

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, July 28, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  1. Consideration of the June 23, 2025 meeting minutes.
- III. Old Business
- IV. New Business
  1. Case DR25-11: Request for Design Approval, C-D Downtown Zoning District; Storefront remodel at 317 West 3rd Street. Collette's Piano Bar, petitioner. [Ward 3]
  2. Case DR25-11: Request for Design Approval, C-V Village of East Davenport Zoning District; Installation of Signage for Channel Cat at Lindsay Park. MetroLINK, petitioner. [Ward 5]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: August 25, 2025

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**7/28/2025**

Subject:  
Consideration of the June 23, 2025 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The June 23, 2025 meeting minutes are attached.

Attachments:  
1. Meeting Minutes 6-23-25

**MINUTES**  
DESIGN REVIEW BOARD MEETING  
CITY OF DAVENPORT, IOWA  
MONDAY, JUNE 23, 2025; 5:00 PM  
CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

I. Call to Order

Present: Anderson, Paone, Hoff, Tebbitt, Tylka, Martin  
Excused: Molacek, Stinocher, Rashid  
Staff: Werderitch

II. Secretary's Report

1. Consideration of the March 24, 2025 Meeting Minutes.

Motion by Hoff, second by Paone, to approve the March 24, 2025 meeting minutes.  
Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

1. Case DR25-10: Request for Design Approval, C-D Downtown Zoning District; Installation of a Projecting Sign at 220 Emerson Place. Bray Associates Architects Inc., petitioner. [Ward 3]

Staff presented an overview of the design request. The proposed projecting sign is for Bray Architects, whose office is located downtown in the Crane Co. building. The projecting sign will be mounted to the north building elevation along 2nd Street. The sign will be installed on a blank section of brick adjacent to the northwest corner of the building. The height of the projecting sign will be slightly above the first-floor windows, even with the Blue Spruce projecting sign.

Staff recommended Case DR25-10 be approved in accordance with the submitted work write-up and materials.

Mark Miller, Bray Architects, was in attendance to answer questions. He explained that clients are able to park on 2<sup>nd</sup> Street and access the south entrance through the alleyway adjacent to the Barrel House.

Motion by Tylka, second by Hoff, to approve Case DR25-10 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (6-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Meeting adjourned at 5:06 pm.

VIII. Next Board Meeting: July 28, 2025

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**7/28/2025**

**Subject:**

Case DR25-11: Request for Design Approval, C-D Downtown Zoning District; Storefront remodel at 317 West 3rd Street. Collette's Piano Bar, petitioner. [Ward 3]

**Recommendation:**

Staff recommends Case DR25-11 be approved in accordance with the submitted work write-up and materials.

**Background:**

Collette's Piano Bar is opening in a vacant storefront space on the first floor of The Dorothea Apartment Building. This is considered a contributing structure within the Davenport Commercial Historic District.

The historic structure was designed by renown architectural firm Clausen & Clausen and constructed in 1910. It remains one of the few extant downtown buildings built by a woman, German immigrant Dorothea Runge. The symmetrical 4-story brown brick building originally featured three storefronts and twelve apartment units. Architectural features include decorative basket-woven friezes below the upper story windows and blind arches at the corners of the building, stone accents around storefronts, stone windowsills, and square stone decorative accents at the top of the building.

**Design Request:**

The first floor tenant space on the west corner of the building is being remodeled for a new piano bar. City staff are reviewing construction drawings to retrofit the interior for a full bar, dining area, performance stage, and restrooms. To comply with the Americans with Disabilities Act (ADA), the 3rd Street entrance needs to be lowered to meet the grade of the sidewalk. This will create a gap of approximately six inches between the lowered door and the existing window. The owner intends to infill this space with framing and an opaque panel, matching the tint of the glass and panel over the storefront.

Per a requirement of the International Building Code, the existing push door will be reused and retrofitted to swing outwards onto the sidewalk. The existing hardware will remain. A rendering has been provided by the applicant detailing the proposed alterations to the storefront.

Staff are not opposed to the request as the final design is considered a minor alteration that allows for an adaptive reuse of a vacant downtown commercial space. However, staff believe a more appropriate measure is to remove the existing sections above the door and infill the opening with a single window unit. This would replicate the appearance of the adjacent storefront entrances and provide better consistency to the facade.

**Downtown Design Guidelines:**

The goal of these standards, as they relate to older historic buildings, is not to prevent change,

nor is it necessary to return a façade to its original appearance. Rather, the goal is to encourage sensitive and appropriate change when renovation occurs.

The following are historic architectural facade design objectives:

1. Reinforce a sense of historical continuity.
2. Reinforce the unique character of the City of Davenport.
3. Encourage architectural excellence.
4. Require the use of quality building materials.

Attachments:

1. Application
2. Photos
3. Downtown Design Guidelines: Historic Architectural Facade Design
4. Downtown Design Guidelines: Facade Change as Evolution



**CITY OF DAVENPORT**  
 Development & Neighborhood  
 Services – Planning  
 1200 E. 46<sup>th</sup> St  
 Davenport, IA 52807

Office 563.326.6198  
 planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**

DESIGN REVIEW BOARD

REVIEW DISTRICT	SUBMITTAL DATE	MEETING DATE
	7/18/2025	7/28/25

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION  
 317 West 3rd St Davenport 52801

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)  
 Collettez piano Bar  
 moving front door down benches

APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)  
**Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:**

- New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way
- New parking lots, fencing/walls, landscaping, or alterations of
- Sign installation or alteration
- Streetscaping element installation within the public right-of-way

**APPLICANT INFORMATION**

Applicant Name | Company Name  
 Collettez

Address  
 317 West 3rd St

City | State | Zip  
 Davenport IA 52801

Phone  
 309-269-2752

Secondary Phone

E-Mail Address  
 PCCPropLLC@gmail.com

**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.

I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary.

By checking this box and typing my name below, I am electronically signing this application.

William Sheeder 7/18/25  
 Type Applicant's Name here to serve as a signature Date

**ALL SUBMITTALS SHALL INCLUDE:**

	SUBMITTED
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	<input checked="" type="checkbox"/>
Digital photos of existing building/sign elevations/façades	<input checked="" type="checkbox"/>
Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs	<input checked="" type="checkbox"/>
Material specifications: type, dimensions, & color	<input checked="" type="checkbox"/>

**MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS\*:**

Dimensioned Site Plan (proposed & existing buildings/site items)	<input checked="" type="checkbox"/>
Landscape Plan	<input type="checkbox"/>
Grading Plan with 2 foot intervals (if needed)	<input type="checkbox"/>
Storage & Mechanical Screening shall be shown	<input type="checkbox"/>

\* Major Additions & New Buildings may require more extensive information

**DEVELOPMENT TEAM**

**Property Owner**  
 PCC LLC

Address  
 200 East 3rd unit 1008 52801

Phone  
 Secondary Phone

E-Mail Address  
 PCCProp@gmail.com

**Project Manager/Other**

Address

Phone  
 Secondary Phone

E-Mail Address

**Formal Procedure** Application Fee: **NONE**

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. **Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.**

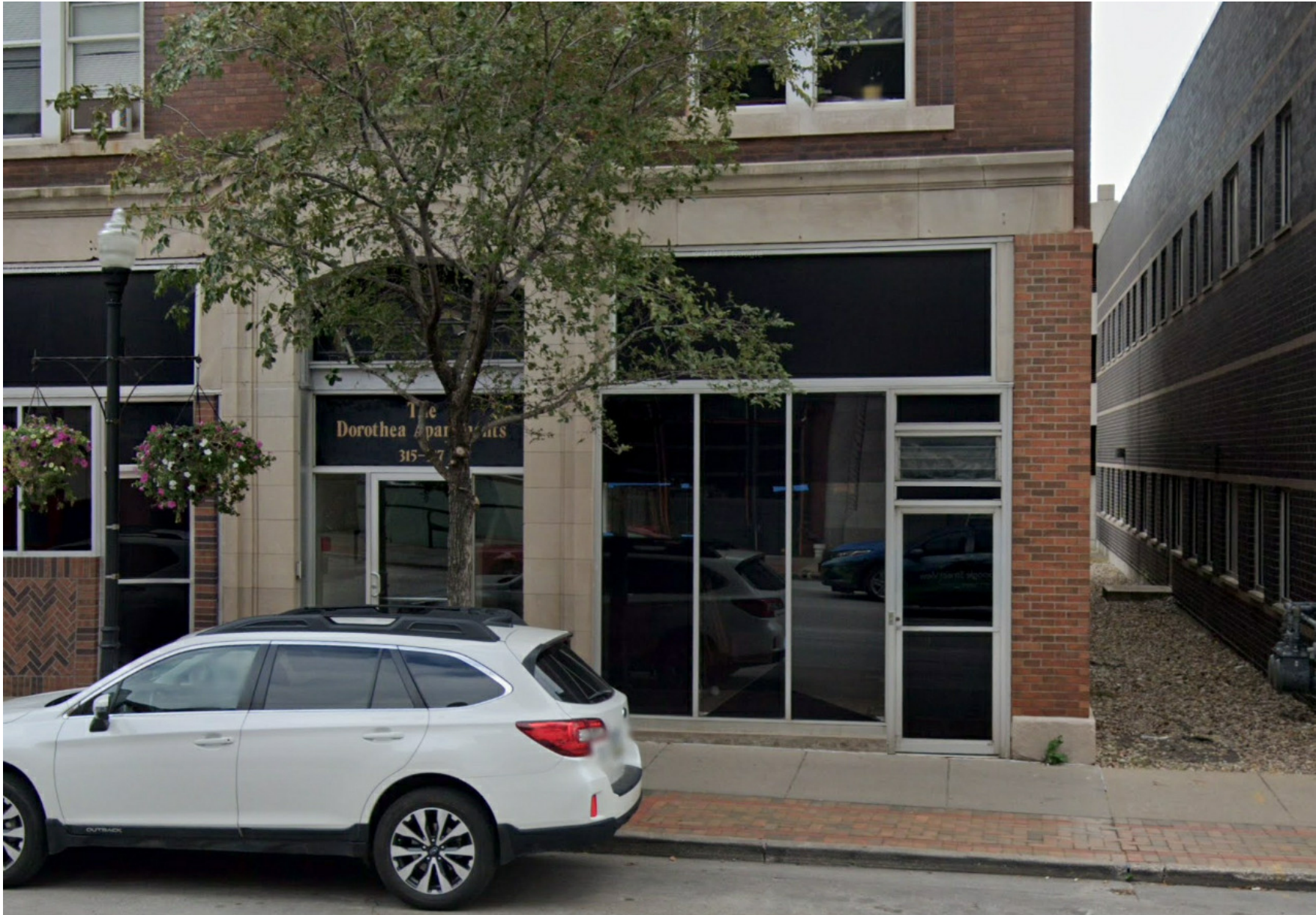
(2) Scope of Board's Consideration:

- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.

(3) Post Board Ruling:

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.

Submit this form with attachments to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)



3rd Street Entrance Elevation

**16 July 2025**  
**R1**  
PROJECT #  
#03825

Construction Drawings for:

**Piano Bar**

317 West 3rd Street, Davenport, Iowa 52801

© 2025 JosephArchitecturalGroup, PC  
All rights reserved  
THIS DOCUMENT IS AN INSTRUMENT OF  
SERVICE AND IS THE PROPERTY OF  
JosephArchitecturalGroup AND MAY NOT BE  
USED OR REPRODUCED WITHOUT PRIOR  
WRITTEN CONSENT.



4510 42nd Avenue  
Rock Island, IL 61201  
Phone: 309 786-9920  
[www.jag-architects.com](http://www.jag-architects.com)

**JOSEPH ARCHITECTURAL GROUP, P.C.**

**PROJECT DESCRIPTION:**  
Renovation of +/- 2,170 SF tenant on first story of 4 story building with a basement

**OCCUPANCY GROUP:**  
Group A2 Bar (with Group R residential on second story and Group S1 storage in basement)

**FIRE SPRINKLER:**  
Not provided

**MINIMUM EXITS REQUIRED:**  
(2) 3'-0" wide (32" clear width) egress doors

**EXITS PROVIDED:**  
See plans

**DOOR SWING AT EXITS:**  
Doors to swing in direction of egress travel

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

**FIRE ALARM:**  
Fire alarm required to be interconnected with residential

**FIRE EXTINGUISHERS:**  
Medium hazard (1 per 3,000 S.F. maximum) Table 906.3(1) verify tenant build-out  
5 LB. - 2A10BC extinguishers - verify with fire marshal for locations  
75 feet maximum travel distance to extinguisher

**HANDICAP ACCESSIBLE BUILDING:**  
Per IBC chapter 11

**FIRE SEPARATION:**  
Assembly occupancy and residential occupancy shall have a 2-hour fire-resistance rated horizontal assembly separation and 2-hour fire-resistance rated vertical assembly separation.  
Assembly occupancy and storage occupancy shall have a 2-hour fire-resistance rated horizontal assembly separation and 2-hour fire-resistance rated vertical assembly separation. (Table 508.4)

**FIREBLOCKING:**  
Required (Section 718)

**DRAFTSTOPPING IN FLOORS:**  
Required (Section 718.3.)

Bar Chairs: 13 occupants  
Behind Bar: 165 GSF / 200 GSF per occupant = 1 occupant  
Standing Space: 147 NSF / 5 NSF per occupant = 35 occupants  
Tables & Chairs Assembly: 540 NSF / 15 NSF per occupant = 36 occupants  
Stage: 4 occupants  
(NSF = actual occupied area, does not include toilet rooms, corridors, etc.)  
Total: **89 occupants**

Occupant Load  
3/16" = 1'-0"

89 occupants = 45 males and 45 females  
males require 1 water closet, 1 urinal, and 1 lavatory  
females require 2 water closets and 1 lavatory  
1 service sink is required

Plumbing Fixture Calculations Per UPC 422.1  
3/16" = 1'-0"

**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.	GYPSUM 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

**PROJECT DIRECTORY**

**Street Address**  
317 West 3rd Street  
Davenport, Iowa 52801

**Client**  
Prestige Commercial  
627 West 2nd Street  
Davenport IA, 52801  
Bill Sheeder

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

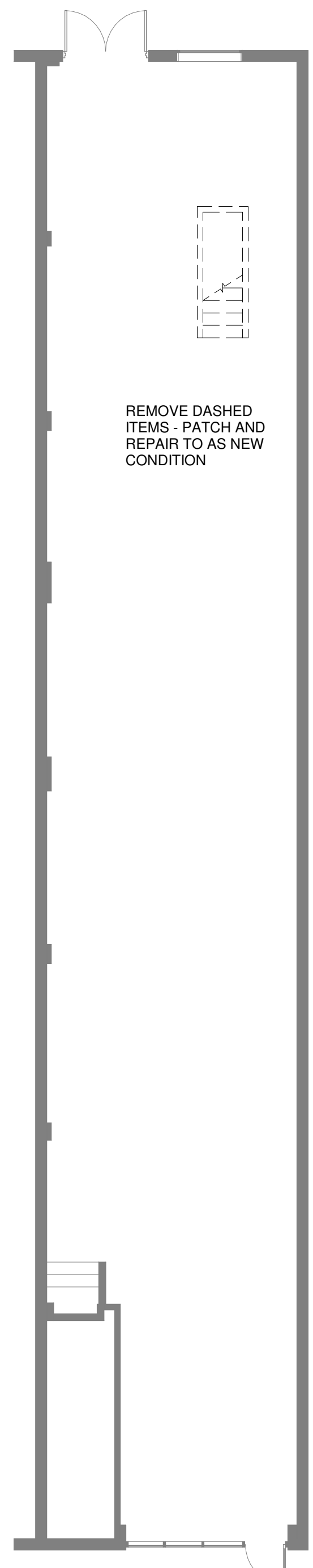
**Local Jurisdiction**  
Building Inspections  
1200 East 46th Street  
Davenport, Iowa 52807  
(563) 326-7745

**APPLICABLE CODES**

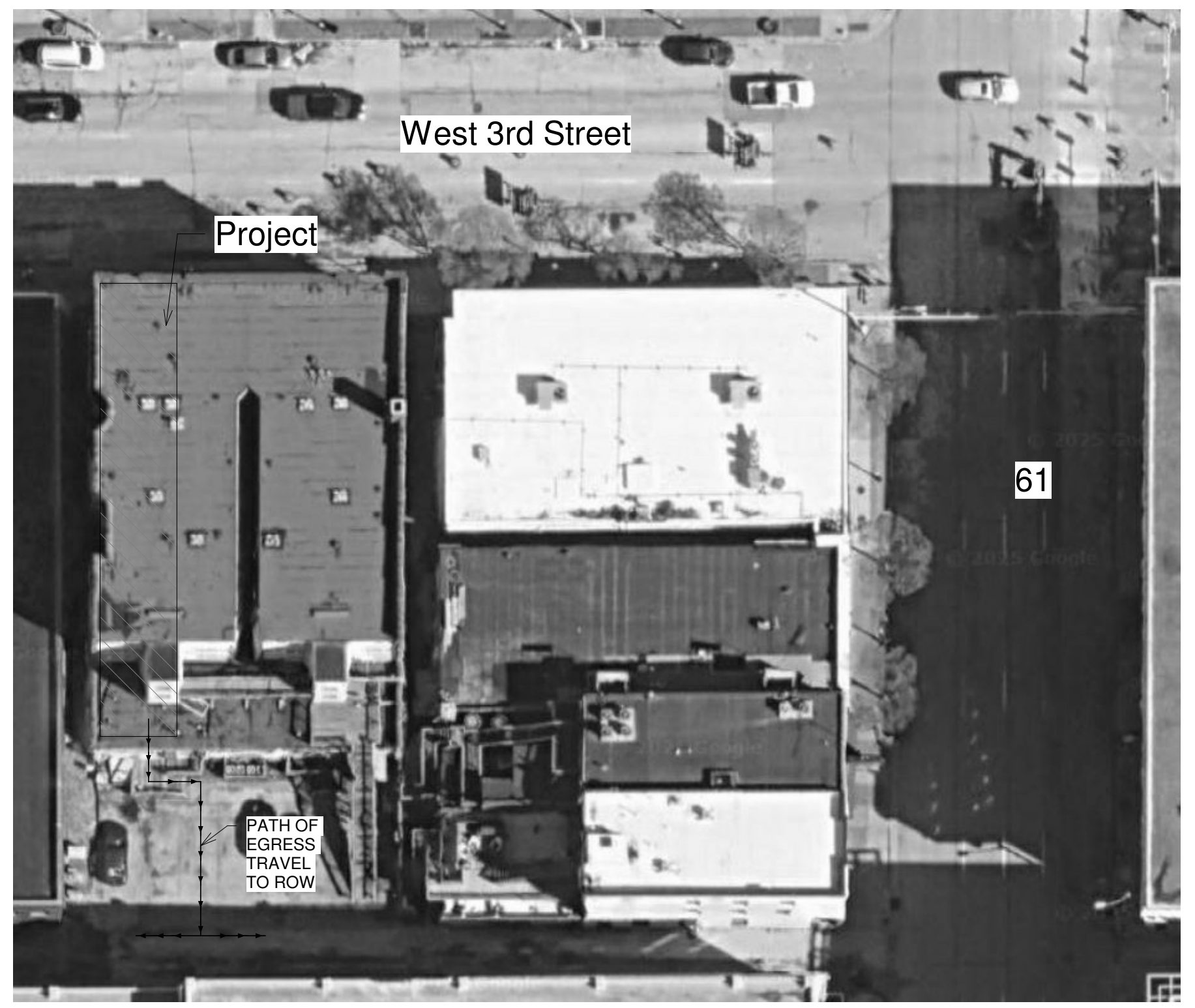
- 2021 International Building Code with Local Amendments, refer to City Code Chapter 15.12
- 2021 International Existing Building Code with Local Amendments, refer to City Code Chapter 15.12
- 2021 International Fire Code with Local Amendments, refer to City Code Chapter 15.32
- 2021 International Mechanical Code with Local Amendments, refer to City Code Chapter 15.24
- 2021 State of Iowa Uniform Plumbing Code with Local Amendments, refer to City Code Chapter 15.28
- 2020 National Electric Code with State and Local Amendments, Refer to City Code Chapter 15.16
- Iowa State Building Code as specifically referenced by Davenport Municipal Code
- State of Iowa Rule 661.303 Energy Conservation Code
- NFPA 54, Fuel Gas Code, Current Edition

**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 FOREIGN 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.
- POST ADDRESS ON BUILDING PER CITY CODE



2 Demolition Plan  
A0 1/8" = 1'-0"



1 Site Plan  
A0 1" = 30'-0"

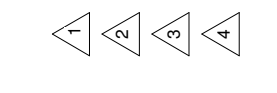
# Piano Bar Renovation Davenport, Iowa

4510 42nd Avenue  
Rock Island, IL 61201  
Phone: 309.786.9920  
Fax: 309.786.9924  
jag-architects.com

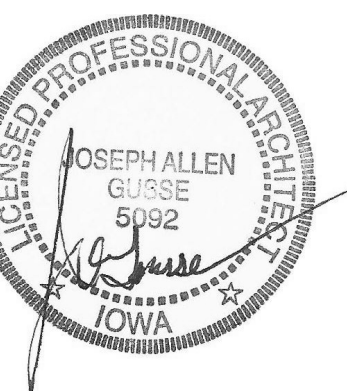
**JOSEPH ARCHITECTURAL GROUP, P.C.**

© 2025 JosephArchitecturalGroup.PC  
All rights reserved.  
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE.  
JOSEPH ARCHITECTURAL GROUP AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.

REVISIONS



Construction Drawings for:  
**Piano Bar**  
317 West 3rd Street, Davenport, Iowa 52801

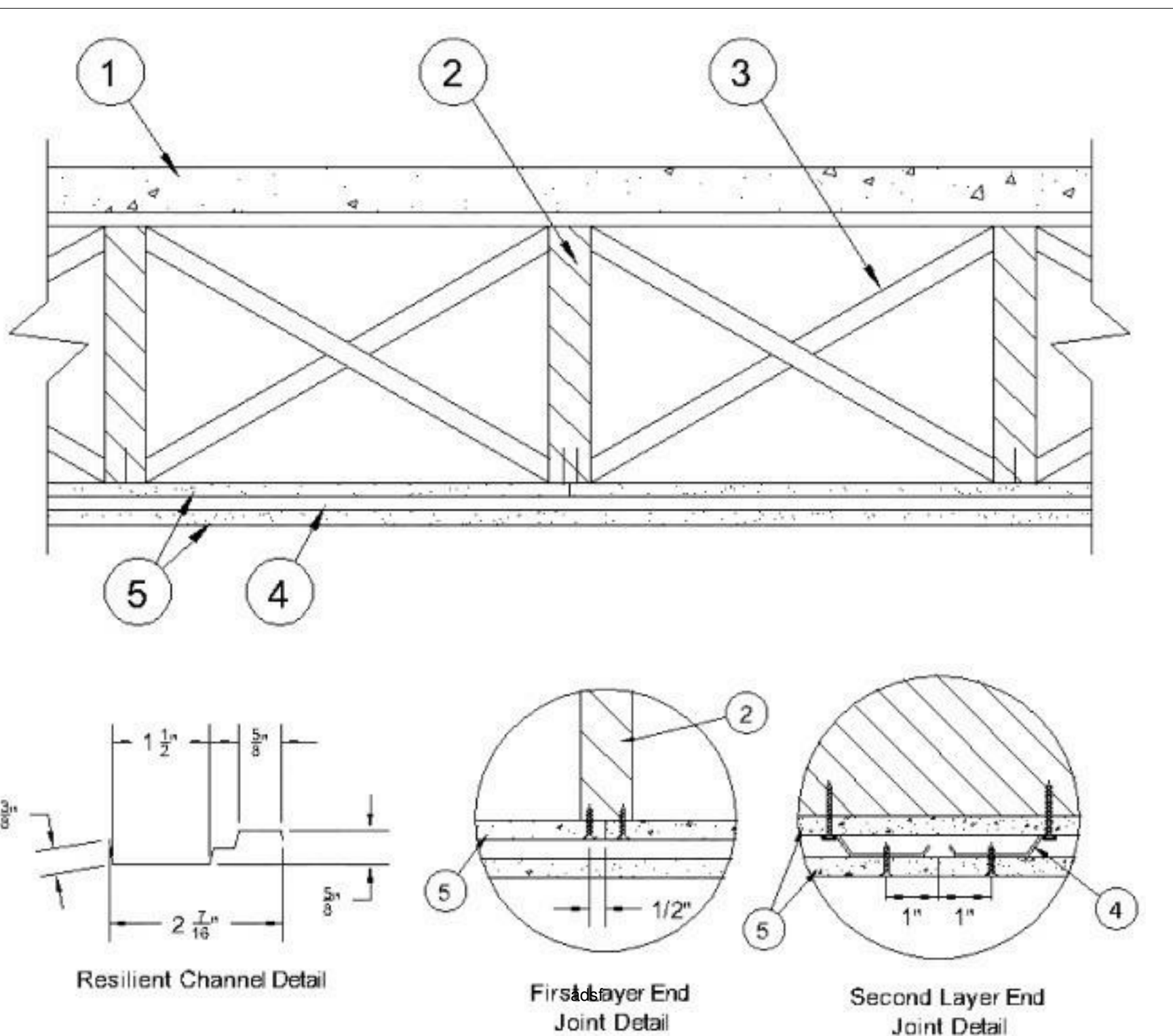


Cover Sheet

DATE  
8 July 2025

**A0**  
PROJECT NO.  
**#03825**

\*\*\*SEE UL ASSEMBLY DESCRIPTIONS FOR MORE INFORMATION/ALTERNATE PRODUCTS\*\*\*



**Design No. L505**  
**March 3rd, 2025**  
**Unrestrained Assembly Rating — 2 Hr.**  
 Finish Rating — 75 Min.  
 \* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

**1. Flooring System — The flooring system shall consist of one of the following:**  
**System No. 1**

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.  
 Vapor Barrier — Nom 0.010 in. thick commercial rosin-sized building paper.  
 Finish Flooring — Min 1 by 4 in. T & G lumber fastened perpendicular to joists, or min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

**2. Wood Joists** — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.  
**3. Cross Bridging** — Min 1 by 3 in. or min 2 by 10 solid blocking.  
**4. Resilient Channels** — Resilient channels, formed from No. 25 MSG galv steel and shaped as shown, spaced 24 in. OC perpendicular to joist. Channels overlapped 1-1/2 in. at splices and secured to each joist with one 8d common nail. Min end clearance of channels to wall to be 3/4 in. Additional pieces, 60 in. long, placed immediately adjacent to continuous channels at end joints of second layer of gypsum board (Item 5) and similarly secured. Additional channels shall extend 6 in. beyond each side edge of board.

