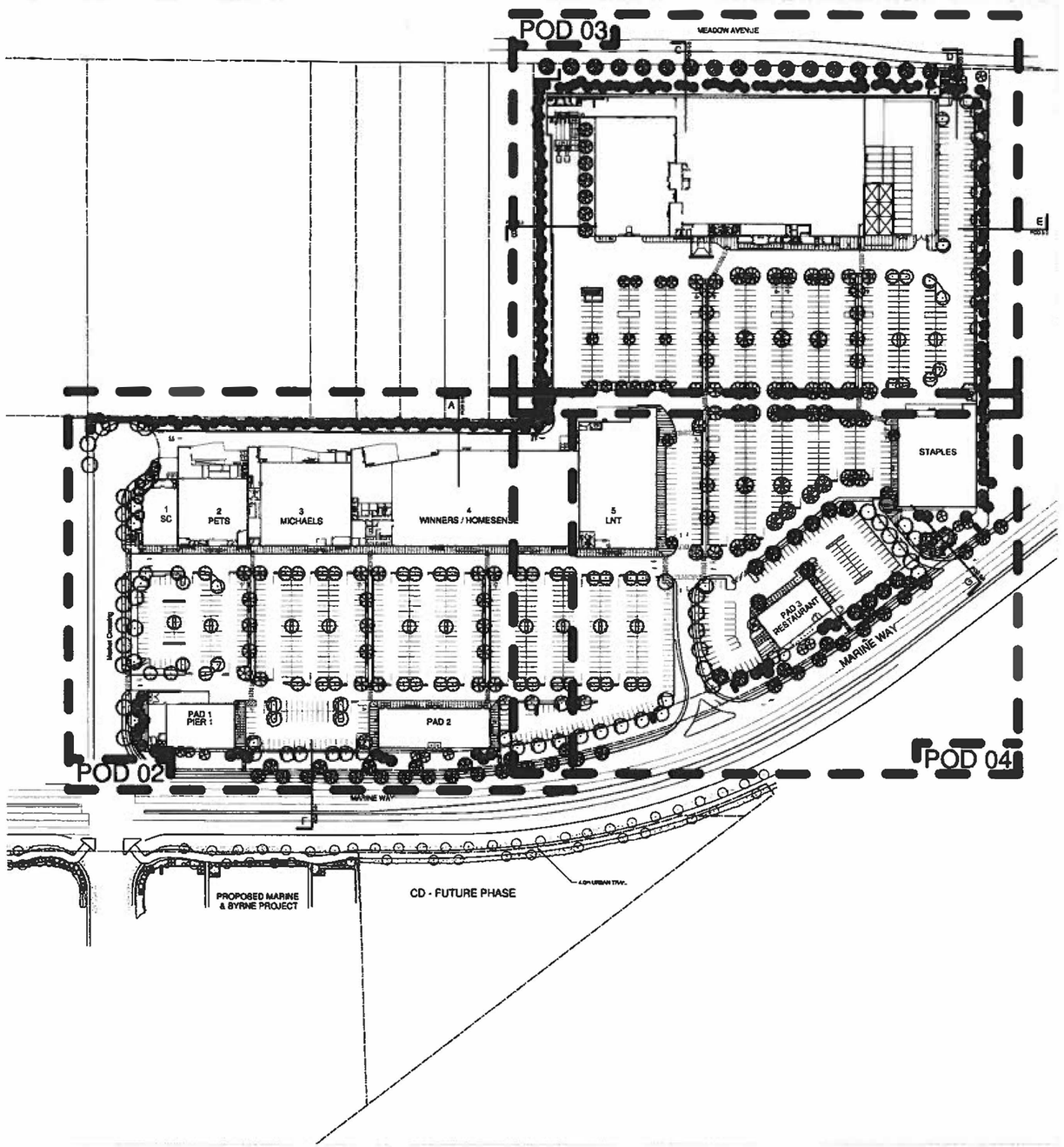
RETAIL DEVELOPMENT
BIG BEND CROSSING

THE abbarch PARTNERSHIP

ANCHOR ELEVATIONS 2

SCALE 1/8" = 1'-0"
DRAWN By BF
CHECKED By B

PROJECT No. 1554
SHEET No. PODA.2AF



NOTE:

