

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, August 25, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the July 28, 2025 meeting minutes.
- III. Old 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]
- IV. New Business
 1. Case DR25-13: Request for Design Approval, C-D Downtown Zoning District; Construction of a dumpster enclosure at 429 East 3rd Street. Yash Commercial Properties LLC, petitioner. [Ward 3]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: September 22, 2025

City of Davenport

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

Action / Date
8/25/2025

Subject:
Consideration of the July 28, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The July 28, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 7-28-25

MINUTES
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

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

II. Secretary's Report

1. Consideration of the June 23, 2025 Meeting Minutes.

Motion by Hoff, second by Molacek to approve the June 23, 2025 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

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]

Staff presented an overview of the design request. The proposed remodel of Collette's Piano Bar storefront will drop the front door six inches to meet street level, making the building entrance ADA compliant. The applicant will not change the appearance of the store front, keeping of similar design to neighboring entrances. The applicant will keep the multi-part transom.

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

The applicant was not in attendance to answer questions.

Board members discussed the proposed design. The Board believed 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.

Motion by Tebbitt, second by Stinocher, to table Case DR25-11. The purpose is to discuss the project with the petitioner in attendance and to determine the willingness to revise the storefront opening into a single window unit. Motion was approved by a roll call vote (7-0).

2. Case DR25-12: 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]

Staff presented an overview of the design request. The proposed sign is for MetroLINK's Channel Cat customer wayfinding for their gangway entrance in Lindsay Park. The

freestanding sign will be made of steel, colored brown and blue, approximately 11' 6" tall, will overhang the pedestrian entrance to the gangway.

Additionally, the project will replace the fencing, lay new concrete, build a new silver aluminum gangway, replacing the black railing currently in place, and build a new dock for the Channel Cat water taxi. The proposal replicates the Channel Cat construction at the John Deere Commons in Moline, Il.

Staff recommended Case DR25-12 be approved in accordance with the submitted work write-up and materials.

MetroLINK representatives were in attendance to answer questions. They explained that the project is funded by all communities in the Quad Cities and reaffirmed that the project will be similar to the John Deere Commons.

Motion by Hoff, second by Paone, to approve Case DR25-12 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (7-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Meeting adjourned at 5:22 pm.

VIII. Next Board Meeting: August 25, 2025

City of Davenport

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

Action / Date
8/25/2025

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.

Original Design Request: July 28, 2025 Meeting

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.

Revised Storefront Design: August 25, 2025

The Board tabled Case DR25-11 at its July 28, 2025 meeting. The Board believed a more

appropriate measure was 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. The purpose of tabling was to discuss the project with the petitioner in attendance and to determine the willingness to revise the storefront opening into a single window unit.

Following the July meeting, staff communicated the motion to the applicant. A revised storefront elevation has been submitted for review and approval. The new design moves the door lower to the grade of the sidewalk. The existing sections above the door are removed and infilled with a single transom window, matching the design of the adjacent entrances to The Dorothea Apartment Building.

Signage

In addition to the storefront remodel, the applicant is requesting the installation of a wall sign. The word "Collette's" will be adhered to the opaque transom panel in gold cursive lettering. The material is a vinyl adhesive, similar to the material and color of the Dorothea Apartments entrance sign. The wall sign will be three feet tall by eight feet wide. No exterior lighting or illumination is proposed at this time. The business owner intends to return at a later date with a permanent lighting plan.

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.

The Downtown Design Guidelines encourage businesses to create their own unique identity through signage. The use of a business logo creates a user friendly downtown experience for visitors. Signs should also be centered above storefronts and be architecturally compatible with features such as columns or pilasters.

Attachments:

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



CITY OF DAVENPORT
 Development & Neighborhood
 Services – Planning
 1200 E. 46th 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.**

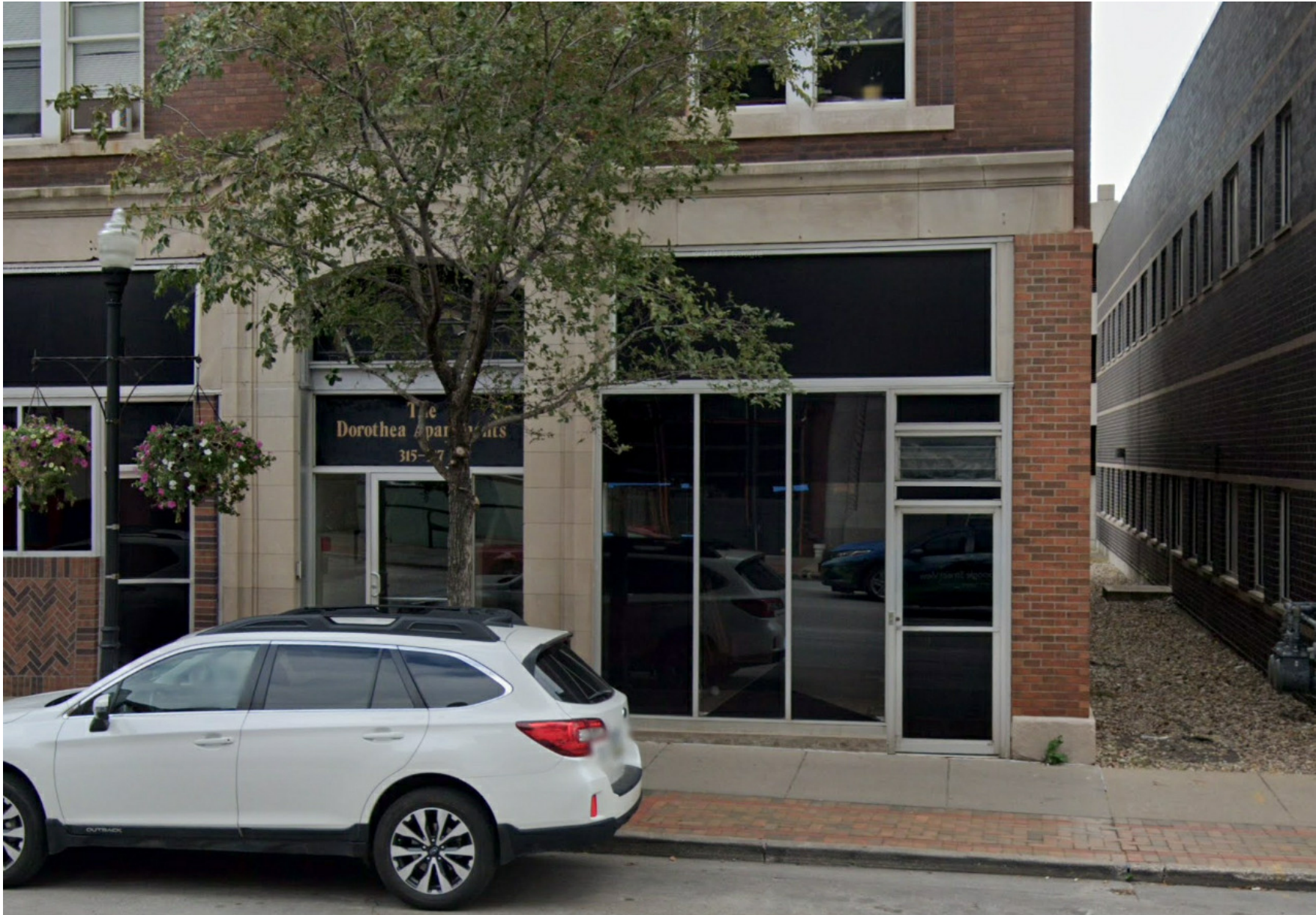
(2) Scope of Board's Consideration:

- 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



3rd Street Entrance Elevation

16 July 2025
R1
PROJECT #
#03825

Construction Drawings for:

Piano Bar

317 West 3rd Street, Davenport, Iowa 52801

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4510 42nd Avenue
Rock Island, IL 61201
Phone: 309 786-9920
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
H.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

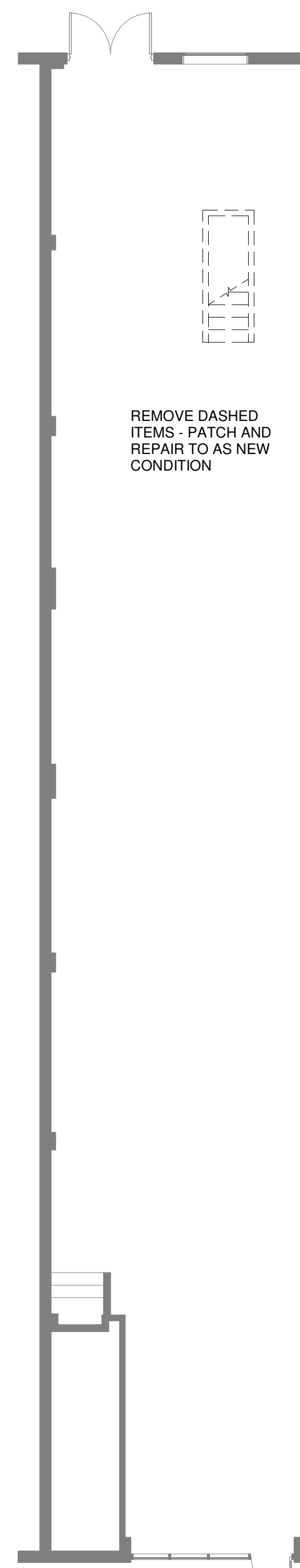
Local Jurisdiction
Building Inspections
1200 East 46th Street
Davenport, Iowa 52807
(563) 326-7745