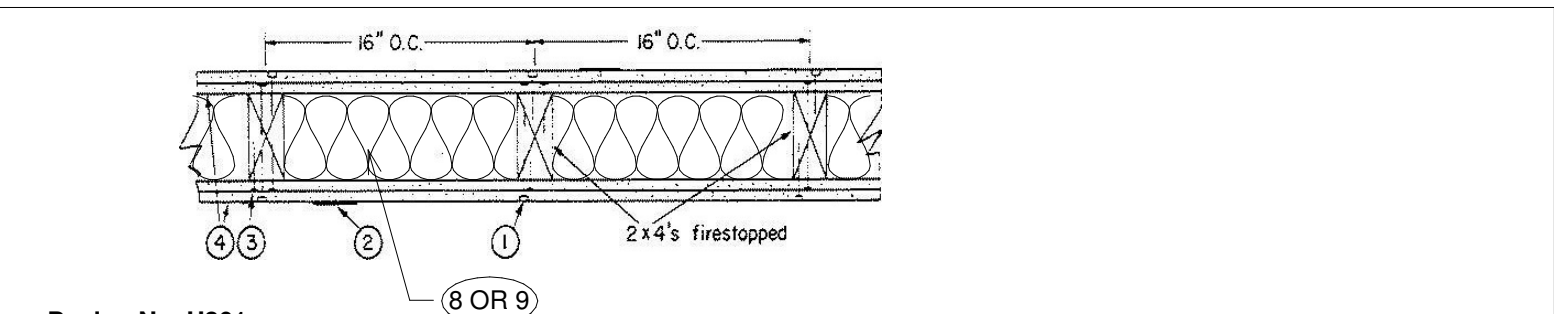
**5. Gypsum Board** — Two layers 5/8 in. thick gypsum board. When resilient channels (Item 4) are used, first layer installed with long dimension perpendicular to joists, and end joints of boards located at the joists. Nailed to joists with uncoated 8d box nails spaced 7 in. OC. All nails located 1/2 in. min distance from the edges and ends of the board. Second layer installed with long dimension perpendicular to the resilient channels and center line of boards located under a joist and so placed that the edge joint of this layer is not in alignment with the end joint of the first layer. Secured to resilient channels with 1 in. long gypsum board screws 12 in. OC with additional screws 3 in. from side joints. End joints secured to both resilient channels as shown in end joint detail. All screws located 1 in. min distance from edges of boards. If gypsum board is other than 48 in. wide, length of additional channel may be modified as required to allow full extension along joints, as well as attachment to joists at each end. Joint treatment not required for this rating, except for tapered, rounded-edge gypsum board where edge joints are covered with paper tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

AMERICAN GYPSUM CO — Type AG-C.  
 CABOT MANUFACTURING ULC — 5/8 in. Type C.  
 CERTAINTEED GYPSUM INC — Type C, Type LGFC-C/A.  
 GEORGIA-PACIFIC GYPSUM L L C — Types 5, C, DAPC, GPFS1, TG-C.  
 NATIONAL GYPSUM CO — Types FSK-C, FSK-G, FSW-C, FSW-G  
 PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-3 or PG-C  
 THAI GYPSUM PRODUCTS PCL — Type C

**6. Screw, Gypsum Board** — 1 in. long, with 0.129 in., self-drilling and self-tapping shank, and Phillips-type 0.355 in. diam head. Screws shall be driven no farther than slightly indented (not deeper than 1/64 in.) into the exposed surface of the gypsum board.

**7. Finishing System - (Not Shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

**3** 2 Hour Fire Resistance Rated Floor/Ceiling  
 A0.1 1 1/2" = 1'-0"



**Design No. U301**  
**May 09, 2025**  
**Bearing Wall Rating — 2 Hr.**  
 Finish Rating — 66 Min.  
 \* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

- 1. Nailheads** — Exposed or covered with joint compound.
- 2. Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.
- 3. Nails** — 8d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 9/32 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.
- 4. Gypsum Board** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

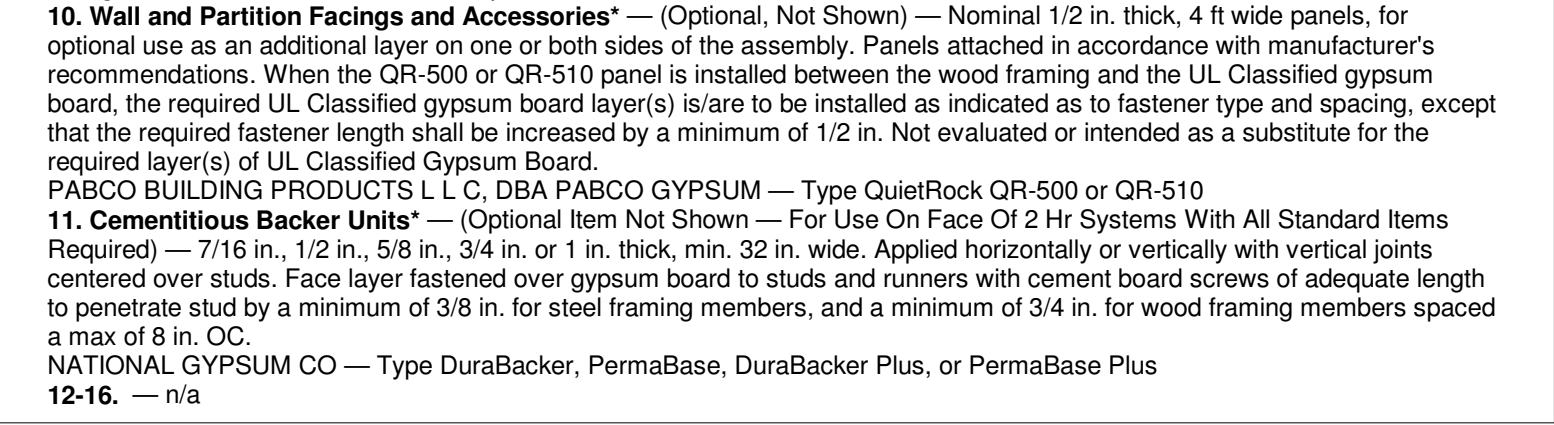
When used in widths other than 48 in., gypsum board to be installed horizontally.  
 AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc  
 BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1  
 CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing, 5/8 in. Type C.  
 CERTAINTEED GYPSUM INC — Types EGRC, GlasRoc, GlasRoc-2, Type C, Type X-1, Type LWTX  
 CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRX  
 CERTAINTEED GYPSUM INC — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLXL, CLLX  
 GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Water Rated-Type DGLW, Sheathing Type DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W  
 NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSWR-C, FSL, RSX, FSLX  
 NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR  
 PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C, PGS-WRS, PGI  
 PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX, GRIX  
 SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1  
 THAI GYPSUM PRODUCTS PCL — Type C or Type X  
 UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRX, WRX  
 USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX  
 USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRX, WRX

- 5. Molded Plastic** — n/a
- 6. Steel Framing Members** — n/a
- 7. Furring Channel** — n/a
- 8. Batts and Blankets** — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples spaced 24 in. OC.  
 ROCKWOOL — Type SAFESOUND, min. 1.8 pcf.  
 THEMFAFIBER/OWENS CORNING — Type SAFB, SAFB FF
- 9. Batts and Blankets** — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

**10. Wall and Partition Facings and Accessories** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When 510 QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510  
**11. Cementitious Backer Units** — (Optional, Not Shown) — For Use On Face Of 2 Hr Systems With All Standard Items Required — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.  
 NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus  
 12-16. — n/a

**5** 2 Hour Fire Resistance Rated Wall (Alternate)  
 A0.1 1 1/2" = 1'-0"



**Design No. U419**  
**May 09, 2025**  
**Nonbearing Wall Ratings — 2 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 at 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** — 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** — (2) layers 5/8" thick gypsum panels each side of wall with beveled, square or tapered edges, 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. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:  
 CGC INC — IP-X2 or IPC-AR; WRC, 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). Two layer systems: First layer- 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 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 6 in. from first layer.

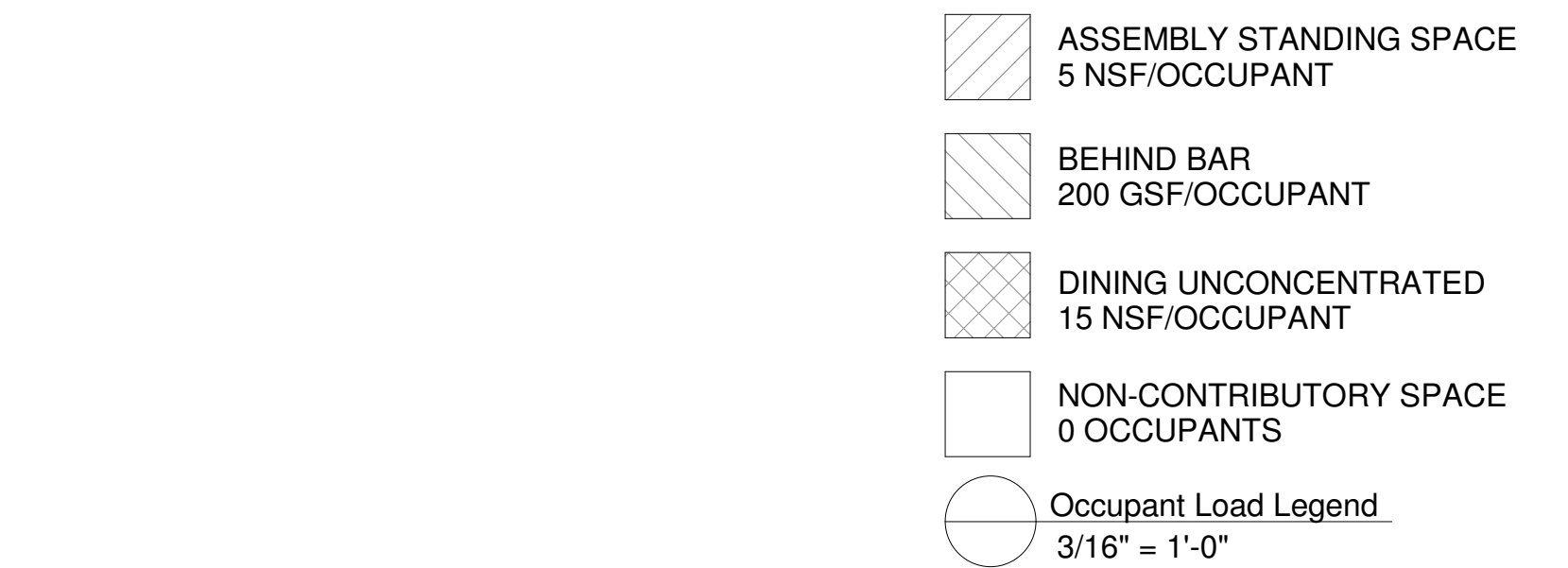
**7. Furring Channels** — n/a

**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** — (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

**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

**2** 2 Hour Fire Resistance Rated Wall  
 A0.1 1 1/2" = 1'-0"

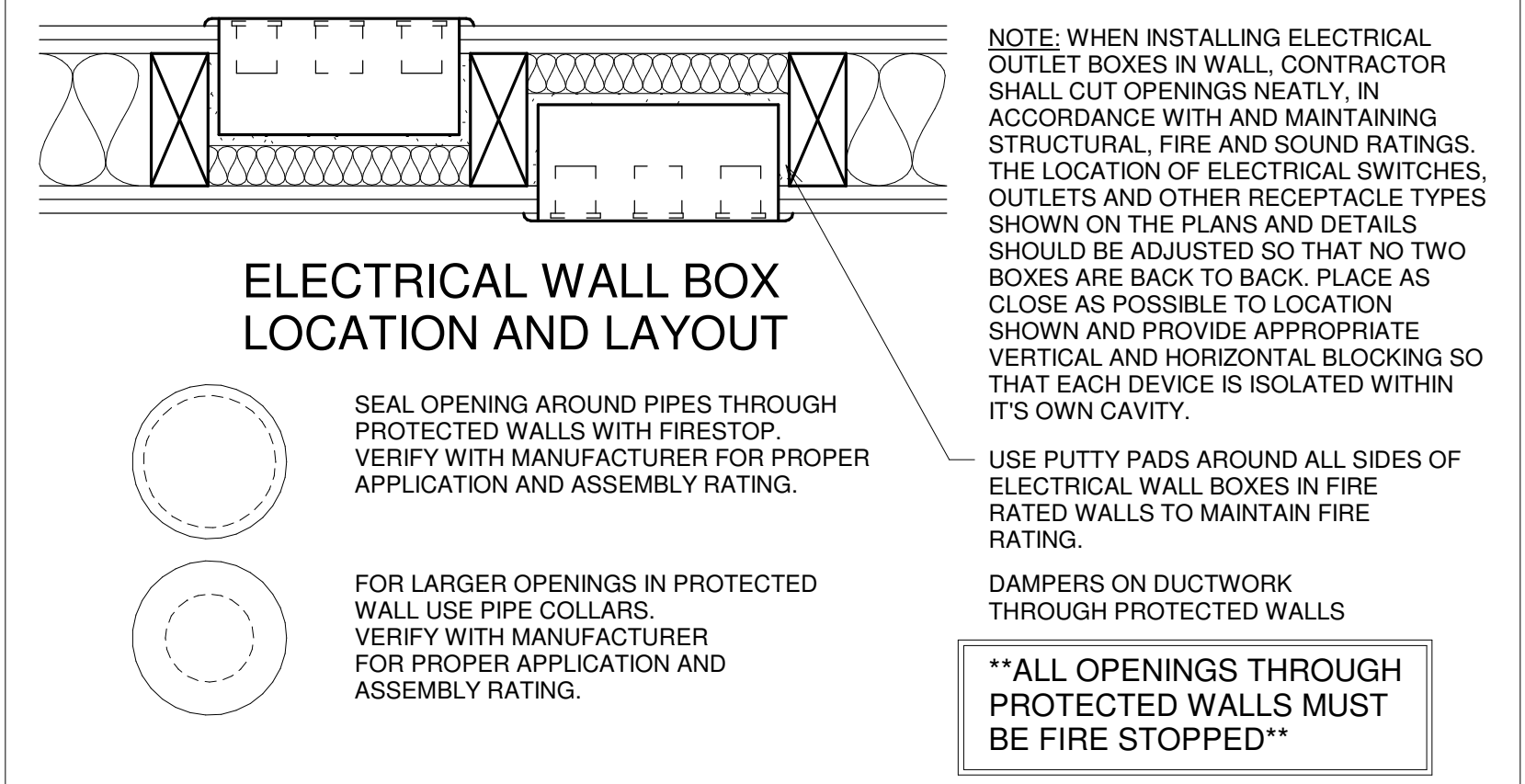


89 occupants = 45 males and 45 females  
 males require 1 water closet, 1 urinal, and 1 lavatory  
 females require 2 water closets and 1 lavatory  
 1 service sink is required

Plumbing Fixture Calculations Per UPC 422.1  
 3/16" = 1'-0"

Bar Chairs: 13 occupants  
 Behind Bar: 165 GSF / 200 GSF per occupant = 1 occupant  
 Standing Space: 147 NSF / 5 NSF per occupant = 35 occupants  
 Tables & Chairs Assembly: 540 NSF / 15 NSF per occupant = 36 occupants  
 Stage: 4 occupants  
 (NSF = actual occupied area, does not include toilet rooms, corridors, etc.)  
**Total: 89 occupants**

Occupant Load  
 3/16" = 1'-0"



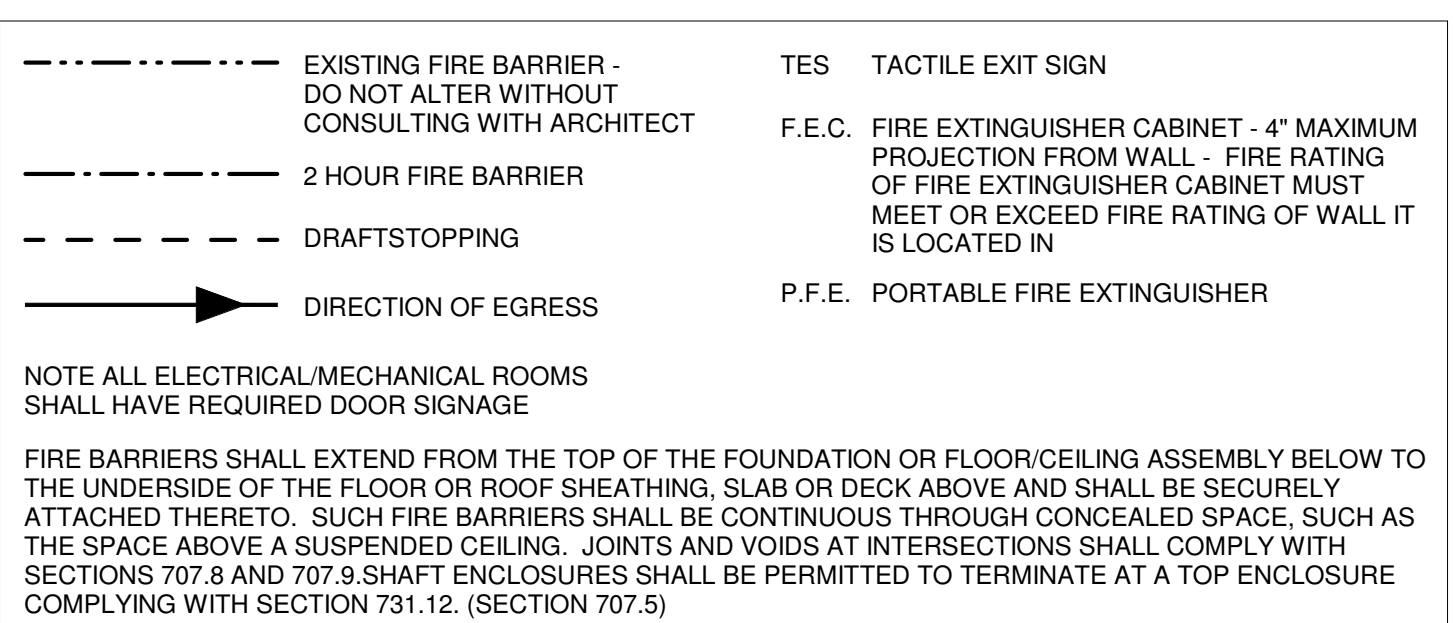
**4** Wall Penetrations  
 A0.1 1 1/2" = 1'-0"

FIRE RESISTIVE RATINGS		(TABLE 601)	
STRUCTURAL ELEMENT	F.R. RATING	DESIGN NUMBER	DETAIL REFERENCE
STAIR (INT. WALLS)	1 HOUR	U419 (ALTERNATE U309)	2 / A0.1 & 5 / A0.1
OPENING PROTECTION	90 MIN	---	---
FLOOR - CEILING BASEMENT TO 1ST STORY	2 HOUR	L505	3 / A0.1
FLOOR - CEILING 1ST STORY TO 2ND STORY	2 HOUR	L505	3 / A0.1

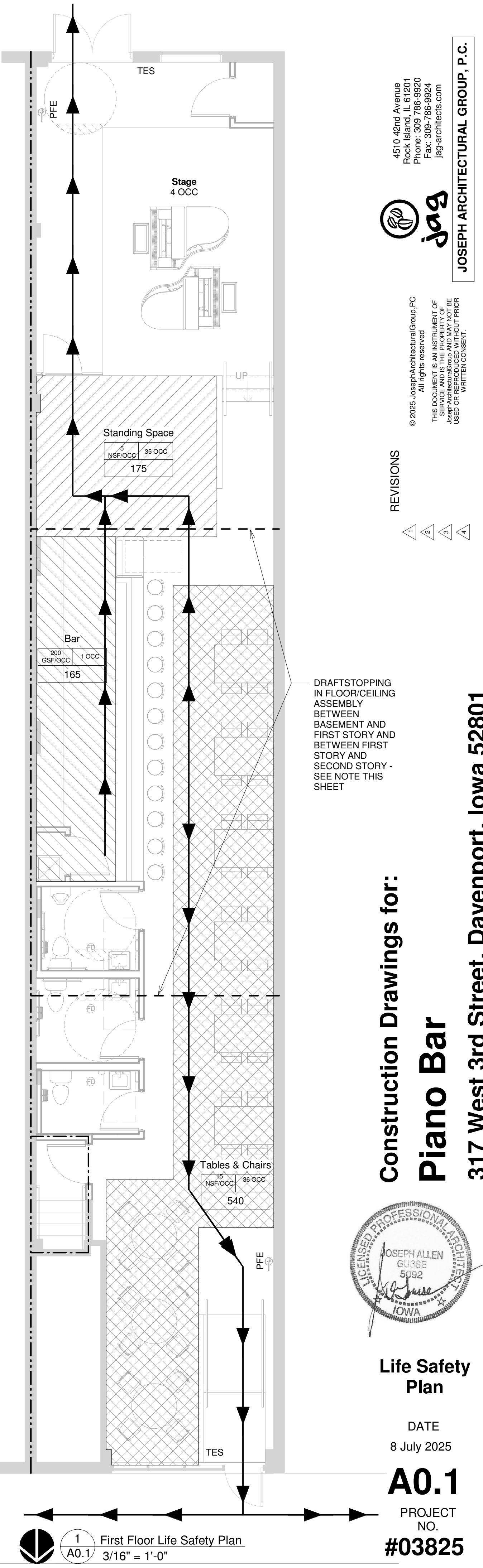
**Fire Resistive Ratings**  
 3/16" = 1'-0"

**718.3 Draftstopping in floors.**  
 In other than Group R occupancies, draftstopping shall be installed to subdivide combustible floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet (93m<sup>2</sup>).

**718.3.1 Draftstopping materials.**  
 Draftstopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panel, 3/8-inch (9.5 mm) particleboard, 1-inch (25 mm) nominal lumber, cement fiberboard, batts or blankets of mineral wool or glass fiber, or other approved materials adequately supported. The integrity of draftstopping shall be maintained.