FOR PLANT LIST AND TREE LEGEND, REFER TO POD 4.0

NOTES

Anthem PROPERTIES

RETAIL DEVELOPMENT

abbarch

KEY PLAN

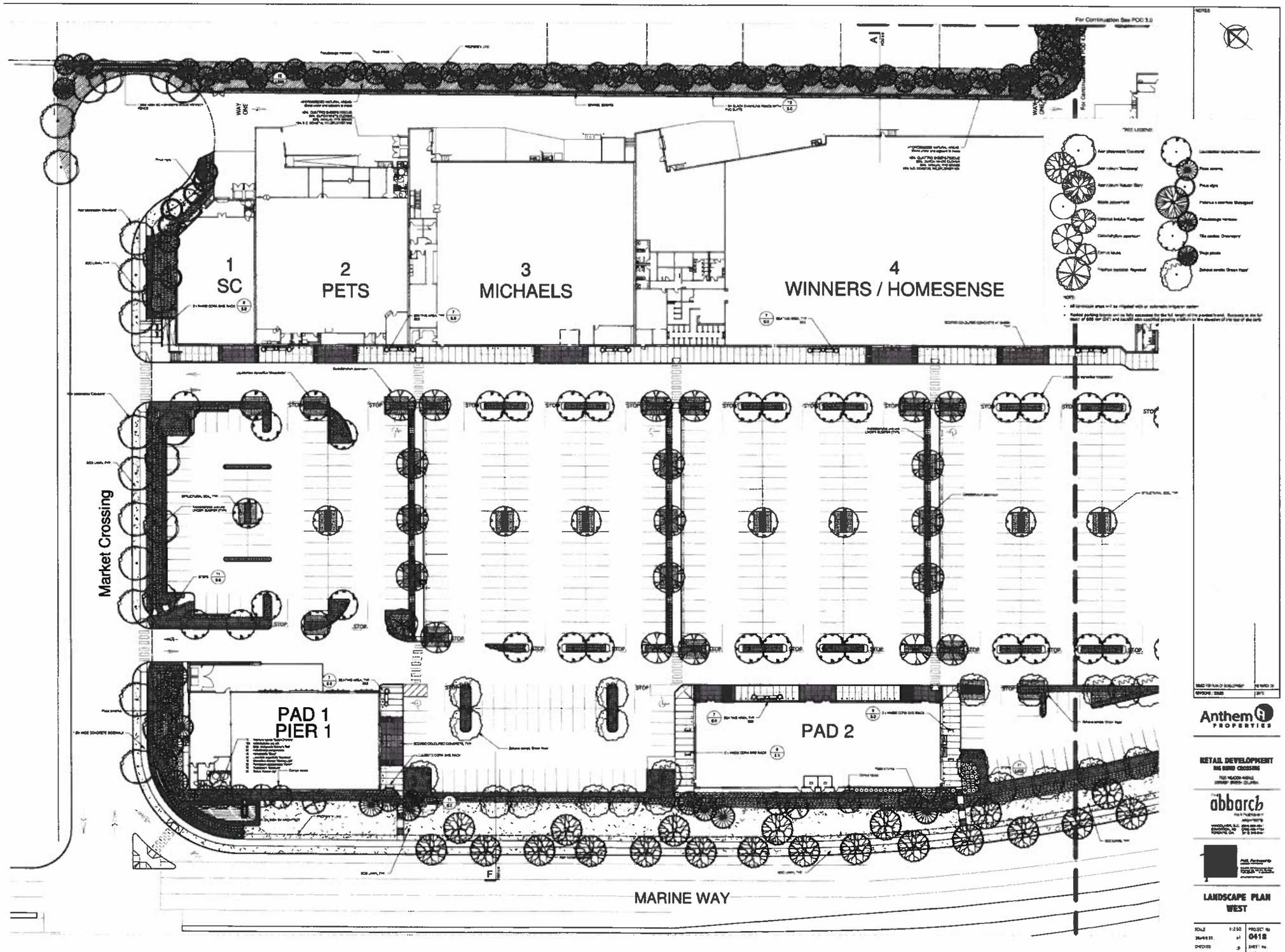
SCALE: 1:450

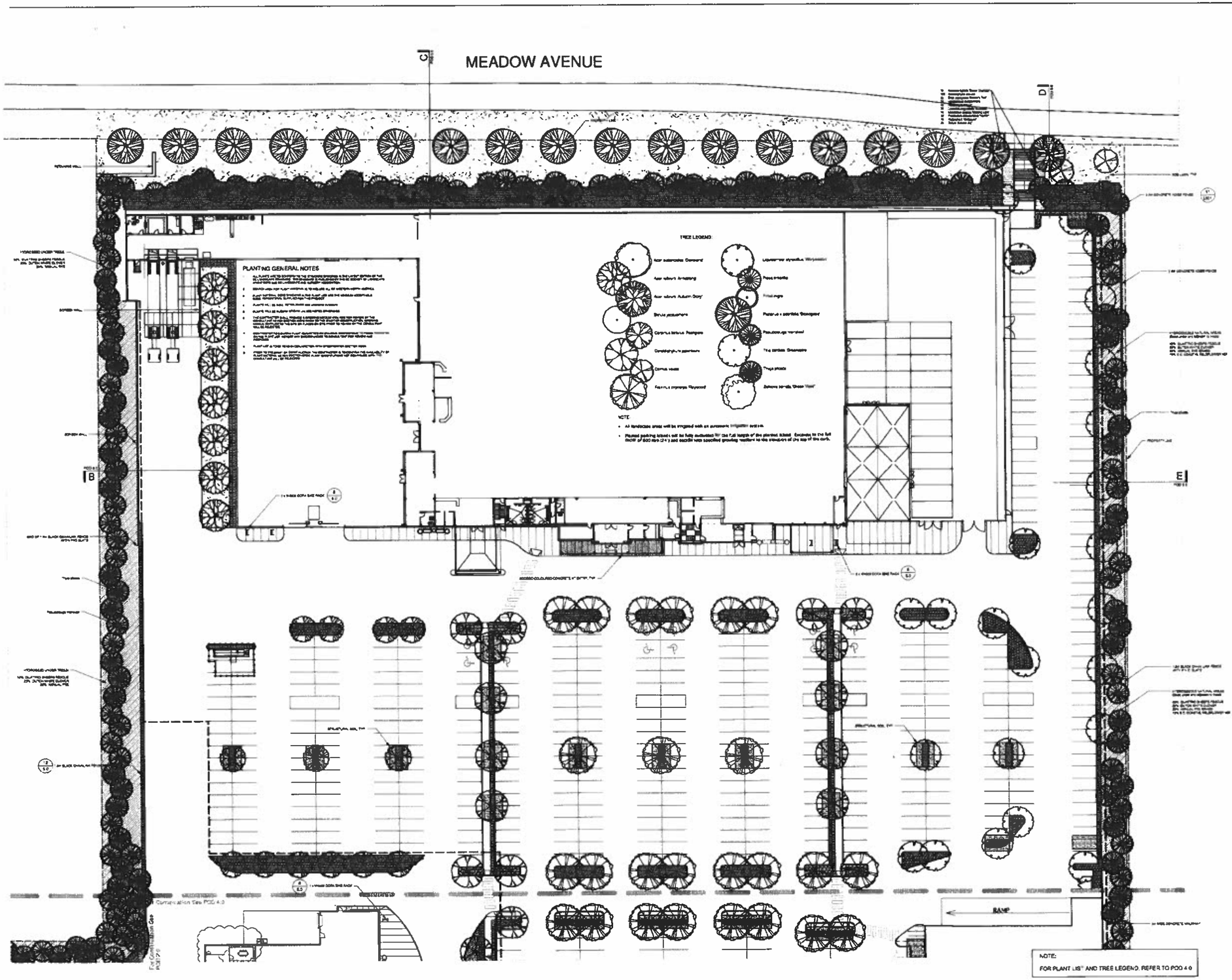
DRAWN BY: JP

CHECKED: JP

PROJECT No. 0418

SHEET No. POD 1.0


1
SC
2
PETS
3
MICHAELS
4
WINNERS / HOMESENSE
PAD 1
PIER 1
PAD 2
Market Crossing
MARINE WAY
Anthem
PROPERTIES
RETAIL DEVELOPMENT
abbarch
LANDSCAPE PLAN
WEST
0418
POD 2.0