APPLICABLE CODES

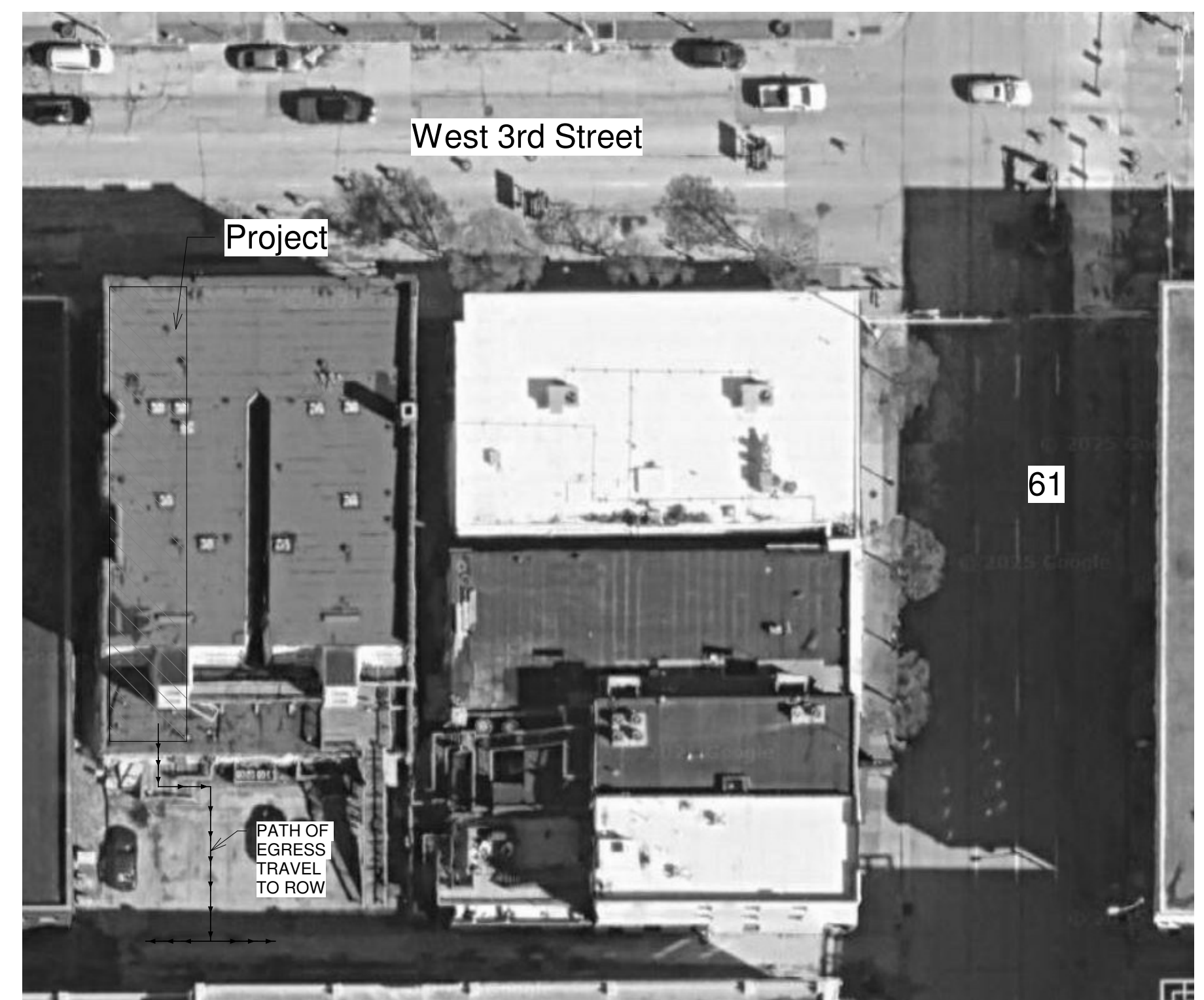
- 2021 International Building Code with Local Amendments, refer to City Code Chapter 15.12
- 2021 International Existing Building Code with Local Amendments, refer to City Code Chapter 15.12
- 2021 International Fire Code with Local Amendments, refer to City Code Chapter 15.32
- 2021 International Mechanical 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

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REVISIONS

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



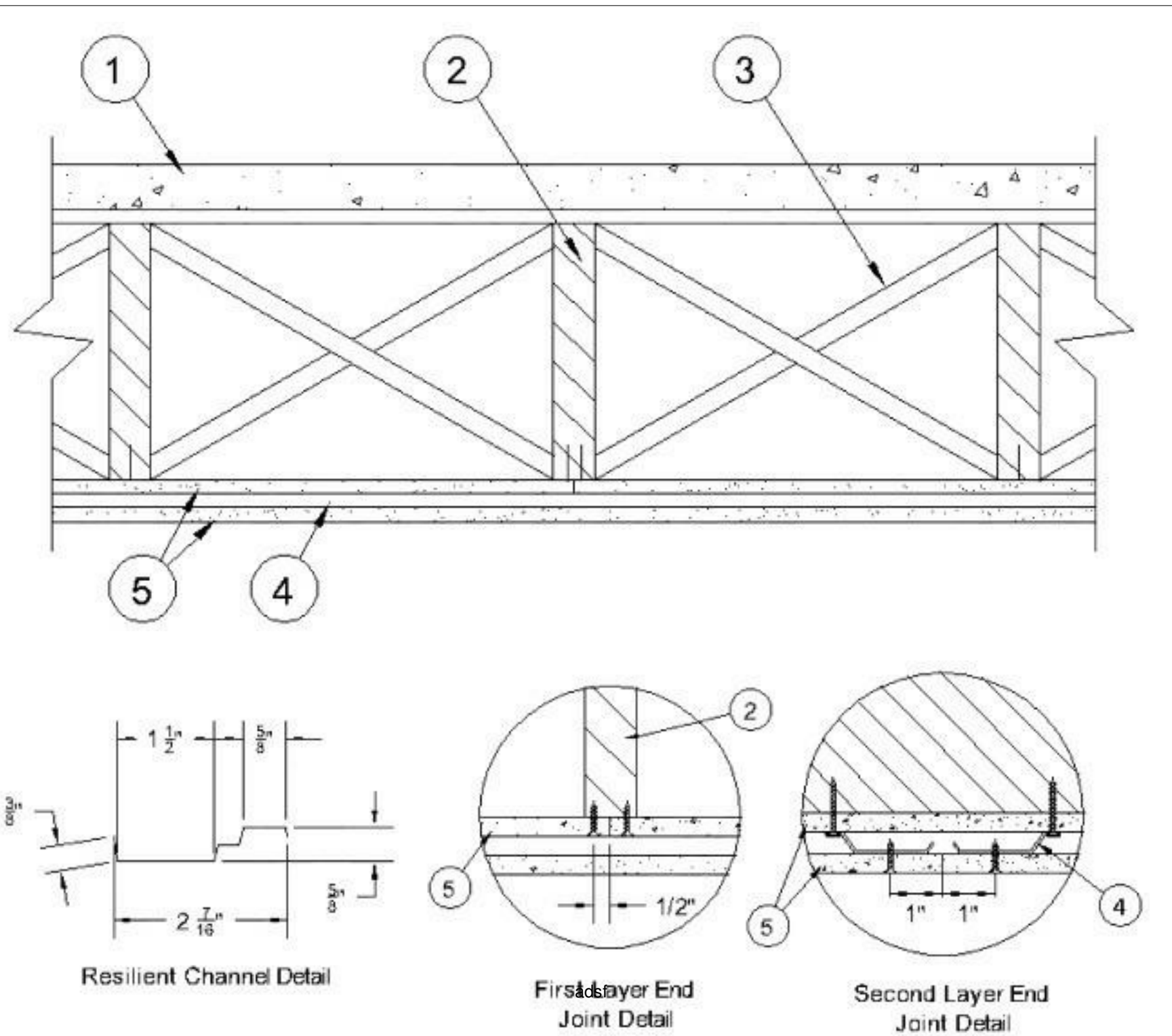
Cover Sheet

DATE
8 July 2025

A0
PROJECT NO.
#03825

Sheet List					
Sheet Number	Sheet Name	Original Date	Date Revised	Date Revision Sent	Detail/Change Made
A0	Cover Sheet	7-8-25			
A0.1	Life Safety Plan	7-8-25			
A1	Floor Plan & RCP	7-8-25			