**Life Safety Key**  
 3/16" = 1'-0"



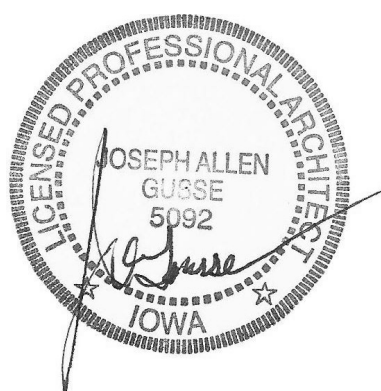
4510 42nd Avenue  
 Rock Island, IL 61201  
 Phone: 309.386.9920  
 Fax: 309.386.9924  
 jag-architects.com  
**jag**  
**JOSEPH ARCHITECTURAL GROUP, P.C.**

© 2025 JosephArchitecturalGroup.PC  
 All rights reserved.  
 THIS DOCUMENT IS AN INSTRUMENT OF SERVICE.  
 JOSEPH ARCHITECTURAL GROUP AND JAG MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT.

**REVISIONS**

1		
2		
3		
4		

**Construction Drawings for:**  
**Piano Bar**  
 317 West 3rd Street, Davenport, Iowa 52801



**Life Safety Plan**  
 DATE  
 8 July 2025  
**A0.1**  
 PROJECT NO.  
**#03825**

**1** First Floor Life Safety Plan  
 A0.1 3/16" = 1'-0"

- LED CEILING MOUNT FIXTURE
  - ⊞ 2x4 LED CEILING MOUNT FIXTURE
  - WALL PACK
  - ⊞ EXHAUST FAN
  - ⊞ EXIT FIXTURE
  - ⊞ CEILING MOUNT, SINGLE FACE EXIT SIGN - ARROW INDICATES DIRECTION
  - ⊞ CEILING MOUNT, DOUBLE FACE EXIT SIGN - ARROW INDICATES DIRECTION
  - ⊞ WALL MOUNT EXIT SIGN - ARROW INDICATES DIRECTION
  - ⊞ COMBINATION EXIT SIGN AND EMERGENCY LIGHTING UNIT
  - ⊞ EMERGENCY LIGHTING
  - ⊞ EXTERIOR EMERGENCY LIGHTING
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 90° AFF

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

**STAIR NOTES**

1. PROVIDE HANDRAIL BOTH SIDES
2. HEIGHT OF TOP OF HANDRAIL ABOVE TREADS 34"-38"
3. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MIN. BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
4. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MIN. AND 2 INCHES MAX.
5. ALL TREADS SURFACES ARE TO BE SLIP RESISTENT.
6. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
7. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1 1/2" MAXIMUM.
8. RISERS 7" MAX. VERT. 4" MIN.
9. TREADS 11" MIN. HORIZONTAL.
10. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MIN. CLEAR.
11. MAX. VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0". STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 4'-4" EACH WAY. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR. USE A SLIP RESISTANT MATERIAL FOR THE STRIP AT EACH NOSING AND LANDING ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION.
12. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL.

**RAMP NOTES**

1. PROVIDE HANDRAIL BOTH SIDES
2. HEIGHT OF TOP OF HANDRAIL ABOVE RAMP 34"-38"
3. AT THE TOP OF THE RAMP, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MIN. BEGINNING DIRECTLY ABOVE THE START OF THE RAMP. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE. AT THE BOTTOM OF THE RAMP, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MIN. BEGINNING DIRECTLY ABOVE THE START OF THE RAMP. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE.
4. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL.
5. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MIN. AND 2 INCHES MAX.
6. LANDING SLOPE SHALL NOT EXCEED 1:48
7. RAMP CROSS SLOPE SHALL NOT EXCEED 1:48
8. LANDINGS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF WATER.

**INTERIOR WALLS:**  
**A (TYPICAL NEW INTERIOR WALL U.N.O.)** - 2x4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE X GYP BD EACH SIDE, CAVITY FILLED W/ SOUND BATT INSULATION  
**B** - 2x6 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE X GYP BD, CAVITY FILLED W/ SOUND BATT INSULATION  
**C (FIRE BARRIER)** - SEE DETAILS 2 / A0.1 & 5 / A0.1

◇ FRAME OR WALL TYPE

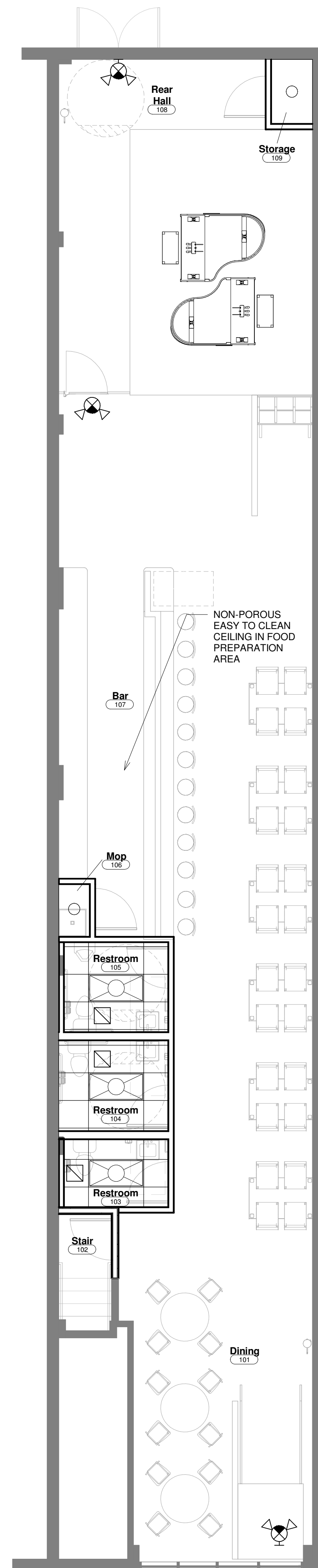
**NOTE:**

1. NEW INTERIOR WALLS ARE DIMENSIONED TO WALL CENTERLINE U.N.O.
2. EXISTING WALL ARE DIMENSIONED TO WALL FACE.
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.
5. GENDER NEUTRAL SIGNAGE AT RESTROOMS

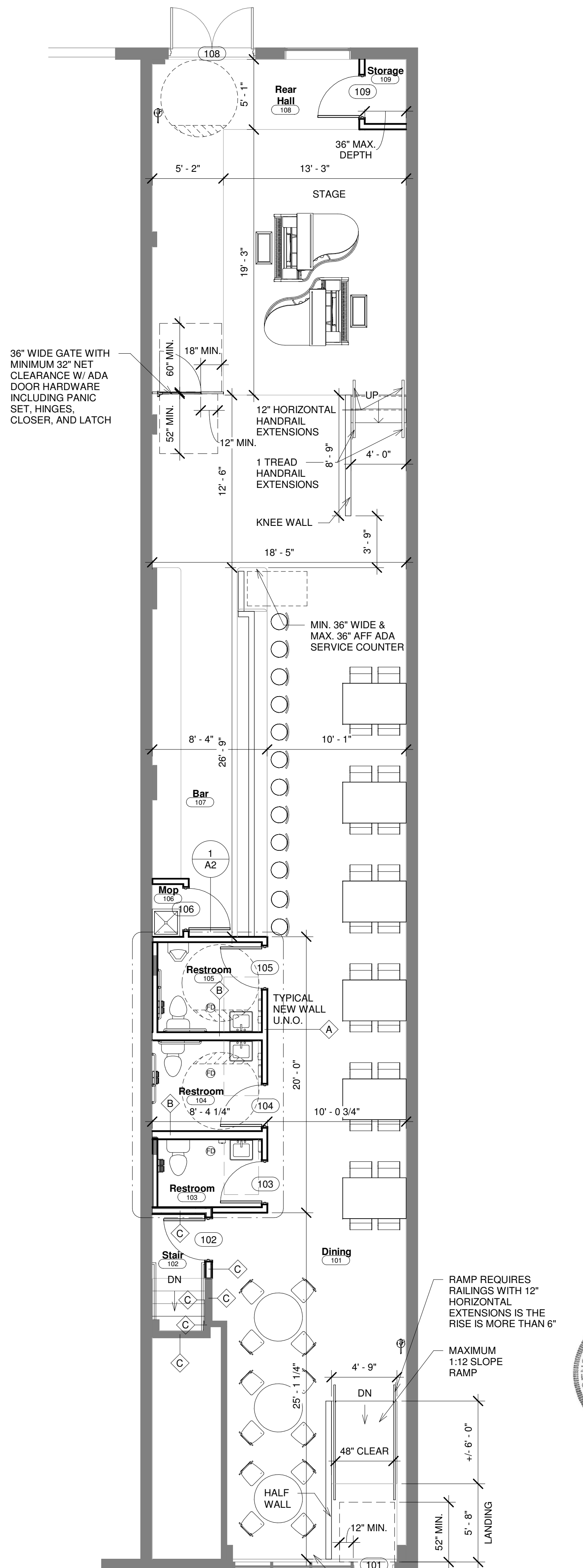
**FIRE BLOCKING MATERIALS:**

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.

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



2 A1 Reflected Ceiling Plan  
3/16" = 1'-0"



1 A1 Floor Plan  
3/16" = 1'-0"



RAMP REQUIRES RAILINGS WITH 12" HORIZONTAL EXTENSIONS IS THE RISE IS MORE THAN 6"

MAXIMUM 1:12 SLOPE RAMP

4'-9"

DN

48" CLEAR

12" MIN.

5'-8" LANDING

52" MIN.

4'-6'-0"

LOWER DOOR TO SIDEWALK LEVEL AND SWING OUT

POST MAXIMUM OCCUPANT LOAD SIGN IN EASILY TO SEE LOCATION PER CODE REQUIREMENTS

Room Finish Schedule								
Number	Room Name	Floor Mat'l	Base	Wall		Ceiling		COMMENTS
				Mat'l	Finish	Mat'l	Finish	
101	Dining	EXIST	EXIST	EXIST	EXIST	GYP BD	PT	VERIFY
102	Stair	EXIST	VINYL	GYP BD	PT	GYP BD	PT	VERIFY
103	Restroom	CT	COVE	MR GYP BD	EPOXY	SUSPENDED ACT	PF	8'-0"
104	Restroom	CT	COVE	MR GYP BD	EPOXY	SUSPENDED ACT	PF	8'-0"
105	Restroom	CT	COVE	MR GYP BD	EPOXY	SUSPENDED ACT	PF	8'-0"
106	Mop	EXIST	VINYL	GYP BD	PT	GYP BD	PT	VERIFY
107	Bar	EXIST	EXIST	EXIST	EXIST	GYP BD*	PT*	VERIFY *WASHABLE, NON-POROUS, NON-ABSORBENT CEILING
108	Rear Hall	EXIST	EXIST	EXIST	EXIST	GYP BD	PT	VERIFY
109	Storage	EXIST	VINYL	GYP BD	PT	GYP BD	PT	VERIFY

**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 LINTEL 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.

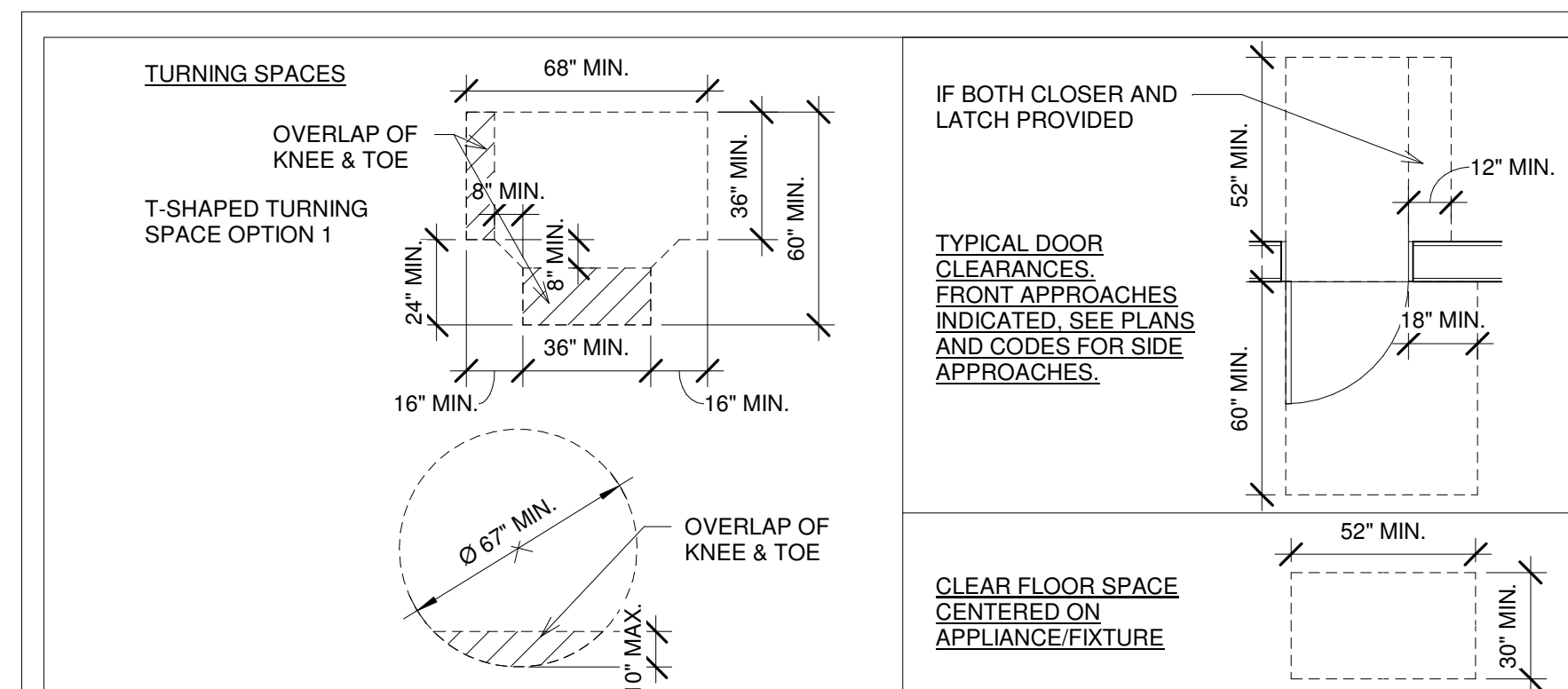
**WINDOW TYPES GENERAL NOTES**

- 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.
- FRAME ELEVATIONS LOCATED ON THIS SHEET, UNLESS NOTED OTHERWISE.

**ROOM FINISH SCHEDULE GENERAL NOTES:**

- CEILING HEIGHTS AS NOTED IN THE ROOM FINISH SCHEDULE ARE MEASURED FROM FINISH FLOOR OF SCHEDULED ROOM.
- WHERE FLOOR FINISH CHANGES FROM ONE ROOM TO ANOTHER, SET JOINT OF THE MATERIALS AT THE CENTER OF THE COMMUNICATING DOOR.
- FURNISH AND INSTALL VINYL REDUCER STRIPS WHERE CARPET TRANSITIONS TO A CONCRETE OR TILE FLOOR

Door Schedule													
DOOR NUMBER	To Room: Name	DOOR						FRAME			FIRE RATING	COMMENTS	
		TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HARDWARE	TYPE	MATERIAL			FINISH
101	Dining	EXIST	3'-0"	7'-0"	0'-1 3/4"	EXIST	EXIST	1	EXIST	EXIST	EXIST	-	SWING IN DIRECTION OF EGRESS TRAVEL
102	Stair	B	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	2	F1	HM	PF	90 MINUTES	
103	Restroom	C	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	3	F1	HM	PF	-	
104	Restroom	C	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	3	F1	HM	PF	-	
105	Restroom	C	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	3	F1	HM	PF	-	
106	Mop	C	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	4	F1	HM	PF	-	
108	Dining	EXIST	6'-0"	7'-0"	0'-1 3/4"	EXIST	EXIST	1	EXIST	EXIST	EXIST	-	
109	Storage	B	3'-0"	7'-0"	0'-1 3/4"	SC WOOD	PF	4	F1	HM	PF	-	



**ABBREVIATIONS:**

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
CT	CERAMIC TILE
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
INSUL	INSULATED
LVP	LUXURY VINYL PLANK
MR	MOISTURE RESISTANT
PF	PREFINISHED
PT	SOLID CORE
SUSP	SUSPENDED

**HARDWARE SET #1 (FRONT ENTRY)**

- 3 EA. HINGES
- 1 EA. PANIC SET
- 1 EA. A.D.A. COMPLIANT THRESHOLD
- 1 EA. DOOR CLOSER
- 1 EA. FLOOR OR WALL STOP
- 1 EA. LOCKSET AND STRIKE
- WEATHERSTRIPPING

**HARDWARE SET #2 (PASSAGE)**

- 3 EA. HINGES
- 1 EA. LEVER PASSAGE SET, STRIKE
- 1 EA. FLOOR OR WALL STOP
- 1 EA. DOOR CLOSER
- SMOKE GASKETING
- METAL THRESHOLD

**HARDWARE SET #3 (RESTROOM)**

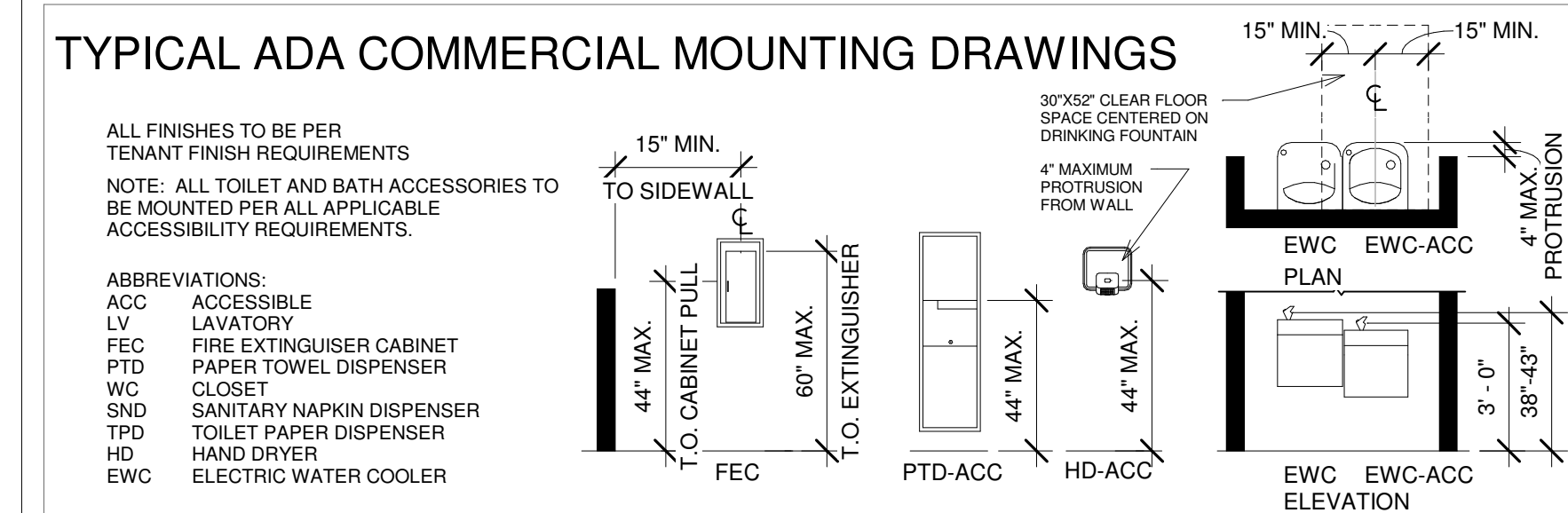
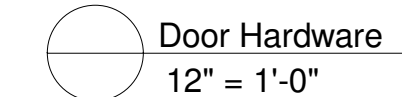
- 3 EA. HINGES
- 1 EA. LEVER PRIVACY LOCKSET, STRIKE
- 1 EA. FLOOR OR WALL STOP

**HARDWARE SET #4 (PASSAGE)**

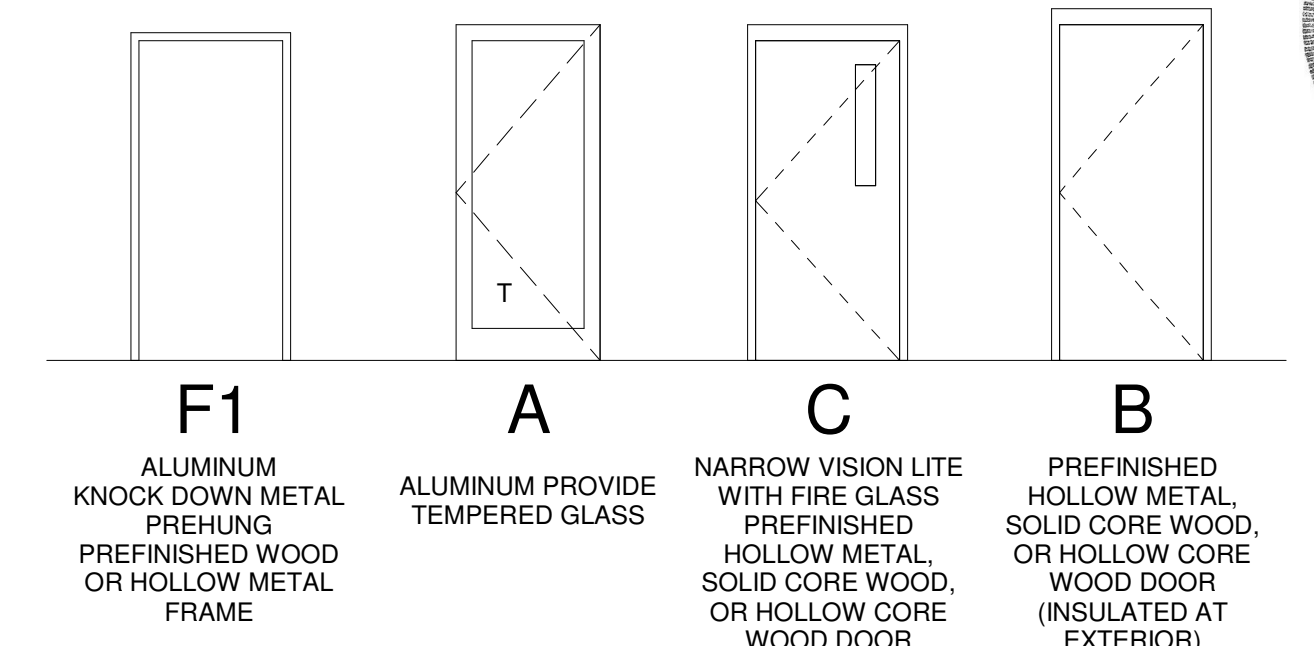
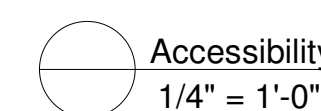
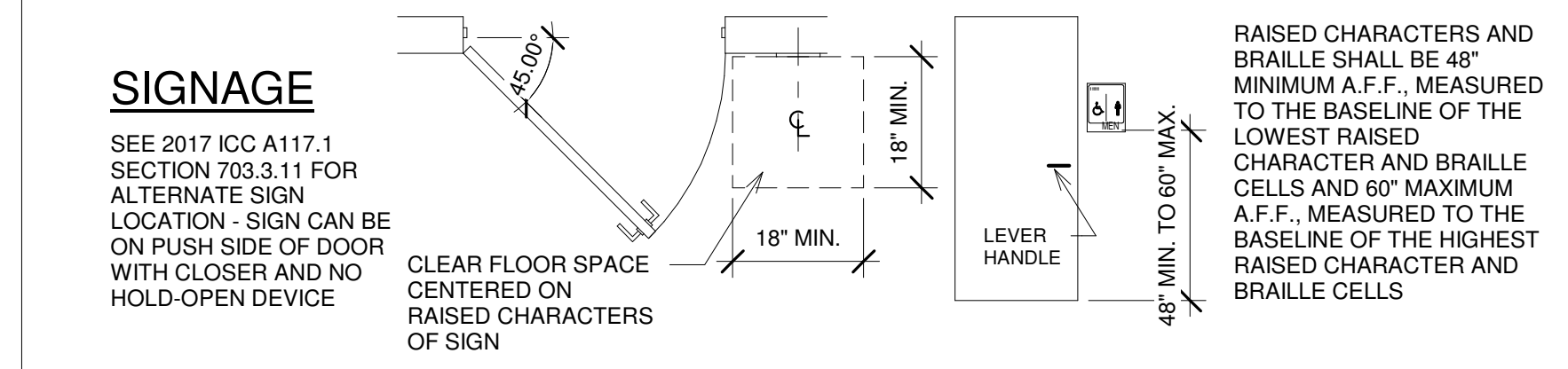
- 3 EA. HINGES
- 1 EA. LEVER PASSAGE SET, STRIKE
- 1 EA. FLOOR OR WALL STOP

**NOTE:**

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



- 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 MATERIALS, 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.



