

NOTICE TO THE AUDIENCE. PLEASE REMEMBER THAT IF YOU ARE INTERESTED IN MATTERS ON THE AGENDA THAT WILL HAVE SUBSEQUENT MEETINGS, IT IS YOUR RESPONSIBILITY TO NOTE THE DATES, TIMES, AND PLACES. NO FURTHER LETTERS OR REMINDERS WILL BE SENT. OF COURSE, IF YOU HAVE ANY QUESTIONS ABOUT ANY GIVEN MATTER, DO NOT HESITATE TO CONTACT THE PLANNING DEPARTMENT IN THE CITY HALL ANNEX, 4403 DEVILS GLEN ROAD, BETTENDORF, IOWA (344-4100).

**MEETING NOTICE
CITY OF BETTENDORF
BOARD OF ADJUSTMENT
MARCH 12, 2026
5:00 P.M.**

PLACE: Bettendorf City Hall Council Chambers, Second Floor, 1609 State Street

1. Roll Call: Gallagher __, McCraw __, Spranger __, Tansey __, Vermillion __
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of December 11, 2025.
4. The Board to review and approve the 2025 Board of Adjustment Annual Report.
5. Election of officers.
6. The Board to hold a public hearing on the following case:
 - a. **Case 26-007-SU; Lot 101, Blackstone First Addition (C-3)** – Special Use Permit to allow Convenience Storage in a C-3 district, submitted by Reed Windmiller.



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FOUR (4) HOURS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next Board meeting.

MINUTES
BETTENDORF BOARD OF ADJUSTMENT
DECEMBER 11, 2025
5:00 P.M.

Tansey called the meeting to order at 5:00 p.m.

Item 1. Roll Call

PRESENT: Spranger, Tansey, Vermillion
ABSENT: Gallagher
STAFF: Beck, Fuhrman, Hunt, Magsombol

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of September 11, 2025.

On motion by Spranger, seconded by Vermillion, that the minutes of the meeting of September 11, 2025 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to hold a public hearing on the following items:

- a. **Case 25-048-VAR; 3470 Glenbrook Circle North (UMI)** – Variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road, submitted by Jarred Edmonds.

Beck reviewed the staff report.

Tansey asked if there was anyone present wishing to speak in favor of the request.

Sujith Prasad, the homeowner, explained that his lot is very hilly and extends to the sidewalk that was installed along Devils Glen Road a few months ago. He stated that as a result of the sidewalk a lot of foot traffic has been generated. Prasad added that the proposed fence will provide privacy for his family.

There being no one else present wishing to speak in favor of or in opposition to the request, Tansey closed the public hearing.

On motion by Spranger, seconded by Vermillion, that a variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 25-049-VAR; 1543 Old Freeport Court (R-1)** – Variance to reduce the required building separation from 8 feet to 6 feet to allow for the construction of a shed, submitted by Wood Home Renovations.

Beck reviewed the staff report.

Tansey asked if there was anyone present wishing to speak in favor of the request.

Nick Wood, the applicant explained that proposed site of the shed is the most feasible because of the topography of the lot. He added that the homeowners would like to have a place to store lawn equipment in a convenient, flat location. Wood stated that he will build the structure in accordance with fire rating requirements.

There being no one else present wishing to speak In favor of or In opposition to the request, Tansey closed the public hearing.

On motion by Vermillion, seconded by Spranger, that a variance to reduce the required building separation from 8 feet to 6 feet to allow for construction of a shed be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:15 p.m.



Board of Adjustment Annual Report

2025

Special Use Permits
Variances
Special Location Parking Plans
Appeals
Miscellaneous Items



Board of Adjustment
City of Bettendorf
2025 Annual Report

Summary of Activities

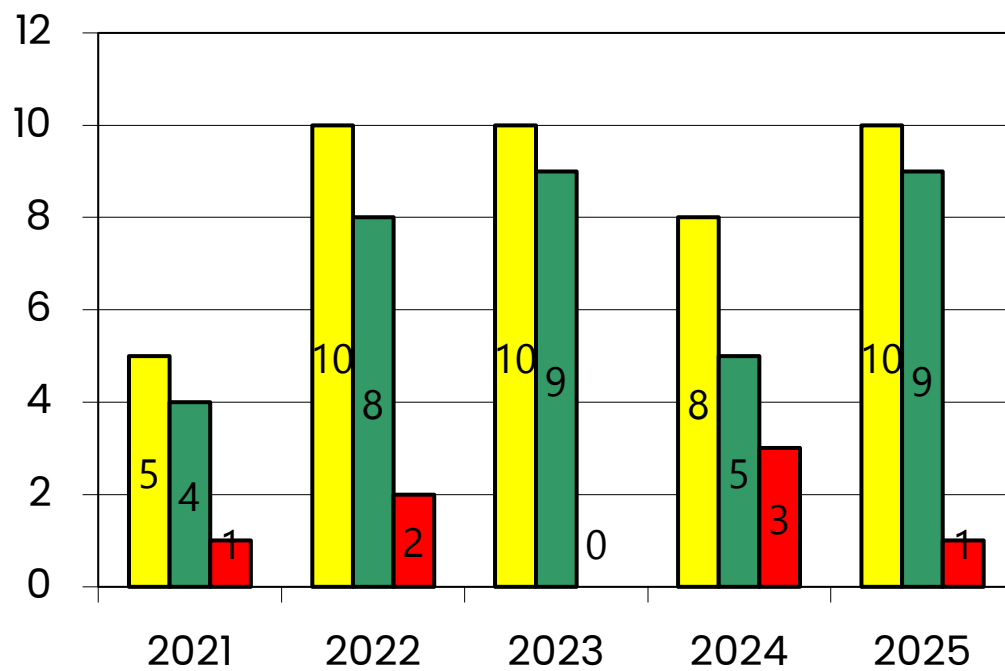
The City of Bettendorf's Board of Adjustment is a five-member board appointed by the Mayor. It is the responsibility of the Board to interpret the City's Zoning Ordinance as it applies to variances and special uses. Each month a visit to the site in question is made individually by the Board members followed by a public hearing.

The Board of Adjustment held public hearings regarding 14 cases during the year ending December 2025. Of those cases, 10 were Variance/Exception requests, and 4 were Special Use Permit requests. The Board granted 9 Variance/Exception requests and 4 Special Use Permits.

