

CENTRAL PARK PUMPING STATION

METRO VANCOUVER — GREATER VANCOUVER WATER DISTRICT

METROTOWER III  
4730 KINGSWAY  
BURNABY, BC V5H 0C6



**PROJECT ADDRESS:**

3883 Imperial Street  
Burnaby BC  
V5J 1A3

ISSUED FOR PUBLIC HEARING  
APPROVAL SUBMISSION — 10 SEPTEMBER 2020

CWA ENGINEERING INC.  
PROJECT NUMBER: 19017

**PROJECT TEAM:**

**OWNER:**

METRO VANCOUVER  
GREATER VANCOUVER WATER  
DISTRICT

METROTOWER III  
4730 KINGSWAY  
BURNABY, BC V5H 0C6

**COORDINATING REGISTERED  
PROFESSIONAL:**

SUNNY THIND, P.ENG.  
(CWA ENGINEERS INC.)

**CONSULTANT:**

CWA ENGINEERS INC.

SUITE 380 — 2925 VIRTUAL WAY  
VANCOUVER, BC  
V5M 4X5

**ARCHITECT:**

IAN McKAY ARCHITECT AIBC.

880 RANCH PARK WAY  
COQUITLAM, BC  
V3C 2H3

**LANDSCAPE ARCHITECT:**

ATTENTUS LANDSCAPE ARCHITECTURE

2920 WEST 33rd AVENUE  
VANCOUVER, BC  
V6N 2G5

**SITE:**

CIVIC ADDRESS: 3883 IMPERIAL STREET  
BURNABY BC  
V5J 1A3

LEGAL DESCRIPTION: R/W PLAN 44224 WITHIN LOT 1 OF  
DISTRICT 151, GROUP 1, NEW WEST  
MINSTER DISTRICT, PLAN LMP7878

CURRENT ZONING: P3

PROPOSED ZONING: P3 CD (P2)

PROPOSED SITE AREA: 106 SQM. [1140ft²]

PROPOSED FLOOR  
AREA: 64 SQM. [690ft²]

PROPOSED HEIGHT: 4.3 METERS [14'-0"]

REQUIRED PARKING: NO ADDITIONAL PARKING REQUIRED





SITE LOCATION 1

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
CWA ENGINEERS INC.	
001	COVER SHEET
002	DRAWING INDEX
003	SITE PLAN
004	FIRE TRUCK ACCESS PLAN
005	ELECTRICAL ROOM FLOOR PLAN
006	BUILDING ELEVATIONS
ATTENTUS LANDSCAPE ARCHITECTURE	
LA-001	LANDSCAPING PLAN



