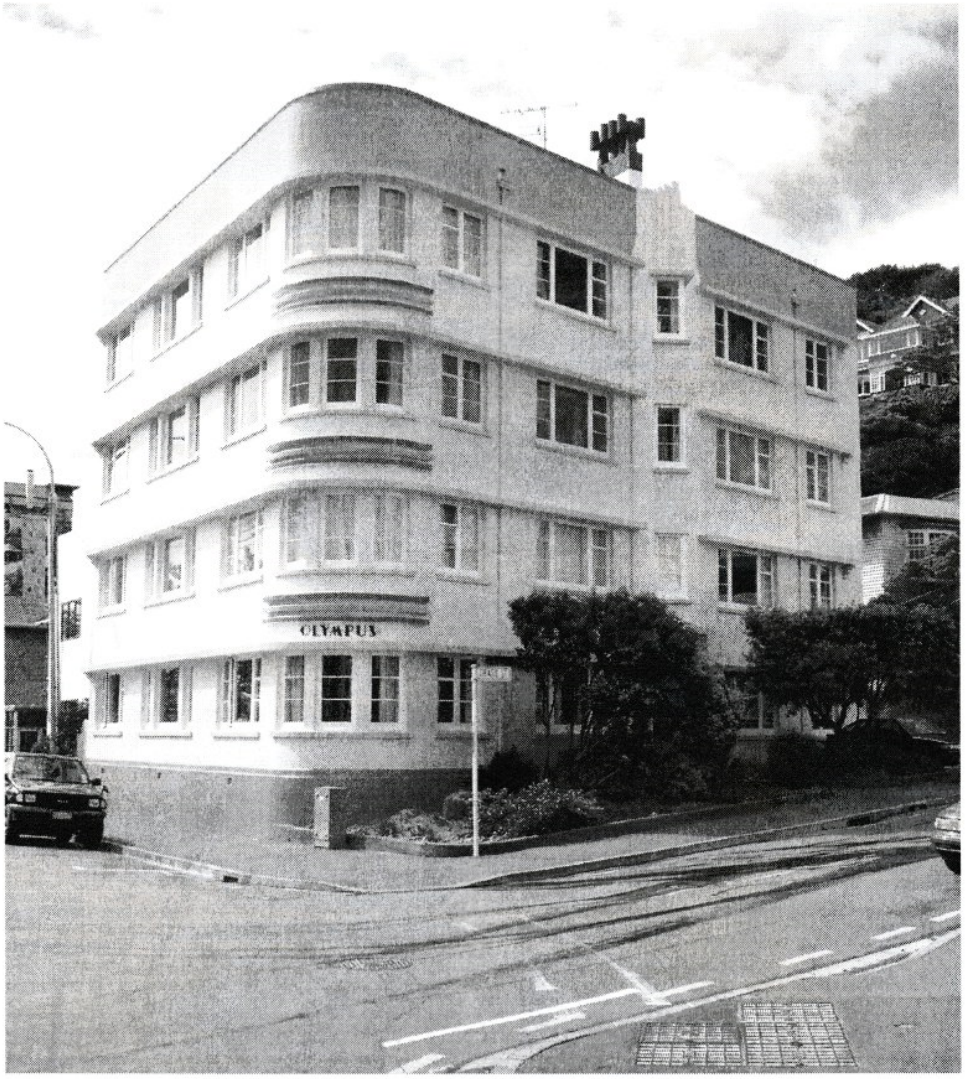
280 Oriental Parade: Olympus Apartments



RM IX-2005

Architect:	Edmund Anscombe
Date of Construction:	1939
Material:	concrete
NZHPT Register:	not registered
District Plan:	not listed
Legal Description:	Lot 1 DP 8869

Building

Olympus Apartments is a four-storey reinforced concrete building containing eight apartments (two per floor) carefully designed to its prominent site on the corner of Grass Street and Oriental Parade by the well-known Wellington architect Edmund Anscombe. It displays the streamlined characteristic of New Zealand Moderne architecture, Anscombe's favoured style, although tempered with the distinctly Art Deco touches characteristic of his 1930s work.

The building has two principal façades, lightly rendered over the base concrete, which meet at a large radiused corner to the street intersection, one façade is to Grass Street containing the front entrance, and the other is to Oriental Parade. The principal façades and the rounded corner are given a full Moderne treatment. The secondary elevations have been given lesser importance in the design and consequently are less decorated. The high pediment above the top storey conceals the roof deck beyond and more or less masks a substantial chimney (complete with an interesting set of chimney-pots).

The building is divided into horizontal layers between a strong base and pediment line by prominent window-head "eyebrow" mouldings which carry around the two main elevations. The projecting sills of the timber windows all fall to a consistent datum line below the eyebrows. The rounded corner is further enlivened with smaller projecting horizontal mouldings, set in groups of three between the window sill line and the eyebrow line of the window below.

Above the main entrance, on the Grass Street elevation, is a triangular oriel window, a trademark Anscombe touch that can also be found on, among other buildings, the Herd Street Post Office. It interrupts the strong horizontal lines generated by the eyebrow mouldings with a powerful vertical element, stretches to the top of the façade and finishes in a ziggurat, a key Art Deco motif. The horizontal lines are delicately marked around the other two facades by bands formed in the plaster render, positive from eyebrow line up to window sill and recessed above to the next eyebrow line.

The Moderne style continues within, with curved walls and period finishes, although a number of minor changes have taken place. The front entrance, main spaces and lift remain largely in original condition.

Statement of significance

The principal **architectural** value of this building is its largely **authentic** appearance, both outside and in, with all four facades, some apartments and the main public spaces in near original condition. It is the work of Edmund Anscombe, a major Wellington architect, and in the Moderne style for which he was so highly regarded. It has **rarity** value as a nearly intact example of his work.

The building is important in its immediate and broader settings and makes a significant contribution to those settings. It sits on a highly visible corner on Oriental Parade, flanked to the south (across Grass Street) by high-rise apartment towers and to the north by smaller-scale houses. It has high **townscape** value in this setting. It has **group** value in the context of other 1930s and 1940s low-rise Oriental Bay apartment buildings.

History

Olympus Flats was, according to the building permit,[1] built for the Wilkinson Estate, although the names of the owners on the CT at the time in question are David Wilkinson and Sydney Castle.[2] David Wilkinson must be the connection to this estate. The building was designed by Edmund Anscombe, the celebrated architect, most famous for designing the later Centennial Exhibition Buildings in 1939-40. Anscombe drew this plan up in 1934 but the permit application was not submitted and approved until 1937 and work was not completed until April 1939.[3] The builder was A. Lemmon and the estimated value of the work was £10,500. The property was sold in September 1937, well before its completion, to Guardian Trust and Executors Co.

For the first 30 years of its existence, no transactions took place so it is reasonable to assume that the flats were only rented. A number of its early occupants were longstanding ones. James and Edna Brown occupied a flat for 30 or more years, and

---

[1] Building Permit 00056:187:B16425, 1937. Wellington City Archives (WCA).
[2] CT WN347/222.
[3] Building Permit 00056:187:B16425. WCA.

Ruby Fagg, Walter Newall, the Pizer family and Alice Edmonds were other lengthy occupants.[4]

In 1971 the property was sold to Waitangi Trading Co. and the following year each tenant was sold 1/8 of the building as their portion of the property and separate leasehold titles were issued for each portion.[5] The terms of lease for each title are 999 years from 1971.[6]

Description

Setting

Olympus Apartments occupies almost the entirety of its prominent corner site except for a small service and parking area at the rear. The site also includes a small garden with pohutukawa trees and low modern plantings to Grass Street. Its immediate neighbours include residential housing, and the distinctive high-rise Wharenui Apartments on the opposite corner of Grass Street. From Oriental Parade, Olympus Apartments are seen against the hills behind which offer a rich green backdrop, scattered with houses.

The strong architectural form of Olympus, in conjunction with the highly visible corner site and distinctive blue colour scheme, gives it considerable townscape presence in this part of Oriental Bay; the building makes a strong positive contribution to its setting.

The wider setting is the northern end of Oriental Bay, a mixed environment of apartment towers, town-house developments, small blocks of flats, and single residential dwellings, mainly old houses, all following the sweep of the bay and rising up the hill to meet into the houses of Mount Victoria. The bay is the pre-eminent feature of the area and is separated from the buildings by Oriental Parade and the massive concrete sea-wall that anchors the land-ward end of the beach.

---

[4] *Wises Post Office Directory*, 1939-1975.
[5] CT WN347/222.
[6] See, for example, CT WN9B/340, issued to Michael Gilkison in 1971.

Recommendation for Listing

This building is of high architectural significance and has high townscape value and some group value. It has modest historical and social value. It is recommended for a District Plan listing.

The listing should protect the outward form, scale and materials of the building, with an advisory note on the authentic character of the interior, and should encompass the full legal boundaries of the site.

WN10A/527

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.
WELLINGTON CITY
8869
427
426
D.P. 6531
D.P. 4932
D.P. 11924
ORIENTAL PARADE
GRASS STREET
Plan of Resubdivision of part A 1786 being Pt Secs 427, 426 Town of Wellington
Comprised in Indices 1/426 & 6/694
Surveyed by C. D. Truebridge, Licensed Surveyor, November, 1924
DECLARATION.
Approved as to Survey.
Chief Surveyor.
Approved
N.B. For Consent to R.o.W over part Lot 3 See K.7792

Transaction Id 1851372
Client Reference unpublished

Identifier **WN9B/341**

32610

FLATS 3,547

FLATS 4,648

TYPICAL PLAN FLOORS 1,2 & 3

PLAN OF ROOF

Flat 1	98 - 860
Flat 2	98 - 861
Flat 3	98 - 862
Flat 4	98 - 863
Flat 5	98 - 864
Flat 6	98 - 865
Flat 7	98 - 866
Flat 8	98 - 867

ORIENTAL PARADE

Crown Grant 9 M.L.C. 625

FLAT 1

FLAT 2

Lobby

Vestibule

Car Park 'A'

Car Park 'B'

Car Park 'C'

Common

D.P. 4832

D.P. 8869

GRASS STREET

Crown Grant 9 M.L.C. 625

Area 4009 m²

SITE AND GROUND FLOOR PLAN

SOUTH ELEVATION

Level 88.5

FLAT 7 — FLAT 8

Level 78.6

FLAT 5 — FLAT 6

Level 68.6

FLAT 3 — FLAT 4

Level 58.8

FLAT 1 — FLAT 2

Level 49.0

SCHEDULE	
Colour	Right of User
Pink	Common
Purple	Flat 1
Dark green	Flat 2
Yellow	Flat 3
Sepia	Flat 4
Blue	Flat 5
Grey	Flat 6
Light green	Flat 7
Orange	Flat 8
Burnt Sienna	Chimney(s) Common Roof Area

'OLYMPUS FLATS'

PLAN OF FLATS ON LOT 4 D.P. 8869

BEING PT SEC. 426 TOWN OF WELLINGTON

TOTAL AREA

A R P

0 0 15·9

Certified correct for Lands & Deeds Purposes only.