Board Member Listing

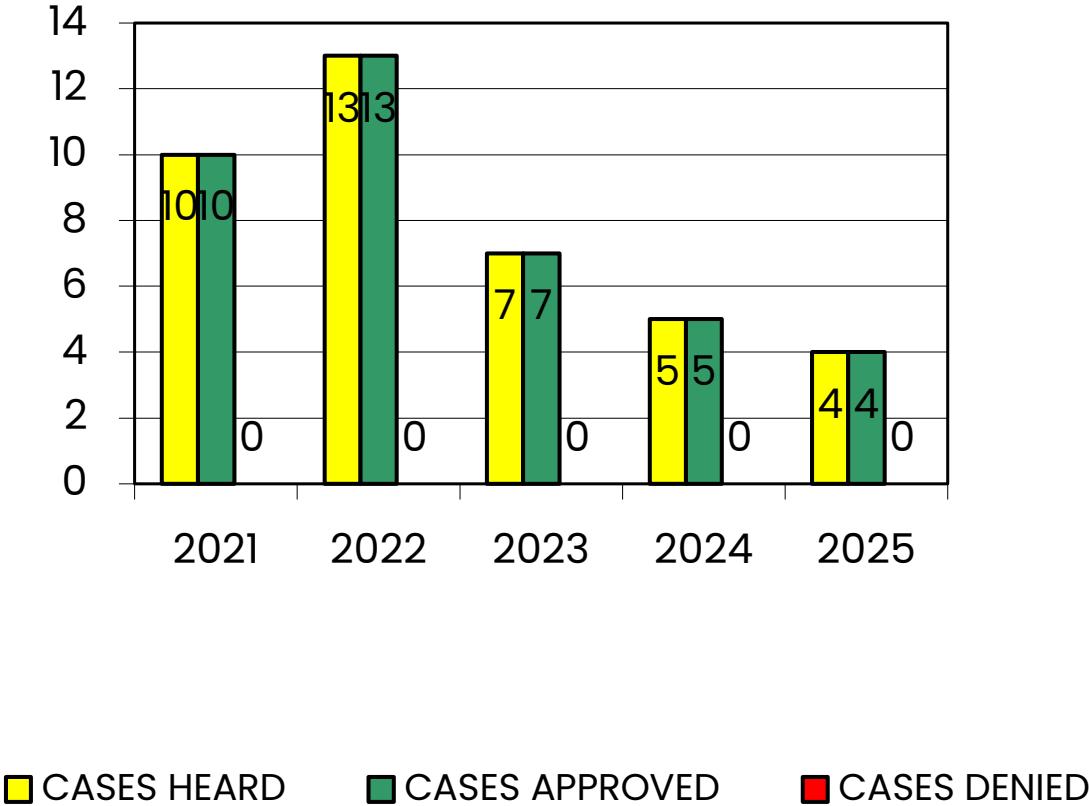
Robert Gallagher (Appointed 2/12)
Mary Spranger (Appointed 7/12)
Gwen Tombergs (Resigned 10/25)
Jim Tansey (Appointed 11/19)
Rocky Vermillion (Appointed 8/21)

Board of Adjustment Activity Variances 2021 - 2025



■ CASES HEARD ■ CASES APPROVED ■ CASES DENIED

**Board of Adjustment Activity
Special Use Permits
2021 - 2025**



Board of Adjustment Annual Report

Case Number	Location	Request (Applicant)	Decision/Date
25-001-VAR	5690 Devils Glen Road	Variance to allow a 5-foot high fence in the required front yard adjacent to Field Sike Drive at 5690 Devils Glen Road. (Carlos Calderon)	Denied 1/9/25
25-009-SU	4648 Woodland Court	Special Use Permit to allow an accessory dwelling unit. (Windmill Design Build)	Granted 3/13/25
25-010-VAR	4648 Woodland Court	Variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet. (Windmill Design Build)	Granted 3/13/25
25-011-SU	3262 Ridge Pointe	Special Use Permit to allow an outdoor service area with alcohol. (Will Nigey for IMC Construction)	Granted 3/13/25
25-027-VAR	3149 Field Sike Drive	Variance to increase the allowable size of an accessory building from 834 square feet to 1600 square feet and to increase the allowable height of an accessory building measured at mid-gable from 15 feet to 19 feet. (Thomas and Samantha Conger)	Granted 7/10/25
25-030-VAR	3236 Palmer Hills Court	Variance to reduce the required setbacks adjacent to AAA Court from 25 feet to 11 feet and adjacent to Palmer Hills Court from 25 feet to 13 feet to allow for construction of a two-family dwelling unit. (Mike Janecek of Martin & Whitacre)	Granted 8/14/25
25-032-VAR	4097 Lilly Court	Variance to reduce the required rear yard setback from 25 feet to 16 feet to allow for construction of a 15-foot by 16-foot deck. (Subashini Vijaykumar)	Granted 9/11/25
25-034-SU	Lot 5, FG 80 Holdings Sixth Addition	Special use permit to allow a boarding kennel. (Kevin Koellner for Focus Real Estate Development)	Granted 8/14/25
25-036-SU	Lot 4, FG 80 Holdings Sixth Addition	Special use permit to allow indoor storage units. (Kevin Koellner for Focus Real Estate Development)	Granted 8/14/25
25-044-VAR	6596 Cardinal Road	Variance to allow a 5-foot high fence in the required front yard adjacent to Blackbird Lane located 20 feet from the property line. (Tom Morrell)	Granted 9/11/25

Board of Adjustment Annual Report

Case Number	Location	Request (Applicant)	Decision/Date
25-046-VAR	6535 James Road	Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building. (Ryan Fick)	Granted 9/11/25
25-047-VAR	1828 Sunset Drive	Variance to reduce the required building separation from 8 feet to 5 feet to allow for construction of an accessory building (Jami Spriet)	Granted 9/11/25
25-048-VAR	3470 Glenbrook Circle North	Variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road. (Jarred Edmonds)	Granted 12/11/25
25-049-VAR	1543 Old Freeport Court	Variance to reduce the required building separation from 8 feet to 6 feet to allow for construction of a shed. (Wood Home Renovations)	Granted 12/11/25

STAFF REPORT

Subject: Special Use Permit
Author: Greg Beck
Department: Community Development
Date: March 12, 2026



Case No.: 26-007-SU
Request: Special Use Permit - Convenience Storage in a C-3 district
Location: West of Wells Ferry Road, north of Spencer Creek, and south of Interstate 80.
Legal Description: Lot 101, Blackstone First Addition (Parcel #: 8506011101)
Applicant: Reed Windmiller
Current Zoning: C-3, General Business District
Future Land Use: Community Commercial

Background Information and Facts

Reed Windmiller has requested a Special Use Permit to allow Convenience Storage in a C-3 zoning district on Lot 101, Blackstone First Addition. The zoning districts for the properties near the site are A-1, Agricultural/Urban Reserve to the west and R-2, Single Family Residence to the south.

A Site Development Plan for four buildings was recommended for approval by the Planning and Zoning Commission at their February 2026 meeting.

The applicant is proposing three similar uses on the site:

- Trade Services (contractor condos) allowed by right in C-3
- Vehicular Storage, Long-Term (RV Storage) allowed by right in C-3
- Convenience Storage (storage units) Special Use Permit required

Though Convenience Storage is currently proposed for only two of the four buildings shown on the Site Development Plan, staff recommends the Special Use Permit, if approved, apply to all four buildings to allow the applicant maximum flexibility and to avoid confusion. Staff also recommends any approval of this request apply only to the first phase of the project shown on the Site Development Plan. Future phases of the development of the remainder of the site would require additional consideration by the Board of Adjustment if additional Special Use Permit(s) to allow more Convenience Storage buildings are needed.

In June 2025, the City Council approved Ordinance 12-25 which added Convenience Storage to the list of permitted uses in the C-3 District subject to approval of a Special Use Permit by the Board of Adjustment. In August 2025, the Board of Adjustment granted a Special Use Permit allowing 11 Convenience Storage units on Lot 4, FG 80 Holdings Sixth Addition (Case 25-036).

Staff Analysis

The evaluation of the request requires that the applicant's project meet each step of a nine-step test before the Board of Adjustment issues a Special Use Permit.

