

ZONING BOARD OF ADJUSTMENT MEETING

CITY OF DAVENPORT, IOWA

Thursday, November 14, 2024; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

The Zoning Board of Adjustment holds public hearings to consider hardship variances, special uses, and interpretation appeals.

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the October 24th, 2024 ZBA Minutes.
- III. Old Business
- IV. New Business
 1. Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]
- V. Other Business
- VI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Scott Koops | 563-326-6701

Action / Date
11/14/2024

Subject:
Consideration of the October 24th, 2024 ZBA Minutes.

Recommendation:

Background:

Attachments:

1. ZBA Minutes 2024-10-24



MINUTES

Zoning Board of Adjustment

August 22, 2024



By this reference all reports, documents, presentations, videos and the hearing's video recording are incorporated into the minutes.
See the following link: <https://www.youtube.com/user/DavenportToday/videos> Zoning Board of Adjustment 10-24-2024

I. Call to Order:

Chairman Darland called the Zoning Board of Adjustment (ZBA) meeting to order in City Hall Council Chambers, Davenport, Iowa at approximately 4:01 p.m.

Members Participating: Galliart (remote), Boyd-Carlson, Kleffmann, Darland
Excused: None.
Staff present: Berkley, Koops, City Attorney Huff

II. Secretary's Report:

Minutes were approved for the 2024-08-22 ZBA Hearing by voice-vote (4-0).

III. Old Business:

1. None.

IV. New Business:

1. **Request HV24-11 of Caleb Rogers/Streamline Architects on behalf of Jennifer Milem at 5211 Rickerhill RD for a Hardship Variance to: 1) exceed the total area allowed for accessory structures by 224 sq. ft. and 2) locate an accessory structure in a front yard. The Davenport Municipal Code limits the area of accessory structures to 50% of the livable area of the dwelling (720 sq. ft.) and restricts accessory structures to the side or rear yards. [Ward 1]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

- Item #1 the nature of the lot has created a certain type of hardship;
- Item #2 physical and topographical conditions on site limits development of the lot;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Staff recommends the Board adopt staff's findings and approve request HV24-11 as proposed as approval standards have been met.

Mr. Rodgers addressed the Board and answered questions regarding the proposal.

Motion:

Boyd-Carlson moved to approve HV24-11, seconded by Kleffmann, to approve the request as proposed.

The motion carried unanimously (4-0).

Bloemker, yes; Galliart, yes; Boyd-Carlson, yes; Kleffmann, yes; and Darland, yes.

- 2. Request HV24-12 of Reid Rossberger on behalf of Seefried Properties at 9000 N Division Street for a Hardship Variance for five (5) "directional signs" to exceed the height and area limitations with signs eight (8) feet in height and 20 square feet in area and a second freestanding sign. Section 17.12 limits directional signs to five (5) feet in height, two (2) feet in length and two (2) feet in width, and 4 square feet in area and a total of three (3) signs. The lot also only allows one freestanding sign. [Ward 8]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

Findings: (as summarized from the staff report's analysis section)

- Item #1 application of the ordinance creating hardship has been established;
- Item #2 physical surroundings imposing hardship has been established;
- Item #3 unique circumstance has been established;
- Item #4 protection of essential character has been established;

Recommendation:

The requested hardship variance, based on the findings of the staff report, supports approval of the request.

Mr. Richard Davidson addressed the Board on behalf of Seefried Properties and answered questions regarding the proposal.

Motion:

Kleffmann moved to approve HV24-12, seconded by Galliart, to approve the request as proposed.

The motion carried unanimously (4-0).

Boyd-Carlson, yes; Kleffmann, yes; Galliart, yes; and Darland, yes.

- 3. Request SU24-05 of Marcus McQueen on behalf of All N Auto for an enclosed vehicle dealership at 4726 Brady Street. Table 17.08-1 requires a special use permit for an enclosed vehicle dealership on property zoned C-OP Commercial Office Park District. [Ward 7]**

Koops presented the staff report to the Board.

Findings & Staff Recommendation:

Findings:

1. The petitioner's proposed location/design meets Special Use requirements
2. This use is compatible with adjacent land uses and type of development
3. The proposed Special Use is in accordance with the criteria for Special Use approval.

Recommendation:

Staff recommends that the Board adopt staff's findings and approve request SU24-05 subject to the following conditions: (condition #4 added at the meeting)

1. The applicant shall have at least 14 paved off-street parking spaces for the use of customers and employees and such spaces shall be used for such;
2. All vehicles for sale must be stored inside the leased building area and there shall be no displays for parking of vehicles on the outside of the building;

3. The applicant shall obtain (within 90 days) and maintain a City of Davenport Dealership License; and
4. Any change in ownership shall require the re-review of the Special Use by the Board.

Mr. McQueen addressed the Board on behalf of All N Auto and answered questions regarding the proposal. Mike Ingleby the owner of the property and Reality One also addressed the Board. Discussion was held regarding the spaces available for customer parking and to reiterate that cars for sale outside of the building would not be allowed.

Motion:

Boyd-Carlson moved to approve SU24-05, seconded by Kleffmann, to approve the request as proposed.

The motion carried unanimously (4-0).

Boyd-Carlson, yes; Kleffmann, yes; Galliart, yes; and Darland, yes.

V. Other Business

None.

VI. Adjourn

The meeting adjourned unanimously by voice vote at approximately 4:53 p.m.

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Scott Koops | 563-326-6701

Action / Date

11/14/2024

Subject:

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]

Recommendation:

Background:

Attachments:

1. Staff Report -1019 Mound ST - reception facility
2. Application
3. Floor Plan for Event Space 10-31-24 Final Copy
4. Vice Commodore Scott Clements - Comments Regarding Parking
5. EXAMPLE NOTICE LETTER SU24-06 - 1019 Mound ST
6. SU24-06 Adjacent Owner Notice List 1019 Mound ST



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT
ZONING BOARD OF ADJUSTMENT
November 14, 2024

Description

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. [Ward 5]

Code Review | "Reception Facility"

Special Use Required

TABLE 17.08-1: USE MATRIX																		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU
Reception Facility	S	S	S	S				S	S	P	P		S	S	P			P

Definition: A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Principal Use Standards:

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty-foot minimum setbacks are required along all lot lines.

Background

The subject property is in a proposed mixed-use commercial area where it is common to have apartment dwellings or other commercial business above first floor higher traffic commercial businesses. The purpose statement of the Village of East Davenport states in part "preserve and enhance the smaller-scale, historic character of the Village". The proposed reception facility use in the "Village Market Place" building will be located in the remodeled third floor of 1019 Mound St, which is a three-story commercial building. ***The Zoning Board of Adjustment is tasked with evaluation of the proposed site for the requested use and determination of whether the proposed use would have a detrimental impact to adjacent properties and the Village as a whole.***

The Fire Marshal and the Building Department have determined the capacity for the third-floor reception facility to be 649 persons (see petitioner submitted Eplan Exhibit "B", sheet A0). During Zoning Administrator discussions with the Fire Department, the Fire Marshal has indicated that there is no effective way to place a more restrictive limit on the facility's capacity other than what is allowed by Fire Codes.

The site has a few (3 to possibly 7) private off-street parking spaces to the north of the building which are (likely) shared by all building floors. The petitioner has stated that the business would utilize City off-street parking facilities. (More discussion of this topic is located in the "Approval Standards" portion of this Report). Issues that are of potential concern are:

Traffic congestion: People searching for parking can cause traffic to slow down, which can lead to longer queues and block other cars. Double-parked cars, parking on the grass, cars jumping the curb, cars parked in the park, strain on Police/parking enforcement resources

Safety issues: Parking issues can lead to safety concerns for motorists and pedestrians.

Economic impact: Poor parking management can lead to decreased revenue for businesses.

Property values: Poor parking management can lead to decreased property values.

Submitted Plans

Cover Sheet "Attachment B" Sheet A0



1 Site Plan
1" = 40'-0"

APPLICABLE CODES

1. Building: 2015 International Building Code with Local Amendments, refer to City Code Chapter 15.12
2. Electrical: 2020 National Electrical Code with State and Local Amendments, refer to City Code Chapter 15.16
3. Plumbing: 2021 State of Iowa Uniform Plumbing Code with Local Amendments, refer to City Code Chapter 15.28
4. Mechanical: 2021 International Mechanical Code with Local Amendments, refer to City Code Chapter 15.24
5. State of Iowa Rule 661.303 Energy Conservation Code
6. NFPA 54, Fuel Gas Code, Current Edition

PROJECT DIRECTORY

Street Address
1019 Mound St
Davenport, IA 52803

Owners
Jens Baker
jbaker@apeconstructionconsultants.com
Matt Schmitt
mattschmitt@gmail.com

Contractor
Jeff McArtor
MOS INC.
(319) 330-4232
jeff@mcartorconstruction.com

Architect
Joseph Architectural Group, P.C.
4510 42nd Avenue
Rock Island, Illinois 61201
Joseph A. Gusse
(309) 786-9920
joseph@jag-architects.com

Local Jurisdiction
Davenport Public Works
1200 E 46th St
Davenport, IA 52807

CODE DATA

2015 IBC

PROJECT DESCRIPTION:

Renovation of third story into an event center

BUILDING SIZE:

Third Story: 4,940 SF

CONSTRUCTION TYPE:

Type 3-B (Ch. 6, Table 601)

OCCUPANCY:

Group A2 banquet hall: 75' tall (Table 504.3) 3 Stories (Table 504.4), 28,500 SF per story (Table 506.2)

SPRINKLER:

Provided: NFPA 13 (Section 903.3.1.1)

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM:

Required in accordance with Section 907.5.2.2

OCCUPANTS:

Assembly Standing: 3,220 NSF / 5 NSF per occupant = 644 occupants
Kitchen: 305 GSF / 200 GSF per occupant = 2 occupants
Business: 221 GSF / 100 GSF per occupant = 3 occupants
(NSF = actual occupied area, does not include toilet rooms, corridors, etc.)
Total: 649 occupants

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2):

250 feet

EXIT SEPARATION:

1/3 largest diagonal measurement of building

CALCULATED MINIMUM STAIRWAY WIDTH (Section 1005.3.1 Exception 1):

649 occupants x 0.2 inch per occupant = 129.8 inches

129.8 inches / 3 stairways = 43.3 inches per stairway

REQUIRED MINIMUM STAIRWAY WIDTH:

44 inches (Section 1011.2). This is greater than 43.3 inches, so 44 inches is the actual required

minimum stairway width.

MINIMUM OTHER EGRESS COMPONENTS WIDTH (Section 1005.3.2 Exception 1):

649 occupants x 0.15 inch per occupant = 97.4 inches

97.4 inches / 3 exit access doors = 32.5" per door

MINIMUM EXITS REQUIRED: (Table 1006.3.1)

(3) exits each with minimum 34" wide door clearance

EXITS PROVIDED:

See plans

EMERGENCY & EXIT LIGHTS:

Provided at all exits with battery back up lit path to public way (inside & outside), see Electrical

FIRE EXTINGUISHERS:

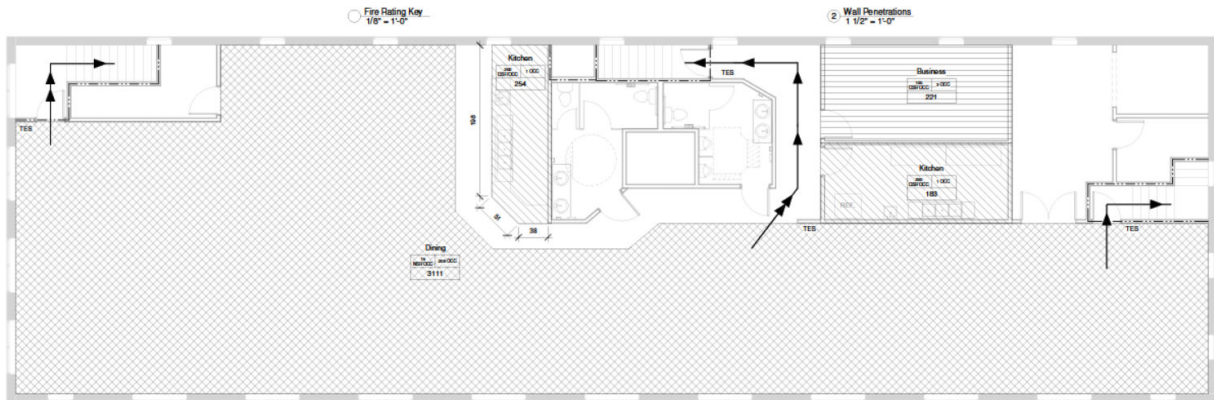
Ordinary (moderate) hazard occupancy (1 per 3,000 S.F. maximum) (2015 IBC Table 906.3(1)). 2015

IFC Section 906, and NFPA 10) verify tenant build-out

5 LB. - 2A10BC extinguishers - verify with fire marshal for locations

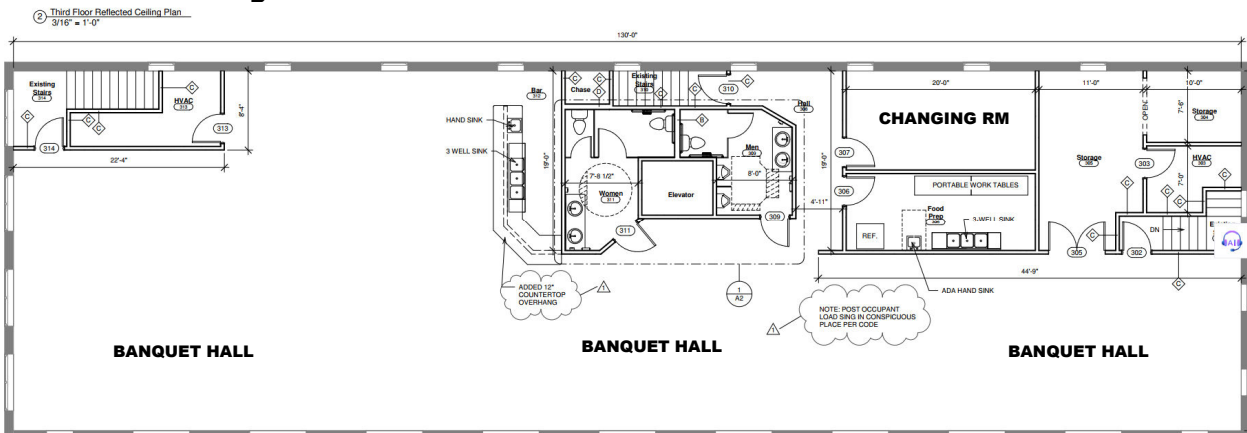
75 feet maximum travel distance to extinguisher

"Life Safety Plan" Sheet A00 "Attachment B"

