



This conceptual design is based upon a preliminary review of information received from the client and is not intended to be a final design. It is subject to change without notice and is not intended to be used for construction purposes.

SEAL

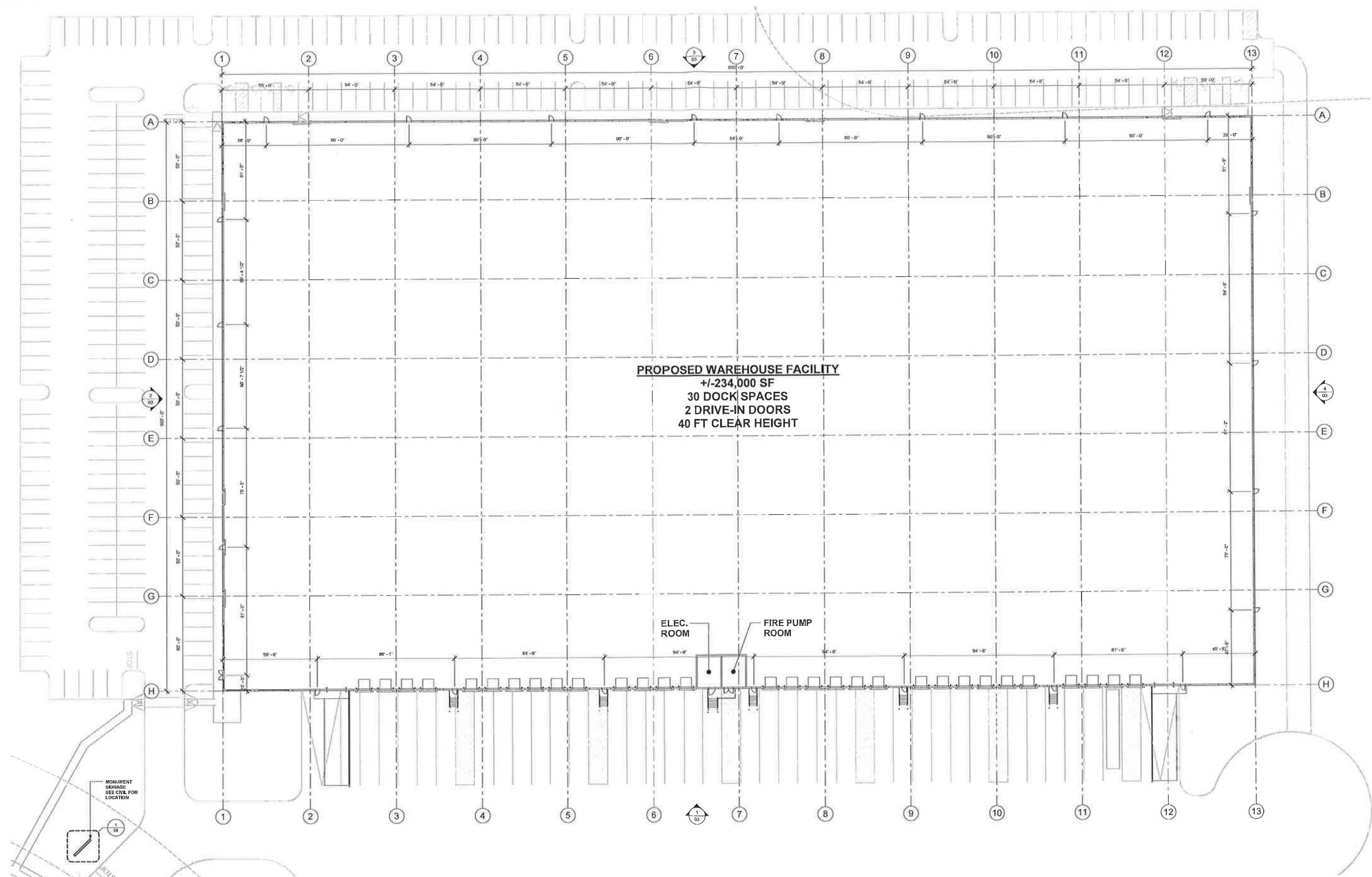
ADB | DESIGN
SERVICES

CONCEPTUAL RENDERING

MODANI DOVER