11-15-9: SPECIAL USE PERMITS:

E. Standards: No special use permit may be granted unless:

1. The proposed use is designated by this title as a special use in the district in which the use is to be located. 11-4-5. B. Commercial and Permitted Parking Use Table. An ordinance update was approved in June 2025 to add Convenience Storage as a Special Use in C-3 Districts. (Ordinance No. 12-25).
2. The proposed use will comply with all applicable regulations in the district in which the use is to be located. The proposed convenience storage shall be required to meet the regulations of the Zoning Ordinance and other applicable laws. Flood plain development permits are required for any fill along Spencer Creek.
3. The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. The area between Spencer Creek and Interstate 80 has been zoned commercially because the nature of this ground renders it unsuitable for housing. The proximity to heavily trafficked Interstate 80 and the 100-year flood plain of Spencer Creek makes the property similar to other commercial areas of the City where similar uses are located. Access to the site comes from Wells Ferry Road through two entry points. Little traffic is expected beyond the users of the site.
4. The location, nature, and height of buildings, walls, and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings. The separation caused by Spencer Creek, Interstate 80, and Wells Ferry Road limit activities to Lot 101, Blackstone First Addition. The development will be fenced to provide more secure, limited access to the lot.
5. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances. The parking configuration for convenience storage, long-term storage, and contractor condos were recommended for approval by the Planning and Zoning Commission during their Site Development Plan review.
 - Parking is available inside the contractor condominiums buildings. Parking for storage will be accommodated by the drive lanes outside of each building.
 - A Landscape Plan was recommended for approved as part of the Site Development Plan process.
 - The City Engineer and Fire Department have approved the access points to this site.
6. The proposed use will not cause substantial injury to the value of other property in the neighborhood. Lot 101 is substantially separated from the surrounding residential properties, with the

closest residential lot being over 250 feet away. The proposed uses on site are all contained within buildings and create limited externalities.

7. Conditions in the area have substantially changed and at least one year has elapsed since any denial by the board of adjustment of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. **No prior application for a Special Use Permit has been made for this location within the last year.**

8. The board of adjustment shall impose such conditions and restrictions upon the premises benefitted by a special use permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this title. Failure to comply with such conditions or restrictions shall constitute a violation of this title. **The Board of Adjustment may place conditions as deemed necessary on the possible approval of this use. Staff would recommend adding a condition that:**

1. A Special Use Permit approved by the Board of Adjustment will be required for any expansion of Convenience Storage in future phases of development of the remainder of the site.

9. The proposed use is consistent with the Bettendorf Comprehensive Plan and serves to further the goals of the plan. **The application meets the following Goal of the Comprehensive Plan – Goal 03: Attract and Retain Business and Industry.**

Staff Recommendation

Staff recommends that the Board of Adjustment approve a Special Use Permit for Convenience Storage in a C-3 district subject to the aforementioned condition.

Respectfully submitted,

Greg Beck
City Planner

List of Attachments:

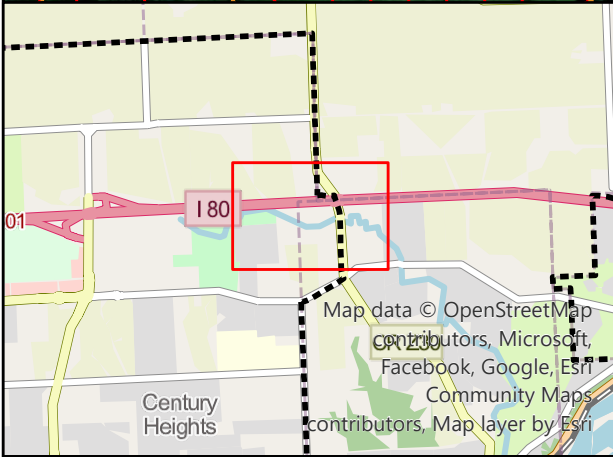
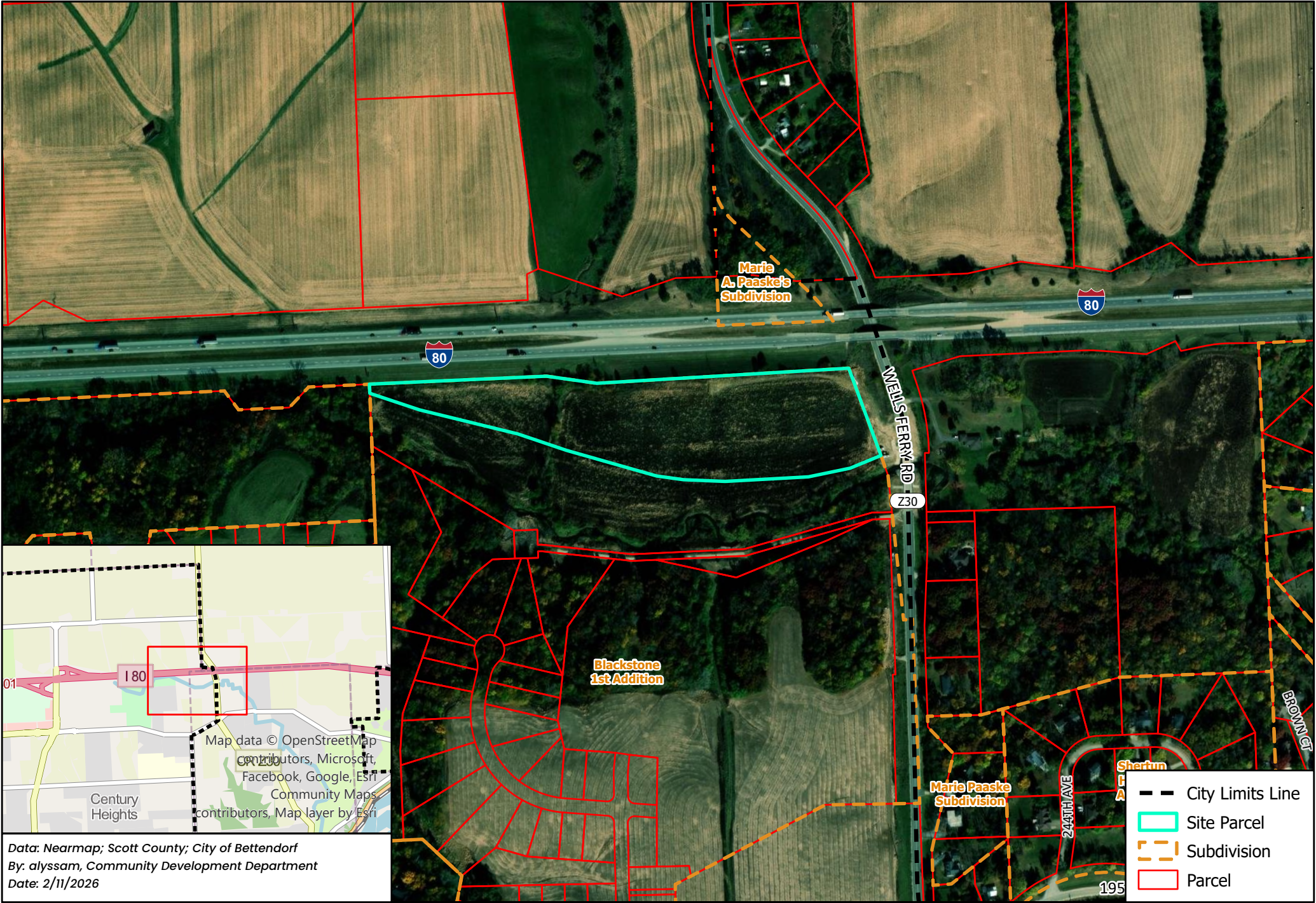
- A – Aerial Location Map
- B – FLUM and Zoning Map
- C – Ordinance Provision
- D – Plat Blackstone First Addition
- E- Site Development Plan
- F- Elevations

