CASE STUDY

OFFICES & WAREHOUSE BUILDING

K.LIAROMATIS

STRUCTURAL STEELWORK

DESCRIPTION

The Austrian leader company Blum International at 2012, seeing the existence of business opportunities in the Greek market and proceed with the acquisition of its former dealer since 1981. To establish Blum Hellas invested more than 3 million euros for the creation of owned state-of-the-art building facilities in Athens..

Julius Blum GmbH is a purely family business and occupies 7,119 people. The group has 7 production units in Vorarlberg while the construction of the 8th unit in Dornbirn began in the spring of 2016. It has 28 subsidiaries and dealerships and supplies its customers with products in more than 120 countries in the world.

The three strategic business areas of component manufacturing include lifting systems, hinge systems and Box systems. The basic aim is to provide extensive design choices and a variety of possibilities for diversification in relation to education and service by promoting the exchange of ideas and experiences.

In November 2014 land area of 10,000m² was built in Peania, Attica, in which the new building was built. In March 2015, the project designers were selected after a competition, and in October of the same year, the project was auctioned. The construction of the project began in March 2016 and the inauguration took place on 22 June 2017.

At present time Blum Hellas is well equipped to respond directly to the increased demands by showing...

Trust in the Greek Market!


blum

TECHNICAL SPECIFICATIONS

The project was built on the 19th km on Peania-Markopoulou Avenue and consists from two separate buildings: The office building with a total built-up area of 895m² and the warehouse - metallic building with a total built-up area of 1.700m².

The bending approach is modern and simple, while geometry is defined in terms of the functional and ergonomic siting of the three sovereign and spatially autonomous uses.

On the main building, the exhibition space is located on the ground floor and the offices on the 1st floor, while the storage, distribution and distribution space is placed in an independent building volume. Interim are accommodated the auxiliary spaces and the training areas that serve both the offices and the warehouse, creating a connecting link, but also morphologically differentiating the independent departments.

PROJECT DETAILS

Architecture Study & Supervision:
mtarchitects

Contractor:
Ekter SA

Land Area:
9.030m²

Structural design:
N. & A. Athanasiadis & Associate Civil Engineers

Start Jobs:
January 2016

Area of Building:
2.680m²

E / M Study:
PG Kamarinos Consulting Engineers

Project Delivery:
December 2016

Project Cost:
3,348,000 Euros

OFFICES BUILDING

The exterior dimensions of the composite building are 20,60m x 29,10m with the bearing body consisting of a composite structure. A passive fire protection system R30min against EN13381-8 was applied and a final sealing coating on the metallic elements. The internal partitions consist of a drywall system (metal frame with a gypsum board and insulation with insulating material). The building has got modern E / M installations (Water Supply, Sewage, Air Conditioning, Ventilation, Lighting, Structured Cabling Network, Safety, CCTV, Fire Alarm Installation, LPG, Elevator, etc.).

The shell of the building is composed of glass surfaces and ETALBOND metal floor coverings both on the ground floor and on the 1st floor. The use of energy-efficient components with electrically powered blinds along the eastern, southern and western sides protects the 1st floor while the ground floor is receding so that the exhibition area is completely shaded and completely visible.

The dominated stairway and the internal atrium join the exhibition with the offices floor which apart from the architectural element promotes the independence of two spaces but at the same time connects them with direct communication and visual contact..

Ground floor

On the ground floor there is the 300m² exhibition area, which is equipped with all Blum products, but also with a Dynamic Space kitchen, which functions as a regular kitchen. There is also a training room equipped with all Blum tools and machinery.

ADMINISTRATION OFFICES & EXCHIBITION

Floor

On the 1st Floor of the building there are 400m² management offices equipped with the latest office automation infrastructure. The office are designed with the modern approach of open spaces and glass partitions for managerial spaces and meeting rooms to maximize good communication and productivity for employees.

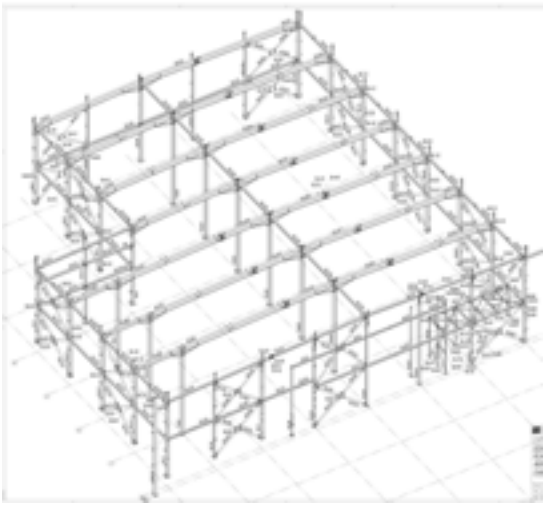
WAREHOUSE BUILDING

The exterior dimensions of the metal building was 31,30m x 42,90m with the bearing body made of cross steel sections with steel quality S275JR according to the European standard EN10025-2.

At the initial stage, modeling of the entire construction was carried out in a specialized 3D design program and automatic reproduction for cutting plans, mounting, erection and CNC machine code for material lists.

All pieces of beams and modules were manufactured in automatic CNC machines.

Welds were performed by certified welders according to EN 287-1 and the parameters specified in the approved welding procedures in EN 15614-1.



Non-destructive tests were performed by certified Level II personnel.

Mounting was done in accordance with the drawings and tolerances defined in EN 1090-2.

Metallic elements were preceded by an epoxy primer, while a passive fire protection system of R60min against EN13381-8 and final sealing coating was applied on site.

Within the warehouse there are heavy duty steel shelves for pallets with a capacity of 1,300 pallet stacks. There is also a hydraulic ramp for fast loading and unloading with expansion possibility considering future needs of the company.

Facade of warehouses has been coated with gray-aluminum composite sheets, being the background for the main building.

The other faces, in addition to thermal insulation panels, have been covered with trapezoidal precast aluminum sheets, creating a ventilated face and enhancing the bioclimatic function of the building.

The roof features thermal insulation with stone wool and waterproofing with elastic membrane as well as the energy-saving frame, have been fitted with tubes that allow optimal natural lighting. It also features power-operated ventilation blinds, which together with ceiling fans create natural cooling.

SURROUNDING AREA

The planting around is of a Mediterranean style with a modern design in keeping with the building and features an automatic watering system. On the perimeter of the plot there is a metal enclosure with an electro-pressurized galvanized grill which is mounted on a reinforced concrete wall.

The surrounding area includes a road network with 47 parking spaces. BLUM's work has been completed successfully following the high quality requirements set out from the outset and determined its design and construction.

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