BEKKER

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suite 1/6-7 gurrigal st, Mosman 2088
telephone 02 9960 6944
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email address bekker@spin.net.au

Project No.: 63407
March 15, 2018

STRUCTURAL
CIVIL
AND
WATERPROOFING
ENGINEERS

STRUCTURAL CONCEPT PROPOSAL

FOR

MAJOR ALTERATIONS AND ADDITIONS

STEVENSON LIBRARY UPGRADE

SSD 8922

THE SCOTS COLLEGE

29-53 VICTORIA ROAD
BELLEVUE HILL

MARCH 15, 2018

This document has been prepared as part of the submission to Department of Planning for Consent Approval and does not form part of the Approved For Construction documentation

CONTENTS

1- Structural Concept Proposal

BEKKER

Project No.: 63407
March 10, 2018

STRUCTURAL CONCEPT PROPOSAL
STEVENSON LIBRARY
SCOTS COLLEGE
29-53 VICTORIA ROAD
BELLEVUE HILL

Project Description:

The Scots College are preparing a submission to the Department of Planning for proposed works major alterations and additions to the Stevenson Library.

In support of the submission it is required to provide a Structural Concept Proposal to confirm new shoring requirements and construction work to interface between the new and the existing buildings.

Site Description:

The Scots College School site where the Stevenson Library is located lies to the east of Victoria Rd, the north of Cranbrook Rd and on the western side of Cranbrook Lane. This portion of the school site has a total area of 44,730 m^2.

The site survey confirms the site area and that the site slopes approx. 2.2% from southwest to northeast of the site. The site contains the Middle School Building and Oval. The average ground level of the oval varies between RL54.9 and RL52.2.

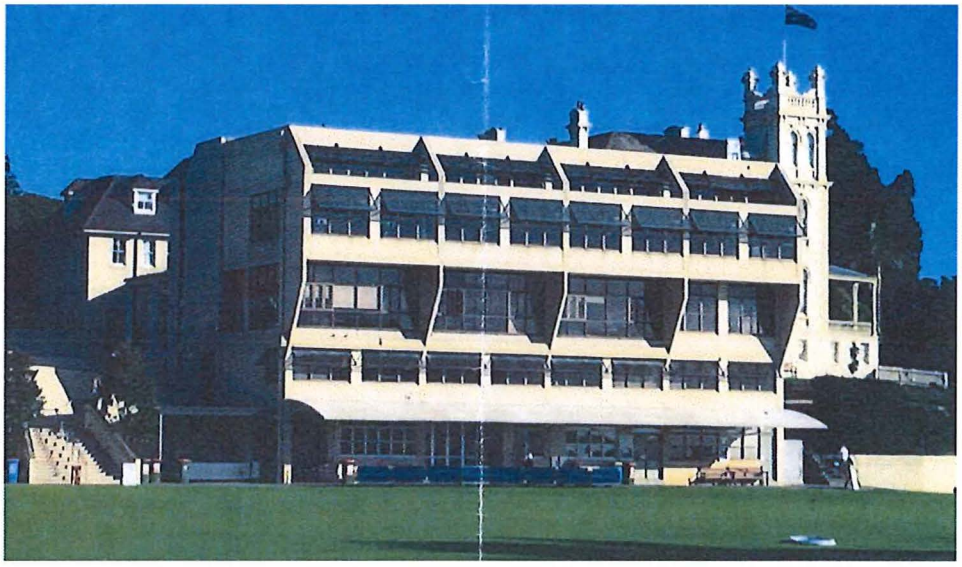
Along Victoria Road on the western boundary the site has been excavated into a rocky outcrop with rock exposed at the ground surface.

Existing building:

The existing building is a solid 5 storey concrete framed building with concrete columns, beams and slabs. Each floor level carries the weight of the floor elements with no load bearing walls other than the stair shafts at the northern and southern ends of the building.

All of the Architectural features, which are non-structural are made of masonry.

The building contains a services element situated below ground, under the quadrangle, to the south of the main library building.



The existing current concrete framed building to be enveloped by the new building design

The School is in the process of obtaining the original drawings submitted to Woollahra Council for construction.

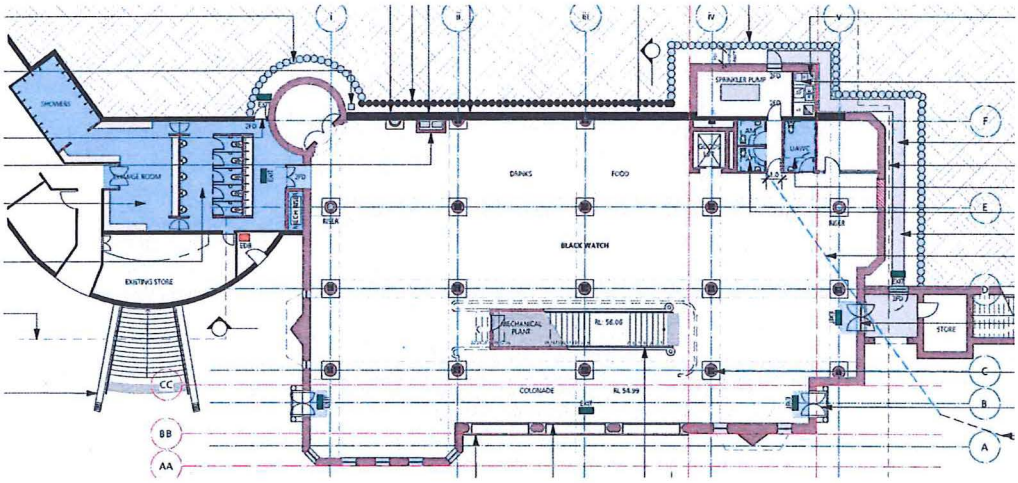
Proposed building:

The proposed building, while radically opposed in appearance to the existing, will enhance the appearance of the Scots College site by enveloping the existing building within the envelope of the new building.

The existing concrete framed building to be encapsulated by the new building design

The proposed building will extend the footprint of the building by around 1,500mm to the north and south and around 4,000mm to the east. The western side will only be extended in the location of new services and lift within the existing shaft. The services section below ground to the south will also be extended.