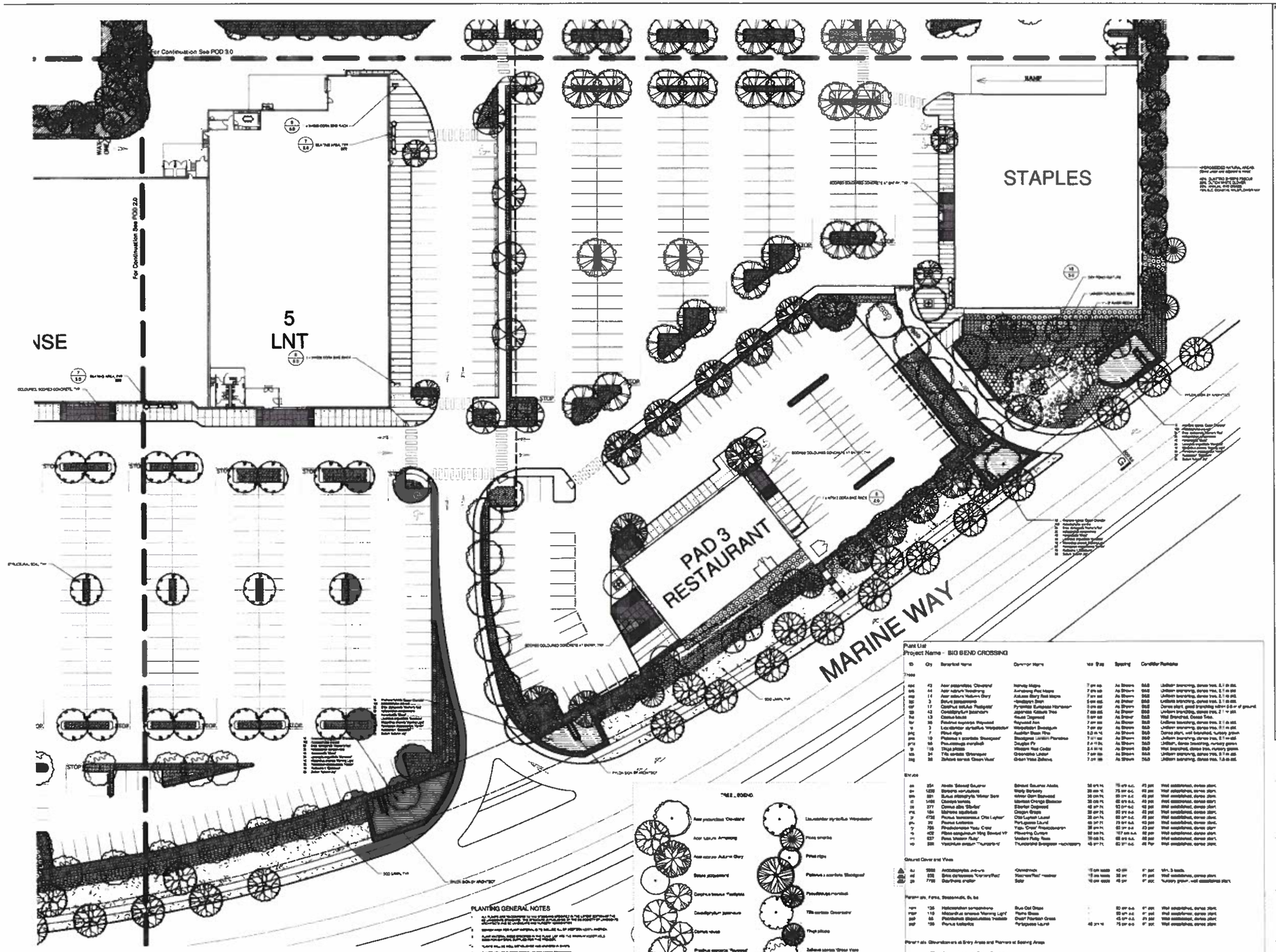
Anthem PROPERTIES

RETAIL DEVELOPMENT
BIG BIRD CROSSING

abbarch ARCHITECTS

LANDSCAPE PLAN
NORTH-EAST

SCALE: 1:250	PROJECT No. 0418
DRAWN BY: P	SHEET No. POD 3.0
CHECKED: JB	


For Continuation See POD 3.0
For Continuation See POD 2.0
NSE
5
LNT
STAPLES
RAMP
PAD 3
RESTAURANT
MARINE WAY
PLANTING GENERAL NOTES
TREE LEGEND
NOTE:
Plant List
Project Name - BIG BEND CROSSING
Anthem PROPERTIES
RETAIL DEVELOPMENT
BIG BEND CROSSING
abbarch
LANDSCAPE PLAN
SOUTH-EAST
SCALE 1:250
DRAWN BY
CHECKED
PROJECT No 0418
SHEET No POD 4.0