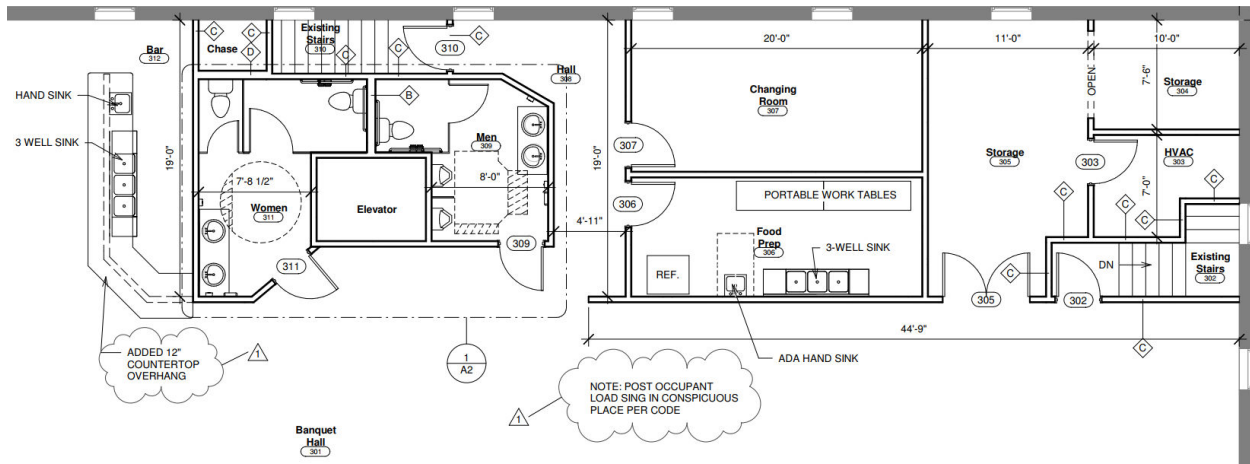


1 Third Floor Life Safety Plan
3/16" = 1'-0"

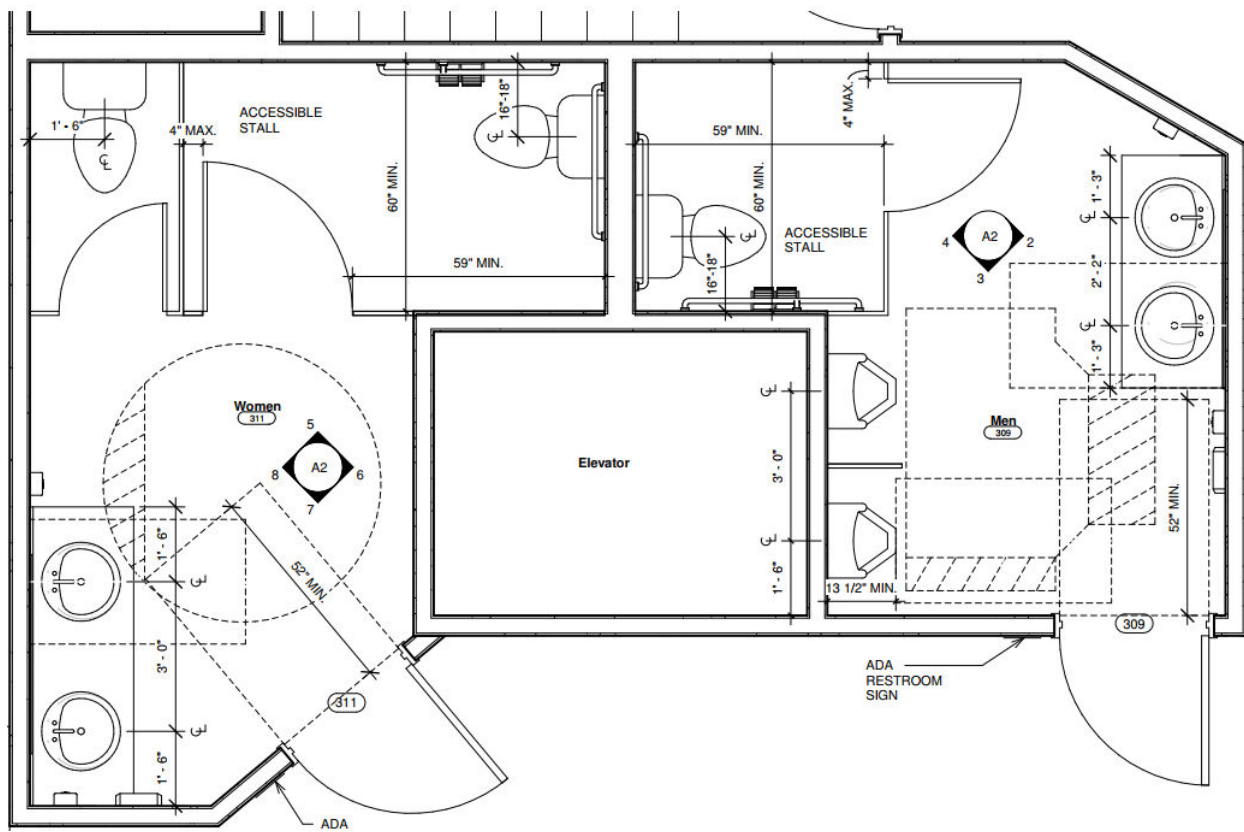
"Reflected Ceiling Plan" Sheet A1 "Attachment B"



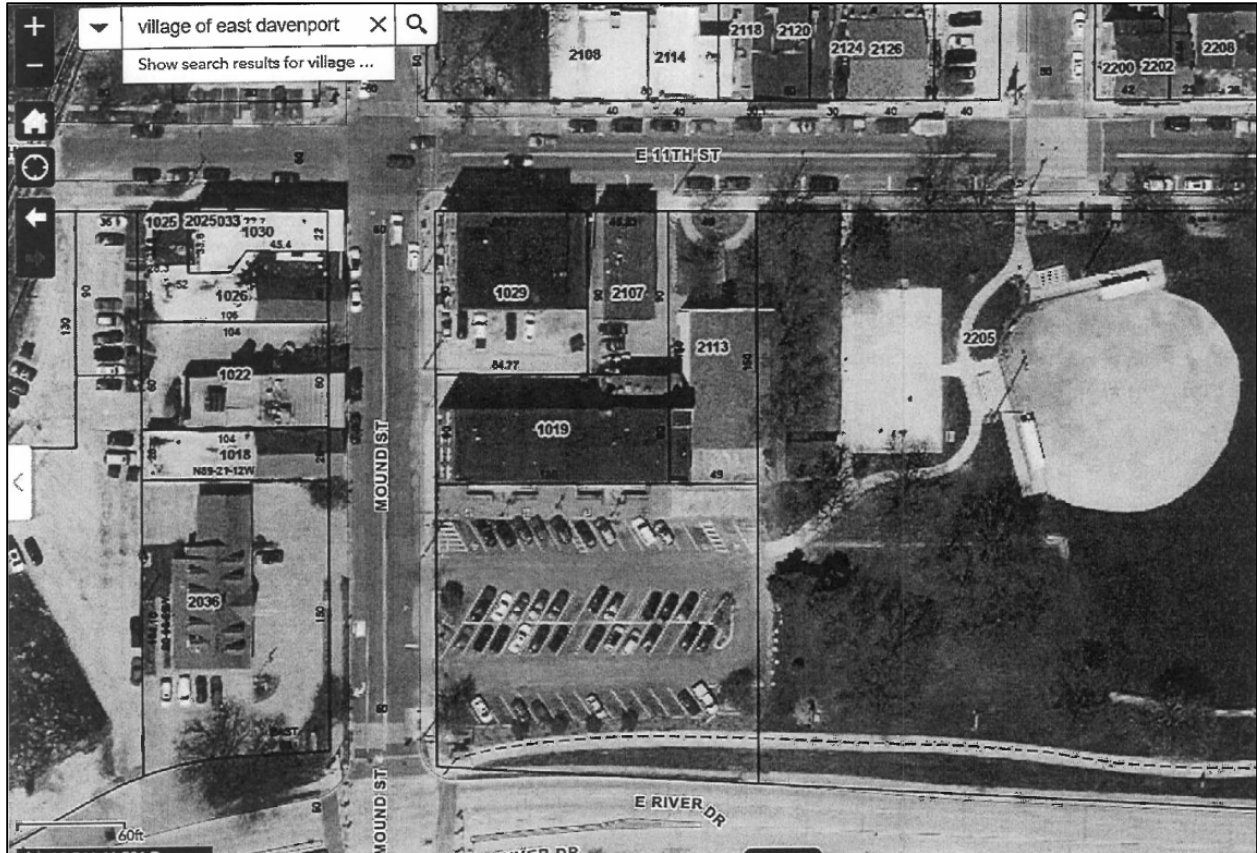
"Reflected Ceiling Plan" Sheet A1 (Detailed View) "Attachment B"



Restrooms – Detailed View Sheet A1 "Attachment B"



"Attachment C-1"



"Attachment C-2"



"Attachment C-3"



City Staff Exhibits

City Public Parking & Private Leased Yacht Parking

RED = Leased Private Parking



City Staff Exhibits

Scott Clements – Vice Commodore | Marina Operations

From: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Sent: Monday, November 4, 2024 2:57 PM

To: Koops, Scott E. <Scott.Koops@davenportiowa.com>

Subject: FW: [EXT] Re: Tenant Newsletter Content Due

From: Scott Clements <sfclements@gmail.com>

Sent: Friday, September 20, 2024 11:03 AM

To: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Subject: [EXT] Re: Tenant Newsletter Content Due

Stephanie,

I will think on that, the only issues we usually have are with parking lots. Big events across the street overwhelm the lots, we get people parking in the fire lane, on top of our fuel tank, almost anywhere you can think. As far as the marathon, going forward, I would suggest moving the turnaround to the upper lot, already free 24-hr parking, it is larger, just leave the front row for boat owners. Just a suggestion.

I will let you know if I come up with anything for your newsletter, but nothing comes to mind.

Thanks again,

Scott

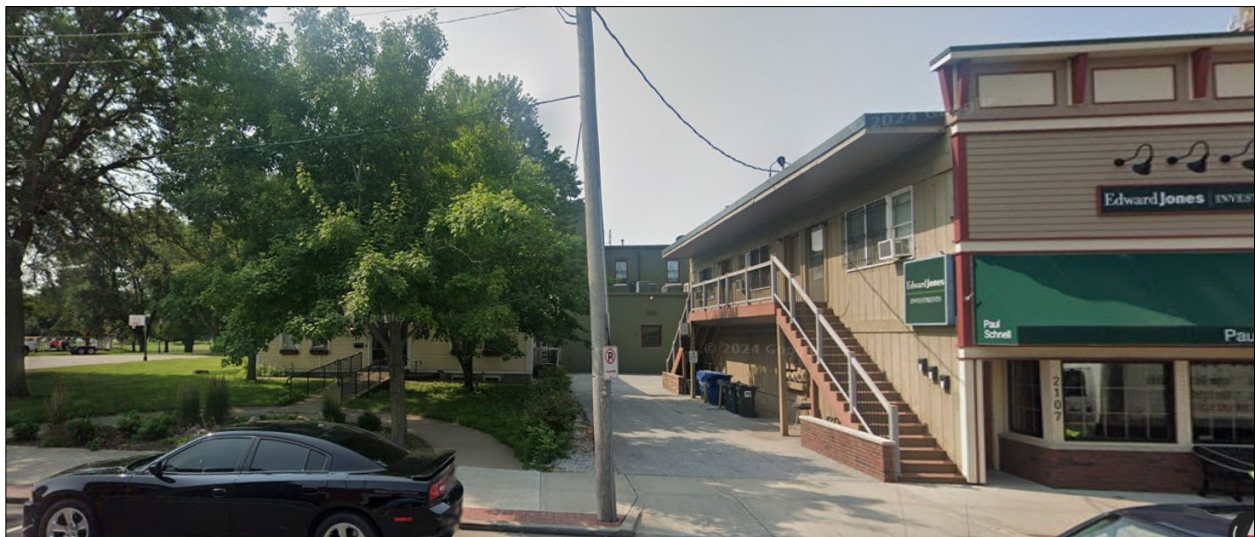
Vice Commodore - Marina Operations 

563-343-7624

sfclements@gmail.com

City Staff Exhibits

Site: Google Street View



Site: Overhead Imagery



Approval Standards

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Applicant Response:

*The space is an existing third floor of the building, serviced by an elevator and 3 separate egress staircases. Proper sanitary and utility services are already provided to the space. The events would typically take place when the other businesses in the building are closed. All proper permits and licenses will be obtained and maintained. There is public parking available next to the building, street parking, as well as shuttle availability. Please see **Attachment A** regarding specific questions from the planning/development department. **Attachment B** includes a life safety plan. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.*

Parking:

*There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see **Attachment C** for pictures of the parking lots in the vicinity of the building.*

*The estimated fire rated capacity is approximately 228 combined for all areas, with the dining area estimated to be 208. **[THIS INFORMATION HAS BEEN RESUBMITTED IN EPLAN DOCUMENTS SHOWING THE CAPACITY AT 649 PERSONS]**. The areas and calculations are included in Attachment B, Life Safety Plan.*

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for

larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

*The estimated fire rated capacity is approximately 228 **[649 update provided by the petitioner]** combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.*

Staff Comments:

Trip generation calculations (10th Edition *Trip Generation Manual*, 2018) for the proposed use would conservatively place the number of parking spaces needed for the use in the **100 to 120** range using 250 persons for occupancy capacity and 2.25 person per vehicle. At the top of the range, calculations (649 capacity; 2.0 persons per vehicle) would place the parking demand at **325 off-street parking spaces**. The impact to the Village even from 100 to 120 vehicles would have a significant detrimental impact to the commercial businesses and dwelling in the Village. Shared parking with restaurants, bars and other commercial would not provide a benefit given the overlap in maximum demand hours per Parking Code Table 17.10-3.

The public parking lots referenced by the petitioner have a relatively robust demand for parking, especially during the hours typically used by reception facilities. The attached email from the Yacht Club Vice Commodore outlines the demand issues for the public parking spaces during regular occurring events in the Village. The parking lot referenced by the petitioner for the parking west of the yacht club building is not available to the general public, as shown in the attached Staff "**City Public Parking & Private Leased Yacht Parking**" exhibit.

The public lot abutting to the south of the proposed use has a capacity of 54 parking spaces. This parking lot is utilized by all businesses in the Village, and is generally 50 to 60% full during usual afternoon/evening business hours, and is typically at capacity on weekend evenings, per various orthophotography and anecdotal observations. The public lot adjacent to the Water Taxi has a capacity of 70 spaces. This lot is shared by users of the park, the recreational trail, water taxi users, fishermen, and other patrons of the Village.

It is unclear where the petitioner's shuttle would pick up patrons for the reception facility. It appears the petitioner is referencing the public parking near the water taxi.

Staff believes there is strong evidence that the proposed use would, to significant degree, have a detrimental impact on the businesses and patrons of the Village of East Davenport. Approval Standard #1 has not been met.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Applicant Response:

The surrounding buildings and the general area this building is located within is used for similar type purposes including restaurants, bars, theater, performance spaces, etc. The use of the 3rd Floor of this building for an event space will not detract from the adjacent or other properties in the immediate vicinity.

Staff Comments:

The plans for a 649-person capacity reception facility would very likely impact adjacent property owners given the possible frequency and size of events at the facility – even if the typical occupancy was in the 250-person range. The Village of East Davenport was not designed with the modern car in mind nor were site features and parking areas designed and constructed for such. Approval standard #2 has not been met.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Applicant Response:

It is our understanding that the current zoning of the building allows for this use, as long as there is a special use permit in place. Thus, no change in zoning or land use would be required. We feel that having a special event space overlooking the river in this location would add to the overall amenities offered in the Village of East Davenport.

Staff Comments:

A reception facility in the Village requires a Special Use specifically to address issues that would be a detriment to the character of the area and to the property owners and patrons of the area. The appeal of a reception facility nearly 900 feet from the river does not provide redress for impacted business that will not have a customer base due to the negative externalities of 100 to 125 additional vehicles (or as many as 325) in the Village. The proposed use is in contradiction to the stated purpose of the Village's Zoning District, to "preserve and enhance the smaller-scale, historic character of the Village". Approval standard #3 has not been met.

Recommendation

Findings:

- there is no effective way to limit the facility's capacity beyond the allowed 649-person occupancy
- the use will generate off-street parking demand anywhere from 100 to 325 parking spaces
- no private off-street parking lot exists or is proposed with this facility
- existing public parking lots are presently overly burdened without adding additional demand
- the impact of the proposed use will contradict the stated purpose of the Village's zoning district which is to "preserve and enhance the smaller-scale, historic character of the Village"
- none of the three approval standards have been met

Recommendation:

Staff recommends denial of request SU24-06.