J.T. Surveyor 26.4.71

Received

Reference plans D.P. 8869

Field book Sc 3867 p. 22

Traverse book p.

Examined by Colin Keogh

Recorded Wellington CRO

Correct for issue of title

J.P. S. 71 L.T. Surveyor

Comprised in CT 347/223

Survey Block & District VII PORT NICHOLSON

Land District WELLINGTON Local Body WELLINGTON CITY COUNCIL

Scale 10 Feet to an inch Surveyed by A.G. WRIGHT Date MAY 1971

I hereby declare that I am a Registered Surveyor and holder of an annual practising certificate and that this plan has been made from surveys executed by me (or under my supervision) and that the said surveys and this plan are correct, and have been made in accordance with the regulations under the Surveyors Act 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at ... this ... day of ... 19...

before me

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Registered Surveyor.

Approved

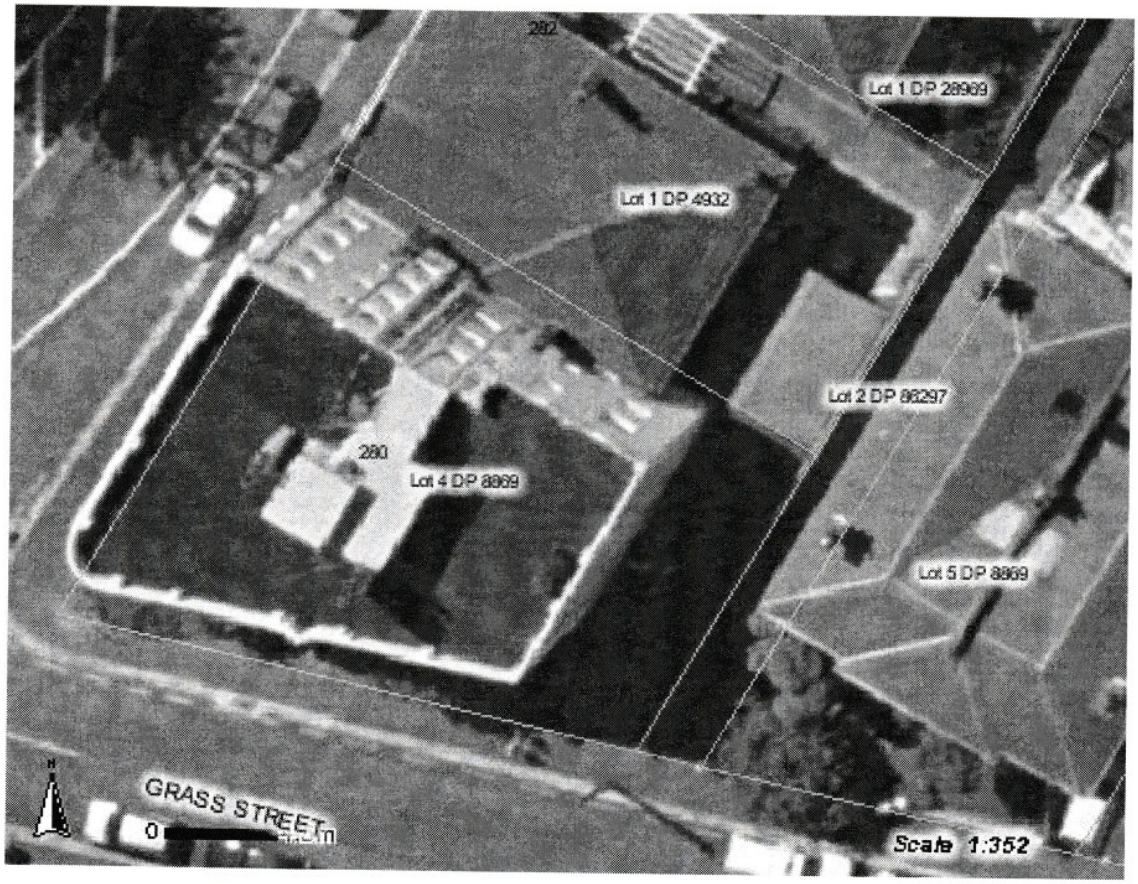
Applicant or Registered Owner

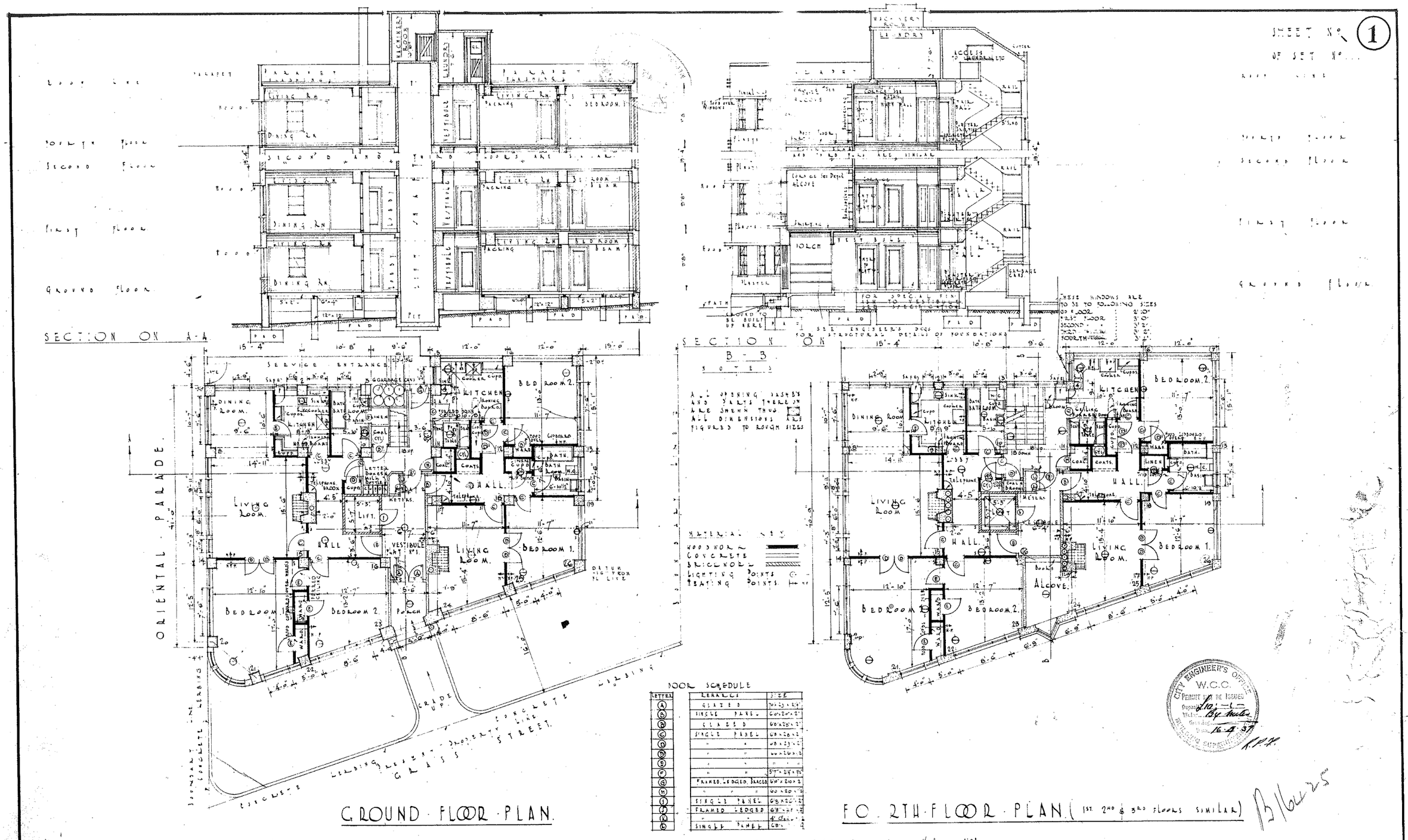
This space reserved for plan number

32610

Guaranteed Search Copy Dated 1/07/02 12:05 pm, Page 2 of 2
Current Certificate of Title Version No. 1

Aerial Photo





FLOOR SCHEDULE

LETTER	REMARKS	SIZE
A	GLAZED	70 x 23 x 2¼"
B	SINGLE PANEL	60 x 20 x 2"
B	GLAZED	60 x 28 x 2"
C	SINGLE PANEL	68 x 28 x 2"
D	" "	68 x 23 x 2"
D	" "	66 x 26 x 2"
E	" "	" " "
F	" "	5'7" x 2'4" x 1½"
G	FRAMED, LEDGED, BRACED	6'10" x 2'10" x 2"
H	" " "	60 x 20 x 1½"
I	SINGLE PANEL	6'8" x 2'6" x 2"
J	FRAMED LEDGED	6'8" x 2'6" x 2"
K	" "	4' 0" x 2"
L	SINGLE PANEL	6'8" x 2'6" x 2"

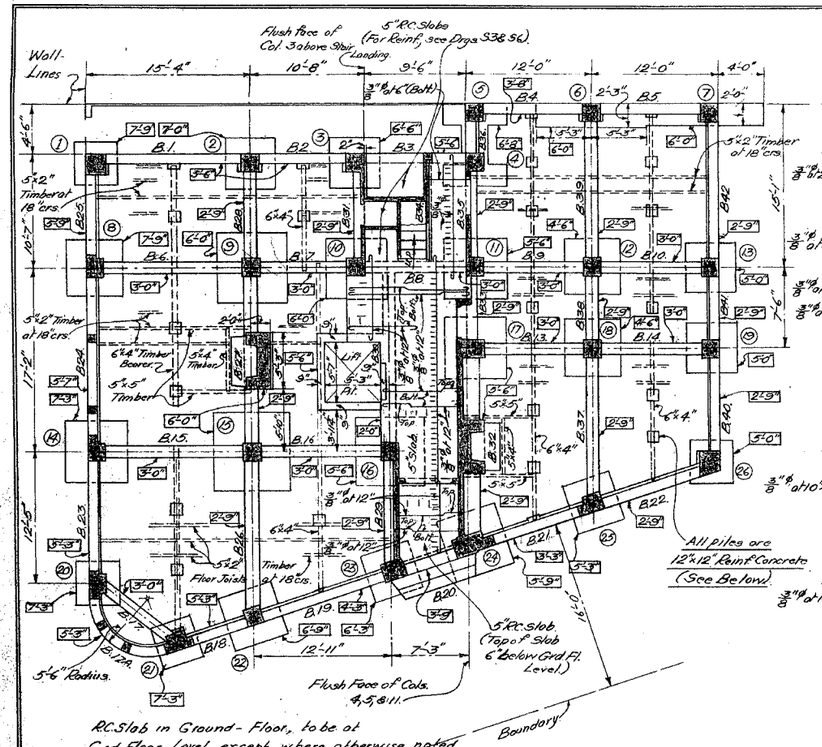
GROUND FLOOR PLAN.

