

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



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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 &

Newcastle Level 2, 3 George St - PO Box 212 - North Strathfield NSW 2137

Melbourne Level 1, 21 Cremorne St - PO Box 2169 - Richmond South VIC 3121

Queensland Gateway Office Park, Building 1, 747 Lytton Rd, Murarrie QLD 4172

T 02 9746 9555 **F** 02 9746 9588

T 03 9417 4744 **F** 03 9417 7011

T 07 3117 3706 **F** 07 3117 3797

www.totalconstruction.com.au