



Henry Pollem House,
Restoration. Job 88/21.

Boulcott / Willis Street corner
WELLINGTON.

MAJESTIC for Prim Acq.

- (20) } For ELECTRICAL SERVICES see
- (21) } Norman Disney Young drawings E(62)249, 250.
- (22) } For PLUMBING & DRAINAGE see
- (23) } Stephenson & Turner drawings N1, N2.
- (24) } vacant.

Preston's Building
Retained Facade.

- (25) Key Elevation & Refurbishment Notes.
- (26) Typical Existing & Revised Window Details.

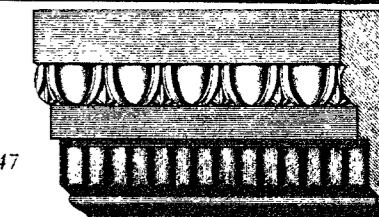
NOTE For fire protection work, not part of
the contract, see O'Donnell Griffin drawings.

Drawing Schedule.

- (1) Existing Ground & First Floor Plans, showing Demolition.
- (2) Existing Second Floor & Roof Plans, showing Demolition.
- (3) Elevations 1a, 2a, as Existing, showing Demolition.
- (4) Elevations 3a, 4a, as Existing, showing Demolition.
- (5) Existing sections A-A; B-B, showing Demolition.
- (6) Foundation & Reflected sub-Floor Plan; section & Detail.
- (7) Revised Ground & First Floor Plans.
- (8) Revised Second Floor & Roof Plans.
- (9) Revised Elevations 1b; 2b.
- (10) Revised Elevations 3b; 4b.
- (11) Revised Sections C-C & D-D.
- (12) Main Entry Portico, Plans, Elevation & section.
- (13) Deck Balustrade: section & Profiles; Column Profiles; Details.
- (14) Chimney No 1: Plan, Elevations, Typical Profiles.
- (15) Chimney No 2: Plan, Elevations.
- (16) Chimney No 1 & 2 Framing; Construction Details.
- (17) 2nd Floor Dormer Windows; Plan, Elevation, section & Details.
- (18) Stair 51/53 Plan; section; Stair 52/53 section; Details.
- (19) Door & Window schedule, Details.

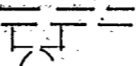
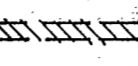
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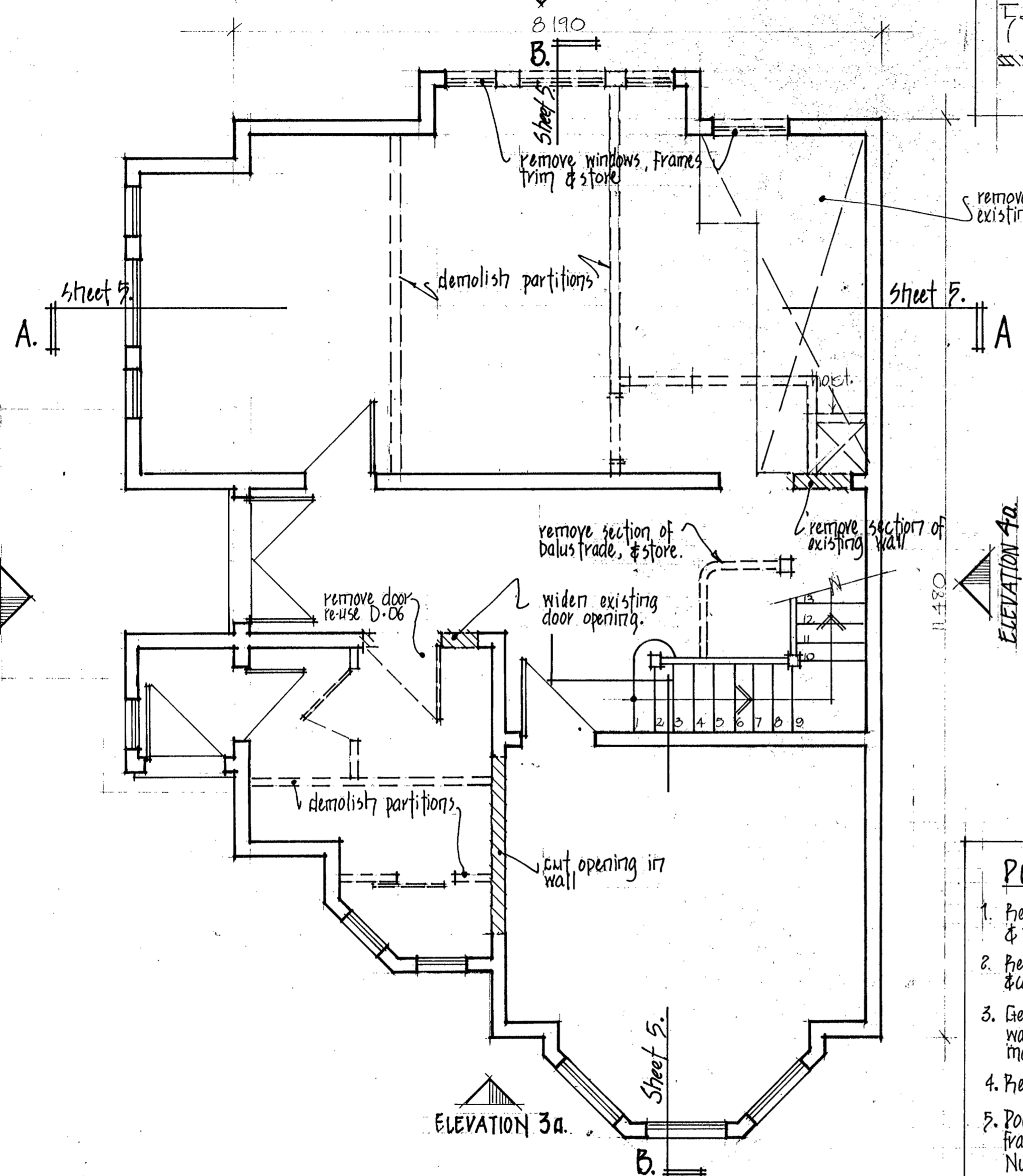




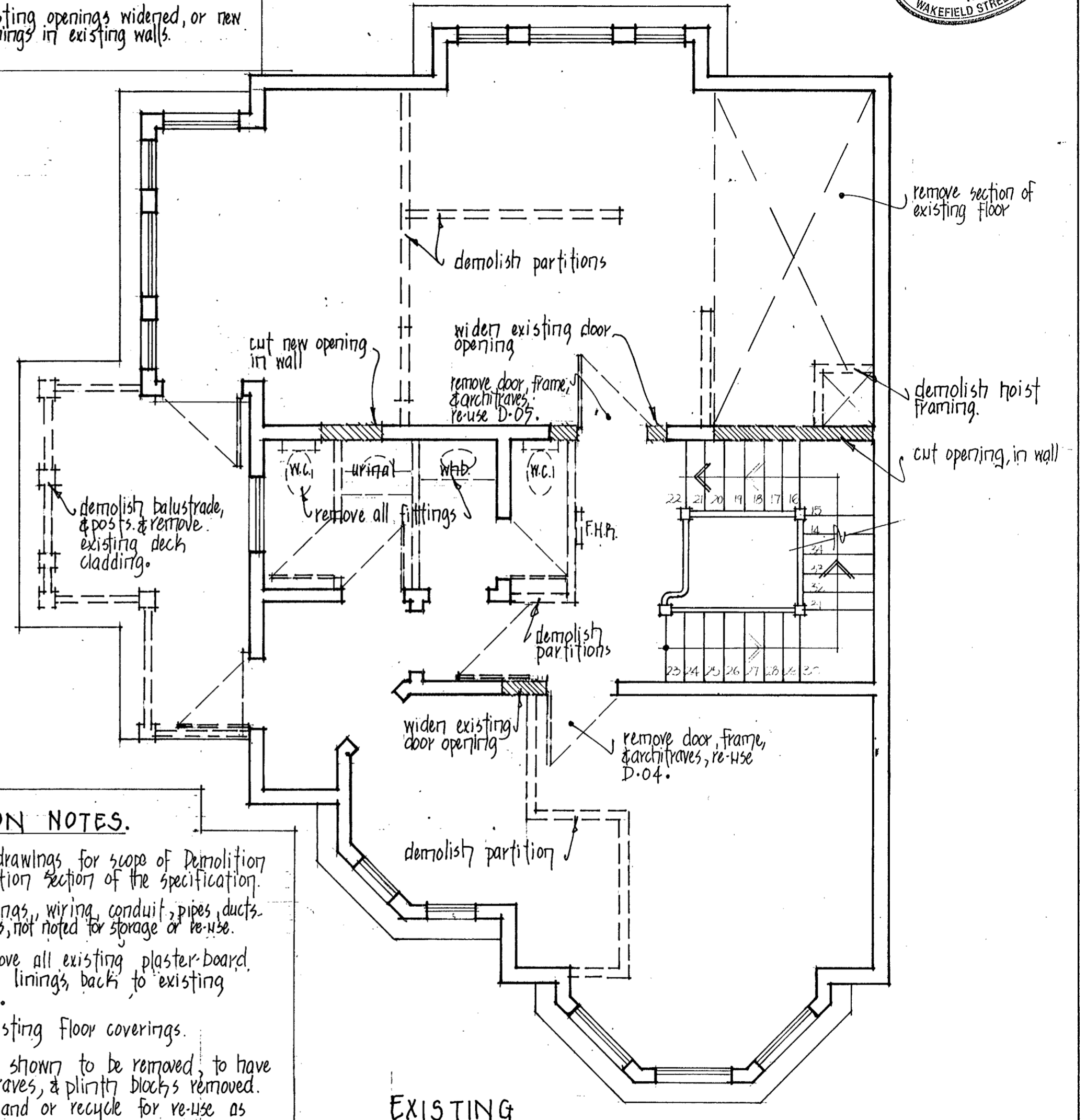
KEY TO PLANS - Sheets 1 & 2.

-  existing partitions, fittings to be demolished.
-  existing openings widened, or new openings in existing walls.

ELEVATION 1a.



ELEVATION 4a.



EXISTING GROUND FLOOR PLAN - showing Demolition.
scale 1:50.

EXISTING FIRST FLOOR PLAN - showing Demolition.
scale 1:50.

DEMOLITION NOTES.

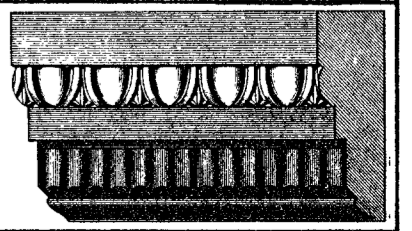
1. Refer to the drawings for scope of Demolition & to the Demolition section of the specification.
2. Remove all fittings, wiring, conduit, pipes, ducts, & cornice members, not noted for storage or re-use.
3. Generally remove all existing plaster-board, wall & ceiling linings, back to existing match linings.
4. Remove all existing floor coverings.
5. Doors noted or shown to be removed, to have frames, architraves, & plinth blocks removed. Number, store and or recycle for re-use as indicated.
6. SHIRTINGS:
 - remove all ground floor shirtings and re-use where possible on First Floor.
 - remove all first floor shirtings for later re-use.
 - remove all second floor shirtings for later re-use.
7. Refer to specification for notes on making good to existing work.

Job 88/21.
Drawn: T.S.
Checked:

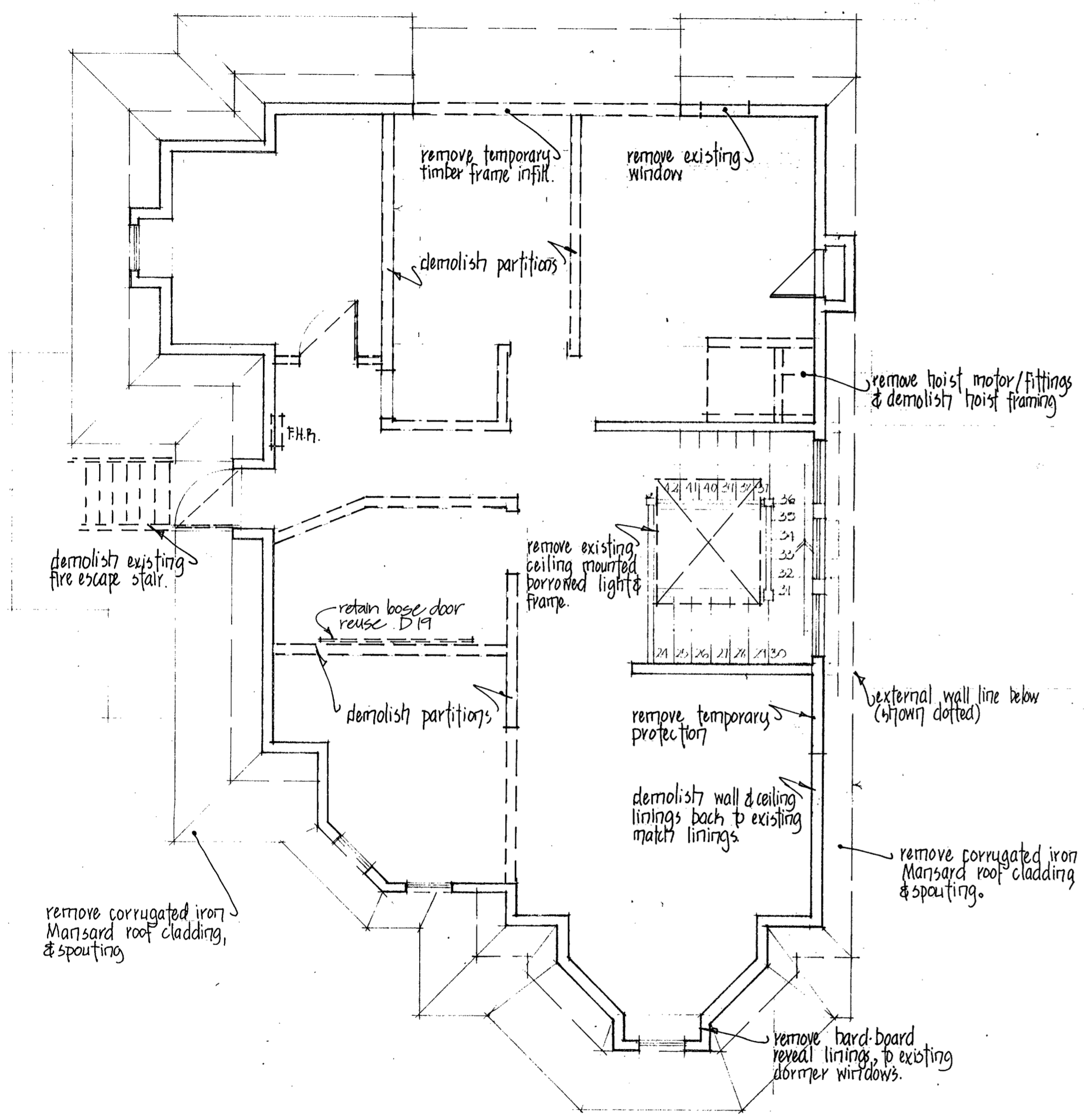
Henry Poller House ~ Boulcott/Willis Street Corner, WELLINGTON - MAJESTIC for PrimAcq.
Restoration : Existing Ground & First Floor Plans, showing Demolition, Notes.

Sheet ①
1 March 1990.

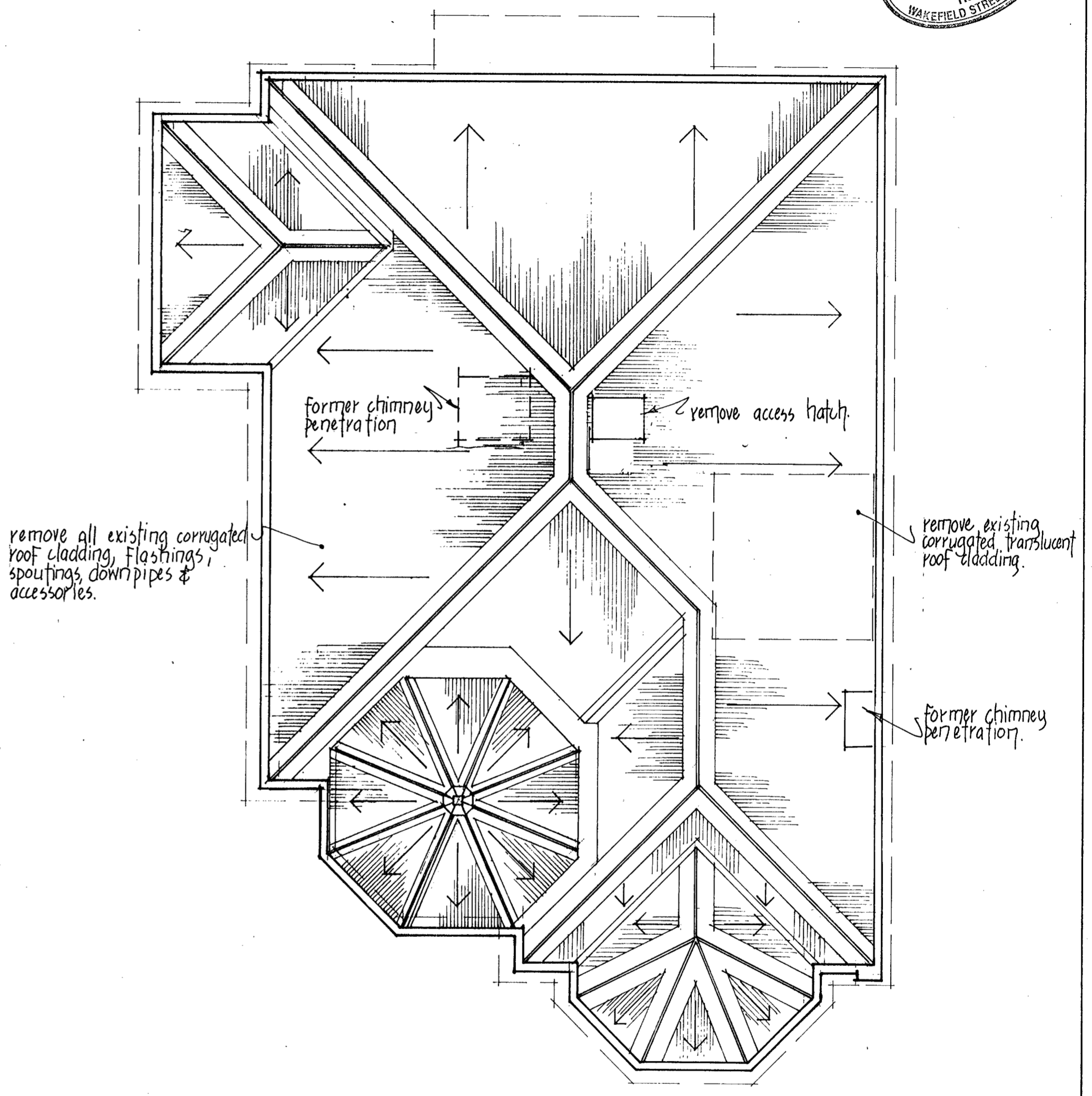
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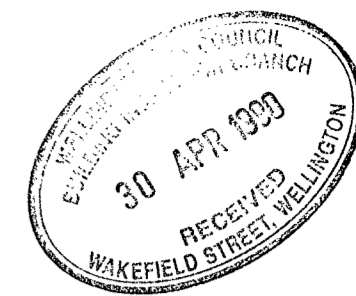
WELLINGTON CITY COUNCIL
 BUILDING INSPECTION BRANCH
 30 APR 1990
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 WAKEFIELD STREET WELLINGTON



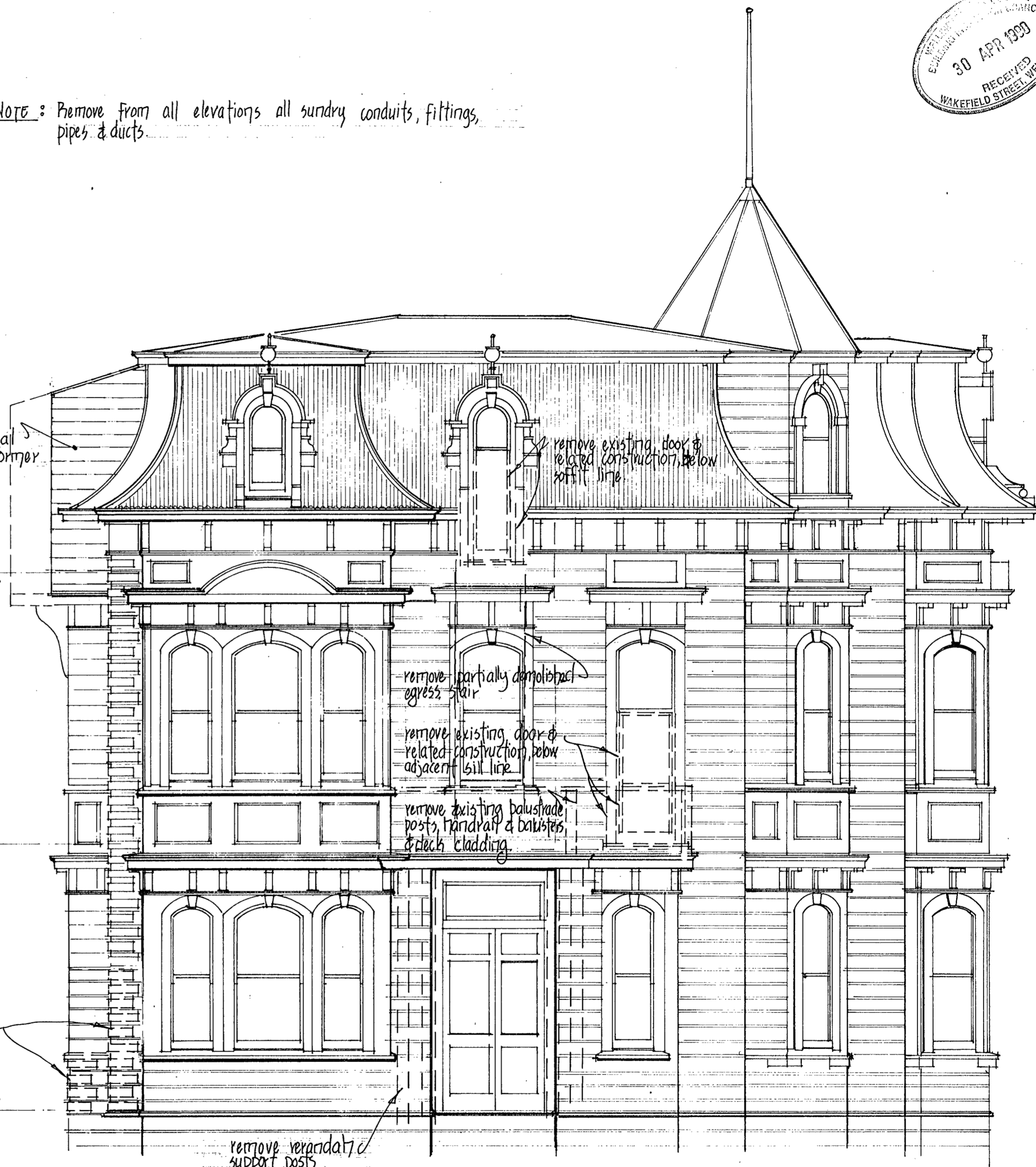
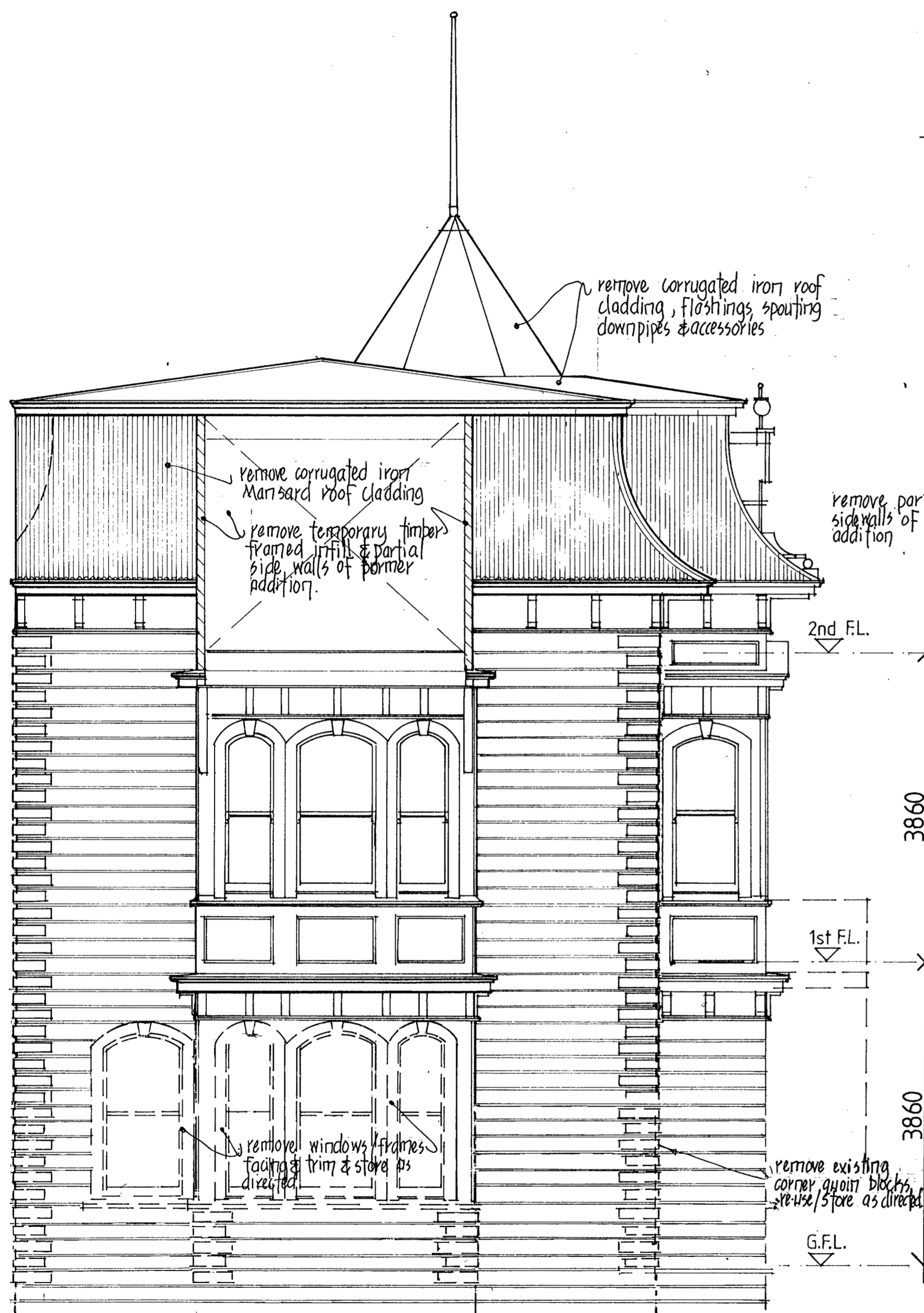
EXISTING SECOND FLOOR PLAN - showing Demolition.
 scale-1:50



EXISTING ROOF PLAN - showing Demolition.
 scale-1:50



NOTE: Remove from all elevations all sundry conduits, fittings, pipes & ducts.



EXISTING ELEVATION 1a. - showing Demolition. scale: 1:50.

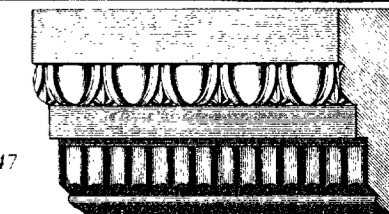
EXISTING ELEVATION 2a. - showing Demolition. scale: 1:50.

Job 88/21
Drawn: T.S.
Checked:

Henry Pollen House ~ Boulcott/Willis Street Corner, WELLINGTON ~ MAJESTIC for Prim Acq.
Restoration ~ Existing Elevations 1a, 2a, showing Demolition.

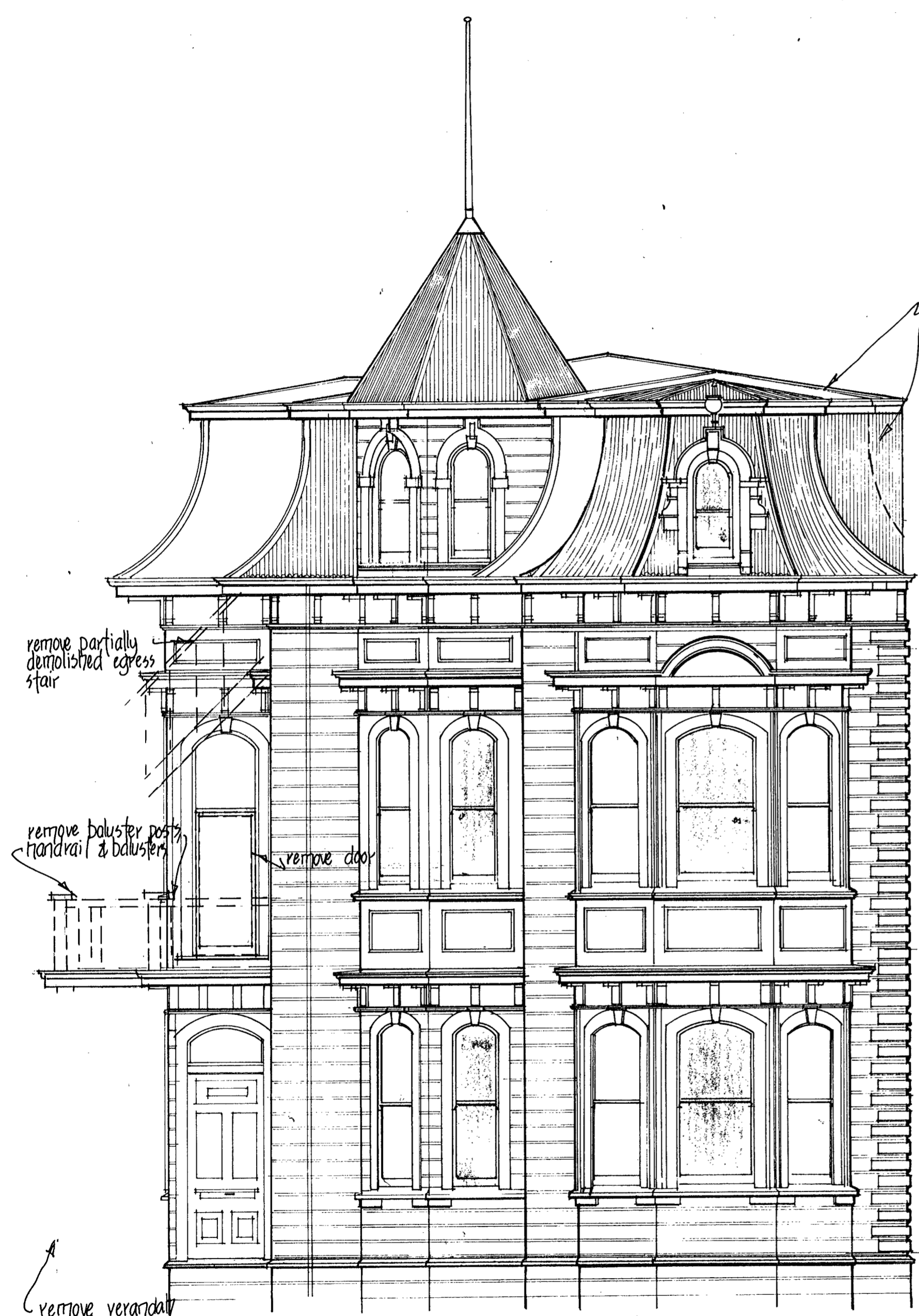
Sheet 3
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NOTE: Remove from all elevations all sundry conduits, pipes & ducts.



remove all existing corrugated iron roof cladding, flashings, spoutings, downpipes & accessories.

remove temporary protection

remove partial side-walls of former addition.