FOURTH FLOOR PLAN. (1ST 2ND & 3RD FLOORS SIMILAR)

FLOOR PLANS & SECTIONS ARE DRAWN TO SCALE 1/8" = 1'0"

DRAFTSMAN A.F.P. & M.P. TRACED BY A.F.P. APPROVED BY Edmund Anscombe SCALES AS SHEWN. DATE 21 9 36.	THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING.	APARTMENT BUILDING ORIENTAL BAY WELLINGTON. FOR THE D. M. WILKINSON ESTATE.	AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS.	EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS.

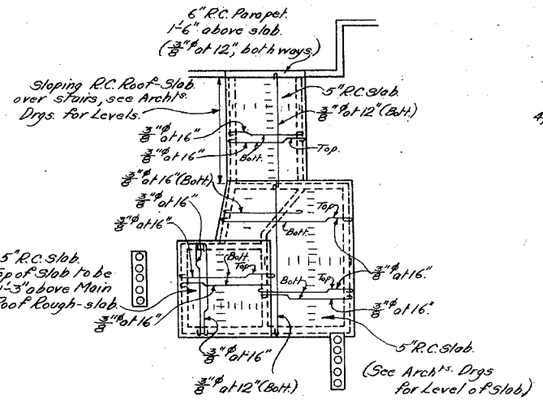
S.1.



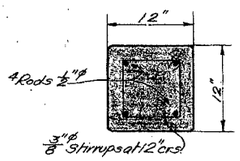
R.C. Slab in Ground-Floor, to be at Grd. Floor Level, except where otherwise noted.

FOUNDATION PLAN

Figures in Rectangles thus [4'-6"] denote depth of underside of Tie-Beams & Footings below Ground-Floor level.

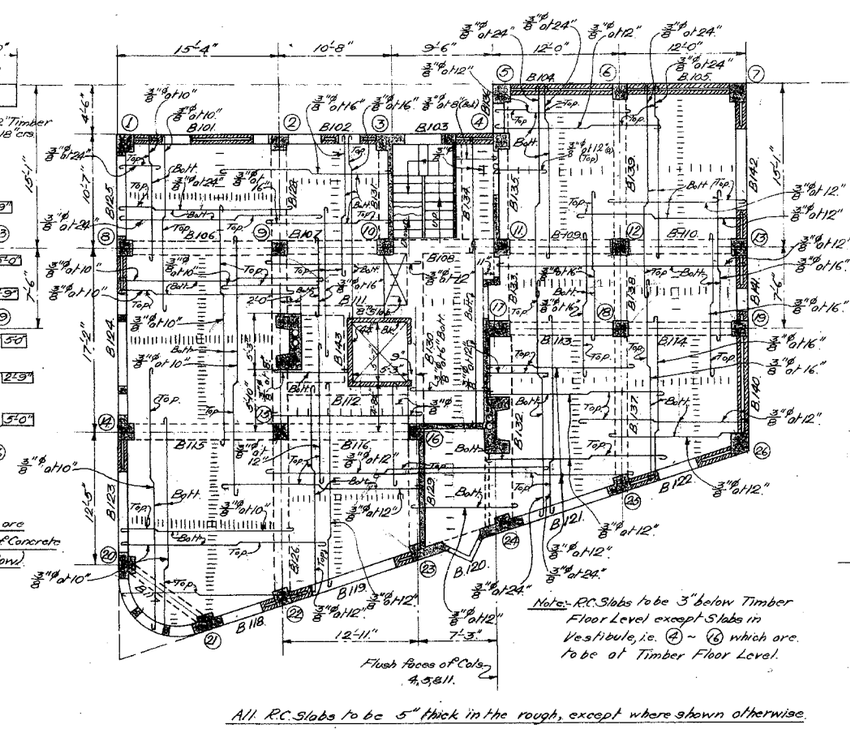


PENT-HOUSE ROOF.



TYPICAL SECTION OF REINFORCED CONCRETE —PILE—

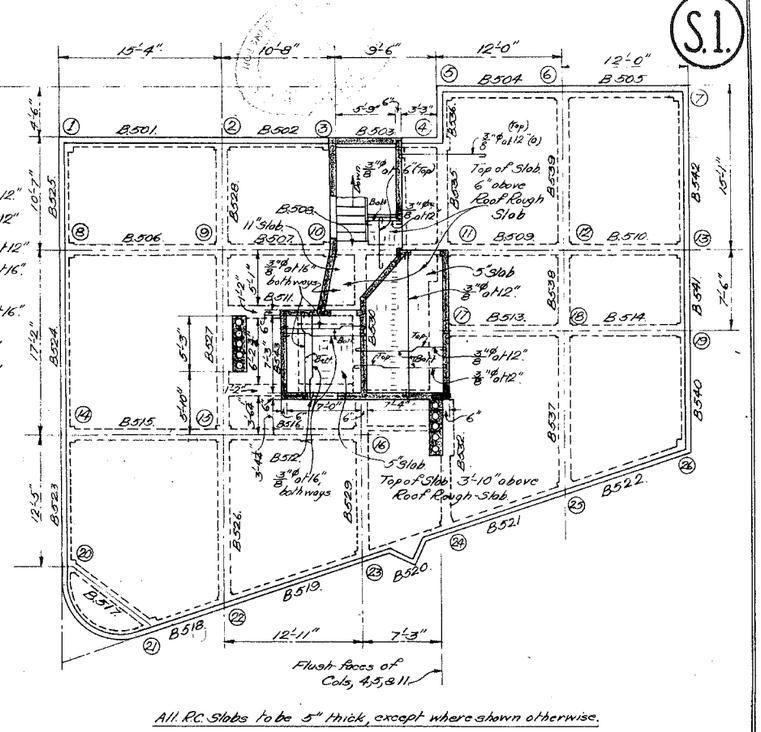
Piles to be let 2'-0" Minimum into ground.



All R.C. Slabs to be 5" thick in the rough, except where shown otherwise.

FIRST-FLOOR PLAN

SLAB-REINFORCEMENT IN 2nd, 3rd & 4th FLOORS SIMILAR.



All R.C. Slabs to be 5" thick, except where shown otherwise.

ROOF-PLAN.

SLAB-REINFORCEMENT SAME AS 1st FLOOR EXCEPT WHERE SHOWN OTHERWISE.

Dry. No.	Contents.
S.1.	⅛" Scale - Framing Plans & Floor Slab Reinforcement. Detail of Concrete pile. Drawing index.
S.2.	Schedule of Main Reinforcement in & sizes of Columns. Column Sections.
S.3.	Beams B. 23, 24, 25, 26, 27, 28, 29, 30 & 31. , ITA Footings Nos 1, 2, 3, 8, 9, 10, 14, 15, 16 & 20.
S.4.	Beams B. 1, 2, 3, 4, 5, 32, 33, 35, 37, 38, 39, 40, 41, 42. Footings Nos 4, 5, 6, 7, 11, 12, 13, 17, 18, 19 & 26.
S.5.	Beams B. 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22. Footings Nos 12, 13, 17, 18, 19, 21, 22, 23, 24, 25, 26. Sections of Columns 23 & 24.
S.6.	Beams B. 34, 134, 234, 334, 434, 512 & 534. Detail of Stairs.
S.7.	Beams B. 101, 102, 103, 104, 105, 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 501, 502, 503, 504, 505. 401, 402, 403, 404, 405.
S.8.	Beams B. 106, 107, 108, 109, 110, 206, 207, 208, 209, 210, 306, 307, 308, 309, 310, 506, 507, 508, 509, 510. 406, 407, 408, 409, 410.
S.9.	Beams B 113, 114, 115, 116, 213, 214, 215, 216, 313, 314, 315, 316, 413, 414, 415, 416, 513, 514, 515, 516.
S.10	Beams B 131, 140, 141, 142, 231, 240, 241, 242, 331, 340, 341, 342, 431, 440, 441, 442, 531, 540, 541, 542.
S.11.	Beams B 111, 112, 137, 138, 139, 143, 211, 212, 237, 238, 239, 243, 311, 312, 337, 338, 339, 343, 411, 412, 437, 438, 439, 443, 537, 538, 539, 543.
S.12.	Beams B 118, 119, 120, 121, 122, 218, 219, 220, 221, 222, 318, 319, 320, 321, 322, 418, 419, 420, 421, 422, 518, 519, 520, 521, 522.
S.13.	Beams B 117, 123, 124, 125, 217, 223, 224, 225, 317, 323, 324, 325, 417, 423, 424, 425, 511, 517, 523, 524, 525
S.14.	Sections of Chimney; Standard Hook for Rein Forcement. Beams B 126, 127, 128, 226, 227, 228, 326, 321, 328, 426, 427, 428, 526, 527, 528.
S.15.	Beams B 132, 133, 135, 136, 232, 233, 235, 236, 332, 333, 335, 336, 432, 433, 435, 436, 532, 533, 535, 536
S.16.	Beams B, 129, 130, 229, 230, 329, 330, 429, 430, 529, 530; Sections of Col. 26.

DRAWING INDEX.

GENERAL NOTES.

Concrete Mix, 1:2¼:3¾.
Slump of Concrete:-
Walls and Slabs ~ 6" Maximum.
Foundations ~ 2" " .
Beams ~ ~ 6" " .
Columns ~ ~ 3" " .
Concrete Cover to Main Rods:
Beams ~ 2".
Columns, exterior faces ~ 2½".
" , other " ~ 2".
Footings ~ 3".
Slabs ~ ¾".
Lap of reinforcement, 40 Diameters.
For Column Schedule, see Drg. No. S2.
For Standard Hook for reinforcement, see Drg. No. S14.

PETER HOLGATE
M.N.Z. Soc. C.E., M.I. Struct. E. (Lon.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

Job No. 246. Sept., 1936.

DRAFTSMAN: JHH/AM.
TRACED BY: K.A.M.
APPROVED BY: P.H.
SCALES: ⅛" & 1" - 1 FOOT.
DATE:

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING.

APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. M. WILKINSON ESTATE.

AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS.

EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES. ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS

Note:- Main Column Rods are not :o c ho- /   For further Column-Sections, see Drg. Nº S5 & S16.

