





CONTEXT AIR PHOTO (SITE IN RED)



1941 MAP SHOWING EXTENT OF POWER HOUSES, BOWEN ROAD DAM, AND WESTWOOD RESERVOIR



1928 MAP SHOWING MILLSTONE POWER HOUSES

Design Description	Customer Requirements	Design Requirements	Proposed	Approved
Site Location	210 Caledonia Ave. Nanaimo BC		210	210
Site Address	210 Caledonia Ave. Nanaimo BC V9A 5G6		210	210
Site Area	10,000 sq. ft. (approx.)		10,000	10,000
Site Zoning	RS-1 (Residential Single-Family)		RS-1	RS-1
Site Use	Residential		Residential	Residential
Site History	Formerly a power house site		Formerly a power house site	Formerly a power house site
Site Features	Millstone River, Millstone Power House, Millstone Dam		Millstone River, Millstone Power House, Millstone Dam	Millstone River, Millstone Power House, Millstone Dam
Site Constraints	Millstone River, Millstone Power House, Millstone Dam		Millstone River, Millstone Power House, Millstone Dam	Millstone River, Millstone Power House, Millstone Dam
Site Access	Access from Caledonia Ave.		Access from Caledonia Ave.	Access from Caledonia Ave.
Site Easements	None		None	None
Site Utilities	Water, Sewer, Gas, Electric		Water, Sewer, Gas, Electric	Water, Sewer, Gas, Electric
Site Parking	None		None	None
Site Landscaping	None		None	None
Site Construction	None		None	None
Site Completion	None		None	None

Design Description	Customer Requirements	Design Requirements	Proposed	Approved
Site Location	210 Caledonia Ave. Nanaimo BC		210	210
Site Address	210 Caledonia Ave. Nanaimo BC V9A 5G6		210	210
Site Area	10,000 sq. ft. (approx.)		10,000	10,000
Site Zoning	RS-1 (Residential Single-Family)		RS-1	RS-1
Site Use	Residential		Residential	Residential
Site History	Formerly a power house site		Formerly a power house site	Formerly a power house site
Site Features	Millstone River, Millstone Power House, Millstone Dam		Millstone River, Millstone Power House, Millstone Dam	Millstone River, Millstone Power House, Millstone Dam
Site Constraints	Millstone River, Millstone Power House, Millstone Dam		Millstone River, Millstone Power House, Millstone Dam	Millstone River, Millstone Power House, Millstone Dam
Site Access	Access from Caledonia Ave.		Access from Caledonia Ave.	Access from Caledonia Ave.
Site Easements	None		None	None
Site Utilities	Water, Sewer, Gas, Electric		Water, Sewer, Gas, Electric	Water, Sewer, Gas, Electric
Site Parking	None		None	None
Site Landscaping	None		None	None
Site Construction	None		None	None
Site Completion	None		None	None



WOOD CRIBBING AT BEND OF RIVER



VIEW S.E. AT TIDAL PORTION OF MILLSTONE RIVER



VIEW UPRIVER OF MANMADE TERRACED RAPIDS



VIEW OF SITE LOOKING NORTH FROM E. & N. TRAILWAY BRIDGE



VIEW DOWN TO RIVER FROM MIDDLE TERRACE



WEST END OF STONE BRIDGE UNDER RAILWAY



CALEDONIA AVE. LOOKING NORTH



E & N RAILWAY ABOVE SITE



WEST POWER HOUSE EXISTING FOUNDATIONS (STAVE PIPE TO RIGHT)