Construction Drawings for:

Piano Bar

317 West 3rd Street, Davenport, Iowa 52801



Sched./Doors/Notes

DATE  
8 July 2025

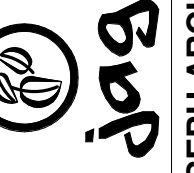
A2

PROJECT NO.

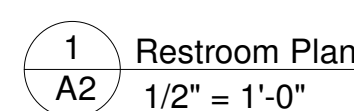
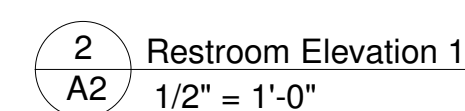
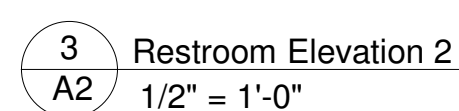
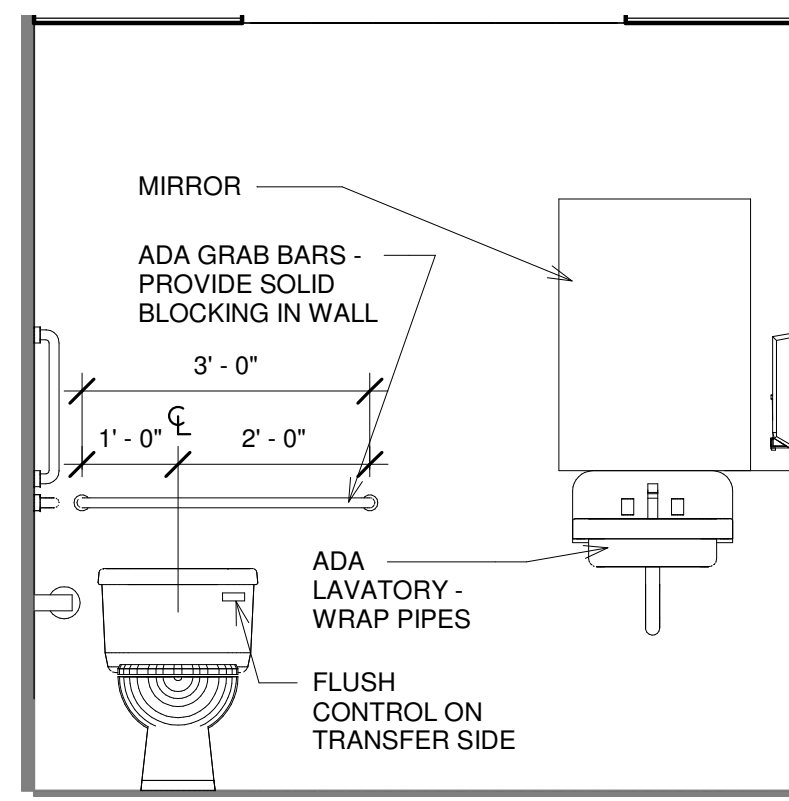
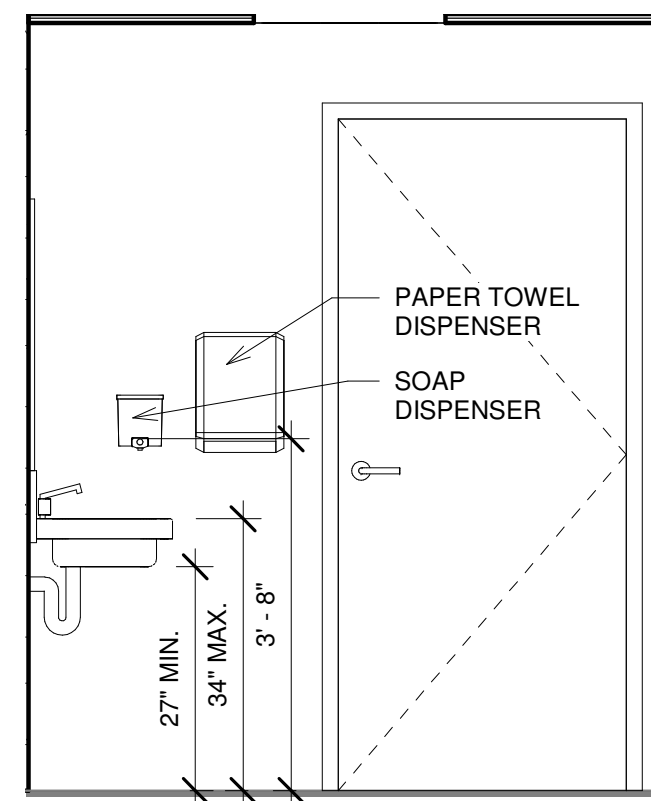
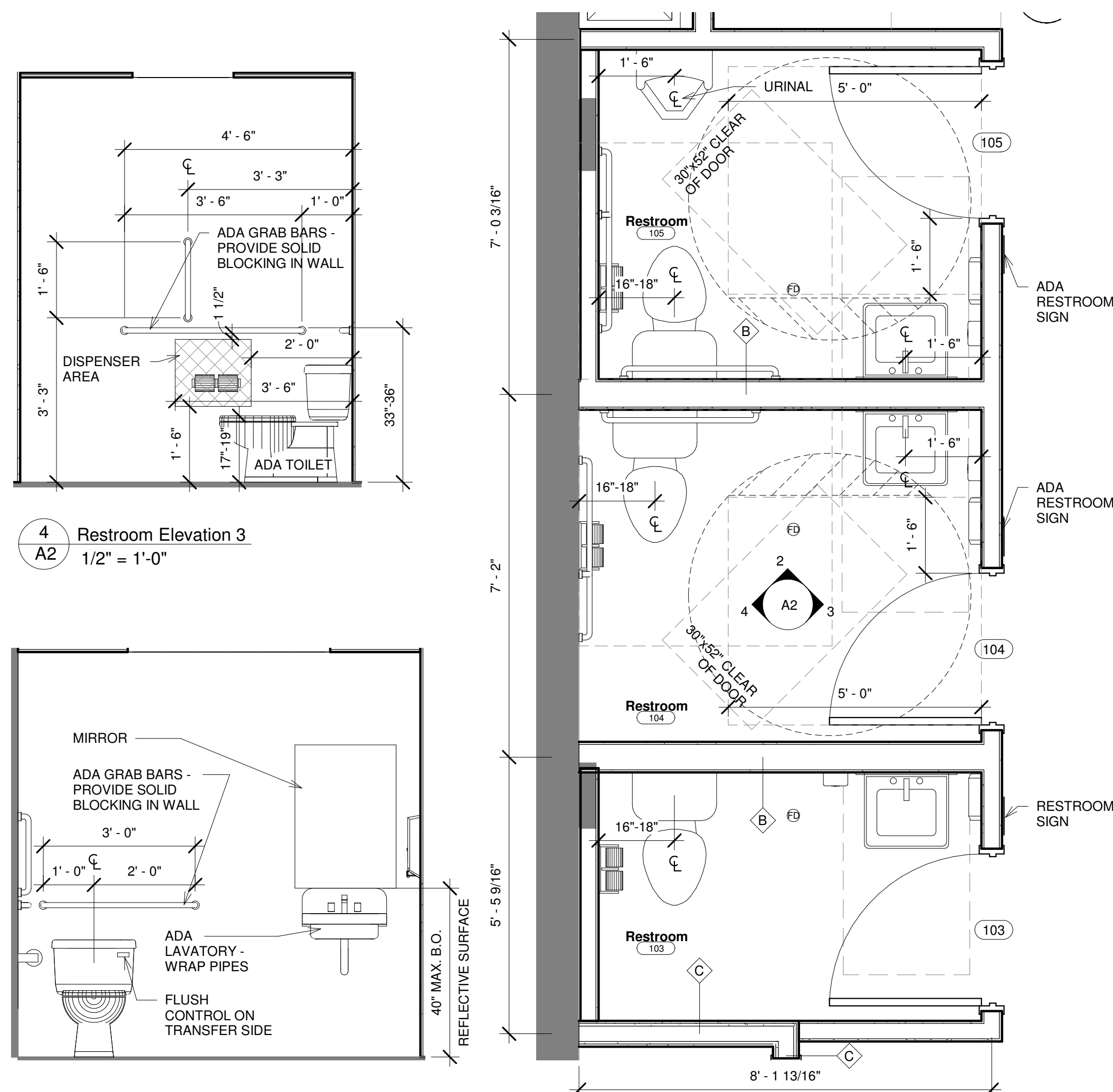
#03825

REVISIONS

© 2025 JosephArchitecturalGroup.PC  
All rights reserved.  
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE.  
JOSEPH ARCHITECTURAL GROUP AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.



4510 42nd Avenue  
Rock Island, IL 61201  
Phone: 309.386.9920  
Fax: 309.386.9924  
jag-architects.com



# The Dorothea Apartment Building



# The Dorothea Apartment Building

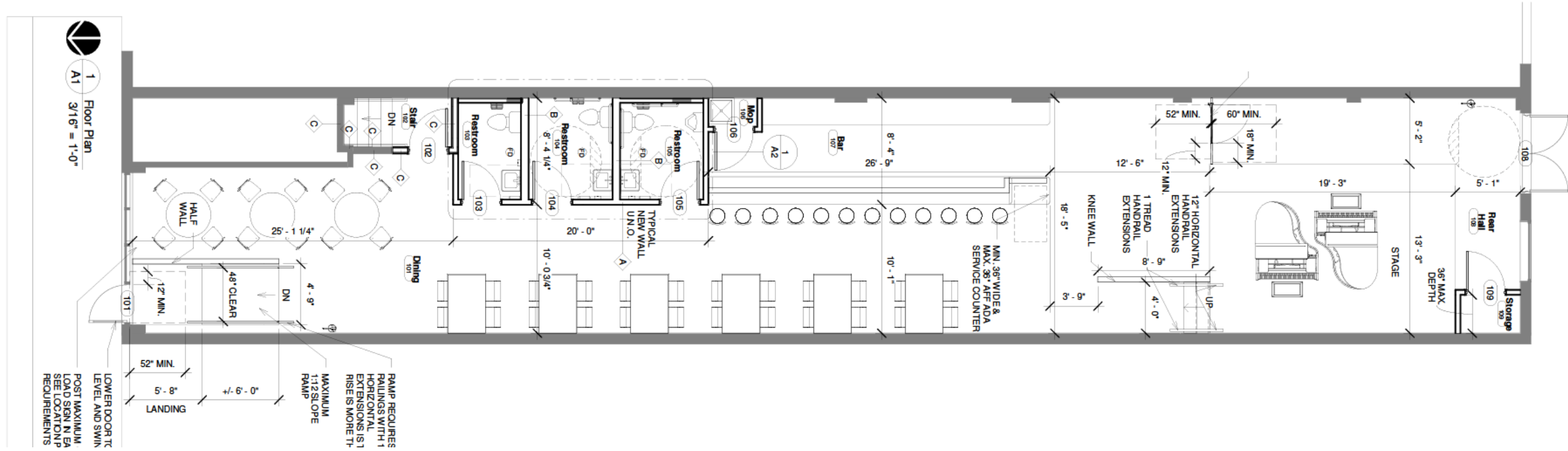
DAVENPORT  
IOWA | USA

- Davenport Commercial Historic District.
- Built in 1910
- Symmetrical 4-Story Masonry Building
- 1<sup>st</sup> Floor Commercial Space
- 24 Apartment Units on Upper Floors
- Current Tenants:
  - Pasternak's Law Office
  - Dorothea Apartments



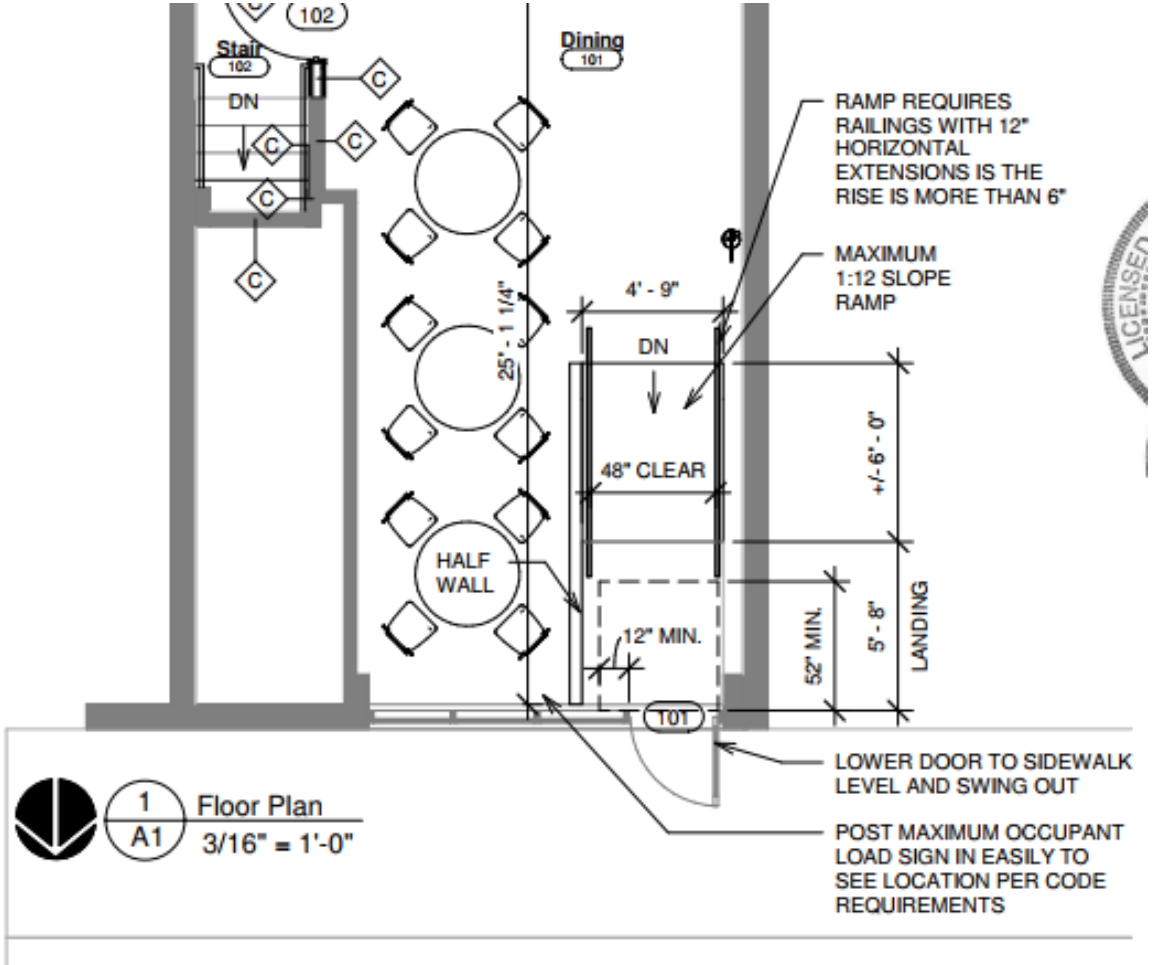
# Collette's Piano Bar

- Opening in 1<sup>st</sup> floor vacant commercial space.
- Retrofitting the space for a new bar, dining area, performance stage, and restrooms.

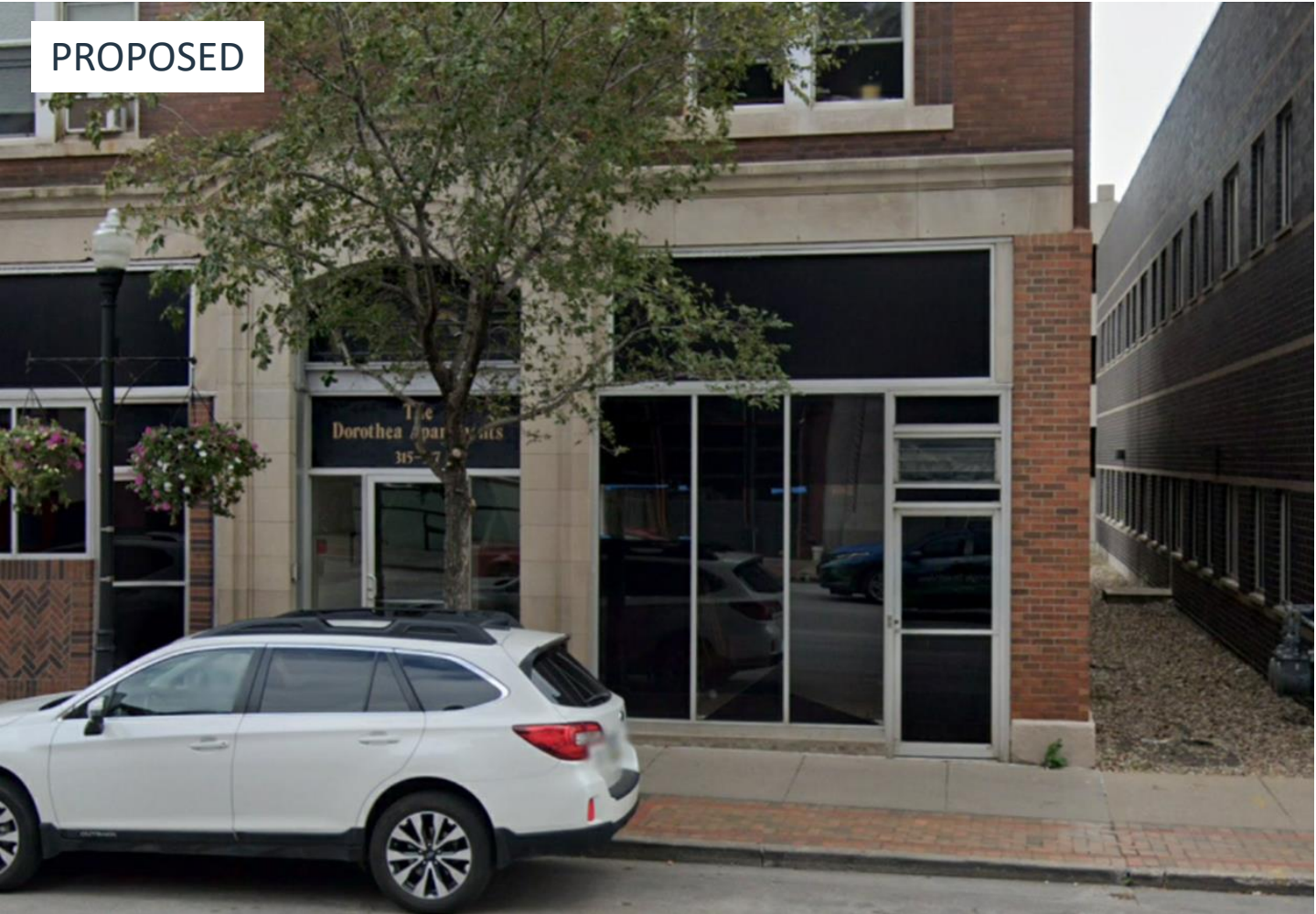


# Design Request

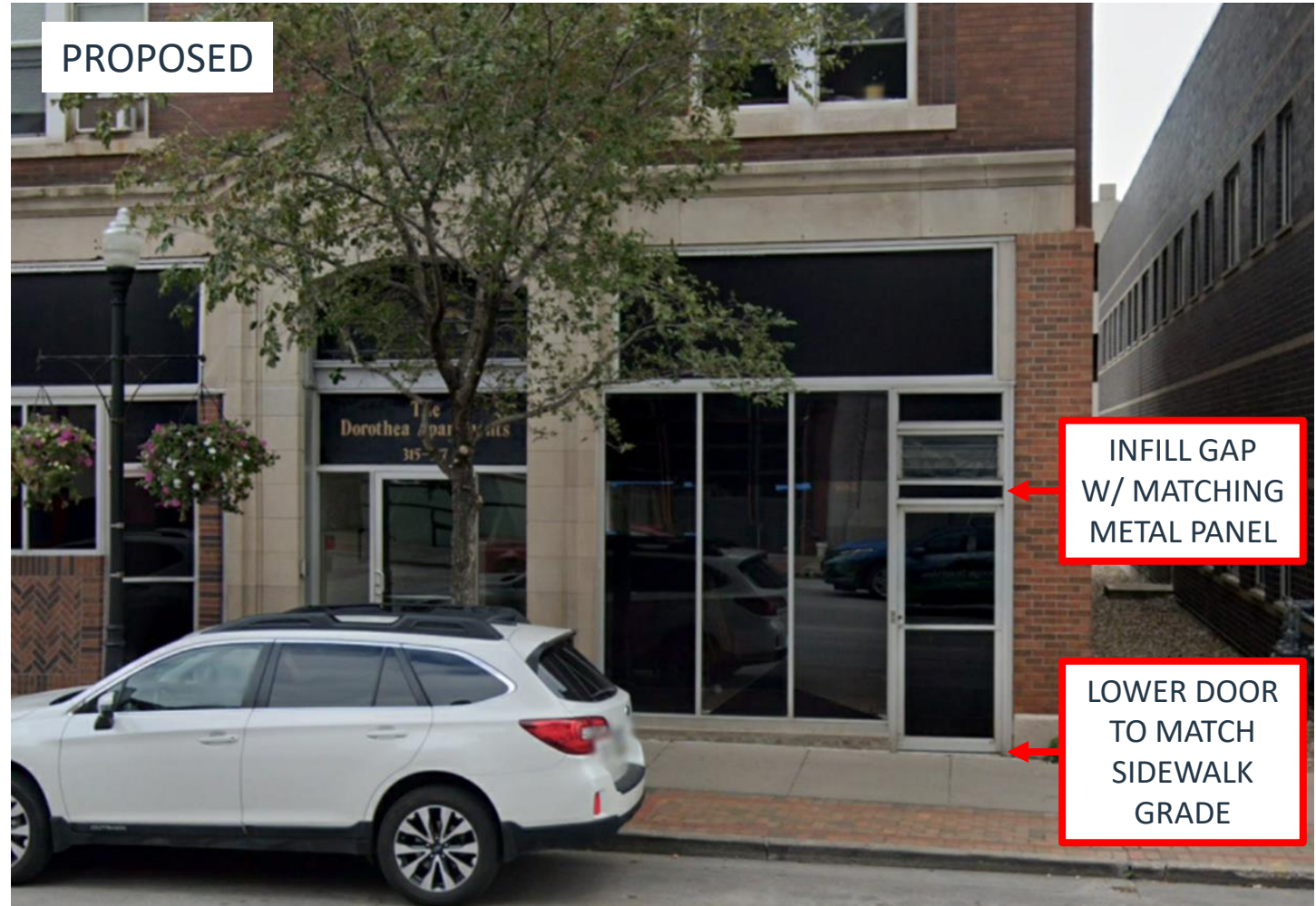
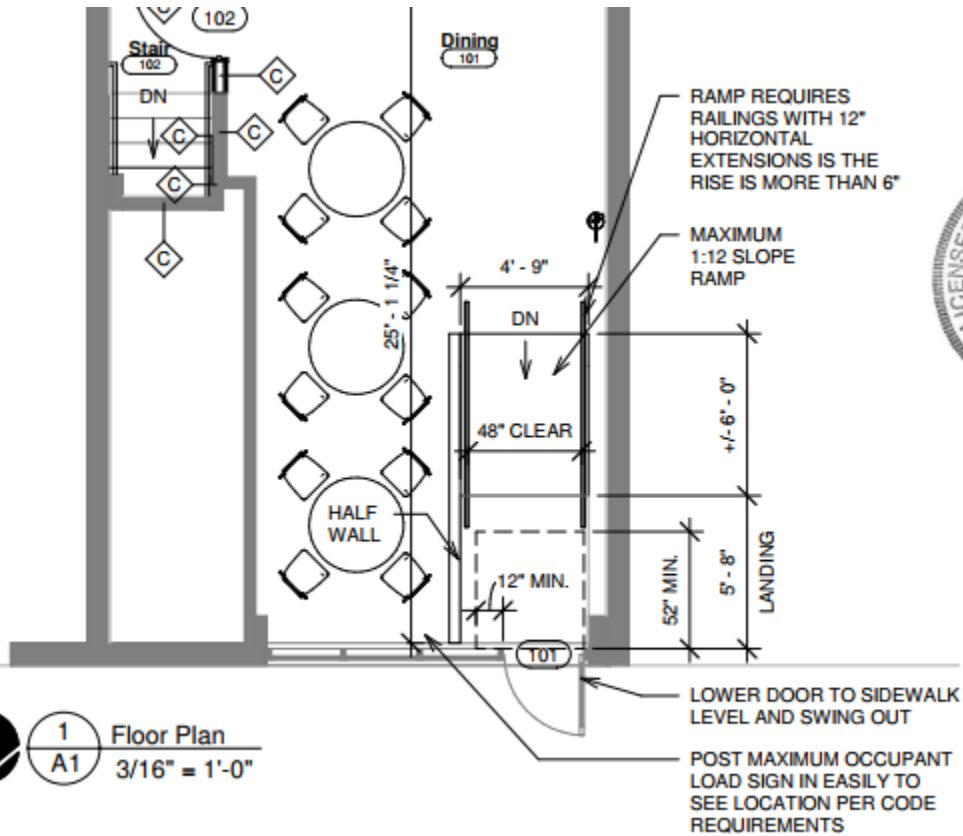
- Lower the main entrance door by 6 inches to be level with the sidewalk grade along 3<sup>rd</sup> Street.
- Required for compliance with ADA standards.
- Door will swing outwards onto the sidewalk.
- Reuse existing door and hardware.
- Infill gap with framing and an opaque panel, matching the tint of the storefront glass.