SEE UL ASSEMBLY DESCRIPTIONS FOR MORE INFORMATION/ALTERNATE PRODUCTS

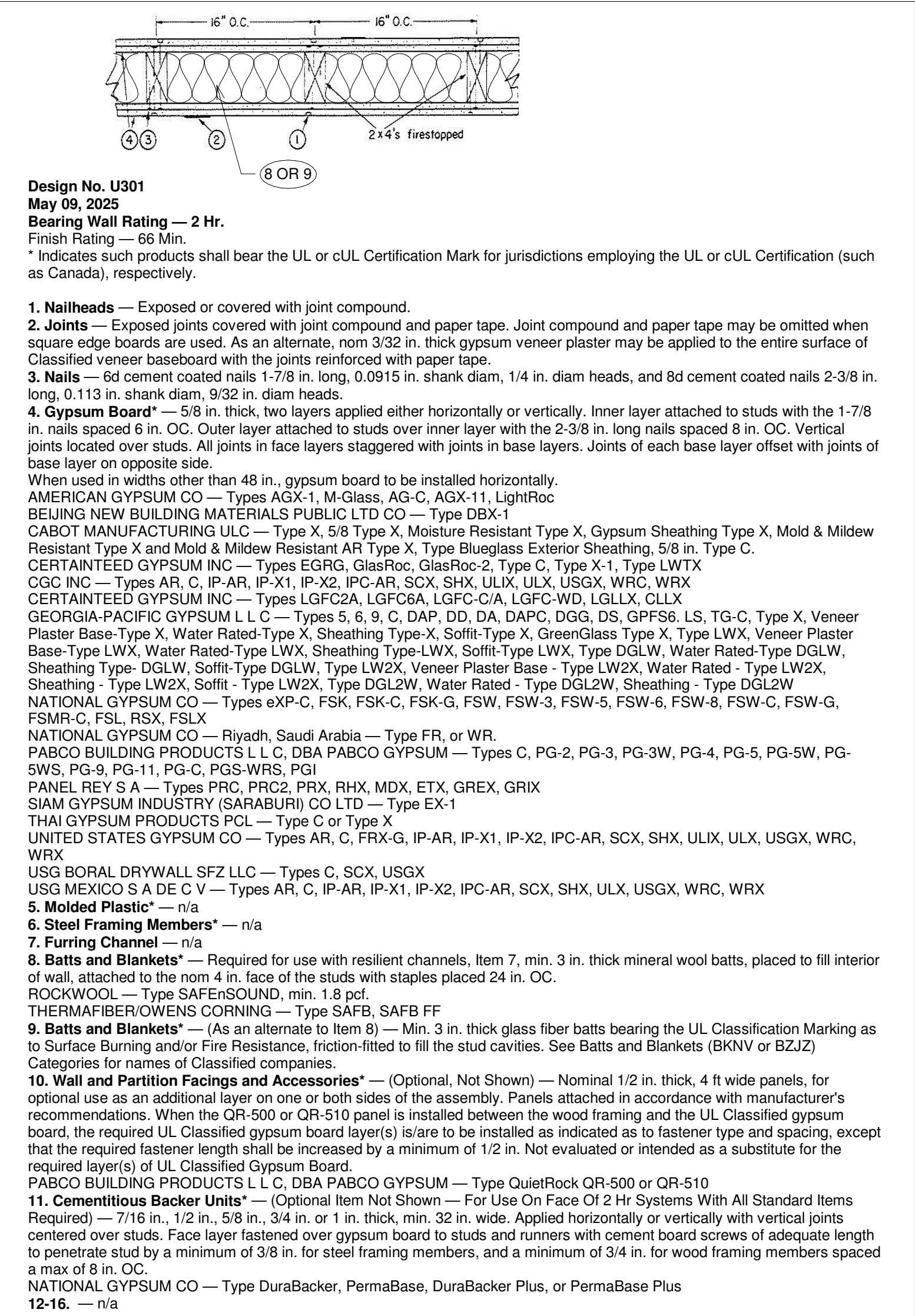


Design No. L505
March 3rd, 2025
Unrestrained Assembly Rating — 2 Hr.
 Finish Rating — 75 Min.
 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

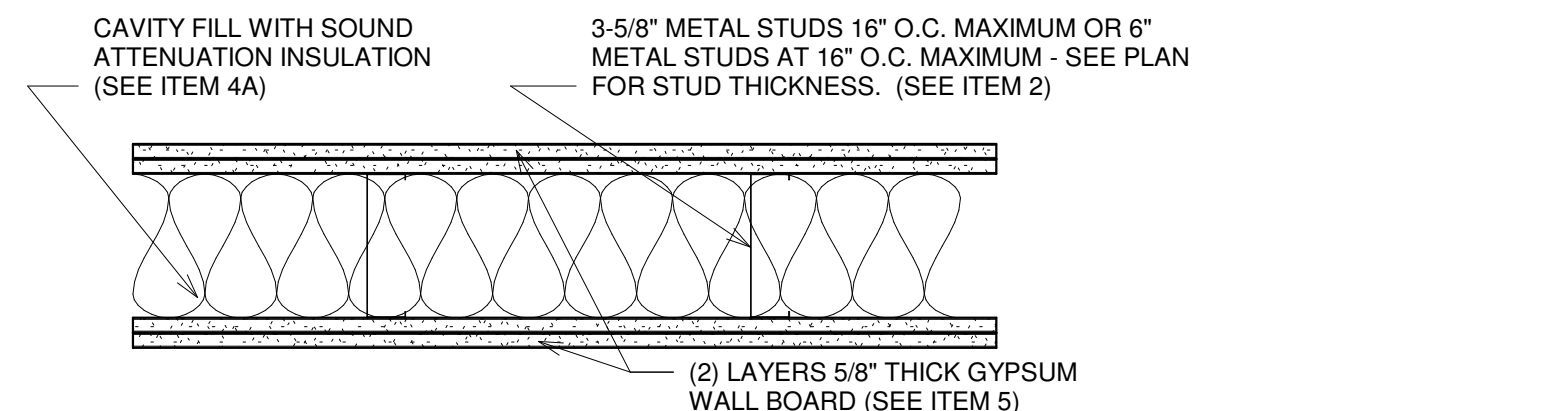
1. Flooring System — The flooring system shall consist of one of the following:
System No. 1
 Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "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 X, 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"



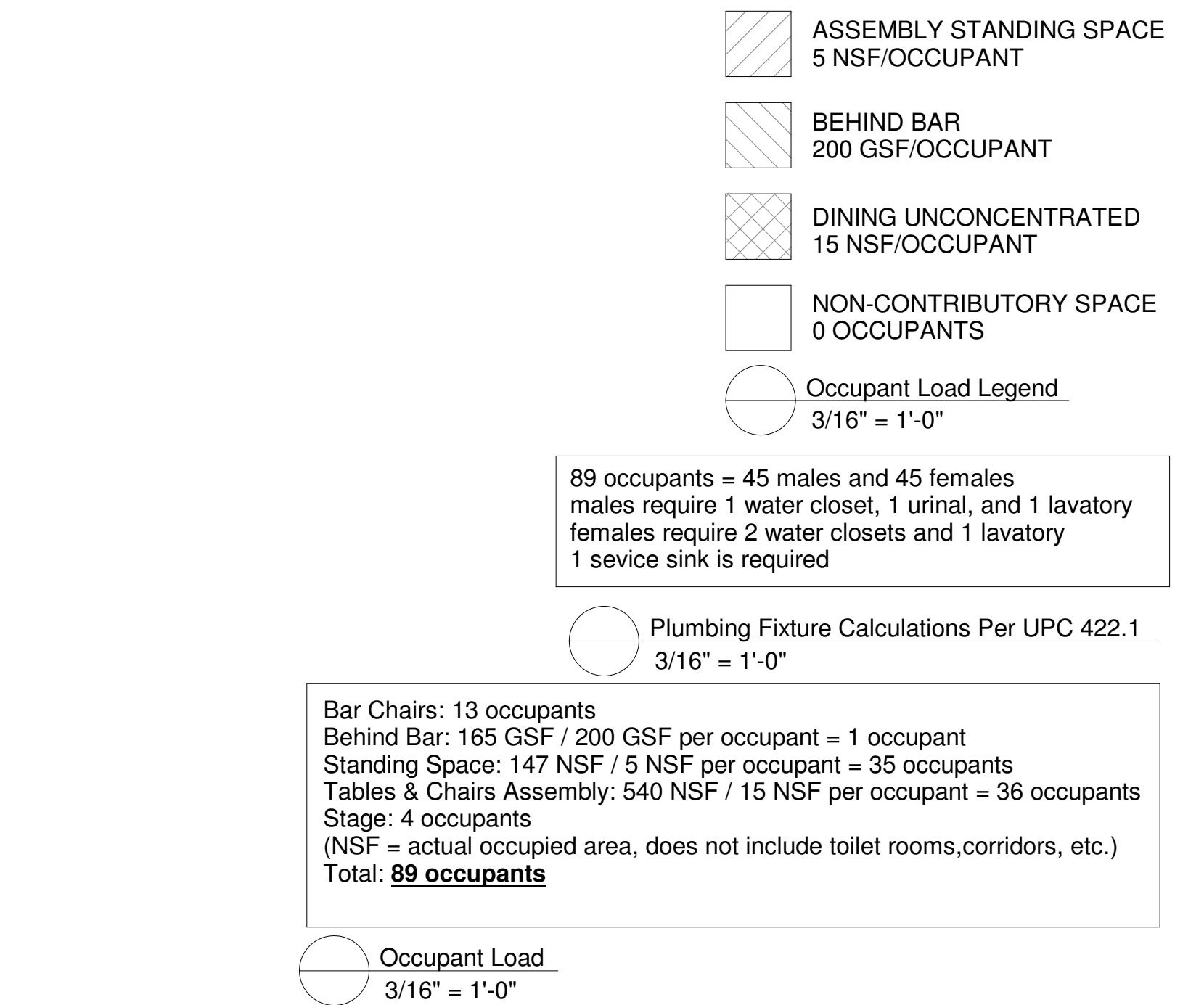
5 2 Hour Fire Resistance Rated Wall (Alternate)
 A0.1 1 1/2" = 1'-0"



Design No. U419
May 09, 2025
Nonbearing Wall Rating — 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 ULX 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, ULX, 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, ULX, 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"



NOTE: WHEN INSTALLING ELECTRICAL OUTLET BOXES IN WALL, CONTRACTOR SHALL CUT OPENINGS NEATLY, IN ACCORDANCE WITH AND MAINTAINING STRUCTURAL, FIRE AND SOUND RATINGS. THE LOCATION OF ELECTRICAL SWITCHES, OUTLETS AND OTHER RECEPTACLE TYPES SHOWN ON THE PLANS AND DETAILS SHOULD BE ADJUSTED SO THAT NO TWO BOXES ARE BACK TO BACK. PLACE AS CLOSE AS POSSIBLE TO LOCATION SHOWN AND PROVIDE APPROPRIATE VERTICAL AND HORIZONTAL BLOCKING SO THAT EACH DEVICE IS ISOLATED WITH ITS OWN CAVITY.

USE PUTTY PADS AROUND ALL SIDES OF ELECTRICAL WALL BOXES IN FIRE RATED WALLS TO MAINTAIN FIRE RATING.