COMMERCE WAY, DOVER, DE 19904
AS438-22 | NE258 | 11.21.2022

ARCO
DESIGN/BUILD

01



PROPOSED WAREHOUSE FACILITY
 +/-234,000 SF
 30 DOCK SPACES
 2 DRIVE-IN DOORS
 40 FT CLEAR HEIGHT

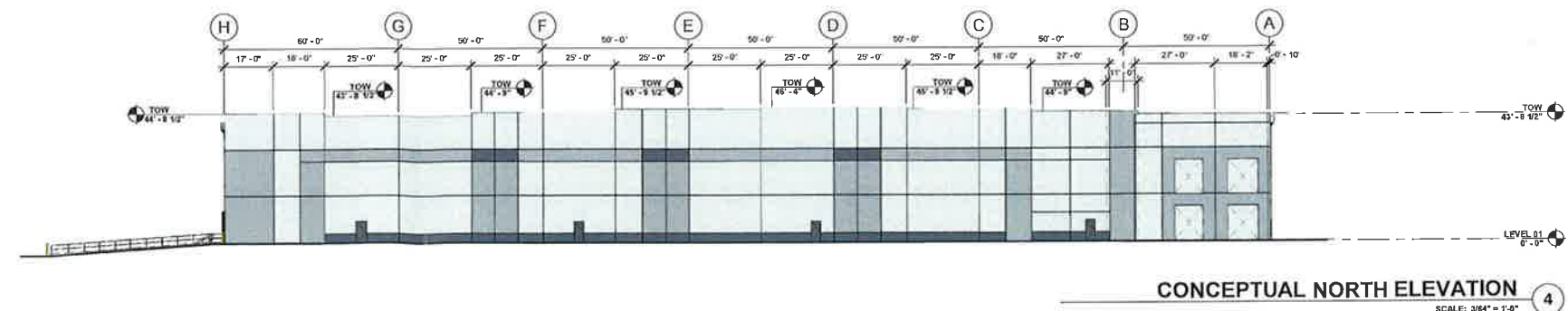
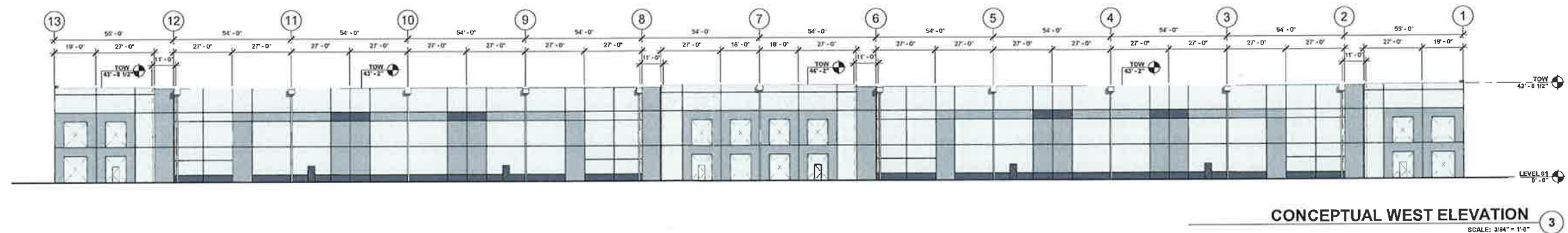
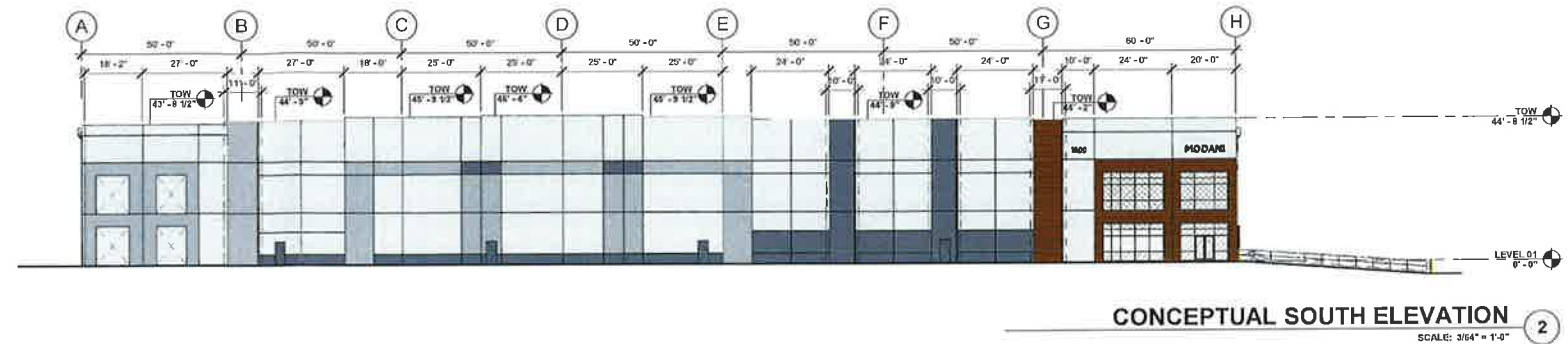
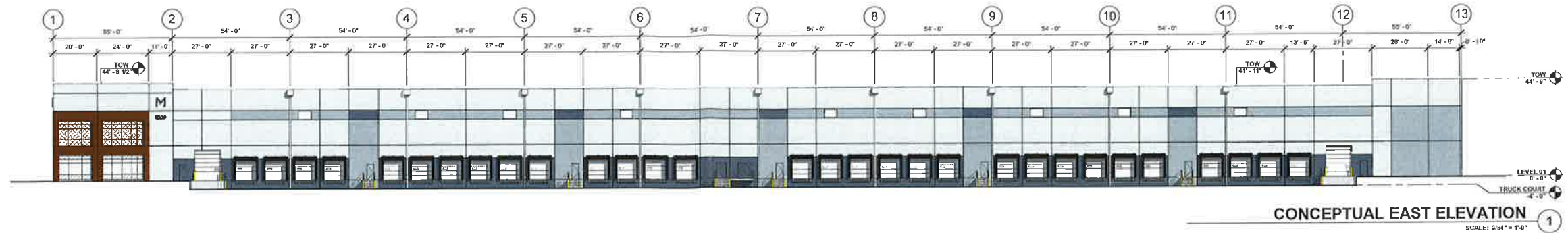
ELEC. ROOM
 FIRE PUMP ROOM