SITE LOCATION 2

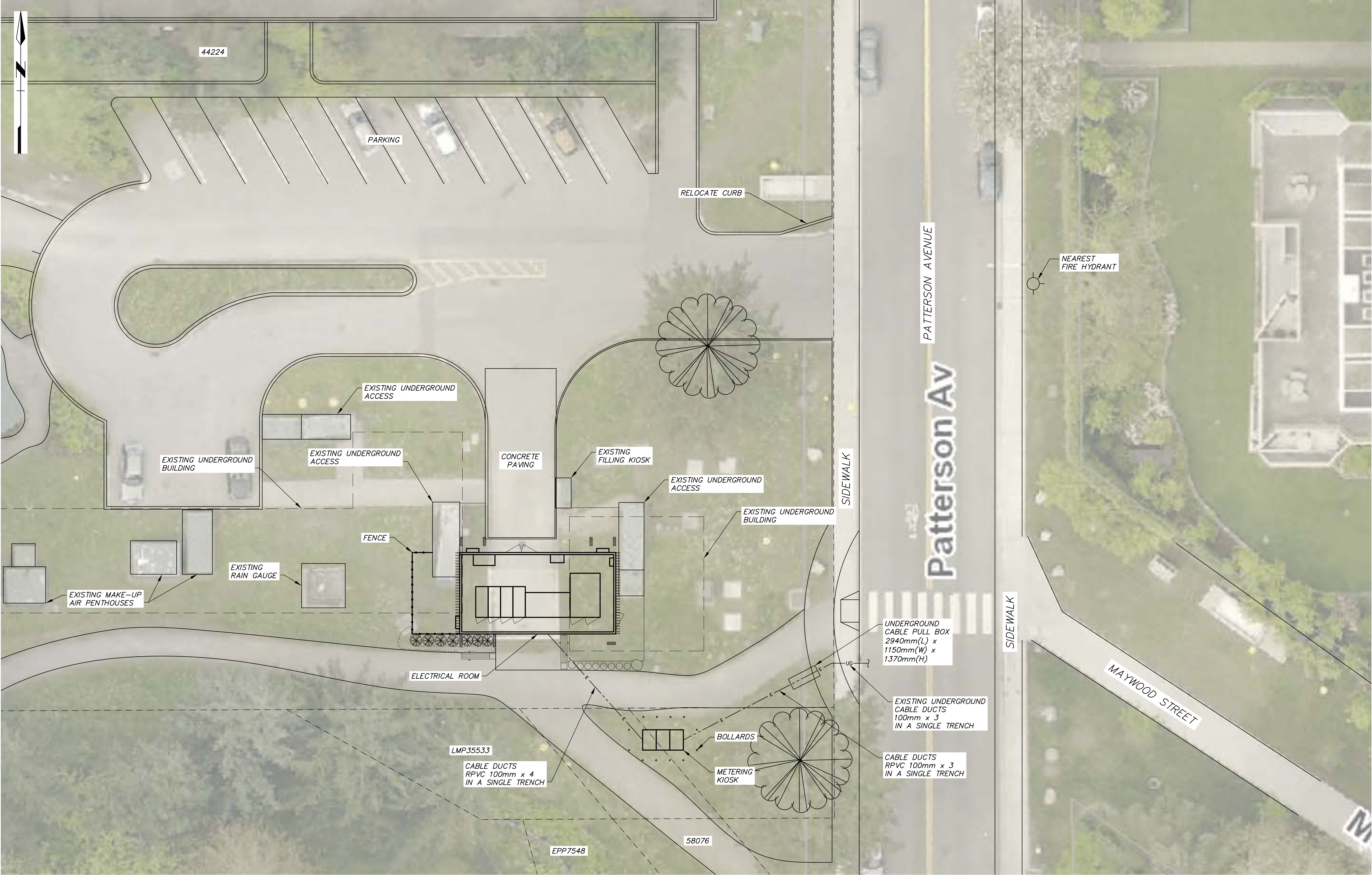
										GREATER VANCOUVER WATER DISTRICT									
										Design: AMG		CENTRAL PARK PUMPING STATION				SCALE: N.T.S.			
										Drawn: CPL						DISTRICT FILE WF-1351			
										Checked: —						—			
										SST						DRAWING NUMBER 002			
										Approved		ELECTRICAL UPGRADE DRAWING INDEX							
										SST									
										Manager									
										SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO ➡ P.3									

P3	10SEP2020	AMG	CPL	SST	SST	ISSUED FOR PUBLIC HEARING
P2	24FEB2020	AMG	CPL	—	AMG	ISSUED FOR INFORMATION
P1	31JAN2020	AMG	CPL	—	AMG	ISSUED FOR INFORMATION
Issue	Date	Des'n	Dr'n	Chkd	App'd	Description

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly.						
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Professional Seal





SITE PLAN  
1:150

Professional Seal

Issue	Date	Des'n	Dr'n	Chkd	App'd	Description
P4	10SEP12020	AMG	CPL	SST	SST	ISSUED FOR PUBLIC HEARING
P3	13AUG2020	AMG	CPL	SST	AMG	ISSUED FOR INFORMATION
P2	24FEB2020	AMG	CPL	SST	AMG	ISSUED FOR INFORMATION
P1	31JAN2020	AMG	CPL	SST	AMG	ISSUED FOR INFORMATION

Design: AMG	GREATER VANCOUVER WATER DISTRICT CENTRAL PARK PUMPING STATION  ELECTRICAL UPGRADE SITE PLAN	SCALE: AS NOTED
Drawn: CPL		DISTRICT FILE WF-1351
Checked: SST		-
SST Approved		DRAWING NUMBER 003
SST Manager		
SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO ➡		P4



BILL OF MATERIALS		
ITEM NO.	DESCRIPTION	REMARKS
1	25/15kV SWITCHGEAR	
2	3MVA 25/15kV – 4.16kV TRANSFORMER	
3	5kV SWITCHGEAR	
4	125VDC BATTERY BANK	
5	NETWORK PANEL	
6	FIRE ALARM PANEL	
7	HVAC	
8	ARC FLASH CHUTE	

SITE PLAN  
1:30

										GREATER VANCOUVER WATER DISTRICT					
										Design: <u>SST</u>		CENTRAL PARK PUMPING STATION		SCALE: AS NOTED	
										Drawn: <u>CPL</u>				DISTRICT FILE WF-1351	
										Checked: <u>—</u>					
P3	10SEP12020	AMG	CPL	SST	SST	ISSUED FOR PUBLIC HEARING					SST		ELECTRICAL UPGRADE ELECTRICAL ROOM FLOOR PLAN		
P2	24FEB2020	SST	CPL	—	AMG	ISSUED FOR INFORMATION					Approved				
P1	31JAN2020	SST	CPL	—	AMG	ISSUED FOR INFORMATION					SST				
Issue	Date	Des'n	Dr'n	Chkd	App'd	Description					Manager		DRAWING NUMBER 005		
0		20		Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly.											
										SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO ➡ P3					