DAMPERS ON DUCTWORK THROUGH PROTECTED WALLS

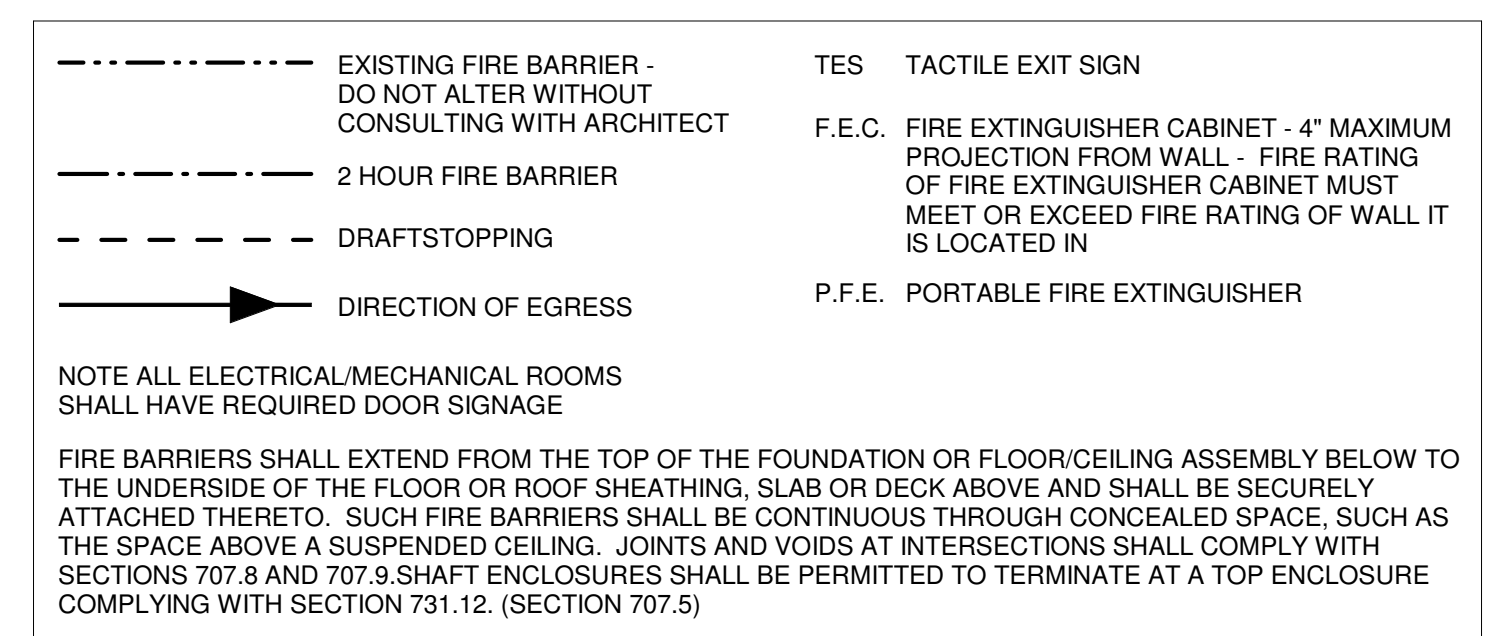
****ALL OPENINGS THROUGH PROTECTED WALLS MUST BE FIRE STOPPED****

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

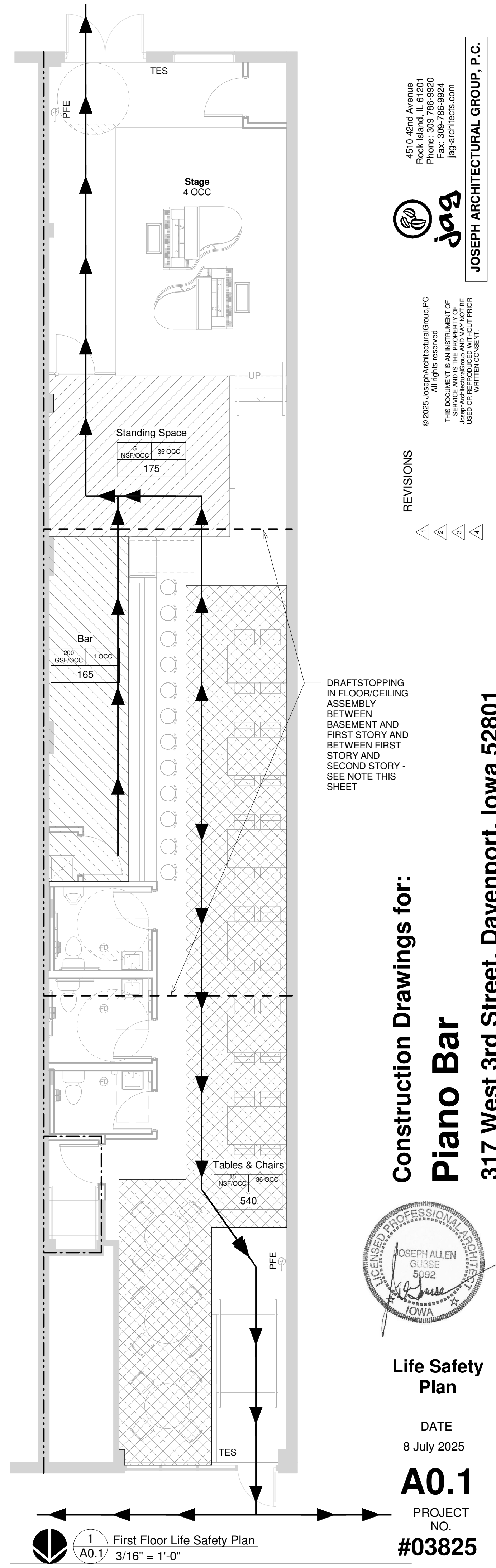
Fire Resistive Ratings
 3/16" = 1'-0"

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 (93m²).

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 draftstops shall be maintained.



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



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REVISIONS

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DRAFTSTOPPING IN FLOOR/CEILING ASSEMBLY BETWEEN BASEMENT AND FIRST STORY AND BETWEEN FIRST STORY AND SECOND STORY - SEE NOTE THIS SHEET

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

JOSEPH ALLEN ARCHITECT
 LICENSED PROFESSIONAL ARCHITECT
 IOWA
 5922

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

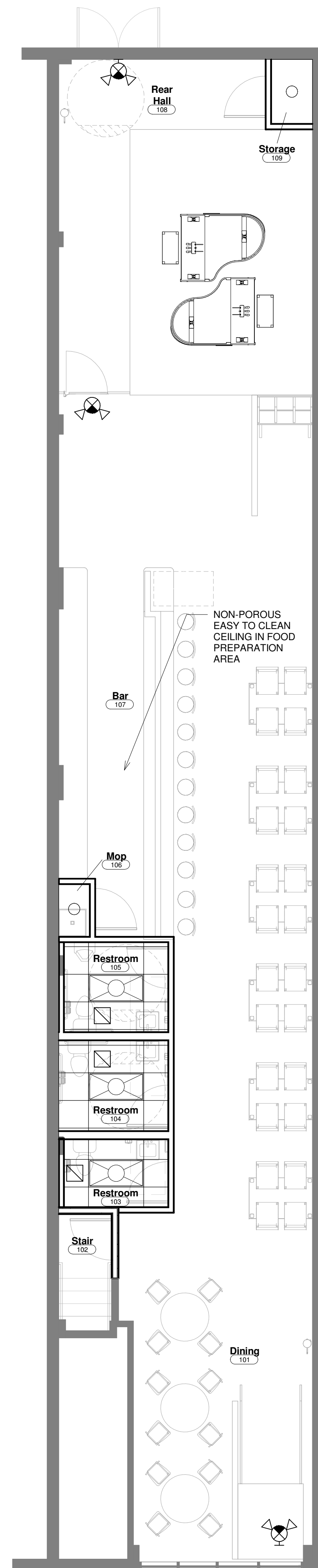
NOTE:

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

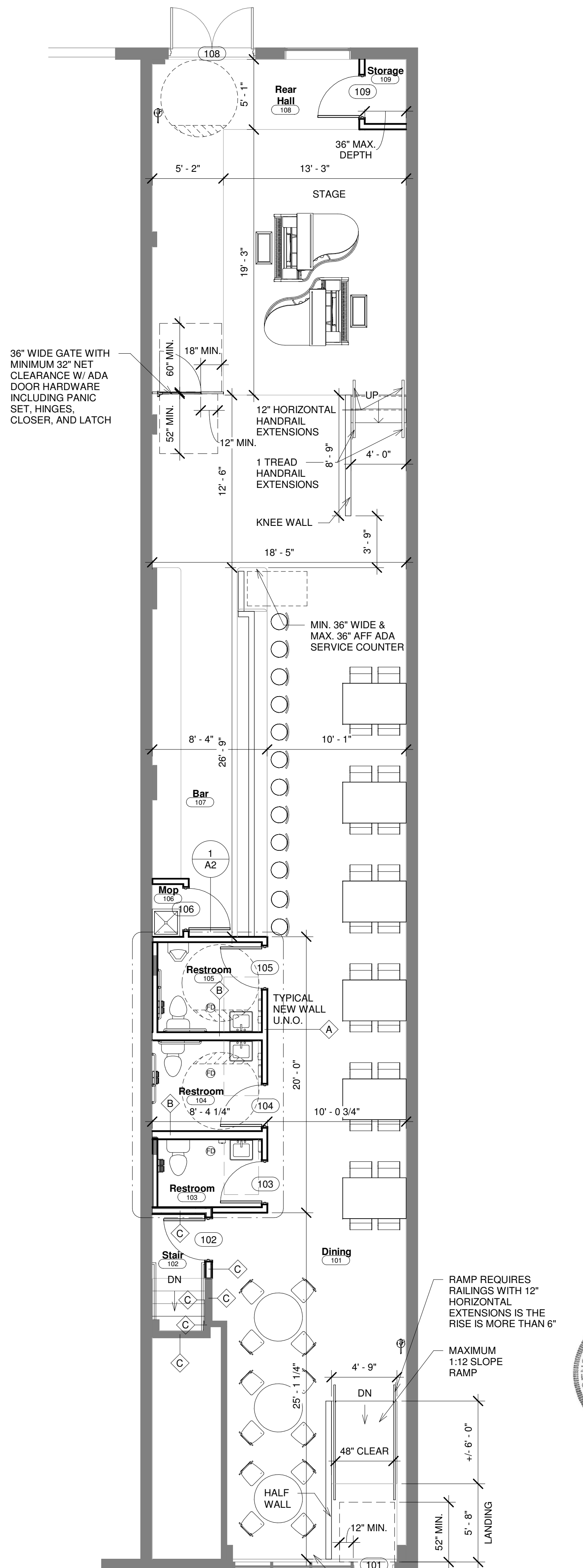
FIRE BLOCKING MATERIALS:

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"

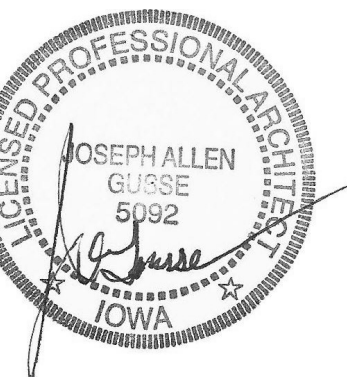


1 A1 Floor Plan
3/16" = 1'-0"

Construction Drawings for:

Piano Bar

317 West 3rd Street, Davenport, Iowa 52801



Floor Plan & RCP

DATE
8 July 2025

A1
PROJECT NO.