2nd F.L.

1st F.L.

G.F.L.

3860

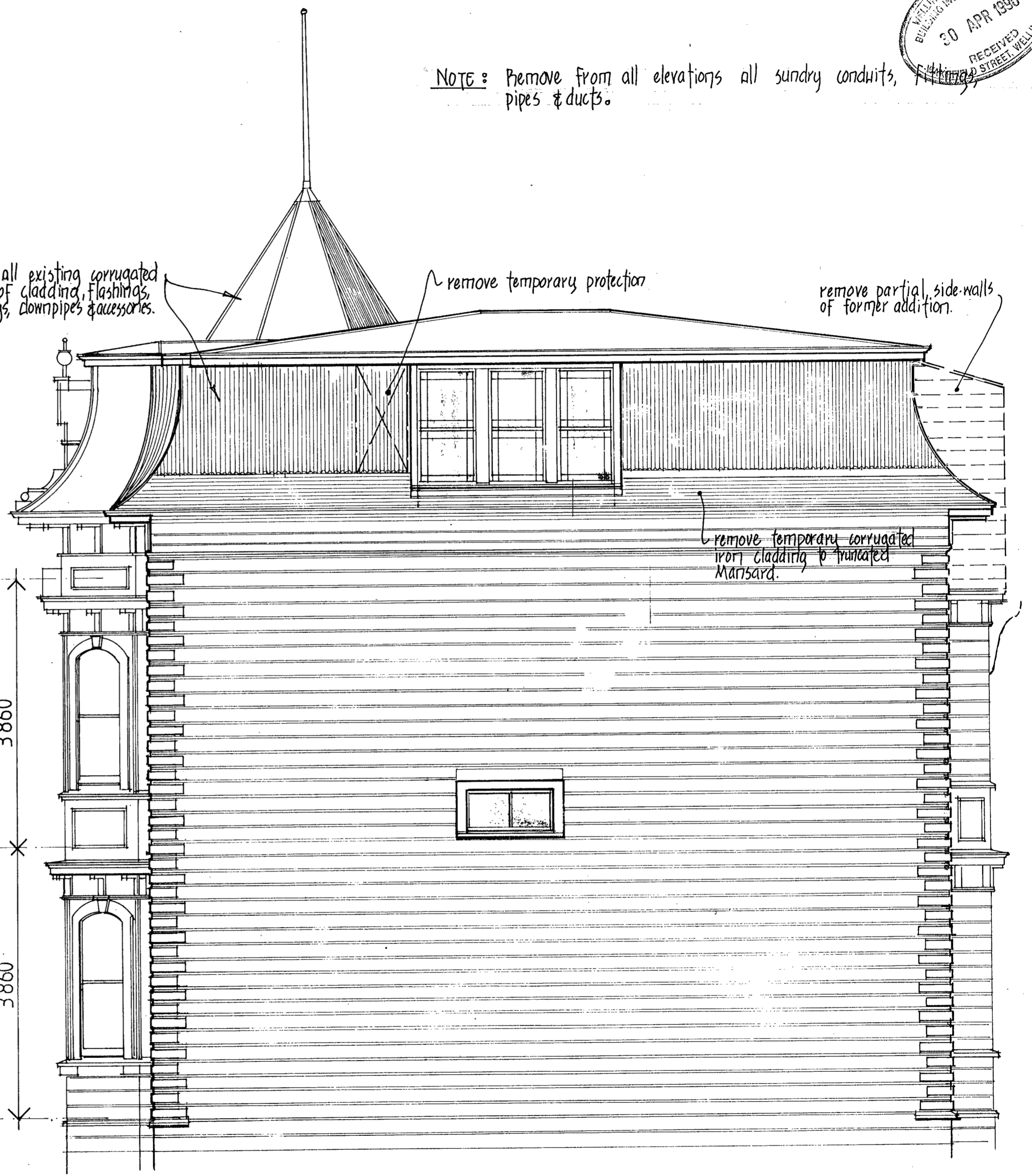
3860

remove partially demolished egress stair

remove baluster posts, handrail & balusters

remove door

remove verandah support posts



remove temporary corrugated iron cladding & truncated Mansard.

EXISTING ELEVATION 3a ~ showing Demolition scale: 1:50.

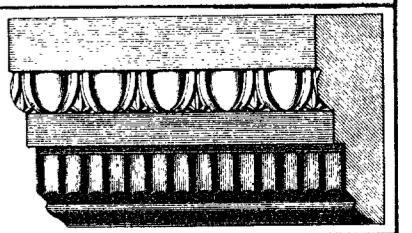
EXISTING ELEVATION 4a ~ showing Demolition scale: 1:50.

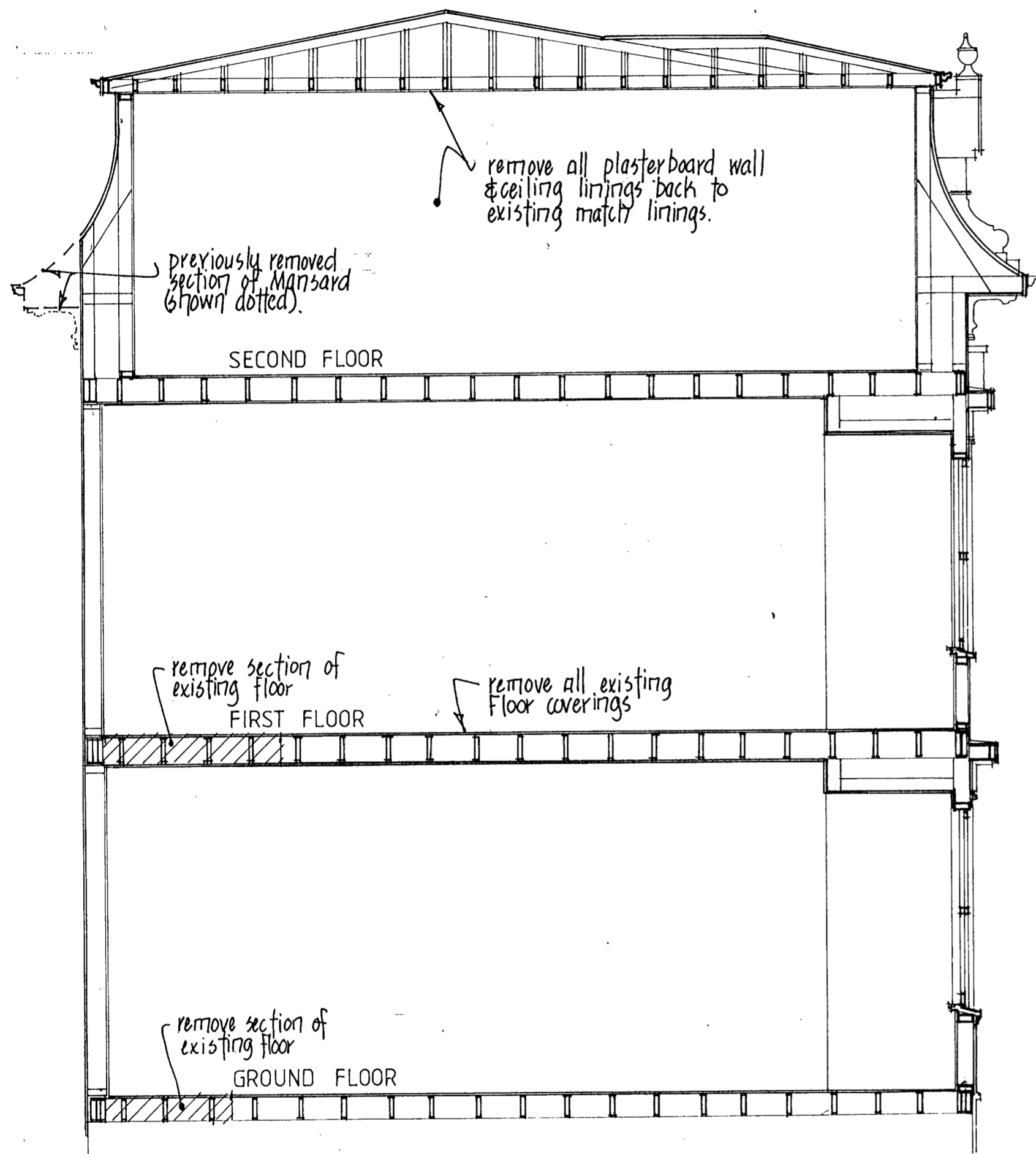
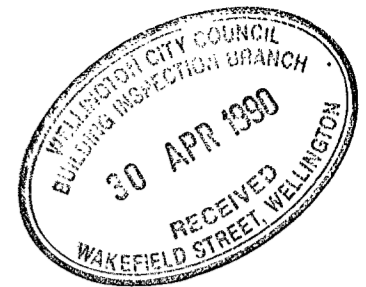
Job 88/21
Drawing: T.C.
Checked:

HENRY POLLER HOUSE - BOWLCOTT / WILLIS STREET CORNER / WELLINGTON. - MAJESTIC for PrimAcq.
Restoration ~ Existing Elevations 3a, 4a, showing Demolition.

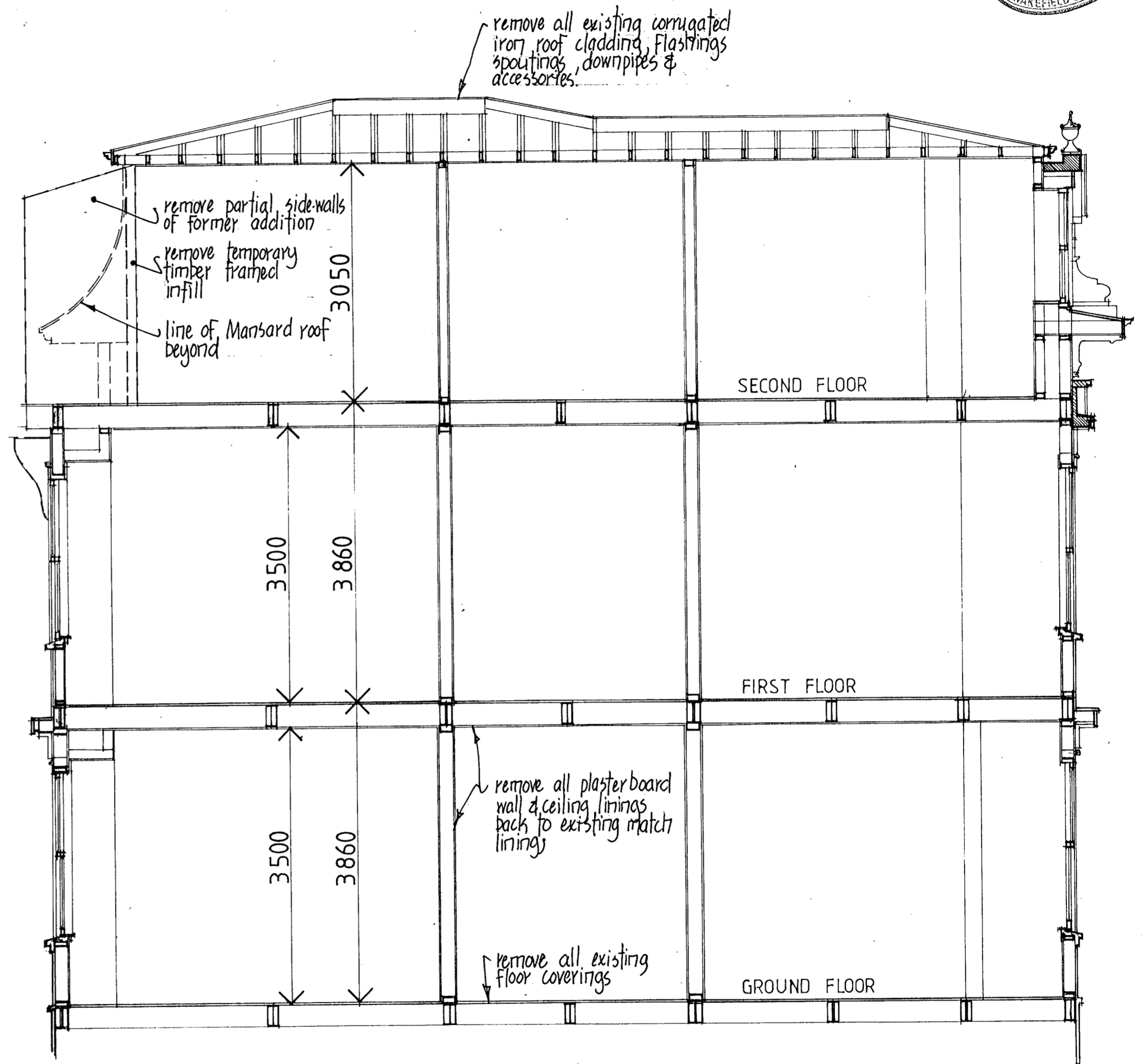
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EXISTING SECTION A-A ~ showing Demolition.
scale 1:50



EXISTING SECTION B-B ~ showing Demolition.
scale 1:50

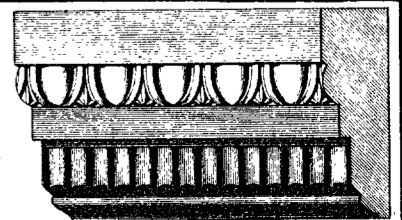
Job 88/21
Drawn: T.S.
Checked:

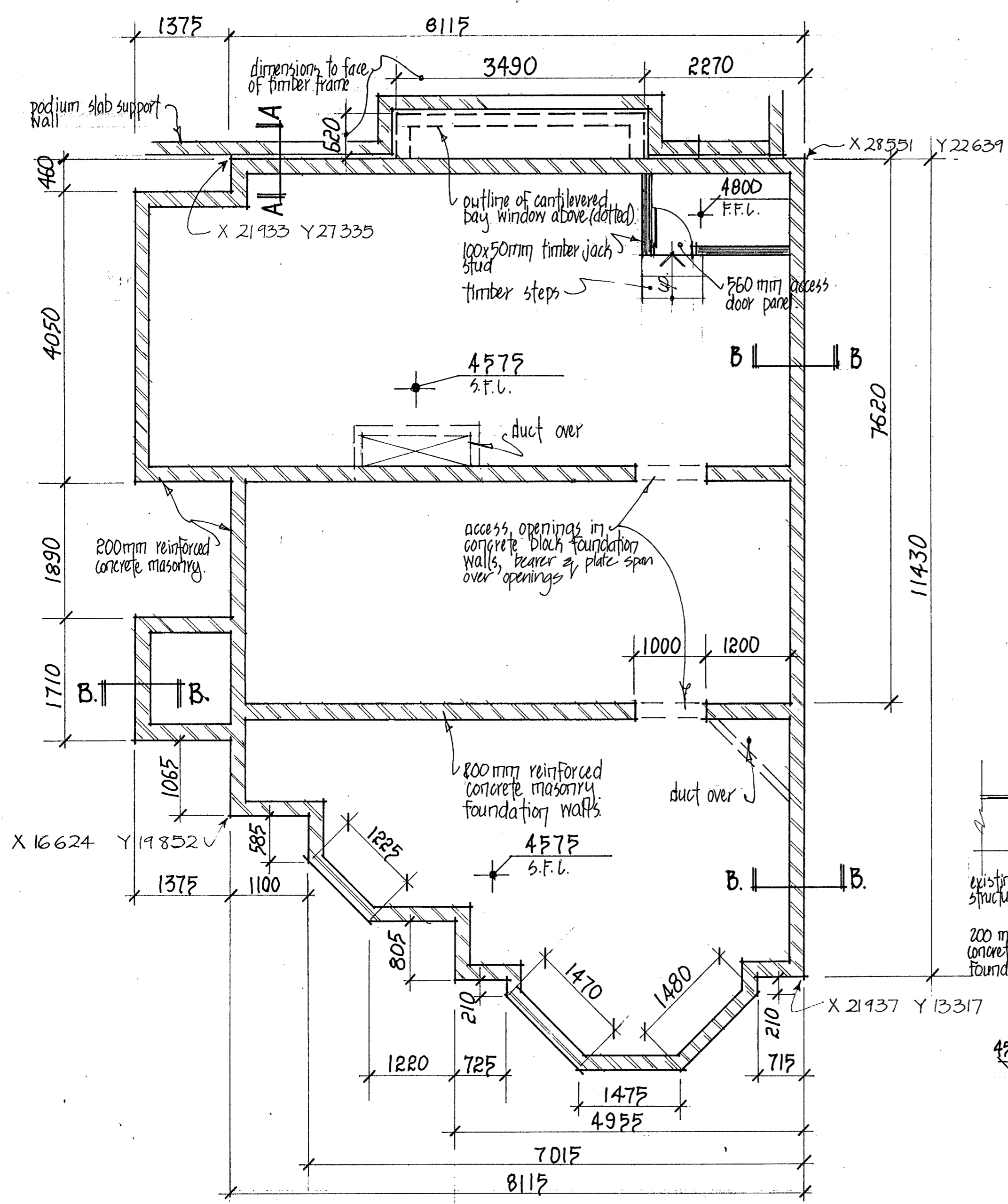
Henry Pollen House ~ Boulcott / Willis Street Corner, WELLINGTON ~ MAJESTIC for PrimAcc.
Restoration ~ Existing sections A-A, B-B, showing Demolition

Sheet 5
1 March 1990

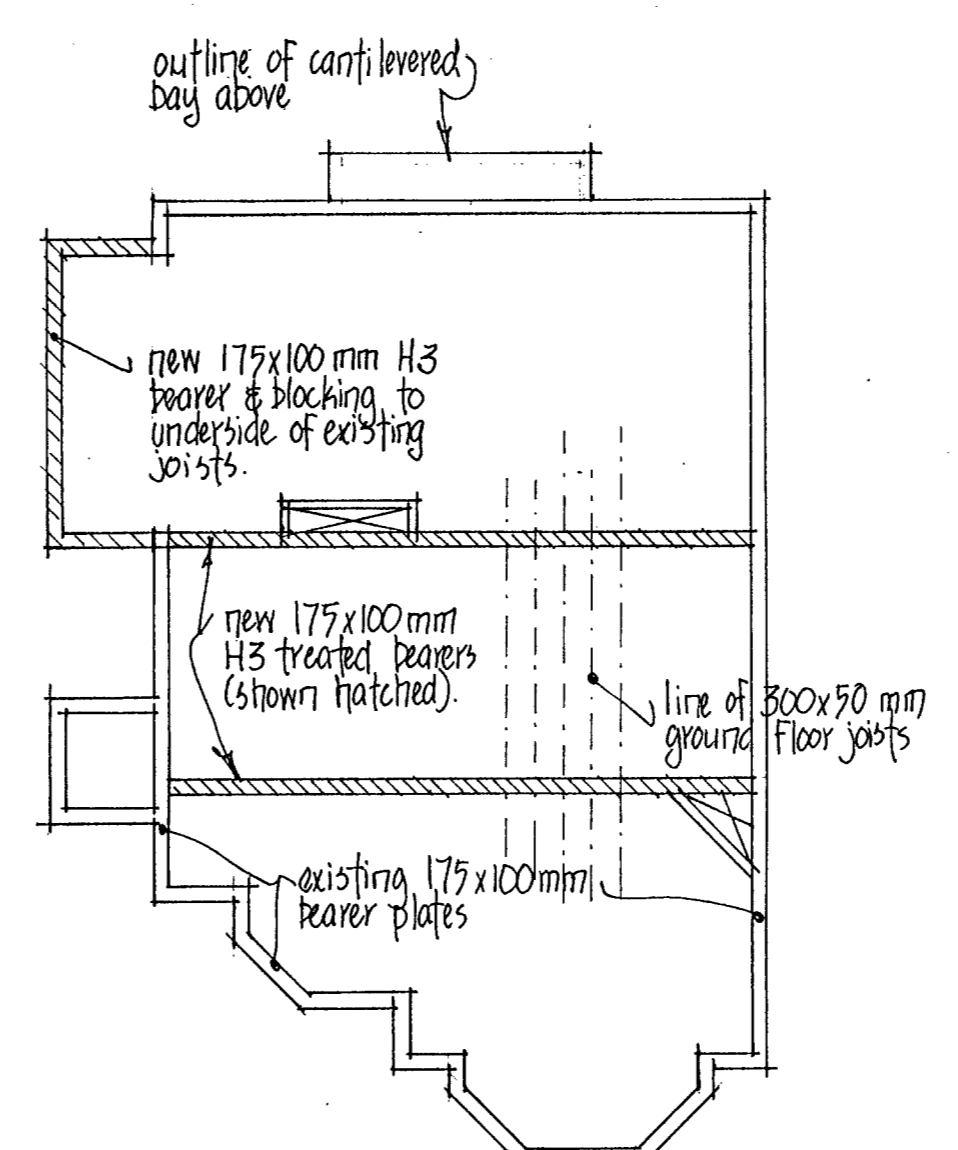
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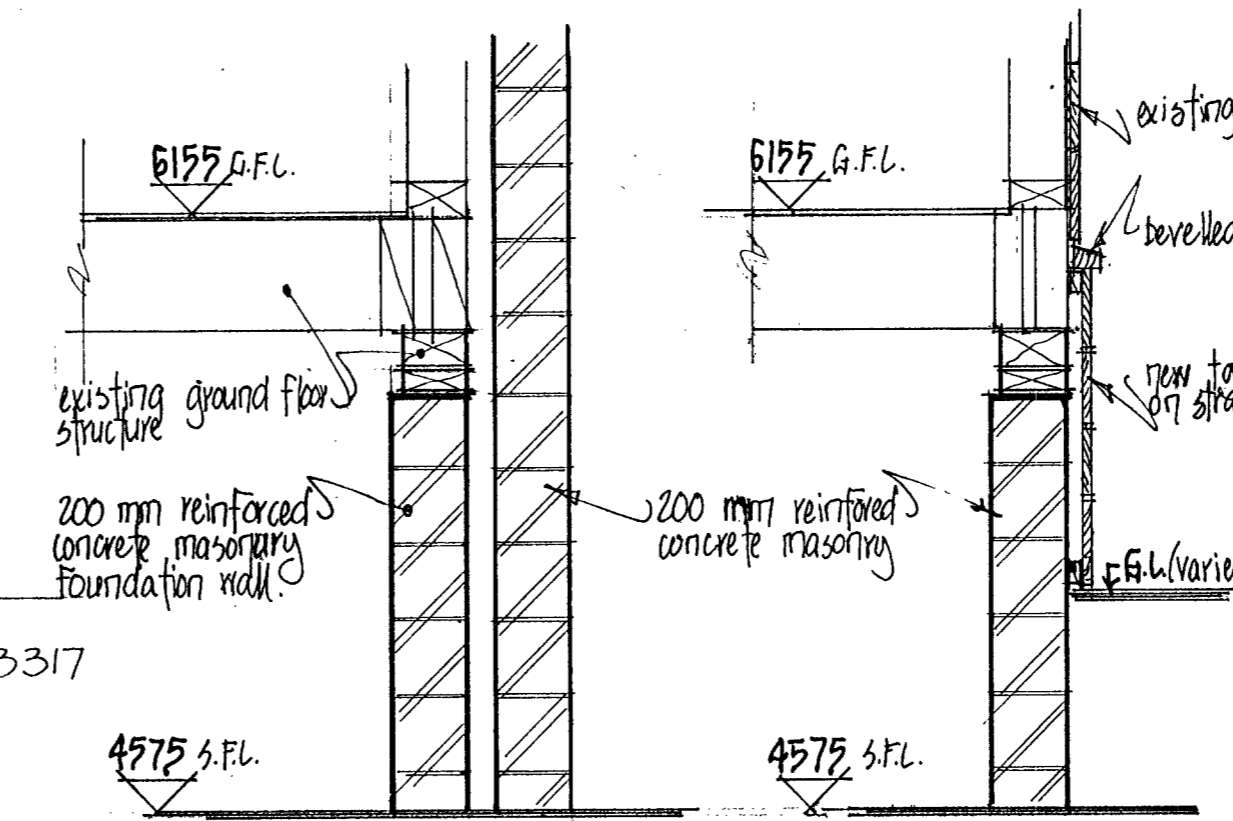




FOUNDATION PLAN scale 1:50



REFLECTED PLAN - sub Floor Frame showing Bearer Plate. scale 1:100

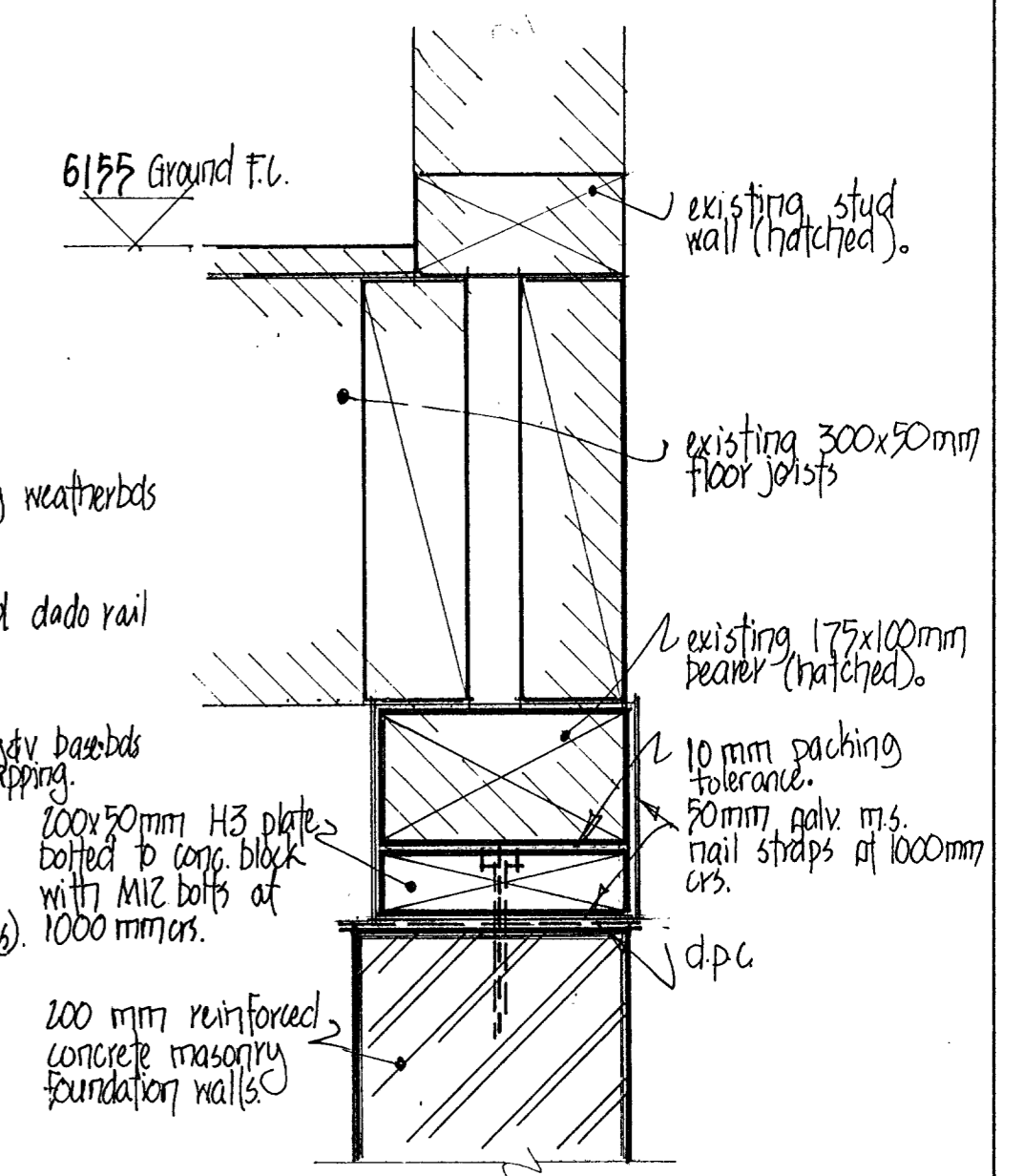


SECTION A-A scale 1:20

SECTION B-B scale 1:20

NOTES:

1. Check & confirm all dimensions on site, before set-out & construction of foundation blockwork. Note - Building is out of square, 25 mm max.
2. For general layout with respect to podium grid see Wass Butler Ltd. drawing 106 B. For precise location with respect to podium grid refer to shown X and Y podium grid coordinates.



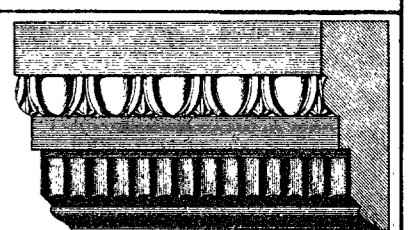
FOUNDATION/SUB-FLOOR FIXING. scale 1:5. (Proposed).

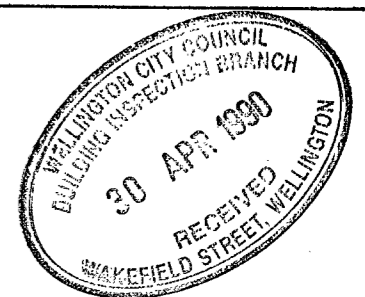
Job 88/21.
Drawn: T&C
Checked: C&C

Henry Pollen House ~ Bowcott / Willis Street Corner; WELLINGTON ~ MAJESTIC for PrimAcq.
Restoration ~ Foundation Plan; Reflected Plan sub-Floor Frame; Typical sections; Foundation sub-floor Fixing.