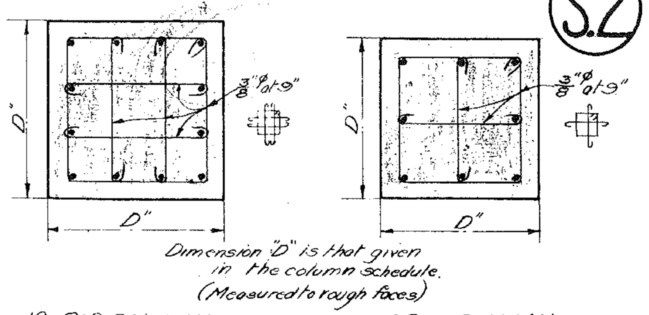
Column Numbers.	1	2	3	4	5	6	7	8	9	10	11	12	13
Main Roof Rough Slab (6") – Laundry Floor (9'-5" / 9'-8")	16"×16"	14"×14"	14"×14"	14"×14"	16"×16"	14"×14"	16"×16"	14"×14"	16"×16"	14"×14"	14"×14"	14"×14"	14"×14"
	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 1 1/8"φ ×9'-6"	12 Rods 1 1/4"φ ×9'-6"	8 Rods 1 1/8"φ ×9'-3"	8 Rods 1 1/8"φ ×9'-3"	8 Rods 3/4"φ ×9'-6	8 Rods 3/4"φ ×9'-6"
4th Floor Level, Timber & Vestibule Slab. (3")	2'-3" Lap.	2'-3" Lap.	2'-3" Lap.	2'-3" Lap.	2'-3" Lap.	2'-6" Lap.	2'-3" Lap	2'-9" Lap.	3'-0" Lap.	2'-9" Lap. (3")	2'-6" Lap. (3")	2'-6" Lap	2'-3" Lap
4th Floor, Top of Main Rough Slab. (9'-8" / 9'-8")	16"×16"	14"×14"	14"×14"	14"×14"	16"×16"	14"×14"	16"×16"	16"×16"	16"×16"	14"×14"	14"×14"	14"×14"	14"×14"
	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"	8 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/4"φ ×12'-8"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1"φ ×12'-2"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"
3rd Floor Level. (Timber & Vestibule Slab) (3")	2'-3" Lap.	2'-3" Lap.	2'-3" Lap	2'-3" Lap.	2'-6" Lap.	2'-6" Lap	2'-3" Lap	2'-9" Lap.	3'-0" Lap.	2'-9" Lap. (3")	2'-6" Lap. (3")	2'-6" Lap	2'-6" Lap
3rd Floor, Top of Main Rough Slab. (9'-8" / 9'-8")	18"×18"	16"×16"	16"×16"	16"×16"	18"×18"	16"×16"	18"×18"	16"×16"	16"×16"	16"×16"	16"×16"	16"×16"	16"×16"
	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"	8 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/4"φ ×12'-8"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1"φ ×12'-2"	8 Rods 1"φ ×12'-2"	8 Rods 1"φ ×12'-2"
2nd Floor Level. Timber & Vestibule Slab (3")	2'-9" Lap.	2'-0" Lap	2'-0" Lap	2'-0" Lap.	2'-3" Lap	2'-3" Lap.	2'-9" Lap.	2'-6" Lap.	3'-0" Lap	2'-6" Lap. (3")	2'-6" Lap. (3")	2'-3" Lap.	2'-3" Lap.
2nd Floor, Top of Main Rough Slab. (9'-8" / 9'-8")	20"×20"	18"×18"	18"×18"	18"×18"	20"×20"	18"×18"	20"×20"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"
	8 Rods 1 1/8"φ ×12'-5"	12 Rods 3/4"φ ×11'-8"	12 Rods 3/4"φ ×11'-8"	12 Rods 3/4"φ ×11'-8"	12 Rods 7/8"φ ×11'-11"	12 Rods 7/8"φ ×11'-11"	8 Rods 1 1/8"φ ×12'-5"	12 Rods 1"φ ×12'-2"	12 Rods 1 1/4"φ ×12'-8"	12 Rods 1"φ ×12'-2"	12 Rods 1"φ ×12'-2"	12 Rods 7/8"φ ×11'-11"	12 Rods 7/8"φ ×11'-11"
1st Floor Level (Timber & Vestibule Slab) (3")	2'-3" Lap.	2'-0" Lap.	2'-0" Lap.	2'-0" Lap.	2'-6" Lap.	2'-3" Lap.	2'-6" Lap.	2'-6" Lap.	3'-0" Lap.	2'-6" Lap (3")	2'-6" Lap. (3")	2'-3" Lap	2'-3" Lap
1st Floor, Top of Main Rough Slab. (9'-8" / 9'-5")	23"×23"	20"×20"	20"×20"	20"×20"	23"×23"	20"×20"	23"×23"	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"
	12 Rods 7/8"φ ×11'-8½"	12 Rods 3/4"φ ×11'-5½"	12 Rods 3/4"φ ×11'-5½" See Drg. Nº S4.	12 Rods 3/4"φ ×11'-5"	12 Rods 1"φ ×11'-11½"	12 Rods 7/8"φ ×11'-8½"	12 Rods 1"φ ×11'-11½"	12 Rods 1"φ ×11'-11½"	12 Rods 1 1/4"φ ×13'-2"	12 Rods 1"φ ×12'-2"	12 Rods 1"φ ×12'-2"	12 Rods 7/8"φ ×12'-5"	12 Rods 7/8"φ ×11'-8½"
Ground Floor Level. (Timber & Vestibule Slab) (½")	2'-3" Lap.	2'-0" Lap.	2'-0" Lap	2'-0" Lap.	2'-6" Lap	2'-3" Lap.	2'-6" Lap	2'-6" Lap	3'-0" Lap	2'-6" Lap	2'-6" Lap	2'-3" Lap	2'-3" Lap
Note:- Stirrups below Grd. Floor are same size & type of those from Grd. to 1st Floor in each case.	26"×23" 12 Rods 7/8"φ 9'-8½"; 7'-9"; 3"; Base	26"×20" 12 Rods 3/4"φ ×8'-8½"; 7'-0"; 3"; Base	25"×20" 12 Rods 3/4"φ ×8'-2½"; 6'-6"; 3"; Base	20"×20" 12 Rods 3/4"φ ×8'-5"; 6'-8"; 3"; Base	26"×23" 12 Rods 1"φ ×8'-10½"; 6'-8"; 3"; Base	26"×20" 12 Rods 7/8"φ ×7'-11½"; 6'-0"; 3"; Base	26"×23" 12 Rods 1"φ ×8'-2½"; 6'-0"; 3"; Base	20"×20" 12 Rods 1"φ ×9'-11½"; 7'-9"; 3"; Base	9"; 20"×20" 12 Rods 1 1/4"φ ×8'-0"; 6'-0"; 3"; Base	20"×20" 12 Rods 1"φ ×8'-3"; 6'-0"; 3"; Base	20"×20" 12 Rods 1"φ ×7'-9"; 5'-6"; 3"; Base	9"; 20"×20" 12 Rods 7/8"φ ×5'-9"; 4'-6"; 3"; Base	20"×20" 12 Rods 7/8"φ 6'-11½"; 5'-0"; 3"; Base
Nº Reqd.	1	1	1	1	1	1	1	1	1	1	1	1	1
Column Numbers.	1	2	3	4	5	6	7	8	9	10	11	12	13

Column Numbers.	14	15	16	17	18	19	20 & 21.	22	23	24.	25	26.
Main Roof Rough Slab – Laundry Floor	14"×14"	14"×14"	16"×16"	16"×16"	14"×14"	14"×14"	14"×14"	14"×14"	14"×14"	16"×16"	14"×14"	
	8 Rods 1"φ ×9'-6"	8 Rods 1 1/8"φ ×9'-6"	8 Rods 1 1/8"φ ×9'-3"	8 Rods 1"φ ×9'-3"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 1 1/8"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 1"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"	8 Rods 3/4"φ ×9'-6"
4th Floor Level	2'-9" Lap.	2'-9" Lap	2'-9" Lap. (3")	2'-6" Lap. (3")	2'-6" Lap.	2'-3" Lap	2'-3" Lap.	2'-9" Lap.	2'-3" Lap	2'-6" Lap.	2'-3" Lap	2'-3" Lap.
4th Floor, Top of Main Rough Slab.	14"×14"	16"×16"	16"×16"	16"×16"	14"×14"	14"×14"	14"×14"	14"×14"	14"×14"	16"×16"	14"×14"	
	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1"φ ×12'-2"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"
3rd Floor Level	2'-9" Lap.	2'-9" Lap.	2'-6" Lap. (3")	2'-3" Lap. (3")	2'-6" Lap.	2'-3" Lap	2'-3" Lap.	2'-9" Lap	2'-6" Lap.	2'-3" Lap.	2'-6" Lap.	2'-3" Lap.
3rd Floor, Top of Main Rough Slab.	16"×16"	18"×18"	18"×18"	18"×18"	16"×16"	16"×16"	16"×16"	16"×16"	16"×16"	18"×18"	16"×16"	
	8 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1"φ ×12'-2"	12 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"	8 Rods 7/8"φ ×11'-11"	8 Rods 1 1/8"φ ×12'-5"	8 Rods 1"φ ×12'-2"	12 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"	8 Rods 7/8"φ ×11'-11"
2nd Floor Level	2'-6" Lap.	2'-9" Lap	2'-9" Lap (3")	2'-9" Lap. (3")	2'-6" Lap.	2'-0" Lap.	2'-0" Lap.	2'-6" Lap.	2'-3" Lap.	2'-9" Lap.	2'-3" Lap.	2'-6" Lap.
2nd Floor, Top of Main Rough Slab.	18"×18"	20"×20"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	18"×18"	See Drg. S16.
	12 Rods 1"φ ×12'-2"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1"φ ×12'-2"	12 Rods 3/4"φ ×11'-8"	12 Rods 3/4"φ ×11'-8"	12 Rods 1"φ 12'-2"	12 Rods 7/8"φ ×11'-11"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 7/8"φ ×11'-11"	8 Rods 1"φ ×12'-2"
1st Floor Level	2'-6" Lap	3'-0" Lap	2'-3" Lap. (3")	Special Shape 2'-9" Lap. (3")	2'-6" Lap.	2'-0" Lap.	2'-0" Lap.	2'-6" Lap.	2'-3" Lap.	2'-9" Lap.	2'-3" Lap.	Special Shape. 2'-3" Lap.
1st Floor, Top of Main Rough Slab.	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"	20"×20"	Special Shape, See Drg. S5	Special Shape See Drg. S5	20"×20"	Special
	12 Rods 1"φ ×11'-11½"	12 Rods 1 1/4"φ ×13'-2"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1 1/8"φ ×12'-5"	12 Rods 1"φ ×12'-8"	12 Rods 3/4"φ ×11'-5½"	12 Rods 3/4"φ ×11'-5½"	12 Rods 1"φ ×11'-11½"	12 Rods 7/8"φ ×11'-8½"	12 Rods 1 1/8"φ ×12'-2½"	12 Rods 7/8"φ ×11'-8½"	12 Rods 7/8"φ ×11'-8½"
Ground Floor Level.	2'-6" Lap	3'-0" Lap.	2'-9" Lap.	Special Shape 2'-9" Lap.	2'-6" Lap.	2'-0" Lap.	2'-0" Lap.	2'-6" Lap.	2'-3" Lap.	2'-9" Lap.	2'-3" Lap.	2'-3" Lap.
Note:- Stirrups below Grd. Floor are same size & type of those from Grd. to 1st Floor in each case.	20"×20" 12 Rods 1"φ ×9'-5½"; 7'-3"; 3"; Base	9"; 20"×20" 12 Rods 1 1/4"φ ×8'-0"; 6'-0"; 3"; Base	20"×20" 12 Rods 1 1/8"φ ×8'-0"; 5'-6"; 3"; Base	20"×20" 12 Rods 1 1/8"φ ×8'-0"; 5'-6"; 3"; Base	9"; 20"×20" 12 Rods 1"φ ×6'-0"; 4'-6"; 3"; Base	20"×20" 12 Rods 3/4"φ ×6'-8½"; 5'-0"; 3"; Base.	20"×20" 12 Rods 3/4"φ ×8'-11½"; 7'-3"; 3"; Base	20"×20" 12 Rods 1"φ ×8'-11½"; 6'-9"; 3"; Base.	12 Rods 7/8"φ ×8'-2½"; 6'-3"; 3"; Base.	12 Rods 1 1/8"φ ×8'-2½"; 5'-9"; 3"; Base.	20"×20" 12 Rods 7/8"φ ×7'-2½"; 5'-3"; 3"; Base.	12 Rods 7/8"φ ×6'-11½"; 5'-0"; 3"; Base.
Nº Reqd.	1	1	1	1	1	1	2	1	1	1	1	1
Column Numbers.	14	15	16	17	18	19	20 & 21.	22	23	24.	25	26.