LEGEND

PROPOSEDSITE FURNISHINGS

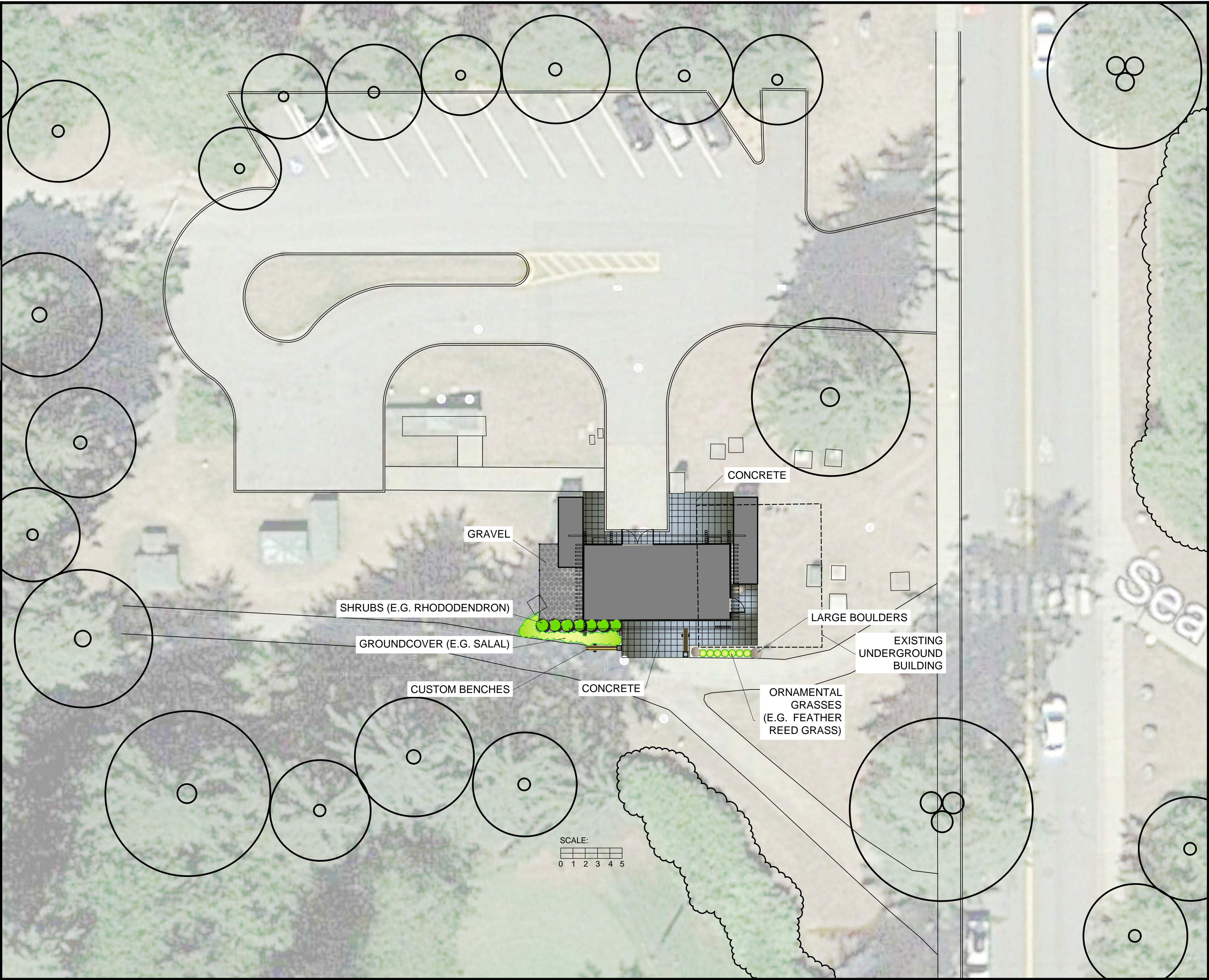
Qty.	Description
3	Rocks
2	Custom bench (see architectural sketches)

PROPOSED PLANTS:

Qty.	Botanical Name	Common Name	Size	Spacing
7	Shrubs/Grasses			
7	Calamagrostis	Feather Reed Grass	#1 POT	.6m O.C.
7	Rhododendron species	Flowering Rhododendron	#5 POT	1m O.C.
50	Groundcover	Salal	#1 POT	200mm O.C.