VINE COVERED WOOD STAVE PIPE WITH METAL BANDS



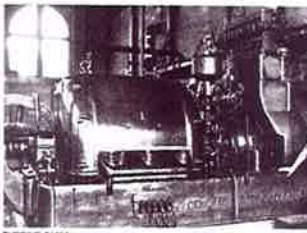
VIEW TO NW FROM PROPOSED RAIN GARDEN



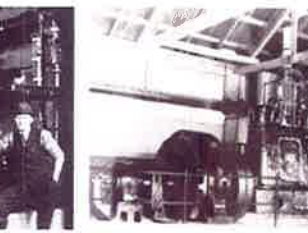
WEST END OF STONE BRIDGE UNDER RAILWAY



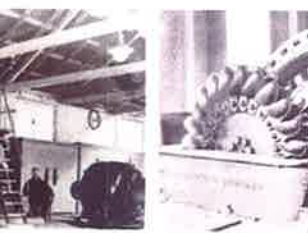
NO. 1 MILLSTONE POWER HOUSE - CONSTRUCTED 1904 ON LAND FILL



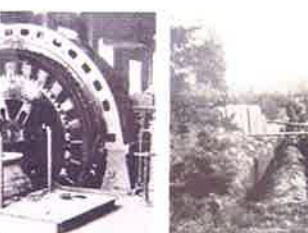
TURBINE C1300



COAL FIRED STEAM TURBINE



10 TON PELTON IMPULSE HYDRO TURBINE



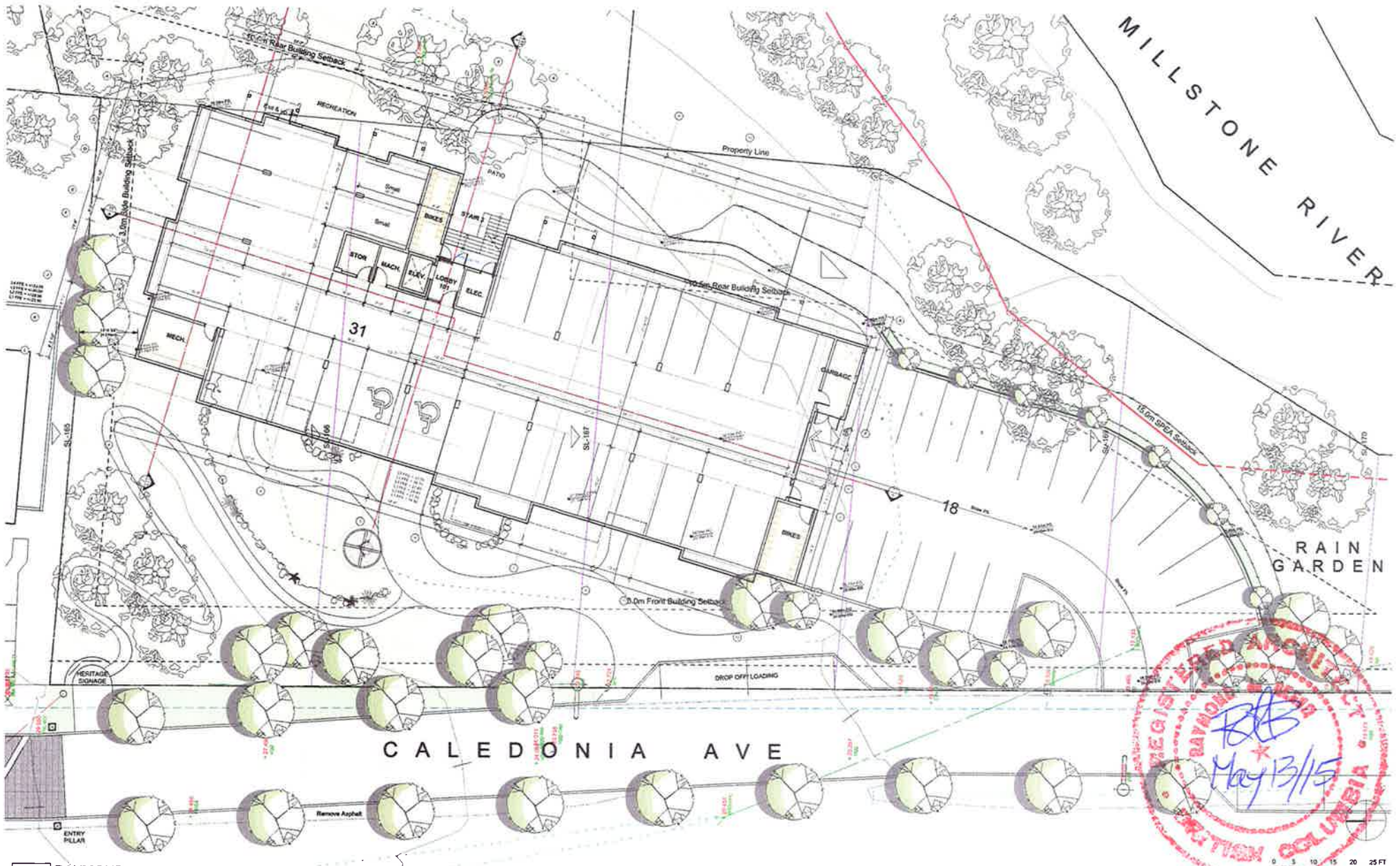
36" WOOD STAVE PENSTOCK ALONG BRADLEY STREET