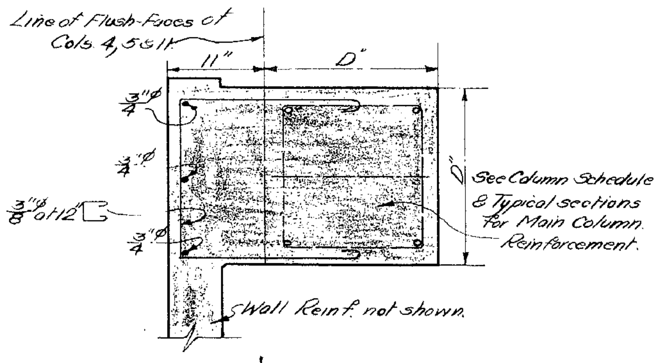
SCHEDULE OF COLUMN SIZES & MAIN REINFORCEMENT.

Job Nº 246. Sept. 1936.

S.2

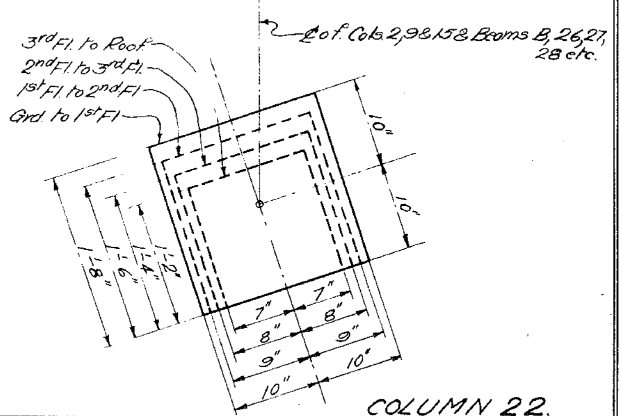


TYPICAL COLUMN SECTIONS.
(Shewing type & spacing of Stirrups)



— COLUMN 17. —

TYPICAL SECTION SHEWING ADDITIONAL REINFORCEMENT IN COLUMN 17.



COLUMN 22.
METHOD OF SETTING-OUT.
COLUMN 25 similar.

Notes:-
Concrete Mix, 1:2¼:3¾.
Slump of Concrete - in Columns ~ 3" Max.
Concrete Cover to Main Rods:- (unless otherwise shown.)
Columns, exterior faces ~ 2½".
" , other " ~ 2"
Lap of Reinforcement, see schedule.

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

DRAFTSMAN: W.H. TRACED BY: R.H.M. APPROVED BY: P.H. SCALE: ONE INCH = 1 FOOT. DATE:	THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING	APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. A. WILKINSON ESTATE.	AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS	EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES. ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS.

S.3.

CITY ENGINEER'S DEPARTMENT 4 - MAR 1937

Note:- See Architect's Drgs for Air Vents in exterior Grd Floor Beams.

Grd Flor Level
2 Rods ⅞"ϕ
Curved Beam B17A
7'-3"
2'-0"
2 Rods ⅞"ϕ
12 Rods ⅞"ϕ each way.
4'-0" Square.
℄ of Col & Footing.
Footing 20.
⅜"ϕ Stirrups at 9"
24 Rods ⅞"ϕ each way.
5'-6" Square.
BEAM B. 23 (16" thick)
Footing 14.
2 - ¾"ϕ x 4'-0" Dowels.
11" x 8" R.C. Mullion
⅜"ϕ at 12" crs
12 - ¾"ϕ x 4'-6" Dowels.
2 Rods ⅞"ϕ
7'-9"
2 Rods ⅞"ϕ
⅜"ϕ Stirrups at 9"
2'-0"
2 Rods ⅞"ϕ
⅜"ϕ Stirrups at 9"
5'-3" Square.
16 Rods ⅞"ϕ each way.
BEAM B 24 (16" thick)
Footing 8.
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
Grd Floor Level
11½"
7'-9"
2'-0"
4'-0" Square.
℄ of Col & Footing.
BEAM B 25 (16" thick)
Footing 1.
A.
A.

Section A-A.

11"
⅜"ϕ at 9"
5"x2" Joists.
3½"
2"
3"x3" Timber.
1'-4"

CITY ENGINEER'S DEPARTMENT 4 - MAR 1937

B.
Grd Floor Level
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
9"
24"
6'-0"
24"
1 Rod ⅞"ϕ
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
B.
6'-9"
⅜"ϕ Stirrups at 9"
23 Rods ½"ϕ each way
7'-3" Square.
Footing 22 (See Drg.)
BEAM B 26 (24"x14")
Footing 15.
C.
2 Rods ⅞"ϕ
9"
24"
6'-0"
Chimney Base.
5'-3" x 2'-7"
BEAM B27 (24"x14")
C.
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
4 Rods ⅞"ϕ
9"
24"
6'-0"
2'-0"
2 Rods ⅞"ϕ
2 Rods ⅞"ϕ
1 Rod ⅞"ϕ
⅜"ϕ Stirrups at 9"
29 Rods ⅜"ϕ each way
6'-6" Square.
15 Rods ⅜"ϕ each way.
Footing 9.
BEAM B28 (24"x12")
Grd Floor Level
10"
7'-0"
2'-0"
4'-8" Square.
℄ of Col & Footing.

Section B-B.

℄ of Cols. 9B15 & Beam B27
5"x2" Joists.
⅜"ϕ at 6"
3"
5"x2" Joists.
4"x3" Timber.
5"x2" Joists.
3"x3" Timber.
10"
12"
6"
⅜"ϕ
1'-2"
For Remainder of Chimney, see Drg. No. S.14.
7"
2'-3"

Section C-C.

D.
6" R.C. Wall, ⅜"ϕ at 12", both ways (not shown, see D-D)
Ground Floor Level
4 Rods ⅞"
4 Rods ⅞"ϕ
1 Rod ⅞"ϕ
3 Rods ⅞"ϕ
Grd Floor
2 Rods ⅞"ϕ
E.
2 Rods ⅞"ϕ
F.
4" R.C. Wall (Reinf. not shown)
G.
4 Rods ⅞"
4 Rods ⅞"ϕ
Footing 2.
1 Rod ⅞"ϕ
4 Rods ⅞"ϕ
5'-6"
2'-0"
D.
⅜"ϕ Stirrups at 9" crs
2 Rods ⅞"ϕ
9"
2'-0"
5'-6"
6'-0"
F.
G.
29 Rods ⅜"ϕ each way
6'-6" Square.
Footing 16
Lift-Pit.
E.
24 Rods ⅜"ϕ each way.
5'-9" Square
Footing 10.
BEAM B.30.
BEAM B.31.
⅜"ϕ Stirrups at 9" crs
5 Rods ⅞"ϕ
Grd Floor Level
(Wall Reinf. not shown, ⅜"ϕ at 12", both ways.
6'-6"
℄ of Column & Footing.
2'-0"
4'-8" Square.
13 Rods ⅜"ϕ each way.
Footing 3.
Footing 23 (See Drg.)
BEAM B.29.

Section D-D.

℄ of Col. 16.
9"
4"
6"
6"
2'-0"
5"
⅜"ϕ Dowels at 12"
7"
10"

Section E-E. Showing Lift-Pit.

9"
5'-3"
9"
Grd Floor.
Grd Floor.
1'-0"
4½" Bk.
2'-0"
4'-9"
9"
⅜"ϕ at 12" both ways.
⅜"ϕ at 12" both ways.

4"
2'-9"
3"
⅜"ϕ at 12", both ways.
9"
⅜"ϕ
6"
See Drg. S.6. for this Reinf.
2'-0"
⅜"ϕ at 9"
5" R.C. Slab.
1'-2"

Section G-G.

2'-0"
7"

Section F-F.

General Notes.

Concrete Mix, 1:2¼:3¾.
Slump of Concrete:-
Walls and Slabs ~ 6" Max
Foundations ~ 2" "
Beams ~ ~ 6" "
Columns ~ ~ 3" "

Concrete Cover to Main Rods, (unless otherwise shown.)
Beams ~ 2".
Columns, exterior faces ~ 2½".
" , other " ~ 2".
Footings ~ 3".
Slabs ~ ¾".

Lap of Reinforcement, 40 Diameters.
For Column Schedule, see Drg. N° 32.
For Standard Hook for Reinforcement see Drg. N° S.14.

Job N° 246. Sept, 1936.