Sheet (6)
1. March 1990

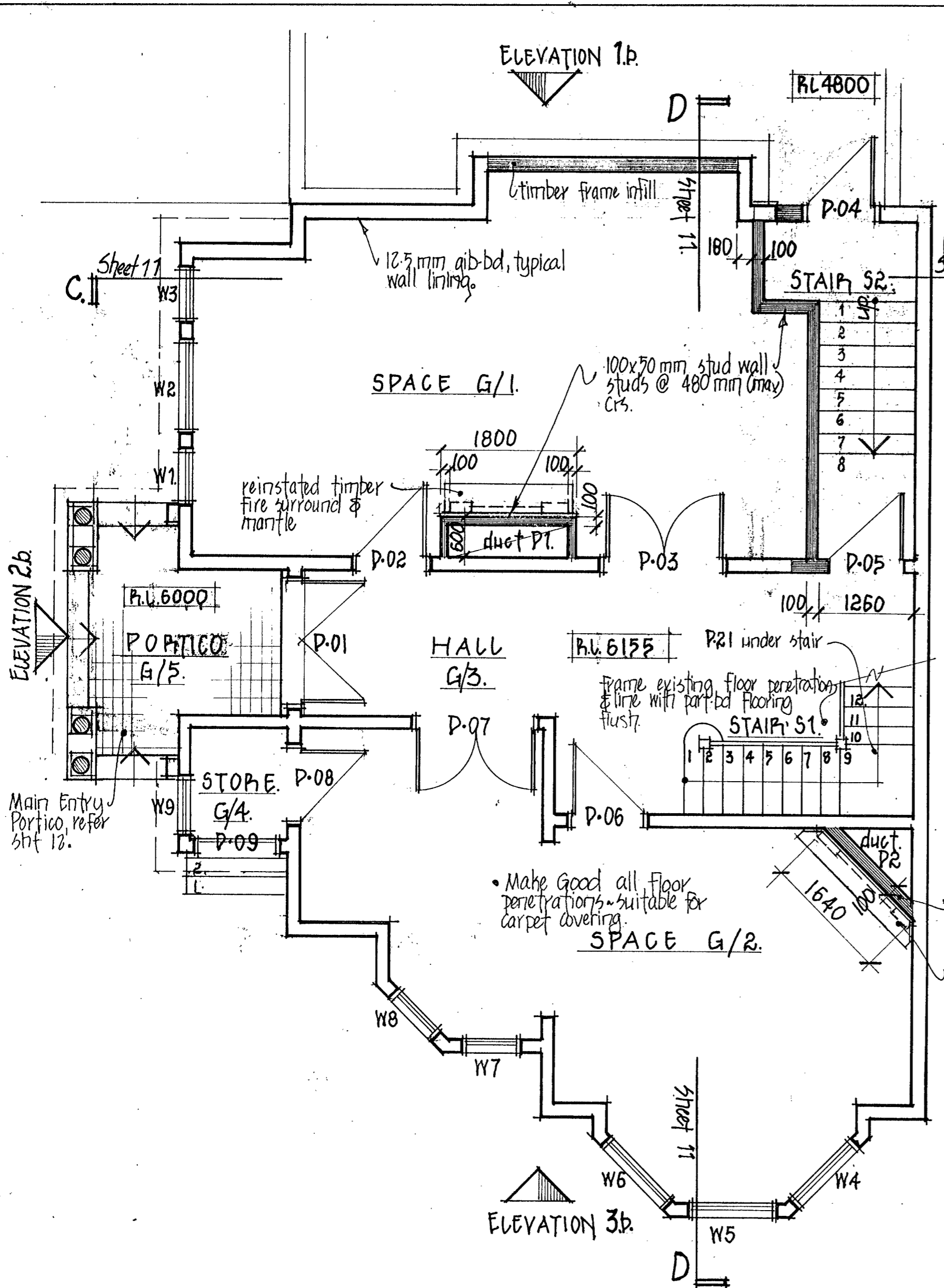
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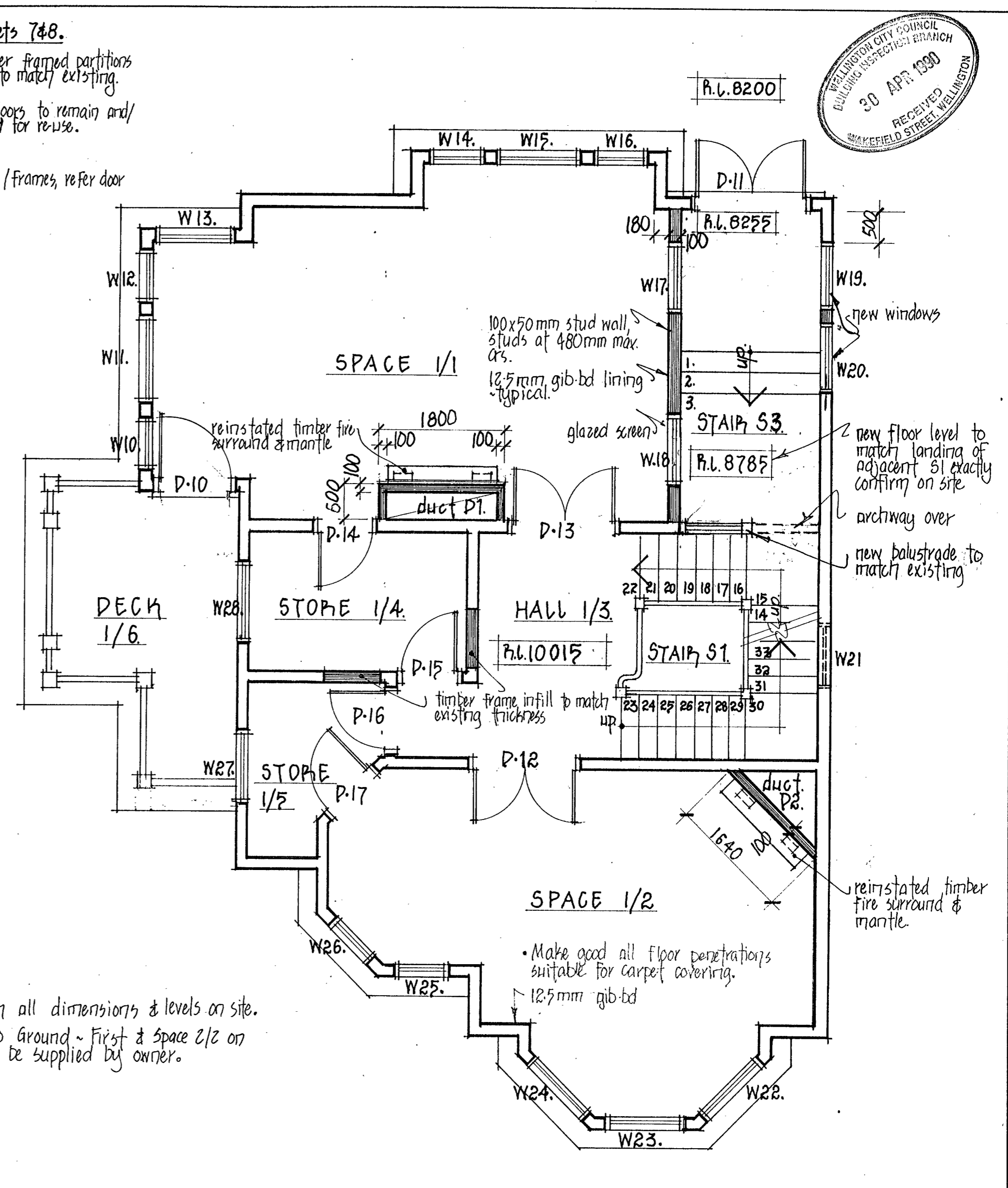


KEY TO PLANS ~ sheets 7&8.

- new timber framed partitions or infills to match existing.
- existing doors to remain and/or recycled for reuse.
- new doors / frames, refer door schedule.



REVISED GROUND FLOOR PLAN scale ~ 1:50



REVISED FIRST FLOOR PLAN scale ~ 1:50

NOTES:

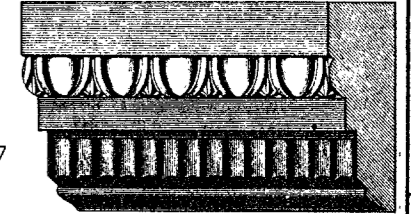
1. Check & confirm all dimensions & levels on site.
2. Fire surrounds to Ground ~ First & Space 2/2 on second floors to be supplied by owner.

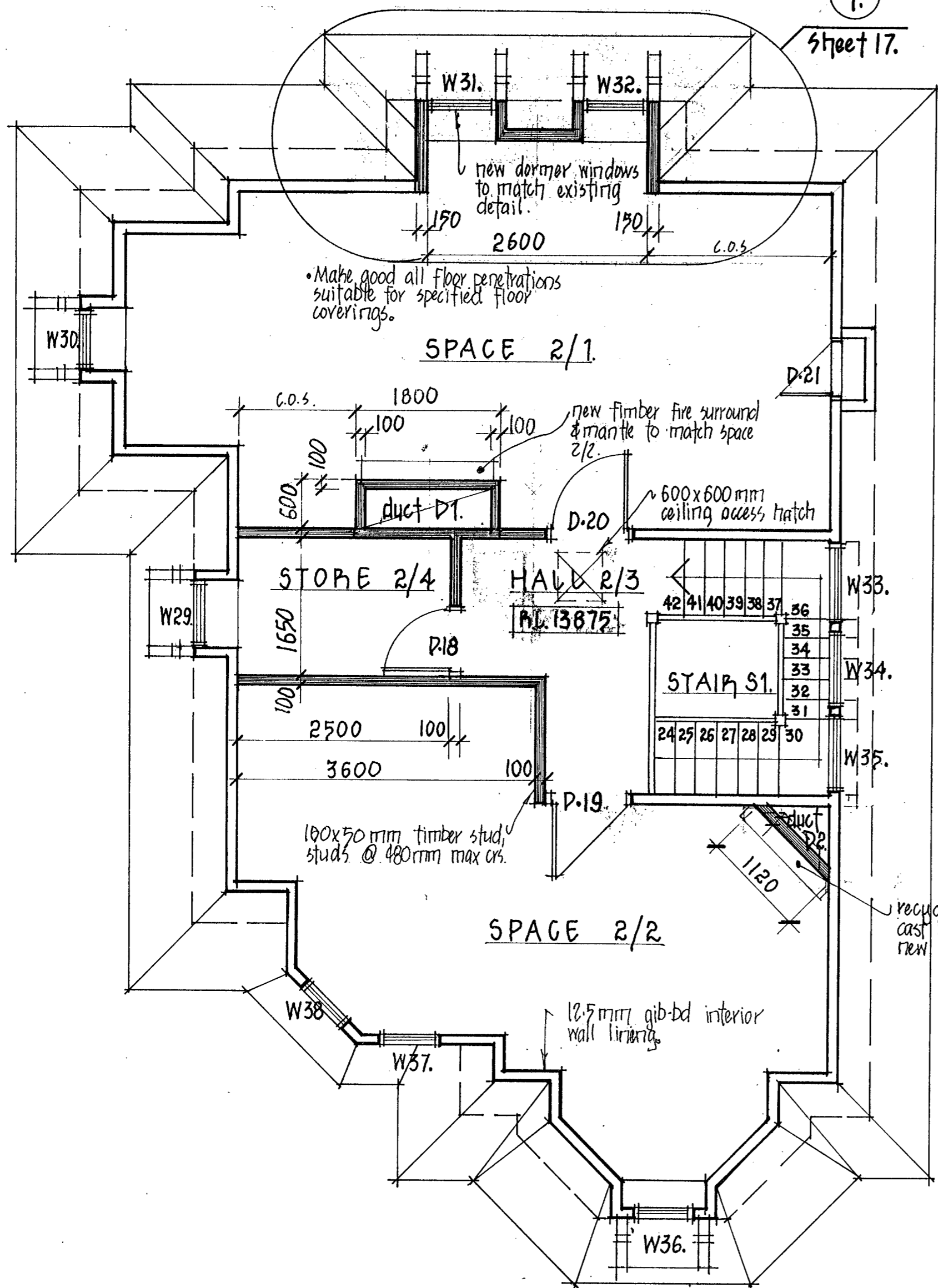
Job 88/21
 Drawn: T.S.
 Checked:

Henry Pollen House : Boulcott / Willis Street Corner, WELLINGTON. MAJESTIC for PrimAcq.
 Restoration : Revised Ground & First Floor Plans.

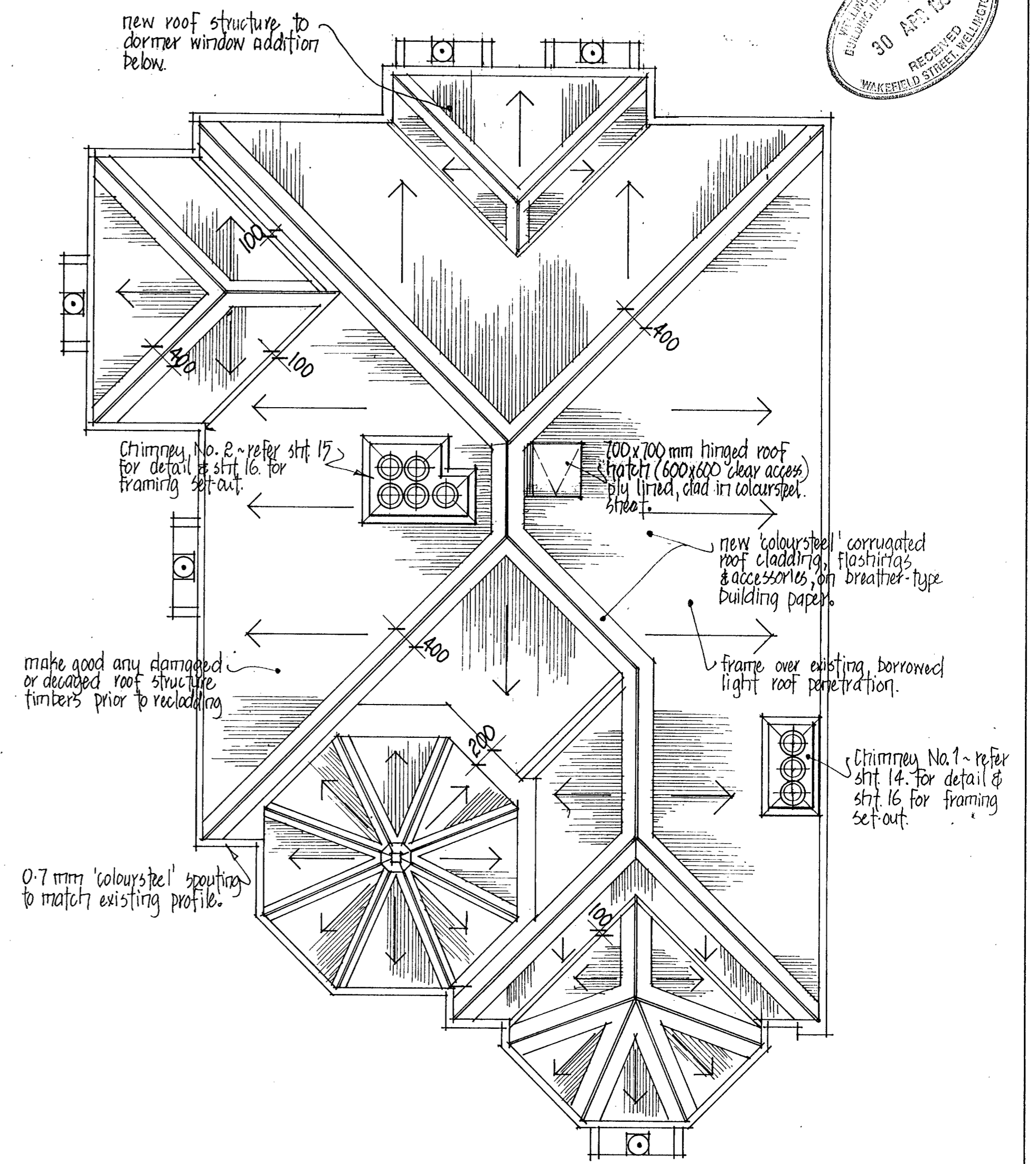
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REVISED SECOND FLOOR PLAN. scale 1:50.



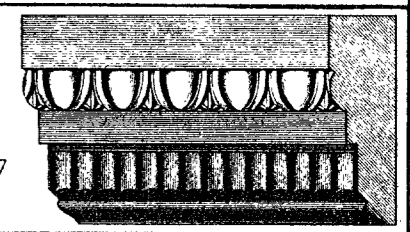
REVISED ROOF PLAN. scale 1:50.

Job 88/21
Drawn: T.S.
Checked:

Henry Pollen House : Boulcott / Willis Corner, WELLINGTON : MAJESTIC for Prim Acq.
Restoration : Revised Second Floor Plan; Roof Plan.

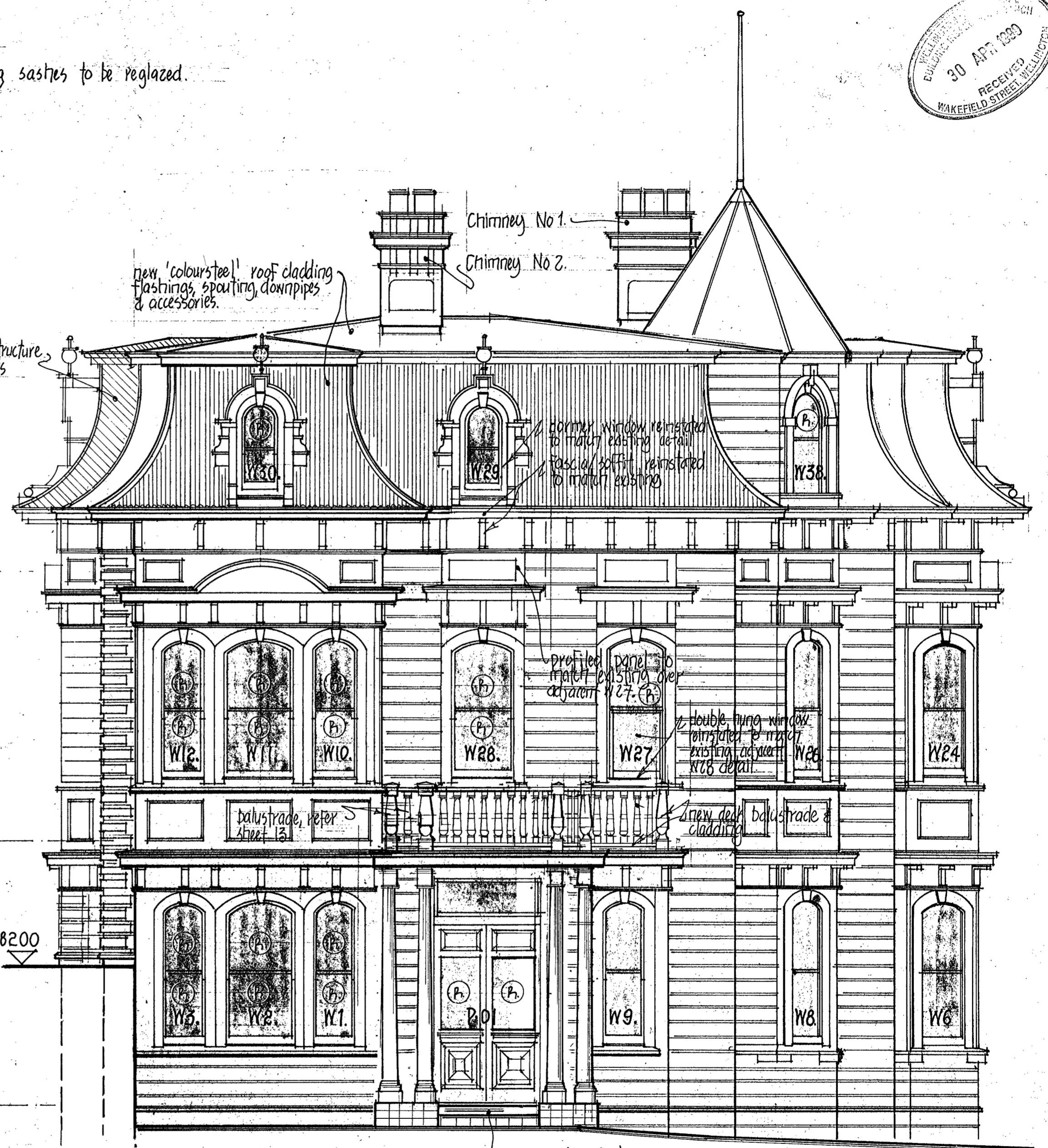
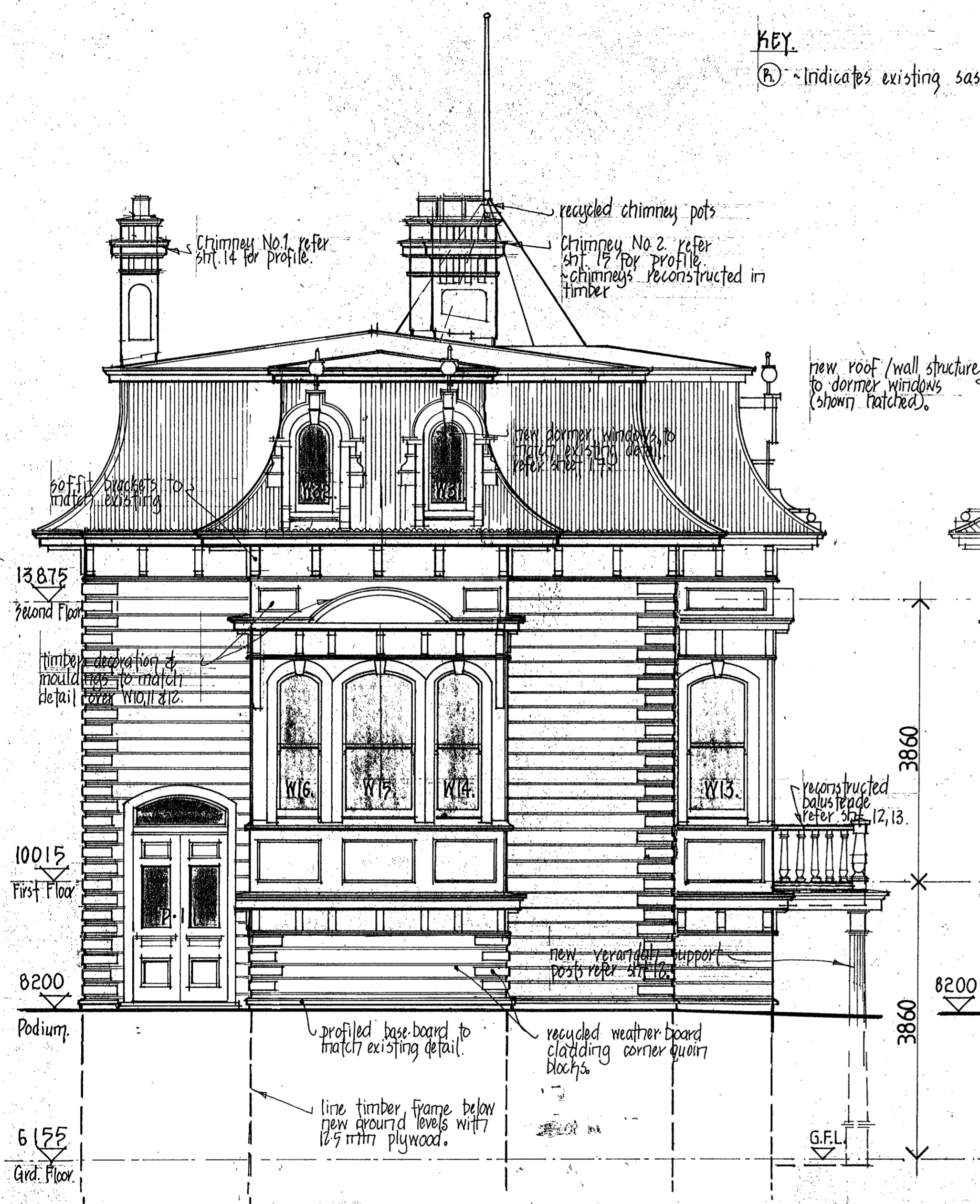
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KEY
 (P) - Indicates existing sashes to be reglazed.



ELEVATION 1b. scale=1:50.

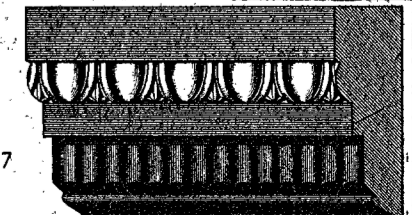
ELEVATION 2b. scale=1:50

Job 88/2
 Drawn: T.S.
 Checked:

Henry Pollen House : Boulcott / Willis Street Corner, WELLINGTON. MAJESTIC for PrimAcq.
 Restoration : Elevations 1b, 2b.

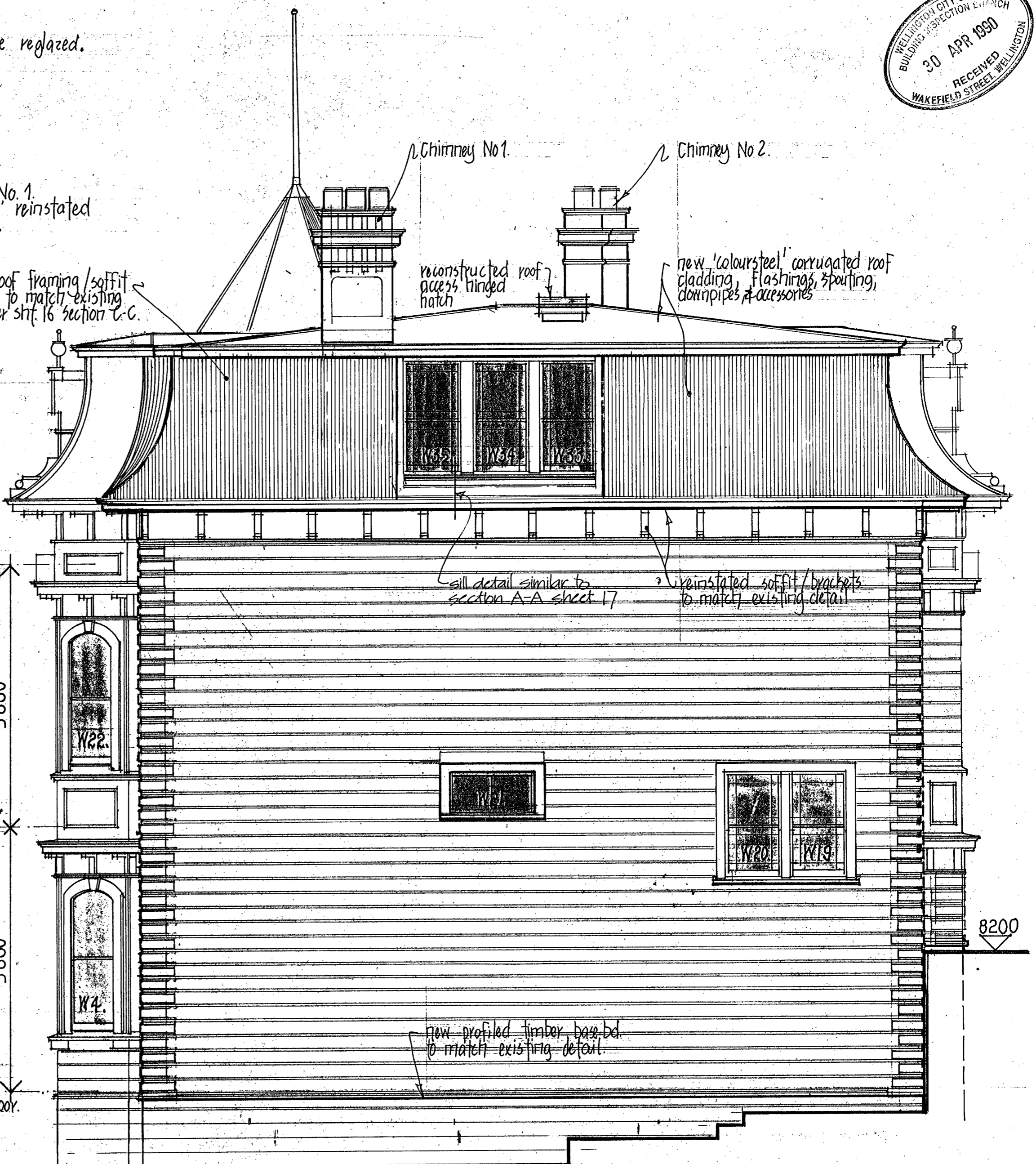
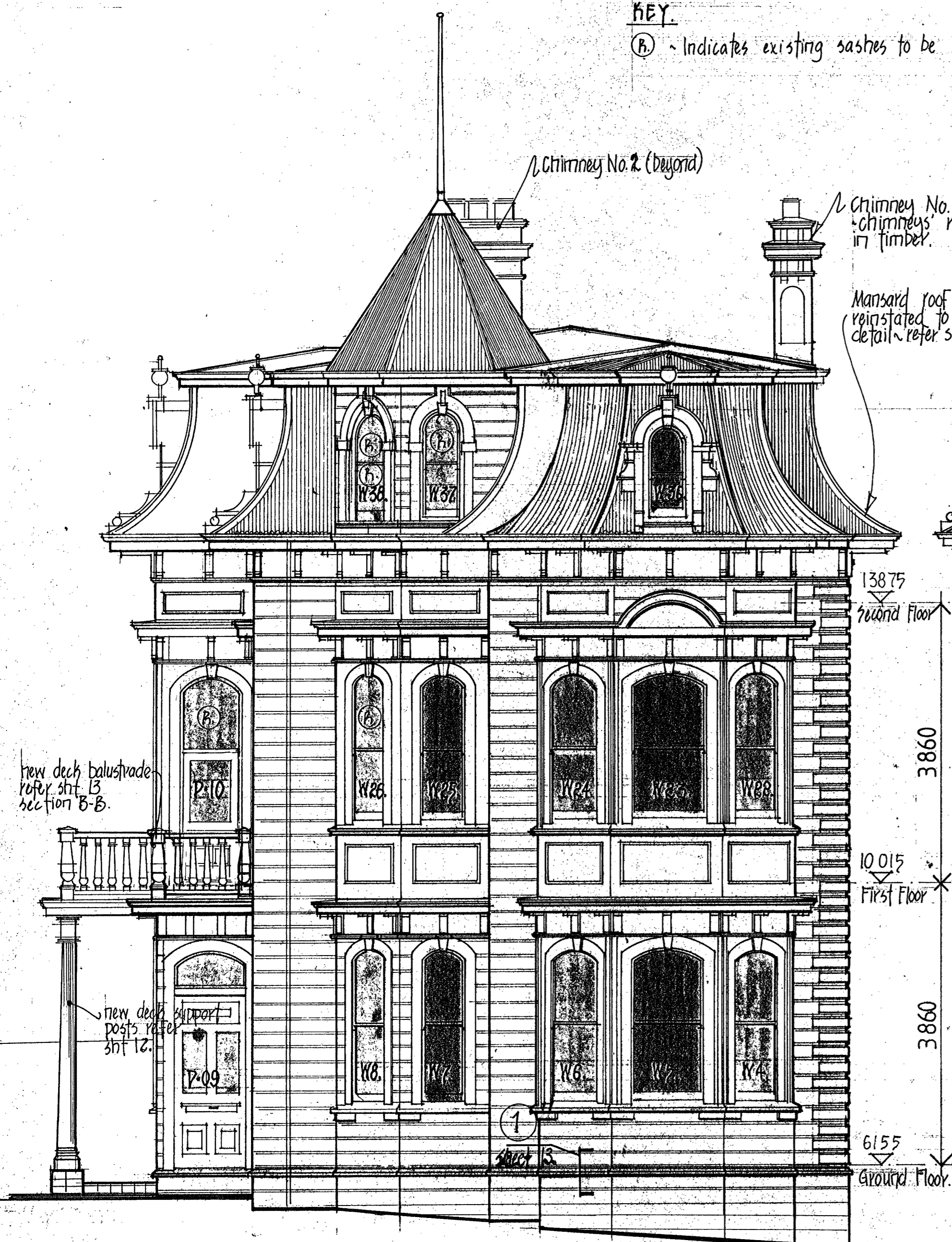
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KEY
 (B) - Indicates existing sashes to be reglazed.