SCALE 3/64" = 1'-0"
 0 16 32 48 96

ADB DESIGN SERVICES

CONCEPTUAL FLOOR PLAN
 MODANI DOVER
 COMMERCE WAY, DOVER, DE 19904
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GLAZING LEGEND

- GL-01 - INSULATED GLAZING UNIT
1 INCH THICK WITH 1/4" THICK CLEAR LITES AND LOW-E COATING
(SEE ENERGY CALCULATIONS FOR REQUIREMENTS)
- GL-02 - TEMPERED SAFETY GLAZING
TYPE GL-01 WITH TEMPERED SAFETY GLAZING
- GL-03 - SPANDREL GLAZING
TYPE GL-01 WITH SPANDREL GLAZING

PAINT SCHEME LEGEND

- P1 - BASE COLOR
SW 6253 OLYMPUS WHITE
- P2 - ACCENT COLOR
SW 6256 MORNING FOG
- P3 - ACCENT COLOR
SW 6257 GIBRALTAR
- WP - WOOD ACCENT
LONGBOARD - SIDING 6" V GROOVE
COLOR: DARK NATIONAL WALNUT

The conceptual design is based upon a preliminary review of applicable requirements and is intended to provide a general understanding of the project. It is not intended to be used for construction or to provide a final design. All dimensions and materials are subject to change without notice.

SCALE 3/64" = 1'-0"

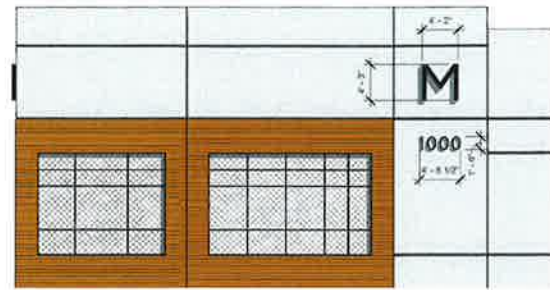


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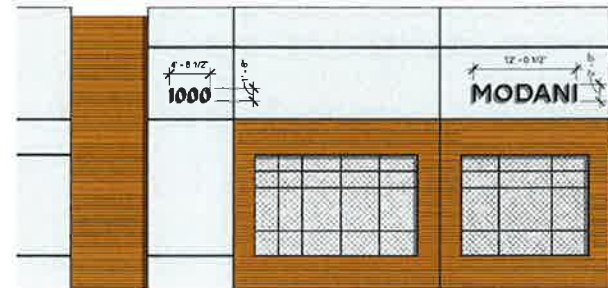
CONCEPTUAL ELEVATIONS