# Storefront Alteration



# Storefront Alteration



# Design Consideration

- Replace entire opening above the door.
- Install a single window unit to fill the gap.
- Similar to the appearance of the adjacent entrances.



# Historic Architectural Façade Design

---

## Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

## Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.

The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

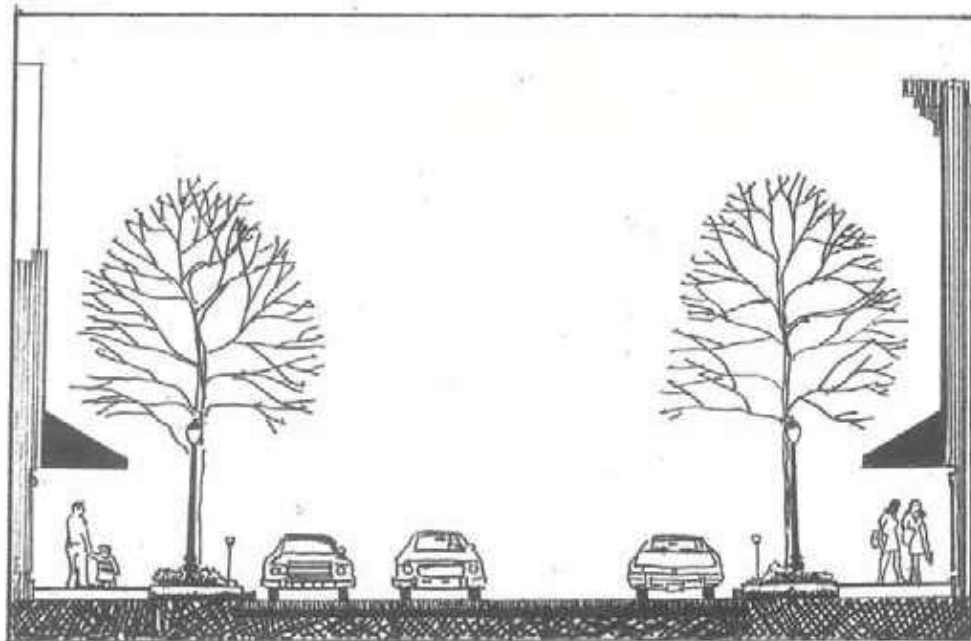
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).

It is the intention of this chapter of these guidelines:

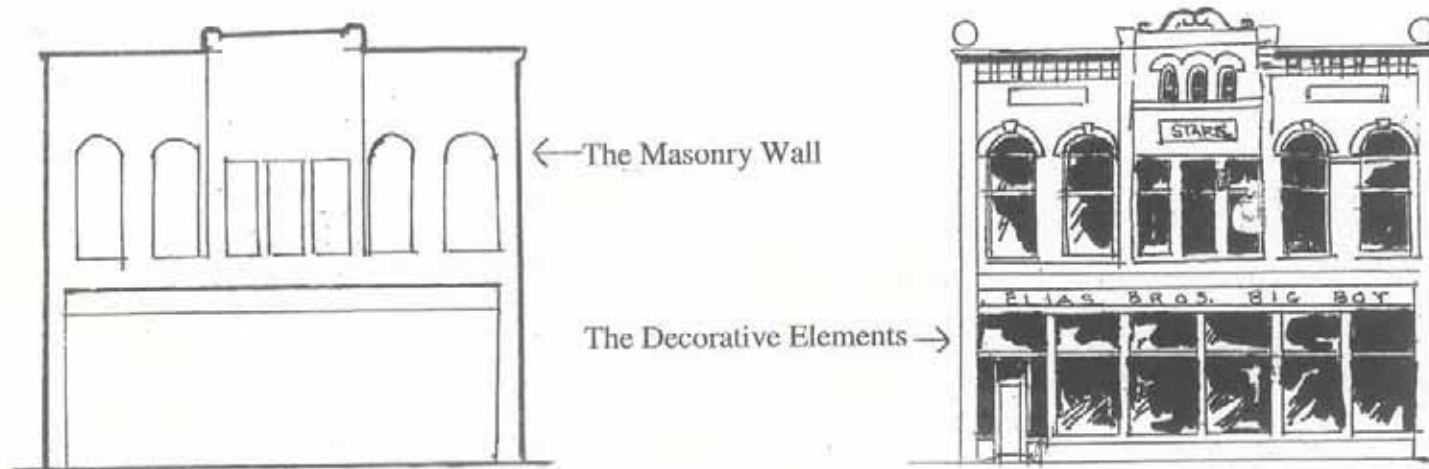
- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.

## Façade Change as Evolution



Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.



City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matthew Reu | 563-888-2221

**Action / Date**  
**7/28/2025**

**Subject:**

Case DR25-11: Request for Design Approval, C-V Village of East Davenport Zoning District; Installation of Signage for Channel Cat at Lindsay Park. MetroLINK, petitioner. [Ward 5]

**Recommendation:**

Staff recommends Case DR25-11 be approved in accordance with the submitted work write-up and materials.

**Background:**

The proposed sign is for MetroLINK's Channel Cat Water Taxi entrance, whose pier is located in Lindsay Park, within the East Village district. Channel Cat shares a fence, quay, and other infrastructure with the Lindsay Park Yacht Club.

Channel Cat is in the process of updating its wayfinding and infrastructure. The project aligns with recent projects like that in John Deere Commons, Moline, IL. In addition to the sign, Channel Cat plans to replace the fencing and gangway to the dock.

**Design Request:**

The sign will be mounted facing North and South parallel to the quay. The sign will be installed over-arching pedestrian access to the water taxi dock. The sign will be framed with a brown steel base and light blue steel arch. The sign will be internally illuminated.

The sign is proposed to be at least 11' 6" high and 12' wide. The digital sign under the brown frame crossbar will be 4' 2" long.

**Village of East Davenport Design Guidelines:**

The Village of East Davenport Design Guidelines does not address this kind of situation or this type of sign. Overall, it does match our General Sign Guidelines:

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered.
- [owners] are encouraged to create their own unique signs, symbolic of their personal business.
- Create simple signs with strong graphics.

**Attachments:**

1. Application
2. Plan Set



**CITY OF DAVENPORT**  
 Development & Neighborhood  
 Services – Planning  
 1200 E. 46<sup>th</sup> St  
 Davenport, IA 52807

Office 563.326.6198  
 planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**

DESIGN REVIEW BOARD

REVIEW DISTRICT	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

**APPLICANT INFORMATION**

Applicant Name | Company Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)

**Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:**

- New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way
- New parking lots, fencing/walls, landscaping, or alterations of
- Sign installation or alteration
- Streetscaping element installation within the public right-of-way

**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.

I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary.

By checking this box and typing my name below, I am electronically signing this application.

\_\_\_\_\_ Date \_\_\_\_\_

Type Applicant's Name here to serve as a signature

**ALL SUBMITTALS SHALL INCLUDE:** **SUBMITTED**

Full Scope of Work (SOW) attached as a .PDF  
 all work & materials shall be described & itemized/listed in detail

Digital photos of existing building/sign elevations/façades

Proposed color building/sign elevations to scale  
 rendering as proposed & depicted on existing building/signs

Material specifications: type, dimensions, & color

**MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS\*:**

Dimensioned Site Plan (proposed & existing buildings/site items)

Landscape Plan

Grading Plan with 2 foot intervals (if needed)

Storage & Mechanical Screening shall be shown

\* Major Additions & New Buildings may require more extensive information

**DEVELOPMENT TEAM**

**Property Owner**

Address

Phone Secondary Phone

E-Mail Address

**Formal Procedure** Application Fee: **NONE**

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.

(2) Scope of Board's Consideration:

- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.

(3) Post Board Ruling:

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.

**Project Manager/Other**

Address

Phone Secondary Phone

E-Mail Address

Submit this form with attachments to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)



# CHANNEL CAT WATER TAXI

Channel Cat Water Taxi







# CONSTRUCTION PLANS FOR METROLINK AT LINDSAY PARK FERRY BOAT DOCK PRJ-4819 DAVENPORT, IOWA



Know what's below.  
Call before you dig.

## UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## CONTACTS

(M50G) MIDAMER-GAS  
Contact Name : Matt Kovacic  
Contact Phone: 3097933704  
Contact Email: [qcllocates@midamerican.com](mailto:qcllocates@midamerican.com)

(AT2) AT&T TRANSMISSION  
Contact Name : Lenny Vohs  
Contact Phone: 8162754014  
Contact Email: [lv2121@att.com](mailto:lv2121@att.com)

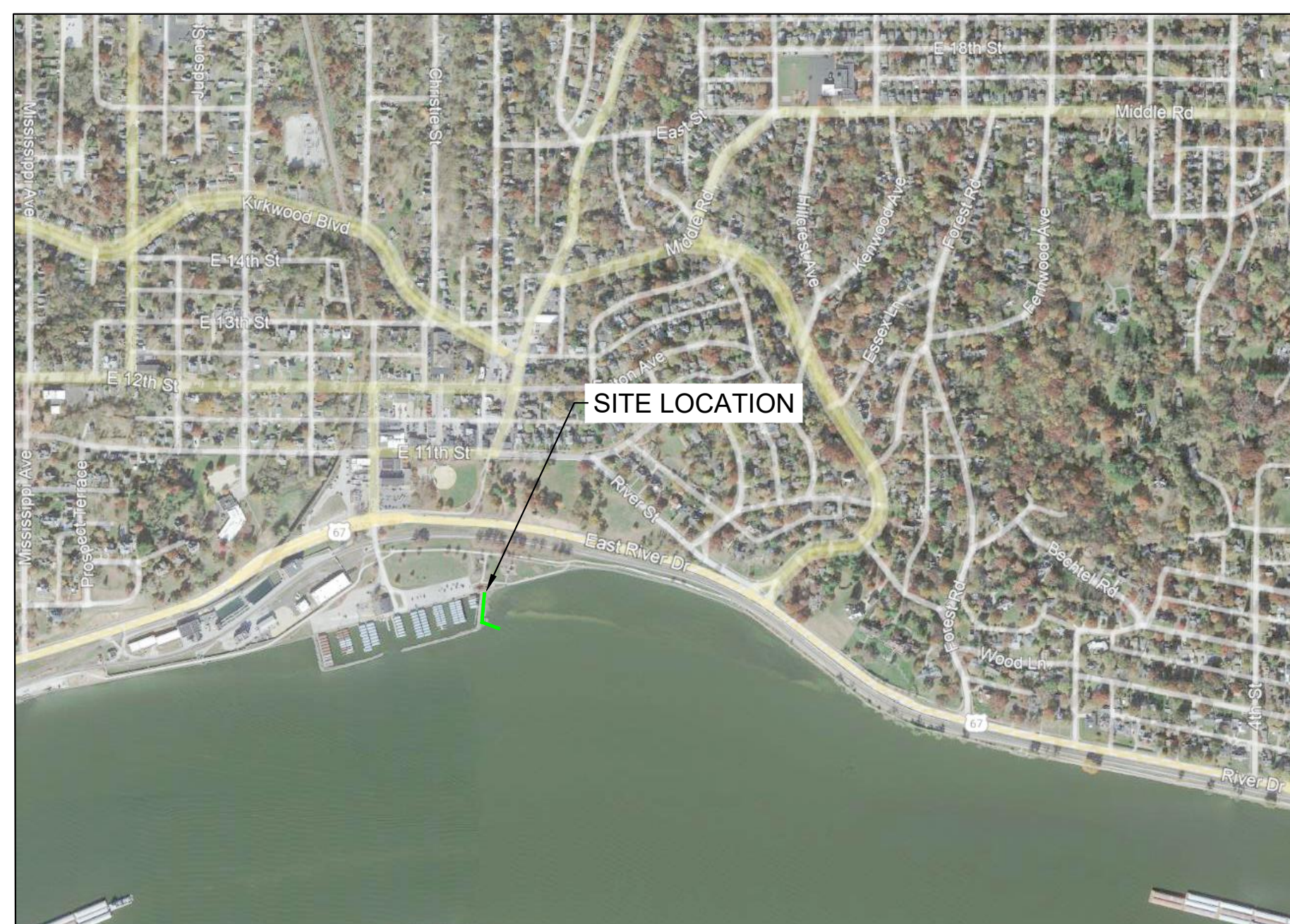
(DPW) CITY OF DAVENPORT  
Contact Name : Bryan Reist  
Contact Phone: 5633275163  
Contact Email: [gislocate@davenportiowa.com](mailto:gislocate@davenportiowa.com)

(IWD) IOWA AMERICAN WATER COMPANY  
Contact Name : Julie Allender  
Contact Phone: 5634689222  
Contact Email: [julie.allender@amwater.com](mailto:julie.allender@amwater.com)

(M50E) MIDAMER-ELEC  
Contact Name : Erik Rasmussen  
Contact Phone: 5633338705  
Contact Email: [qcllocates@midamerican.com](mailto:qcllocates@midamerican.com)

(TC1) MEDIACOM COMMUNICATIONS  
CORPOR  
Contact Name : Chris Minard  
Contact Phone: 8155975103  
Contact Email: [cminard@mediacomcc.com](mailto:cminard@mediacomcc.com)

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



VICINITY MAP  
NOT TO SCALE

MAP PROVIDED BY GOOGLE

## NOTE

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS)", "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION IN IOWA", INSOFAR AS APPLICABLE, IBC MOST CURRENT EDITION, THE CONTRACT DOCUMENTS AND THESE DRAWINGS.

## OWNER/DEVELOPER

METROLINK  
1515 RIVER DRIVE  
MOLINE, ILLINOIS 61265  
(309)786-2705

PREPARED BY  
**IMEG**

## INDEX OF SHEETS

COVER SHEET	C -1
NOTES, CONTROL, AND LEGEND	C -2
REMOVAL PLAN	C -3
SITE PLAN	C -4
GANGWAY & DOCK ELEVATIONS	C -5
UTILITY PLANS & NOTES	C -6
UTILITY DETAILS	C -7
EROSION CONTROL PLAN	C -8
SIGN DETAILS	S -1
SOUTH PIER PLAN	S -2
NORTH PIER PLAN	S -3

	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND THAT ENGINEERING DECISIONS WITH REGARD TO THE DESIGN WERE MADE BY ME OR BY OTHER DULY LICENSED PROFESSIONAL ENGINEERS UNDER THE LAWS OF THE STATE OF IOWA.
	My License renewal date is December 31, 2026 Pages or sheets covered by this seal: 1 - 11

SUMMARY OF QUANTITIES

ESTIMATED SUMMARY OF QUANTITIES				
ITEM NUMBER	ITEM CODE	PAY ITEM	UNIT	TOTAL QUANTITY
1	7030-A-1	REMOVAL OF SIDEWALK	SY	132
2	7030-E	SIDEWALK, PCC, 4"	SY	108
3	7030-E	SIDEWALK, PCC, 6"	SY	16
4	7030-E	SUBBASE, MODIFIED, 6"	SY	124
5	9060-A-2	CHAIN LINK FENCE, COMMERCIAL, 6'	LF	188
6	9060-B	GATES, CHAIN LINK, 6'	EA	1
7	9060-C	BARBED WIRE, TYPE II	LF	188
8	9060-E	REMOVAL OF CHAIN LINK FENCE	LF	188
9	9060-E	REMOVAL OF SAFETY RAIL	LF	347
10	9080-C	SAFETY RAIL	LF	50
11	9060-F	TEMPORARY FENCE	LS	1
12	10010	DEMOLITION WORK	LS	1
13	11050-A	CONCRETE WASHOUT	LS	1
14		ALUMINUM GANGWAY (OWNER FURNISHED)	EA	3
15		FLOATING DOCK SYSTEM (OWNER FURNISHED)	LS	1
16		DOCK ANCHORS (CONTRACTOR DESIGNED)	LS	1
17		LANDSIDE PIERS	EA	2
18		ELECTRICAL WIRING	FOOT	690
19		ELECTRICAL CONDUIT	FOOT	230
20		SURGE PROTECTION DEVICE (SPD)	EA	1
21		LIGHTING CONTROLS (PC)	EA	1
22		HANDHOLE	EA	2
23		ELECTRICAL TESTING	LS	1
24		REAL-TIME SIGN SUPPORT	LS	1
25		OBSTRUCTIONS DURING DRILLING (INCL LANDSIDE PIERS & DOCK ANCHORS)	HOURL	12
26		PAINT PAVEMENT MARKINGS - 4" (YELLOW)	LF	45
27		PAINT PAVEMENT MARKINGS SYMBOL (YELLOW) (ADA SYMBOL)	EA	2
28		HANDICAP SIGN	EA	2
29		EROSION BARRIER	LF	6

GENERAL NOTES

- UTILITY LOCATIONS: THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UNDERGROUND UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, OR SUFFICIENT LOCATION OF ALL SUCH FACILITIES. INCLUDING SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY OF HIS OPERATIONAL PLANS AND SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE UTILITY COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REMOVAL OR ADJUSTMENT IS REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED.
- LANDSIDE STAKES: THE OWNER OR ENGINEER WILL SET LINE AND GRADE REFERENCE STAKES AS A GUIDE FOR CONSTRUCTION. HOWEVER, SUCH ACTION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE CITY FOR HIS NEED OF LINE AND GRADE STAKES AT SPECIFIC LOCATIONS ONE WEEK IN ADVANCE OF SUCH NEEDS. ANY STAKES SET SHALL BE PROTECTED BY THE CONTRACTOR. LINE AND GRADE STAKES DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
- CLEAN UP OF PROJECT SITE: THE COST OF CLEAN UP OPERATIONS SHALL BE SPREAD EVENLY THROUGHOUT THE BID ITEMS ON THE PROPOSAL. CLEAN UP SHALL CONSIST OF REMOVING FROM THE JOB SITE ALL EXCESS DIRT, EQUIPMENT, TOOLS, DEBRIS AND OTHER ITEMS LEFT BY THE CONTRACTOR. INITIAL CLEAN UP SHALL BE PERFORMED BEFORE MOVING FORCES TO THE NEXT PORTION OF THE JOB, AND A FINAL CLEAN UP WILL BE DONE AFTER ALL OPERATIONS ARE COMPLETED.
- PROTECTION OF PUBLIC PROPERTY: THE CONTRACTOR SHALL EMPLOY SUCH MEANS AND METHODS AS NECESSARY TO ADEQUATELY PROTECT PUBLIC AND PRIVATE PROPERTY AGAINST DAMAGE. IN THE EVENT OF DAMAGE TO SUCH PROPERTY, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY RESTORE THE PROPERTY TO A CONDITION EQUAL TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND THE OWNER OF SAID PROPERTY. COST FOR ALL THIS WORK SHALL BE INCLUDED IN THE TOTAL CONTRACT PRICE BID.
- DISCREPANCIES: THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN ANY DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS AND FIELD CONDITIONS ARE ENCOUNTERED.
- COORDINATE WORK: THE CONTRACTOR SHALL COORDINATE WORK UNDER THIS PROJECT TO PREVENT CONFLICT WITH OTHER CONSTRUCTION AT OR NEAR THE PROJECT SITE.
- CONTRACTOR TO VERIFY CONTROL
- PAYMENT FOR ITEMS ON LUMP SUM OR UNIT PRICE BASIS: SHOULD THERE BE CONSTRUCTION SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS FOR WHICH NO METHOD OF PAYMENT IS OUTLINED IN THE SPECIAL CONDITIONS OR SPECIAL PROVISIONS, THAT WORK SHALL BE CONSIDERED INCIDENTAL TO A LOGICAL LUMP SUM OR UNIT PRICE ITEM. THE TOTAL PRICE BID FOR THE CONTRACT SHALL BE MADE FOR THE WORK COMPLETE, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR ANY UNLISTED WORK.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN IOWA" LATEST EDITION, IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), IBC MOST CURRENT EDITION, THESE DRAWINGS, AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY METROLINK AND CITY OF DAVENPORT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVED STREETS, AND PARKING LOT AREAS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES CAUSED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR SHALL EMPLOY SUCH MEANS AND METHODS AS NECESSARY TO ADEQUATELY PROTECT PUBLIC AND PRIVATE PROPERTY AGAINST DAMAGE. IN THE EVENT OF DAMAGE TO SUCH PROPERTY, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, IMMEDIATELY RESTORE THE PROPERTY TO A CONDITION EQUAL TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND THE OWNER OF SAID PROPERTY. COST FOR ALL THIS WORK SHALL BE INCLUDED IN THE TOTAL CONTRACT PRICE BID.
- ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS, AND EXISTING PAVEMENT SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL GUIDELINES AT NO ADDITIONAL COST TO THE CONTRACT.
- EROSION CONTROL FEATURES SHALL BE INCORPORATED INTO THE CONSTRUCTION AT THE EARLIEST POSSIBLE TIME TO LIMIT EROSION AND STREAM POLLUTION AND SHALL BE MAINTAINED UNTIL ACCEPTANCE OF THE PROJECT BY METROLINK AND THE CITY OF DAVENPORT.
- ALL STORM SEWER INLETS THAT RECEIVE DRAINAGE FROM EXPOSED EARTH AREAS SHALL BE PROTECTED FROM INTAKE OF ERODED SOIL WITH STRAW BALES, SILT FENCE OR OTHER ACCEPTABLE INLET PROTECTION MEASURES.
- PUMPING GROUND WATER AND/OR STORM WATER FROM OPEN TRENCHES SHALL BE CONSIDERED INCLUDED IN THE COST TO THE CONTRACT
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT STREETS AND PARKING AREAS FREE FROM EXCESSIVE BUILD-UP OF SOIL AND/OR GRANULAR MATERIAL FROM THE PROJECT. THE CONTRACTOR SHALL CLEAN EXCESS SOIL AND OTHER MATERIAL FROM THE ADJACENT STREETS AND PARKING AREAS ON A DAILY BASIS AT NO ADDITIONAL COMPENSATION AND TO THE SATISFACTION OF THE ENGINEER. ANY DAMAGE DONE TO EXISTING STREETS AND PARKING AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS & RADIUS MEASUREMENTS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE SHOWN.
- PAVEMENT ELEVATIONS ARE TO THE FLOWLINE UNLESS OTHERWISE SHOWN.
- ALL PROPERTY PINS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESET BY AN IOWA LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLAN QUANTITIES PRIOR TO CONSTRUCTION.
- TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAILS AND STANDARDS SHOWN IN THESE PLANS AND THE CONTRACT DOCUMENTS, AND IN COMPLIANCE WITH IOWA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- IT IS THE INTENT OF THE PLANS TO PROVIDE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL TAKE CARE TO ENSURE THAT STORM WATER DRAINS TO THE STREETS OR DRAINAGE SYSTEMS AND DOES NOT POND. THIS IS ESPECIALLY IMPORTANT WHEN PERFORMING BACKFILLING AND FINAL GRADING OPERATIONS.
- THE FINAL TOP FOUR INCHES OF SOIL IN ANY AREA DISTURBED BY THE CONTRACTOR MUST BE CAPABLE OF SUPPORTING VEGETATION. THE SOIL MUST BE FROM THE A HORIZON (ZERO TO 2' DEEP) OF SOIL PROFILES OF LOCAL SOILS AND BE FREE OF ROCKS AND OTHER DEBRIS TO THE SATISFACTION OF THE ENGINEER.
- A MINIMUM OF 4 SANDBAGS WILL BE USED TO SECURE TYPE III BARRICADES.
- THE CONTRACTOR SHALL PROVIDE AN EMERGENCY CONTACT NUMBER OF A PERSON CAPABLE OF RESPONDING 24-HOURS A DAY TO THE PROJECT SITE.
- A COPY OF PERMITS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS AND IOWA DEPARTMENT OF NATURAL RESOURCES AS WELL AS THE CONSERVATION PLAN ARE INCLUDED IN THE SPECIFICATIONS FOR THE CONTRACTOR'S REFERENCE.
- RESTORATION OF PROJECT SITE: THE COST OF RESTORATION OPERATIONS SHALL BE SPREAD EVENLY THROUGHOUT THE BID ITEMS ON THE PROPOSAL. RESTORATION SHALL CONSIST OF REMOVING FROM THE JOB SITE ALL EXCESS DIRT, REPLACING TOP SOIL, SEEDING, MULCHING AND FERTILIZING. FINAL RESTORATION OF SITE SHALL BE DONE AFTER ALL OPERATIONS ARE COMPLETED.
- SIGN TO BE INSTALLED BY A DAVENPORT LICENSED SIGN CONTRACTOR