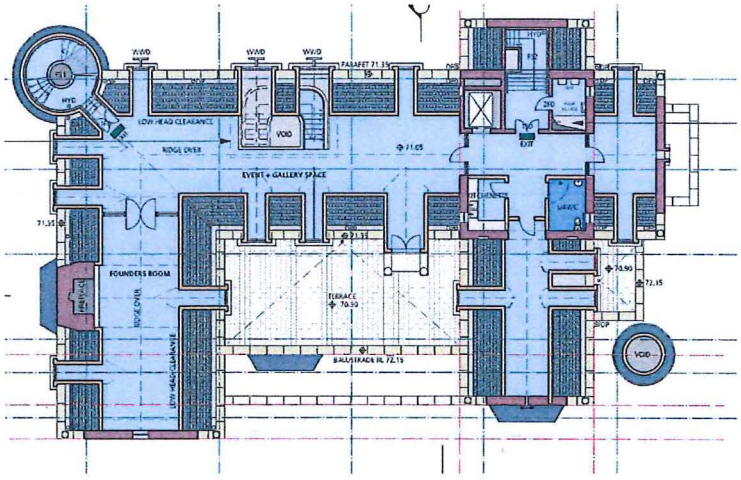
The additional new building area will add 1,642m² to the existing floor area



New building plan shows new piles for shoring, demolished plan area and new below ground toilets

As can be seen from the plan the western side of the existing building will require continuous concrete piles to support the ground behind the new services section requirements including lifts, toilets and sprinkler rooms

Atop the existing structure will be added a new concrete framed slab element suitable for the use as attic accommodation within the roof space

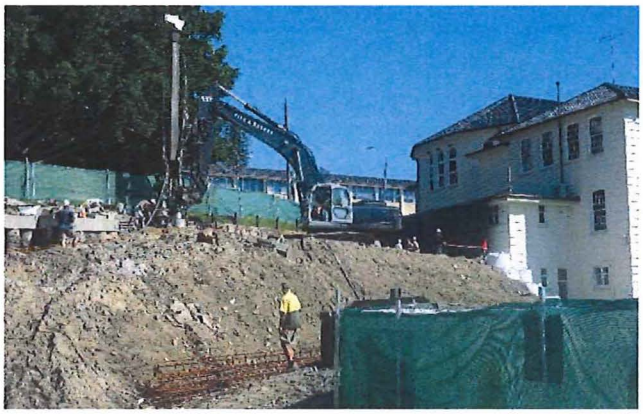


New roof slab with attic accommodation within the roof space

Construction elements

Shoring:

The site shoring for this project will be difficult for terrain and access. For the new Business Studies Centre, the School utilized the experience of a local piling contractor Pile & Bucket to install a shoring wall 10m high without tieback anchors.



We could utilize a similar contractor to this time provide a Tied Back Contiguous Concrete Pile shoring wall in the locations shown in green on the new building plan above. These new piles will compliment the existing piles shown adjacent.

Demolition:

Naturally all demolition works will be compliant with the requirements of WorkCover and the Australian Standard AS2601 for Demolition Of Structures.

The demolition contract will not be extensive as the majority of the building remains intact with the removal of the facades when being enclosed by the new works outside the perimeter of the existing. At the rear where the loadbearing stair walls are to be demolished and the adjacent subsequently unsupported slab will require careful propping and demolition with small mechanical machines placed on the slabs to remain

Footings

All new load bearing walls or column frames will be supported on concrete footings or pads piled down to the bedrock. The new façade will be supported on footing beams piled to rock. This will replicate and complement the footing system of the existing building.

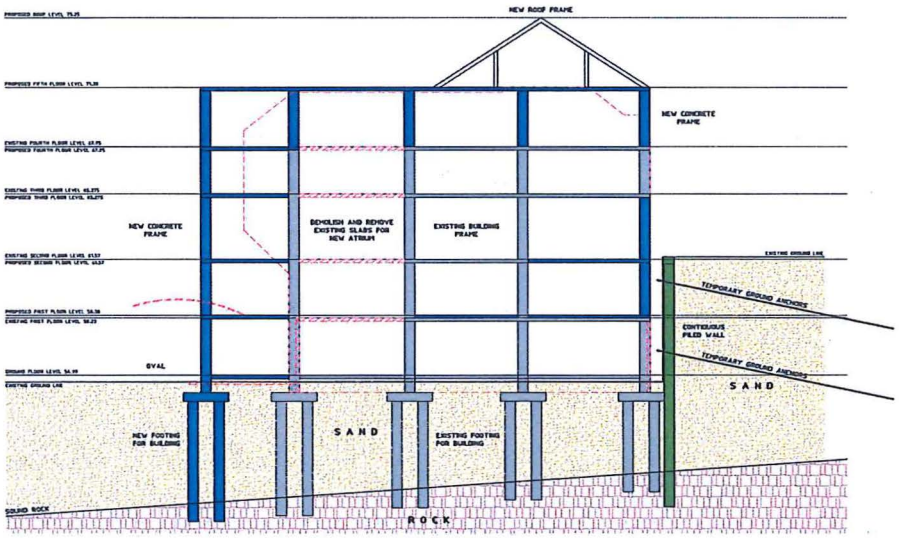
New Major Building Works

The new building will be similarly concrete framed with load bearing concrete walls and column and slab frames.

To match the support of the existing building the new bay of columns and slabs, facing the oval to the east, will be added with the building supported on piles taken to the rock below

Additionally, new columns and slabs will extend over the full footprint of the building atop the current roof providing access for attic accommodation within the new roof form plus access to rooftop services

The new façade will replicate a traditional Scottish Manor House with the façade built of traditional rendered stone and brickwork