NOTES:

1. ALL DISTURBED AREAS OUTSIDE THE PLANTING BEDS ARE TO RECEIVE 150mm THICK GROWING MEDIUM AND ANDERSON'S PREMIUM TURF.
2. SEE ENGINEERING DRAWINGS FOR BUILDING CONSTRUCTION, PAVEMENT AND SITE GRADING DETAILS.
3. SEE SPECIFICATIONS FOR PLANTING INSTRUCTIONS. PLANTING AREAS TO RECEIVE 300mm THICK GROWING MEDIUM.
4. GROWING MEDIUM FOR GRASS AREAS TO BE "SANDY GROWING MEDIUM" FROM ECO-SOIL OR APPROVED EQUIVALENT.
5. GROWING MEDIUM FOR PLANTING AREAS TO BE "COMPOST PLANTING MIX" FROM ECO-SOIL OR APPROVED EQUIVALENT.
6. ALL LANDSCAPE WORK MUST BE CARRIED OUT DURING FAVOURABLE WEATHER AND LOW WATER CONDITIONS AND MUST BE PURSUED TO COMPLETION AS QUICKLY AS POSSIBLE.
7. ANY SOIL OR FILL USED FOR THIS PROJECT MUST BE INERT MATERIAL, FREE OF CONTAMINANTS AND MUST BE PLACED SO THAT IT WILL NOT GAIN ENTRY INTO THE STORM DRAINAGE SYSTEM.
8. PROVIDE SPADE-CUT BED EDGES BETWEEN THE PLANTING AREAS AND GRASS AREAS.
9. ALL LANDSCAPE WORK TO BE PER THE CANADIAN LANDSCAPE STANDARD (CLS) LATEST EDITION.
10. PLANTING WILL BE MULCHED WITH 75mm THICK MULCH THROUGHOUT THE PLANTING BED.
11. ENSURE POSITIVE DRAINAGE THROUGHOUT.
12. IDENTIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING. UTILITIES SHOWN ON THE DRAWING ARE APPROXIMATE AND SHOULD BE LOCATED ON SITE TO AVOID CONFLICTS.
13. SEE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.



Landscape  
Plan

UTILITY LEGEND

S	SANITARY SEWER
D	STORM SEWER
W	WATERMAIN
UG	UNKNOWN UTILITY
UE	ELECTRICAL DUCT
UE	ELECTRICAL (ABANDONED)
	ELECTRICAL TRENCH
AIR	AIR LINE
GRND	GROUND WIRE
FIB	FIBER OPTIC

NOTE:

SCALE: 1:200

DRAWING DATE  
24/02/2020

SITE ADDRESS  
GVWD PUMP STATION  
3883 IMPERIAL STREET  
BURNABY, BC  
V5J 1A3

SHEET NUMBER

LA-100





ITEM NO.	DESCRIPTION	MATERIAL / COLOUR	REMARKS
1	FENCING	STEEL / BLACK	
2	METAL WALL CLADDING	METAL / GALVALUME FINISH	SUPPLIED BY E-ROOM VENDOR
3	ROOF C/W GUTTERS AND FLASHINGS	METAL / GREEN (SHERWIN WILLIAMS NEON LIME #2031-10)	SUPPLIED BY E-ROOM VENDOR
4	INFORMATIVE PANEL		
5	DECORATIVE WOOD SCREEN	WESTERN RED CEDAR	STAIN WITH SICO PROLUXE SRD CE TRANSLUCENT FINISH
6	DECORATIVE WOOD TRELLIS	WESTERN RED CEDAR	STAIN WITH SICO PROLUXE SRD CE TRANSLUCENT FINISH
7	ACCENT PANELS	PERFORATED STEEL MESH / GREEN (SHERWIN WILLIAMS NEON LIME #2031-10)	SUPPLIED BY E-ROOM VENDOR
8	DECORATIVE WOOD ROOF BEAMS	WESTERN RED CEDAR	STAIN WITH SICO PROLUXE SRD CE TRANSLUCENT FINISH
9	DESCRIPTION OF FACILITIES SIGN		

P3	10SEP12020	AMG	CPL	SST	SST	ISSUED FOR PUBLIC HEARING
P2	24FEB2020	IMA	CPL	-	AMG	ISSUED FOR INFORMATION
P1	31JAN2020	IMA	CPL	-	AMG	ISSUED FOR INFORMATION
Issue	Date	Des'n	D'r'n	Chkd	App'd	Description
0	20	Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly.				

Design: IMA
Drawn: CPL
Checked: _____
SST
Approved
SST
Manager

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DRAWING NUMBER 006

SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO ➡ P3