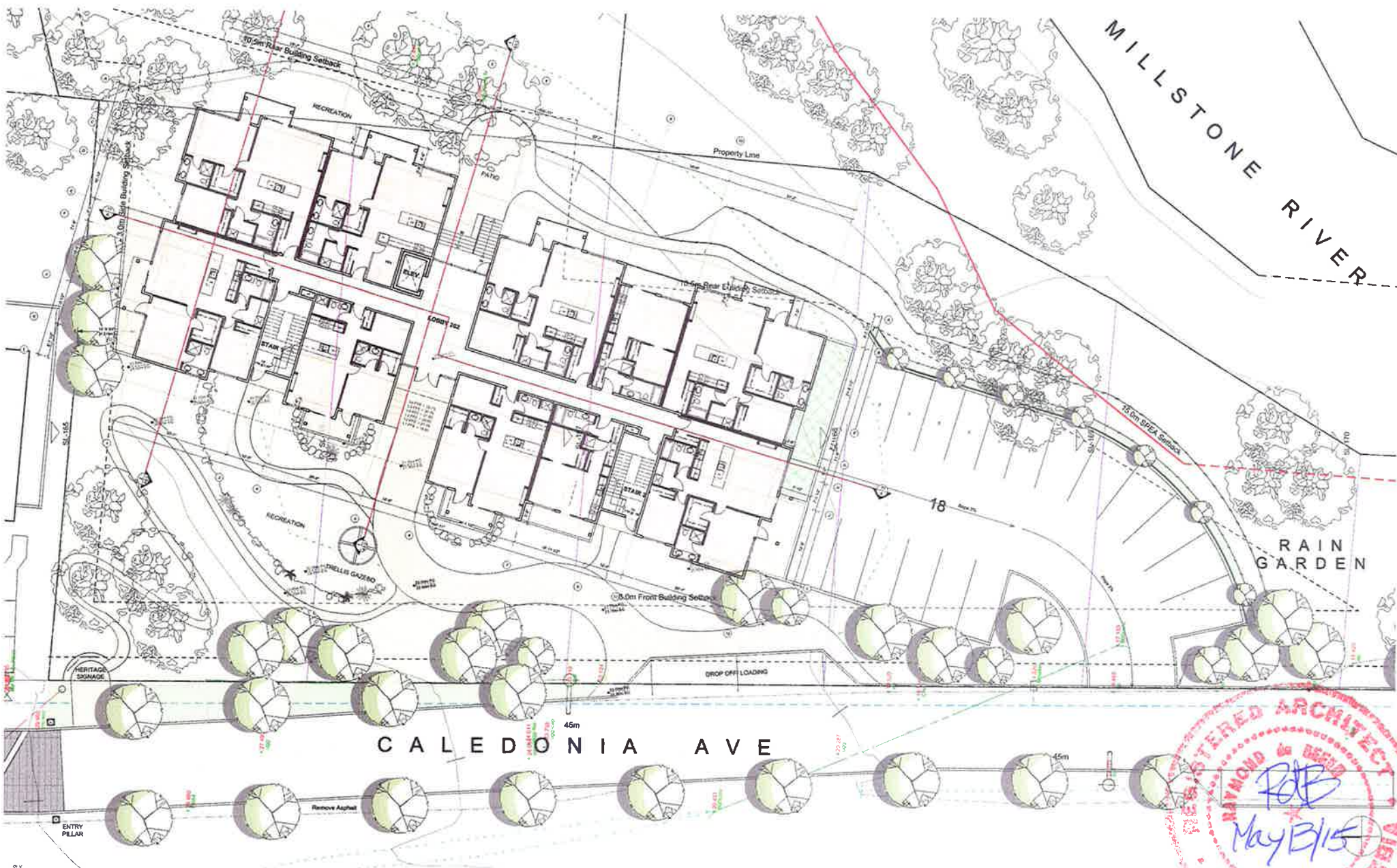


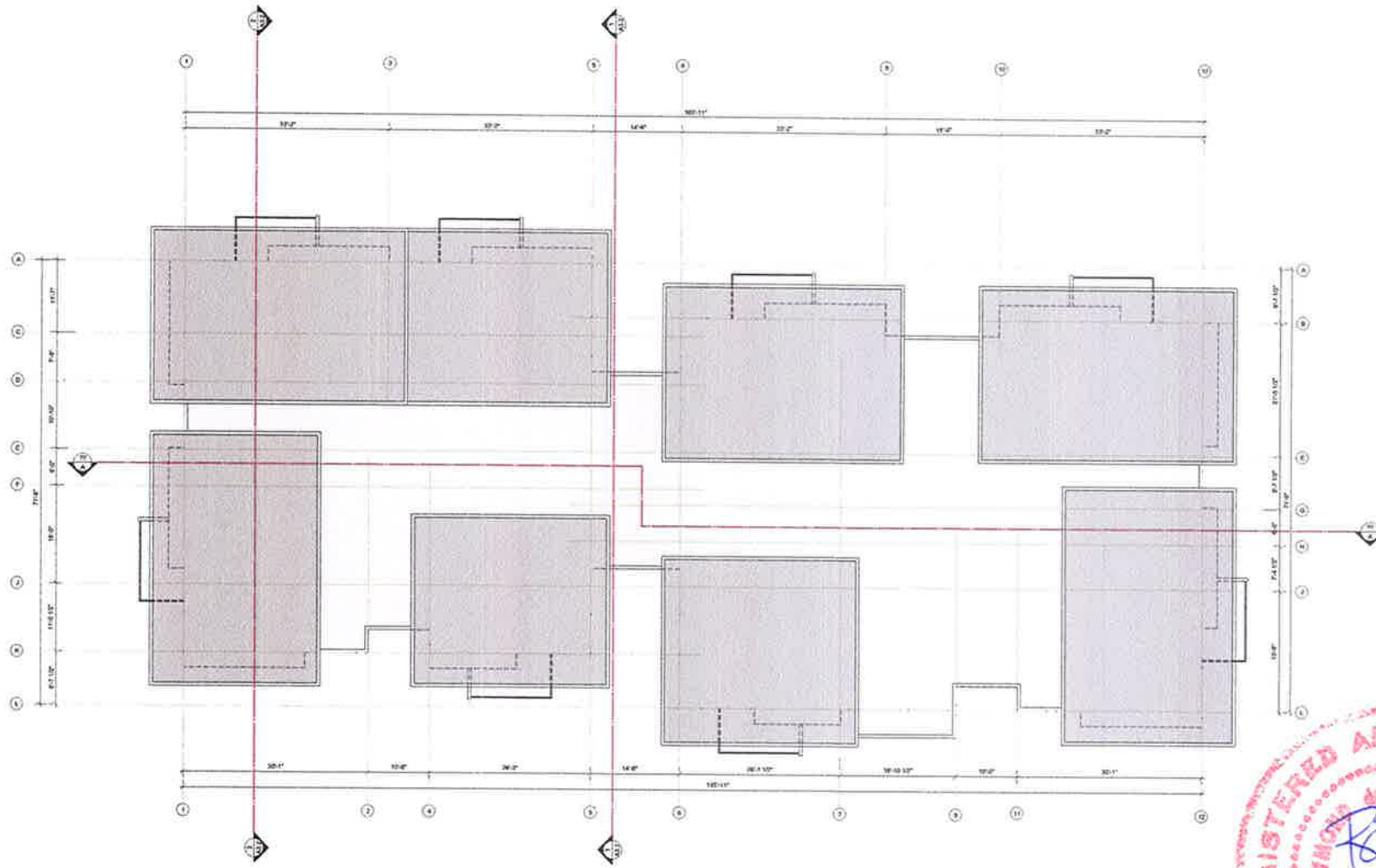
WOOD STAVE PENSTOCK AT BOFF HYDRO MUSEUM