ELEVATION 3b. scale ~ 1:50

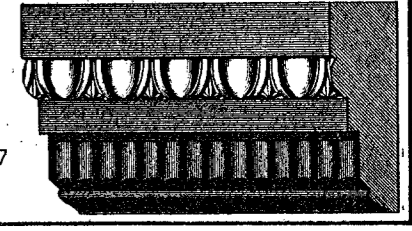
ELEVATION 4b. scale ~ 1:50

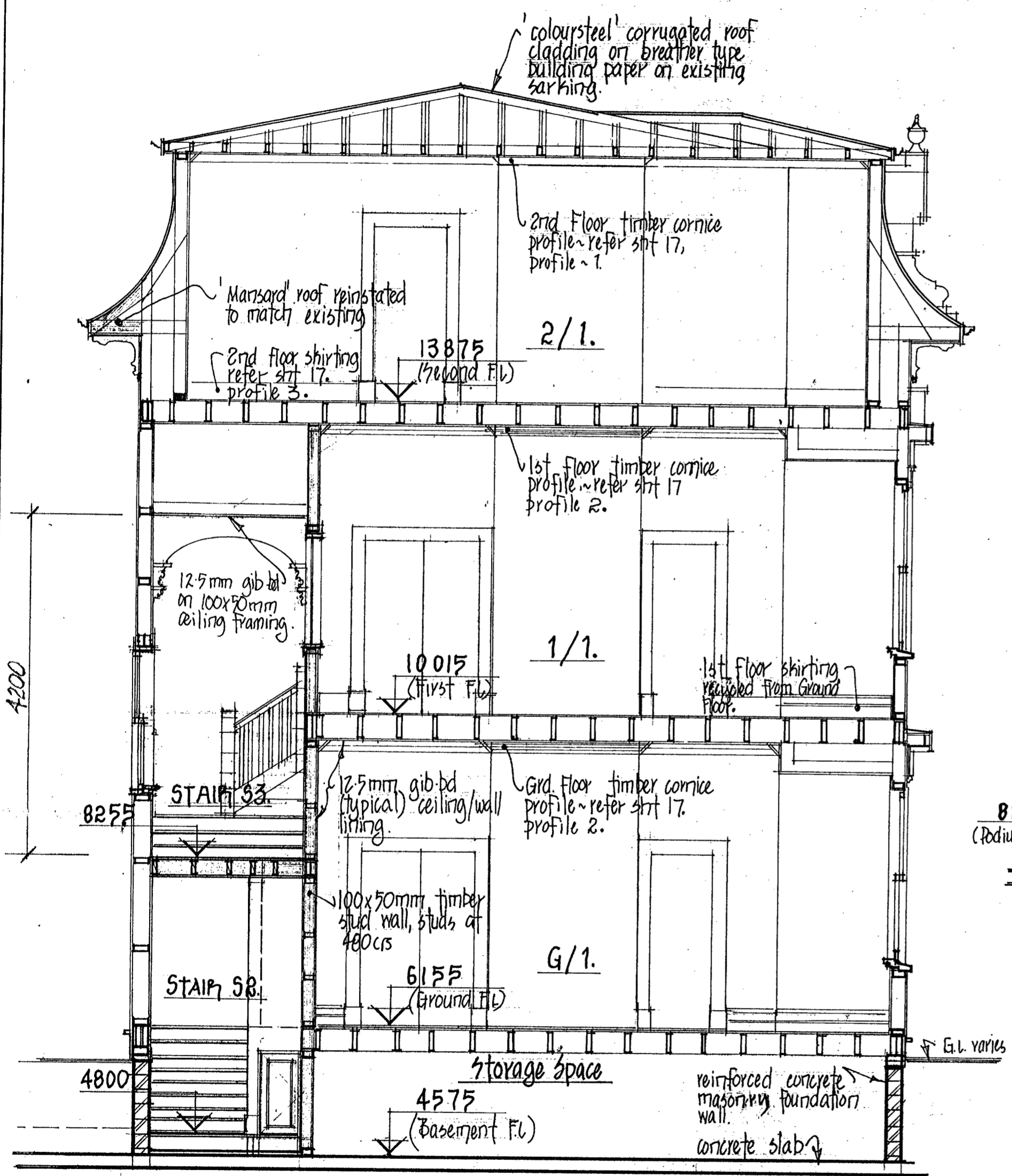
Job 88/21
 Drawn: T.S.
 Checked:

Henry Pollen House : Boulcott / Willis Street Corner, WELLINGTON : MAJESTIC for PrimAcq.
 Restoration : Elevations 3b, 4b.

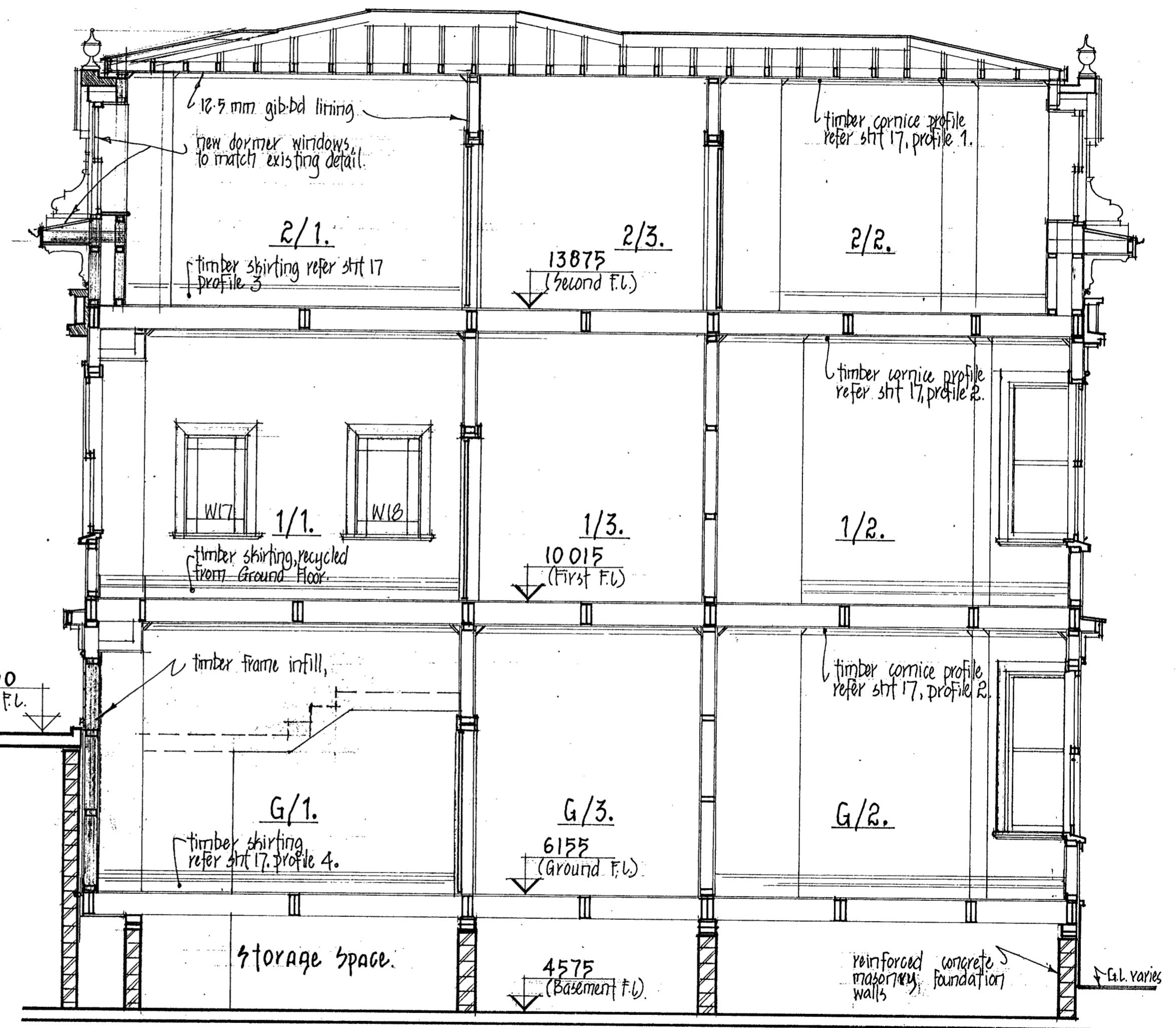
Sheet 10
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REVISED SECTION C.C. scale 1:50



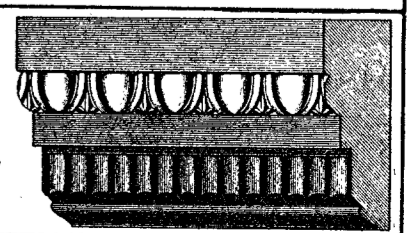
REVISED SECTION D.D. scale 1:50

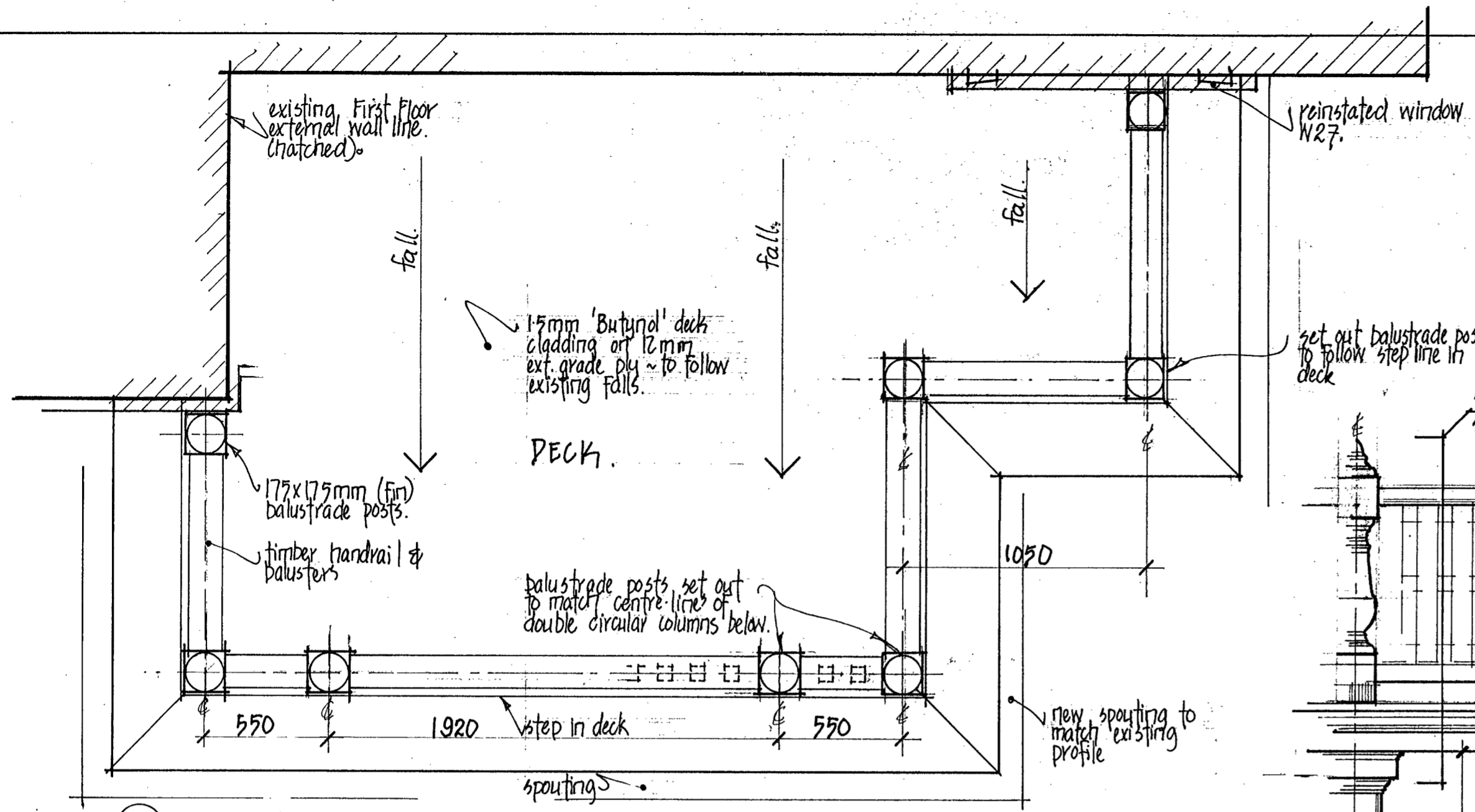
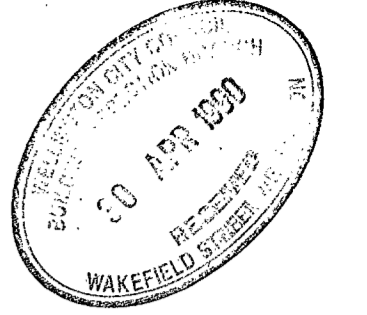
Job 88/21
 Drawn: T.S.
 Checked:

Henry Pollen House - Boulcott / Willis Street Corner; WELLINGTON - MAJESTIC for PrimAca.
 Restoration ~ Revised sections C.C. & P.D.

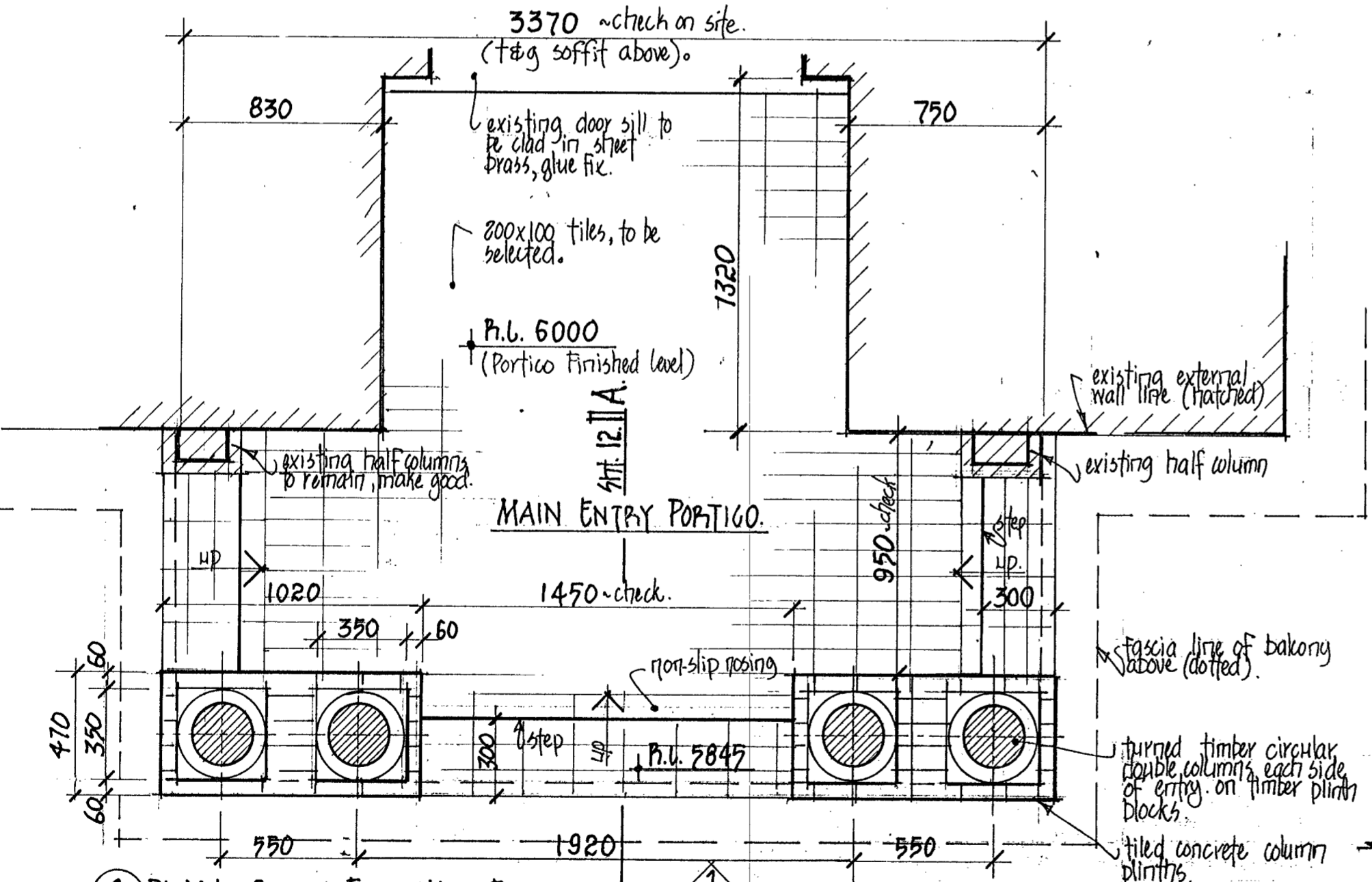
Sheet 11
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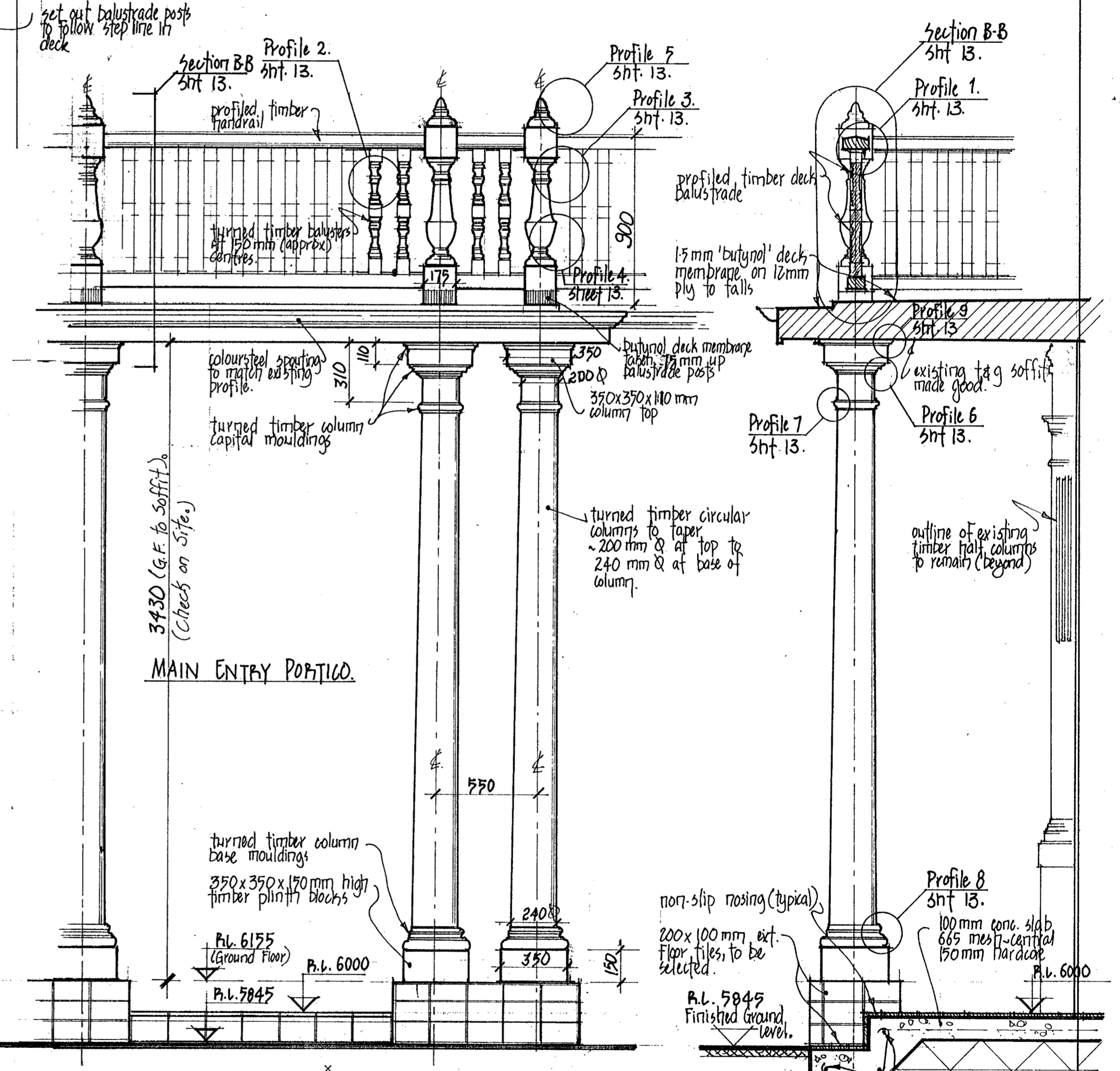




2. PLAN ~ FIRST FLOOR DECK.
scale 1:20.



1. PLAN ~ GROUND FLOOR MAIN ENTRY
scale 1:20.



PART ELEVATION 1. scale 1:20.

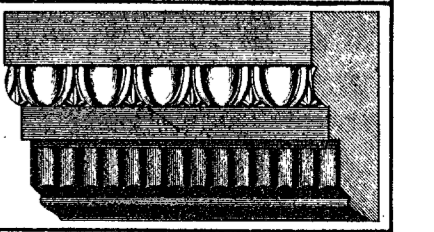
SECTION A.A. scale 1:20.

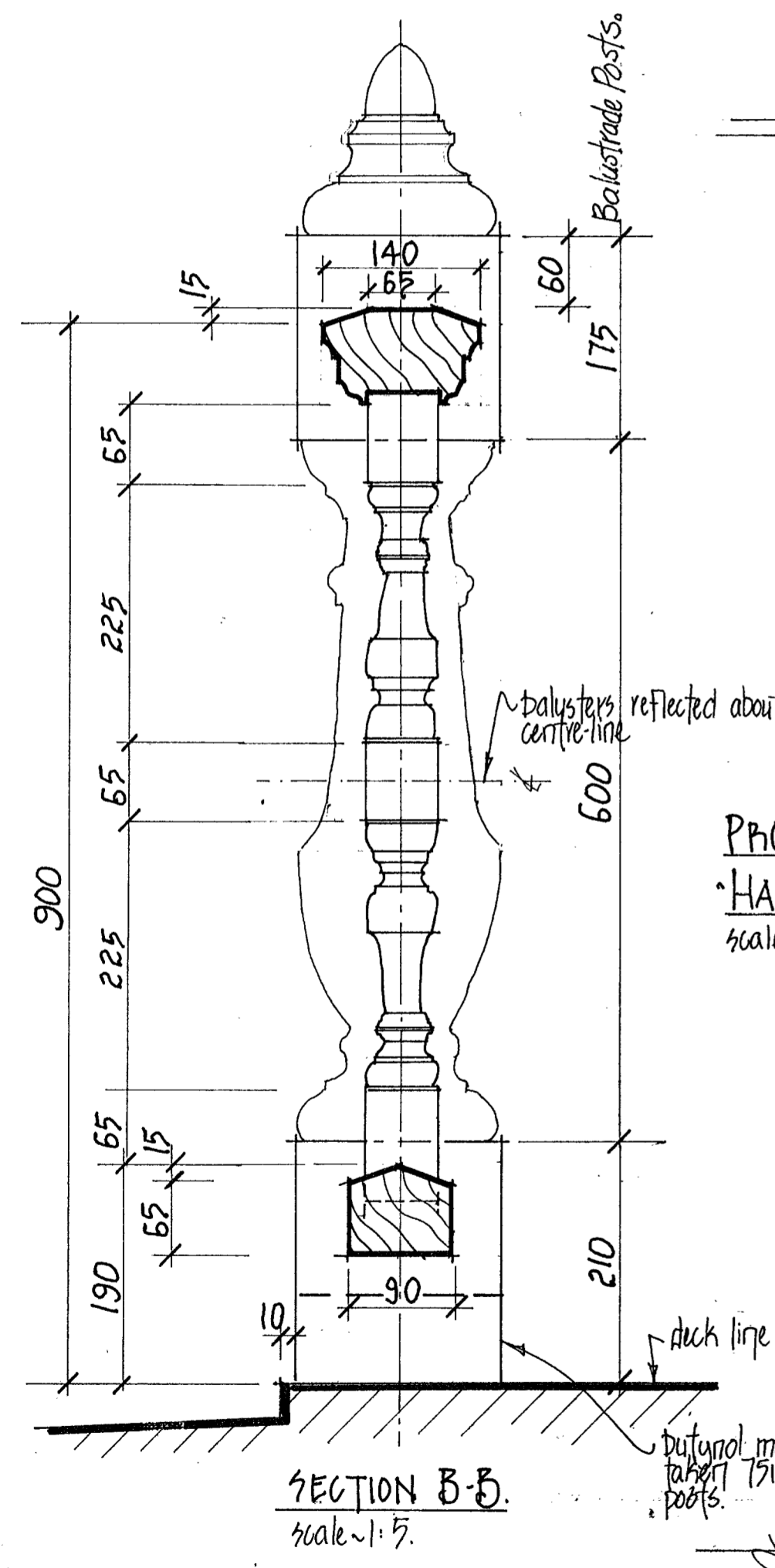
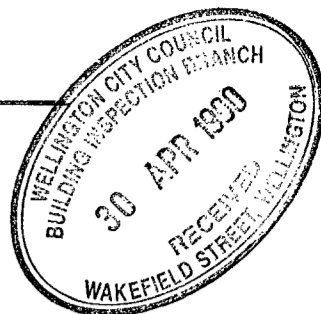
Job 88/21
Drawn: T.S.
Checked:

Henry Pollen House : Boulcott/Willis Street Corner ; WELLINGTON ~ MAJESTIC for PrimAca.
Restoration : Main Entry Portico ~ Ard & 1st Plans ; Part Elevation ; Section.

Sheet 12
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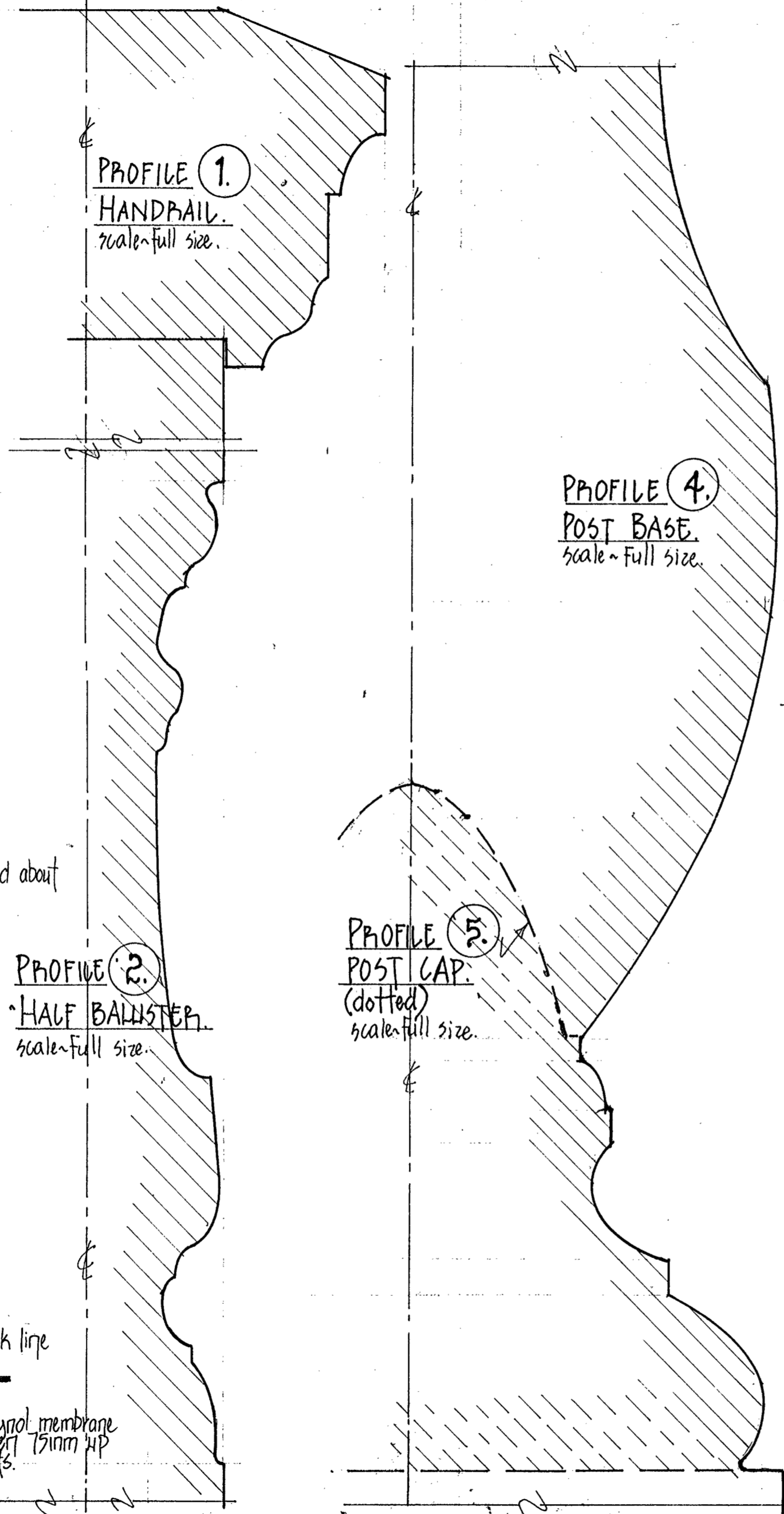




PROFILE 1.
HANDBAIL.
scale=full size.