Prepared by:



Scott Koops, Planner II



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SPECIAL USE
ZONING BOARD OF ADJUSTMENT

APPLICANT INFORMATION		
Applicant Name	SPECIAL USES MUST FIRST HAVE AN APPROVED SITE PLAN I, the Applicant, certify understanding that a site plan must be reviewed & approved prior to placement on the Zoning Board of Adjustment calendar.	
Address		
City State Zip		
Phone		
Secondary Phone		
E-Mail Address	USE PROPOSED REQUIRING A SPECIAL USE	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the public hearing zoning board calendar. The City reserves the right to require further site studies as necessary. Type Applicant's Name _____ Applicant's Signature _____ Date _____		COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED Site Plan/Concept Plan (to scale)* *shall show setbacks, height and size dimensions, etc. Authorization to Act as Agent Affidavit* *shall include owner contact information Application Fee (REQUIRED) \$400
DEVELOPMENT TEAM		
Property Owner		
Address _____		
Phone _____	Secondary Phone _____	
E-Mail Address _____		
Project Manager/Other		
Address _____		
Phone _____	Secondary Phone _____	
E-Mail Address _____		
Contact Development & Neighborhood Services (DNS) Planning Division at planning@davenportiowa.com with any questions, for additional information, and to submit this form.		

Authorization to Act as Applicant

I/We, _____
[as property owner(s)]

authorize _____
[the above person(s)]

to act as applicant, representing me/us before the Zoning Board of Adjustment

for the property located at _____.

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

Date

State of _____,

County of _____,

Sworn and subscribed before me

this _____ day of _____, _____.

[identification type]

Notary Public

My Commission Expires:

Attachment A

Special Use Permit Questions:

1. *What floor will the Reception Area (RA) be located on?*
Is there an elevator to the RA floor?

The event space will be located on the 3rd floor of the building. The building has an ADA compliant entrance and all floors are serviced by a recently updated elevator.

2. *What is the area of the RA?*
What are the dimensions of the room/rooms?

The area for use as an event space is approximately 3100 sq ft. There are other rooms also on the 3rd floor which consist of storage, utility rooms, bathrooms, food prep area, and a changing room. We have attached drawings and plans for the space to this application as Attachment B.

3. *Where is the leased parking area for the RA?*
How many spaces does the lease entitle you too?
Is the parking shared?
What is RA Fire Capacity?

There are several city parking lots in the general vicinity of the building, including the large lot directly next to the building. In addition, there are two lots near the marina and river areas which are within close walking distance. Further, it is anticipated to utilize a shuttle bus as needed for larger events if parking is a concern as the owner's own a shuttle bus for another business. Please see Attachment C for pictures of the parking lots in the vicinity of the building.

The estimated fire rated capacity is approximately 228 combined for all areas, with the dining area estimated to be 208. The areas and calculations are included in Attachment B, Life Safety Plan. However, these calculations have not been completed/certified by the fire department.

4. *Where is the dumpster located?*
Are clients expected to take out their own trash?
Is the RA cleaned immediately after the event?

The dumpster is located on the premises of the building, on the paved area between 1019 Mound (our building) and the two buildings to the North, 1029 Mound and 2107 E 11th. Current tenants do take out their own trash, trash from the use of the event space will be removed either by the client or the cleaning crew paid for by the client and will be required by our lease. It is anticipated that the cleaning crew will clean the event space with 24 hours after the conclusion of any event.

5. *What will be the maximum number of days per week the space be available for rent, and what are the daily hours of events?*

The event space will be available for rent every day of the year between the hours of 7 AM and Midnight. However, we do not realistically anticipate having events every day. It is currently anticipated that on average, we will have 2 events per week over the course of the first year of operation.

6. *Is any security provided to the RA or the Building?*

The building currently has automatic locks on the doors as well as security cameras. Additional security cameras will be added for the event space as well as all entrances/exits/stairwells as identified by a security camera specialist.

7. *What type and amount of insurance will be covering RA events?*

We will obtain all proper and necessary insurance for this space. We have not yet obtained/bound the insurance yet, but will do so as required.

8. *Does your lease allow any outdoor event/activity?*

Is smoking allowed in the RA per your lease?

Where will smokers go to smoke during events?

We do have any outdoor space that would be included or leased for any event/activity. We do not and will not allow smoking in the building or on any part of the site. Smokers will have to a suitable public area that is allowed for smoking.

9. *Will there be any outside improvements made to the property?*

The Design Review will be required for any outdoor improvements, including signs.

While we anticipate new signage for the building identifying the event space, we do not have any drawings or signage design completed at this time. When we do, we will submit an application to the design review board. No other outside improvement are anticipated.

Attachments B

CODE DATA 2015 IBC

PROJECT DESCRIPTION:
BUILDING TYPE: This project is a new 3-story building.
CONSTRUCTION TYPE: Type III construction.
OCCUPANCY: Office (S-1, Table 501)
SPRINKLER: Sprinkler system is required for this building.
SEISMIC: Seismic design category is D.

EXIT ACCESS TRAVEL DISTANCE (Table 1030.1):
 250 feet
EXIT SEPARATION: Exit doors shall be separated from each other by a minimum of 5 feet.
MINIMUM EXIT WIDTHS: Exit doors shall be a minimum of 32 inches wide.
EXIT SIGNAGE: Exit signs shall be illuminated at all times.
EMERGENCY & EXIT LIGHTS: Emergency and exit lights shall be provided in accordance with the applicable code requirements.
STAIRS: Stairs shall be enclosed in fire-rated walls and doors.
SMOKE DETECTORS: Smoke detectors shall be provided in all sleeping quarters and common areas.
ALARM SYSTEMS: An alarm system shall be provided for this building.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND OTHER APPROVALS IN CONNECTION WITH THE WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION AND COMPLETION OF THE WORK IN THE ENTIRE PROJECT.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION AND COMPLETION OF THE WORK IN THE ENTIRE PROJECT.
5. ALL TRUSS AND WELDED CONNECTIONS ON THE PROJECT SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND SHALL BE SHOWN AND CALLED FOR.
6. THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL UNFINISHED EQUIPMENT, ACCESSORIES, PARTITIONS, ETC.
7. ALL CLEANING MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINTS, COATINGS, ADHESIVES, ETC., SHALL BE PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.
8. ALL CLEANING MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINTS, COATINGS, ADHESIVES, ETC., SHALL BE PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.
9. ALL CLEANING MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINTS, COATINGS, ADHESIVES, ETC., SHALL BE PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.
10. ALL CLEANING MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINTS, COATINGS, ADHESIVES, ETC., SHALL BE PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.
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20. ALL CLEANING MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINTS, COATINGS, ADHESIVES, ETC., SHALL BE PROPERLY DISPOSED OF BY THE GENERAL CONTRACTOR.

APPLICABLE CODES

1. Building 2015 International Building Code
2. Electrical 2015 National Electrical Code
3. Fire 2015 International Fire Code
4. Mechanical 2015 International Mechanical Code
5. Plumbing 2015 International Plumbing Code
6. Energy 2015 International Energy Conservation Code
7. Life Safety 2015 International Life Safety Code
8. Fire Alarm 2015 International Fire Alarm Code
9. Fire Sprinkler 2015 International Fire Sprinkler Code
10. Fire Signaling 2015 International Fire Signaling Code
11. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
12. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
13. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
14. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
15. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
16. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
17. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
18. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
19. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code
20. Fire Alarm and Signaling 2015 International Fire Alarm and Signaling Code

PROJECT DIRECTORY

Owner: [Name]
Architect: [Name]
Engineer: [Name]
Contractor: [Name]
Subcontractors: [List of subcontractors]

COMMON ABBREVIATIONS

ACR - ABOVE FINISH FLOOR
 AL - ALUMINUM
 AN - ANCHOR BOLT
 AS - AS SHOWN
 B - BRICK
 C - CONCRETE
 CL - CLAY TILE
 CM - COMMON
 CS - CEMENT STONE
 CU - COPPER
 D - DIMENSION
 E - EXISTING
 F - FINISH
 G - GROUND
 H - HOLLOW
 I - IRON
 J - JOIST
 K - KICKER
 L - LATH
 M - MASONRY
 N - NOTED
 O - OPEN
 P - PAINT
 Q - QUANTITY
 R - RADIUS
 S - STEEL
 T - TILE
 U - UNFINISHED
 V - VENT
 W - WALL
 X - EXCEPT
 Y - YIELD
 Z - ZINC

Sheet	Sheet Name	Original Date	Date Revised	Date Reissued
1	General Notes	10-15-14		
2	Foundation	10-15-14		
3	Framing	10-15-14		
4	Roofing	10-15-14		
5	Exterior Walls	10-15-14		
6	Interior Walls	10-15-14		
7	Floors	10-15-14		
8	Stairs	10-15-14		
9	Elevators	10-15-14		
10	Mechanical	10-15-14		
11	Electrical	10-15-14		
12	Plumbing	10-15-14		
13	Fire Protection	10-15-14		
14	Life Safety	10-15-14		
15	Energy	10-15-14		
16	Other	10-15-14		

Event Space Renovation

Davenport, IA



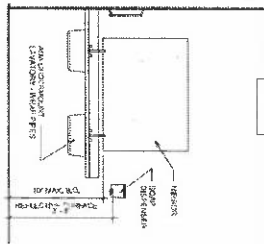
Construction Drawings for:
Event Space
 1019 Mound Street, Davenport, IA

DATE: 10/15/14
 PROJECT NO: 108124
 COVER SHEET

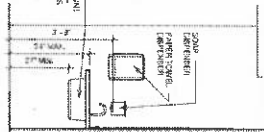
REVISIONS
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 2. [Description of revision]
 3. [Description of revision]
 4. [Description of revision]
 5. [Description of revision]
 6. [Description of revision]
 7. [Description of revision]
 8. [Description of revision]
 9. [Description of revision]
 10. [Description of revision]

JOSEPH ARCHITECTURAL GROUP, P.C.
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 Davenport, IA 52601
 Phone: 319-236-8800
 Fax: 319-236-8801
 Email: info@jagroup.com

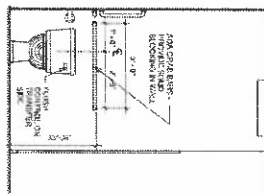
Attachment B



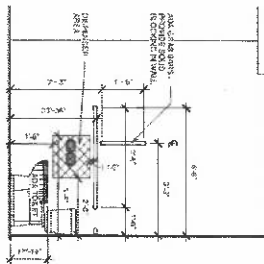
Problem Extension 7
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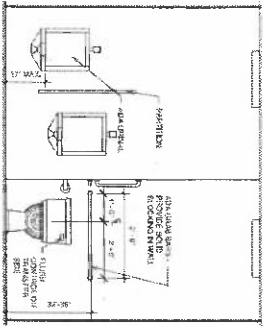
② $\frac{1}{2}x^2 = 1.5$



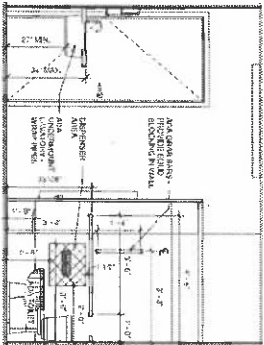
5. Physiotherapist Evaluation 5
1.2 or 1.0



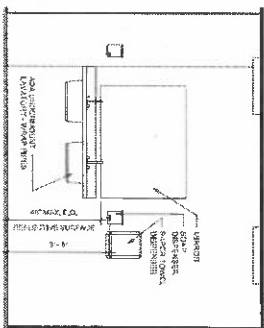
5. Fastdown: Ely 249c. 4
1/2" = 1.0"



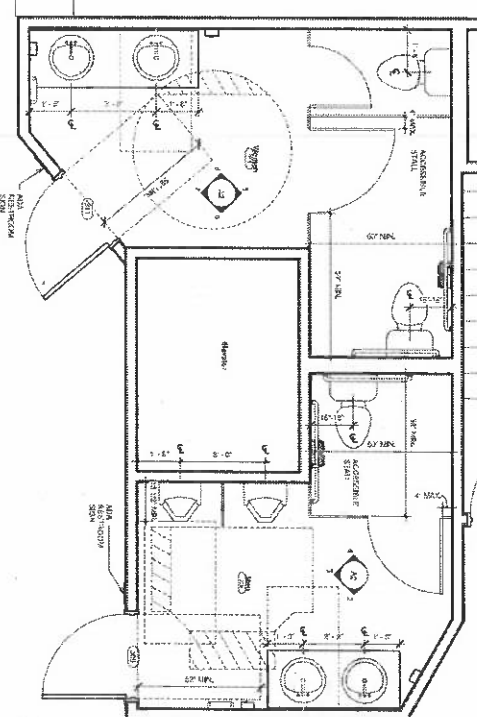
③ Positioning Division
= 20 to 10



③ $\frac{1}{\sqrt{2}} = \frac{1}{2} \sqrt{2}$



2. Highly recommended



Pharmacom Ltd
127-107

Construction Drawings for:
Event Space
1019 Mound Street, Davenport, IA

DATE 18 October 2024
A2
PROJECT INC.
#08124

REVISIONS

1. 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2

 4350 Alondra Avenue
Rock Island, IL 61201
Phone: 309-786-2929
Fax: 309-796-4242
jag@jagarch.com

JOSEPH ARCHITECTURAL GROUP, P.C.



JOSEPH ARCHITECTURAL GROUP, P.C.

DATE
28 October 2002
A3

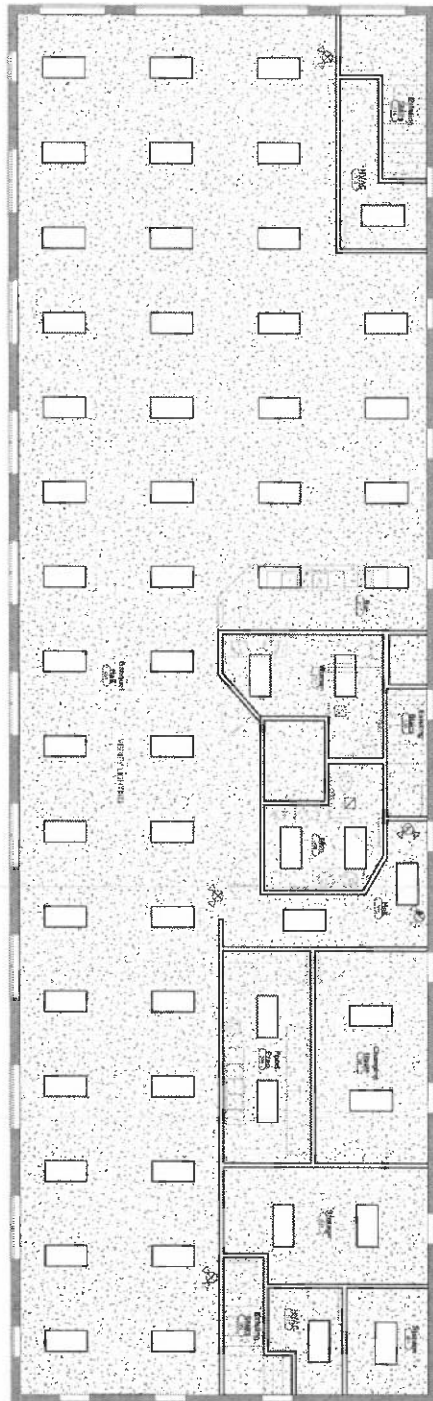
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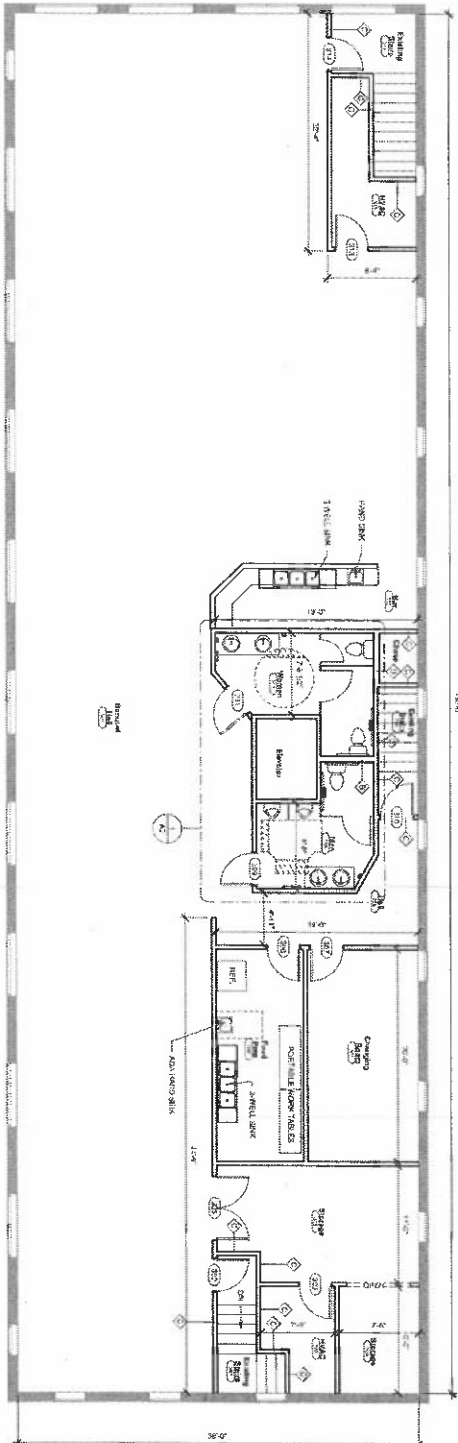
○ Accessibility Legend.
1/4" = 1'-0"