LEGEND

PROPOSED	EXISTING	
+	+	POWER POLE
⊕	⊕	POWER POLE W/ LIGHT
⊕	⊕	POWER POLE W/ METER
⊕	⊕	ELECTRIC MANHOLE
⊕	⊕	ELECTRIC PEDESTAL/TRANSFORMER
⊕	⊕	ELECTRIC METER
⊕	⊕	TELEPHONE POLE
⊕	⊕	TELEPHONE MANHOLE
⊕	⊕	TELEPHONE PEDESTAL
⊕	⊕	CABLE TV PEDESTAL
⊕	⊕	UTILITY MANHOLE
⊕	⊕	UTILITY MARKER
⊕	⊕	HANDHOLE
⊕	⊕	GAS VALVE
⊕	⊕	GAS METER
⊕	⊕	LIGHT POLE
⊕	⊕	VAPOR LIGHT
⊕	⊕	LIGHT JUNCTION BOX
⊕	⊕	POST/BOLLARD
⊕	⊕	ADA STALL
⊕	⊕	CONIFER TREE
⊕	⊕	DECIDUOUS TREE
⊕	⊕	BUSH/SHRUB
⊕	⊕	TREE STUMP
⊕	⊕	CONTROL POINT
⊕	⊕	BENCHMARK
⊕	⊕	SPOT ELEVATION
⊕	⊕	GRADE LABEL
⊕	⊕	DRAINAGE SLOPE
⊕	⊕	LINE CONTINUATION
⊕	⊕	SURVEY BOUNDARY
⊕	⊕	PROPERTY LINE
⊕	⊕	CENTERLINE
⊕	⊕	HISTORICAL LINE - AS NOTED
⊕	⊕	EASEMENT LINE
⊕	⊕	SECTION LINE
⊕	⊕	R.O.W. LINE
⊕	⊕	SETBACK LINE
⊕	⊕	FORCE MAIN
⊕	⊕	SANITARY SEWER
⊕	⊕	STORM SEWER
⊕	⊕	PIPE UNDERDRAIN
⊕	⊕	WATER LINE
⊕	⊕	OVERHEAD ELECTRIC
⊕	⊕	UNDERGROUND ELECTRIC
⊕	⊕	GAS LINE
⊕	⊕	TELEVISION LINE
⊕	⊕	TELEPHONE LINE
⊕	⊕	FIBER OPTIC CABLE
⊕	⊕	UTILITY LINE
⊕	⊕	EDGE OF WATER LINE/DITCH FLOWLINE
⊕	⊕	GUARDRAIL
⊕	⊕	PEDESTRIAN HANDRAIL
⊕	⊕	CONTOUR
⊕	⊕	TREE LINE

SUDAS - STANDARD DRAWINGS

9060.101	CHAIN LINK FENCE
9080.103	SAFETY RAIL

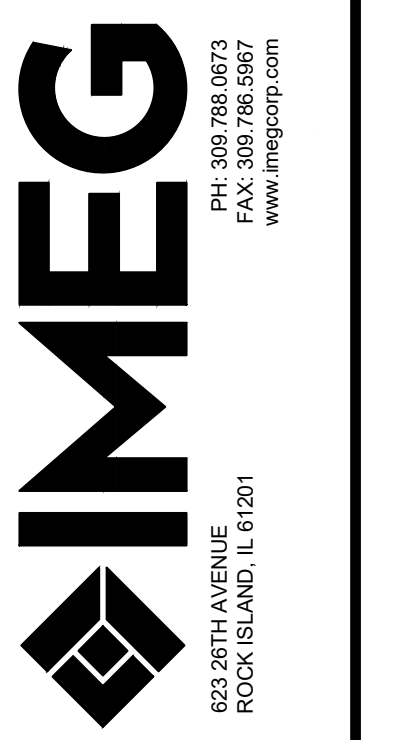
HORIZONTAL CONTROL

HORIZONTAL CONTROL - NAD 83			
POINT #	NORTHING	EASTING	DESCRIPTION
100	1771134.8667	2193342.1024	12" SPIKE
101	1771301.0478	2193117.7208	12" SPIKE

VERTICAL CONTROL

VERTICAL DATUM - NAVD 88 DATUM		
	DESCRIPTION	ELEVATION
TBM-1	CUT "X" ON CONCRETE RETAINING WALL, 4TH POST UP RIVER OF DECORATIVE FENCE BY CP #100	566.28
TBM-2	CUT "X" ON CONCRETE FENCE POST BASE @ CORNER OF CONCRETE & BITUMINOUS WALK @ PIER 1 GATE	565.71

REVISIONS		DATE
No.	DESCRIPTION	



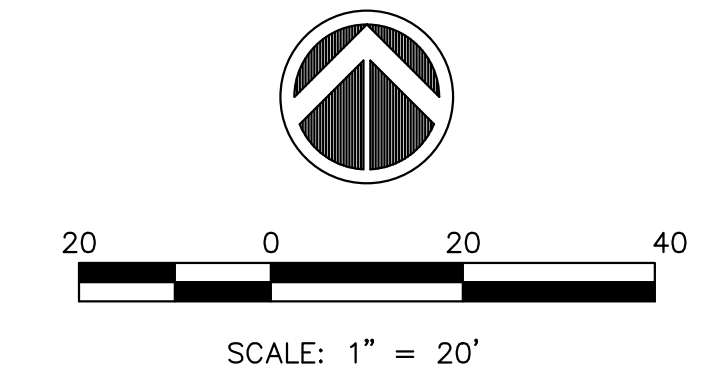
IMEG  
 PH: 309.786.9672  
 FAX: 309.786.9677  
 www.imegcorp.com  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201

METROLINK AT LINDSAY PARK  
 DAVENPORT, IOWA  
 NOTES-CONTROL-LEGEND

IMEG Project No:  
23000611.00  
 File Name:  
23000611.00\_COVER.dwg  
 © COPYRIGHT 2025  
ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025

Wednesday, July 9, 2025 5:54:40 PM  
 \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVIL\C3D\PLOT\23000611.00\_COVER.DWG

Wednesday, July 9, 2025 5:55:09 PM  
 \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVL\C3D\PLOT\23000611.00\_REMOVAL.DWG

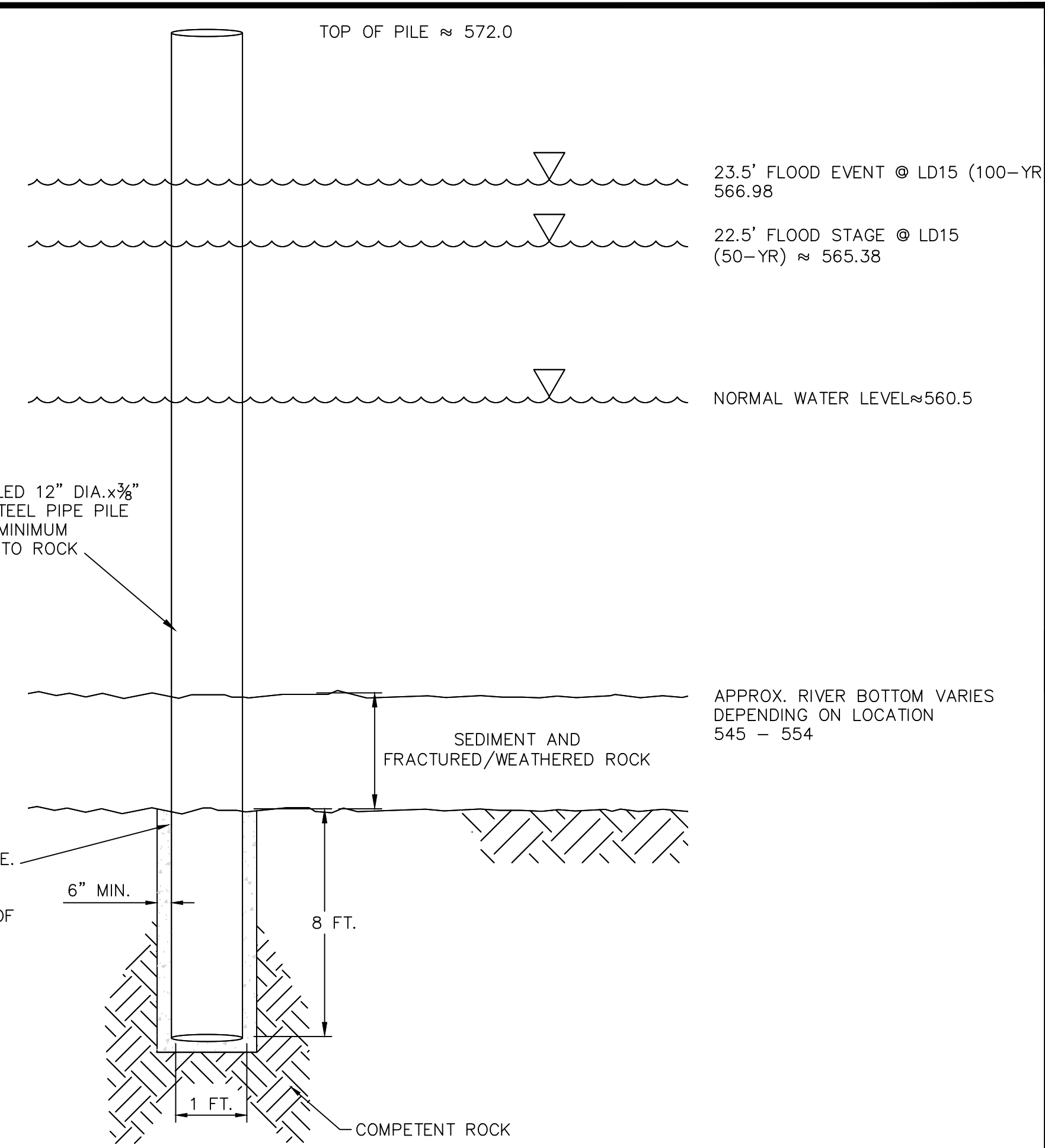
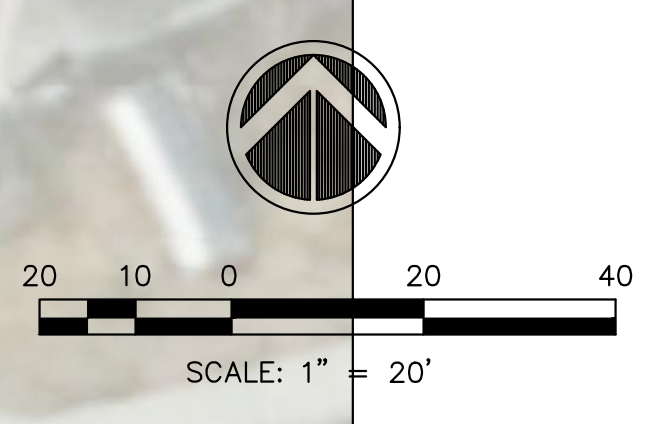
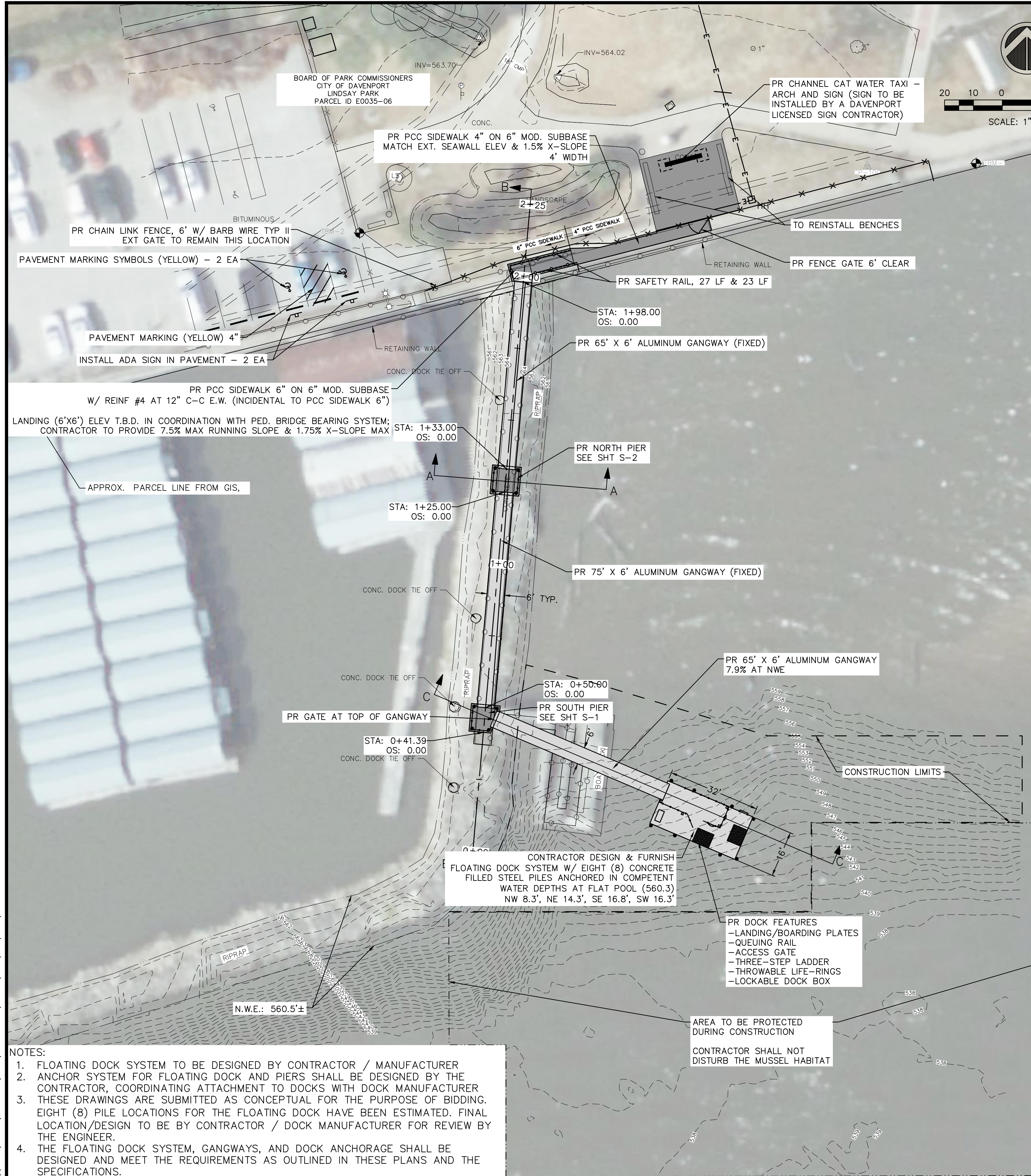


REVISIONS	DATE
No.	
DESCRIPTION	

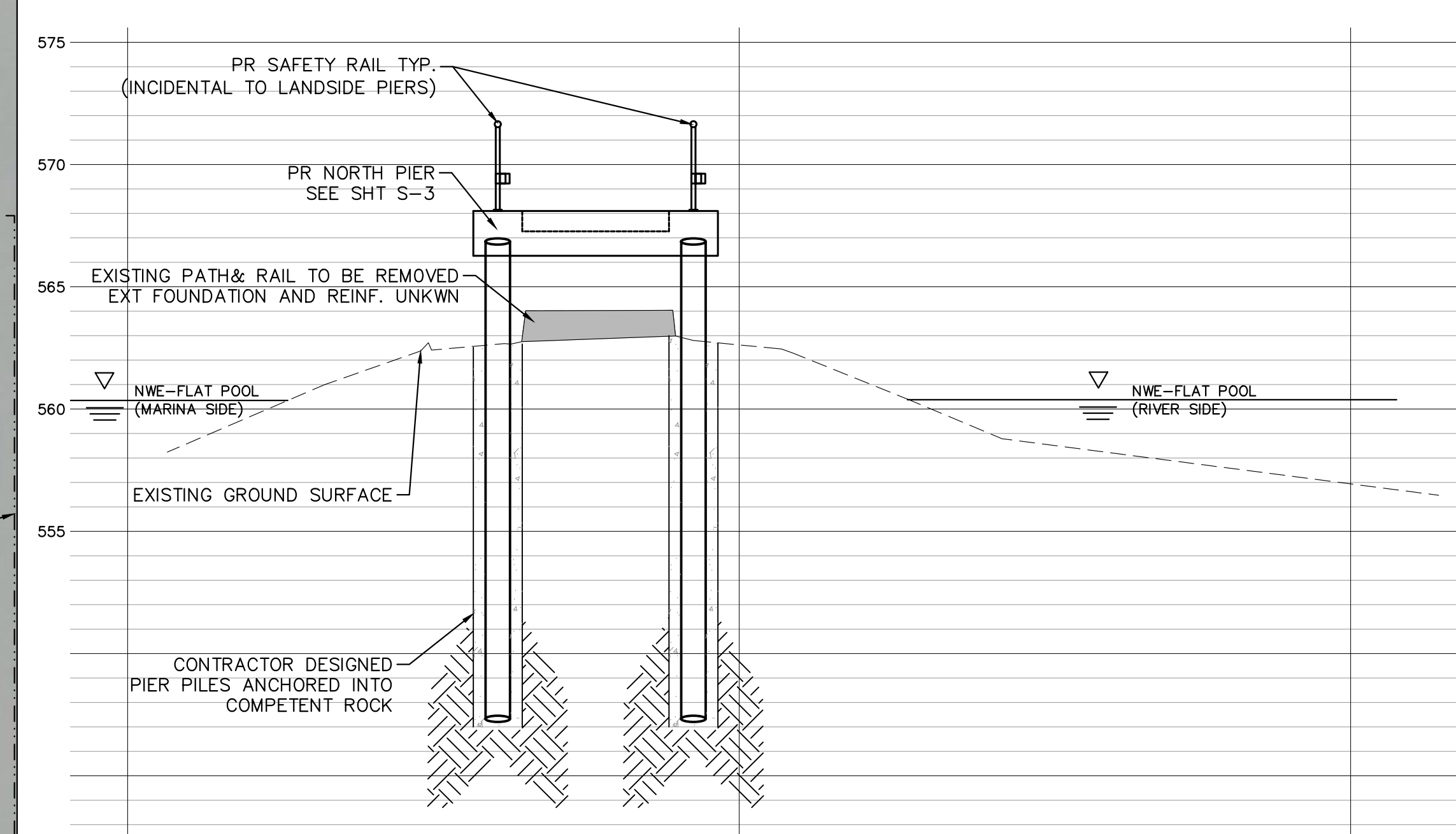
**IMEG**  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309.786.9873  
 FAX: 309.786.9967  
 www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
 DAVENPORT, IOWA  
**REMOVAL PLAN**

IMEG Project No:  
 23000611.00  
 File Name:  
 23000611.00\_REMOVAL.dwg  
 © COPYRIGHT 2025  
 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025



CONCEPT DOCK ANCHOR DETAIL  
SCALE: 1" = 4'-0"



SECTION A-A: PROPOSED PATH AND JETTY  
N.T.S.

- NOTES:
- FLOATING DOCK SYSTEM TO BE DESIGNED BY CONTRACTOR / MANUFACTURER
  - ANCHOR SYSTEM FOR FLOATING DOCK AND PIERS SHALL BE DESIGNED BY THE CONTRACTOR, COORDINATING ATTACHMENT TO DOCKS WITH DOCK MANUFACTURER
  - THESE DRAWINGS ARE SUBMITTED AS CONCEPTUAL FOR THE PURPOSE OF BIDDING. EIGHT (8) PILE LOCATIONS FOR THE FLOATING DOCK HAVE BEEN ESTIMATED. FINAL LOCATION/DESIGN TO BE BY CONTRACTOR / DOCK MANUFACTURER FOR REVIEW BY THE ENGINEER.
  - THE FLOATING DOCK SYSTEM, GANGWAYS, AND DOCK ANCHORAGE SHALL BE DESIGNED AND MEET THE REQUIREMENTS AS OUTLINED IN THESE PLANS AND THE SPECIFICATIONS.

REVISIONS	DATE
No.	
DESCRIPTION	

**IMEG**

623 26TH AVENUE  
ROCK ISLAND, IL 61201

PH: 309.786.9873  
FAX: 309.786.9977  
www.imegcorp.com

METROLINK AT LINDSAY PARK  
DAVENPORT, IOWA  
SITE PLAN

IMEG Project No:  
23000611.00

File Name:  
23000611.00\_SITE PLAN.dwg

© COPYRIGHT 2025  
ALL RIGHTS RESERVED

Field Book No: #####

Drawn By: RAY

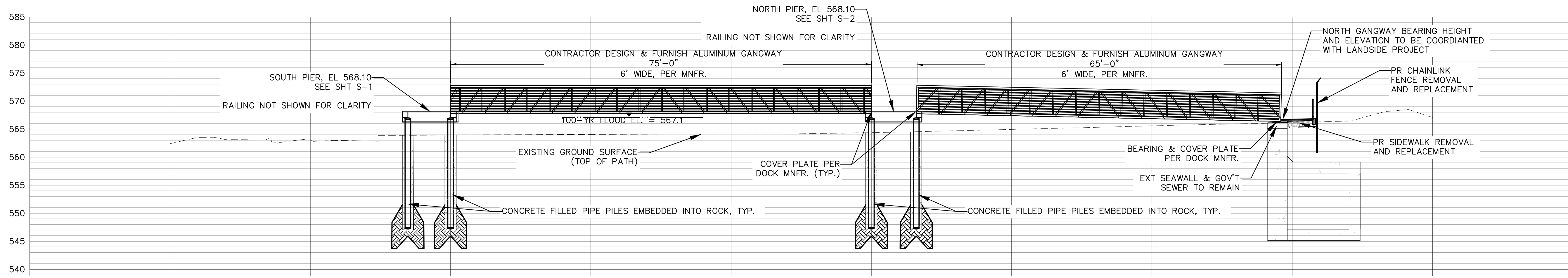
Checked By: WJD

Date: 07/09/2025

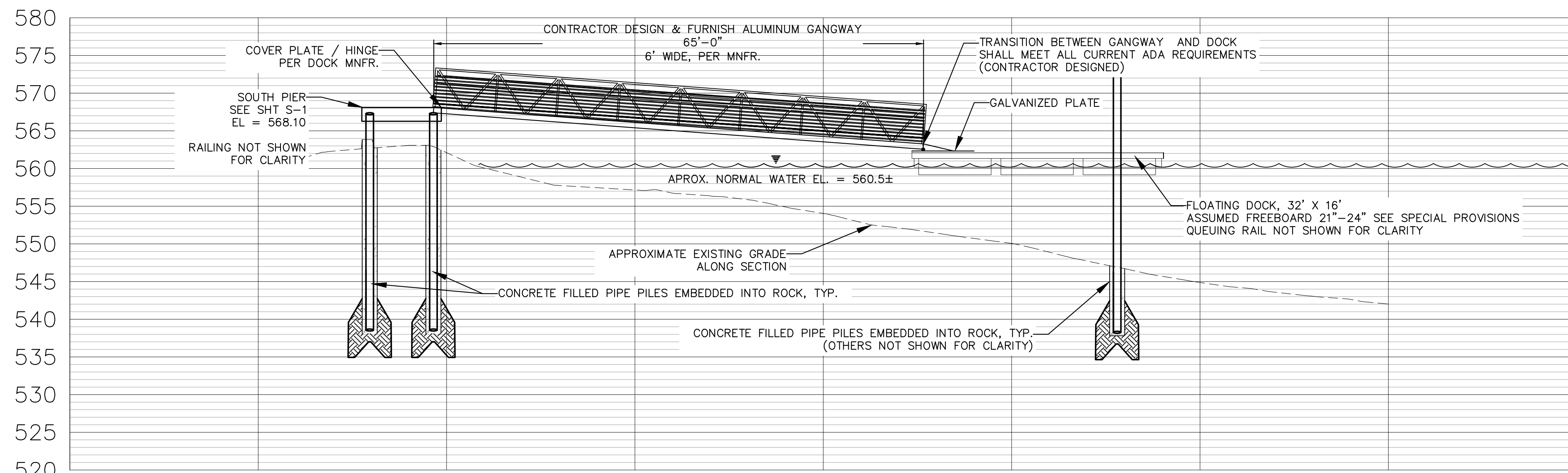
**C-4**

Sheet 4 of 11

Wednesday, July 9, 2025 5:55:17 PM  
\\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVIL\C3D\PLOT\23000611.00\_SITE\_PLANDWG