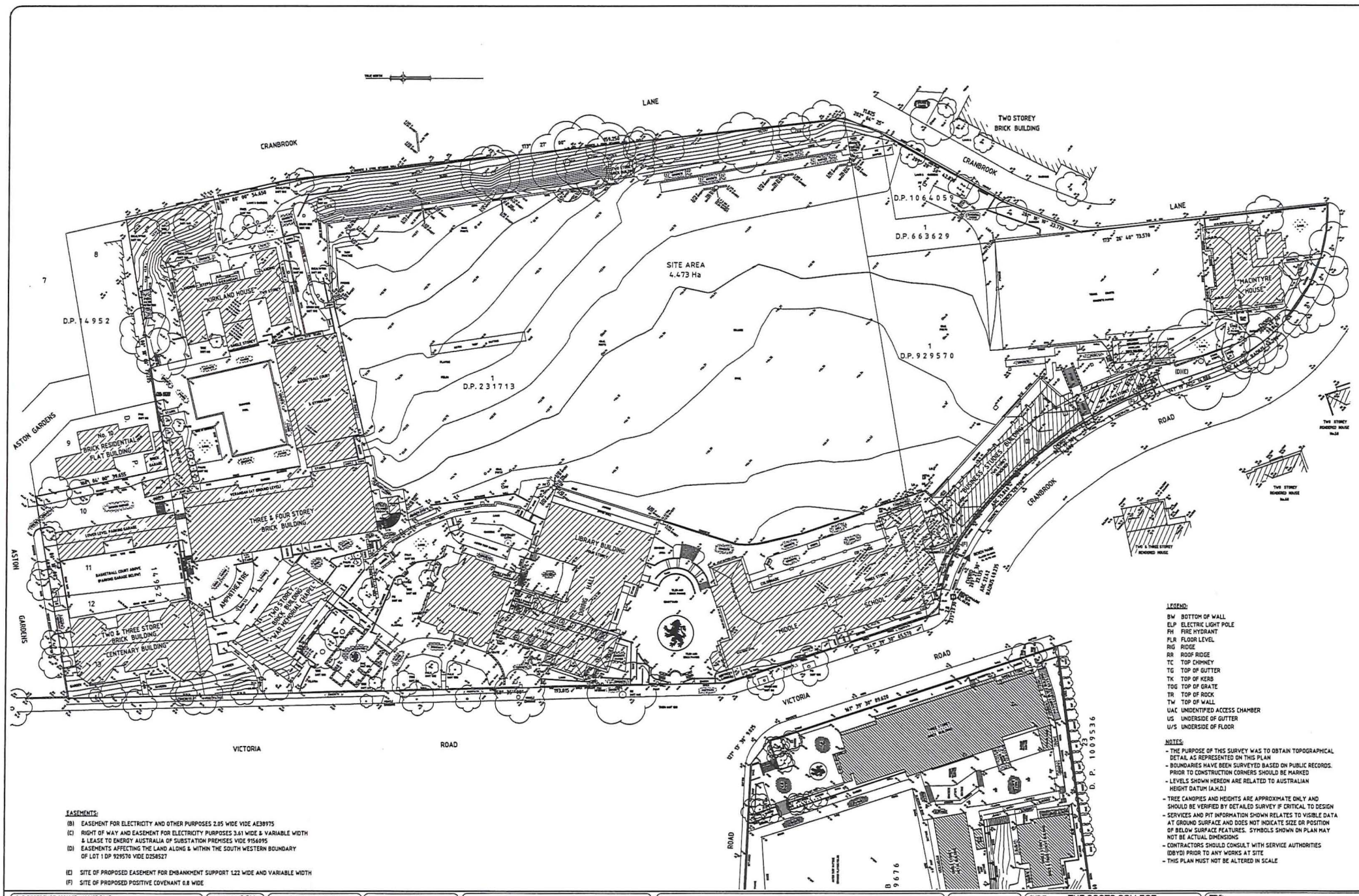
BUILDING SECTION
NEW BUILDING TO ENVELOPE EXISTING

New roof slab with attic accommodation built atop the existing structure with a new facade element to the eastern side facing the oval and a new services section to the west accessed by the installation of a new shoring wall from the existing courtyard level

Yours faithfully,

Paul Bekker BE. M IEAust. CP Eng. M ACEA IPENZ
BEKKER ENGINEERING DESIGN BURO PTY LTD

2 – Survey Details



EASEMENTS:

(B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.05 WIDE VIDE AE38975

(C) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES 3.61 WIDE & VARIABLE WIDTH & LEASE TO ENERGY AUSTRALIA OF SUBSTATION PREMISES VIDE 9156095

(D) EASEMENTS AFFECTING THE LAND ALONG & WITHIN THE SOUTH WESTERN BOUNDARY OF LOT 1 DP 929570 VIDE DZ58527

(E) SITE OF PROPOSED EASEMENT FOR EMBANKMENT SUPPORT 1.22 WIDE AND VARIABLE WIDTH

(F) SITE OF PROPOSED POSITIVE COVENANT 0.8 WIDE

LEGEND:

BW	BOTTOM OF WALL
ELP	ELECTRIC LIGHT POLE
FH	FIRE HYDRANT
FLR	FLOOR LEVEL
RIG	RIDGE
RR	ROOF RIDGE
TC	TOP CHIMNEY
TG	TOP OF GUTTER
TK	TOP OF KERB
TOG	TOP OF GRATE
TR	TOP OF ROCK
TW	TOP OF WALL
UAC	UNIDENTIFIED ACCESS CHAMBER
US	UNDERSIDE OF GUTTER
U/S	UNDERSIDE OF FLOOR

NOTES:

- THE PURPOSE OF THIS SURVEY WAS TO OBTAIN TOPOGRAPHICAL DETAIL AS REPRESENTED ON THIS PLAN
- BOUNDARIES HAVE BEEN SURVEYED BASED ON PUBLIC RECORDS. PRIOR TO CONSTRUCTION CORNERS SHOULD BE MARKED
- LEVELS SHOWN HEREON ARE RELATED TO AUSTRALIAN HEIGHT DATUM (A.H.D.)
- TREE CANOPIES AND HEIGHTS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY DETAILED SURVEY IF CRITICAL TO DESIGN
- SERVICES AND PIT INFORMATION SHOWN RELATES TO VISIBLE DATA AT GROUND SURFACE AND DOES NOT INDICATE SIZE OR POSITION OF BELOW SURFACE FEATURES. SYMBOLS SHOWN ON PLAN MAY NOT BE ACTUAL DIMENSIONS
- CONTRACTORS SHOULD CONSULT WITH SERVICE AUTHORITIES (DBYD) PRIOR TO ANY WORKS AT SITE
- THIS PLAN MUST NOT BE ALTERED IN SCALE

CAD REFERENCE: 1601403_180123.DWG

VER	BY	AMENDMENTS	DATE
B	J.G.	BUSINESS STUDIES BUILDING ADDED, DETAIL UPDATED IN ASPINAL PRECINCT, ROOF DETAIL UPDATED ON BUILDING WEST OF DINING HALL	23/1/18

SURVEYOR: D.G.W
DRAWN: D.H.
CHECKED: D.G.W
DATUM: A.H.D

SURVEYORS REF. 1601403
VERSION B
24 JULY 2009
SHEET 1 OF 2

ORIGINAL
SCALE 1:500
SHEET SIZE A1
0 5 10 15 20
LENGTHS ARE IN METRES

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CLIENT: THE SCOTS COLLEGE
c/- JCA ARCHITECTS
DETAILS: VICTORIA ROAD
BELLEVUE HILL
FEATURE & LEVEL SURVEY

TITLE:
PLAN OF THE SCOTS COLLEGE
VICTORIA ROAD
AT BELLEVUE HILL
L.G.A. WOOLLAHRA

3 - Proposed works

1 Proposed Eastern Elevation + Context
Scale: 1:200

jca architects

GENERAL NOTES

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CONSULTANTS

Quantity Surveyors
Planning Consultant
Mechanical Engineer
BCA Access Accessibility Consultant
Structural Engineer
BCA Consultant
Hydraulic Engineer
Fire Consultant
Fire Engineer
Electrical Engineer

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
Proposed Elevation + Context

DRAWN BY
JC, CF, JW

SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P7

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-212

1 SSD Proposed Northern Elevation
Scale: 1:200

jca architects

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QS
Quantity Surveyor
TPC
Planning Consultant
ACV
Mechanical Engineer
BCA Access
Accessibility Consultant
PSE
Structural Engineer
BCG
BCA Consultant
JCL
Hydraulic Engineer
Kirby Mac
Fire Consultant
WLD
Fire Engineer
LKM A
Electrical Engineer

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
Proposed Northern Elevation