NORTH ELEVATION



EAST ELEVATION

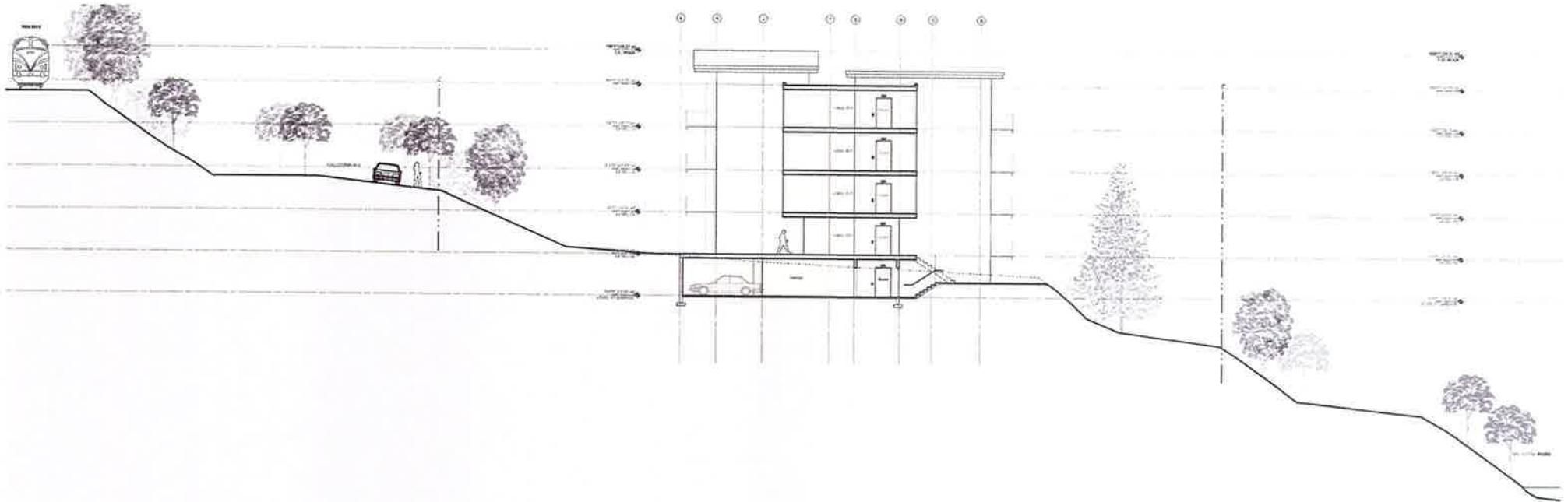
- MATERIAL LEGEND**
- M0 Metal Siding (Colour Grey)
 - M1 Polymer Siding
 - M2 Steel Orbed Overhead Garage Door
 - A1 Aluminum Scaffolding
 - A2 Anodized Aluminum - Doors and Window Frames
 - B1 Hardie Panel Colour Dark Grey
 - B2 Hardie Siding Colour Grey
 - B3 Hardie Siding Colour Brown
 - R1 SBS Modified Bituminous Roofing
 - R2 Green Roof
 - W2 Fibre and Stone (Natural Wood Colour)
 - N1 Natural Concrete (Clear)
 - N2 Natural Stone 17
 - G1 Aluminum Siding with Tempered Glass
 - V1 Vinyl Windows and Doors (Colour White or White)
 - L1 Wall Lighting (Chrome or Aluminum)
 - L2 Signage