SECTION B-B : PROPOSED ELEVATED ACCESS PATH  
1" = 20'

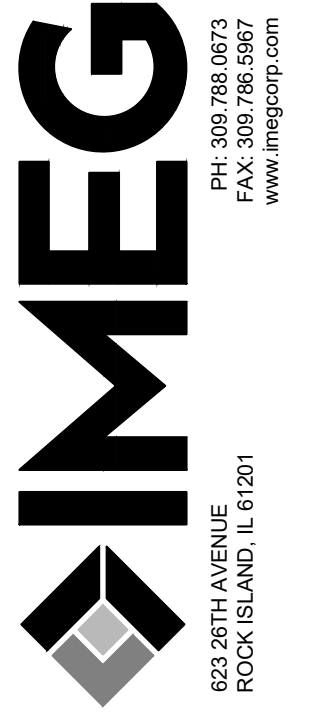


SECTION C-C : PROPOSED GANGWAY AND FLOATING DOCK  
1" = 20'

**CONSTRUCTION NOTES**

- ALL STRUCTURAL CONCRETE ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF ACI-301 AND SECTION 2403 OF THE STANDARD SPECIFICATIONS. ALL CONCRETE SHALL MEET IOWA CLASS C-MIX AND D-MIX CONCRETE STANDARDS.
- MINIMUM CONCRETE COVER ON REINFORCEMENT SHALL BE 3 INCHES UNLESS NOTED OTHERWISE. CHAMFER ALL EXPOSED EDGES 3/4" X 45° UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE PROTECTION AFTER ALL CONCRETE POURS FROM DAMAGE OR HARM FROM VANDALISM UNTIL THE CONCRETE HAS SET UP ENOUGH TO THE SATISFACTION OF THE ENGINEER. ANY DAMAGE THAT OCCURS DUE TO THE NEGLIGENCE OF THE CONTRACTOR TO PROVIDE ADEQUATE SUPERVISION OR PROTECTION SHALL BE REVIEWED BY THE ENGINEER. IF DEEMED NECESSARY TO REMOVE AND REPLACE CONCRETE, IT SHALL BE PERFORMED AT NO EXTRA COST TO THE CONTRACT.
- CONNECTION OF GANGWAYS AND PIERS SHOWN CONCEPTUALLY. GANGWAY MANUFACTURER RESPONSIBLE FOR CONNECTION AND BEAMSEAT DIMENSIONS FOR CONNECTION.
- EACH ITEM FOR REPLACEMENT CONNECTOR ASSEMBLY SHALL INCLUDE TWO BUSHINGS, TWO SHACKLES, AND A CONNECTING LINK AND BE DELIVERED TO THE OWNER OR AS OTHERWISE DIRECTED FOR THEIR USE IN FUTURE MAINTENANCE OF THE SYSTEM.
- PIER AND DOCK PILES SHALL BE DRILLED AND SOCKETED AT LEAST 8 FEET INTO COMPETENT BEDROCK. AS SHOWN ON SHEET C-1 THE MEANS AND METHODS FOR ACCESS AND DRILLING OF THE PIER AND DOCK PILES ANCHOR SHALL BE AT THE DISCRETION OF THE CONTRACTOR.
- THESE PLANS ARE NOT TO BE CONSIDERED SHOP OR FABRICATION DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE FINAL DESIGN OF EACH ANCHOR, DOCK, AND GANGWAY ELEMENT AND HIS/HER OWN SHOP/FABRICATION DRAWING FOR THIS PROJECT AND HAVE THEM REVIEWED BY THE ENGINEER.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS OR STARTING CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL DEMOLITION AND EXCAVATED MATERIALS AND DISPOSE OFF SITE PROPERLY ACCORDING TO ALL APPLICABLE REGULATIONS.

REVISIONS	DESCRIPTION	DATE
No.		



METROLINK AT LINDSAY PARK  
DAVENPORT, IOWA  
GANGWAY & DOCK ELEVATIONS

IMEG Project No:  
23000611.00  
File Name:  
23000611.00\_SITE PLAN.dwg  
© COPYRIGHT 2025  
ALL RIGHTS RESERVED  
Field Book No: #####  
Drawn By: RAY  
Checked By: WJD  
Date: 07/09/2025  
**C-5**  
Sheet 5 of 11

Wednesday, July 9, 2025 5:55:22 PM \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVIL\C30\PLOT\23000611.00\_SITE\_PLAN.DWG

Wednesday, July 9, 2025 5:56:00 PM  
 \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVIL\3D\PLANT\23000611.00\UTILITY PLAN.DWG



- ELECTRICAL SPECIFICATIONS:**
1. LANDSIDE CONDUIT LOCATED ABOVE GRADE SHALL BE RIGID GALVANIZED STEEL (RGS) WITH THREADED FITTINGS.
  2. LANDSIDE CONDUIT LOCATED BELOW GRADE SHALL BE PVC SCHEDULE 40 WITH GASKETED FITTINGS. ELBOWS SHALL BE RIGID GALVANIZED STEEL (RGS) LONG RADIUS.
  3. PHOTOCELL (PC) LIGHTING CONTROLLER SERVING DOCK LIGHTS AND LIGHTED SIGN SHALL BE INTERMATIC (OR APPROVED EQUAL) MODEL K4221 WITH SWIVEL MOUNT ON STEM, LEVEL SLIDE ADJUSTMENT, 120 VAC.
  4. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  5. ALL CIRCUITS SHALL BE GROUNDED.
  6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC-2017 AND ALL APPLICABLE LOCAL CODES AND STANDARDS.
  7. PROVIDE DIELECTRIC UNIONS AT ALL PIPING CONNECTIONS BETWEEN DISSIMILAR METALS.
  8. PROVIDE SURFACE RESTORATION FOR DISTURBED TURF AND SIDEWALK AREAS. PROVIDE SEEDING AND SIDEWALK MATERIALS FOR COMPLETE SURFACE RESTORATION. RESTORATION SHALL BE CONSIDERED INCIDENTAL.
  9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING AND BACKFILLING REQUIRED FOR INSTALLATION.
  10. SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR UTILITIES FOR OWNER / ENGINEER REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  11. SUBMIT AS-BUILT DRAWINGS TO OWNER UPON COMPLETION OF WORK.
  12. ELECTRIC WORK SHALL BE COORDINATED WITH THE PARKS DEPARTMENT.

REVISIONS	DESCRIPTION	DATE
No.		

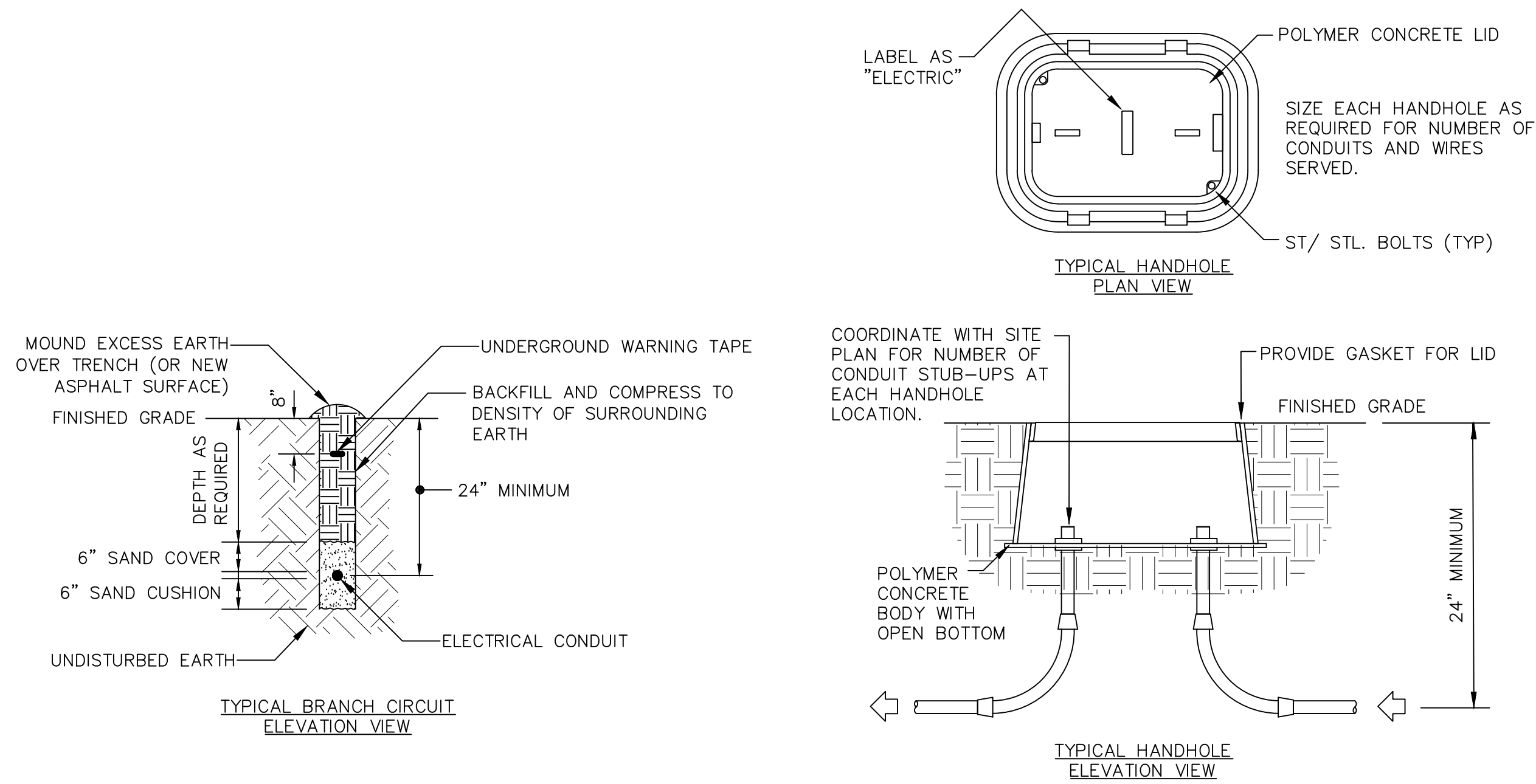
**IMEG**  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309.786.9873  
 FAX: 309.786.9967  
 www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
 DAVENPORT, IOWA  
**UTILITY PLAN & NOTES**

IMEG Project No:  
 23000611.00  
 File Name:  
 23000611.00\_UTILITY PLAN.dwg  
 © COPYRIGHT 2025  
 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025  
**C-6**  
 Sheet 6 of 11

**UTILITY PLAN**  
 SCALE: 1" = 20'-0"

Wednesday, July 9, 2025 5:56:01 PM  
 \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVL\C3D\PLANT\23000611.00\_UTILITY\_PLANDWG

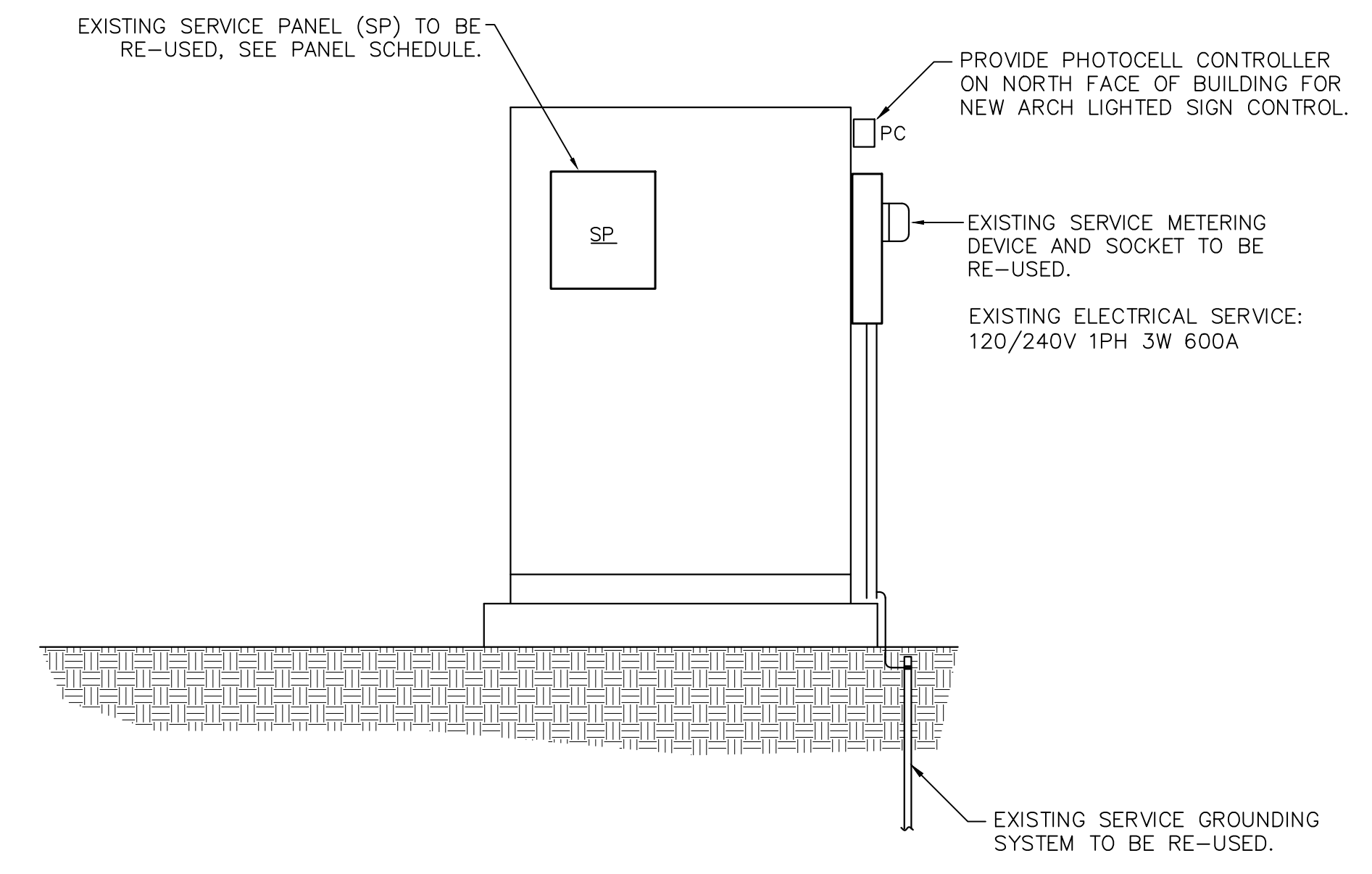


**2 SITE ELECTRICAL DETAILS**  
 SCALE: NONE

SQUARE D MODEL Q0  
**EXISTING SERVICE PANEL SCHEDULE**

TYPE BOLT-ON BREAKERS		PANEL SYMBOL SP		100 AMP MAIN BKR.			
INSTALLATION SURFACE MOUNTING		GROUND		120/240 VOLTS			
PANEL LOCATION		1 PHASE		3 WIRE			
CKT No.	CIRCUIT DESCRIPTION	WIRE SIZE	BRKR SIZE	BRKR SIZE	WIRE SIZE	CIRCUIT DESCRIPTION	CKT No.
1	EXTERIOR LIGHT	*	20	20	*		2
3	CHASE LIGHT	*	20	20	*	RESTROOM FAN & LIGHT	4
5	TANKLESS WATER HEATER GFCI	*	20	20	*	RESTROOM HAND DRYER	6
7	DOOR LOCK	*	20				8
9	REAL TIME SIGN	12	20				10
11							12
13							14
15							16
17							18
19							20

PC = PHOTOCELL CONTROLLED LIGHTING CIRCUITS  
 \* = EXISTING WIRING TO REMAIN  
 PULL NEW WIRING FOR ARCH SIGN RE-USE WITH NEW 1/2" CONDUIT FROM SERVICE PANEL TO PROPOSED HANDHOLE. PROVIDE NEW WIRING AND CONDUITS FROM HANDHOLE TO NEW DOCK.



**1 EXISTING SERVICE ENTRANCE**  
 SCALE: NONE

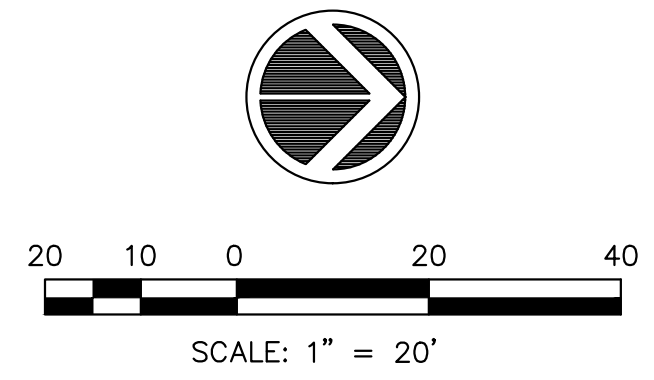
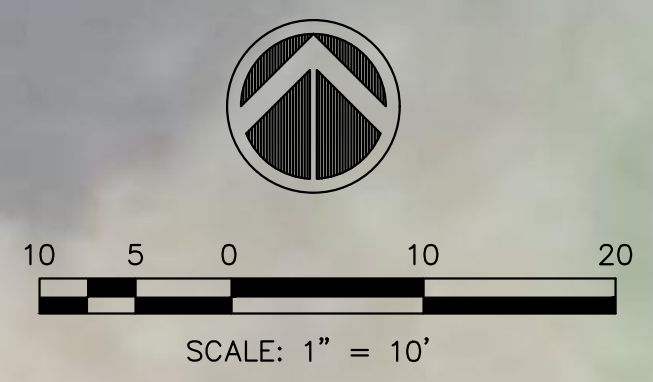
REVISIONS	DESCRIPTION	DATE
No.		

**IMEG**  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309 786 9873  
 FAX: 309 786 9987  
 www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
 DAVENPORT, IOWA  
**UTILITY DETAILS**

IMEG Project No: 23000611.00
File Name: 23000611.00_UTILITY PLAN.dwg
© COPYRIGHT 2025 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: RAY
Checked By: WJD
Date: 07/09/2025
<b>C-7</b>
Sheet 7 of 11

Wednesday, July 9, 2025 5:56:06 PM  
 \\FILES\ACTIVE PROJECTS\2023\23000611.00\DESIGN\CIVIL\C3D\PLOT\23000611.00\_SITE\_PLAN.DWG



**LEGEND**

- PROPOSED CONVENTIONAL SEEDING, CLASS 3
- PROPOSED EROSION BARRIER (SILT FENCE OR 12\"/>

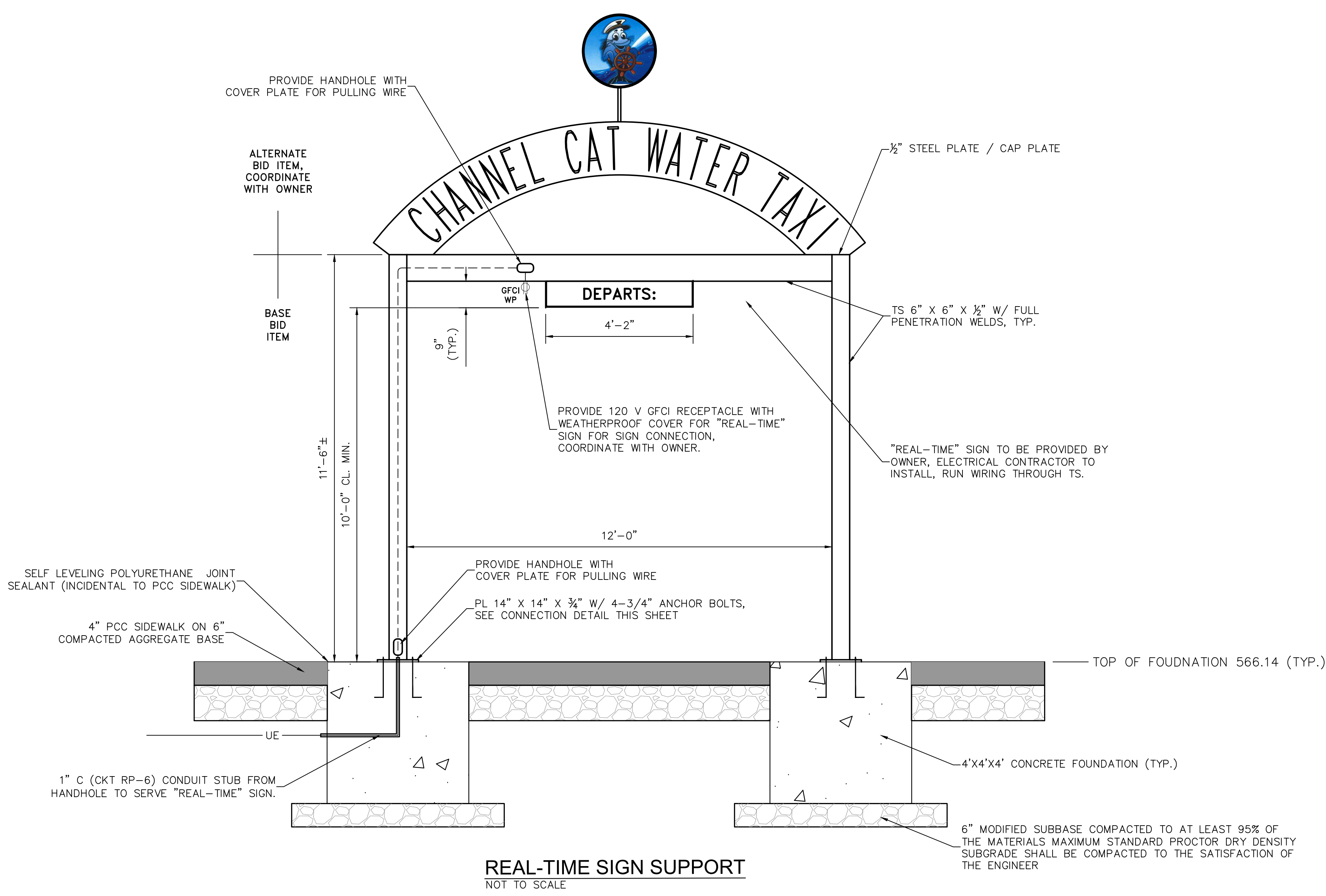
REVISIONS		DATE
No.	DESCRIPTION	

**IMEG**  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309.786.6673  
 FAX: 309.786.5967  
 www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
 DAVENPORT, IOWA  
**EROSION CONTROL PLAN**

