

Project Case Study

**TOTAL
CONSTRUCTION**

Concept to Completion

Project

Self Storage Facility

Location

Springvale, Victoria

Client

Kennards Self Storage

Project cost

\$4.2 million

Completion

January 2008



Project Case Study

**TOTAL
CONSTRUCTION**

Concept to Completion

Project

Self Storage Facility

Location

Springvale, Victoria

Client

Kennards Self Storage

Project cost

\$4.2 million

Completion

January 2008



Total Construction was engaged for the design and construct of this facility on a major thoroughfare in Melbourne's industrial south east. Architectural design was by Martin McGrane Architects.

The project delivered 5,025m² of storage units over three levels on a large site.

Services were installed to accommodate later buildings expansion in two extra stages to triple the overall floor area. An extra lift shaft for future expansion was also included.

A 3-level portal truss supports the overall building and the units are load-bearing light-weight framed structures within the portal. All units are security protected and fire sprinkled.

External cladding is a combination of painted precast concrete panels and colourbond custom orb. The standard corporate colours and signage needed to be amended to satisfy local Council planning requirements.

Whilst planning and design development was lengthy, the actual major construction was completed in 110 days.

Sydney
Melbourne
Adelaide

Level 2, 3 George St - PO Box 212 - North Strathfield NSW 2137
Level 1, 21 Cremorne St - PO Box 2169 - Richmond South VIC 3121
62 North Terrace - PO Box 746 - Kent Town BC SA 5071

T 02 9746 9555 **F** 02 9746 9588
T 03 9417 4744 **F** 03 9417 7011
T 08 8363 1133 **F** 08 8363 6766

www.totalconstruction.com.au