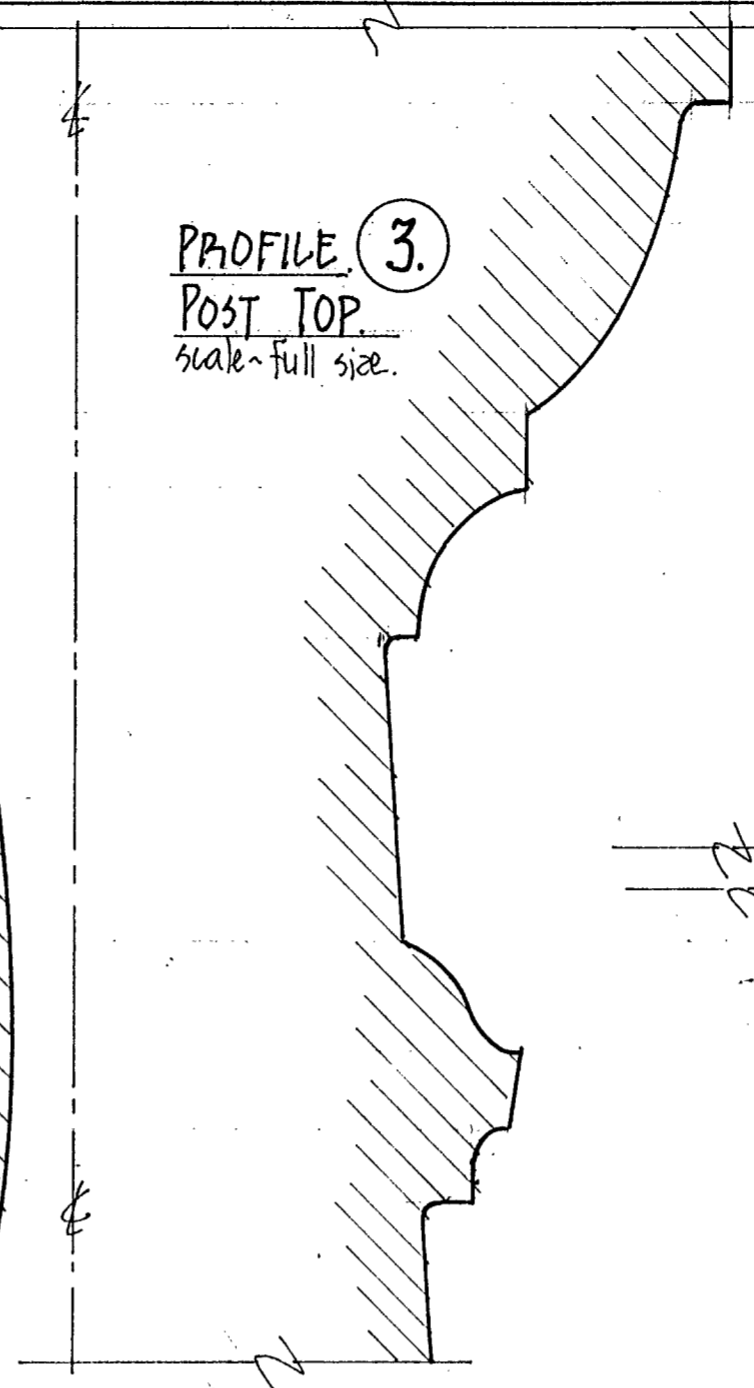
PROFILE 2.
HALF BALUSTER.
scale=full size.

PROFILE 5.
POST CAP.
(dotted)
scale=full size.



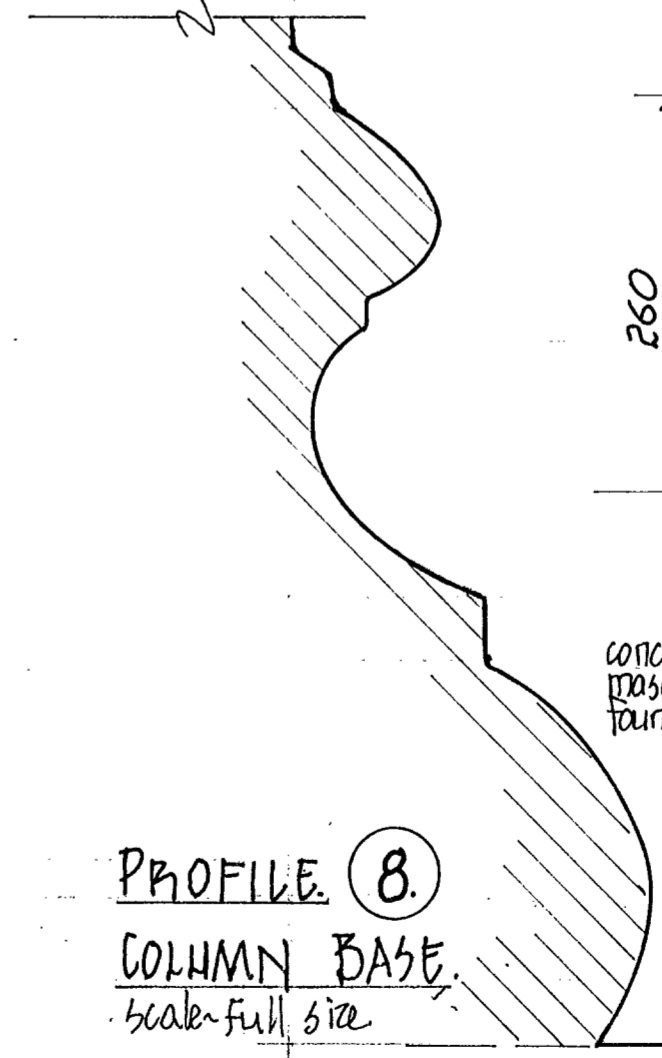
PROFILE 3.
POST TOP.
scale=full size.

PROFILE 4.
POST BASE.
scale=full size.



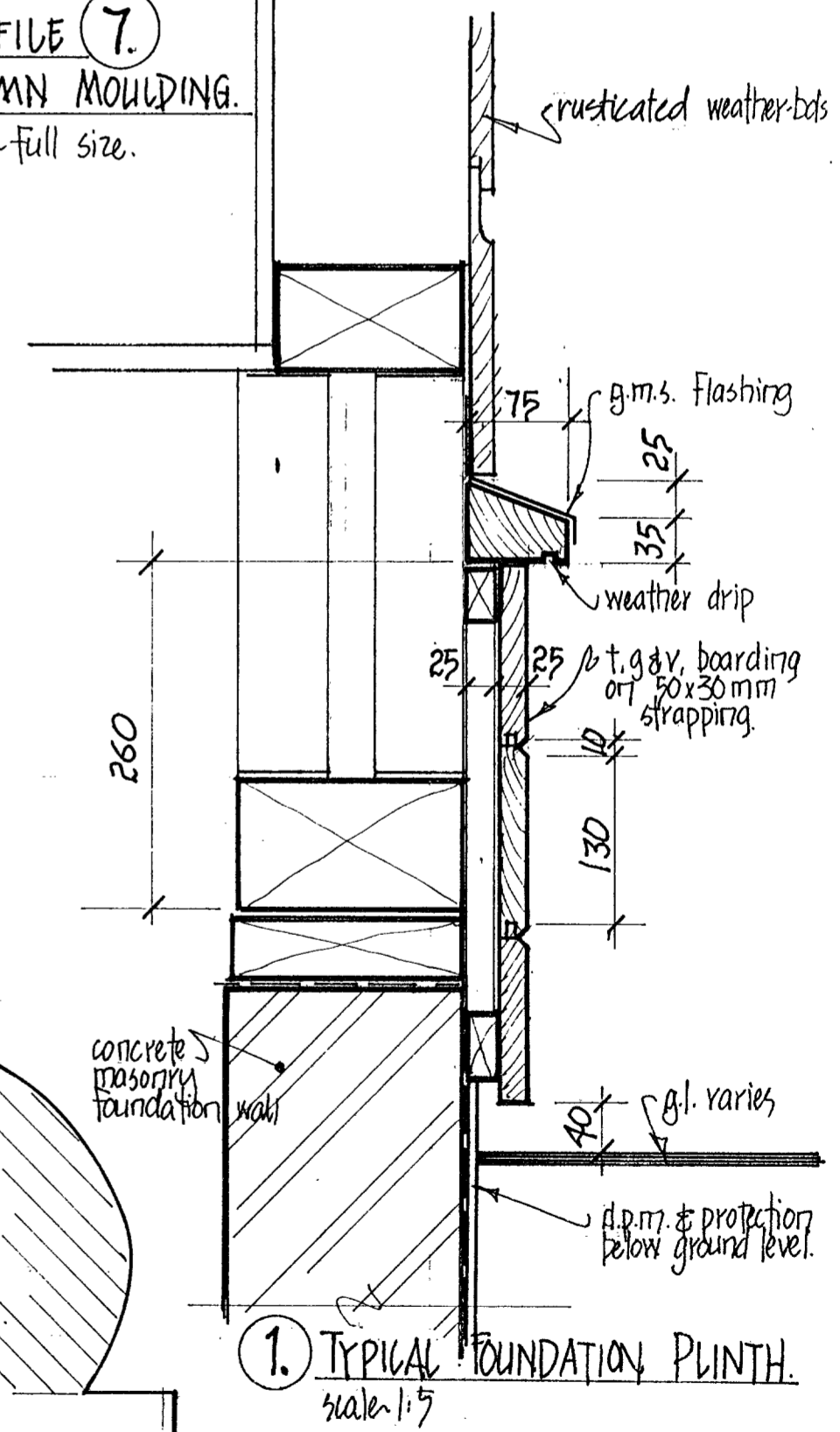
PROFILE 6.
COLUMN CAPITAL.
scale=full size.

PROFILE 7.
COLUMN Moulding.
scale=full size.



PROFILE 8.
COLUMN BASE.
scale=full size.

PROFILE 9.
COLUMN CAPITAL.
scale=full size.



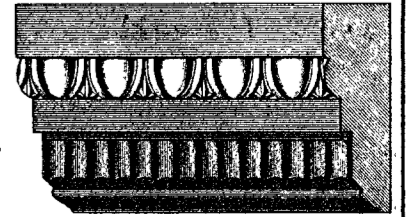
1. TYPICAL FOUNDATION PLINTH.
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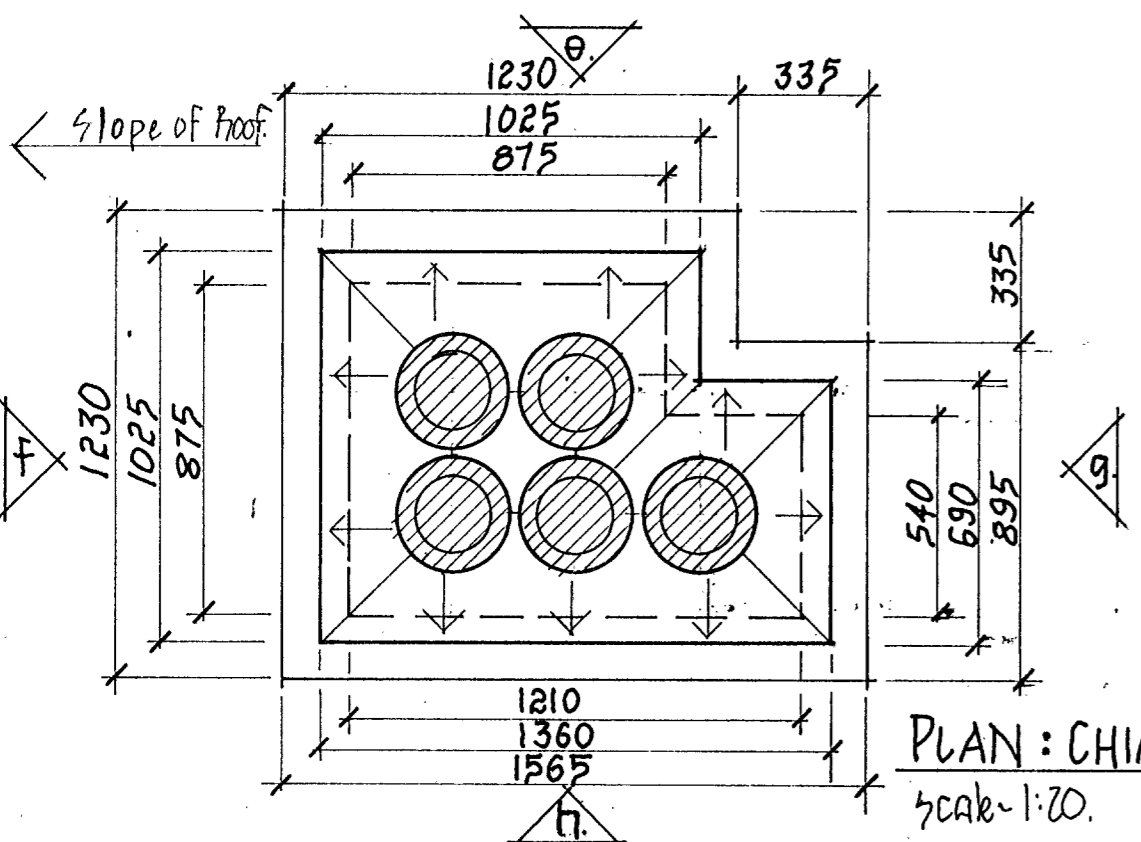
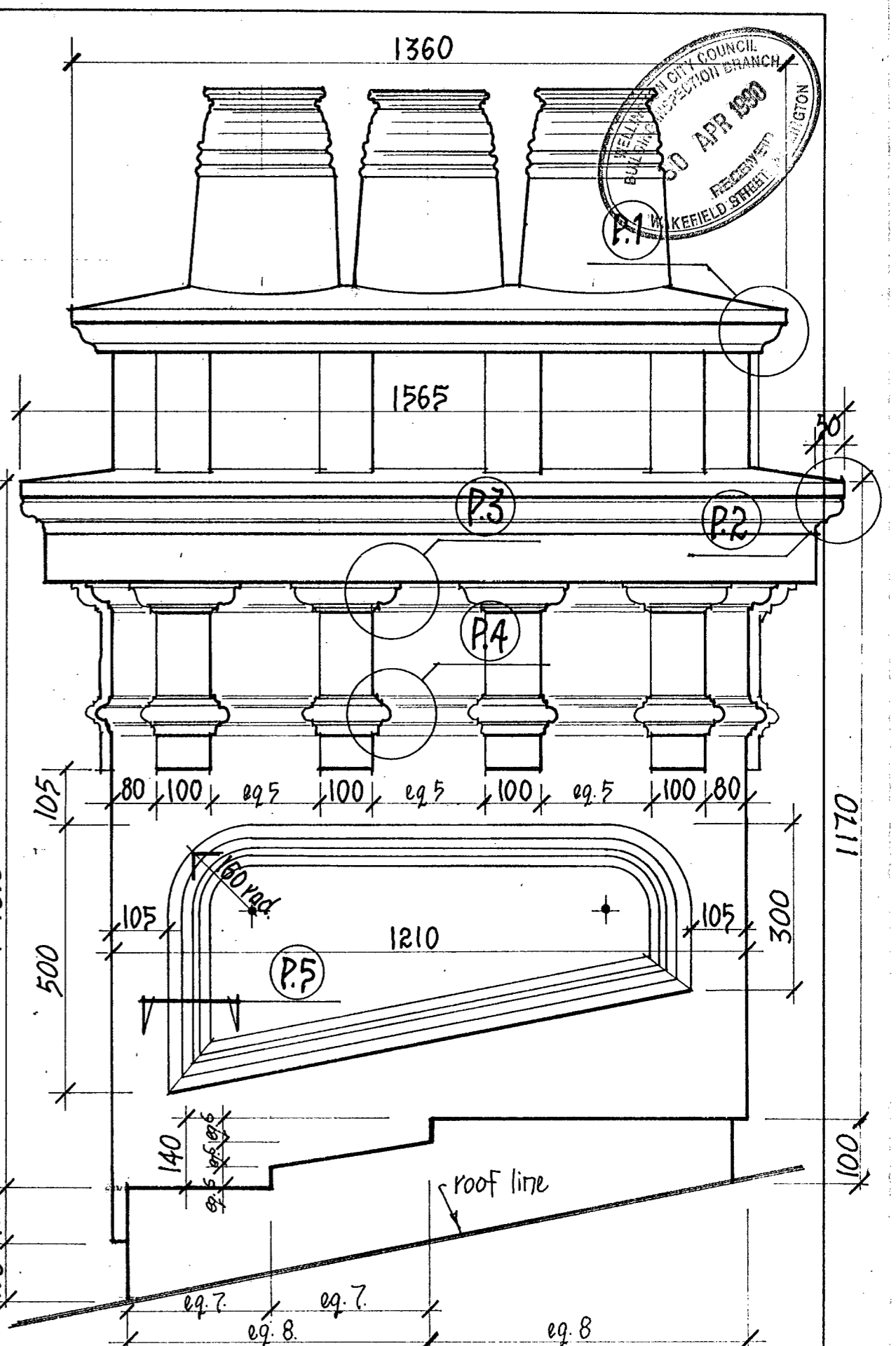
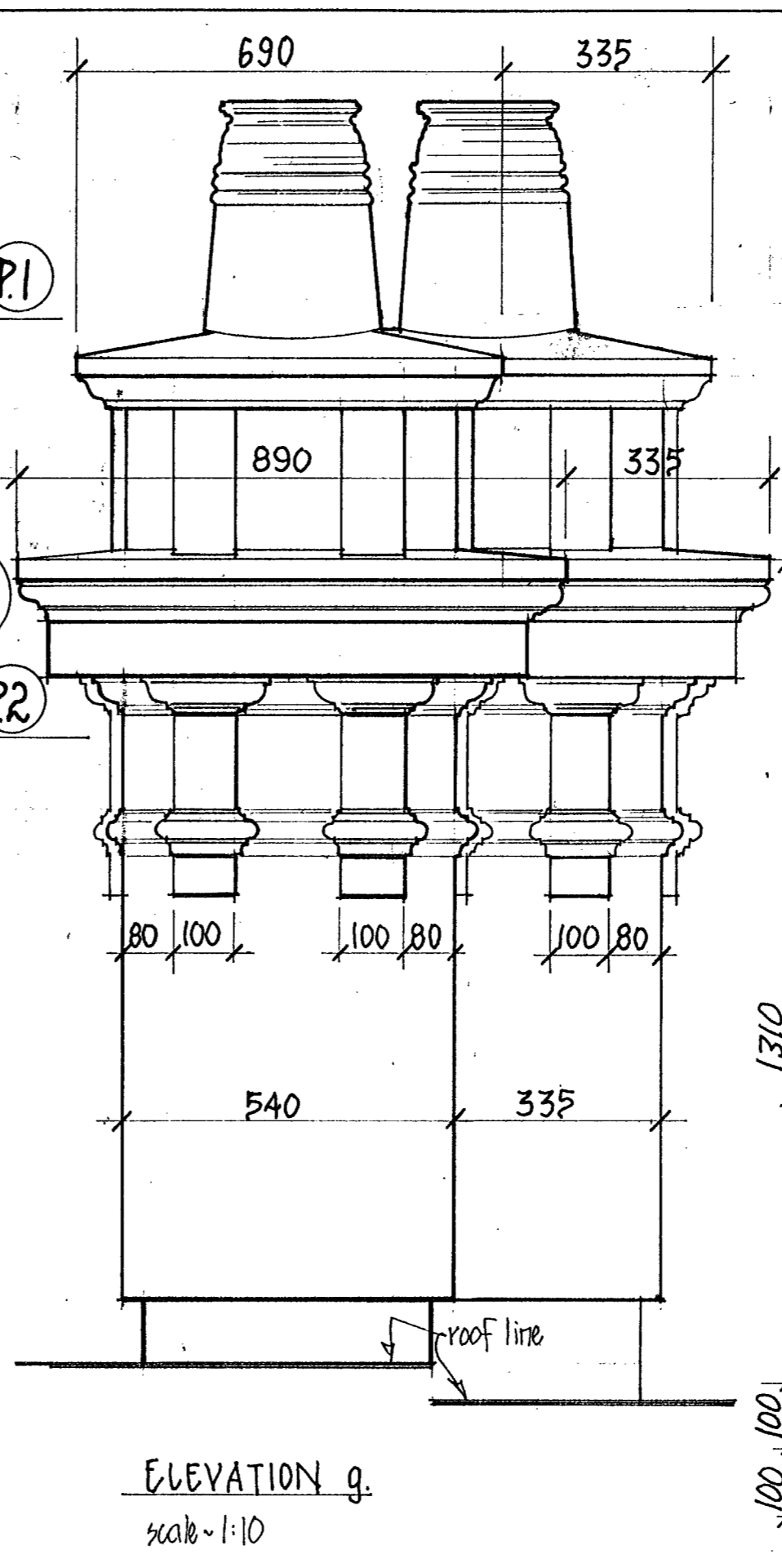
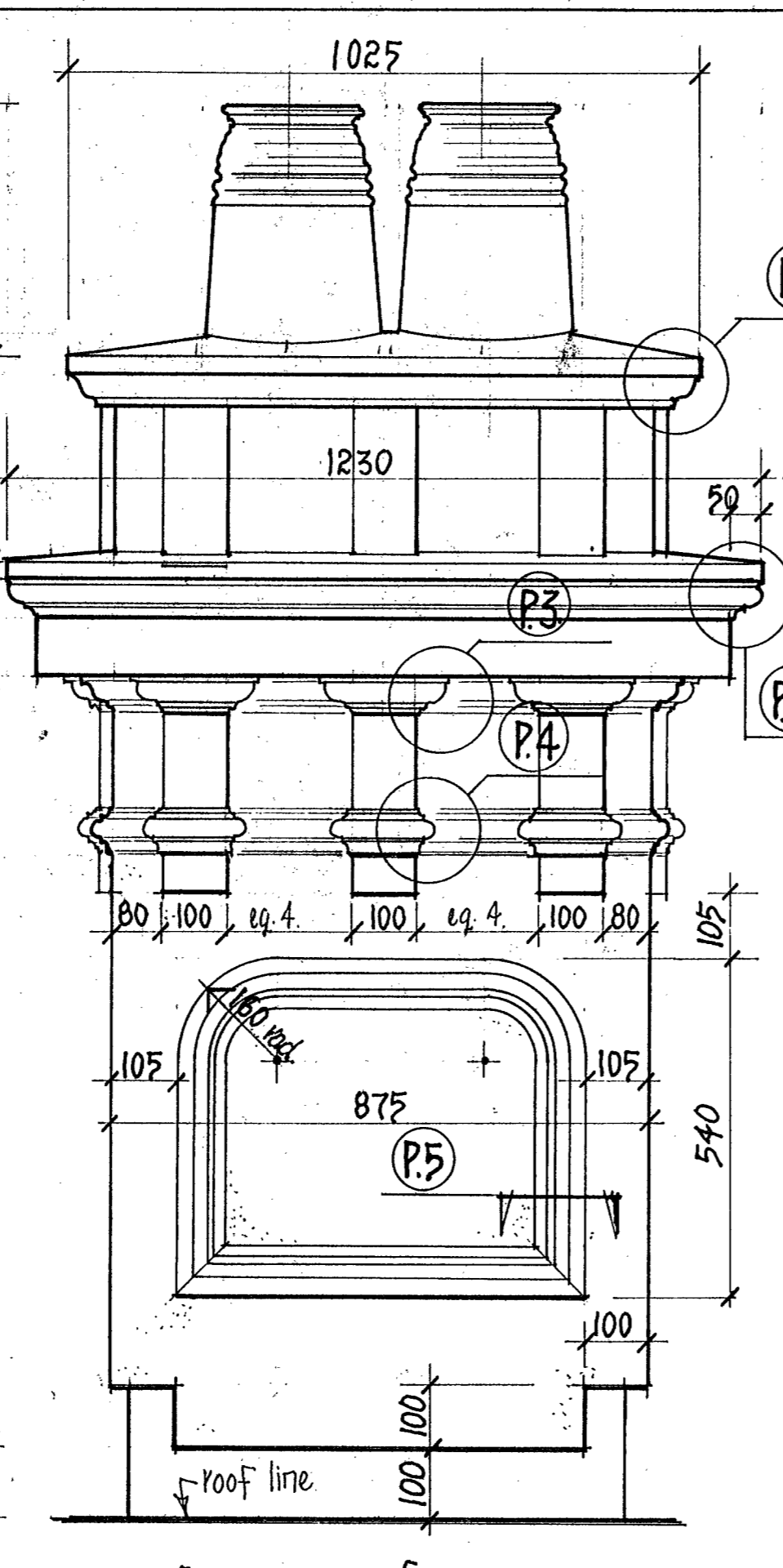
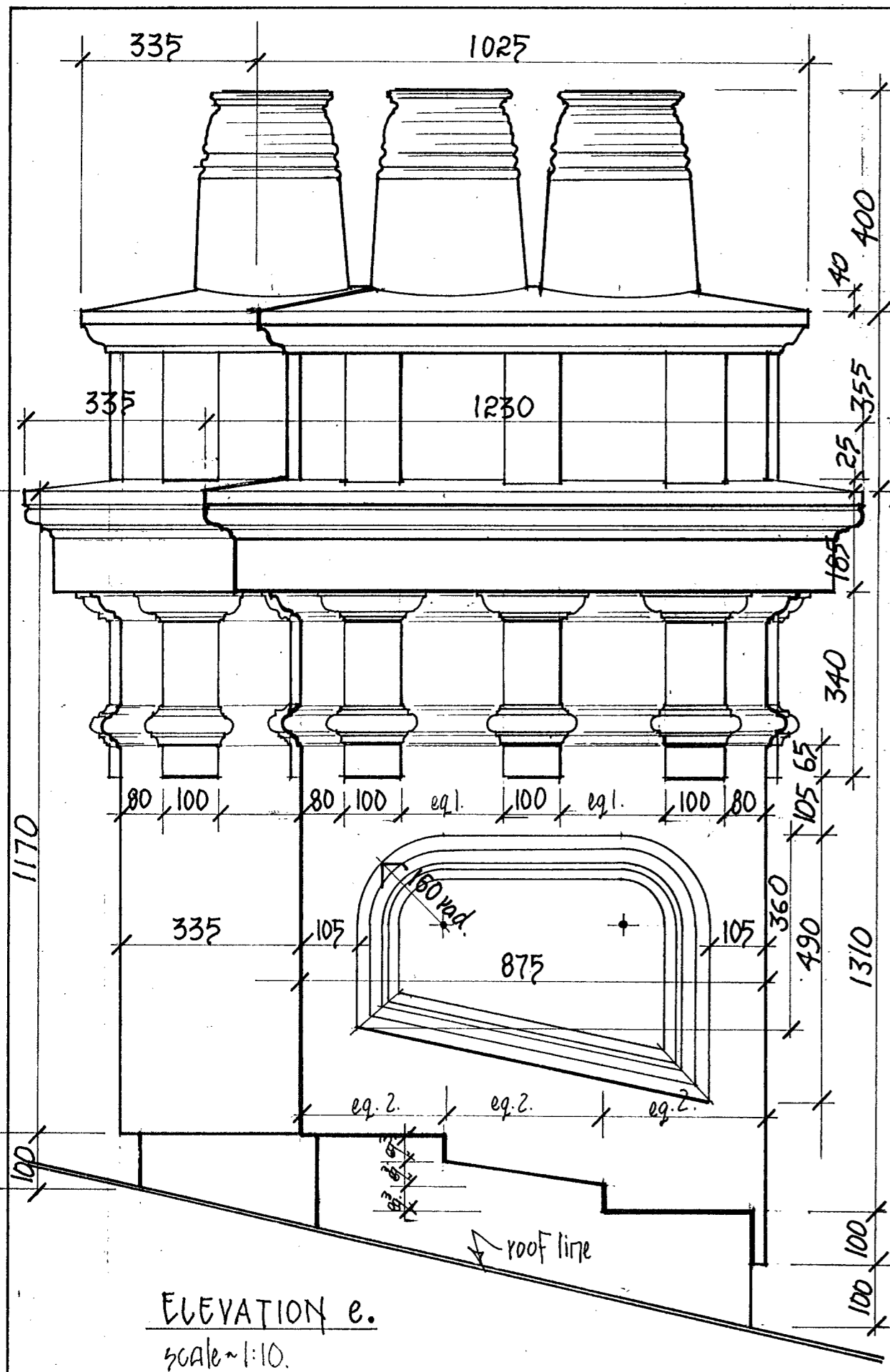
Job-88/21
Drawn: T.S.
Checked:

Henry Pollen House ~ Boulcott / Willis Street Corner; WELLINGTON ~ MAJESTIC for PrimAca.
Restoration ~ Deck Balustrade section & Profiles; Portico Column Profiles; Miscellaneous Detail.

Sheet 13
1 March 1990.

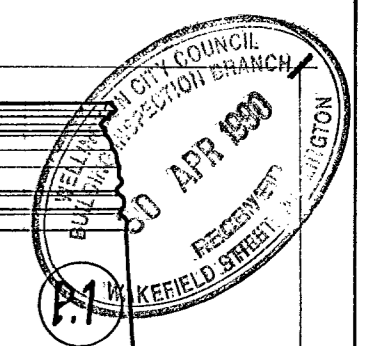
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CONSERVATION ARCHITECT
20 Glenervie Terrace, Thorndon, Wellington Telephone (04) 728 847





NOTES:

1. Check condition of existing clay chimney pots (6 no) prior to recycling. Supplied by Owner. Allow to provide 2 new clay chimney pots to match existing profile & dimension.
2. After erection seal chimney pots with lightweight cement infill to finish flush with top edge.
3. Plywood to be exterior grade ~ suitable for high quality paint finish.