144

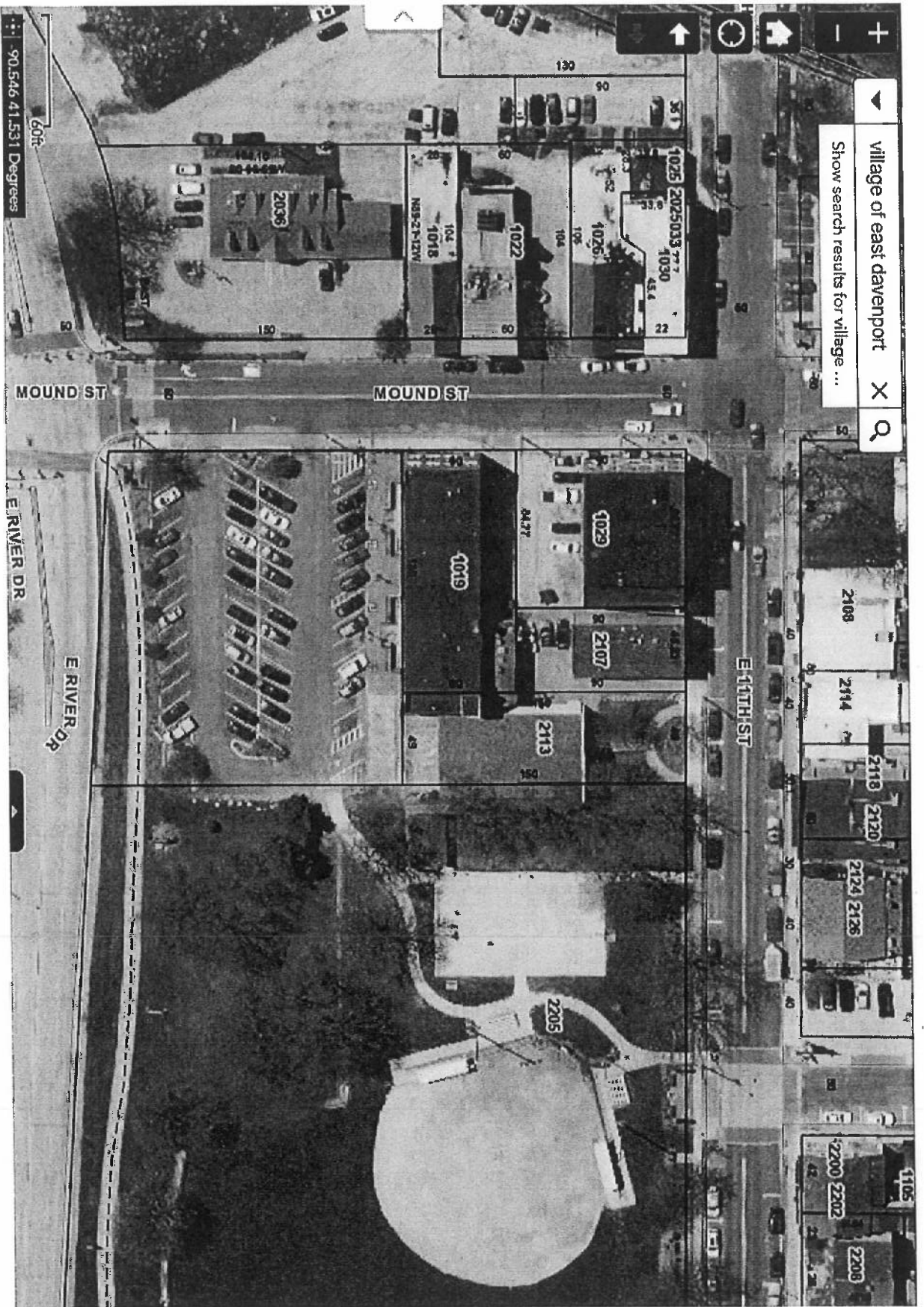
№08124

[illegible][illegible][illegible]

② Third Floor: Reinforced Concrete Slab
 $3' \times 6' \times 10' \times 4'$



2014-15
10/10/14



Attachment C-1

Attachment C-2



City of Davenport, Iowa

Interactive GIS Map

Attachment C-3



CODE DATA

2015 IBC

PROJECT DESCRIPTION:

Renovation of third story into an event center

BUILDING SIZE:

Third Story: 4,940 SF

CONSTRUCTION TYPE:

Type 3-B (Ch. 6, Table 601)

OCCUPANCY:

Group A2 banquet hall: 75' tall (Table 504.3) 3 Stories (Table 504.4), 28,500 SF per story (Table 506.2)

SPRINKLER:

Provided: NFPA 13 (Section 903.3.1.1)

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM:

Required in accordance with Section 907.5.2.2

OCCUPANTS:

Assembly Standing: 3,220 NSF / 5 NSF per occupant = 644 occupants
Kitchen: 305 GSF / 200 GSF per occupant = 2 occupants
Business: 221 GSF / 100 GSF per occupant = 3 occupants
(NSF = actual occupied area, does not include toilet rooms, corridors, etc.)
Total : **649 occupants**

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2):

250 feet

EXIT SEPARATION:

1/3 largest diagonal measurement of building

CALCULATED MINIMUM STAIRWAY WIDTH (Section 1005.3.1 Exception 1):

649 occupants x 0.2 inch per occupant = 129.8 inches
129.8 inches / 3 stairways = 43.3 inches per stairway

REQUIRED MINIMUM STAIRWAY WIDTH:

44 inches (Section 1011.2). This is greater than 43.3 inches, so 44 inches is the actual required minimum stairway width.

MINIMUM OTHER EGRESS COMPONENTS WIDTH (Section 1005.3.2 Excepton 1):

649 occupants x 0.15 inch per occupant = 97.4 inches
97.4 inches / 3 exit access doors = 32.5" per door

MINIMUM EXITS REQUIRED: (Table 1006.3.1)

(3) exits each with minimum 34" wide door clearance

EXITS PROVIDED:

See plans

EMERGENCY & EXIT LIGHTS:

Provided at all exits with battery back up lit path to public way (inside & outside), see Electrical

FIRE EXTINGUISHERS:

Ordinary (moderate) hazard occupancy (1 per 3,000 S.F. maximum) (2015 IBC Table 906.3(1), 2015 IFC Section 906, and NFPA 10) verify tenant build-out
5 LB. - 2A10BC extinguishers - verify with fire marshal for locations
75 feet maximum travel distance to extinguisher

APPLICABLE CODES

- Building: **2015 International Building Code** with Local Amendments, refer to City Code Chapter 15.12
- Electrical: **2020 National National Electrical Code** with State and Local Amendments, refer to City Code Chapter 15.16.
- Plumbing: **2021 State of Iowa Uniform Plumbing Code** with Local Amendments, refer to City Code Chapter 15.28
- Mechanical: **2021 International Mechanical Code** with Local Amendments, refer to City Code Chapter 15.24
- State of Iowa Rule 661.303 Energy Conservation Code**
- NFPA 54, Fuel Gas Code, Current Edition**

PROJECT DIRECTORY

Street Address

1019 Mound St
Davenport, IA 52803

Owners

Jens Baker
jbaker@apexconstructionconsultants.com
Matt Schmit
mattjschmit@gmail.com

Contractor

Jeff McArtor
MCS INC
(319) 330-4232
jeff@mcartorconstruction.com

Architect

Joseph Architectural Group, P.C.
4510 42nd Avenue
Rock Island, Illinois 61201
Joseph A. Gusse
(309) 786-9920
joseph@jag-architects.com

Local Jurisdiction

Davenport Public Works
1200 E 46th St
Davenport, IA 52807

COMMON ABBREVIATIONS

A.C.	ACRE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ASPH.	ASPHALT
B.O.	BOTTOM OF...
C.L.	CENTER LINE
C.T.	CERAMIC TILE
CONC.	CONCRETE
CPT.	CARPET
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.F.E.	FINISH FLOOR ELEVATION
FTG.	FOOTING
GYP. BD.	GYP SUM BOARD
H.M.	HOLLOW METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
P. LAM.	PLASTIC LAMINATE
P.F.	PREFINISHED
PT.	PAINT
S.C.	SOLID CORE
T.O.	TOP OF...
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
V.W.C.	VINYL WALL COVERING

Sheet List					
Sheet Number	Sheet Name	Original Date	Date Revised	Date Revision Sent	Detail/Change Made
A0	Cover Sheet	10-16-24	1) 10-31-24	1) 10-31-24	1) Code Data
A00	Life Safety Plan	10-16-24	1) 10-31-24	1) 10-31-24	1) occupant load calculation
A1	Third Story Plan & RCP	10-16-24	1) 10-31-24	1) 10-31-24	1) note & countertop
A2	Enlarged Plans	10-16-24			
A3	Schedules	10-16-24			

Event Space
Renovation
Davenport, IA

GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
- THE GENERAL CONTRACTOR SHALL COOPERATE WITH THE ARCHITECT, OWNER AND OTHER CONTRACTORS IN PERFORMING THE WORK IN THE ENTIRE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, SHALL COORDINATE AND ORGANIZE PROJECT PROGRESS MEETINGS, SHALL DISTRIBUTE SHOP DRAWINGS FOR APPROVAL, ETC. AND PERFORM ALL OTHER SERVICES RELATING TO THE DRAWINGS AND SPECIFICATIONS AS SHOWN AND CALLED FOR.
- ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
- PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN. FINAL CLEANING INCLUDING: REMOVAL OF LABELS, CLEANING TRANSPARENT MATERIALS, EXPOSED SURFACES TO BE FREE OF DUST, STAINS, FILMS AND FORIEGN SUBSTANCES, VACUUMED CARPETS, CLEANED PLUMBING AND ELECTRICAL FIXTURES AND A CLEAN SITE SHALL BE PERFORMED PRIOR TO INSPECTION FOR CERTIFICATE OF SUBSTANTIAL COMPLETION
- ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD. LF-2.
- ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.
- ALL EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL EXIT DISCHARGE LOCATIONS.
- TACTILE EXIT SIGNS SHALL BE PROVIDED AS REQUIRED AT APPROPRIATE LOCATIONS.
- PROVIDE ALL REQUIRED SIGNAGE FOR ALL ACCESSIBLE ELEMENTS INCLUDING BUT NOT LIMITED TO: PARKING, TOILETS, ENTRANCES, ETC.
- ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
- EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
- ANY ADDITIONAL DRAWINGS, DIAGRAMS, DETAILS, ENGINEERING STAMPS, ETC. REQUIRED TO OBTAIN MECHANICAL, ELECTRICAL OR PLUMBING PERMIT IS UP TO THE INDIVIDUAL CONTRACTOR.
- WORK TO INCLUDE ANY AND ALL FINAL CONNECTIONS TO EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OTHERS.
- GAS METER PROTECTION - SECTION 312 OF THE IFC REQUIRES GAS METERS AND ASSOCIATED PIPING THAT ARE LOCATED IN AN AREA WHERE THEY MAY BE SUSCEPTIBLE TO POSSIBLE VEHICLE IMPACT TO BE PROTECTED. THIS IS TO BE DONE WITH GUARD POSTS CONSTRUCTED OF STEEL NOT LESS THAN 4 INCHES IN DIAMETER AND CONCRETE FILLED. THESE POSTS ARE TO BE SPACED NOT MORE THAN 4 FEET BETWEEN POSTS ON CENTER. THEY ARE TO BE SET AT LEAST 3 FEET DEEP IN A CONCRETE FOOTING OF NOT LESS THAN A 15 INCH DIAMETER. THE TOPS OF THE POSTS ARE TO BE AT LEAST 3 FEET ABOVE THE GROUND. THE POSTS ARE TO BE LOCATED NOT LESS THAN 3 FEET FROM THE PROTECTED OBJECT. OTHER METHODS ARE POSSIBLE BUT MUST BE APPROVED PRIOR TO INSTALLATION.
- ADDRESS- MUST BE POSTED - THE BUILDING ADDRESS FOR EACH UNIT MUST BE POSTED. IF ONE ADDRESS IS USED FOR THE BUILDING THE DOORS IN THE VESTIBULE LEADING TO EACH INDEPENDENT BUSINESSES MUST ALSO BE LABELED. (I.E. SUITE A, SUITE B UNLESS GIVEN TWO SEPARATE ADDRESS NUMBERS BY THE BUILDING DEPARTMENT.)
- DOOR LABELING - SECTION 605.3.1 OF THE IFC REQUIRES DOORS INTO ELECTRICAL ROOMS TO BE MARKED WITH A PLAINLY VISIBLE, LEGIBLE AND DURABLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPLICABLE APPROVED WORDING. MECHANICAL ROOM DOORS SHOULD ALSO BE APPROPRIATELY LABELED. LETTERS ARE TO BE AT LEAST 1" TALL AND CONTRAST IN COLOR TO THE BACKGROUND.
- STAIRWAY SIGNAGE- IBC 1023.9 & DOOR LABELING- IFC 605.3.1. PERMANENT SIGNAGE WILL BE PROVIDED IN STAIRWELLS, MECHANICAL ROOMS, ELECTRICAL ROOMS, SPRINKLER ROOMS, DWELLINGS, GARAGE UNITS AND OTHER AREAS DEEMED NECESSARY BY THE FIRE CODE OFFICIAL.



1 Site Plan
1" = 40'-0"



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Fax: 309.786.9924
jag-architects.com

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AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN CONSENT.

REVISIONS
10/31/24

1
2
3
4

Construction Drawings for:
Event Space
1019 Mound Street, Davenport, IA



Cover Sheet

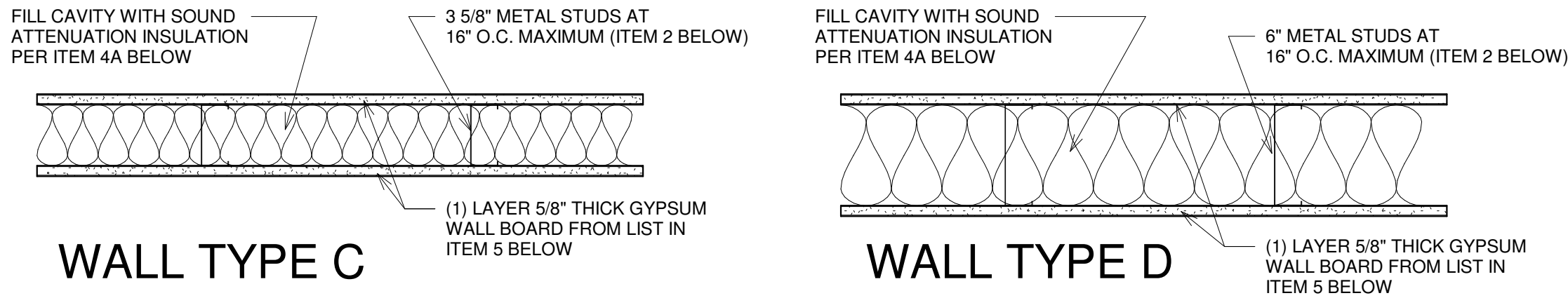
Current
Revision Date:
10-31-24

DATE
16 October 2024

A0

PROJECT
NO.