DRAWN BY
JC, CF, JW

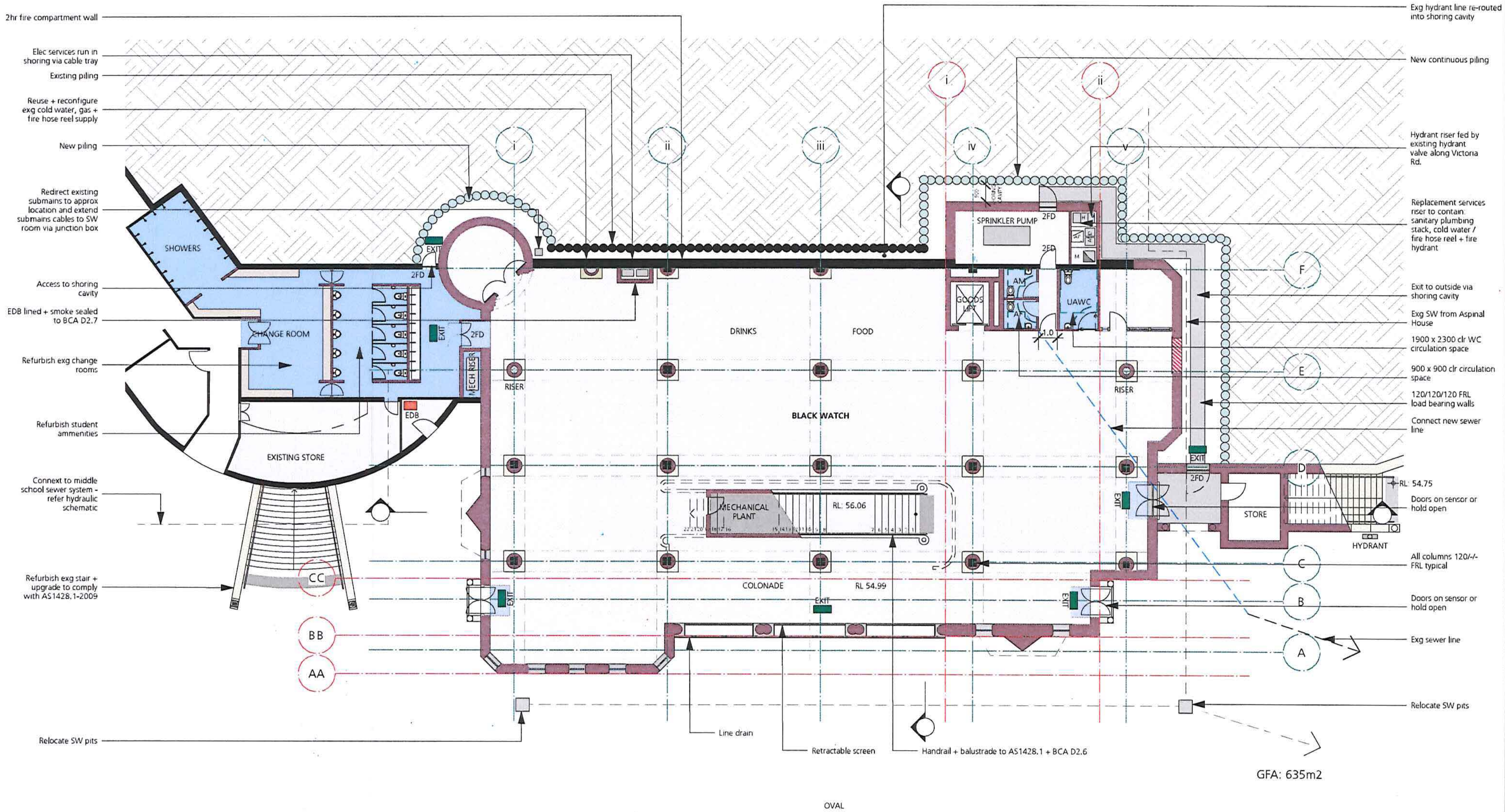
SCALE
NTS

ISSUE
PRELIMINARY

REVISION
P7

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-210



2hr fire compartment wall
Elec services run in shoring via cable tray
Existing piling
Reuse + reconfigure exg cold water, gas + fire hose reel supply
New piling
Redirect existing submains to approx location and extend submains cables to SW room via junction box
Access to shoring cavity
EDB lined + smoke sealed to BCA D2.7
Refurbish exg change rooms
Refurbish student ammenities
Connect to middle school sewer system - refer hydraulic schematic
Refurbish exg stair + upgrade to comply with AS1428.1-2009
Relocate SW pits
SHOWERS
CHANGE ROOM
EXISTING STORE
EDB
MECH RISER
EXIT
2FD
RISER
DRINKS
FOOD
BLACK WATCH
MECHANICAL PLANT
RL 56.06
COLONADE
RL 54.99
SPRINKLER PUMP
GOODS LIFT
AM
AF
UAWC
1.0
STORE
HYDRANT
RL 54.75
Line drain
Retractable screen
Handrail + balustrade to AS1428.1 + BCA D2.6
Exg hydrant line re-routed into shoring cavity
New continuous piling
Hydrant riser fed by existing hydrant valve along Victoria Rd.
Replacement services riser to contain sanitary plumbing stack, cold water / fire hose reel + fire hydrant
Exit to outside via shoring cavity
Exg SW from Aspinal House
1900 x 2300 clr WC circulation space
900 x 900 clr circulation space
120/120/120 FRL load bearing walls
Connect new sewer line
Doors on sensor or hold open
All columns 120/-/- FRL typical
Doors on sensor or hold open
Exg sewer line
Relocate SW pits
GFA: 635m2
OVAL

1 Proposed Ground Floor Plan RL 54.99
Scale: 1:200

LEGEND

- Exg floor area
- Exg structure
- Additional floor area
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- New concrete
- Entry matt
- Wet area
- HYD Fire hydrant
- 1FD 1hr fire door set
- 2FD 2hr fire door set