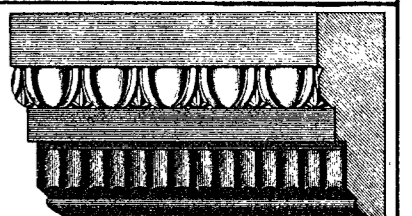


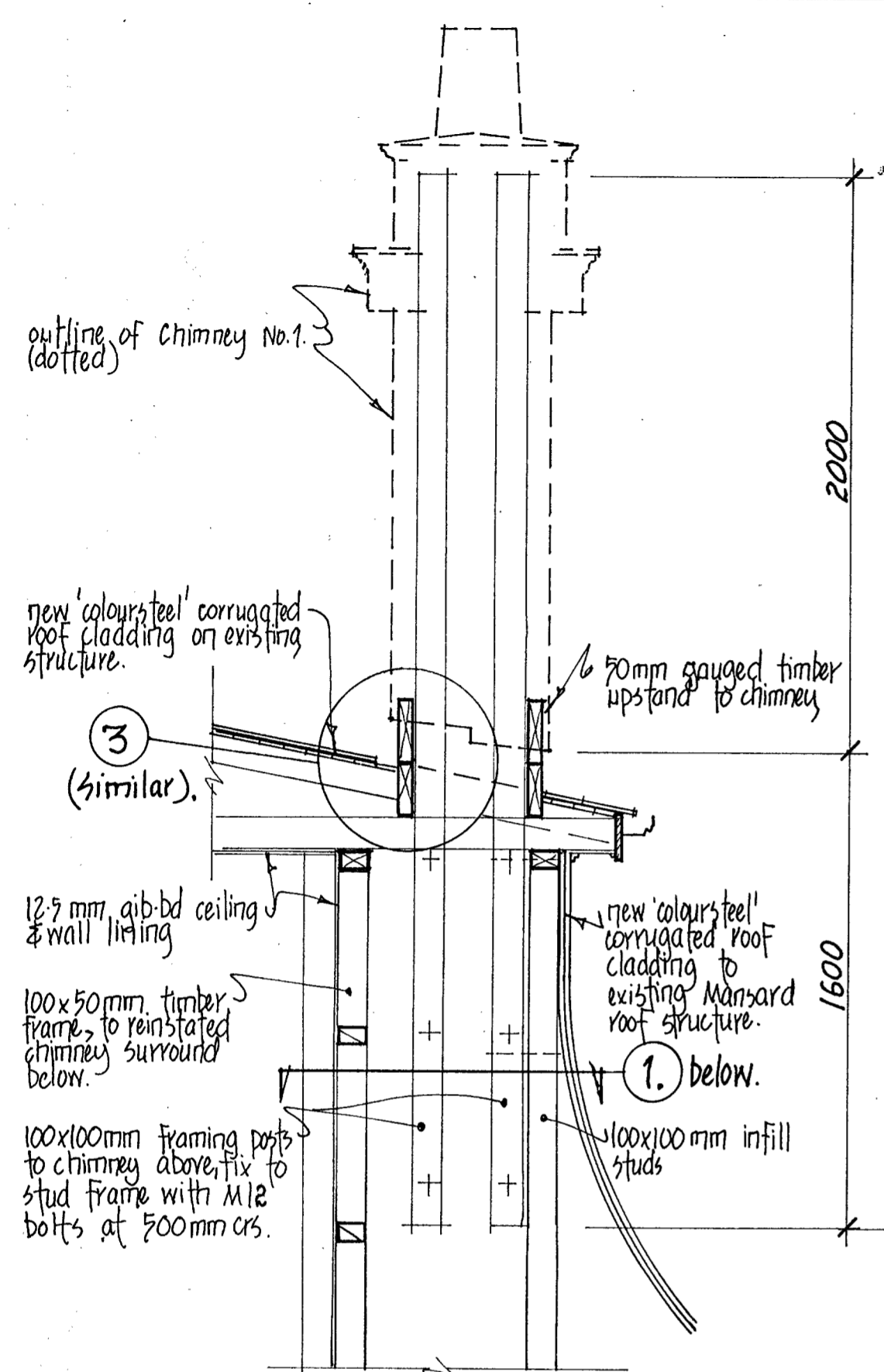
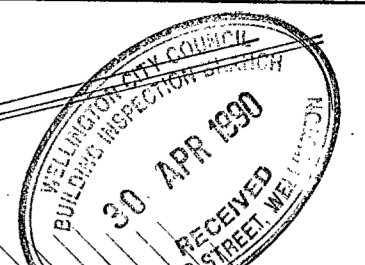
Job 88/21
 Drawn: T.S.
 Checked:

Henry Pollen House: Boulcott / Willis Streets Corner, WELLINGTON. MAJESTIC for PrimAcq.
 Restoration: Chimney No. 2 ~ Plan, Elevations.

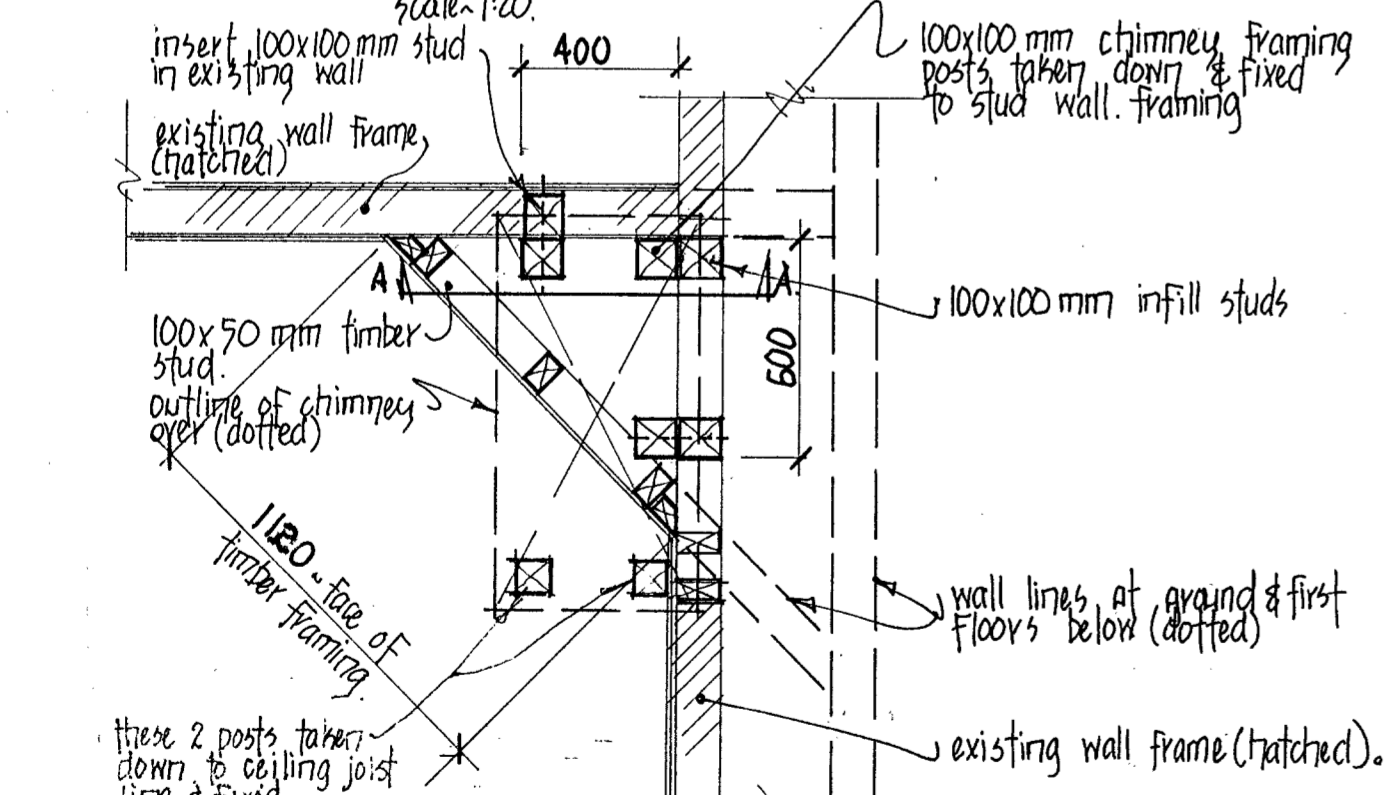
Street 15
 1 March 1990

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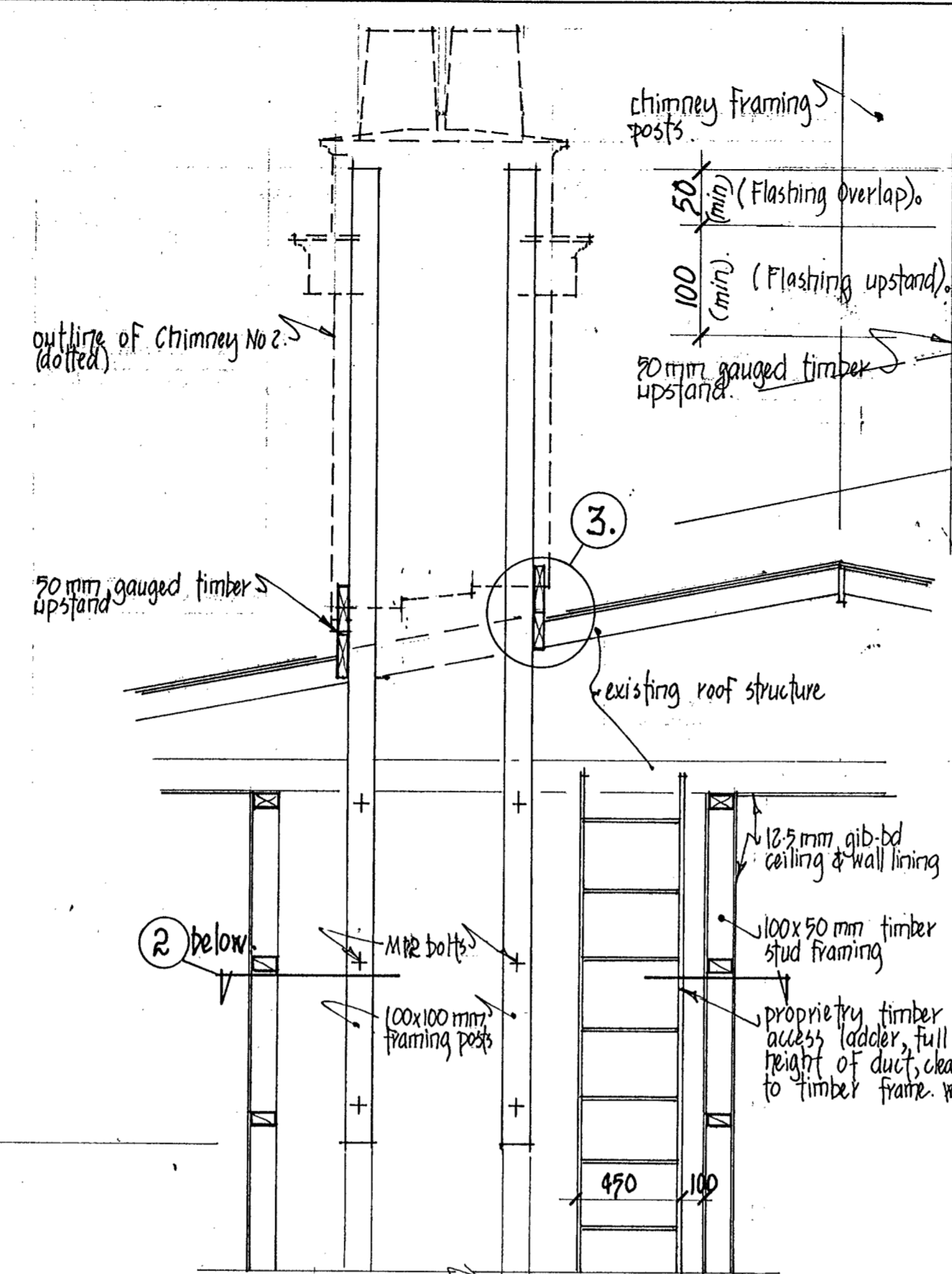




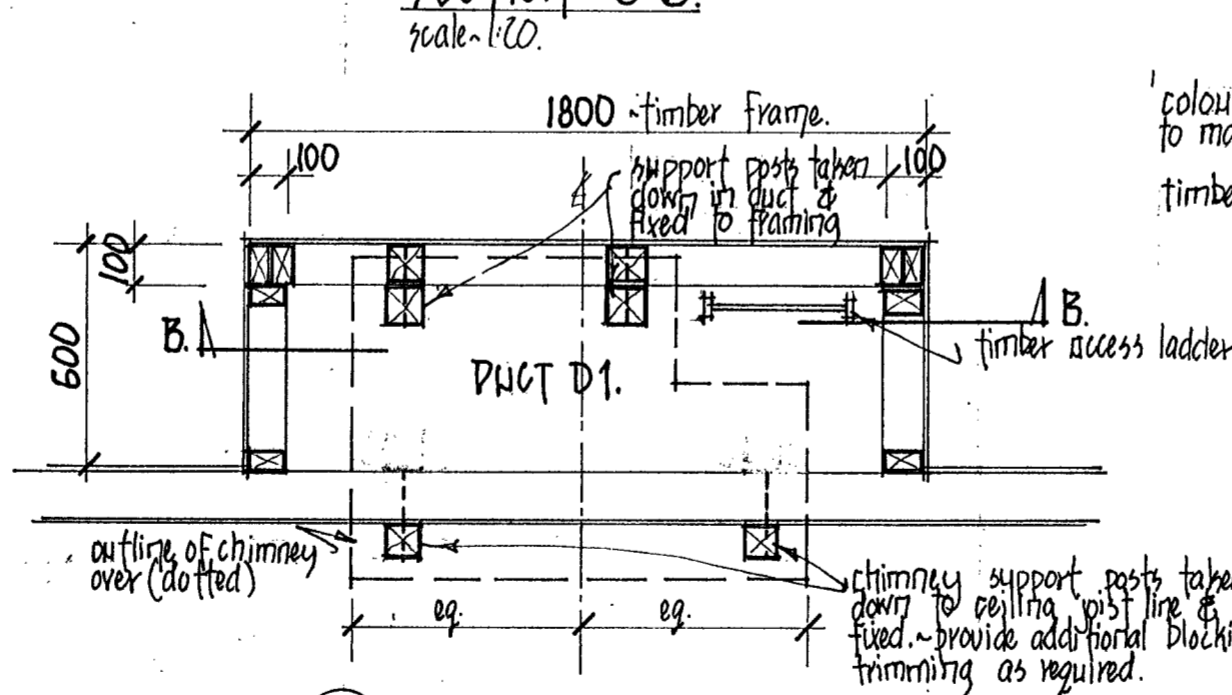
SECTION A-A
scale 1:20



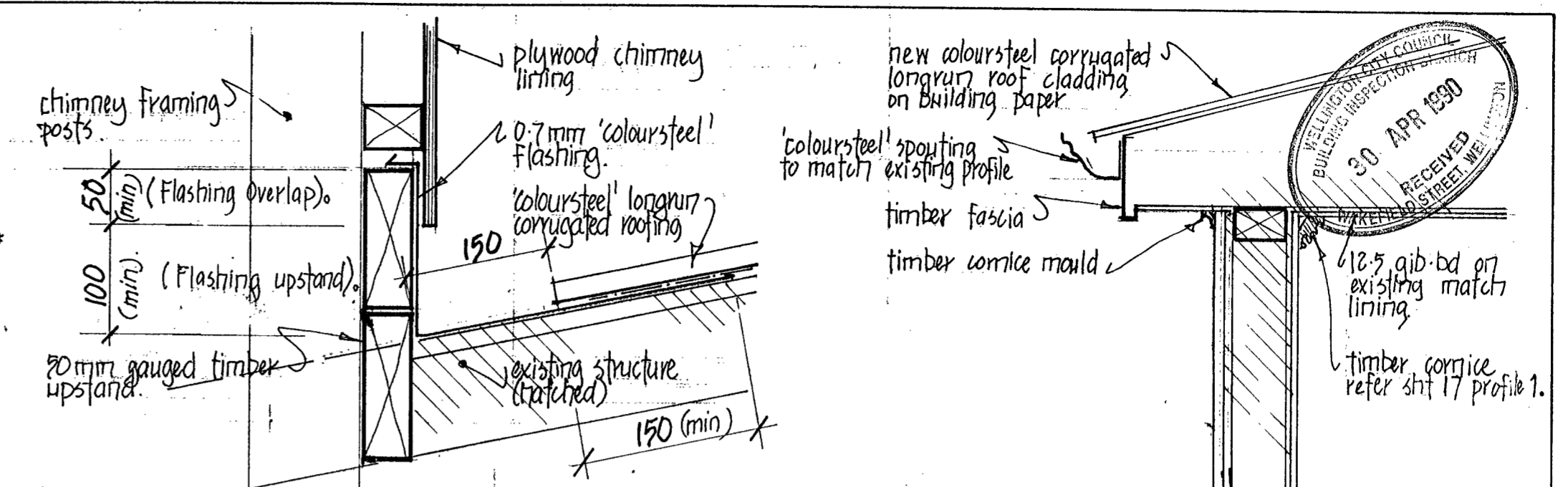
1. PART PLAN: Chimney no 1. Framing.
scale 1:20



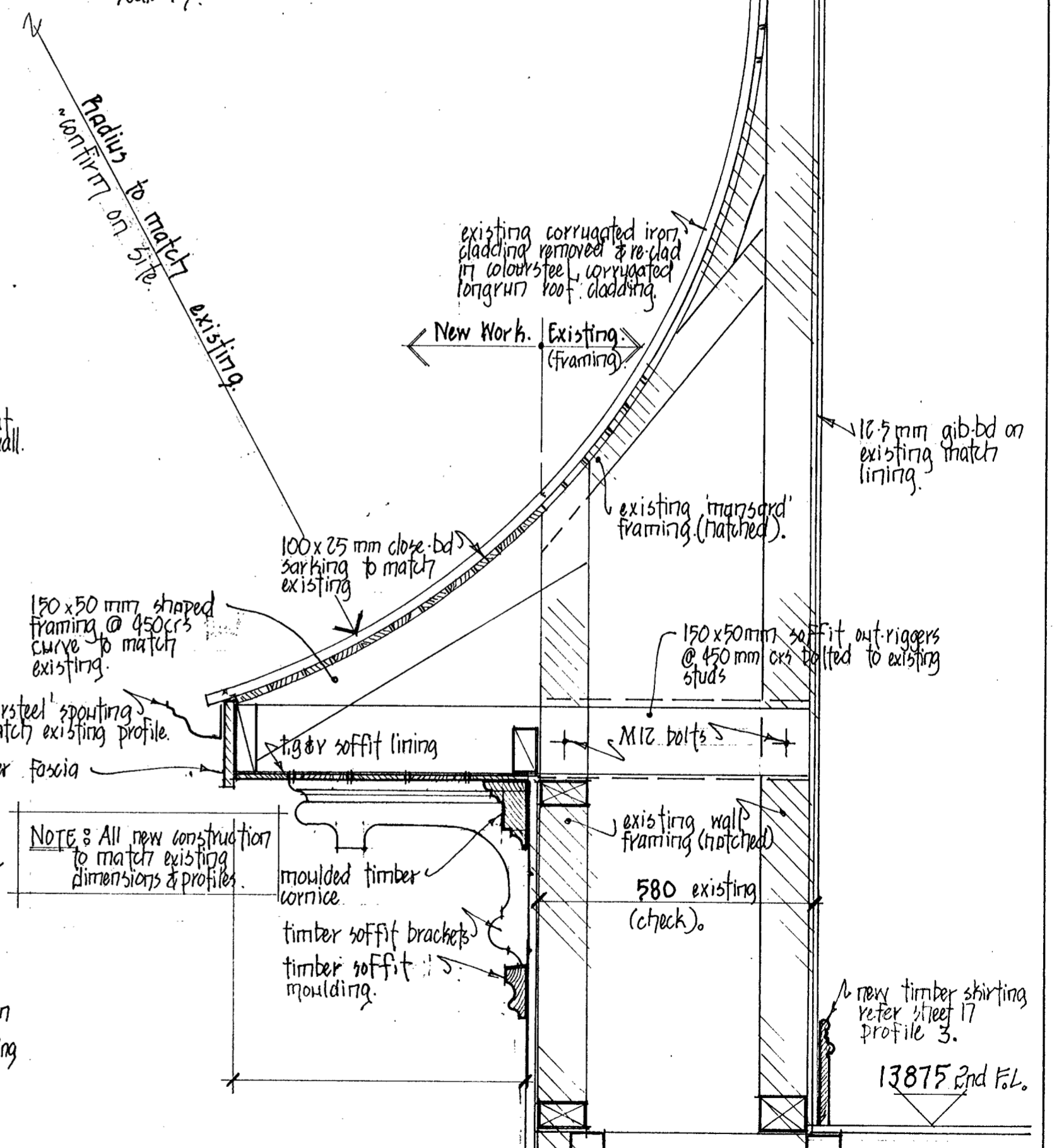
SECTION B-B
scale 1:20



2. PLAN: Chimney no 2. Framing.
scale 1:20

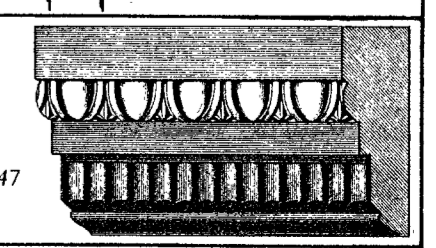


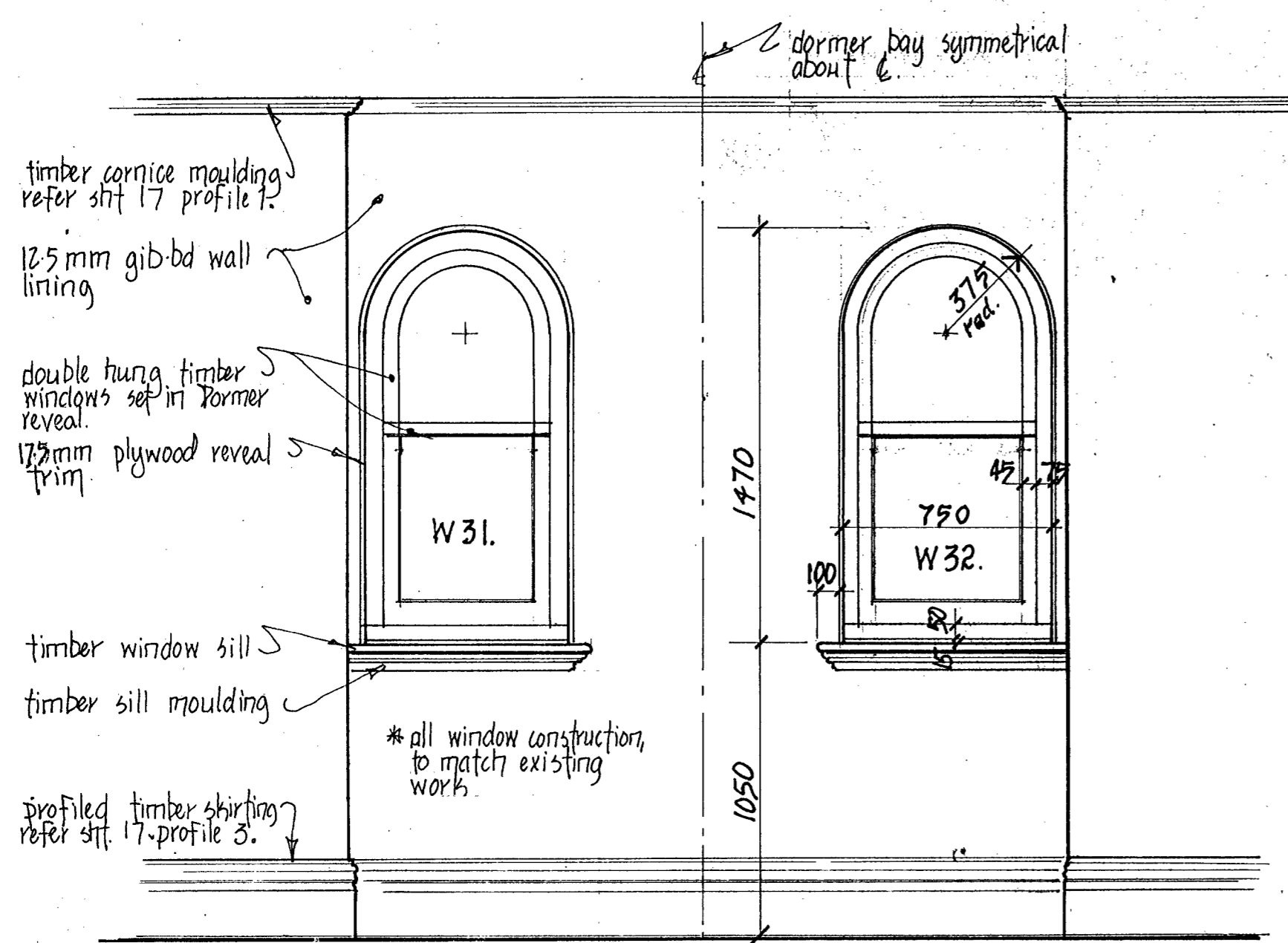
3. TYPICAL CHIMNEY / ROOF.
scale 1:5



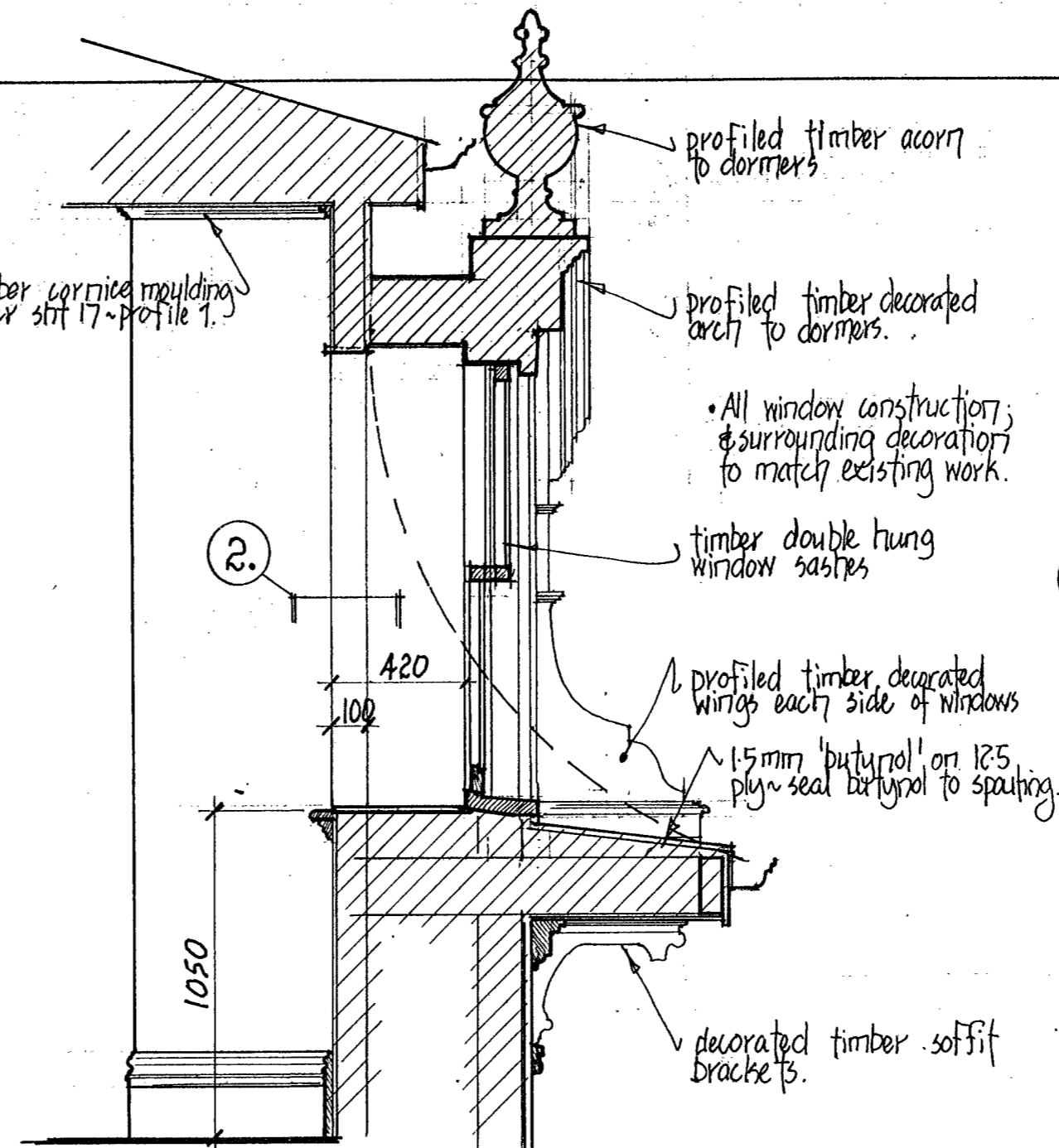
SECTION G-G
scale 1:10

NOTE: All new construction to match existing dimensions & profiles.