#08124

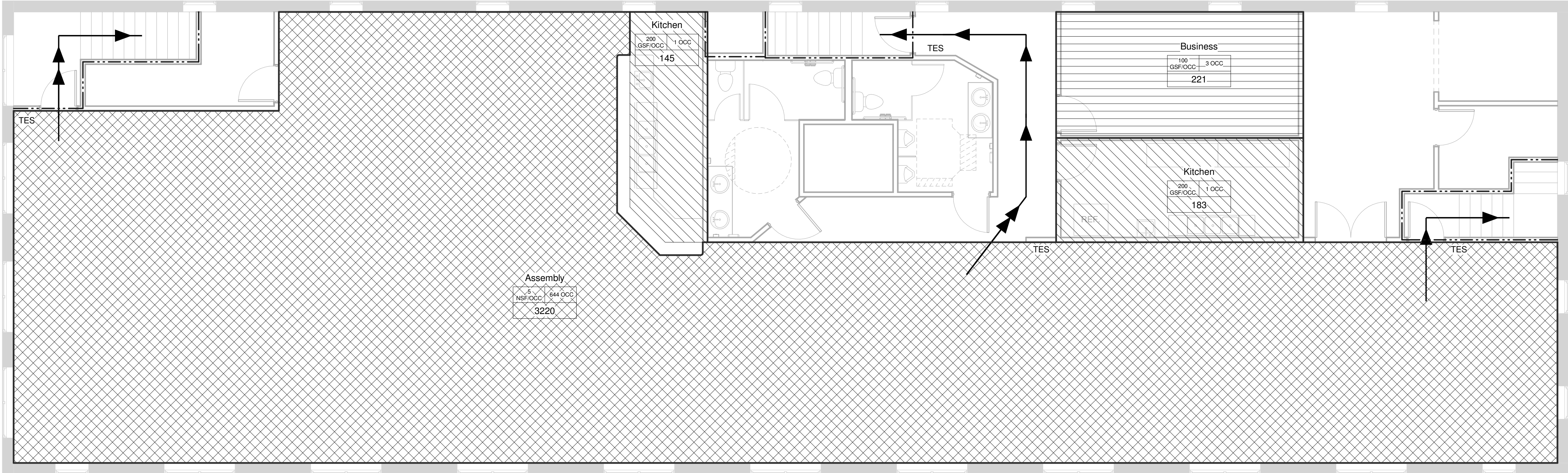


Design No. U419
June 14, 2024
Nonbearing Wall Ratings — 1 Hr
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

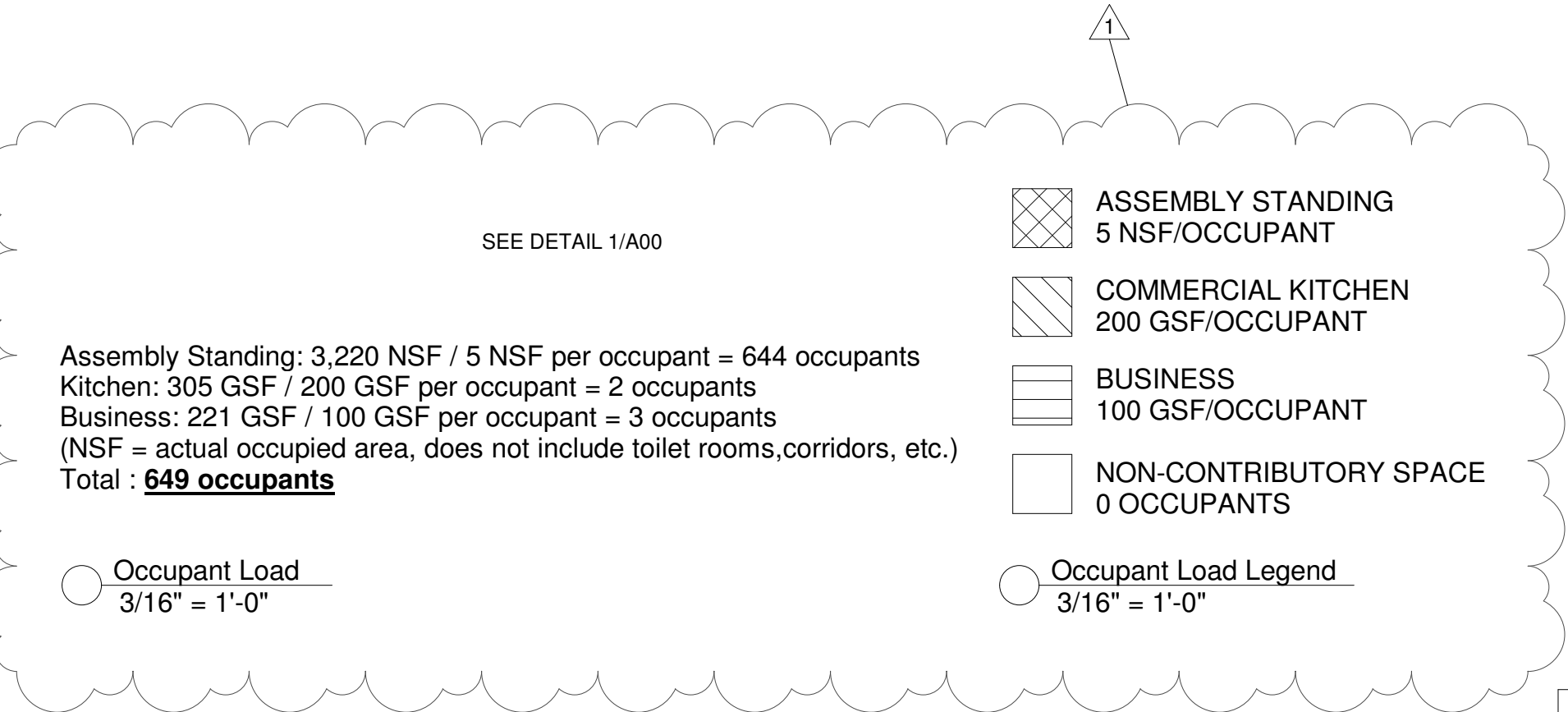
- 1. Floor and Ceiling Runners** — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- 2. Steel Studs** — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
- 3. Wood Structural Panel Sheathing** — n/a
- 4A. Batts and Blankets*** — (Optional – as an alternate to item 4) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
- See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
- 5. Gypsum Board*** — (1) layer 5/8" thick gypsum panels each side of wall, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered.
- CGC INC — 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC
- THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 5/8 in. thick Type SCX
- UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR
- USG BORAL DRYWALL SFZ LLC — 5/8 in. Types C, SCX, SGX, ULTRACODE
- USG MEXICO S A DE C V — 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC
- 6. Fasteners** — (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Single layer system with Type ULIX: 1 in. long, spaced 12 in. OC in the field and perimeter, when panels are applied horizontally or vertically.
- 7. Furring Channels** — n/a
- 8. Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
- 9. Siding, Brick or Stucco** — n/a
- 10. Caulking and Sealants*** — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
- UNITED STATES GYPSUM CO — Type AS
- 11-15.** — n/a

SEE UL ASSEMBLY DESCRIPTIONS FOR MORE INFORMATION/ALTERNATE PRODUCTS

③ Fire Barrier
1 1/2" = 1'-0"



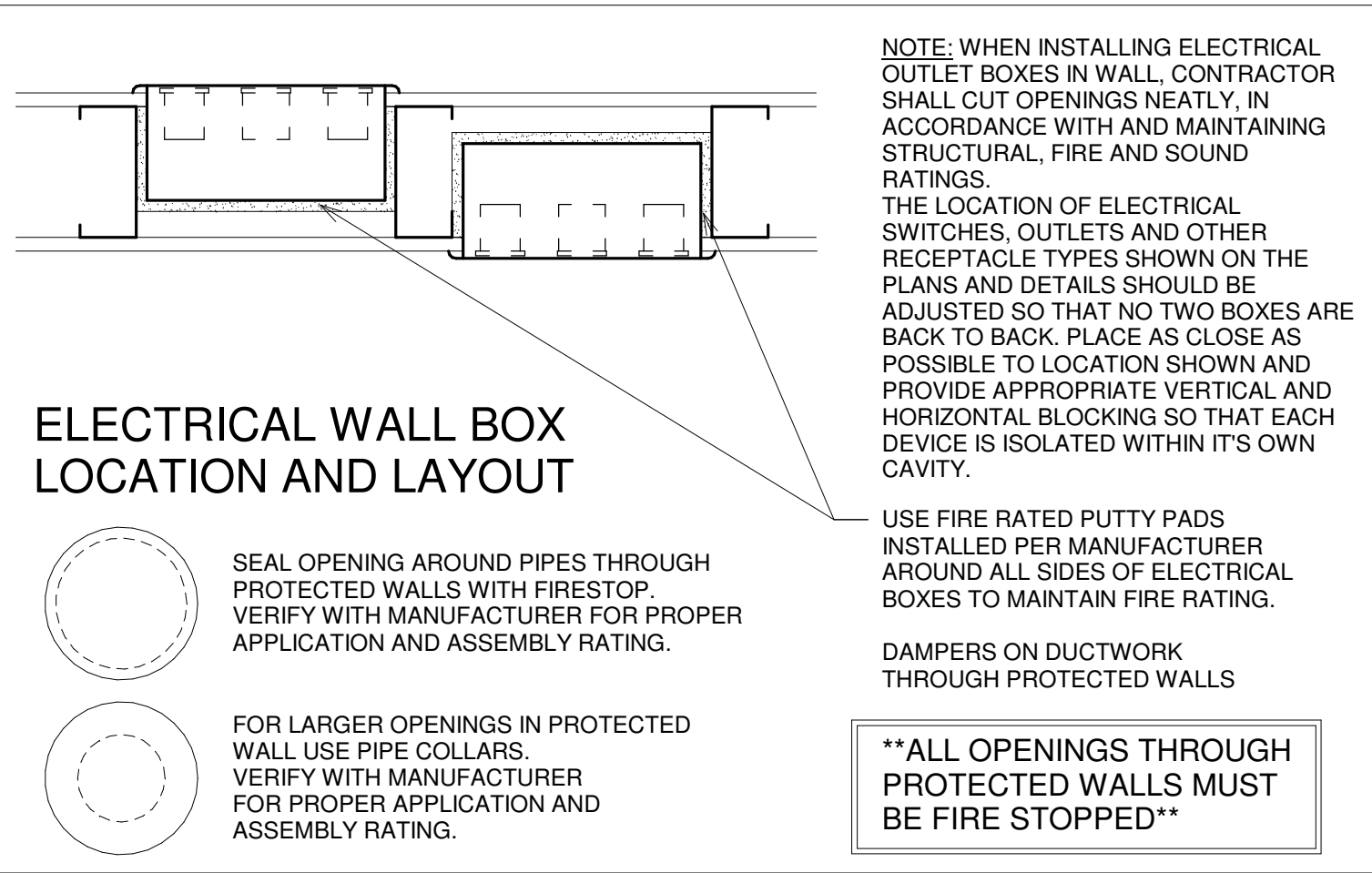
① Third Floor Life Safety Plan
3/16" = 1'-0"



----- 1-HR FIRE BARRIER	YES	TACTILE EXIT SIGN
→ DIRECTION OF EGRESS	F.E.C.	FIRE EXTINGUISHER CABINET - 4" MAXIMUM PROJECTION FROM WALL - FIRE RATING OF FIRE EXTINGUISHER CABINET MUST MEET OR EXCEED FIRE RATING OF WALL IT IS LOCATED IN
NOTE ALL ELECTRICAL/MECHANICAL ROOMS SHALL HAVE REQUIRED DOOR SIGNAGE	P.F.E.	PORTABLE FIRE EXTINGUISHER
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9 SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 731.12. (SECTION 707.5)		

FIRE RESISTIVE RATINGS (TABLE 601)			
STRUCTURAL ELEMENT	FIRE RATING	DESIGN NUMBER	DETAIL REFERENCE
FIRE BARRIER FOR STAIRS AND SHAFTS LESS THAN 4 STORIES TALL	1 HOUR	U.L. #U419	3 / A00
OPENING PROTECTION	60 MIN	---	---

○ Fire Rating Key
1/8" = 1'-0"



② Wall Penetrations
1 1/2" = 1'-0"

2'-0"x 4'-0" GENERAL PURPOSE T8
CEILING MOUNT FIXTURES (TYPICAL)

WALL PACK

EXHAUST FAN

EXIT FIXTURE - PER CODE

EXIT FIXTURE W/ EMERGENCY LIGHTING - PER CODE

DIRECTIONAL EXIT FIXTURE - PER CODE

EMERGENCY LIGHTING - PER CODE

EXTERIOR EMERGENCY LIGHTING - PER CODE

1.

EXIT FIXTURES TO BE ON
BATTERY BACK UP AS PER
CODE. LOCATE EXITS SIGNS
AND LIGHTING PER CODE,
SHOWN IN PLAN FOR
REFERENCE ONLY.

2.

SEE COMCHECK FOR DETAILED
LIGHT REQUIREMENTS

3.

WALL LIGHTS THAT PROTRUDE
MORE THAN 4" FROM THE WALL
SHALL BE MOUNTED SO THAT
THE BOTTOM EDGE IS AT LEAST
80" AFF

WALLS:
A - 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" THICK TYPE X GYPSUM BOARD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION
B - 6" METAL STUDS @ 16" O.C. W/ 5/8" THICK TYPE X GYPSUM BOARD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION
C - 2 HOUR FIRE BARRIER WITH 3-5/8" METAL STUDS @ 16" O.C. - SEE DETAIL 3 / A00
D - 2 HOUR FIRE BARRIER WITH 6" METAL STUDS @ 16" O.C. - SEE DETAIL 3 / A00

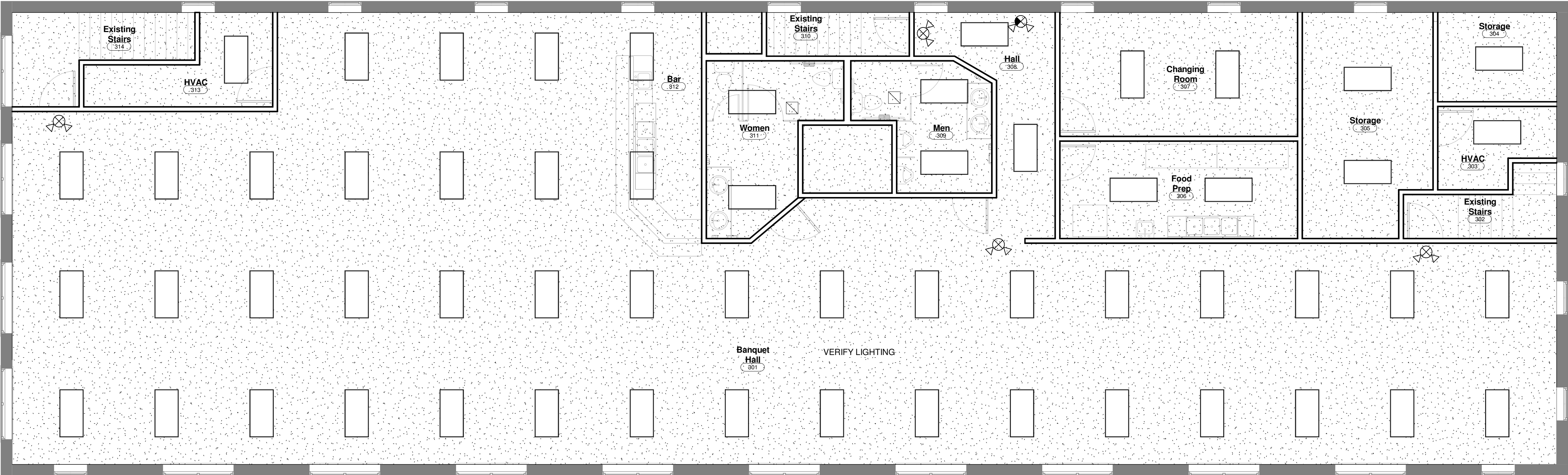
UNLESS NOTED OTHER WISE:
1. EXISTING WALLS ARE DIMENSIONED FROM WALL FACE.
2. NEW WALLS ARE DIMENSIONED TO WALL CENTERLINE.
3. SEE LIFE SAFETY PLAN FOR FIRE RATED WALL INFORMATION.
4. FIRE BLOCK CONCEALED COMBUSTIBLE WALL SPACES VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