MODANE DOVER
COMMERCE WAY, DOVER, DE 19904
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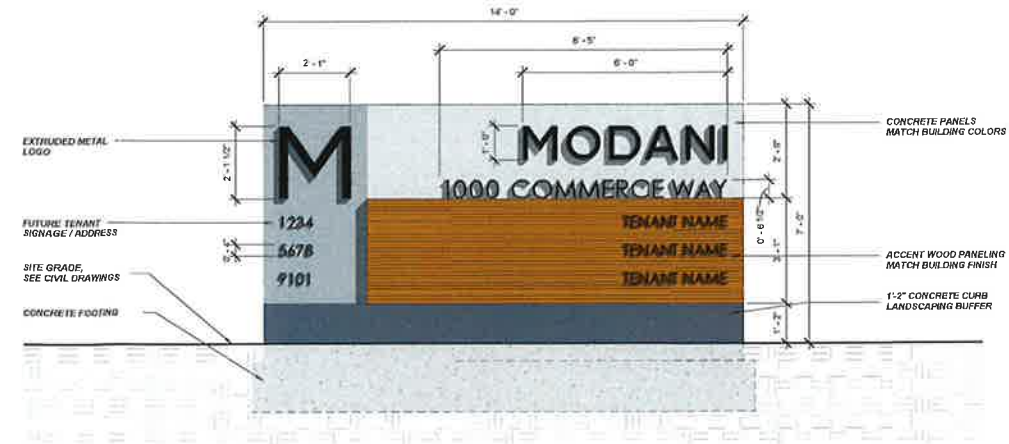
EAST ELEVATION SIGNAGE 1A
SCALE: 1/8" = 1'-0"



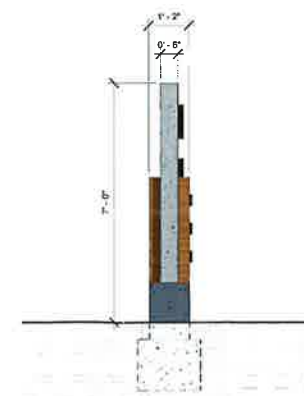
SOUTH ELEVATION SIGNAGE 2A
SCALE: 1/8" = 1'-0"

MONUMENT SIGN REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MAXIMUM HEIGHT	APPENDIX B ARTICLE 5. SECTION 4.	7 FT	7 FT
MAXIMUM NO. OF SIGNS	APPENDIX B ARTICLE 5. SECTION 4.	1 PER ENTRANCE	1
MAXIMUM SIGN AREA	APPENDIX B ARTICLE 5. SECTION 4.	32 SF	20 SF

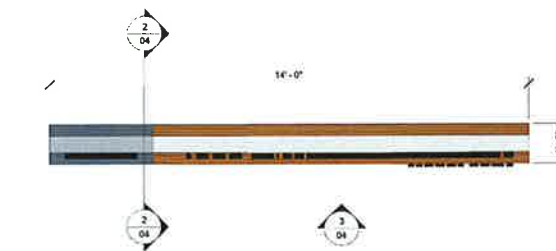
WALL SIGN REQUIREMENTS			
REQUIREMENTS	CODE	REQUIRED	PROPOSED
MAXIMUM NO. OF SIGNS	APPENDIX B ARTICLE 5. SECTION 4.	2 PER FRONTAGE	2 PER FRONTAGE
MAXIMUM AREA	APPENDIX B ARTICLE 5. SECTION 4.	32 SF	32 SF AT SOUTH. 26 SF AT EAST.



MONUMENT SIGN ELEVATION 3
SCALE: 1/2" = 1'-0"



MONUMENT SIGN SECTION 2
SCALE: 1/8" = 1'-0"



MONUMENT SIGN PLAN 1
SCALE: 1/2" = 1'-0"

This conceptual design is based upon a preliminary review of applicable regulations and is intended to provide a general overview of the proposed design. It is not intended to be used for construction or other purposes without the approval of the relevant authorities.

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CONCEPTUAL SIGNAGE DESIGN

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