

Project Overview



Paul Miller BMW

Project/Property Type: Auto Showroom & Service Facility

Hance Construction Role: Butler Steel Design & Erection

Architecture Firm: Barteluce Architects, New York, NY

Project Specifics: Our third project with the Paul Miller Auto Group, this design for Paul Miller BMW in Wayne, NJ, called for three Butler pre-Engineered steel buildings to be connected to a proposed conventionally framed structure, providing automotive service entry, a detailing wash bay, and a main service building.

Project Challenges...

The fast track schedule presented challenges, as did the planned design. For instance, the new pre-engineered steel building needed to integrate seamlessly with the traditionally framed structure. In addition, the design needed to account for five separate floor elevations. Massive roof loads—15,000 pounds each for two large rooftop HVAC units—would also require special structural considerations. Also, the owner was very cognizant of energy costs, and wanted a final design that offered maximum cost-savings over the life of the building.

Special Features...

- To support a total 30,000 pounds of rooftop HVAC weight, the design incorporated structural steel platforms above the roof to distribute the weight to vertical floor columns. Roof beams were also strengthened to support the load.
- TextureWall™, a Butler Manufacturing factory-insulated wall system with an exterior stucco-like surface, envelopes the building. With a tested U value of .067, it ensures future energy savings for this client.
- An innovative trapeze system (*below*), designed completely from Butler products, suspends heavy lube equipment from the soaring 28-foot ceiling—just one example of how pre-engineered steel can easily accommodate unique design requirements.

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Services”*

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