WALL OR FRAME TYPE

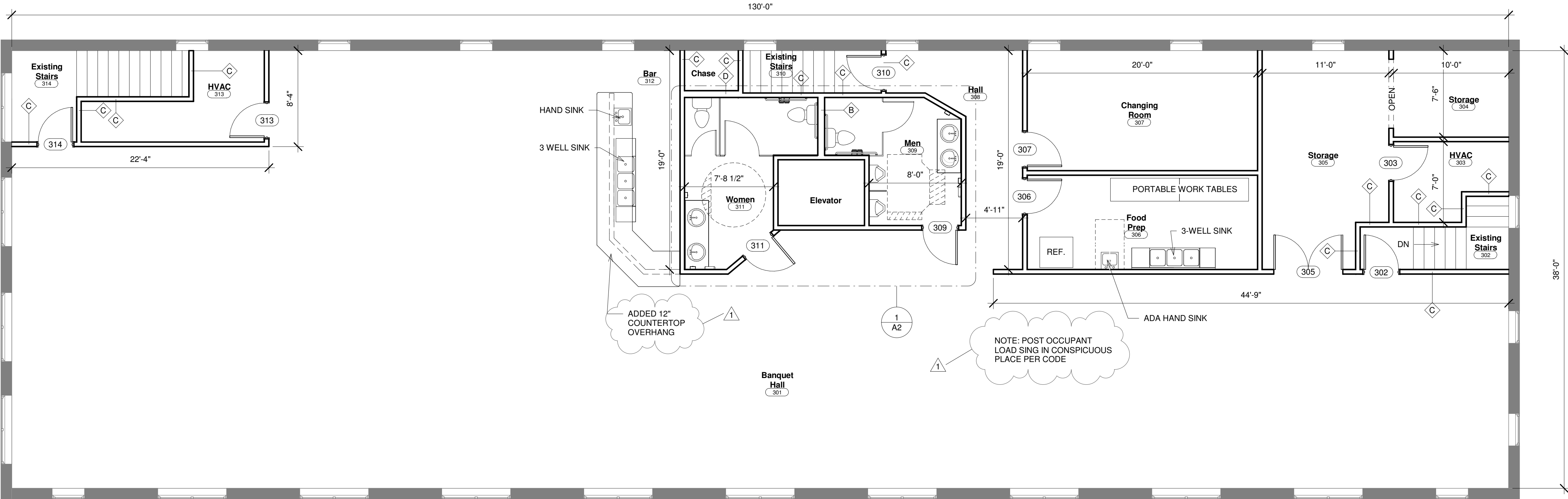
FIRE BLOCKING MATERIALS:
1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS
3. ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLE-BOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

Reflected Ceiling Plan Legend
3/16" = 1'-0"

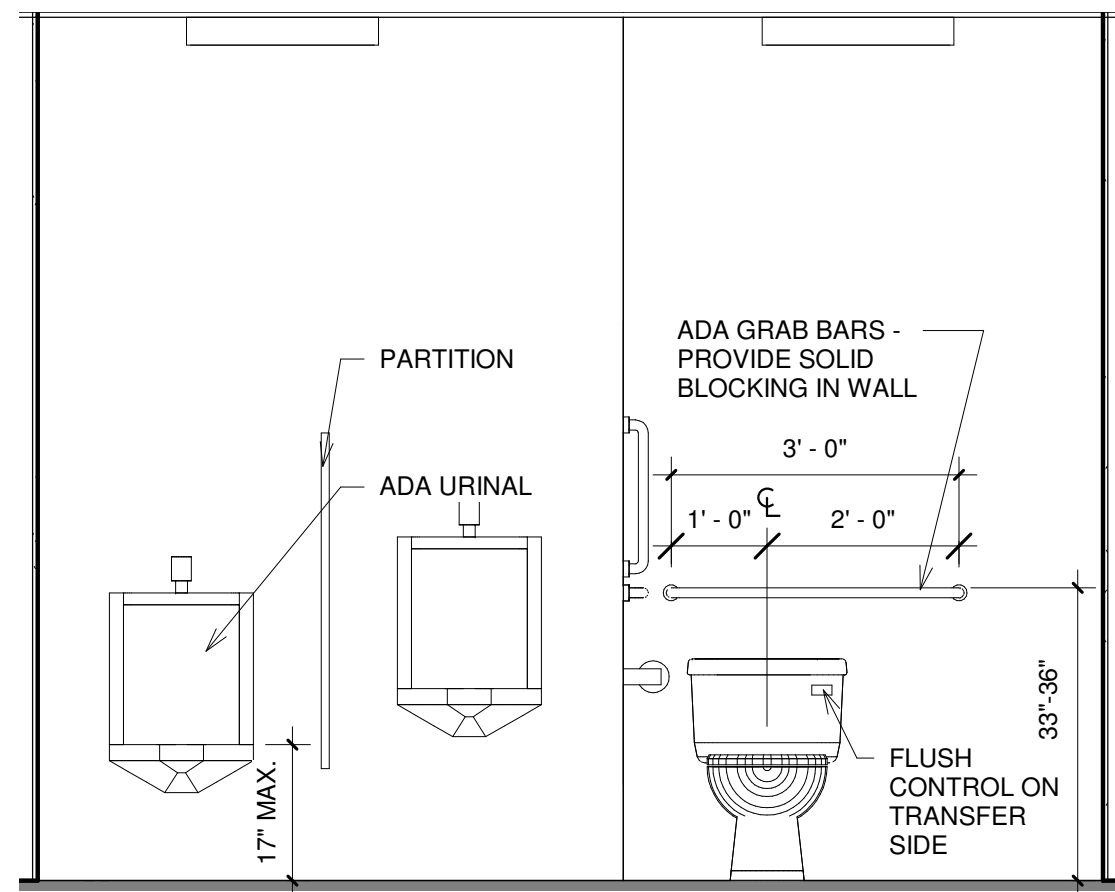
Wall Types & Notes
3/16" = 1'-0"



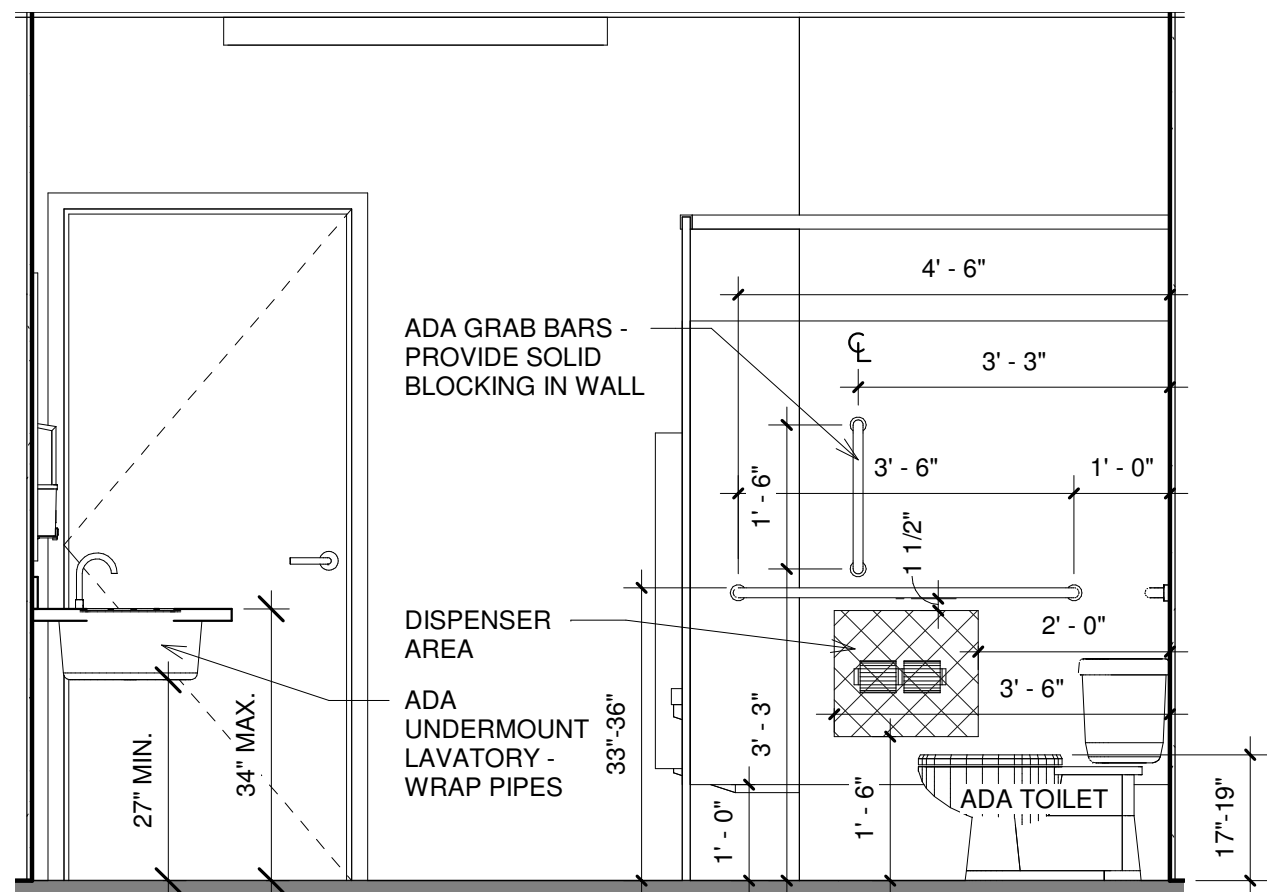
Third Floor Reflected Ceiling Plan
3/16" = 1'-0"



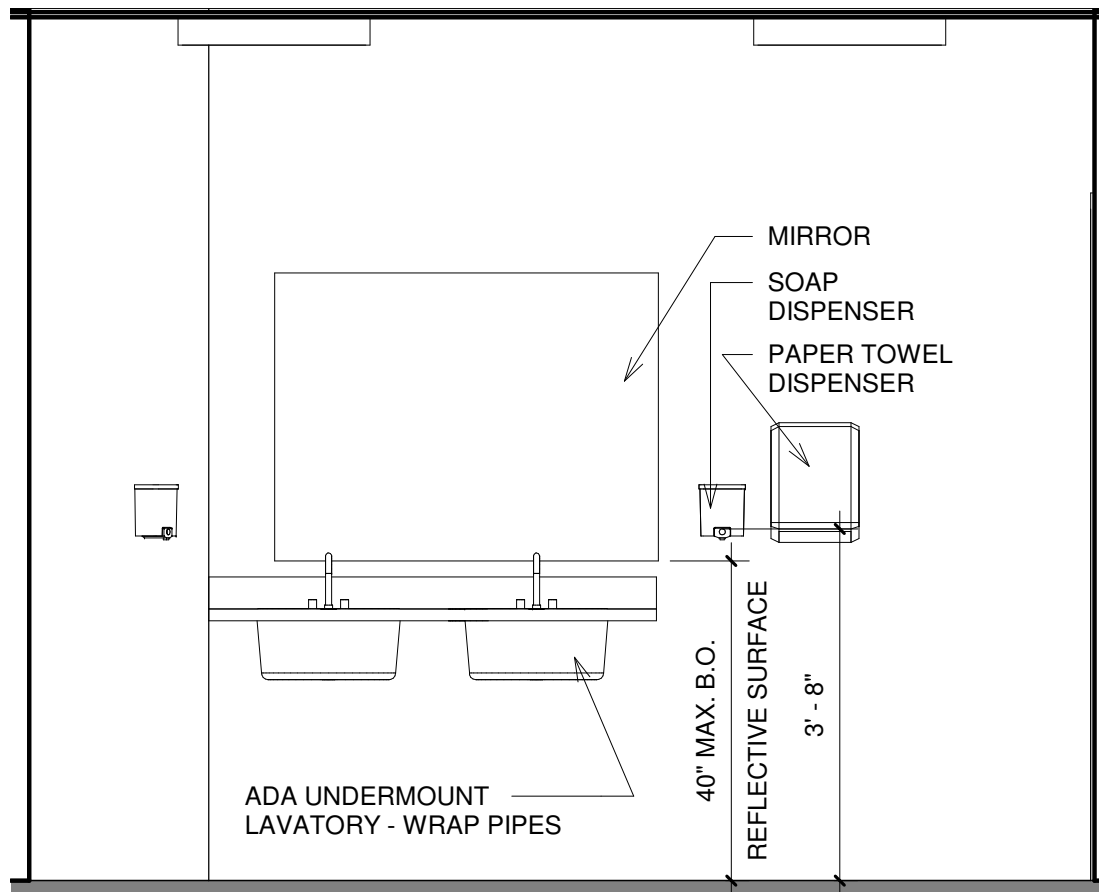
Third Floor Plan
3/16" = 1'-0"



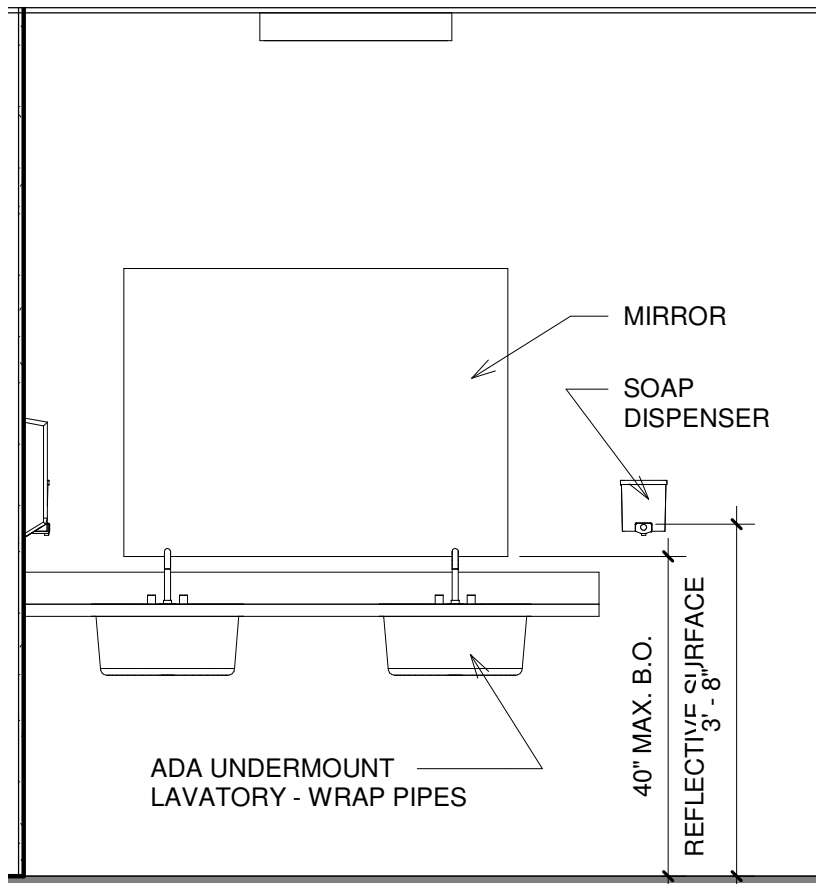
④ Restroom Elevation 3
1/2" = 1'-0"