Case No. 26-007-SU: Lot 101, Blackstone 1st Addition

Special Use Permit

Aerial Map - Attachment A

1 Inch = 455 Feet



Data: Nearmap; Scott County; City of Bettendorf
By: alyssam, Community Development Department
Date: 2/11/2026

- City Limits Line
- Site Parcel
- Subdivision
- Parcel

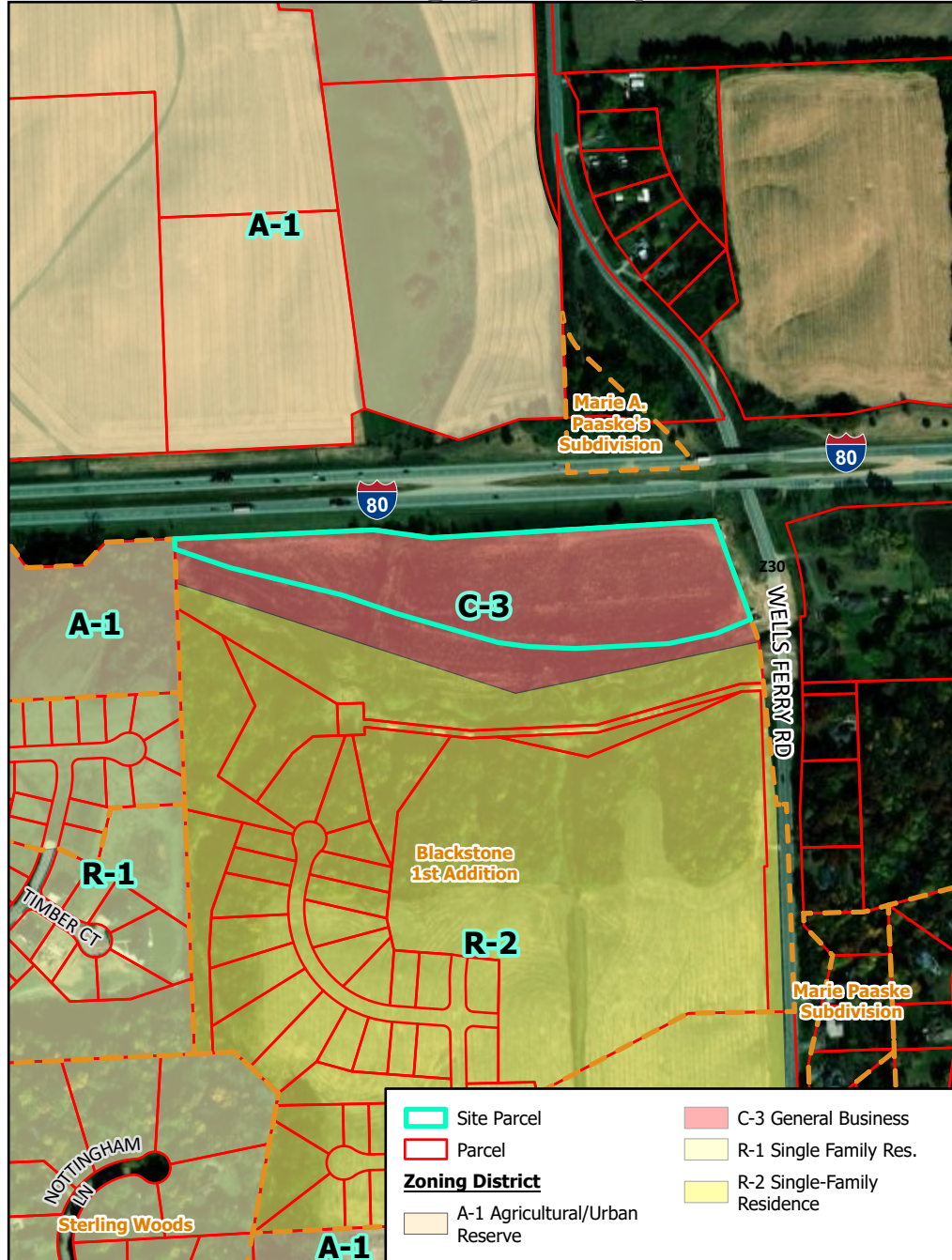
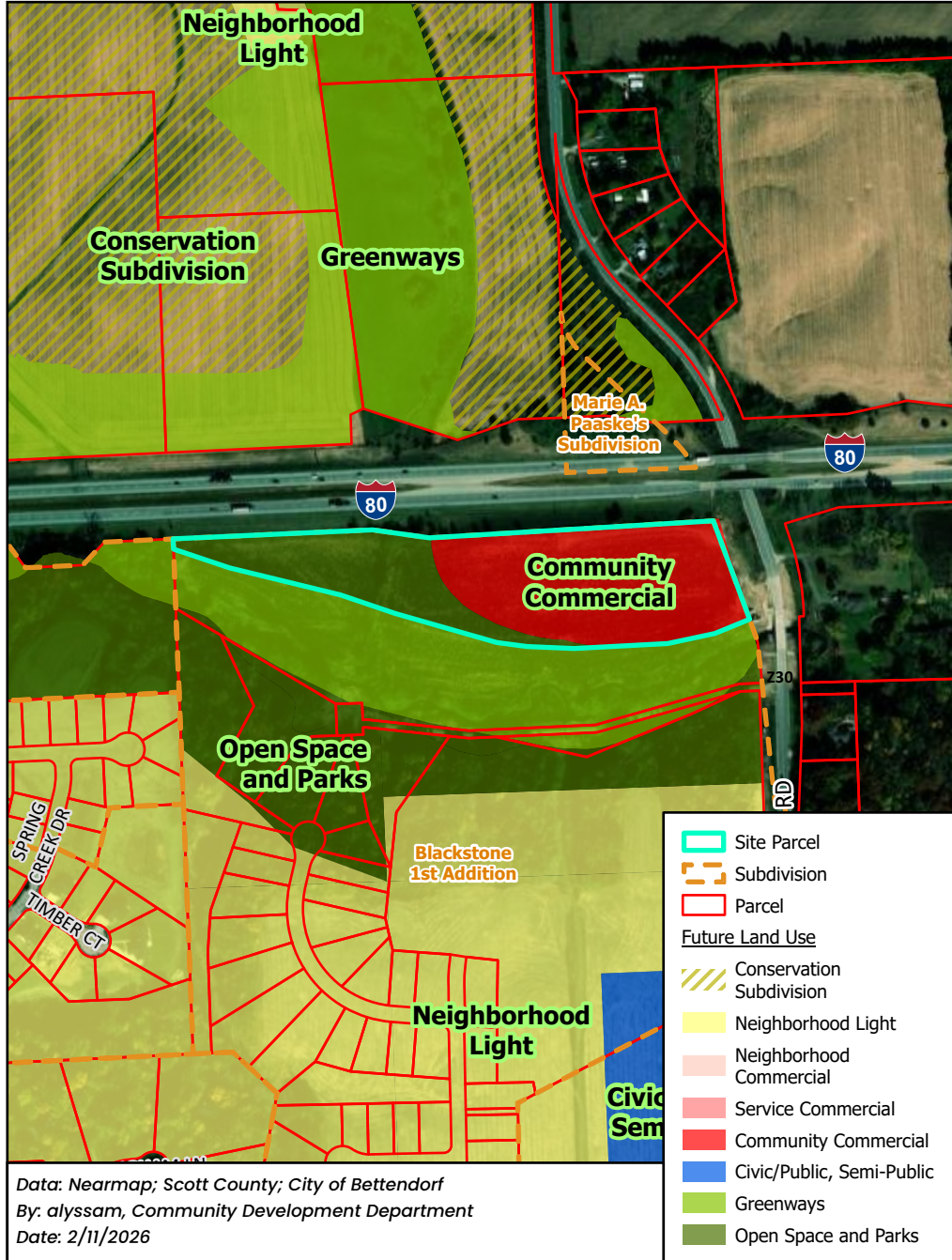
Case No. 26-007-SU: Lot 101, Blackstone 1st Addition Special Use Permit Future Land Use & Zoning - Attachment B

