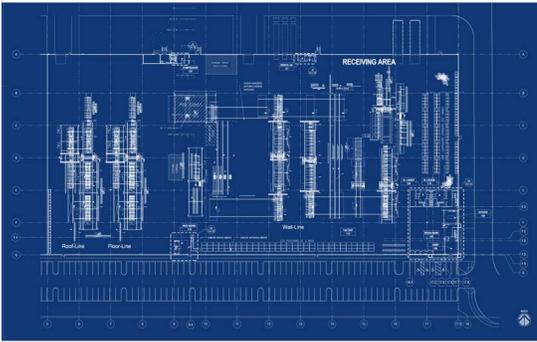


BLUEPRINT ROBOTICS

BALTIMORE, MD

INDUSTRIAL
INSTITUTIONAL
COMMERCIAL
TENANT FIT OUT



PROJECT OVERVIEW:

SIZE: 263,500 SF

COST: \$?????????.00

CLIENT: DUKE REALTY

COMPLETION: 2017



Blueprint Robotics is a custom off site building manufacturing plant located in Baltimore's Canton Industrial Park. Urban Design Group was the architect for the shell and the interior fit out from concept design to construction administration.

CHALLENGE: This tilt-up warehouse had to be designed to meet the client's brand identity, construction timeline, and long term requirements as well as the new tenant's specific needs. For the owner, this included maximizing the rentable interior area and providing extensive parking and loading dock requirements while meeting the sustainable goals for the project. This design had to be flexible to accommodate different future tenants if needed, The current tenant required a plant layout to run their operations in the most effective and efficient workflow as well as a fit-out area with offices for their design and development team, and, locker rooms / breakroom area for the plant staff.

APPROACH: The architect worked with the tenant to lay out all the complex machinery in the most efficient and effective way, meeting all of their needs for their manufacturing as well as their office spaces. Also, the entrance to the loading dock is designed to be strategically located away from the office area. The large upper floor windows also create an aerial view of the Chesapeake Commerce Center. This building is designed to not only accommodate its current tenant but also its future tenants.

OUTCOME: Blueprint Robotics is considered a successful line of production for its manufacturing needs as well as their office spaces from the design stage to shipment out of the manufacturing area. The beautiful and serene view of the manufacturing area from almost every part of the building even makes it more accessible without physically walking through the machinery area.