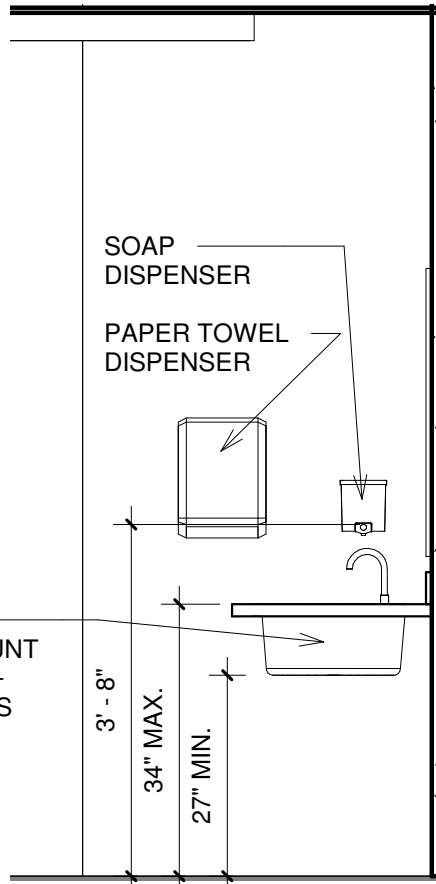
③ Restroom Elevation 2
1/2" = 1'-0"



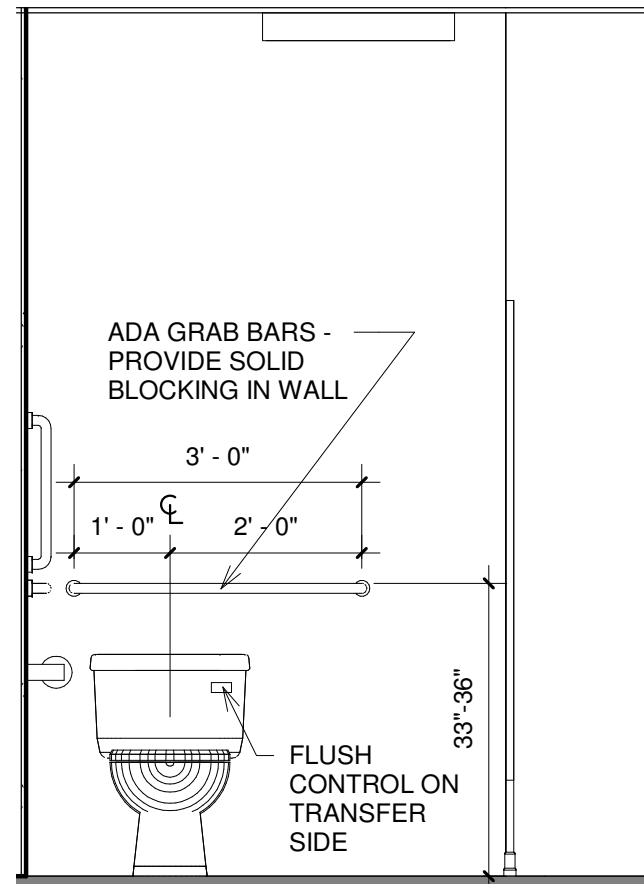
② Restroom Elevation 1
1/2" = 1'-0"



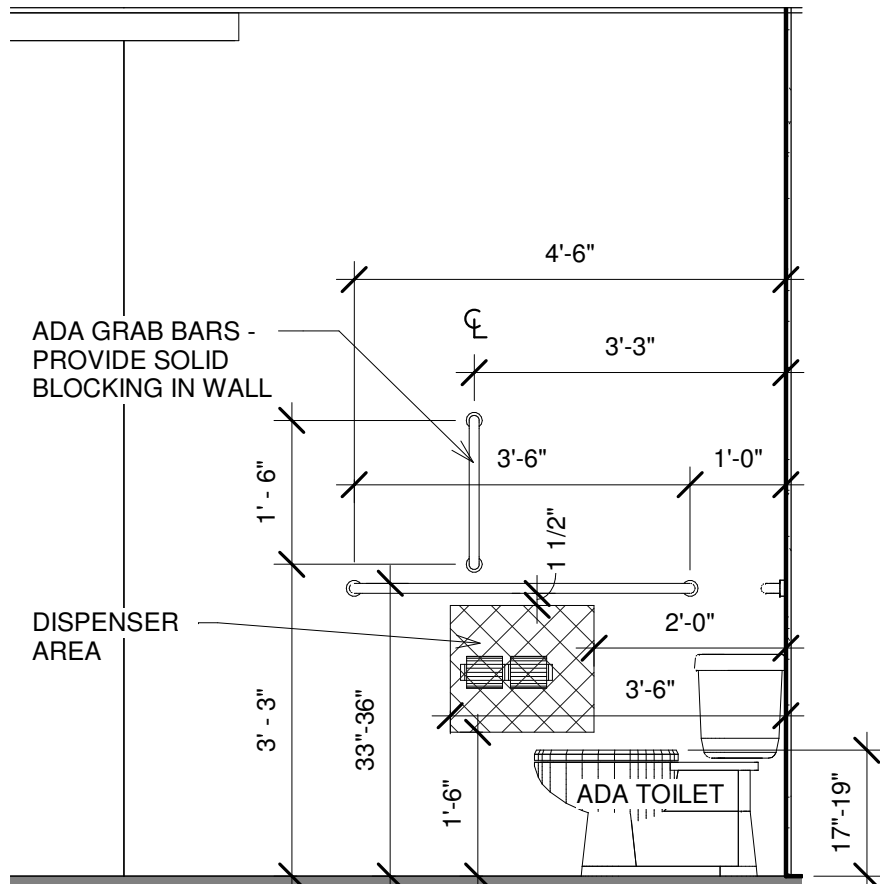
⑧ Restroom Elevation 7
1/2" = 1'-0"



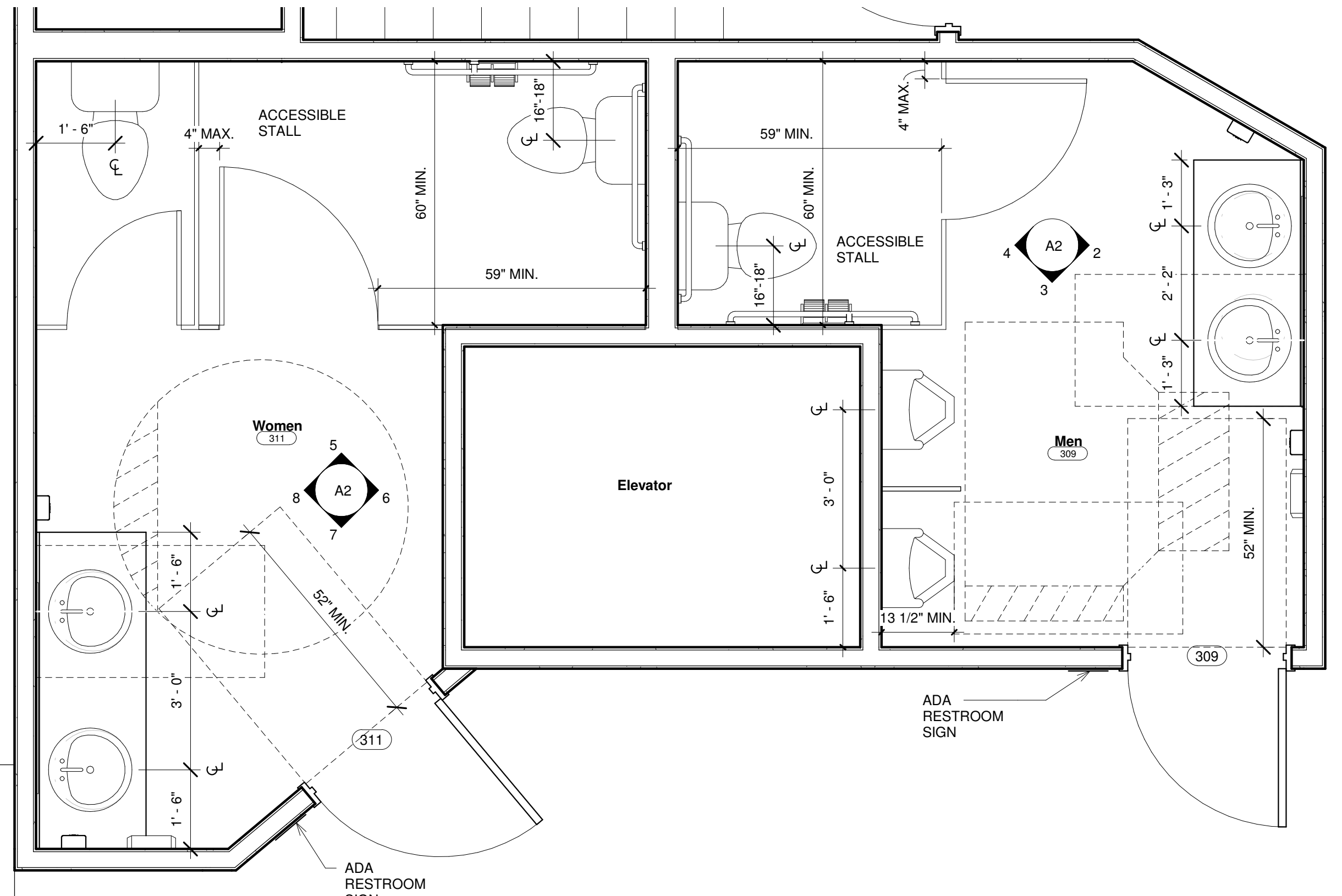
⑦ Restroom Elevation 6
1/2" = 1'-0"



⑥ Restroom Elevation 5
1/2" = 1'-0"



⑤ Restroom Elevation 4
1/2" = 1'-0"



① Restroom Plan
1/2" = 1'-0"

Construction Drawings for:
Event Space
1019 Mound Street, Davenport, IA



Enlarged
Plans

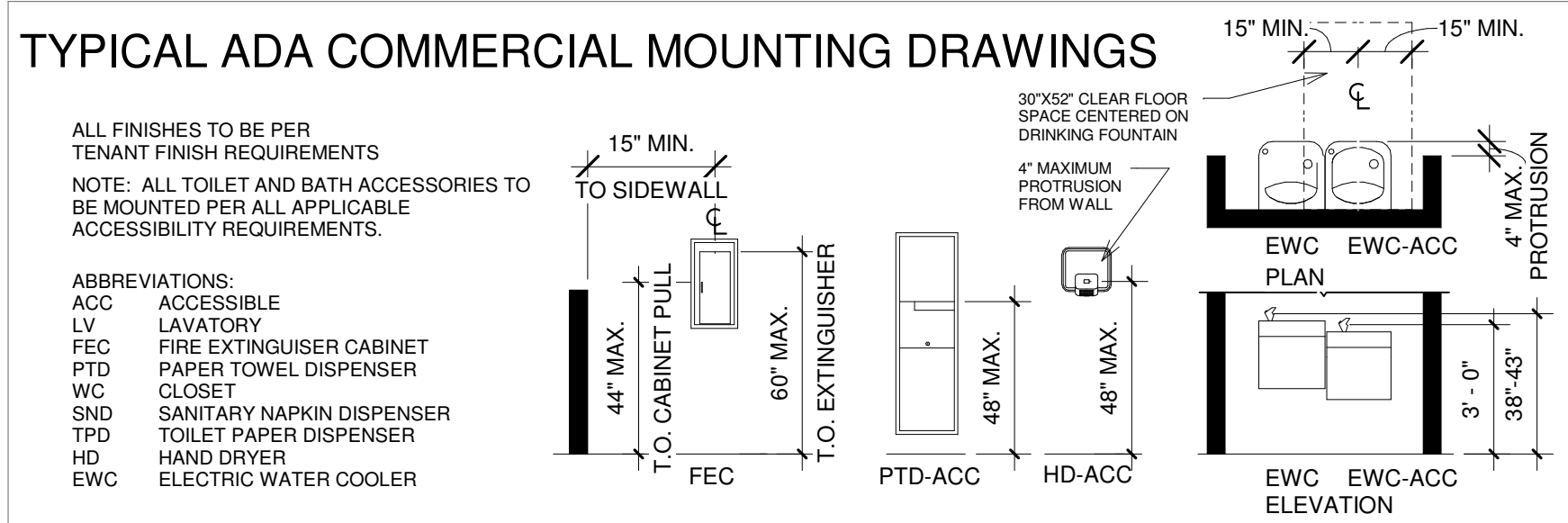
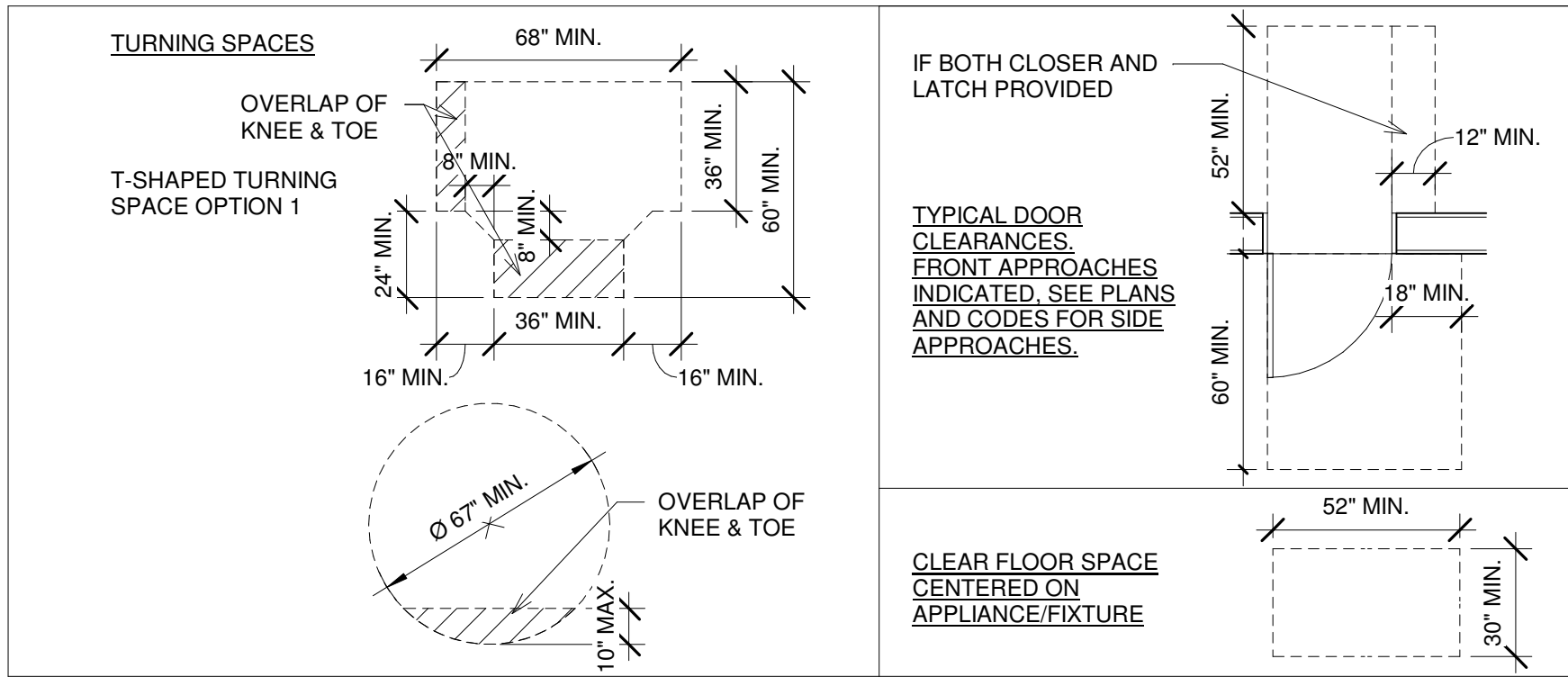
DATE
16 October 2024