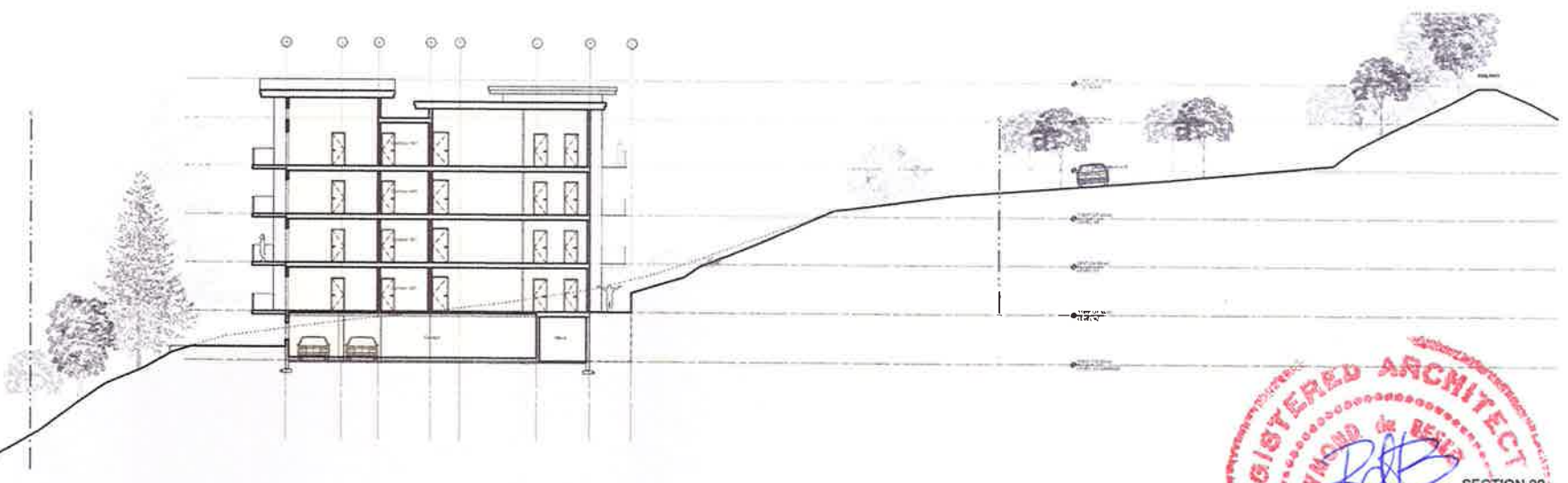
SOUTH ELEVATION



WEST ELEVATION



SECTION 01

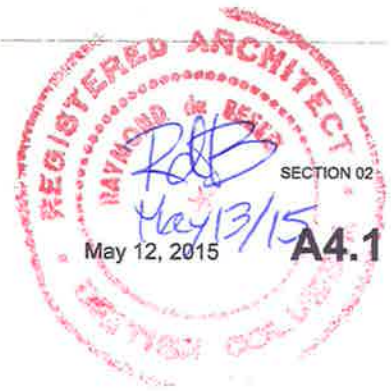


SECTION 02



210 Caledonia Ave., Nanaimo, B.C.

Sections



May 12, 2015 **A4.1**



S.E. VIEW



S.W. VIEW



N.E. VIEW



BIRDS EYE VIEW