1 Inch = 596 Feet
0 185 370 740 Feet



Future Land Use

Zoning (Current)



2025-011736
RECORDED: 06/23/2025 02:04:14 PM
RECORDING FEE: \$7.00
COMBINED FEE: \$7.00
REVENUE TAX: \$
RITA A. VARGAS, RECORDER
SCOTT COUNTY, IOWA

Return to: Michelle Spencer, 1609 State Street, Bettendorf, IA 52722

ORDINANCE NO. 12 - 25

**ORDINANCE AMENDING TITLE 11 CHAPTER 4-5B OF THE BETTENDORF CITY CODE
ENTITLED COMMERCIAL AND PARKING PERMITTED USE TABLE**

Section 1. BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA, that Title 11 Chapter 4-5B of the Bettendorf City Code entitled "Commercial and Parking Permitted Use Table" is hereby amended by adding thereto the following to the uses permitted by special use subject to approval of the Board of Adjustment in the C-3 General Business District:

Convenience Storage

Section 2. Severability of Provisions. If any subsection, sentence, clause, phrase, or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

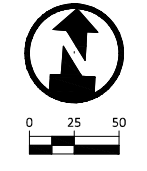
Section Three. Repealer. This ordinance shall be construed to repeal any prior ordinance inconsistent herewith.

Section Four. Full Force and Effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

PASSED, APPROVED AND ADOPTED THIS 17th day of June, 2025.

Robert S. Gallagher
Robert S. Gallagher, Mayor

ATTEST:
Decker P. Ploehn
Decker P. Ploehn, City Clerk



WELLS FERRY STORAGE
BETTENDORF, IOWA

WINDMILL DEVELOPMENT

ISSUED FOR
RTC #2

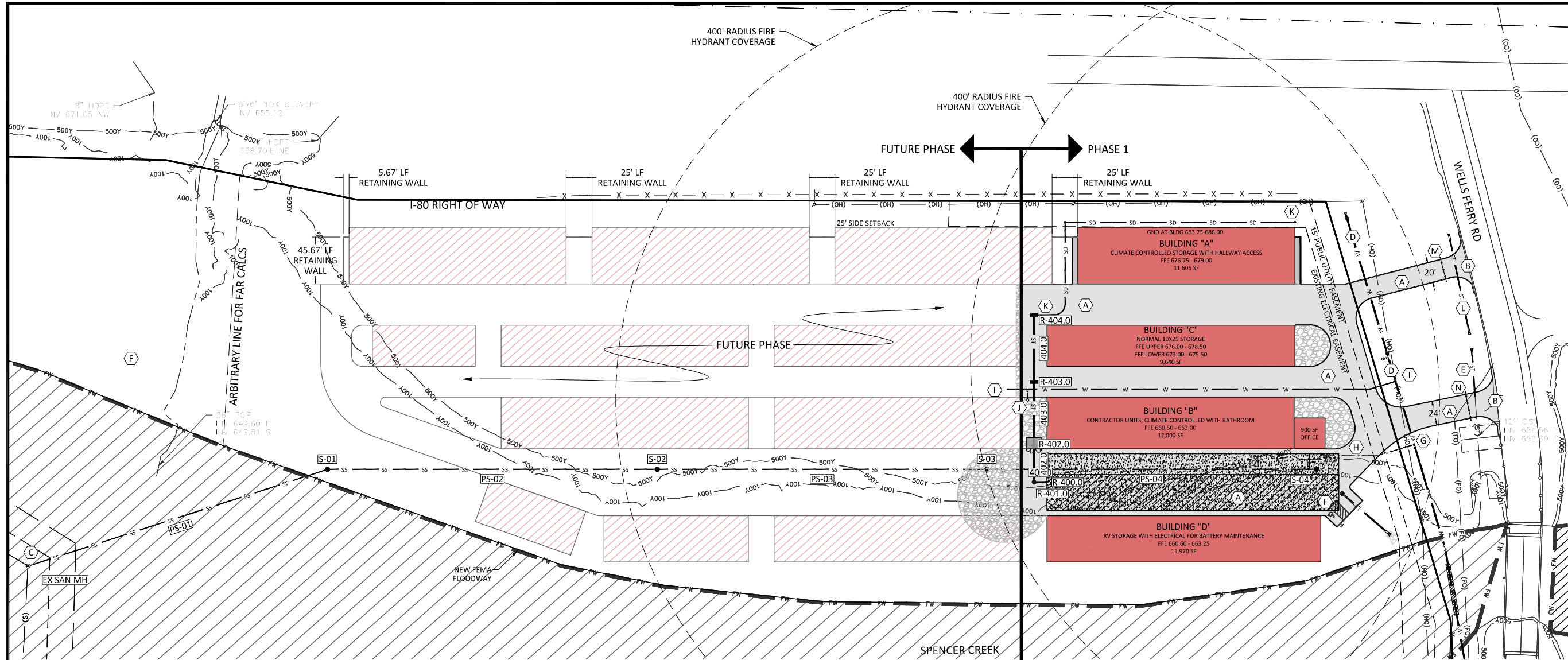
DATE	DESCRIPTION	DATE
02/10/2026		
02-10-202	CITY SUBMITTAL	

DESIGNED BY	INB
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	22-0199
SHEET NAME	

