



Bitumar USA 2-Story Modular Office

Baltimore, MD

The Challenge

An industrial company located in Baltimore, MD that produces liquid bitumen used in asphalt blends for road paving as well as for the roofing industry was in need of a new room locker facility. The existing locker room at the facility was dilapidated and need of replacement. A parcel of land behind the existing building was selected for the modular building. Blue steel siding was selected to match the surrounding buildings at the facility. A connecting link was constructed connecting the existing building to the new modular building. Two pre-fabricated aluminum stair towers were designed to fit within the tight space on site. Careful design planning allowed one ADA handicap ramp to be constructed beneath one of the towers. The interior of the building configured to fit within the small piece of land we had to work with.

The Solution

The congested space and harsh physical environment of this industrial facility required technical innovation to construct their building thus off site modular construction made sense. Four modular sections were constructed to house the two story building. A connecting link was needed between new modular building and existing building. The first floor was constructed off site as a complete module. The second floor was constructed off site in pre-cut panels and sections do to site constraints it made better sense erect it in sections to avoid issues with utility lines and roof overhangs of the existing building. Marmoleum Natural Linoleum was selected as a high-quality flooring product made from 100% natural ingredients without any harmful VOCs or other toxic chemicals. Low E window glazing as well as siding and roofing colors insured reflective features of the building to reduce energy expenditures.