jca architects

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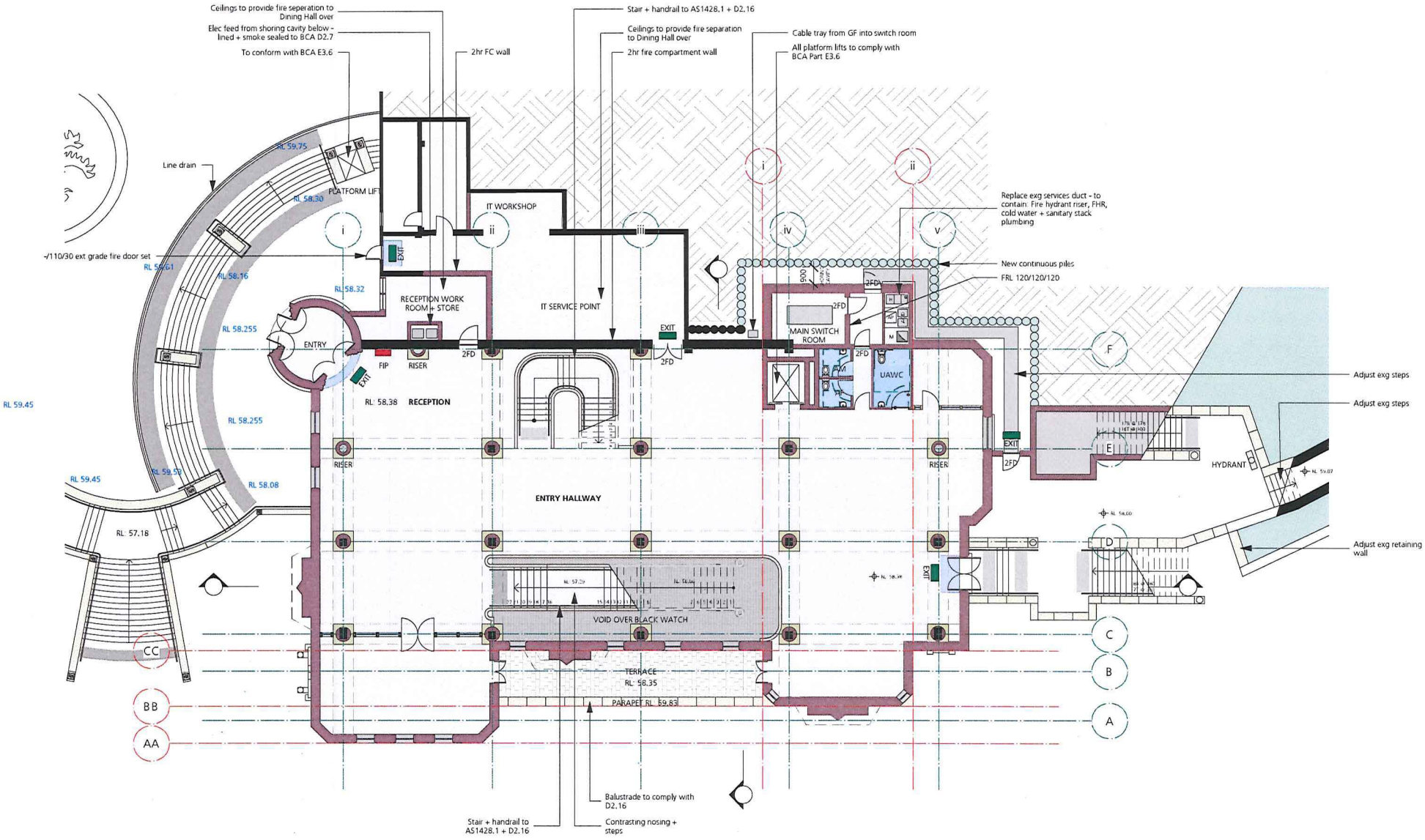
CONSULTANTS

TPCC Quantity Surveyors
BBC Planning Consultant
ACV Mechanical Engineer
BCA Access Accessibility Consultant
PBE Structural Engineer
BCG BCA Consultant
JCL Hydraulic Engineer
Riley Mac Fire Consultant
MCG Fire Engineer
UMEA Electrical Engineer

CLIENT STEVEN ADAMS THE SCOTS COLLEGE
PROJECT PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY
ADDRESS 29-53 Victoria Rd Bellevue Hill, NSW
DRAWING TITLE PROPOSED GROUND FLOOR PLAN
DRAWN BY JC, CF, JW
SCALE 1:200 @ A3
ISSUE PRELIMINARY
REVISION P5
DATE FEBRUARY 2018
DRAWING NUMBER SSD1.02/17-201



1 Proposed First Floor Plan RL 58.38
Scale: 1:200

GFA: 668m2

LEGEND

- Exg floor area
- Exg structure
- Additional floor area
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- New concrete
- Entry matt
- Wet area

HYD Fire hyrdrant
1FD 1hr fire door set
2FD 2hr fire door set

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THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

DRAWN BY
JC, CF , JW

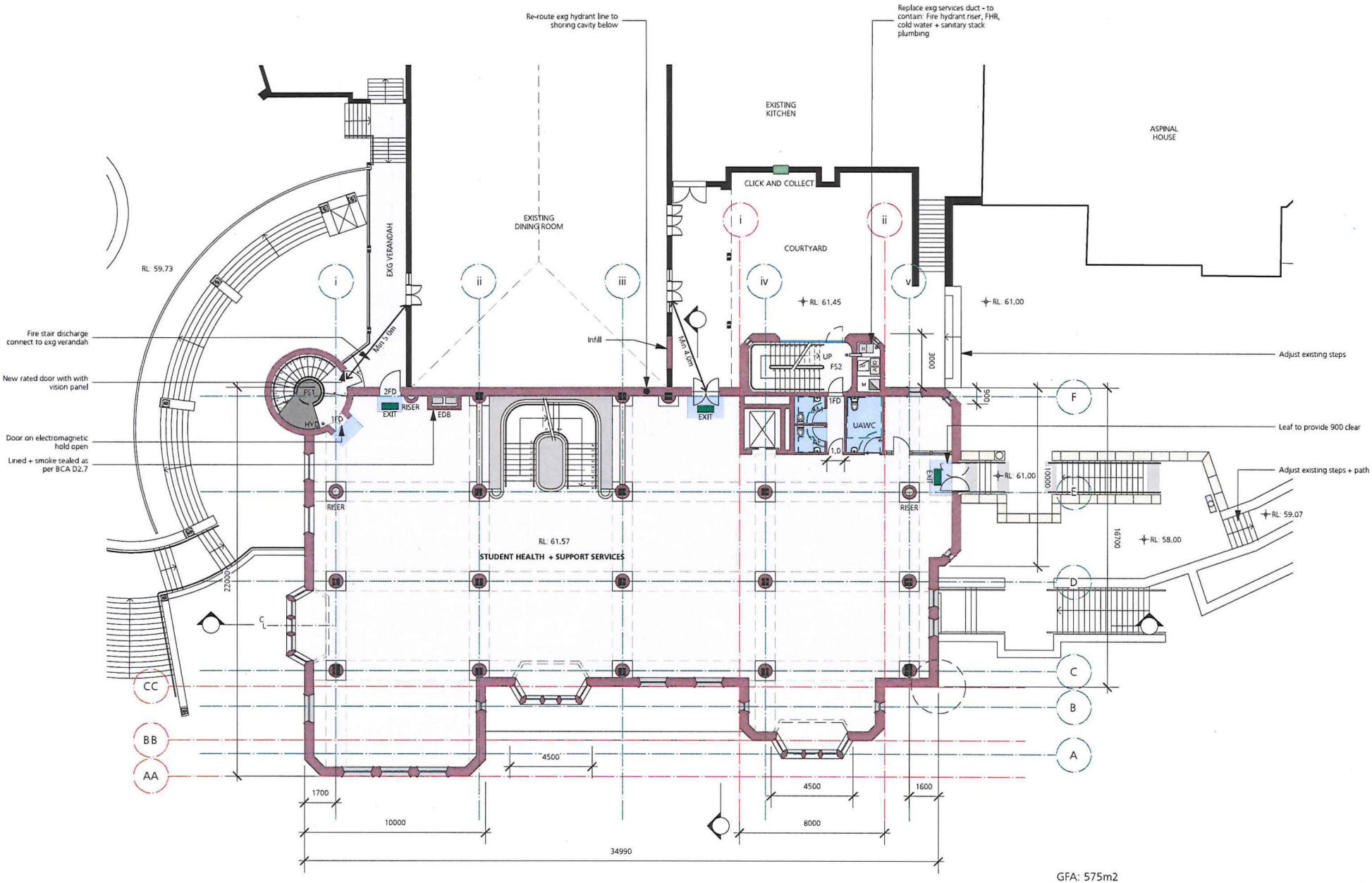
SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P6