#03825

REVISIONS

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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.

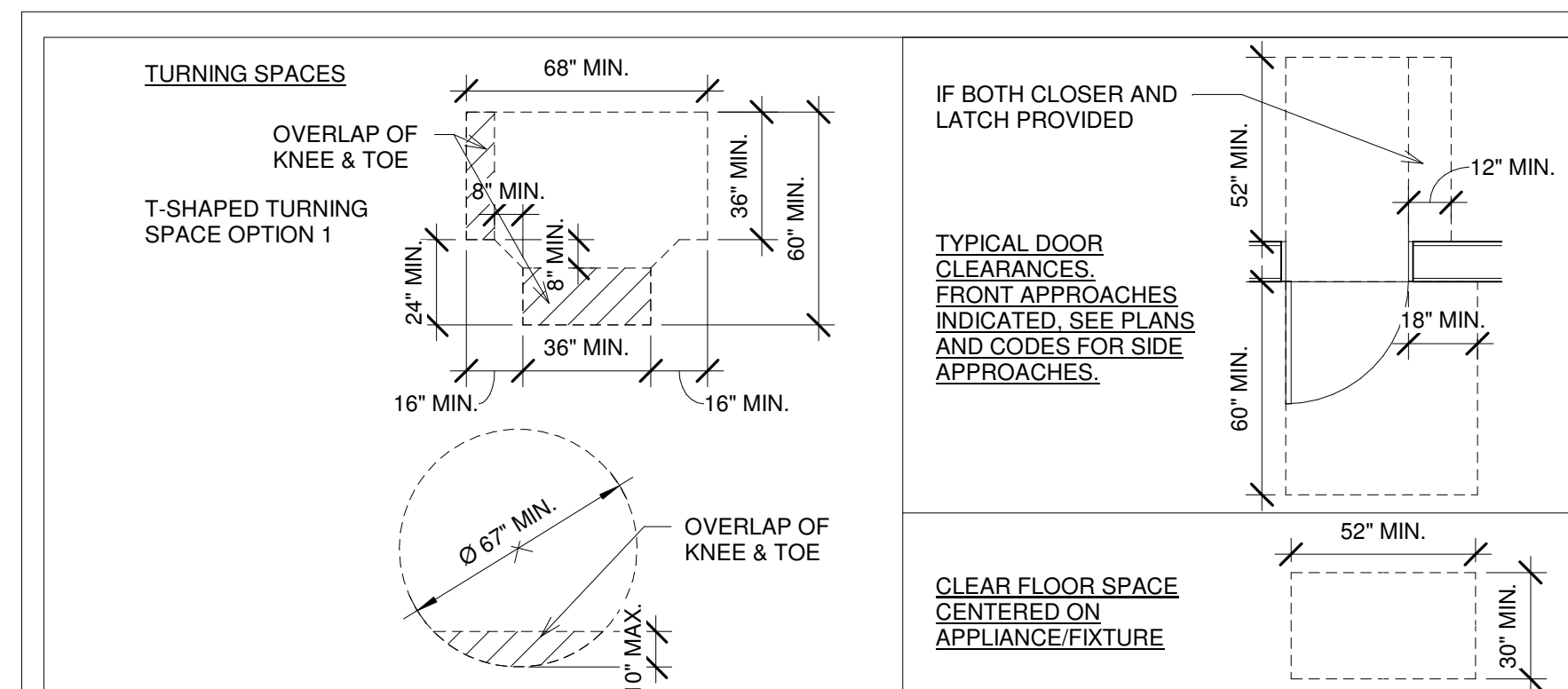
WINDOW TYPES GENERAL NOTES

- 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)

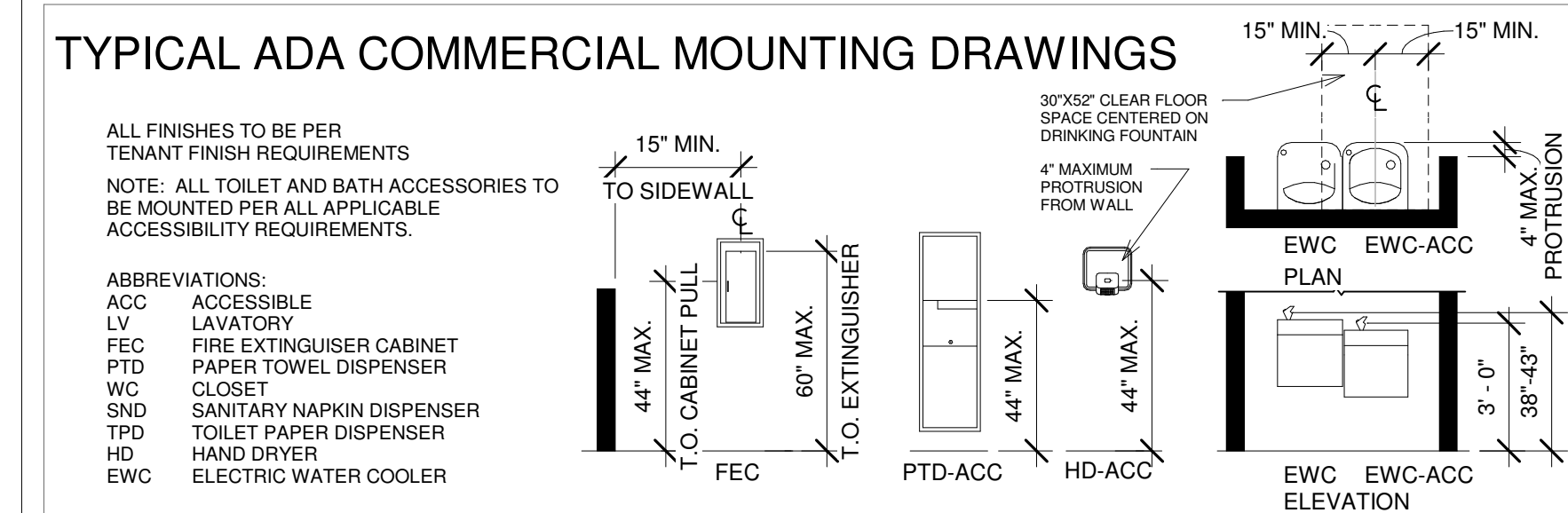
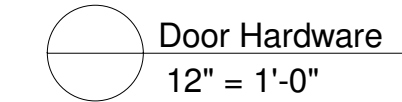
- 3 EA. HINGES
- 1 EA. LEVER PRIVACY LOCKSET, STRIKE
- 1 EA. FLOOR OR WALL STOP

HARDWARE SET #4 (PASSAGE)

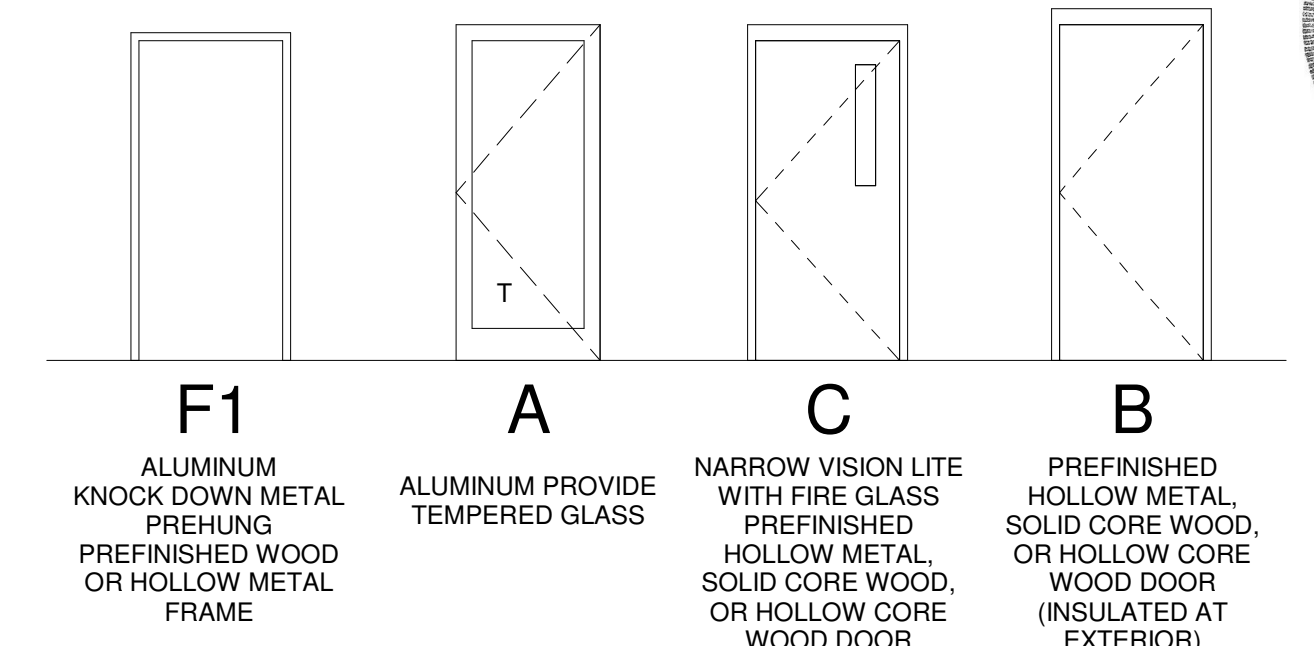
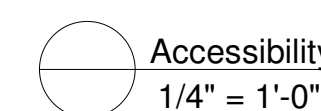
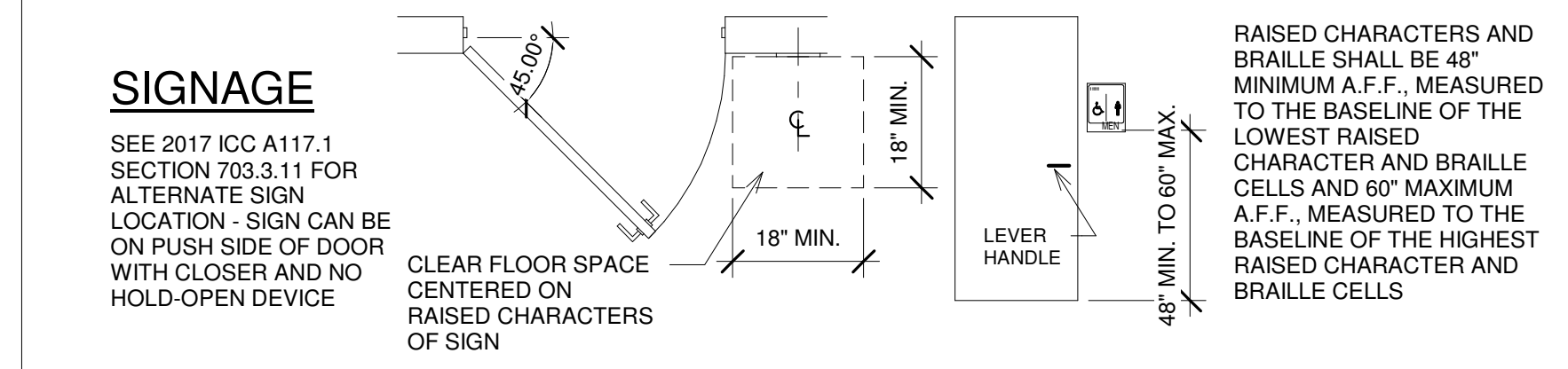
- 3 EA. HINGES
- 1 EA. LEVER PASSAGE SET, STRIKE
- 1 EA. FLOOR OR WALL STOP