A2
PROJECT
NO.
#08124

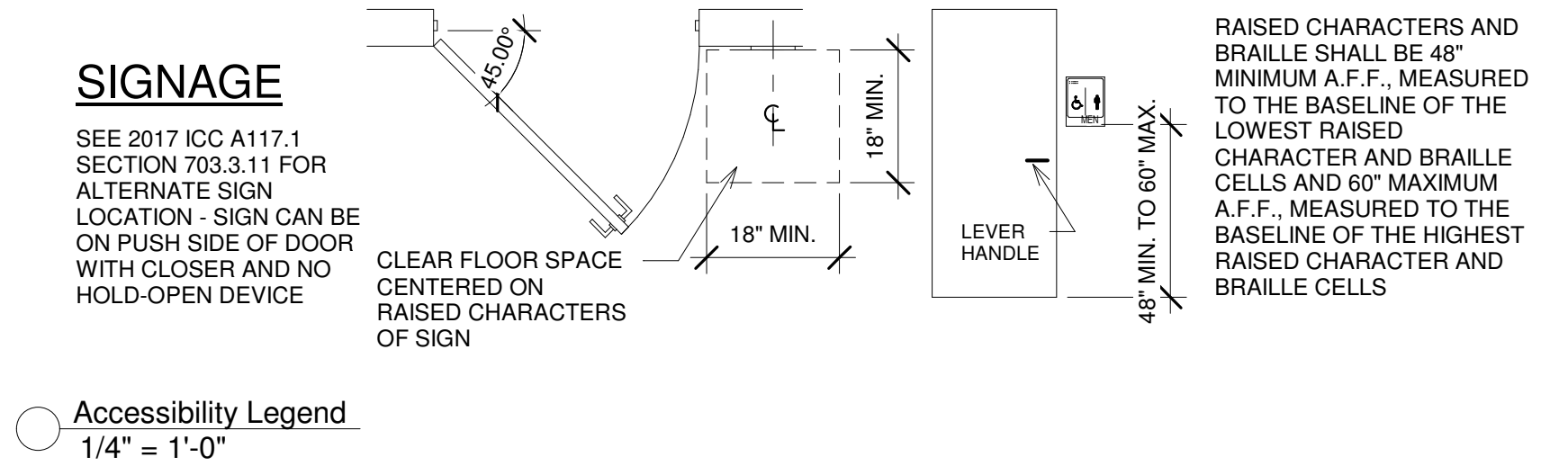
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- ALL SIGNAGE SHALL CONFORM WITH CODE ICC 2017 A117.1 ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND BRAILLE REQUIREMENTS.
- SIGNAGE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODE.
- TACTILE EXIT SIGNAGE: A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
- A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
- CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS, SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERSIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- HAZARD IDENTIFICATION, NUMBERED AND COLOR-CODED "FIRE DIAMOND" IDENTIFIES THE RISK OF HAZARDOUS MATERIALS, AS SPECIFIED IN NFPA 704.
- "NO SMOKING" SIGNS ARE TO BE POSTED IN CONSPICUOUS LOCATIONS IN EACH LOCATION IN WHICH SMOKING IS PROHIBITED.
- FIRE CABINET EQUIPMENT IDENTIFIED BY APPROVED SIGNAGE. SIGN IS TO BE PERMANENTLY ATTACHED WITH LETTERS NOT LESS THAN 2 INCHES HIGH IN A COLOR THAT CONTRASTS WITH THE BACKGROUND COLOR.
- "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION". A METAL SIGN WITH RAISED LETTERS IS TO BE MOUNTED ON ALL BUILDING FIRE DEPARTMENT CONNECTIONS.
- "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS" ANY WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS IS TO BE PERMANENTLY IDENTIFIED WITH SIGNS.



Room Finish Schedule								
Number	Room Name	Floor Mat'l	Base	Wall		Ceiling		
				Mat'l	Finish	Mat'l	Finish	Height
301	Banquet Hall	CRPT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
302	Existing Stairs	-	-	GYP BD	PT	GYP BD	PT	B.O. JOIST
303	HVAC	-	-	GYP BD	PT	GYP BD	PT	B.O. JOIST
304	Storage	CRPT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
305	Storage	CRPT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
306	Food Prep	LVT	VINYL	FRP	PF	GYP BD	PT	B.O. JOIST
307	Changing Room	CRPT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
308	Hall	CRPT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
309	Men	CT	COVE	MR GYP BD	EPOXY	GYP BD	PT	B.O. JOIST
310	Existing Stairs	-	-	GYP BD	PT	GYP BD	PT	B.O. JOIST
311	Women	CT	COVE	MR GYP BD	EPOXY	GYP BD	PT	B.O. JOIST
312	Bar	LVT	VINYL	GYP BD	PT	GYP BD	PT	B.O. JOIST
313	HVAC	-	-	GYP BD	PT	GYP BD	PT	B.O. JOIST
314	Existing Stairs	-	-	GYP BD	PT	GYP BD	PT	B.O. JOIST

Door Schedule													
DOOR NUMBER	DOOR							HARDWARE	FRAME			FIRE RATING	COMMENTS
	TYPE	To Room: Name	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH		TYPE	MATERIAL	FINISH		
302	A	Existing Stairs	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	1	F1	HM	PT	60 MINUTES	
303	B	HVAC	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	2	F1	HM	PT	-	
305	C	Storage	6' - 0"	6' - 8"	0' - 1 3/4"	SC WOOD	PF	2	F1	HM	PT	-	
306	B	Food Prep	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	2	F1	HM	PT	-	
307	B	Changing Room	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	3	F1	HM	PT	-	
309	B	Men	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	4	F1	HM	PT	-	
310	A	Existing Stairs	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	1	F1	HM	PT	60 MINUTES	
311	B	Women	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	4	F1	HM	PT	-	
313	B	HVAC	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF					-	
314	A	Existing Stairs	3' - 0"	7' - 0"	0' - 1 3/4"	SC WOOD	PF	1	F1	HM	PT	60 MINUTES	

ABBREVIATIONS:

CRPT CARPET

CT CERAMIC TILE

GYP BD GYPSUM BOARD

HM HOLLOW METAL

LVT LUXURY VINYL TILE

MR MOLD/MILDEW RESISTANT

PF PREFINISHED

PT PAINT

SC SOLID CORE

- DOOR AND FRAME SCHEDULE NOTES:
- DIMENSION OF ALL OPENINGS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
 - ALL EXTERIOR FRAMES SHALL BE INSTALLED WITH 1/4" SHIM AND SEALANT AROUND PERIMETER OF FRAME.
 - SEE STRUCTURAL DRAWINGS FOR UNTEL SIZES.
 - GLASS TYPES FOR DOORS ARE INDICATED ON THE DOOR TYPES ELEVATIONS. GLASS TYPES FOR FRAMES ARE INDICATED ON THE FRAME ELEVATIONS.
 - SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS.
 - DOOR HARDWARE COMPLETE BY DOOR SUPPLIER AT ALUMINUM DOORS & FRAMES.
 - ENTRY DOORS AND PATIO DOORS - INSTALL PREFINISHED ALUM WRAP OVER EXTERIOR BRICK MOLD (ALL DOORS ALL BUILDINGS)
 - FIRE DOOR ASSEMBLIES SHALL MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT OF DOOR OPENING AT 0.10 INCH OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105. (IBC 716.5.3.1)
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
 - IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
 - ALL EGRESS DOORS TO BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.

HARDWARE SET #1 (STAIRS)

3 EA. HINGES

1 EA. PANIC SET

3 EA. DOOR SILENCERS

1 EA. DOOR CLOSER

1 EA. WALL STOP

1 EA. GASKET

1 EA. 34" X 34" KICKPLATE

1 EA. A.D.A. METAL THRESHOLD

HARDWARE SET #2 (NON-LOCKING)

3 EA. HINGES

1 EA. LEVER PASSAGE SET

1 EA. FLOOR STOP/WALL STOP

HARDWARE SET #3 (LOCKING)

3 EA. HINGES

1 EA. LEVER PRIVACY LOCKSET, STRIKE

1 EA. FLOOR STOP/WALL STOP

HARDWARE GROUP #4 (RESTROOM)

3 EA. HINGES

1 EA. DOOR CLOSER

1 EA. STAINLESS STEEL PUSH PLATE

1 EA. STAINLESS STEEL PULL HANDLE

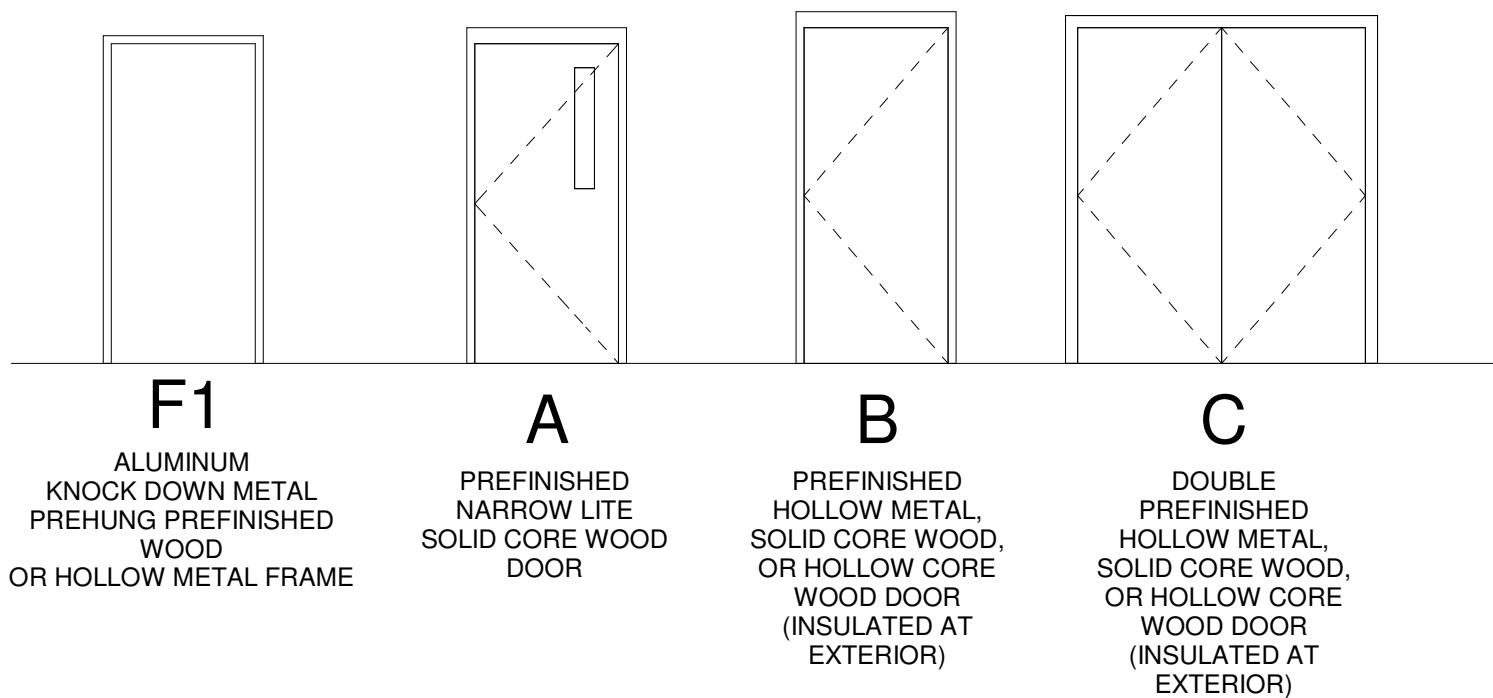
1 EA. FLOOR OR WALL STOP

1 EA. KICKPLATE

- NOTE:
- VERIFY HARDWARE W/ TENANT
 - PROVIDE PANIC HARDWARE AT EGRESS
 - PROVIDE ADA HARDWARE

Hardware Legend

12" = 1'-0"



Door, Frame & Window Legend

1/4" = 1'-0"

Scott Clements – Vice Commodore | Marina Operations

From: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Sent: Monday, November 4, 2024 2:57 PM

To: Koops, Scott E. <Scott.Koops@davenportiowa.com>

Subject: FW: [EXT] Re: Tenant Newsletter Content Due

From: Scott Clements <sfclements@gmail.com>

Sent: Friday, September 20, 2024 11:03 AM

To: Bley, Stephanie <Stephanie.Bley@davenportiowa.com>

Subject: [EXT] Re: Tenant Newsletter Content Due

Stephanie,

I will think on that, the only issues we usually have are with parking lots. Big events across the street overwhelm the lots, we get people parking in the fire lane, on top of our fuel tank, almost anywhere you can think. As far as the marathon, going forward, I would suggest moving the turnaround to the upper lot, already free 24-hr parking, it is larger, just leave the front row for boat owners. Just a suggestion.

I will let you know if I come up with anything for your newsletter, but nothing comes to mind.

Thanks again,

Scott

Vice Commodore - Marina Operations 

563-343-7624

sfclements@gmail.com



Public Hearing Notice | Zoning Board of Adjustment

Date: 11/14/2024 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 4:00 PM **Subject:** Hearing for Special Use | Zoning Board of Adjustment

EXAMPLE NOTICE LETTER
13 NOTICES SENT
WARD 5

To all property owners within 200' of the subject property **1019 Mound ST:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Special Use. The purpose of the Special Use is to authorize certain special/conditional uses of property which are allowed but require special consideration.

Request/Case Description

Request SU24-06 of Jens Baker on behalf of Mound Street Development at 1019 Mound Street for a Special Use for a proposed third-floor reception facility. Table 17.08-1 of the DMC requires a Special Use for a reception facility in the C-V Village of East Davenport Zoning District. A general admission entrance fee is prohibited, with the exception of fundraisers for bona fide non-profit organizations. [Ward 5]

What are the Next Steps after the Public Hearing?

For approved ZBA requests, the ruling is effective immediately. Rulings of the Zoning Board of adjustment are final. The applicant may request reconsideration at the next public hearing, and aggrieved parties may file a writ of certiorari with the district court.

Would You Like to Submit an Official Comment?

As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops, AICP) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Owner Notice Area:
Owners within 200' of the Subject Property



SU24-06 Adjacent Owner Notice List 1019 Mound ST

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Subject Property: 1019 MOUND ST		MOUND ST DEVELOPMENT LLC	1019 MOUND ST	DAVENPORT IA 52803
Ward: 5TH WARD				NOTICES SENT: 13
E0030-01B	1102 MOUND ST	MULLIGAN HOLDINGS LLC	5167 UTICA RIDGE RD	DAVENPORT IA 52807
E0030-30B	2108 E 11TH ST	WISOR PROPERTIES LLC	2108 E 11TH ST	DAVENPORT IA 52803
E0030-31	2114 E 11TH ST	WISOR PROPERTIES LLC		
E0030-32	2118 E 11TH ST	BALZER INVESTMENTS LLC	1520 DEVILS GLEN RD	BETTENDORF IA 52722
E0030-33	2124 E 11TH ST	JACK P BRUCHMANN REV TRUST	1404 SAN JUAN AVE	SAN JOSE CA 95110
E0034-07A	2010 E RIVER DR	IOWA AMERICAN WATER COMPANY	5201 GRAND AV	DAVENPORT IA 52807
E0034-08		IOWA AMERICAN WATER COMPANY		
E0035-01B	2113 E 11TH ST	NEW GROUND THEATRE	2113 E 11TH ST	DAVENPORT IA 52803
E0035-02	2107 E 11TH ST	SCHNELL PROPERTIES	2107 E 11TH ST	DAVENPORT IA 52803
E0035-03	1029 MOUND ST	MAD PROPERTIES COOPERATIVE	615 BLOSSOM HILL RD #21	LOS GATOS CA 95032
E0035-09	2036 E RIVER DR	SENB BANK	3535 AVE OF THE CITIES	MOLINE IL 61265
E0035-10	1018 MOUND ST	WILLOW INVEST PROPERTIES LLC	2106 E 12TH ST	DAVENPORT IA 52803
E0035-11	1022 MOUND ST	LA MIA LLC	2039 GRAND AV	DAVENPORT IA 52803
E0035-12A	1026 MOUND ST	THREE CATS PROPERTIES LLC	1026 MOUND ST	DAVENPORT IA 52803
E0035-13B	1030 MOUND ST	THREE CATS PROPERTIES LLC		
Z9004-07		THE LAMAR COMPANY LLC	1130 KERPER CT	DUBUQUE IA 52001-7733