DATE
MARCH 2018

DRAWING NUMBER
SSD1.02/17-202



1 Proposed Second Floor Plan RL 61.57
Scale: 1:200

GFA: 575m2

LEGEND

- Exg floor area
- Exg structure
- Additional floor area
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- Entry matt
- Wet area
- HYD Fire hyrdrant
- 1FD 1hr fire door set
- 2FD 2hr fire door set

jca architects
Nominated Architect
John George NSW 6864

GENERAL NOTES

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CONSULTANTS

TPG Quantity Surveyors
MEC Planning Consultant
ADV Mechanical Engineer
BCA Assoc Accessibility Consultant
PSE Structural Engineer
BCA BCA Consultant
AEL Hydraulic Engineer
Mike Mac Fire Consultant
MEP Fire Engineer
EPEA Electrical Engineer

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

DRAWN BY
JC, CF, JW

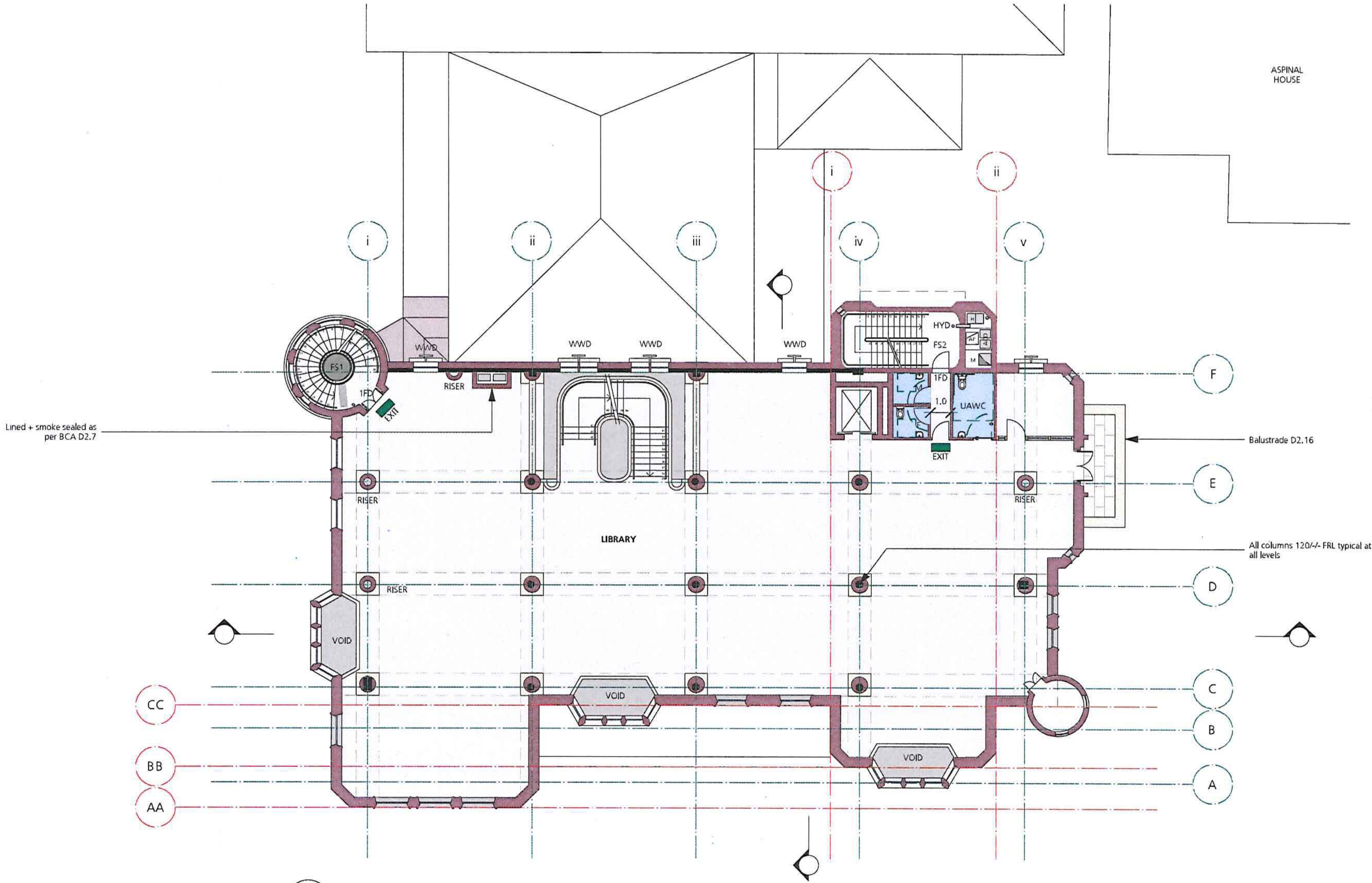
SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P5

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-203



1 Proposed Third Floor Plan RL 65.275
Scale: 1:200

GFA: 654m2

LEGEND

- Exg floor area
- Exg structure
- Additional floor area
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- Copper roofing
- Wet area
- HYD Fire hyrdrant
- 1FD 1hr fire door set
- 2FD 2hr fire door set

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CONSULTANTS

TPG
Quantity Surveyors

BBC
Planning Consultant

ACV
Mechanical Engineer

BCA Access
Accessibility Consultant

PDE
Structural Engineer

BCG
BCA Consultant

JCL
Hydraulic Engineer

Holey Mac
Fire Consultant

WCD
Fire Engineer

LHLA
Electrical Engineer

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THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