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.



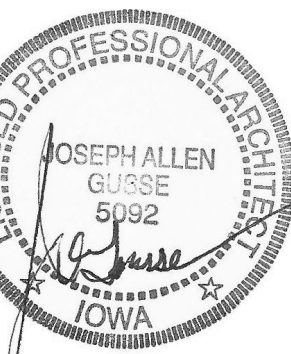
Sched./Doors/Notes

DATE
8 July 2025

A2

PROJECT NO.

#03825



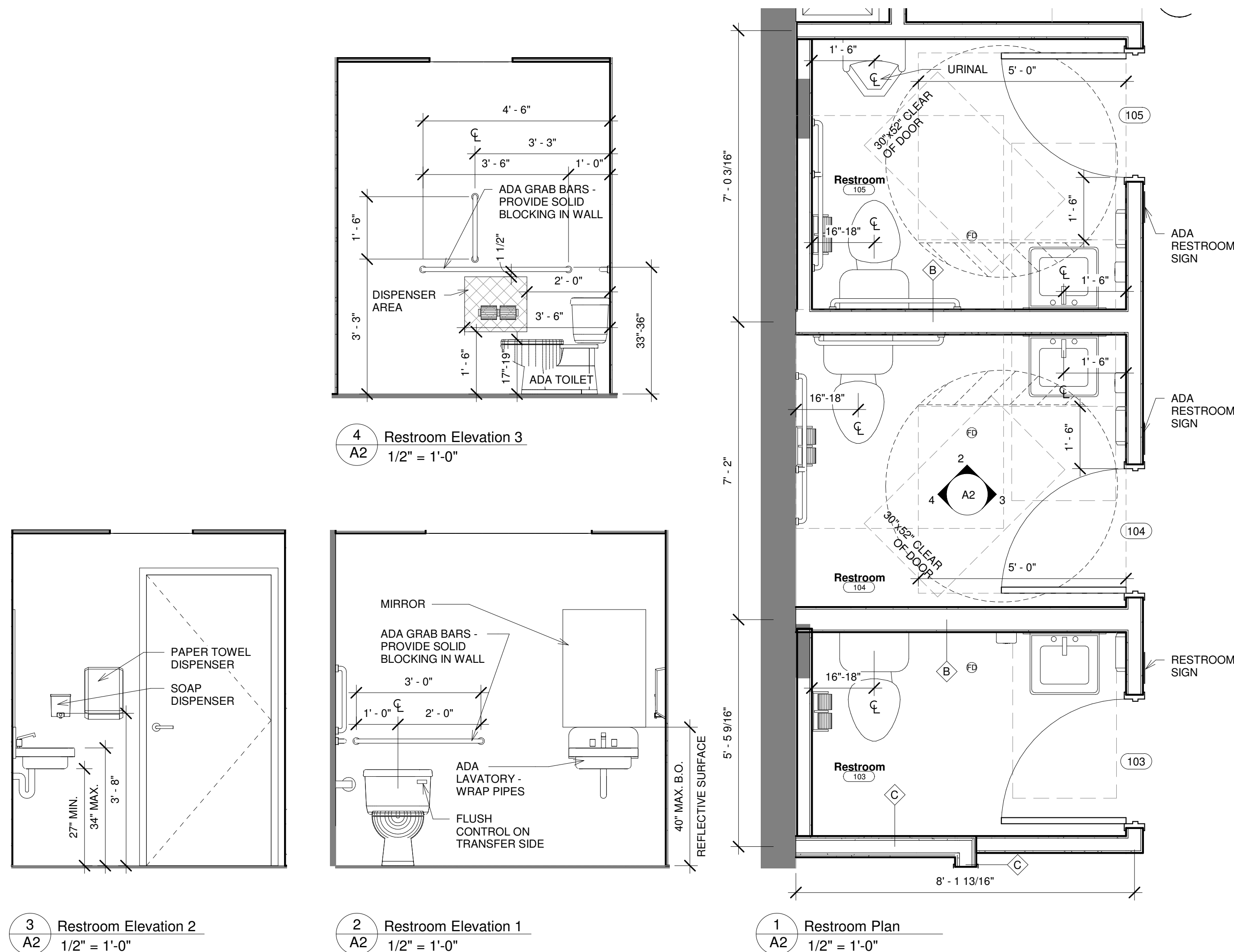
Construction Drawings for:
Piano Bar
317 West 3rd Street, Davenport, Iowa 52801

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JOSEPH ARCHITECTURAL GROUP, P.C.



The Dorothea Apartment Building



The Dorothea Apartment Building

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

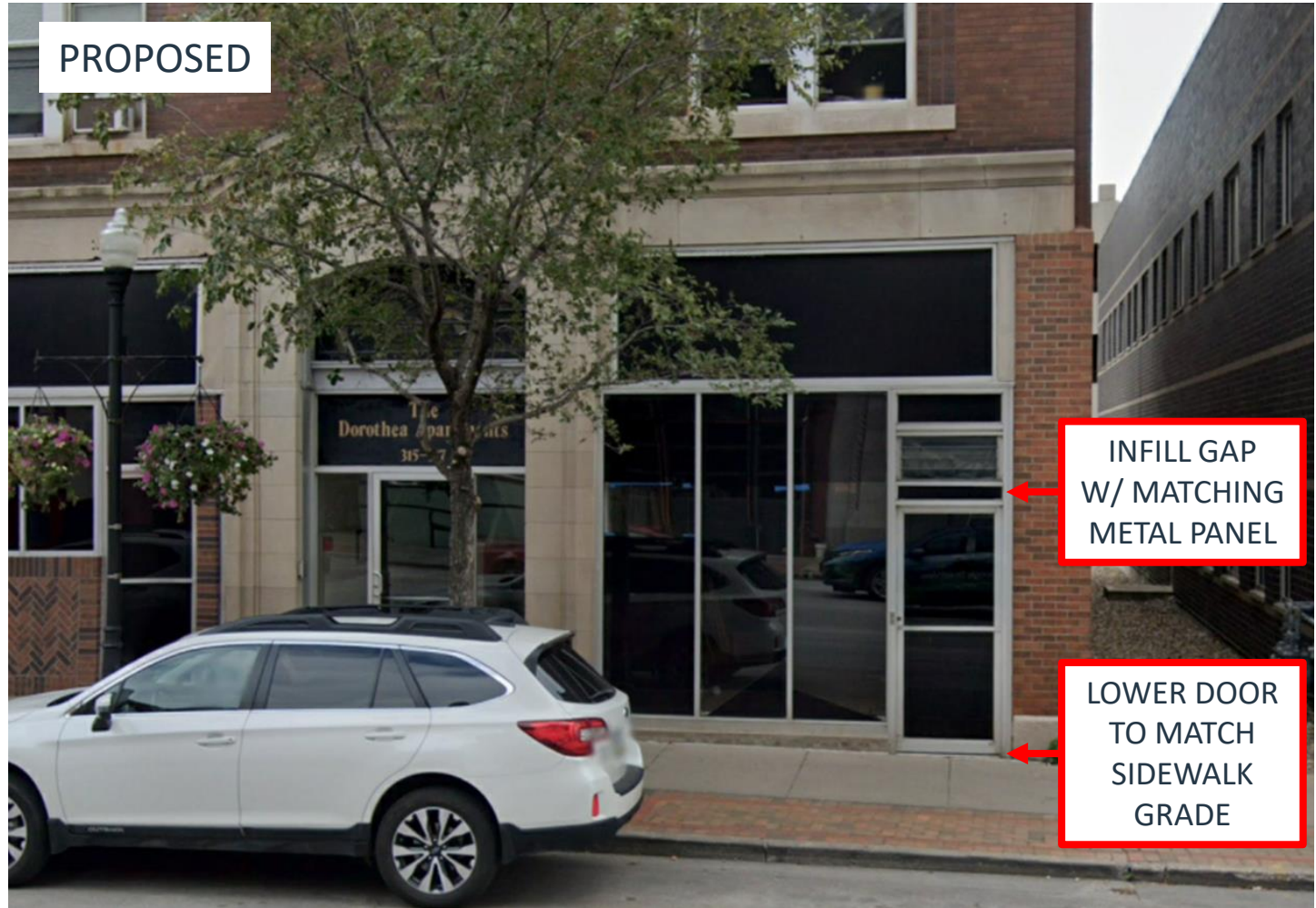
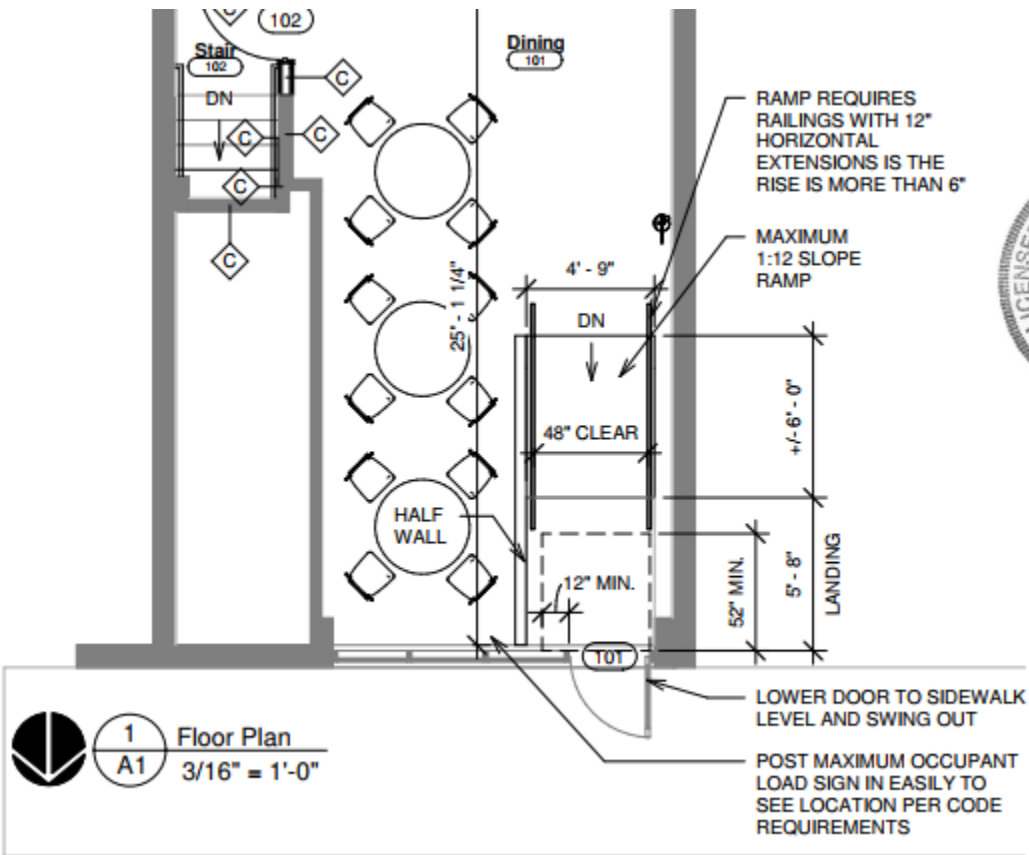