NOT FOR CONSTRUCTION

SITE & UTILITY PLAN

C2.00



KEYNOTES

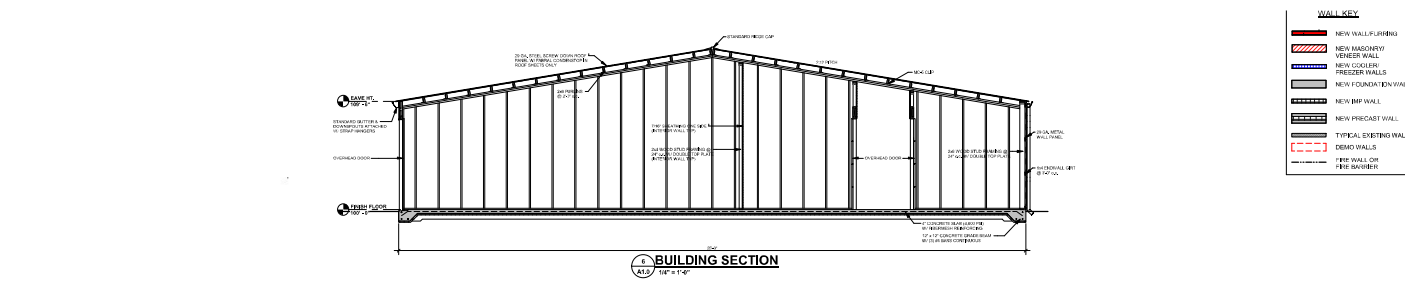
- (A) PROPOSED PCC STANDARD PAVEMENT. SEE DETAIL #1, SHEET C4.00.
- (B) PROPOSED DRIVEWAY. REFER TO SUDAS DETAIL 7030.101.
- (C) EXISTING MANHOLE TO BE CORE-DRILLED WITH CITY INSPECTION OF CONNECTION REQUIRED
- (D) 12" WATERMAIN TO BE INSTALLED AS PART OF THE BLACKSTONE SUBDIVISION PROJECT BY IOWA AMERICAN WATER. REMAINING SERVICE LINE TO BE INSTALLED AS PART OF THIS PROJECT BY CONTRACTOR.
- (E) EXTEND EXISTING 12" CSP PIPE NORTH BY 46 LF. NEW NORTH INVERT TO MATCH EXISTING DITCH.
- (F) THREE PARKING SPACES INCLUDING 1 VAN-ACCESSIBLE PARKING SPACE WITH SIGN.
- (G) IOWA AMERICAN WATER TO PERFORM LIVE TAP. CONTRACTOR TO INSTALL ±20 LF OF 2" TYPE K COPPER WATER SERVICE WITH CURB STOP TO PROPERTY LINE.
- (H) CONTRACTOR TO CONNECT TO CURB STOP AND INSTALL ±80 LF OF 2" TYPE K COPPER WATER SERVICE TO BUILDING AS SHOWN.
- (I) IOWA AMERICAN WATER TO PERFORM LIVE TAP AND CONTRACTOR TO INSTALL ±380 LF OF 8" DIP WATER LINE AS SHOWN. INSTALL CURB STOP AT THE PROPERTY LINE. STUB WATER FOR FUTURE CONNECTION IN FUTURE PHASES.
- (J) PROPOSED PRIVATE FIRE HYDRANT AND ASSOCIATED ISOLATION VALVE AND TEE. CONTRACTOR TO INSTALL ±12 LF OF 6" DIP AND PROPOSED PRIVATE FIRE HYDRANT PER IOWA AMERICAN WATER SPECS. CONTRACTOR TO PROVIDE WATER MAIN FITTINGS AS NECESSARY TO ROUTE FROM MAIN TO HYDRANT.
- (K) ROUTE SUBDRAIN WITH CLEANOUTS AS SHOWN TO PROPOSED INTAKE. RUN AT MIN. 1.00%.
- (L) 100 LF OF NEW 12" CSP PIPE INCLUDING FES. INVERTS TO MATCH EXISTING DITCH.
- (M) 24' GATE FOR FIRE PROTECTION ACCESS DRIVE
- (N) 28' ELECTRIC GATE FOR MAIN ACCESS

STRUCTURE ID	TYPE	RIM / FG	INFLOW PIPE IE	OUTFLOW PIPE IE
400.0	18" FES	657.10	18" IE: 655.30 W	
401.0	ADS ACADIA HYDRO W/ GRATE INLET	659.77	18" IE: 655.46 N	18" IE: 655.36 E
402.0	48" SW-401	660.52	15" IE: 656.71 N	18" IE: 656.46 S
403.0	SW-505 SW-604 TYPE 6 CASTING	672.65	15" IE: 668.02 N	15" IE: 667.92 S
404.0	SW-505 SW-604 TYPE 6 CASTING	675.89		15" IE: 670.62 S

STRUCTURE ID	TYPE	RIM	INFLOW PIPE IE	OUTFLOW PIPE IE	DEPTH
EX SAN MH	SW-401	653.84	6" IE: 642.58 E	8" IE: 640.85 S	12.99
S-01	SW-401	654.53	6" IE: 646.96 E	6" IE: 646.86 W	7.67
S-02	SW-401	663.10	6" IE: 650.26 E	6" IE: 650.16 W	12.94
S-03	SW-401	660.75	6" IE: 653.56 E	6" IE: 653.46 W	7.29
S-04	SW-401	662.80		6" IE: 656.76 W	6.04

PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	MATERIAL
401.0	401.0	400.0	655.36	655.30	13	0.50%	18	RCP
402.0	402.0	401.0	656.46	655.46	36	2.83%	18	RCP
403.0	403.0	402.0	667.92	656.71	63	18.00%	15	RCP
404.0	404.0	403.0	670.62	668.02	66	4.00%	15	RCP

PIPE ID	STRUCTURE US	STRUCTURE DS	INVERT US	INVERT DS	LENGTH (FEET)	SLOPE	SIZE (IN)	MATERIAL
PS-01	S-01	EX SAN MH	646.86	642.58	306	1.40%	6	PVC
PS-02	S-02	S-01	650.16	646.96	321	1.00%	6	PVC
PS-03	S-03	S-02	653.46	650.26	321	1.00%	6	PVC
PS-04	S-04	S-03	656.76	653.56	320	1.00%	6	PVC



WALL KEY

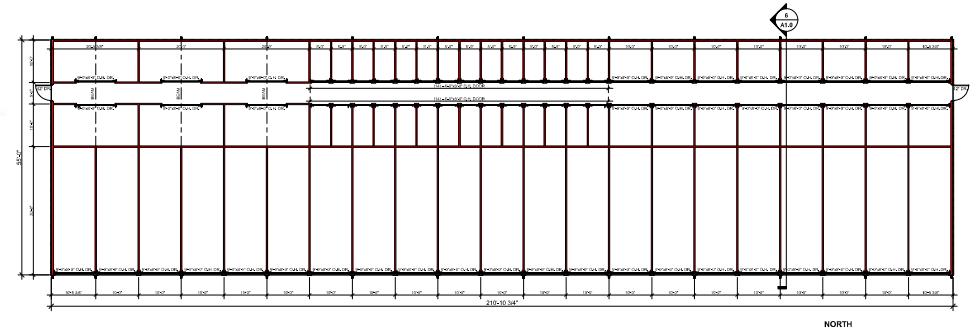
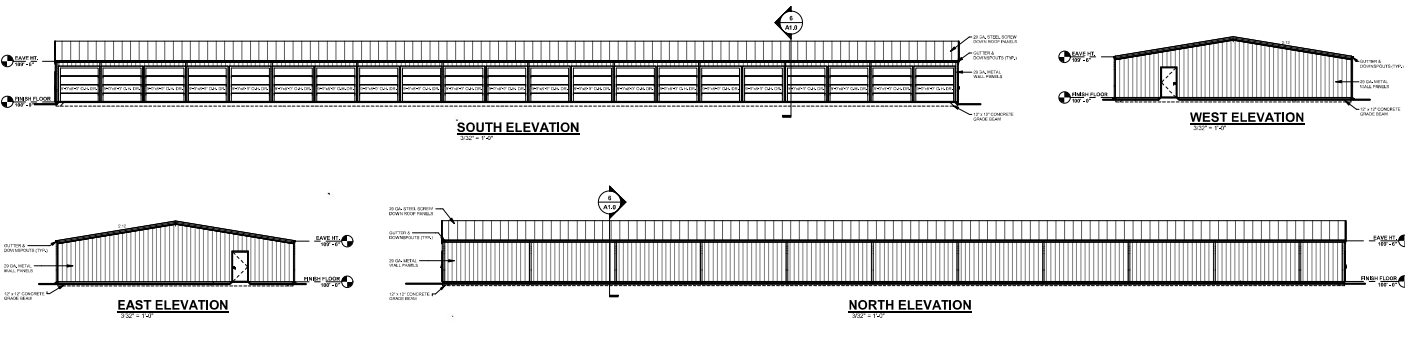
- NEW WALL/FLOORING
- NEW MASONRY VENEER WALL
- NEW COULERS
- NEW FOUNDAION WALL
- NEW BIP WALL
- NEW PRECAST WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller
PLANNERS ARCHITECTS BUILDERS

PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.0**

PROPOSED FOR:
WELLS FERRY STORAGE
BUILDING A
DAVENPORT, IOWA

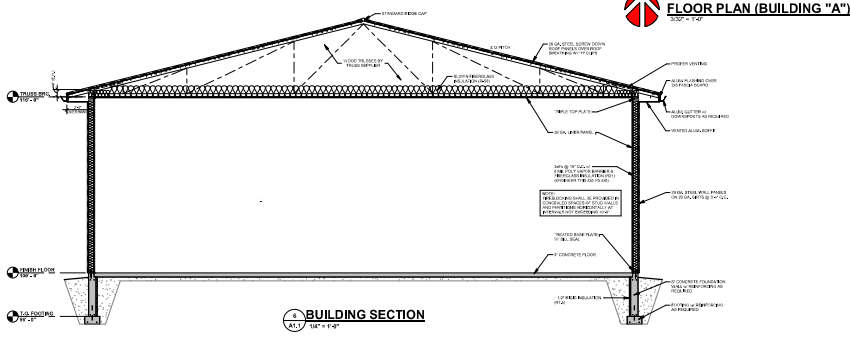
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REVISIONS

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PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.0**



WALL KEY

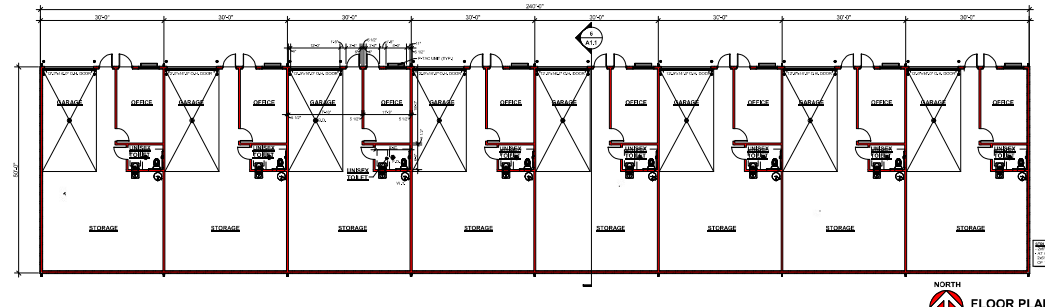
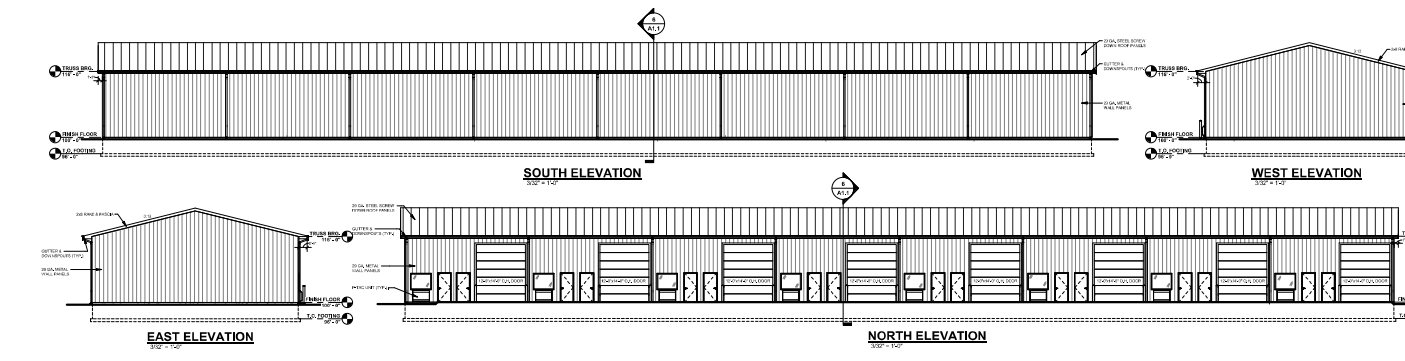
- NEW WALL/FLOORING
- NEW MASONRY VENEER WALL
- NEW COULERS
- NEW FOUNDAION WALL
- NEW BIP WALL
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- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller
PLANNERS ARCHITECTS BUILDERS

PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.1**

PROPOSED FOR:
WELLS FERRY STORAGE
BUILDING B
DAVENPORT, IOWA

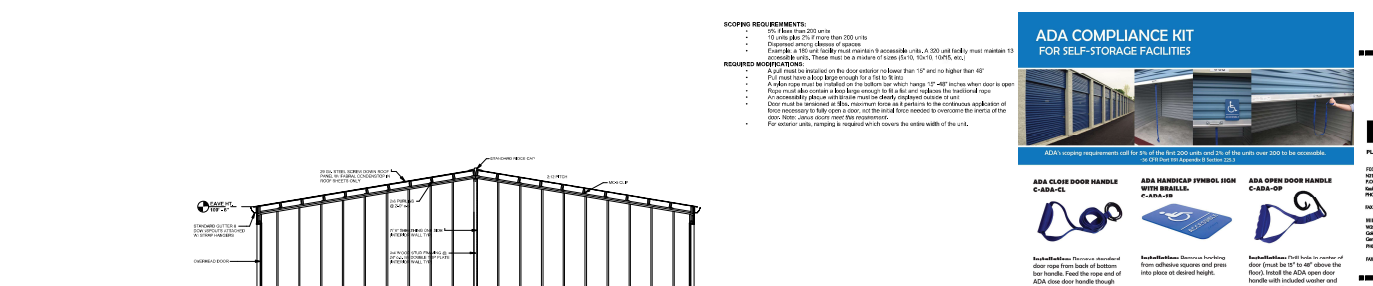
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PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.1**