DRAWN BY
JC, CF, JW

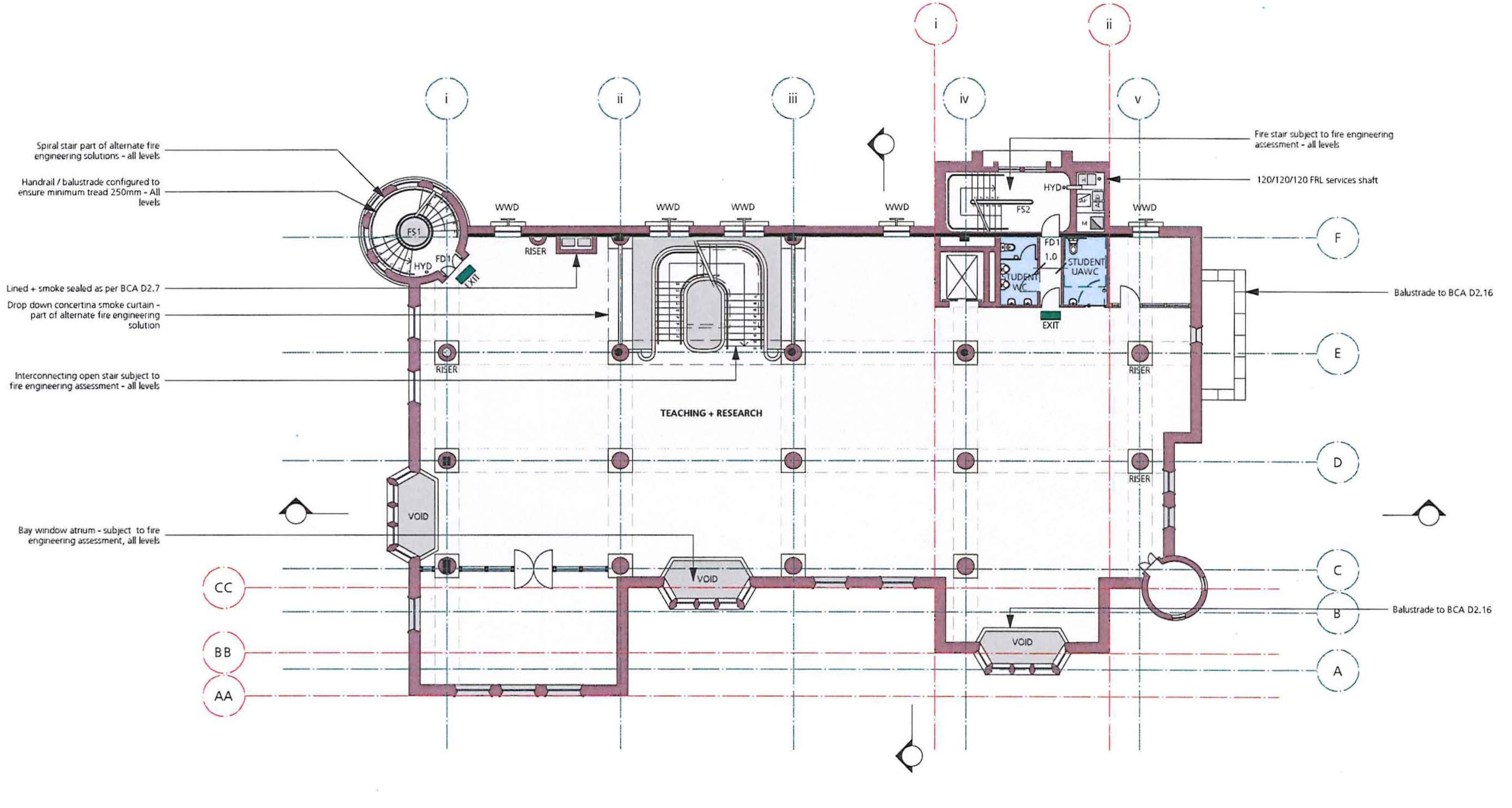
SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P5

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-204



Spiral stair part of alternate fire engineering solutions - all levels
Handrail / balustrade configured to ensure minimum tread 250mm - All levels
Lined + smoke sealed as per BCA D2.7
Drop down concertina smoke curtain - part of alternate fire engineering solution
Interconnecting open stair subject to fire engineering assessment - all levels
Bay window atrium - subject to fire engineering assessment, all levels
Fire stair subject to fire engineering assessment - all levels
120/120/120 FRL services shaft
Balustrade to BCA D2.16
Balustrade to BCA D2.16
FS1
HYD
FD1
EXIT
WWD
RISER
TEACHING + RESEARCH
VOID
FS2
HYD
FD1
1.0
STUDENT WC
STUDENT UAWC
EXIT
i
ii
iii
iv
v
F
E
D
C
B
A
CC
BB
AA

1 Proposed Fourth Floor Plan RL 67.95

Scale: 1:200

GFA: 655m2

LEGEND

- Exg floor area
- Exg structure
- Additional floor area
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- Wet area
- HYD Fire hyrdrant
- 1FD 1hr fire door set
- 2FD 2hr fire door set

jca architects

Educational | Commercial | Residential

PO Box 156 Double Bay NSW 1360 Australia

JCA Architects Pty Ltd

Nominated Architect Jim Cockings

GENERAL NOTES

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Quantity Surveyors

Planning Consultant

ACV Mechanical Engineer

BCA Access Accessibility Consultant

Structural Engineer

BCA Consultant

Hydraulic Engineer

Riley Mac Fire Consultant

Fire Engineer

Electrical Engineer

CLIENT STEVEN ADAMS THE SCOTS COLLEGE

PROJECT PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS 29-53 Victoria Rd Bellevue Hill, NSW