Design Request

- Lower the main entrance door by 6 inches to be level with the sidewalk grade along 3rd 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.



Original Request: July 28th

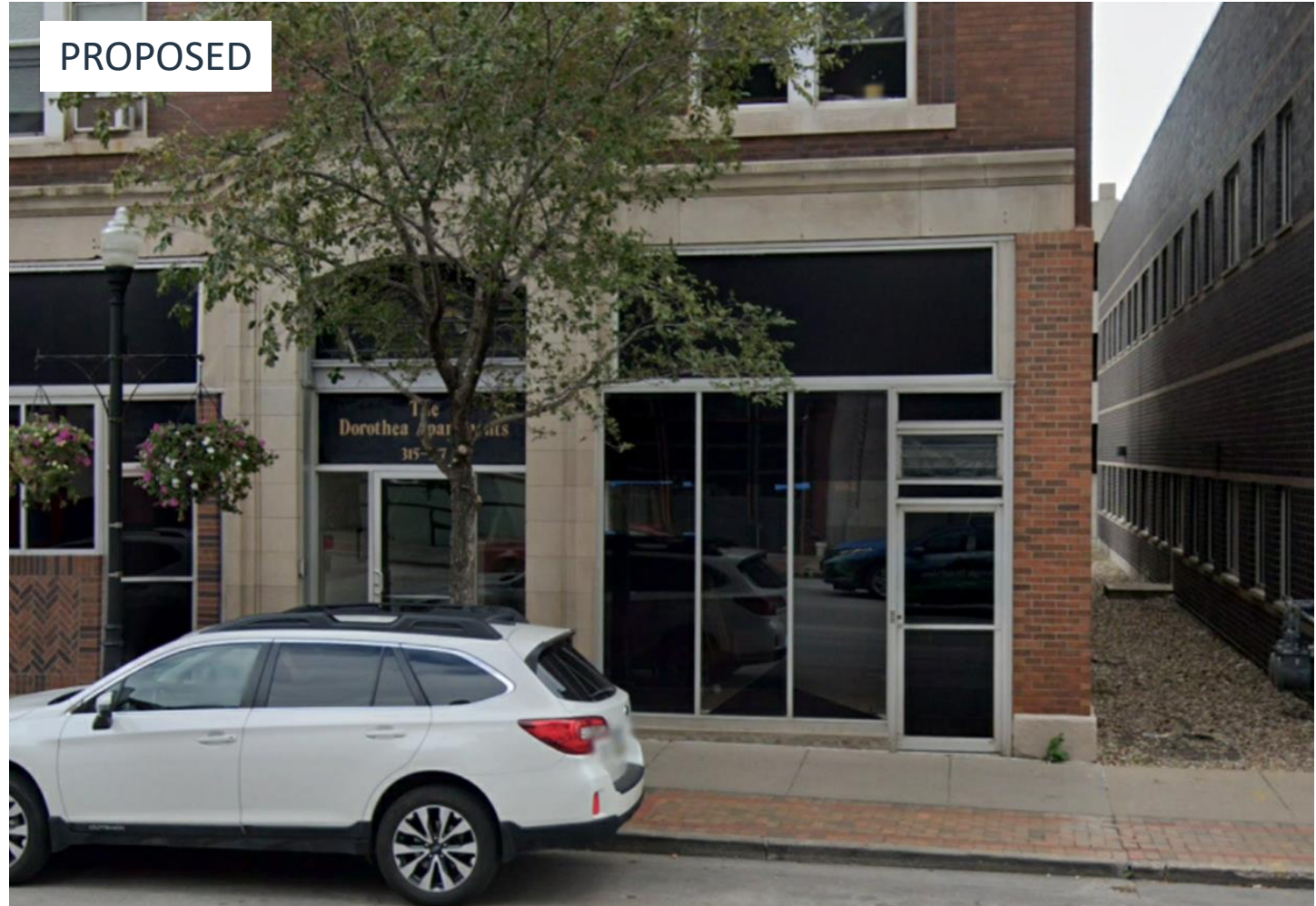


Original Request: July 28th

EXISTING



PROPOSED

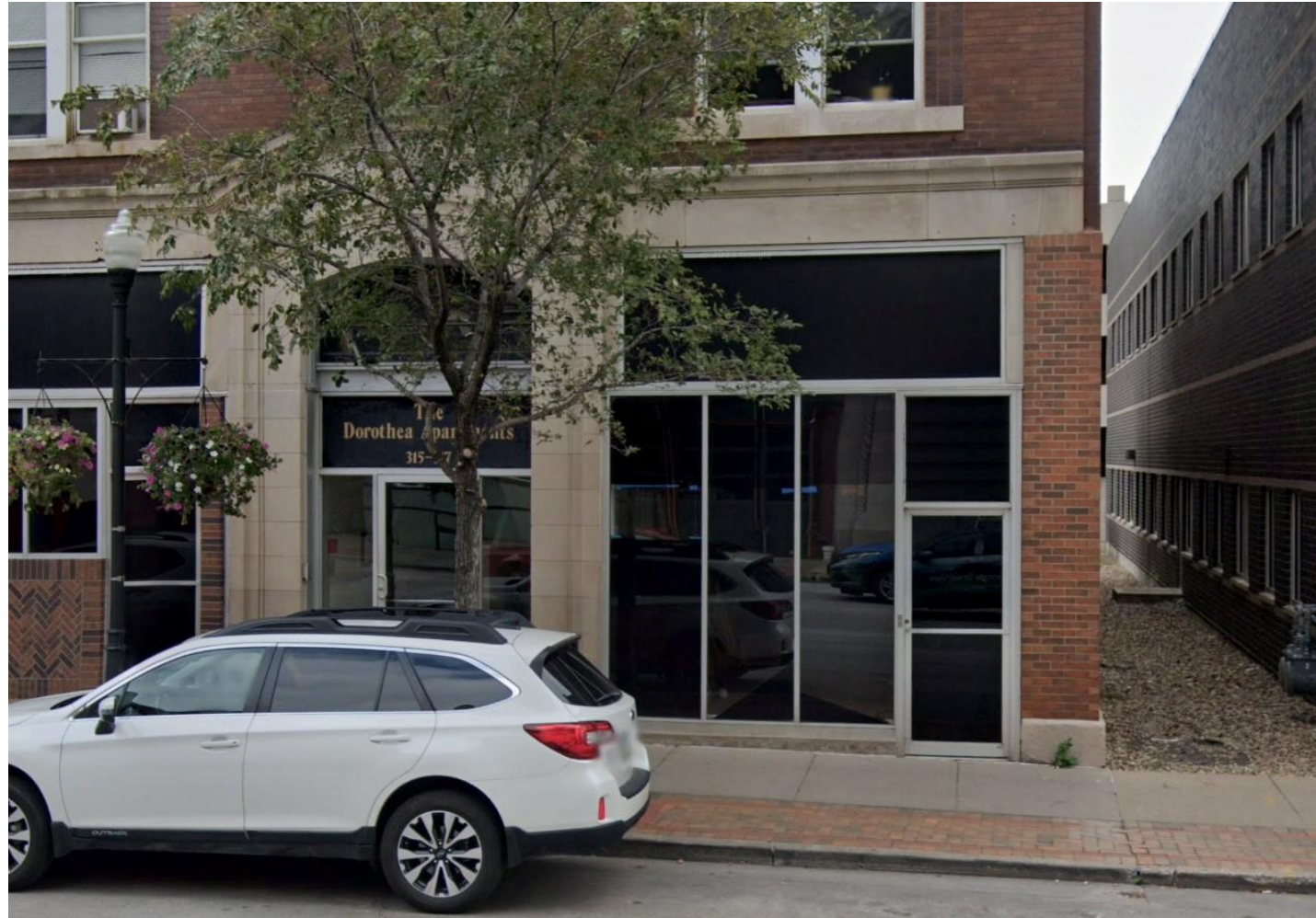


Design Consideration

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

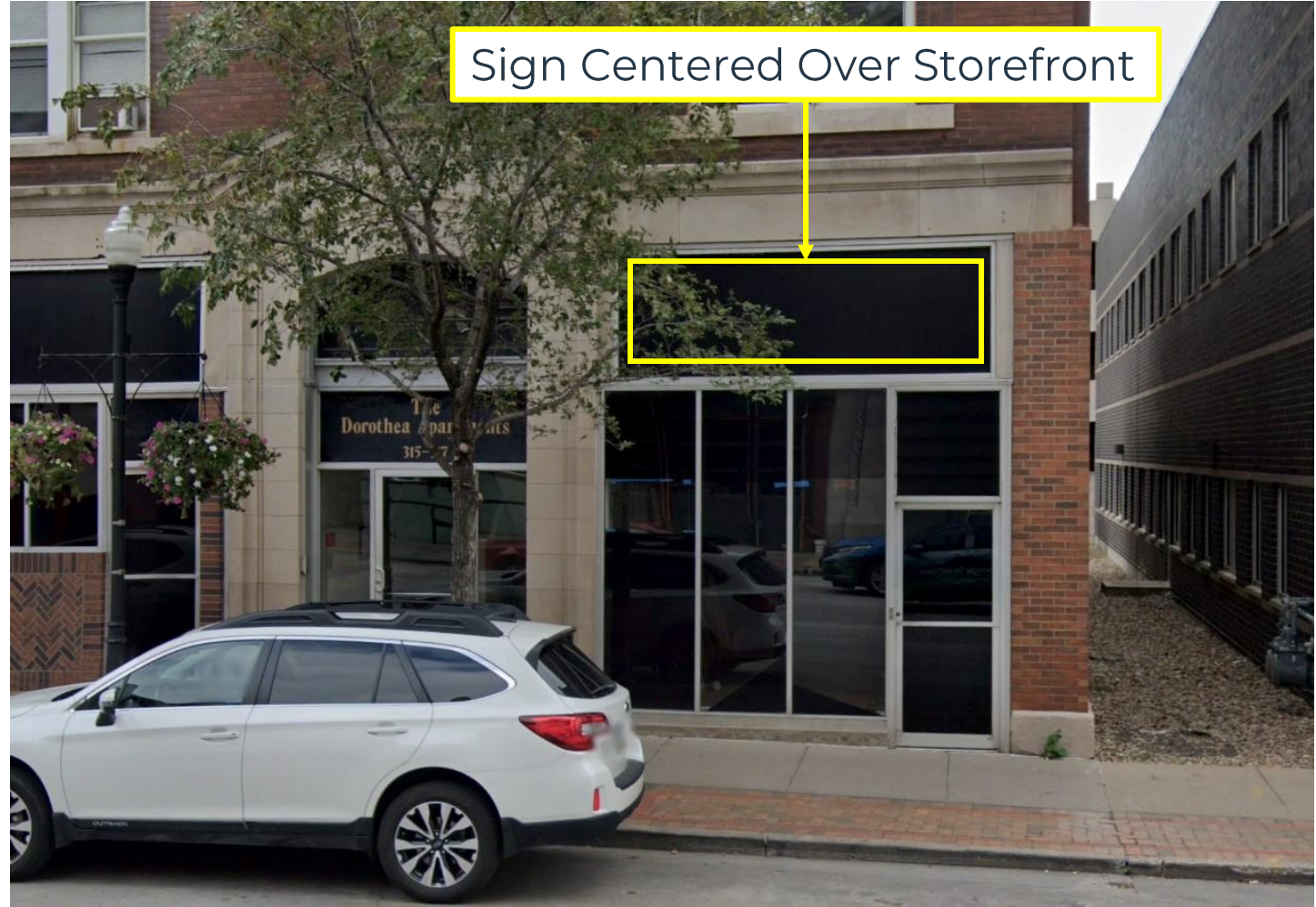


Revised Design: August 25th



Proposed Signage

- Material: Vinyl Lettering Adhesive
- Color: Gold (Matches Dorothea Apts.)
- Dimensions: 3 feet tall by 8 feet wide
- Non-illuminated



Continuity of Signage

DAVENPORT
IOWA | USA