DRAFTSMAN:
TRACED BY:
APPROVED BY: P.H.
SCALE: ⅜" = 1 FOOT.
DATE:

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING.

APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. M. WILKINSON ESTATE.

AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS.

EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES. ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS.

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER.
WELLINGTON N.Z.

S.4.

Grd Floor Level

Col. 24. (See Drg. S.5)

Chimney.

5'-3" x 2'-4"

BEAM B.32.

Footing 17 (See also Drg. S.5)

5'-9" Square.

BEAM B.33.

Footing 11.

5'-9" Square

BEAM B.35.

BEAM B36.

Footing 4 & 5.

SECTION A-A.

SECTION B-B.

SECTION C-C.

SECTION D-D.

For Chimney Reinf, See Drg. S.14

SECTION E-E.

SECTION F-F.

Plan of Footing 4 & 5.

Footing 26. (See also Drg No. S.5)

4'-0" Square.

BEAM B40.

Footing 19.

4'-8" Square.

BEAM B41.

Footing 13.

4'-8" Square.

BEAM B42.

See Archt's Drgs for Air Vents in exterior Grd Floor Beams.

Footing 7.

See below for this Reinf

SECTION H-H.

SECTION J-J.

Col. 25. (See Drg No. S.5)

BEAM B.37 (24" x 14")

Footing 18

BEAM B.38. (24" x 14")

Footing 12.

BEAM B.39 (24" x 14")

Footing 6.

SECTION G-G.

SECTION K-K.

SECTION L-L

Note:- Wall & Column packed out 2" below 10" Landing.

See Drg. S.3.

4'-0" Square.

Footing 1.

BEAM B1.

Footing 2.

BEAM B2.

Footing 3.

BEAM B3.

See Archt's Drgs for Air-Vents in exterior Grd. Fl. Beams.

Footing 4 & 5. (See above)

BEAM B4.

Footing 6. (2'-3" wide)

BEAM B5

Footing 7 (2'-0" wide)

General Notes:-

Concrete Mix, 1 : 2¼ : 3¾.

Slump of Concrete:-
- Beams ~ 6" Max.
- Foundations ~ 2" Max.
- Walls and Slabs ~ 6" Max.
- Columns ~ 3" Max.

Concrete Cover to Main Rods, (unless otherwise noted).
- Beams ~ 2"
- Columns ~ exterior faces ~ 2½"
- " ~ other " ~ 2".
- Footings ~ 3"
- Slabs ~ ¾".

Lap of Reinforcement, 40 Diameters.

For Column Schedule, see Drg. No. S.2.

For Standard Hook for Reinforcement, see Drg. No. S.14.

Job No 246. Sept., 1936.

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

DRAFTSMAN:
TRACED BY:
APPROVED BY:
SCALE: ⅜" = 1 FOOT.
DATE:

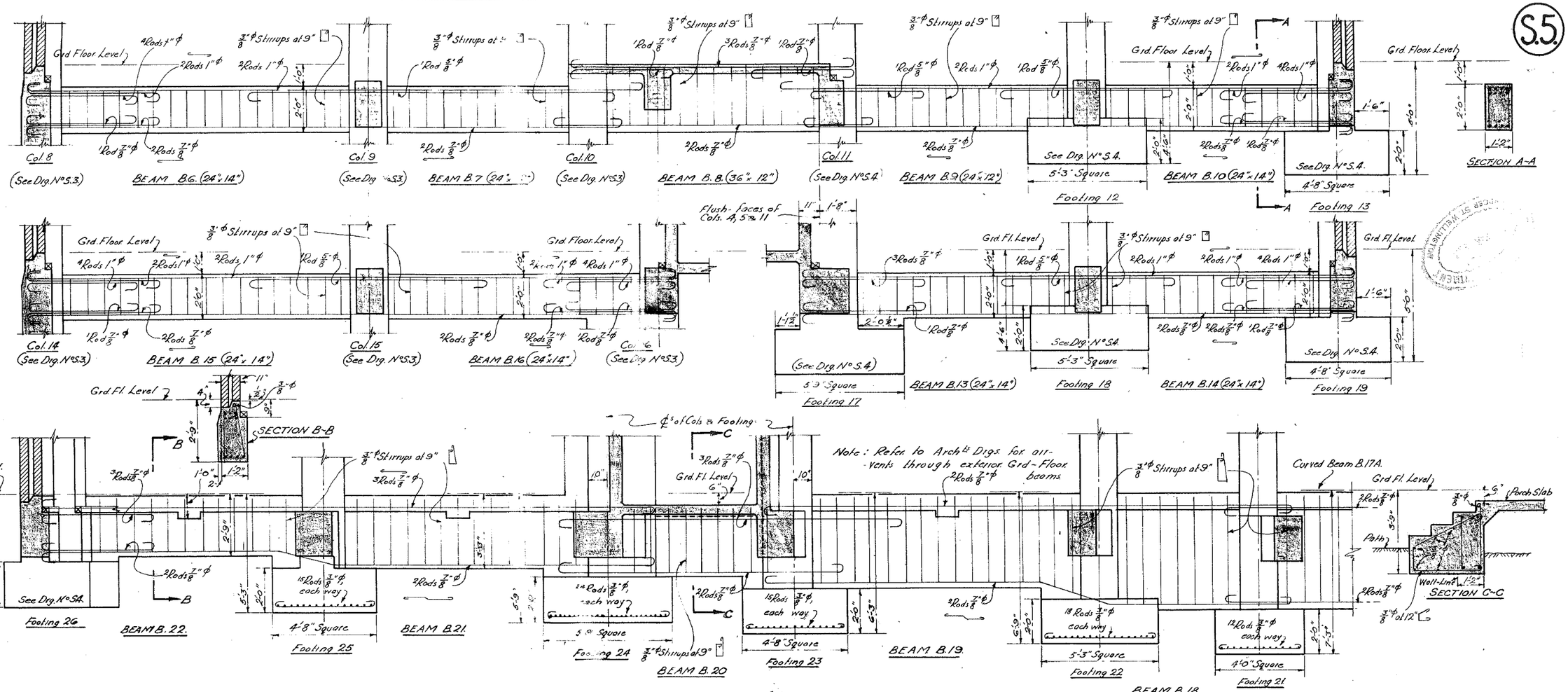
THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING

APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. M. WILKINSON ESTATE.

AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS

EDMUND ANSCOMBE F.N.Z.I.A AND ASSOCIATES ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS.

S.5.



General Notes:—

Concrete Mix 1 : 2½ : 3¾

Slump of Concrete:—

Walls & Slabs,	6" Maxm.
Foundations	2" "
Beams	6" "
Columns	3" "

Concrete Cover to Main Rods:—

Beams 2"

Columns, exterior faces, 2½"

" other faces, 2"

Footings 3"

Slabs ¾"

Lap of Reinforcement, 40 Diams.

For Column Schedule, see Dig. N°S.2.

For Standard Hook for Reinforcement, see Dig. N°S.14.

Job N°246 Sept 1936

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

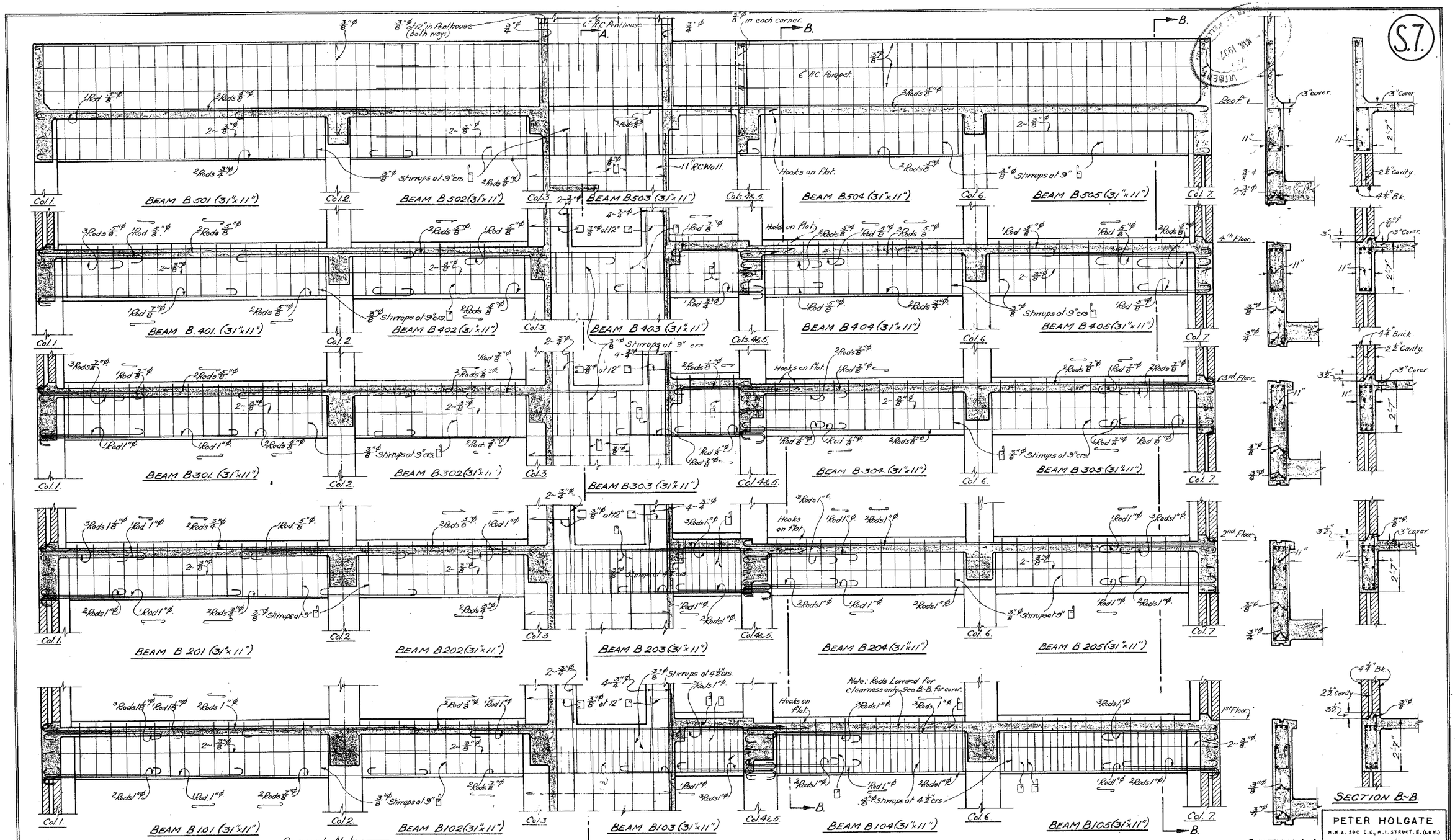
DRAFTSMAN:
TRACED BY:
APPROVED BY:
SCALE: ⅜" & 1" = 1 FOOT.
DATE:

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING.

APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. M. WILKINSON ESTATE.

AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS.

EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES, ARCHITECTS & STRUCTURAL ENGINEERS WELLINGTON & HASTINGS.



General Notes.

Slump of Concrete:-
Walls & Slabs, 6" Max.
Foundations, 2" " .
Beams, ~ 6" " .
Columns, ~ 3" " .

Concrete Cover to Main Rods, (unless otherwise shown)
Beams ~ 2".
Columns ~ exterior faces, 2½"; other faces 2".
Footings ~ 3".
Slabs ~ ¾".

Gen. Notes. (Contd.)
Concrete Mix, 1:2¼:3¾.
Lap of Reinforcement, 40 Diameters.
For Column Schedule, see Drg. No. S.2.
For Standard Hook for Reinforcement, see Drg. No. S.14.

Job. No. 246. Aug., 1936.

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

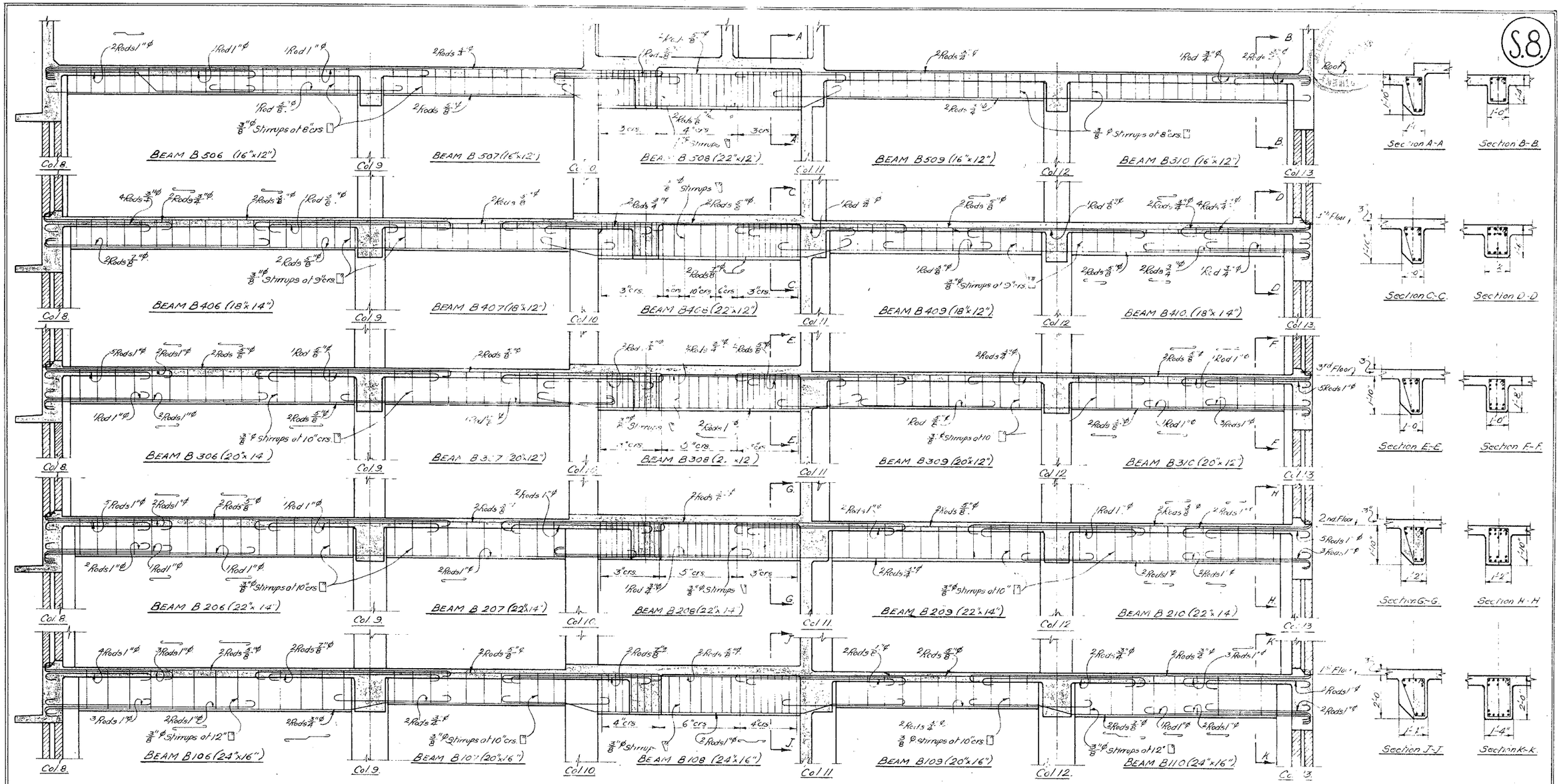
DRAFTSMAN: J.J.M.
TRACED BY: K.H.M.
APPROVED BY: P.H.
SCALE: ⅜" = 1 FOOT.
DATE:

THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING

APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. A. WILKINSON ESTATE.

AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS.

EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES.
ARCHITECTS & STRUCTURAL ENGINEERS.
WELLINGTON & HASTINGS.



General Notes:

Concrete Mix, 1:2½:3¾

Slump of Concrete:-

Walls and Slabs ~ 6" Max.

Foundations ~ 2" " .

Beams ~ ~ 6" " .

Columns ~ ~ 3" " .

Concrete Cover to main rods, (unless otherwise shown):-

Beams ~ 2"

Columns, external faces ~ 2½"

" other 2".

Footings ~ 3"

Slabs ~ ¾"

Lap of reinforcement, [illegible]

For Column Schedule, see Dr. No S.[illegible]

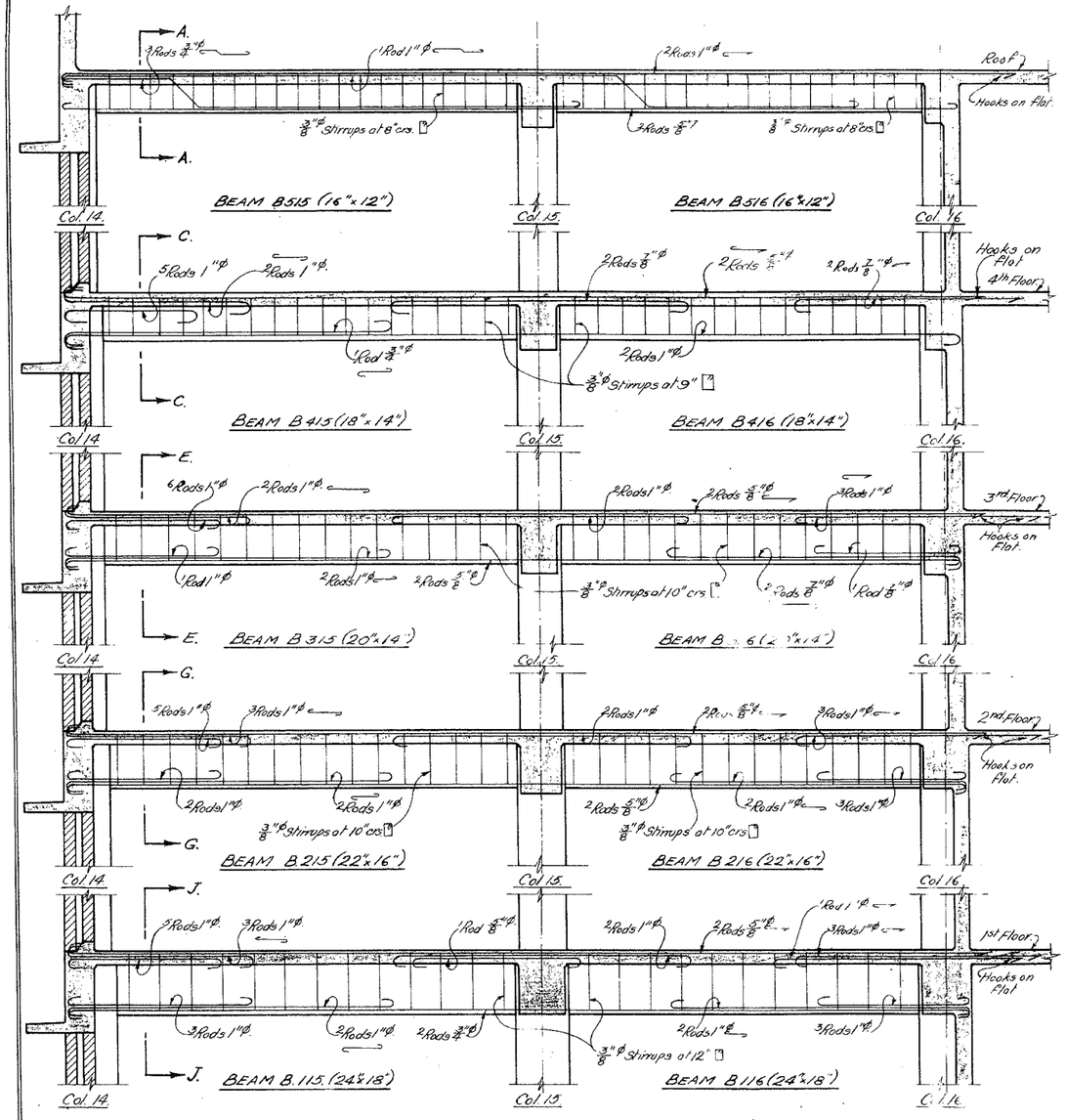
For Standard Hook for reinforcement, see [illegible] 14