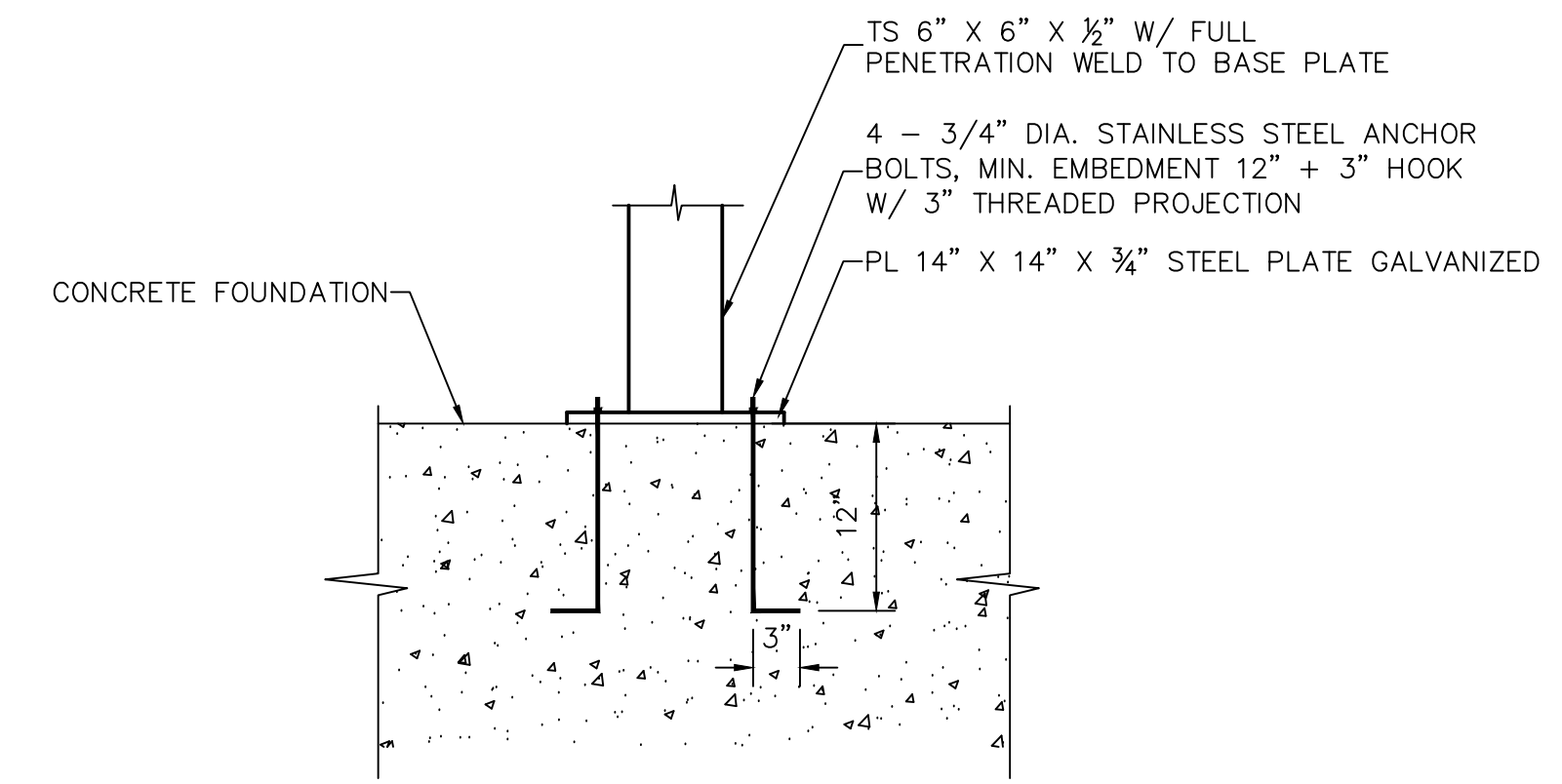
IMEG Project No:  
 23000611.00  
 File Name:  
 23000611.00\_SITE\_PLAN.dwg  
 © COPYRIGHT 2025  
 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025

Wednesday, July 9, 2025 5:56:34 PM  
 \\FILES\ACTIVE\PROJECTS\2023\23000611.00\DESIGN\CIVIL\3D\PLOT\23000611.00\_SIGN\_DETAILS.DWG



**STRUCTURAL DESIGN CRITERIA:**

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, GRADE 50.
2. STRUCTURAL TUBE SHAPES SHALL CONFORM TO ASTM A500, GRADE B.
3. WELDING ELECTRODES SHALL BE E70XX.
4. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325.
5. ALL CONNECTIONS NOT DETAILED SHALL BE DESIGNED PER AISC MANUAL OF STEEL CONSTRUCTION.
6. STRUCTURAL STEEL FABRICATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST AISC SPECIFICATIONS, AND WELDING SHALL BE IN ACCORDANCE WITH THE LATEST AWS CODE D1.1.
7. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH.
8. ALL WELDS TO BE 1/4 FILLET WELDS UNLESS NOTED OTHERWISE.
9. STEEL PLATES SHALL CONFORM TO ASTM A36.
10. ALL STRUCTURAL STEEL SHALL HAVE TWO SHOP PRIME COATES OF PAINT APPLIED PRIOR TO DELIVERY TO THE JOB SITE. PAINT SHALL BE FABRICATOR STANDARD RUST INHIBITIVE PRIMER. ALL AREAS IN WHICH THE PRIMED SURFACE IS DAMAGED DURING CONSTRUCTION SHALL BE TOUCHED UP WITH LIKE PRIMING MATERIAL. A TOP PAINT COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES CONSISTING OF AN ACRYLIC FINISH COAT, 5.0 DRY MILS MINIMUM THICKNESS, DARK BROWN IN COLOR - VERIFY FINAL COLOR WITH OWNER. INSTALL PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
11. ALL WORK TO FABRICATE, FURNISH AND INSTALL THE REAL-TIME SIGN SUPPORT AND ELECTRICAL SERVICE EXTENSION (TO THE TOP OF THE HORIZONTAL TS 6X6 MEMBER) SHALL BE PAID AS LUMP SUM FOR REAL-TIME SIGN SUPPORT.
12. AN ALTERNATIVE BID ITEM A2 SHALL CONSIST OF THE DESIGN, FABRICATION, FURNISH AND INSTALL A GRAPHICAL DEPICTION OF CHANNEL CAT WATER TAXI IN 16" BLOCK LETTERS WITH THE CHANNEL CAT LOGO. DESIGN TO BE APPROVED BY OWNER PRIOR TO FABRICATION.

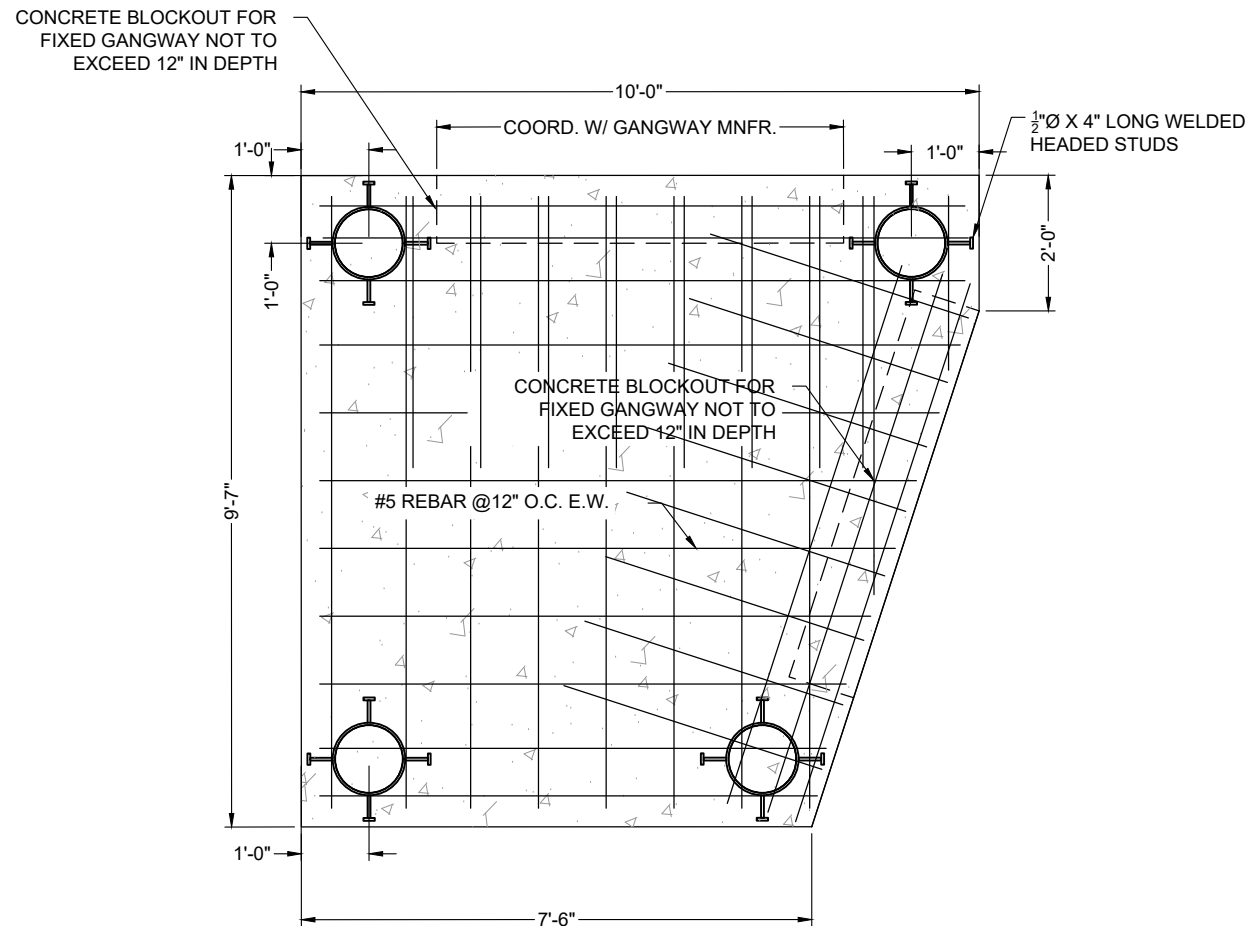


No.	REVISIONS DESCRIPTION	DATE

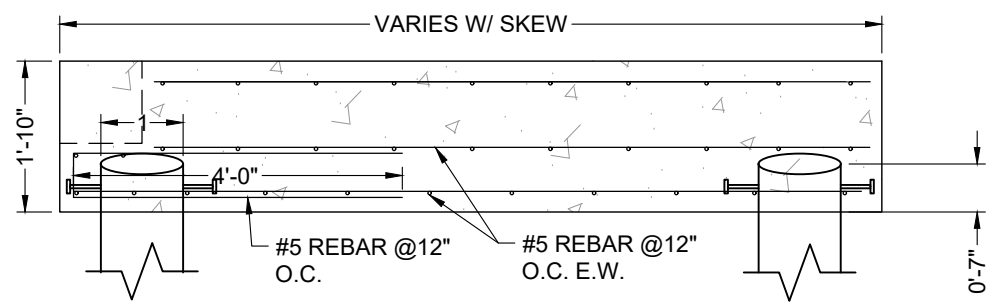
**IMEG**  
 623 26TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309.786.6673  
 FAX: 309.786.5967  
 www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
 DAVENPORT, IOWA  
**SIGN DETAILS**

IMEG Project No:  
 23000611.00  
 File Name:  
 23000611.00\_SIGN\_DETAILS.dwg  
 © COPYRIGHT 2025  
 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025  
**S-1**  
 Sheet 9 of 11

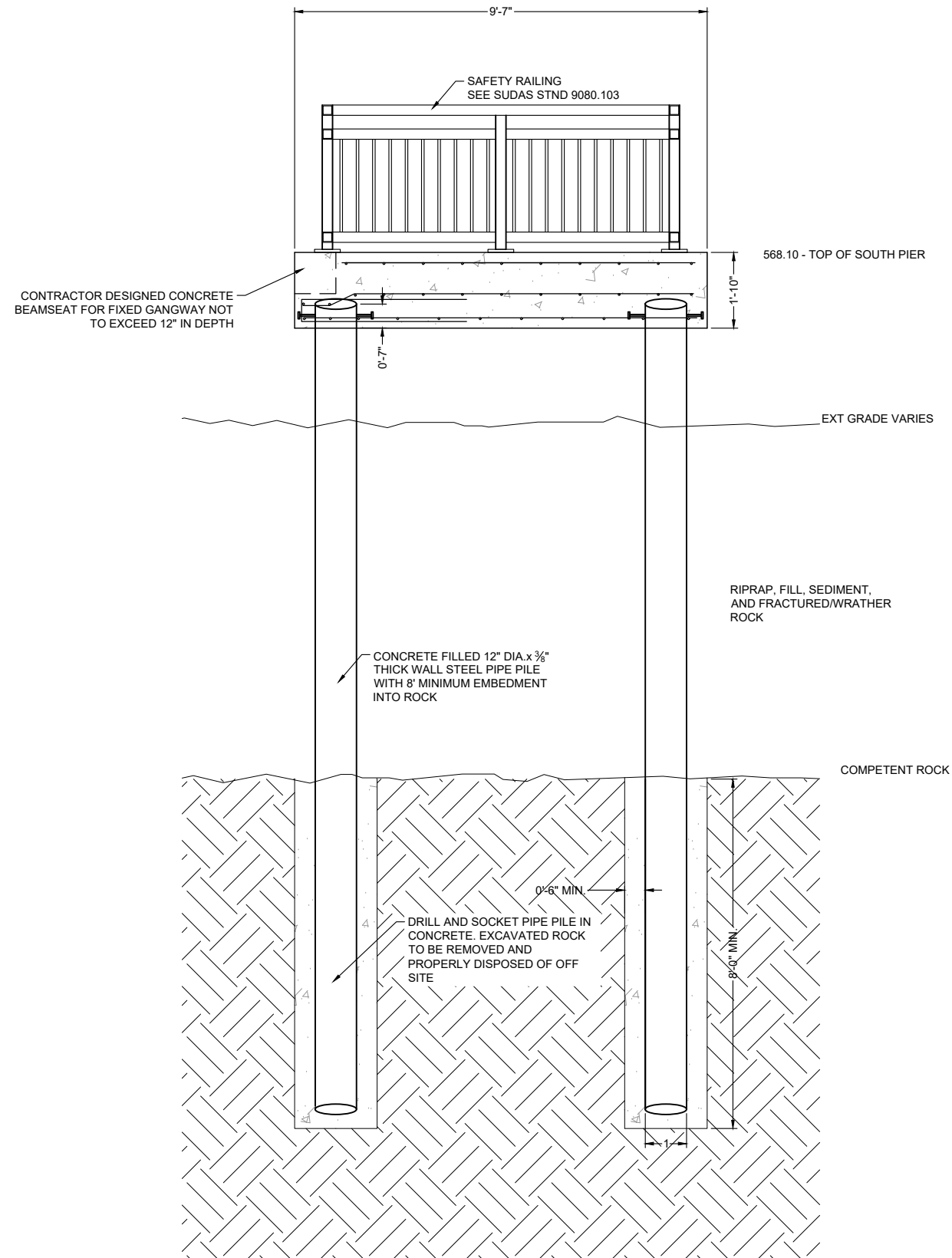


PIER PLAN VIEW  
NOT TO SCALE



PIER CROSS SECTION VIEW  
NOT TO SCALE

FIXED PIER BILL OF MATERIALS: SOUTH PIER			
ITEM NUMBER	PAY ITEM	UNIT	QUANTITY
1	STRUCTURAL CONCRETE	CU YD	5.4
2	REINFORCING STEEL	POUND	702
3	SAFETY RAILING	FOOT	20
4	CONCRETE FILLED PIPE, 12" DIA., 3/8" WALL THICKNESS	FOOT	78
5	DRILL, SOCKET, AND ENCASE PIPE PILE IN ROCK*	CU YD	188.5
6	OBSTRUCTIONS DURING DRILLING	HOUR	3
	*ESTIMATED 15' DEPTH		



PIER PROFILE VIEW  
NOT TO SCALE

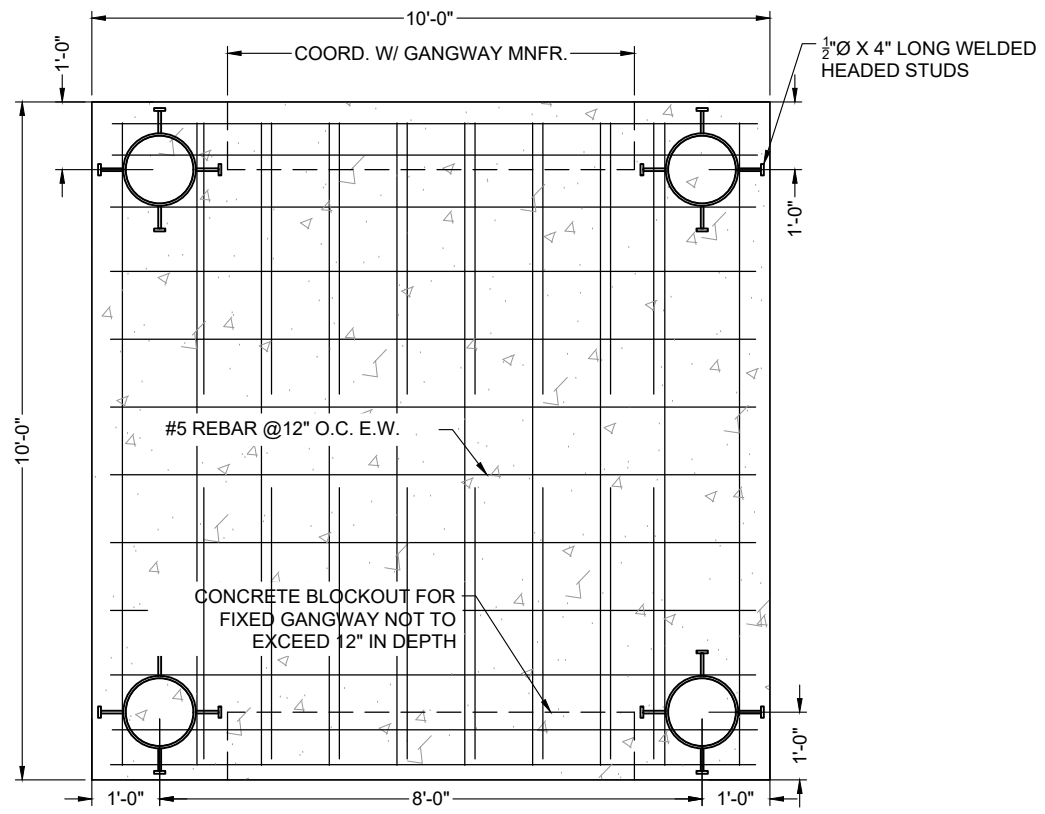
REVISIONS		DATE
No.	DESCRIPTION	

**IMEG**  
 623 24TH AVENUE  
 ROCK ISLAND, IL 61201  
 PH: 309.788.9873  
 FAX: 309.788.9987  
 www.imegcorp.com

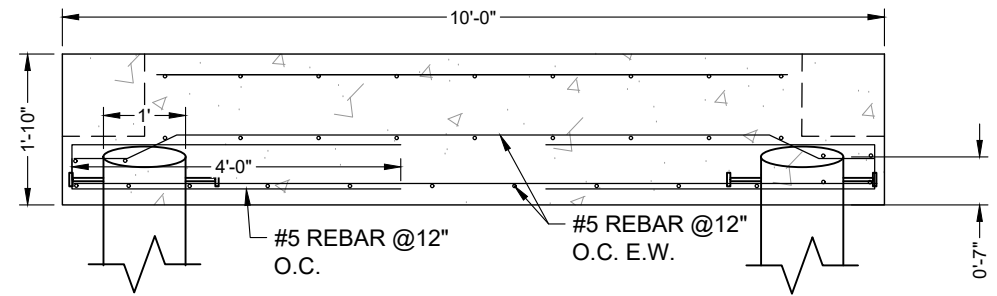
METROLINK AT LINDSAY PARK  
 DAVENPORT, IOWA  
 SOUTH PIER PLAN

IMEG Project No:  
 23000611.00  
 File Name:  
 23000611.00\_PIER DETAILS.dwg  
 © COPYRIGHT 2025  
 ALL RIGHTS RESERVED  
 Field Book No: #####  
 Drawn By: RAY  
 Checked By: WJD  
 Date: 07/09/2025

Wednesday, July 9, 2025 5:56:50 PM  
 \\FILES\ACTIVE PROJECTS\2023\23000611.00\DESIGN\CIVIL\C3D\PLOT\23000611.00\_PIER DETAILS.DWG

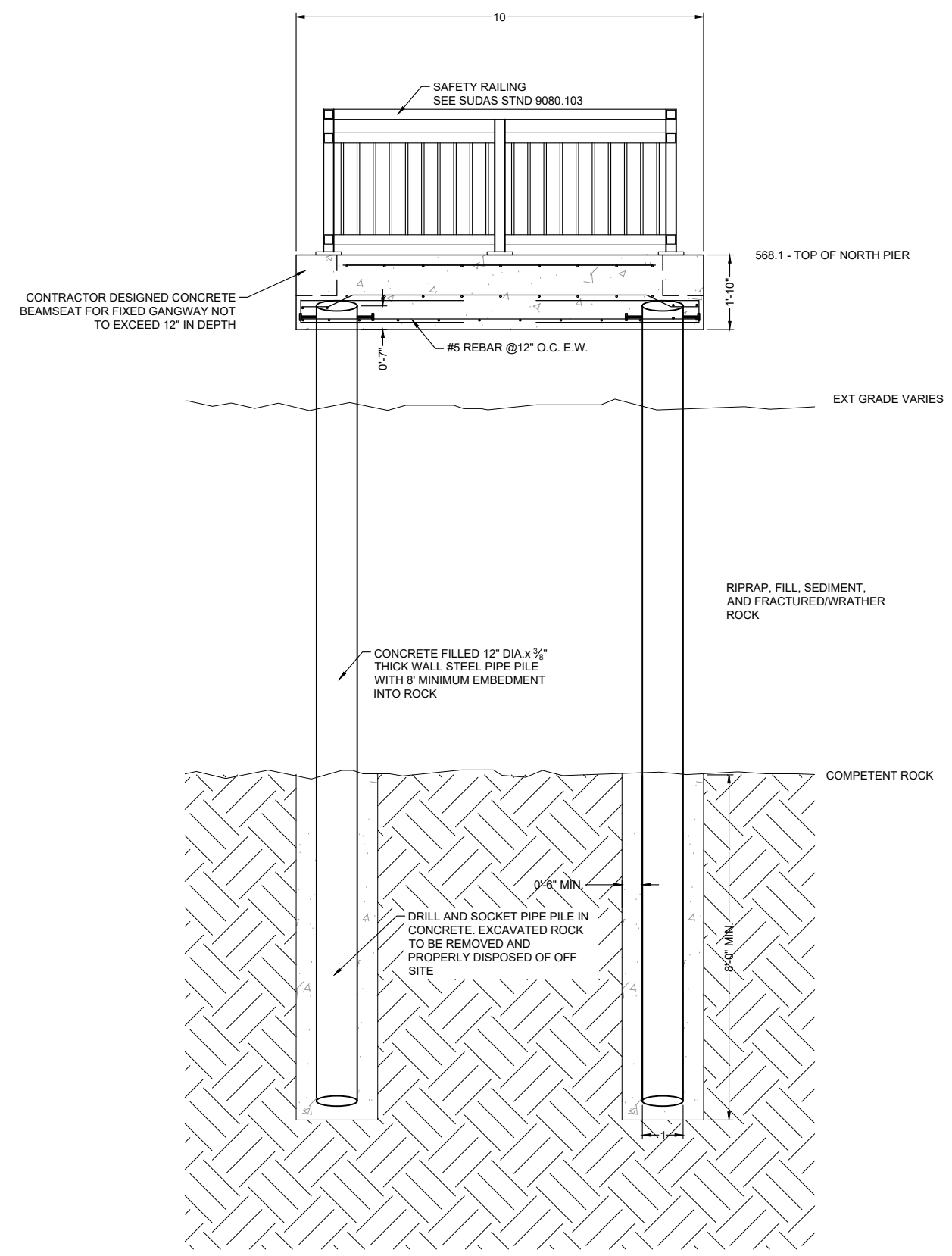


**PIER PLAN VIEW**  
NOT TO SCALE



**PIER CROSS SECTION VIEW**  
NOT TO SCALE

FIXED PIER BILL OF MATERIALS: NORTH PIER			
ITEM NUMBER	PAY ITEM	UNIT	QUANTITY
1	STRUCTURAL CONCRETE	CU YD	6.3
2	REINFORCING STEEL	POUND	741
3	SAFETY RAILING	FOOT	23
4	CONCRETE FILLED PIPE, 12" DIA., 3/8" WALL THICKNESS	FOOT	78
5	DRILL, SOCKET, AND ENCASE PIPE PILE IN ROCK*	CU YD	188.5
6	OBSTRUCTIONS DURING DRILLING	HOUR	3
	*ESTIMATED 15' DEPTH		



**PIER PROFILE VIEW**  
NOT TO SCALE

REVISIONS	
No.	DESCRIPTION

**IMEG**  
623 24TH AVENUE  
ROCK ISLAND, IL 61201  
PH: 309.788.9873  
FAX: 309.788.9987  
www.imegcorp.com

**METROLINK AT LINDSAY PARK**  
DAVENPORT, IOWA  
**NORTH PIER PLAN**

IMEG Project No:  
23000611.00  
File Name:  
23000611.00\_PIER DETAILS.dwg  
© COPYRIGHT 2025  
ALL RIGHTS RESERVED  
Field Book No: #####  
Drawn By: RAY  
Checked By: WJD  
Date: 07/09/2025

Wednesday, July 9, 2025 5:56:52 PM  
\\FILES\ACTIVE PROJECTS\2023\23000611.00\DESIGN\CIVIL\C3D\PILOT\23000611.00\_PIER DETAILS.DWG