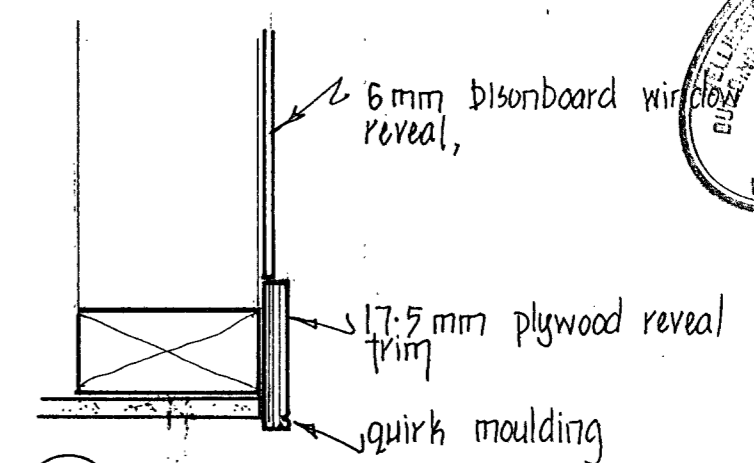




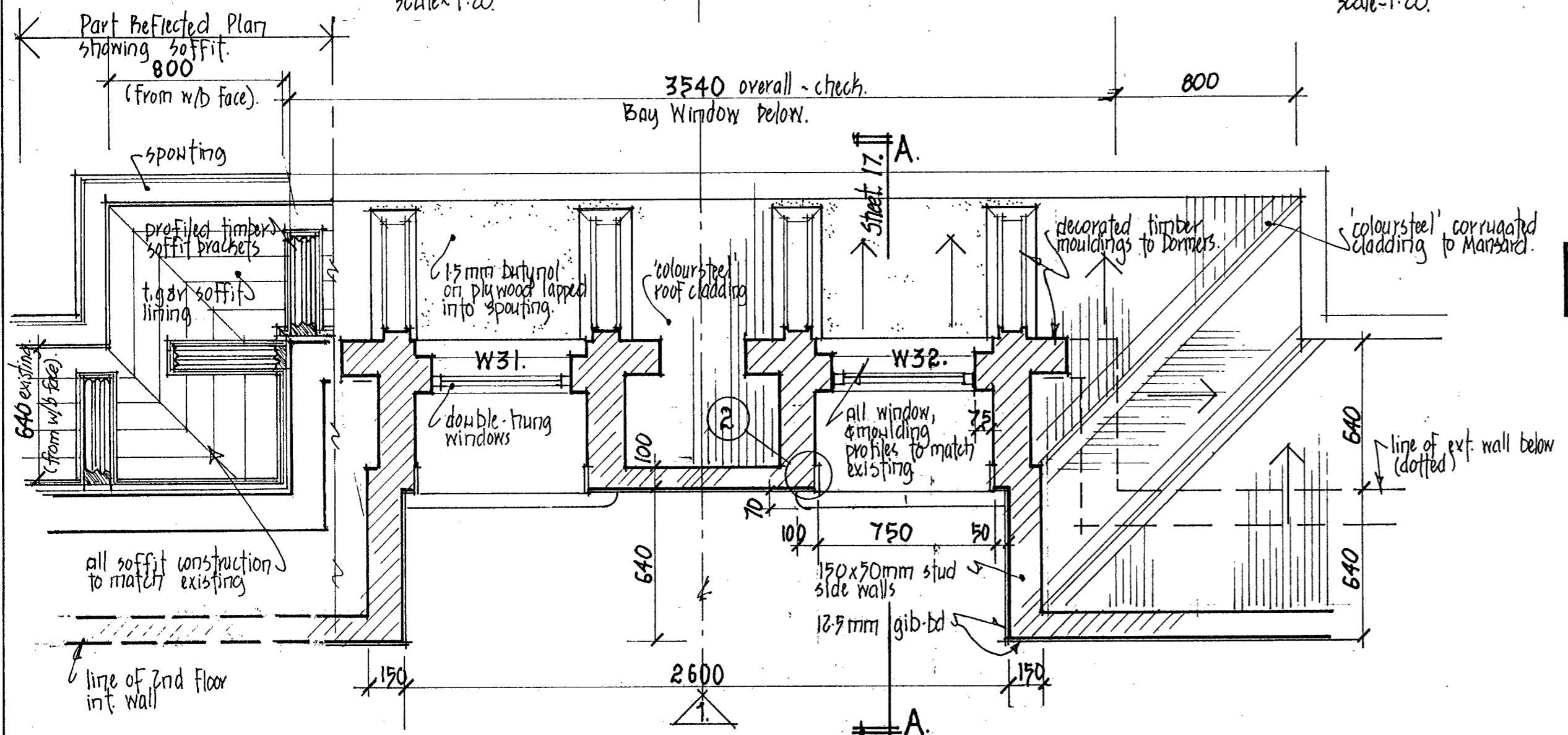
ELEVATION 1.
scale 1:20



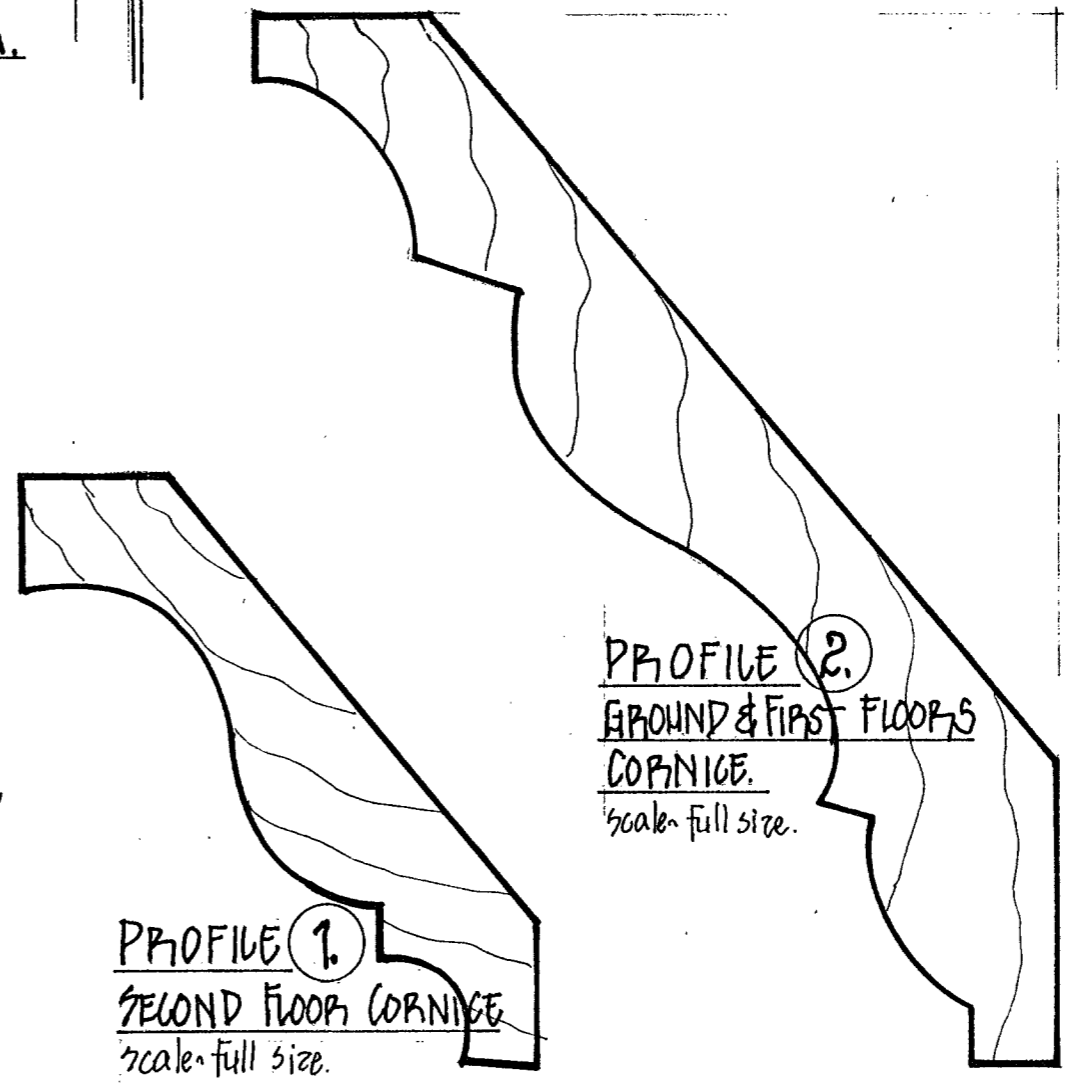
SECTION A-A.
scale 1:20



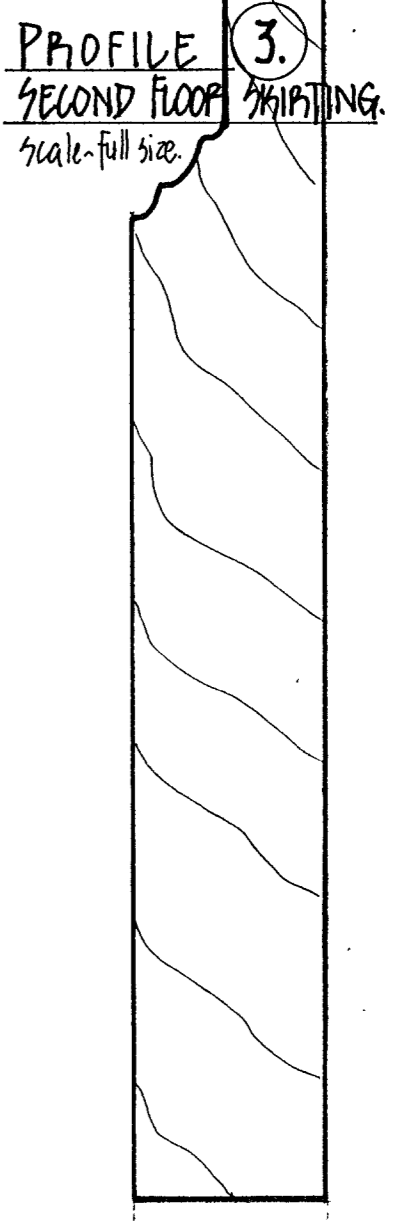
2. WINDOW JAMB REVEAL.
scale 1:5



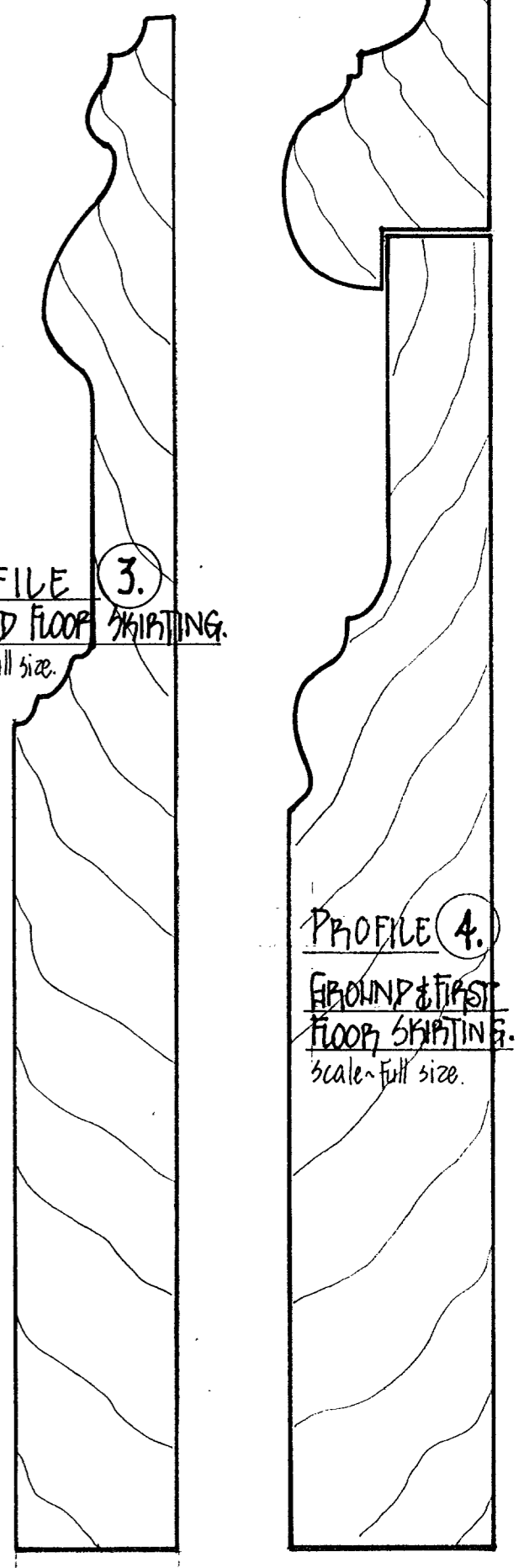
1. PART 2ND FLOOR PLAN: DORMER WINDOWS. - refer sheet 8 for location.
scale 1:200



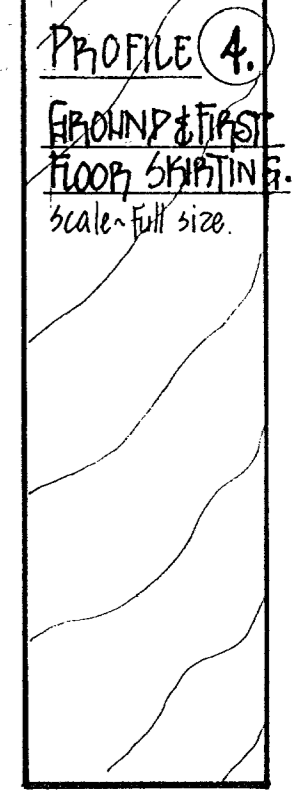
PROFILE 1.
SECOND FLOOR CORNICE
scale full size.



PROFILE 2.
GROUND & FIRST FLOOR CORNICE
scale full size.



PROFILE 3.
SECOND FLOOR SKIRTING
scale full size.



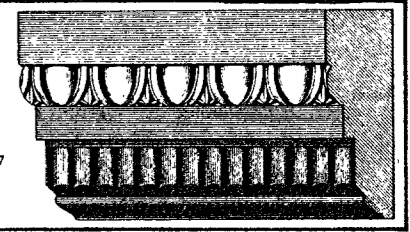
PROFILE 4.
GROUND & FIRST FLOOR SKIRTING
scale full size.

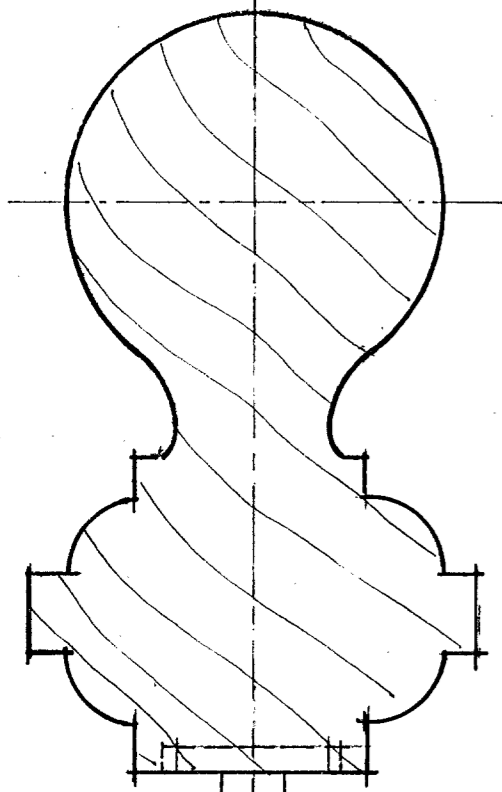
Job 88/21
Drawn: T.S.
Checked:

Henry Pollen House: Boulcott / Willis Street Corner, WELLINGTON: MAJESTIC for Prim Acq.
Restoration : 2ND FLOOR DORMER WINDOWS - Plan, Elevation, Section & Details.

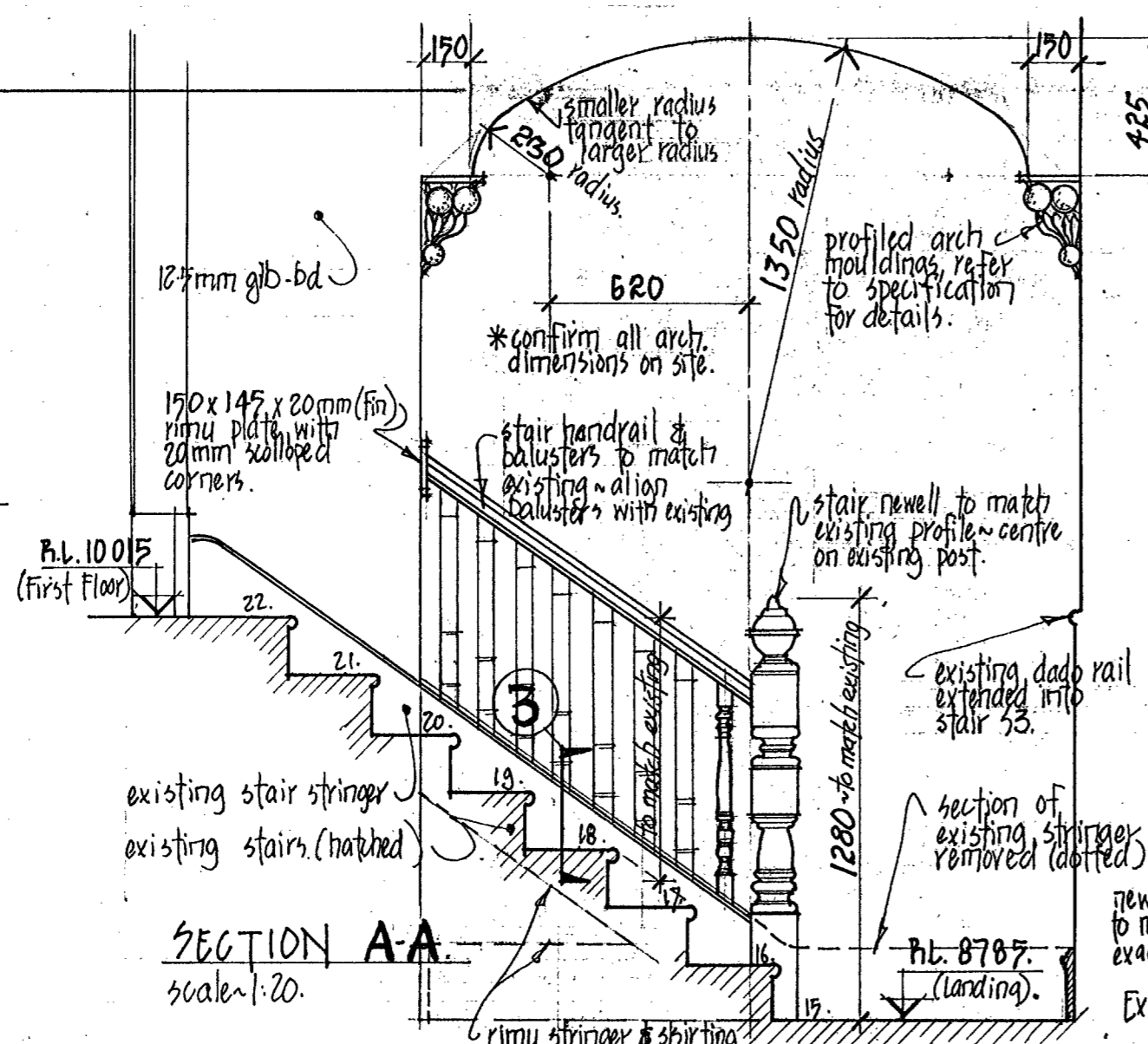
Sheet 17.
1 March 1990

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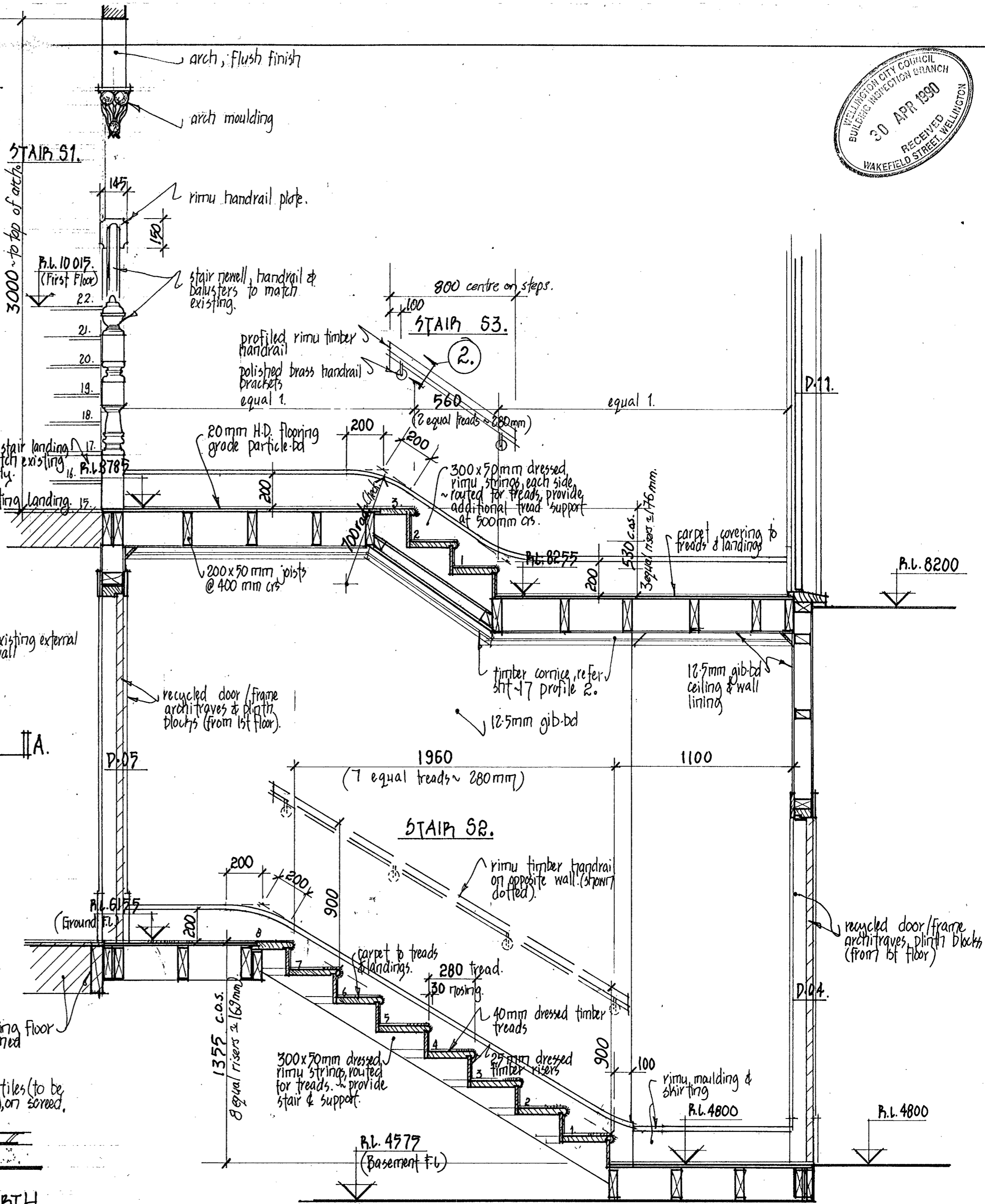




2. HANDRAIL PROFILE
 STAIR S2 & S3.
 scale - full size.

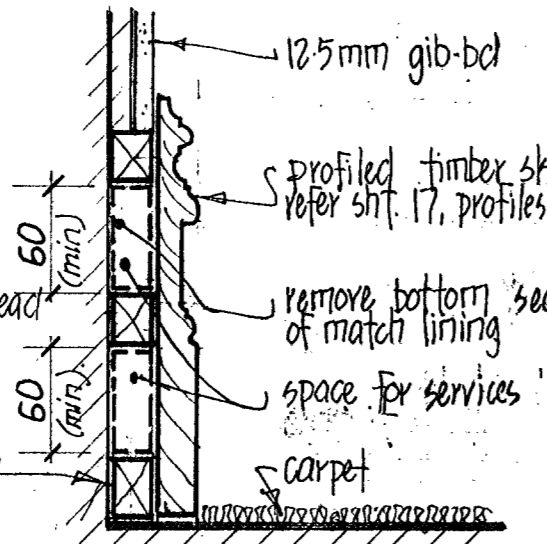


SECTION A-A
 scale 1:20.

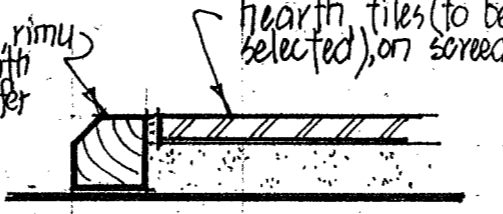


SECTION B-B scale 1:20

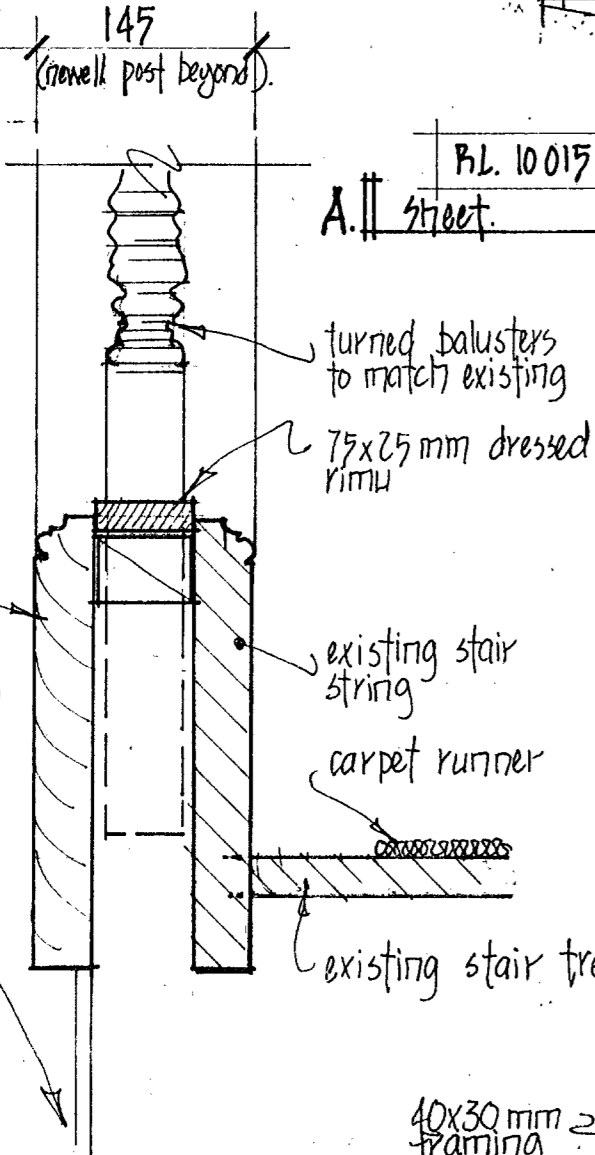
1. PART PLAN: STAIR S1/S3 LANDING.
 scale 1:20



4. TYPICAL SKIRTING.
 scale 1:7 (showing services Ducts)



5. TYPICAL HEARTH.
 scale 1:7



3. STAIR STRING.
 scale 1:7

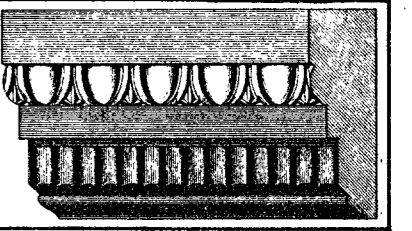
4. TYPICAL SKIRTING.
 scale 1:7 (showing services Ducts)

Job 88/21
 Drawn: T.S.
 Checked:

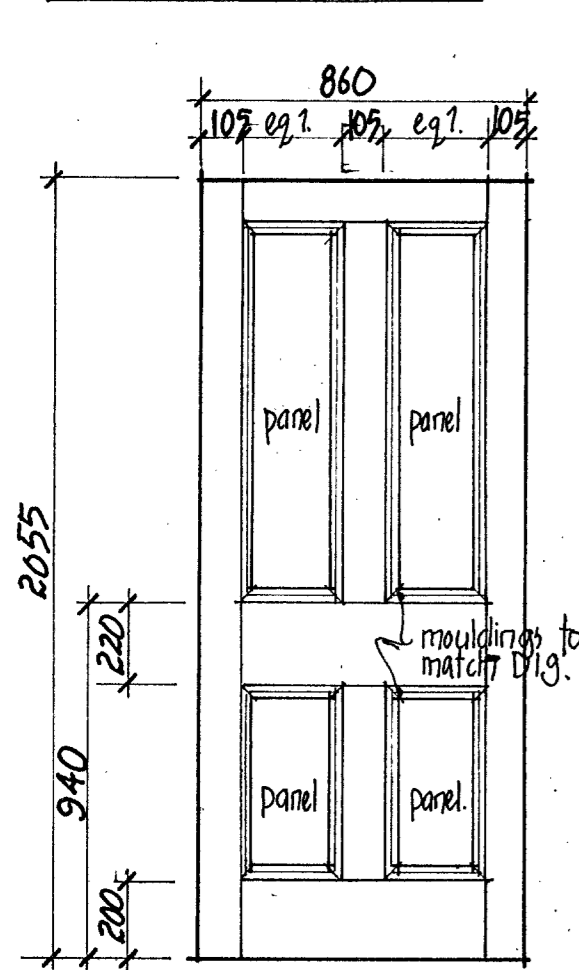
Henry Pollen House ~ Boulcott/Willis Street Corner, WELLINGTON. ~ MAJESTIC for PrimAcq.
 Restoration ~ Stair S1/S3 Part Plan; section; Stair S2/S3 section; Details, Miscellaneous Details.

Sheet 18
 1 March 1990.