WALL KEY

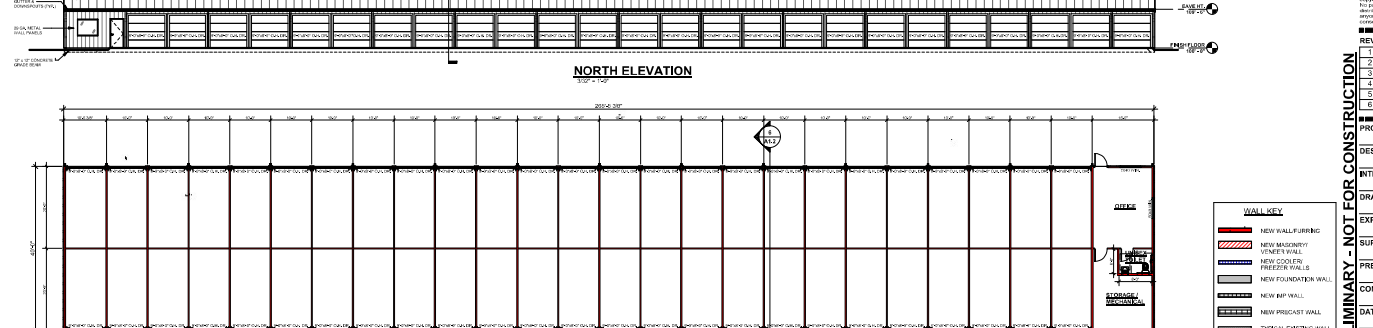
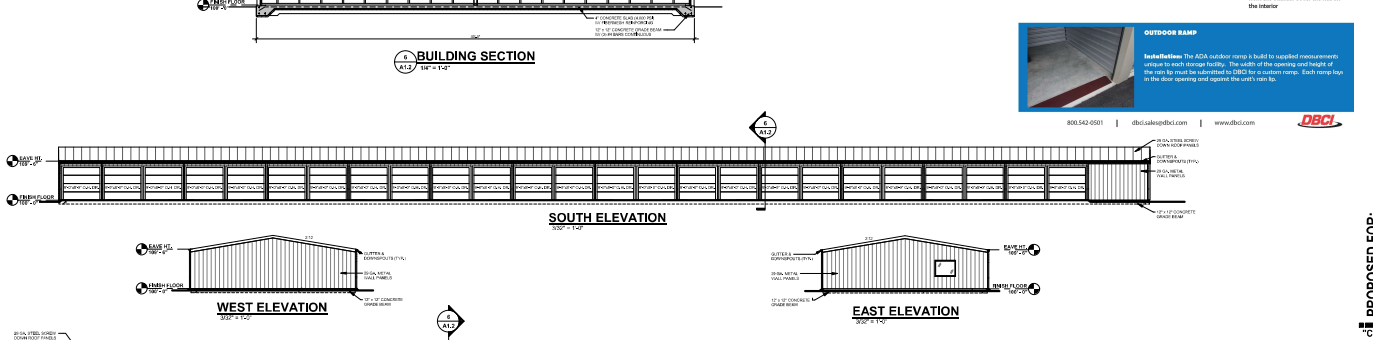
- NEW WALL/FLOORING
- NEW MASONRY VENEER WALL
- NEW COULERS
- NEW FOUNDAION WALL
- NEW BIP WALL
- NEW PRECAST WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller
PLANNERS ARCHITECTS BUILDERS

PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.2**

PROPOSED FOR:
WELLS FERRY STORAGE
BUILDING C
DAVENPORT, IOWA

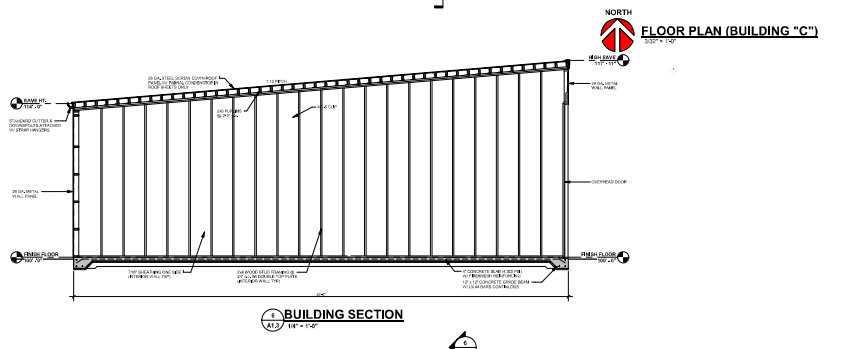
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REVISIONS

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PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.2**



WALL KEY

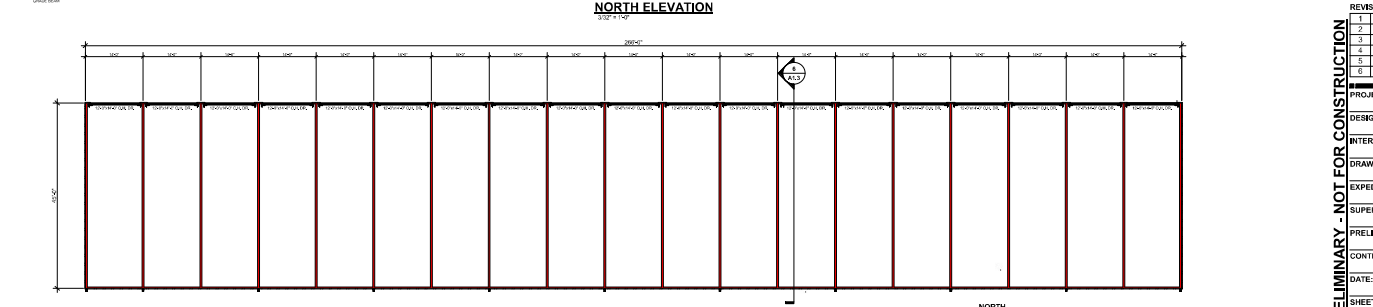
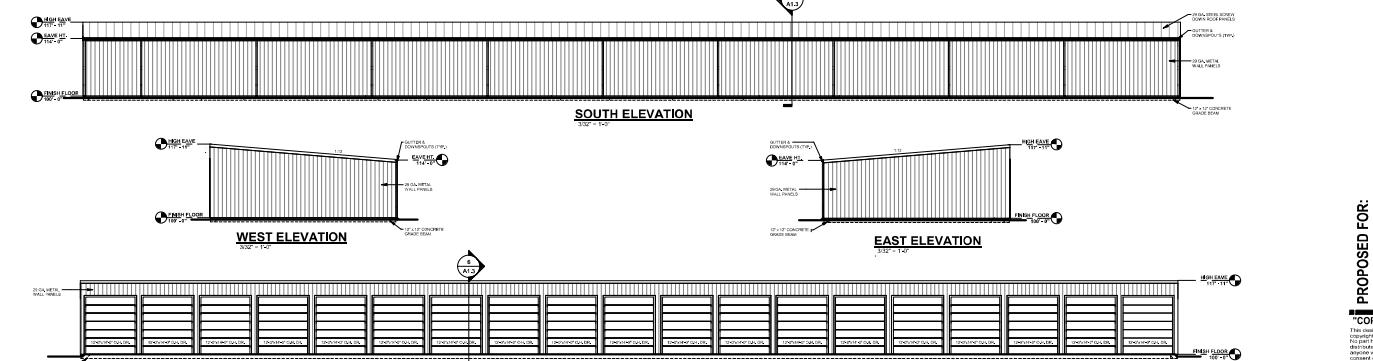
- NEW WALL/FLOORING
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Keller
PLANNERS ARCHITECTS BUILDERS

PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
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DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.3**

PROPOSED FOR:
WELLS FERRY STORAGE
BUILDING D
DAVENPORT, IOWA

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REVISIONS

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PROJECT MANAGER: M. SCHUMACHER
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: _____
DRAWN BY: KRW
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: 04.10.2024
SHEET: **A1.3**

ADA COMPLIANCE KIT FOR SELF-STORAGE FACILITIES

ADA's existing requirements call for 1% of the first 200 units and 2% of the units over 200 to be accessible. (28 units for a 200-unit facility)

ADA CLOSE DOOR HANDLE C-848-01

ADA HANDICAP SYMBOL SIGN C-848-01

ADA OPEN DOOR HANDLE C-848-01

OUTDOOR RAMP

Handicap Access: The ADA outdoor ramp is built to support maximum weight of each storage facility. The width of the ramping surface of the ramp is 48" wide. The ramping surface is 48" wide. The ramping surface is 48" wide. The ramping surface is 48" wide.