DRAWING TITLE PROPOSED FOURTH FLOOR PLAN

DRAWN BY JC, CF, JW

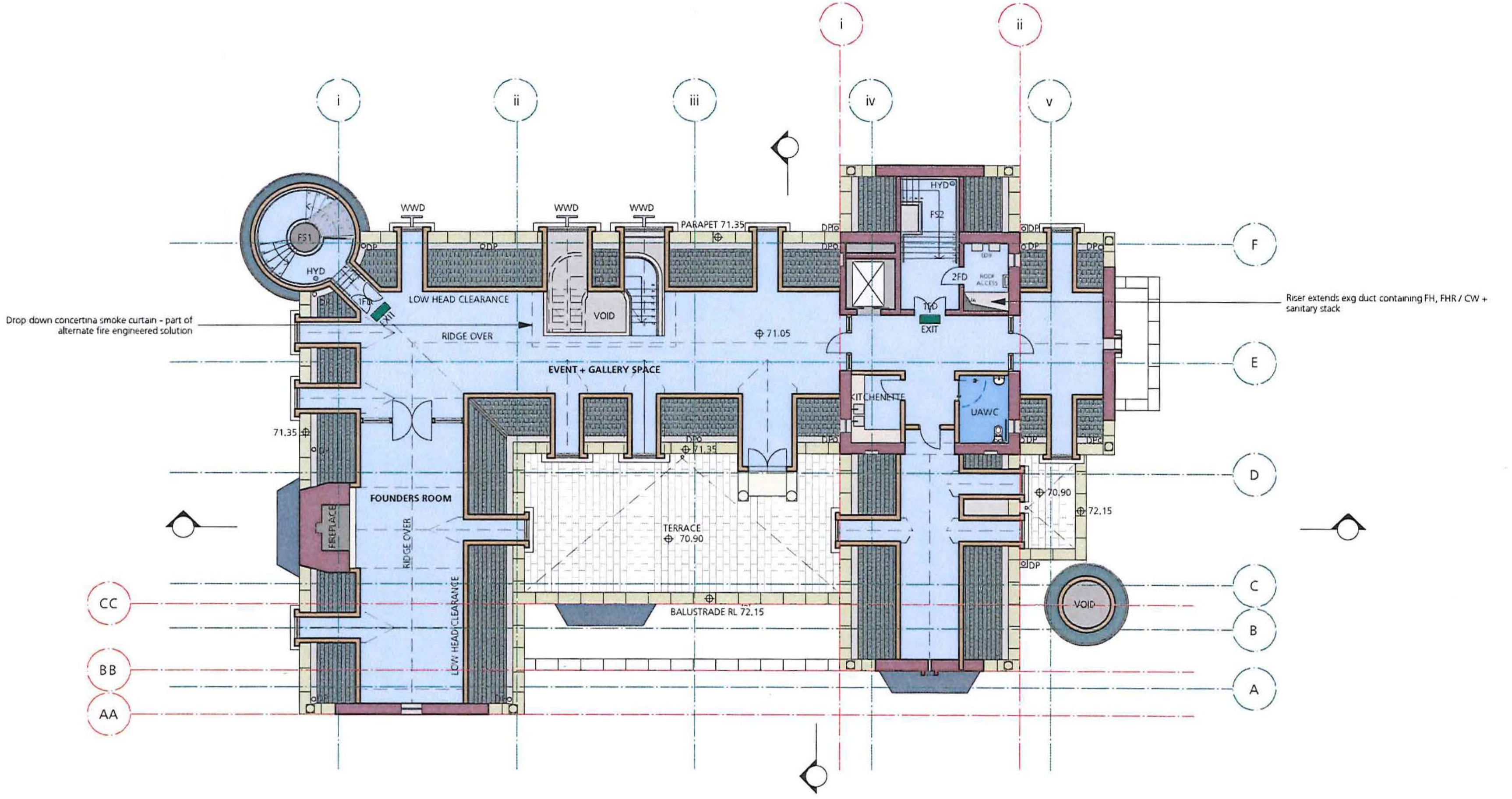
SCALE 1:200 @ A3

ISSUE PRELIMINARY

REVISION P5

DATE FEBRUARY 2018

DRAWING NUMBER SSD1.02/17-205



1 Proposed Fifth Floor Plan RL 71.05
Scale: 1:200

GFA: 312m2

LEGEND

- New flooring
- Wet area
- Timber frame
- New masonry - 120/120/120 FRL construction of load bearing walls
- Render / Sandstone capping
- Welsh slate roof
- Roof leadwork
- HYD Fire hydrant
- 1FD 1hr fire door set
- 2FD 2hr fire door set

jca architects

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CONSULTANTS

Quantity Surveyors
Planning Consultant
Mechanical Engineer
Accessibility Consultant
Structural Engineer
BCA Consultant
Hydraulic Engineer
Fire Consultant
Fire Engineer
Electrical Engineer

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED FIFTH FLOOR PLAN

DRAWN BY
JC, CF , JW

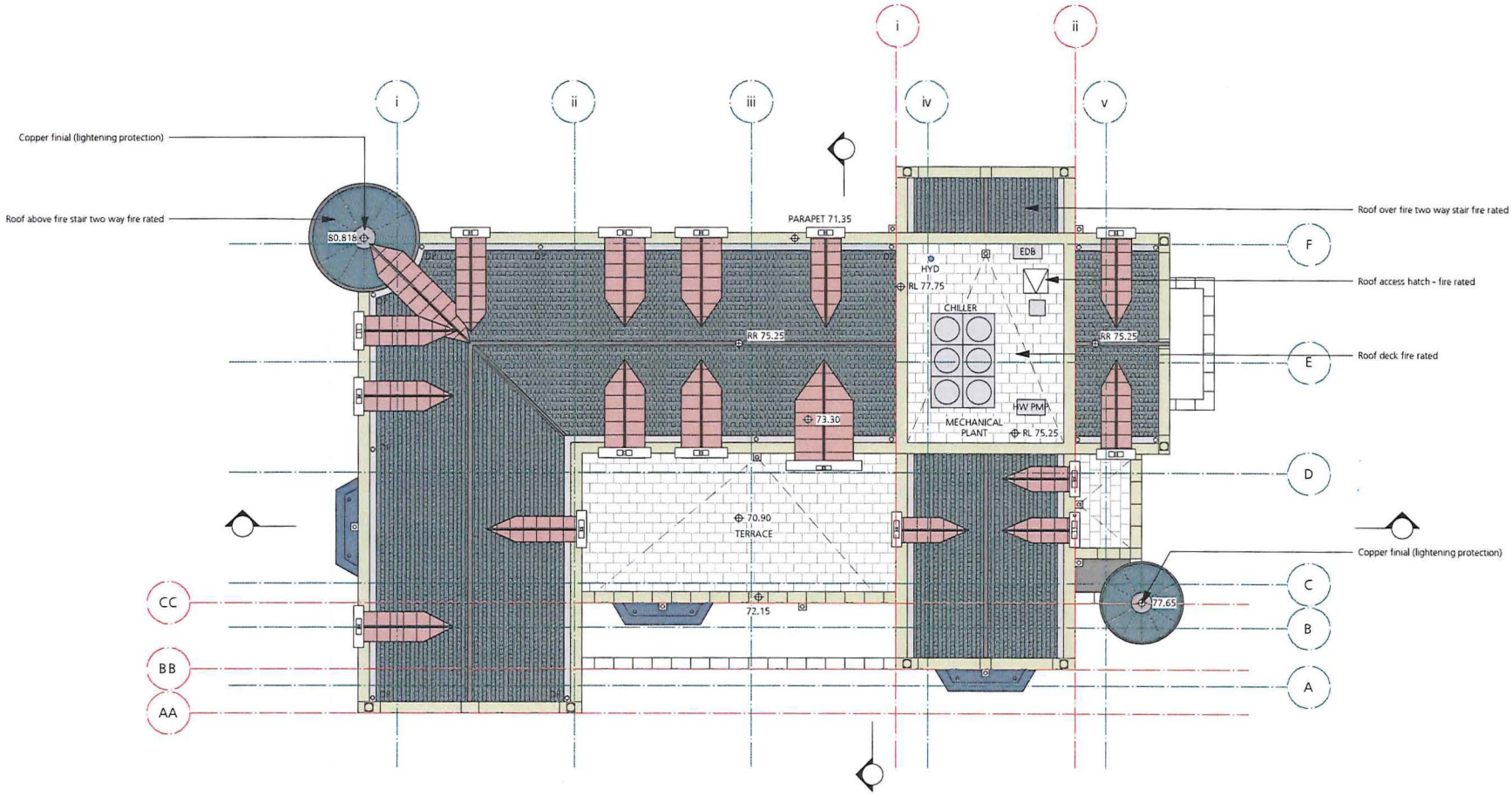
SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P5

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-206



1 Proposed Roof Plan RL 75.25
Scale: 1:200

LEGEND

- Welsh slate
- Roof leadwork
- Standing seam copper
- Sandstone capping
- Pavers

HYD Fire hyrdrant

jca architects

GENERAL NOTES

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
- All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect
- This material / work is protected by Copyright

CONSULTANTS

QS Quantity Surveyor
PC Planning Consultant
ACV Mechanical Engineer
BCA Access Accessibility Consultant
SE Structural Engineer
BCA BCA Consultant
HE Hydraulic Engineer
Mike Mac Fire Consultant
MEP Fire Engineer
GHD Electrical Engineer

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
PROPOSED REFURBISHMENT OF THE STEVENSON LIBRARY

ADDRESS
29-63 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED ROOF PLAN

DRAWN BY
JC, CF, JW

SCALE
1:200 @ A3

ISSUE
PRELIMINARY

REVISION
P5

DATE
FEBRUARY 2018

DRAWING NUMBER
SSD1.02/17-207