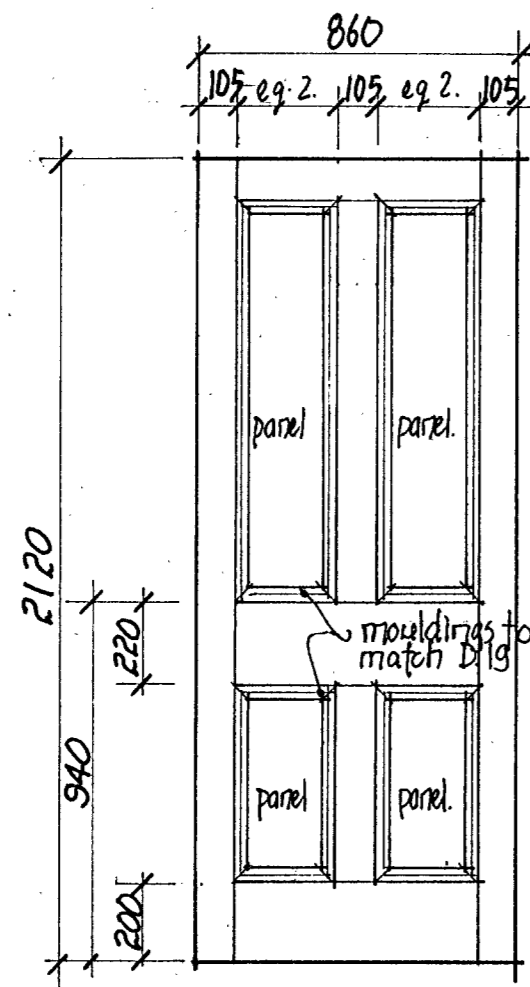
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 CONSERVATION ARCHITECT
 20 Glenbervie Terrace, Thorndon, Wellington Telephone (04) 728 847



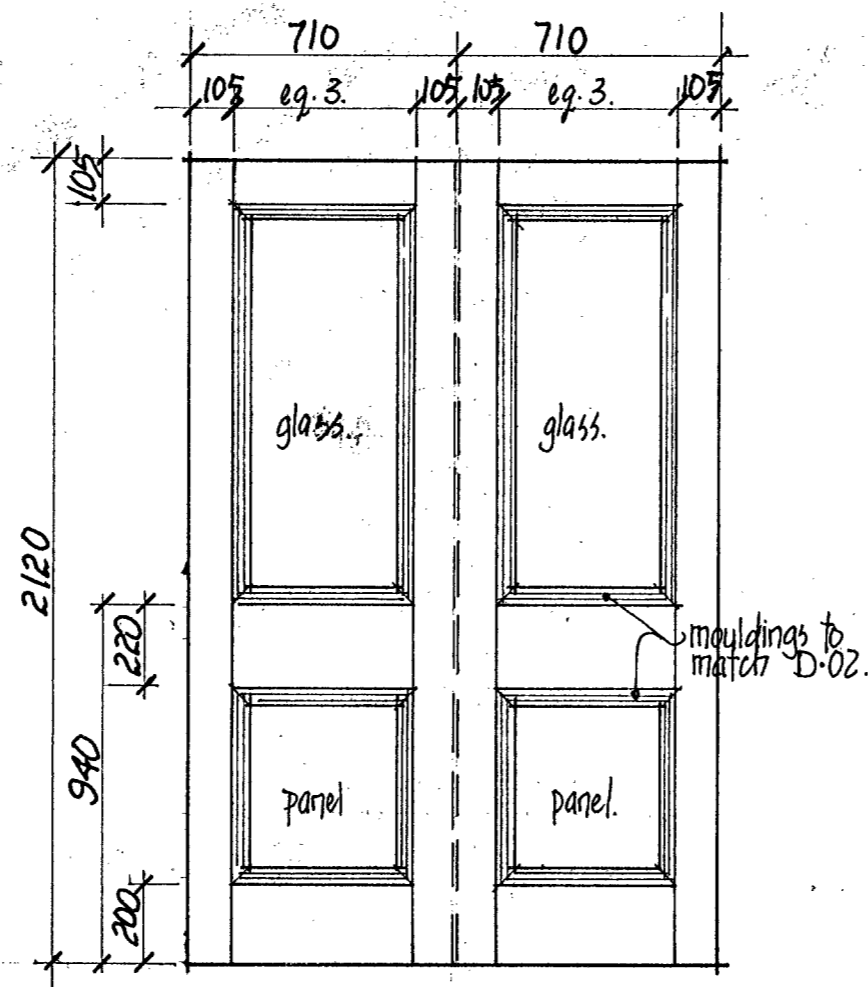
DOOR SCHEDULE.



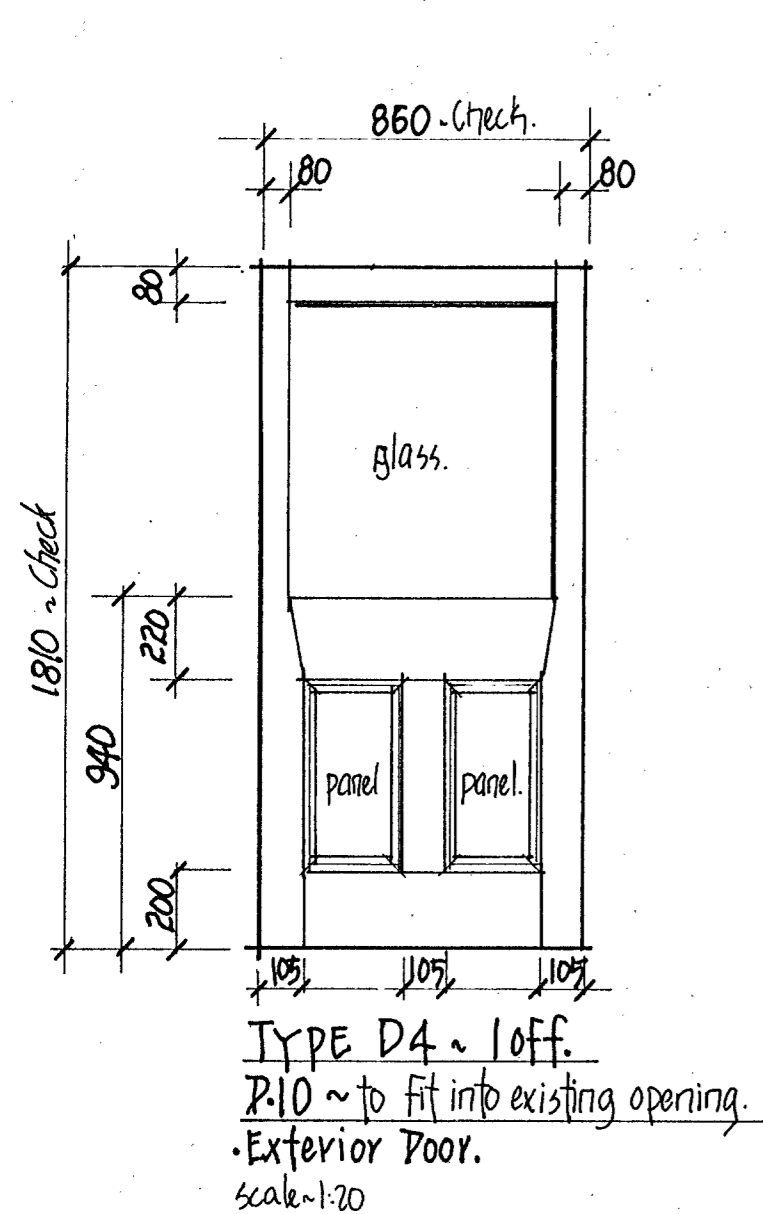
TYPE D1 ~ 2 off.
D18; D20 ~ to match D19
scale ~ 1:20



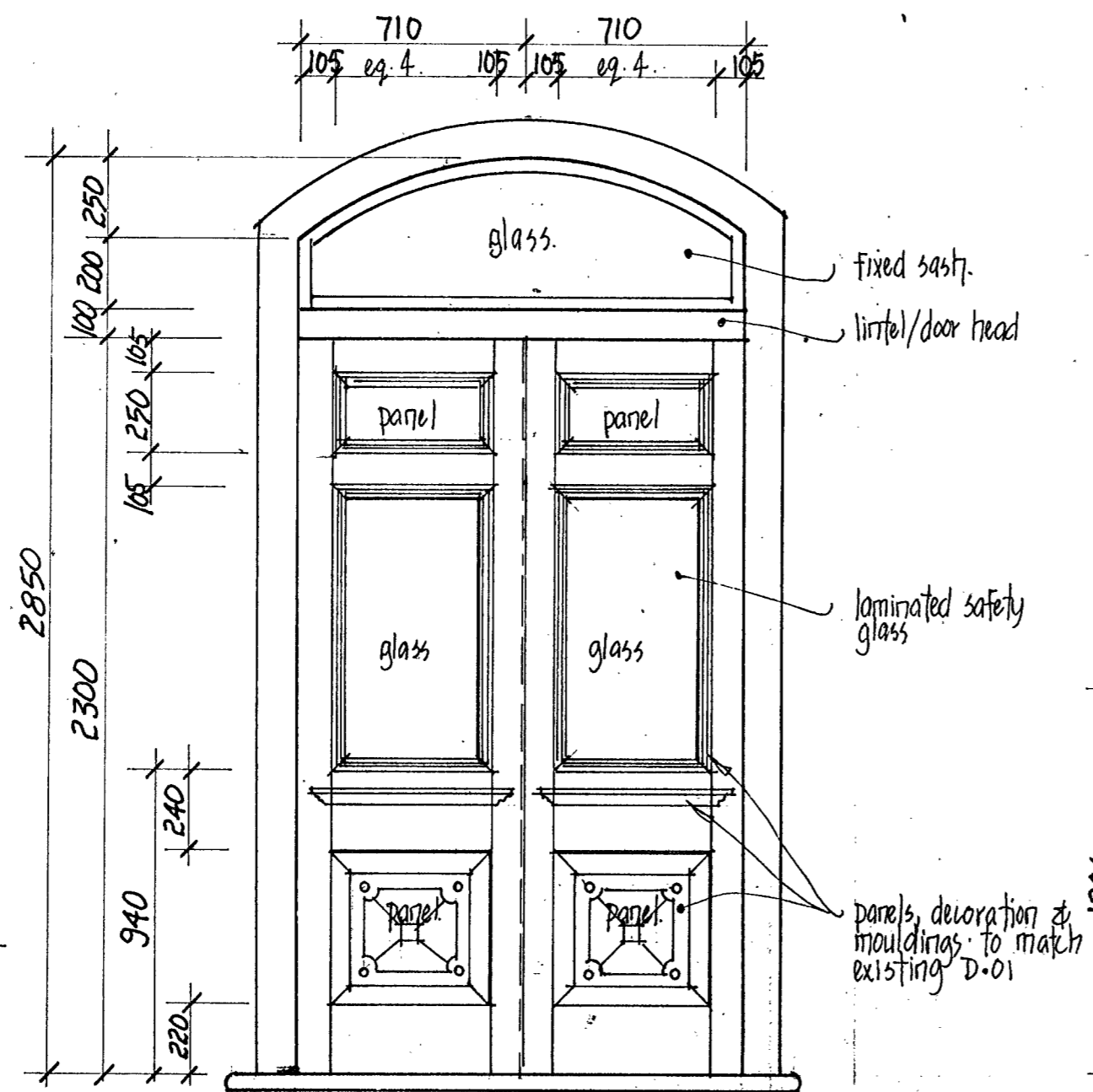
TYPE D2 ~ 4 off.
D14; D15; D16; D17.
scale ~ 1:20



TYPE D3 ~ 4 off.
D3; D7; D12; D13
scale ~ 1:20

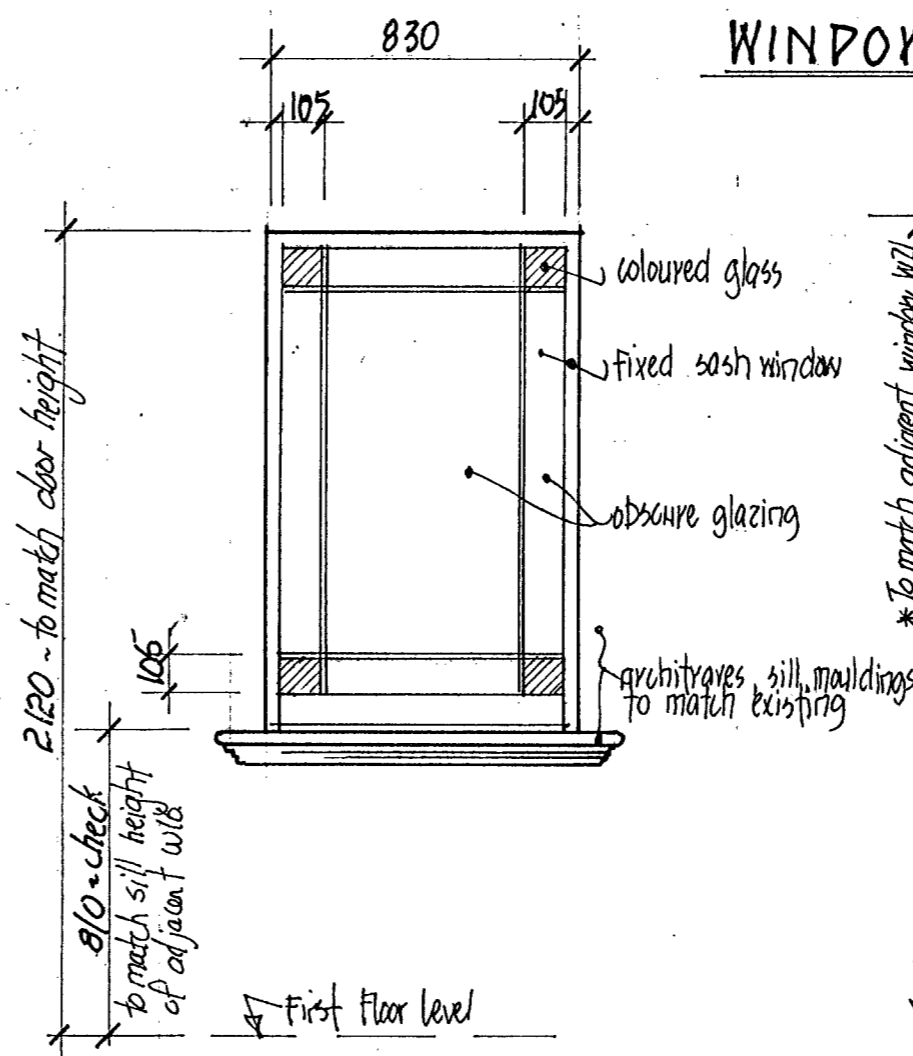


TYPE D4 ~ 1 off.
D10 ~ to fit into existing opening.
Exterior Door.
scale ~ 1:20

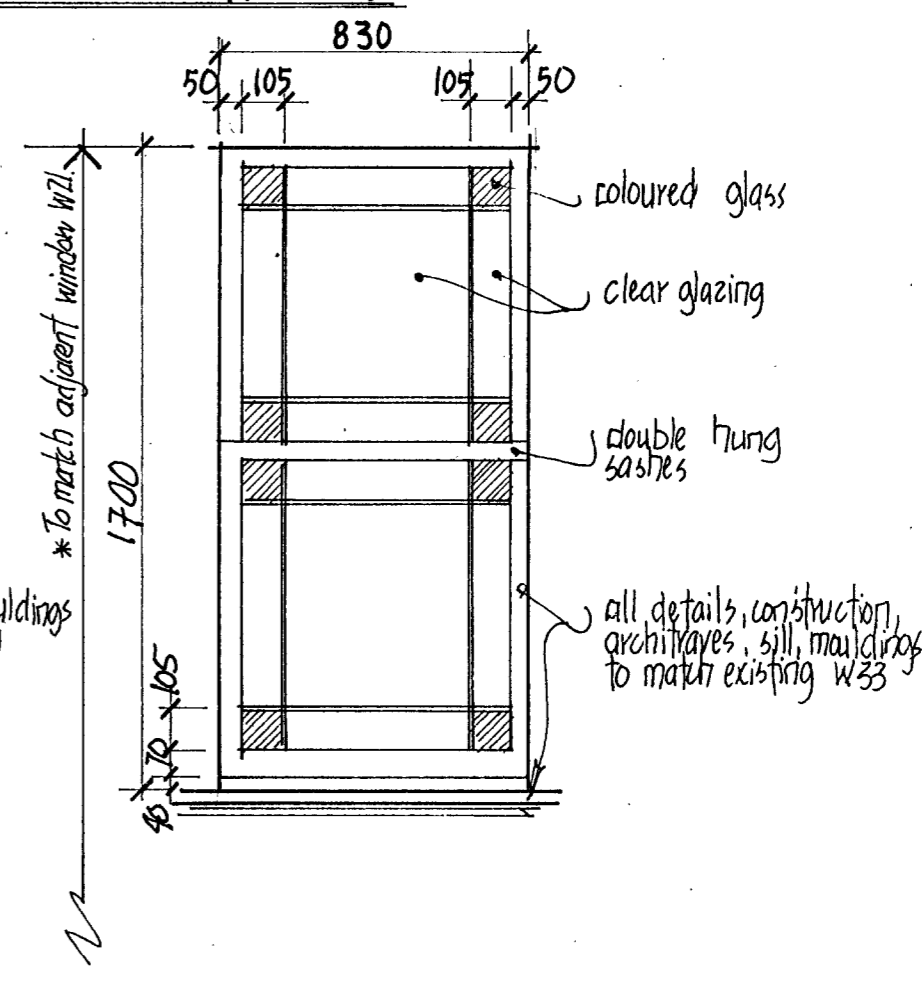


TYPE D5 ~ 1 off. ~ confirm dimensions & details
D11 - Exterior Door. on site. scale ~ 1:20

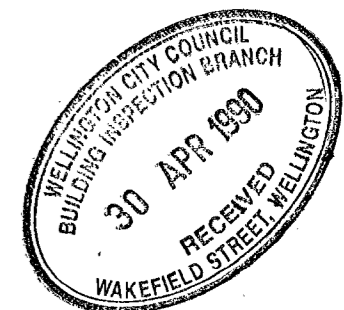
WINDOW SCHEDULE.



TYPE W1 ~ 2 off.
W17; W18 - int. borrowed light.
scale ~ 1:20

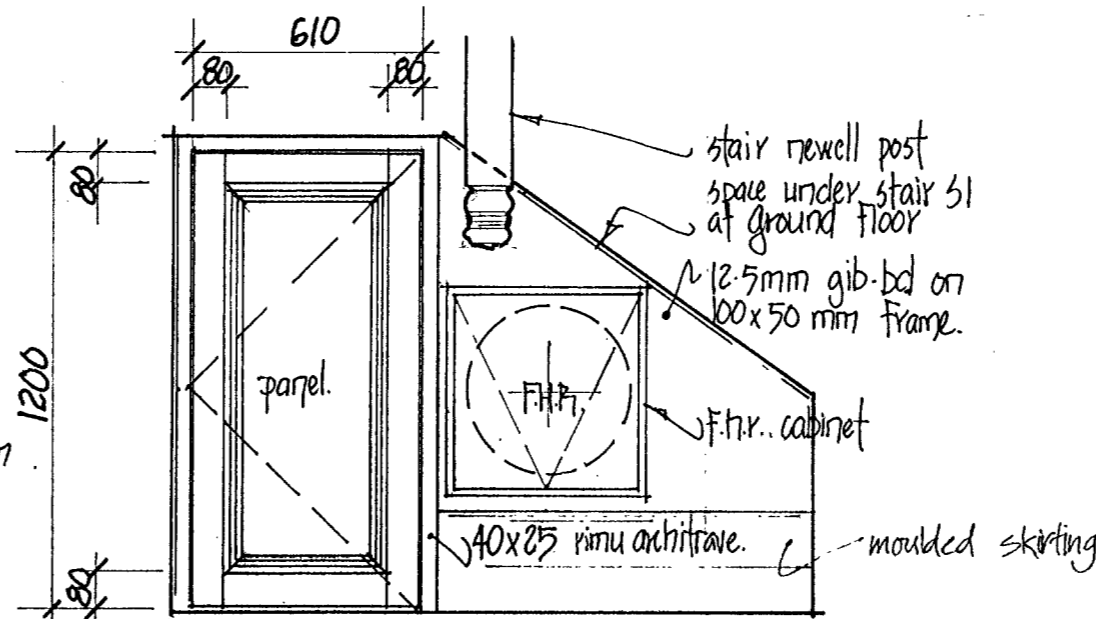


TYPE W2 ~ 2 off.
W19 ~ W20 ~ ext. double hung windows
scale ~ 1:20

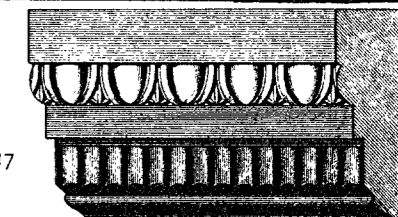


NOTES.

1. Check & confirm all dimensions & detail on site.
2. All door frames, panels, mouldings to be constructed from P.A. Heart Birch.
3. All glazing to doors to be 6.5mm laminated safety glass.



TYPE P6 ~ 1 off. scale ~ 1:20.
D21 ~ Under Stair S1 - Grd. Floor.





REFURBISHMENT NOTES:

1. PREPARATION ~ for new sprayed concrete on back face of masonry.

(a) Architraves.

Remove carefully for re-use and copying architraves from ~ W4; W5; W6; W10; W12.

(b) Sills.

Remove carefully for re-use and copying sills from ~ W10; W12.

(c) Protection.

Cover interior face of windows with 7.5mm plywood. Fix timber form to edge of window frame, refer detail 2 sheet 2.

2. REPAIR OF WINDOWS.

- Repair sashes to: W5 ~ 2 new top-rails required.
W11 ~ 1 new top rail; 1 new bottom rail.
- Use profiles to match existing.
- Clean paint from sashes, frames & beads etc, to allow for high quality paint finish.
- Clean & repair salvaged architraves & sills to allow for high quality paint finish.
- Fit all new sash cords, clean & oil pulleys etc, so that sashes slide easily.
- Fix architraves, beads and sills as detail 2. (sheet 2) using newly run timbers as necessary to match existing or shown profiles.
- Fix all new sash catches and finger pulls:
 - sash catches ~ Drake & Wrigley no 1010, P.B. finish.
 - finger pulls ~ offset sash lifts, 2 no. per sash Drake & Wrigley no. 126 A, P.B. finish.
- TIMBER ~ New timber to be radiata pine, clears grade
sashes ~ treated H.3
Interior Finishing Timbers ~ treated H.1.
- MOISTURE CONTENT ~
sashes ~ 14-18%
Finishing Timbers ~ 8-12%.

3. GLAZING.

- Retain glazing in 6 existing sashes.
- Remove any cracked or loose glazing putty from these sashes & make good.
- Clean out all other glazing rebates, prime rebates & glaze with 6mm clear float glass.



KEY ELEVATION ~ from Willis Street. (not to scale).

Job 88/21
Drawn: T.S.
Checked:

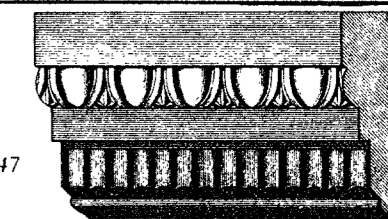
Preston's Building, Willis Street, Wellington.

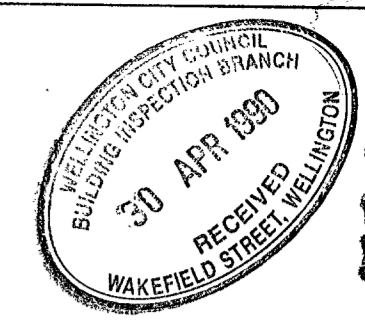
MAJESTIC for PrimAcq.

Sheet (25)
1 April 1990

Retained Facade ~ Key Elevation; Refurbishment Notes.

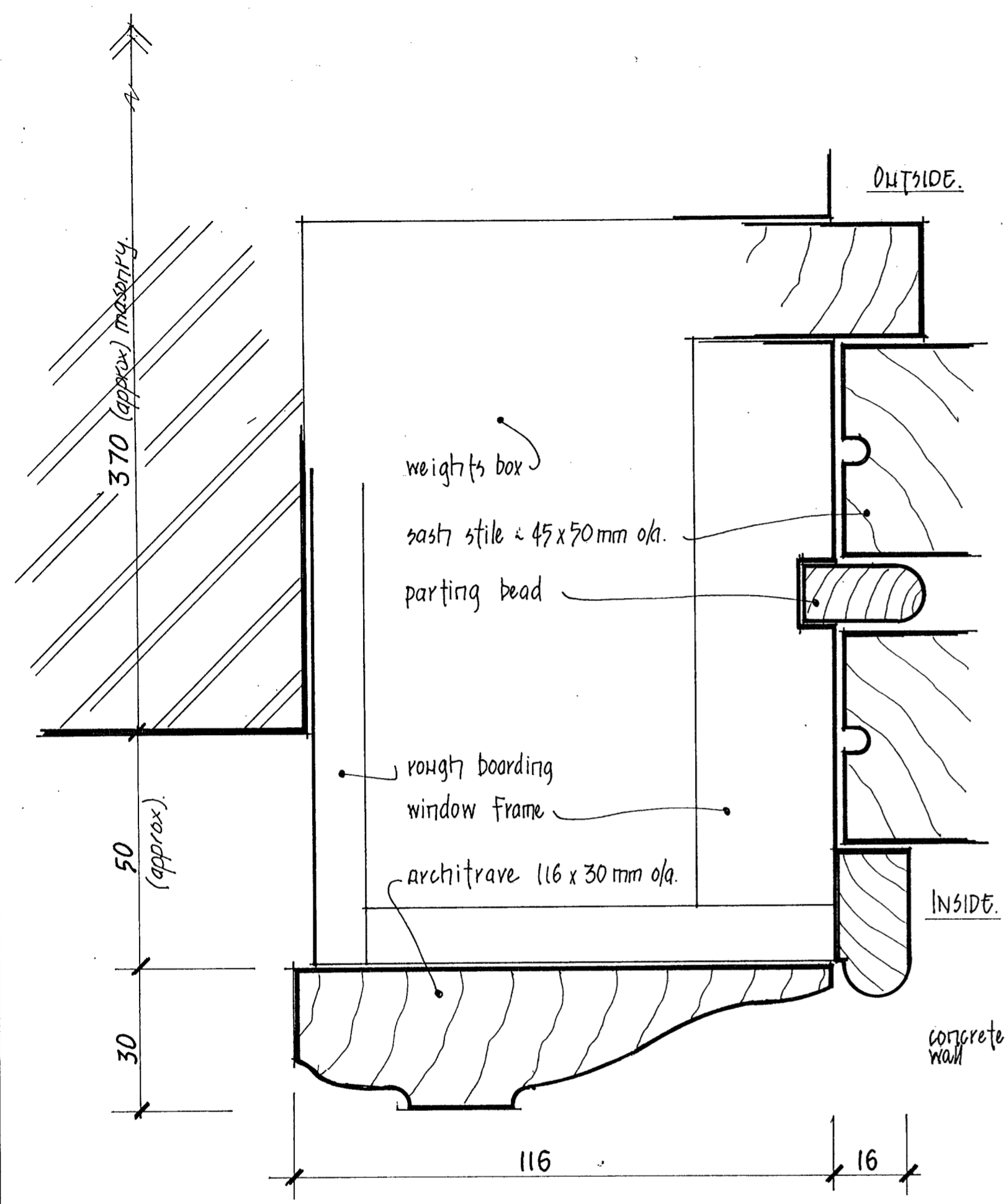
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20 Glenervie Terrace, Thorndon, Wellington Telephone (04) 728 847



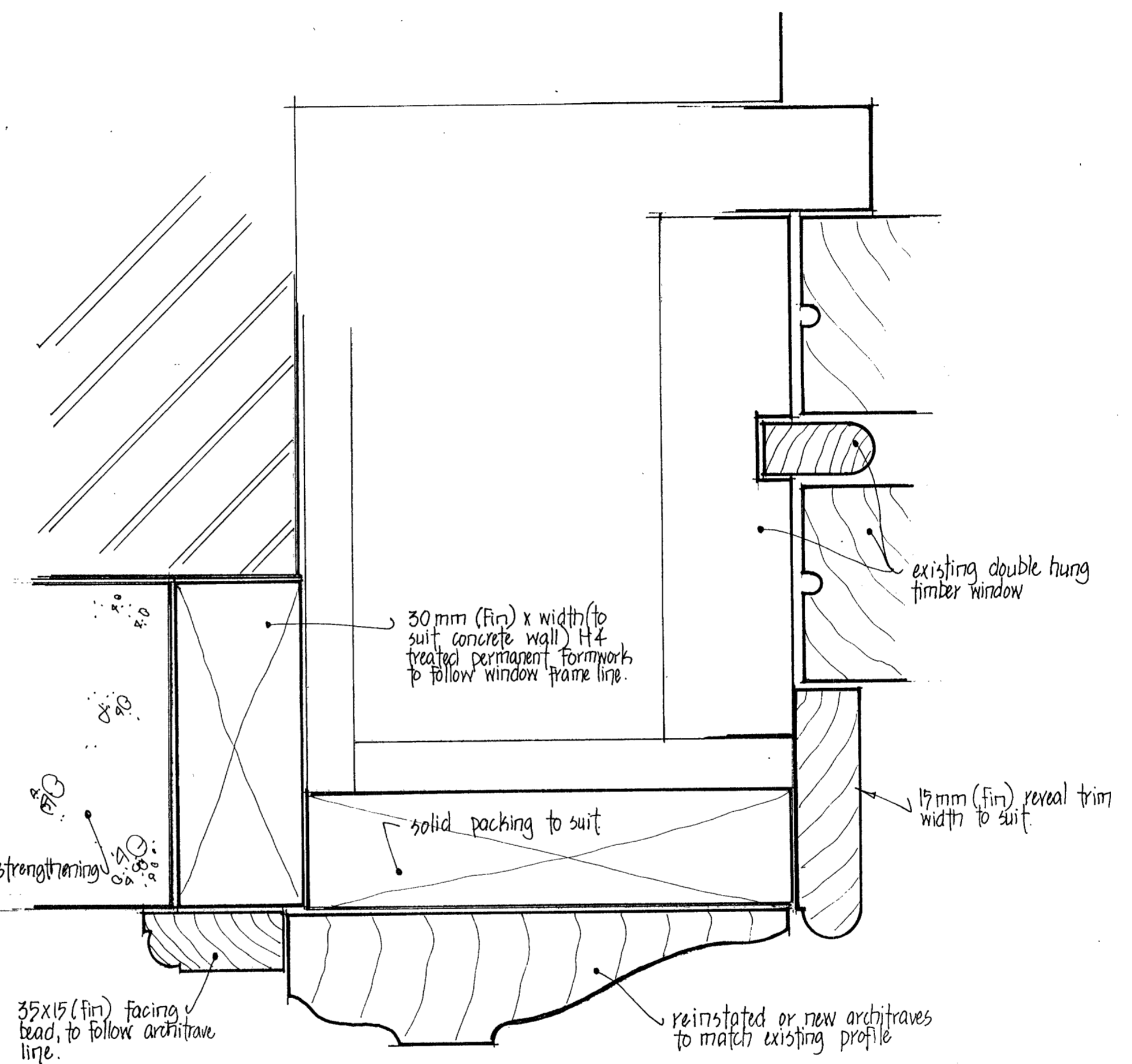


20381 sup est 88/189 09/12/90

Bim P1



1. TYPICAL JAMB AS EXISTING. scale - full size.



2. REVISED JAMB DETAIL. scale - full size.

Job 88/21.
Drawn: T.S.
Checked:

Preston's Building, Willis Street, Wellington
MAJESTIC for Prim Acq.
Retained Facade ~ Typical existing & revised window details.

Sheet 26
1 April 1990.

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