

# WAREHOUSE OFFICES

## SPECIFICATIONS

### STRUCTURE

- Wide span structure with load bearing concrete panels
- Reinforced Concrete Slab

### ROOFING

- Metal roof cladding, sisalation and translucent sheets to meet BCA requirements

### EXTERNAL FACADE

- Off form concrete finish
- Texture roll-on paint to panels
- Feature timber-like battens
- Commercial Glazed Windows

### INTERNAL WALLS & CEILINGS

- Painted finish plaster board walls to ground floor office, store and Accessible bathroom
- Wall tiles to Accessible bathroom
- Painted finish plaster board walls and ceilings to Accessible bathroom
- Suspended ceiling tiles to ground floor office

### FLOOR FINISHES

- Concrete floor finish to warehouse
- Floor tiles to accessible bathroom
- Carpet tile to ground floor office

### SERVICES

- All ventilation to be in accordance with BCA
- Split system heating and cooling to ground floor office
- Individual switchboard to each warehouse
- 3 phase power

- GPO's to include; 2 x double GPO, 2 x Single GPO
- High bay lighting to warehouse
- Recessed lighting to office and amenity areas
- Emergency and Exit lighting in accordance with BCA
- External light to front of unit
- Fire services to comply with MFB requirements

### AMENITIES

- Accessible bathroom to meet BCA requirements
- Fixtures/Fittings to include ceramic basin, selected tapware, basin mixer, wall mounted mirror, Accessible toilet suite, shower rail, shower seat and wall mixer.
- Kitchenette to include sink, hot and cold water outlet, laminate cupboard with benchtop & tiled splashback

### UPGRADE OPTION 1

#### - OPEN SPACE MEZZANINE

- Steel stringer staircase with steel treads and balustrades
- Steel framed mezzanine with structural particle board flooring

### UPGRADE OPTION 2

#### - FIRST FLOOR OFFICE

- Steel stringer staircase with steel treads and balustrades
- Steel framed mezzanine with carpet tile to first floor office
- Painted finish plaster board walls and ceilings to first floor office
- Split system heating and cooling to first floor office

Mezzanine options only available to warehouse 01, 02, 03, 04, 05, 06, 16, 17, 18 & 28.