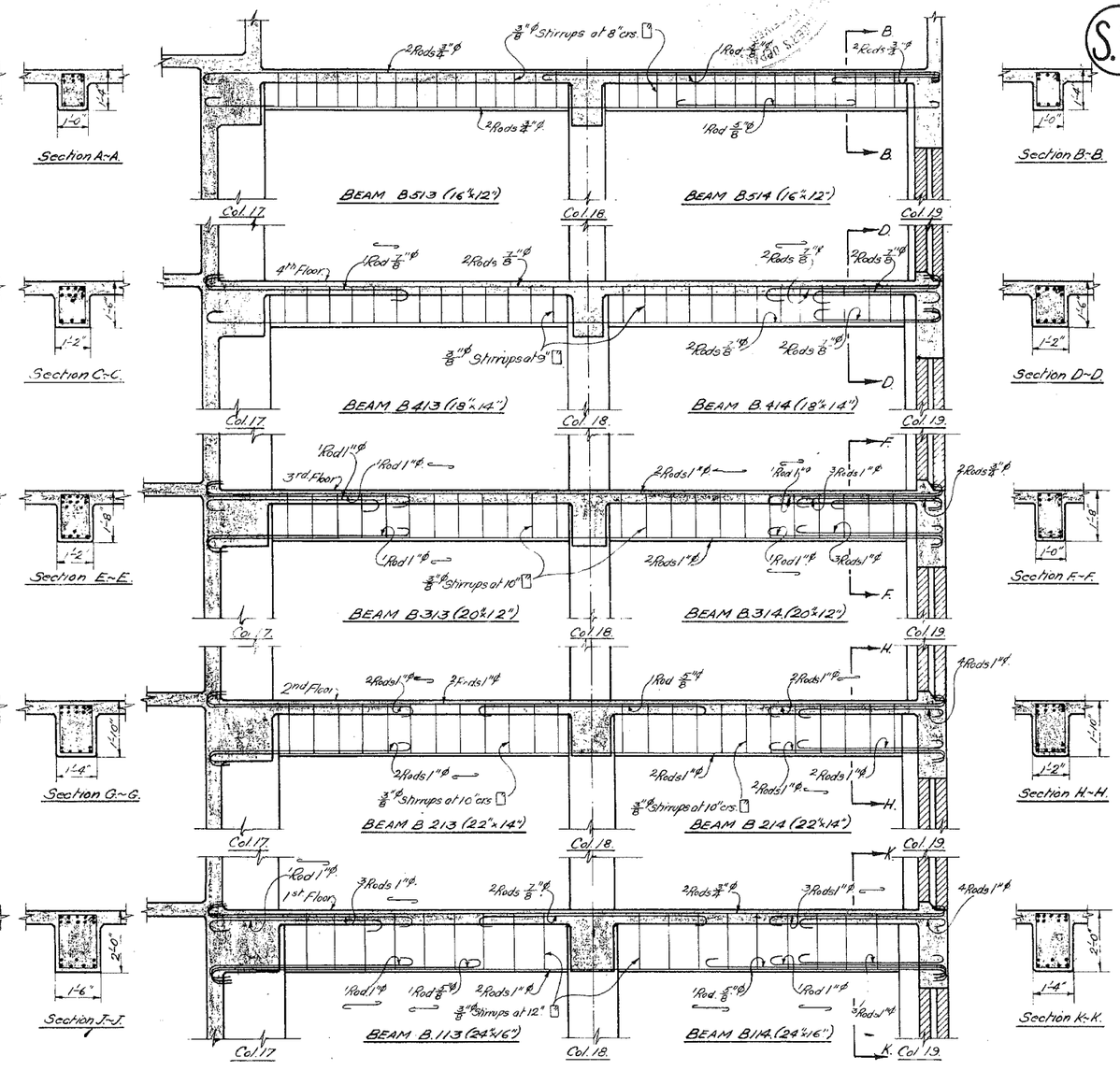
Job No 246. Aug. 1936.

PETER HOLGATE
M.N.Z. SOC. C.E. M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

DRAFTSMAN: F.W.M. TRACED BY: R.A.M. APPROVED BY: P.H. SCALE: ⅜" = 1 FOOT DATE:	THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING	APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. A. WILKINSON ESTATE.	AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS	EDMUND ANDCOMBE (N.Z.) LTD. AND ASSOCIATES ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS

S.9.





GENERAL NOTES:-

Concrete Mix, 1:2½:3¾:

Slump of Concrete:-
- Walls and Slabs, ~6" Max.
- Foundations, ~ 2" " .
- Beams, ~ 6" " .
- Columns, ~ 3" " .

Concrete Cover to Main Rods, unless otherwise shown:-
- Beams, ~ 2".
- Columns, exterior faces ~2½".
- " , other " ~2".
- Footings, ~ 3".
- Slabs ~ ¾".

Lap of reinforcement, 40 Diameters.

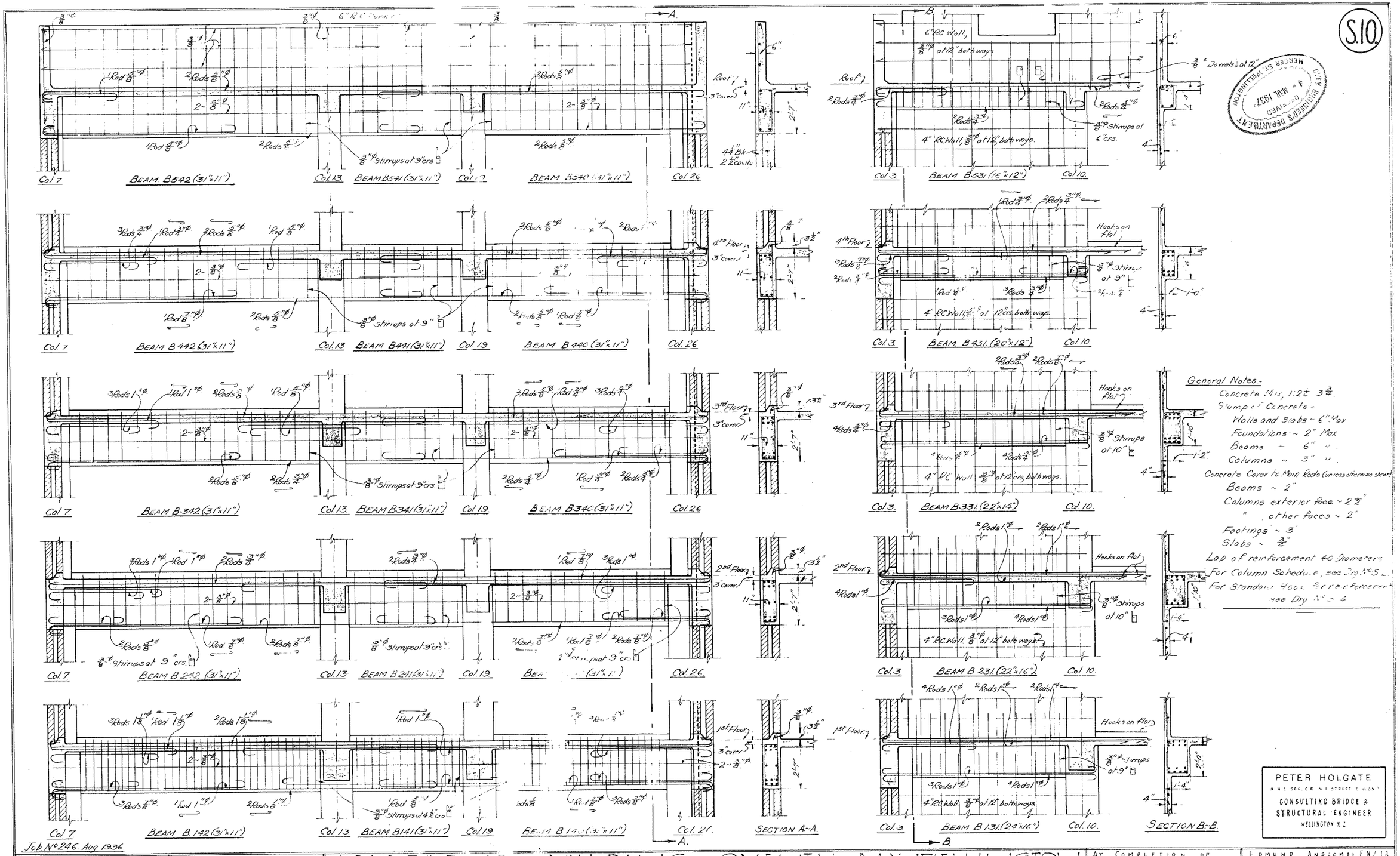
For Column Schedule, see Drg N° S.2.

For Standard Hook for reinforcement, see Drg N° S.14

Job N°246. Aug. 1936.

PETER HOLGATE
M.N.Z. SOC. C.E., M.I. STRUCT. E. (LON.)
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.

DRAFTSMAN: Fw.M. TRACED BY: R.H.M. APPROVED BY: P.H. SCALE: ⅜" = 1 FOOT. DATE:	THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING	APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. J. WILKINSON ESTATE.	AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS	EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES. ARCHITECTS & STRUCTURAL ENGINEERS. WELLINGTON & HASTINGS.


S.10
Col. 7
BEAM B542 (31"x11")
Col. 13
BEAM B541 (31"x11")
Col. 19
BEAM B540 (31"x11")
Col. 26
Col. 3
BEAM B531 (16"x12")
Col. 10
BEAM B442 (31"x11")
BEAM B441 (31"x11")
BEAM B440 (31"x11")
BEAM B431 (20"x12")
BEAM B342 (31"x11")
BEAM B341 (31"x11")
BEAM B340 (31"x11")
BEAM B331 (22"x14")
BEAM B242 (31"x11")
BEAM B241 (31"x11")
BEAM B231 (22"x16")
BEAM B142 (31"x11")
BEAM B141 (31"x11")
BEAM B131 (24"x16")
SECTION A-A
SECTION B-B
Roof
4th Floor
3rd Floor
2nd Floor
1st Floor
Hooks on flat
Stirrups at 9"
Stirrups at 10"
Stirrups at 6" crs.
Dowels at 12"
4" RC Wall, 3/8" at 12" both ways
General Notes -
Concrete Mix, 1:2 1/2 3 3/4.
Slump of Concrete -
Walls and Slabs ~ 6" Max
Foundations ~ 2" Max
Beams ~ 6" "
Columns ~ 3" "
Concrete Cover to Main Rods (unless otherwise shown)
Beams ~ 2"
Columns exterior face ~ 2 1/2"
" other faces ~ 2"
Footings ~ 3"
Slabs ~ 3/4"
Lap of reinforcement 40 Diameters
For Column Schedule, see Dry No S.
For Standard Hook for reinforcement see Dry No S 4
PETER HOLGATE
CONSULTING BRIDGE & STRUCTURAL ENGINEER
WELLINGTON N.Z.
Job No 246. Aug 1936.
DRAFTSMAN: F.W.M.
TRACED BY: R.H.M.
APPROVED BY: P.H.
SCALE 3/8" = 1 FOOT
DATE:
THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LEVELS AT THE BUILDING.
APARTMENT BUILDING ORIENTAL BAY WELLINGTON FOR THE D. A. WILKINSON ESTATE.
AT COMPLETION OF THE WORK, ALL DRAWINGS MUST BE RETURNED TO THE ARCHITECTS
EDMUND ANSCOMBE F.N.Z.I.A. AND ASSOCIATES. ARCHITECTS & STRUCTURAL ENGINEERS WELLINGTON & HASTINGS