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.

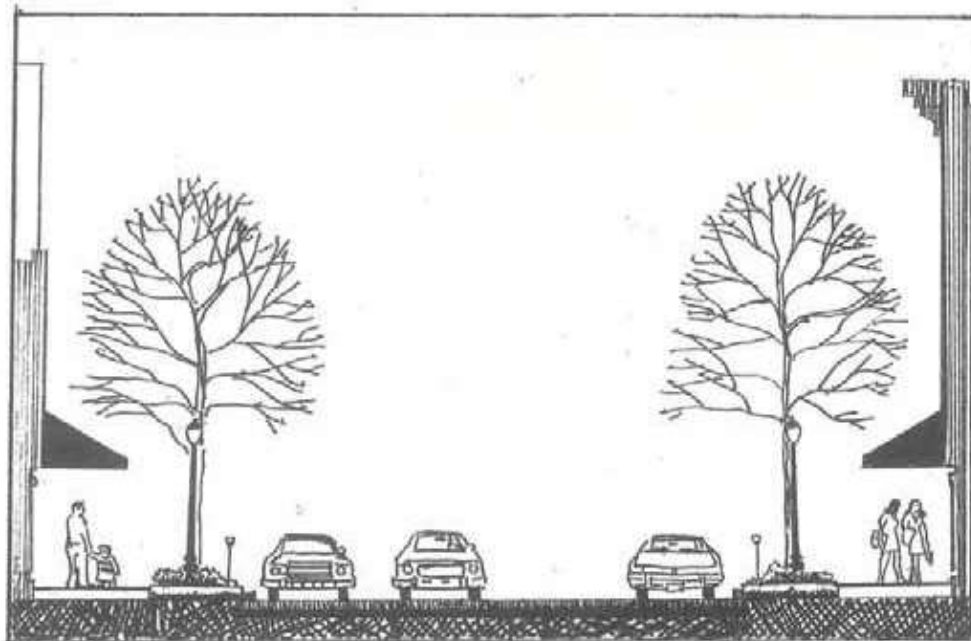
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in 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:

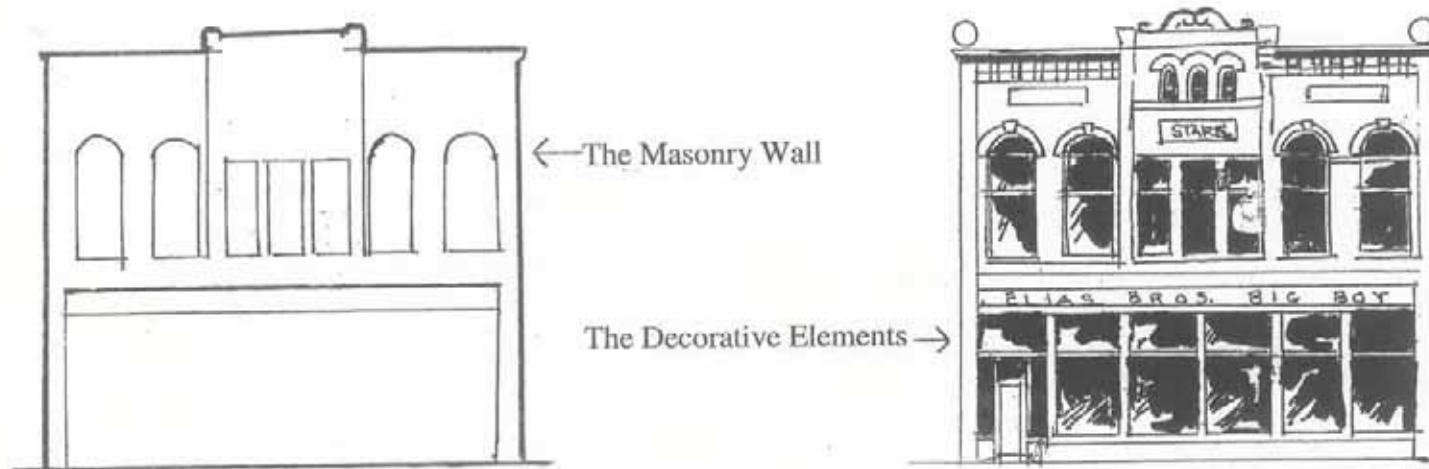
- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

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.



Signage

Design Objective:

Reinforce the unique character of downtown Davenport

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.



Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

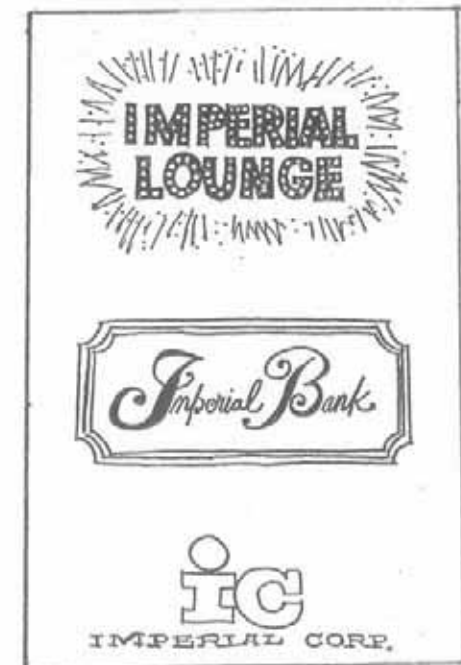
The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be “add ons”.
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

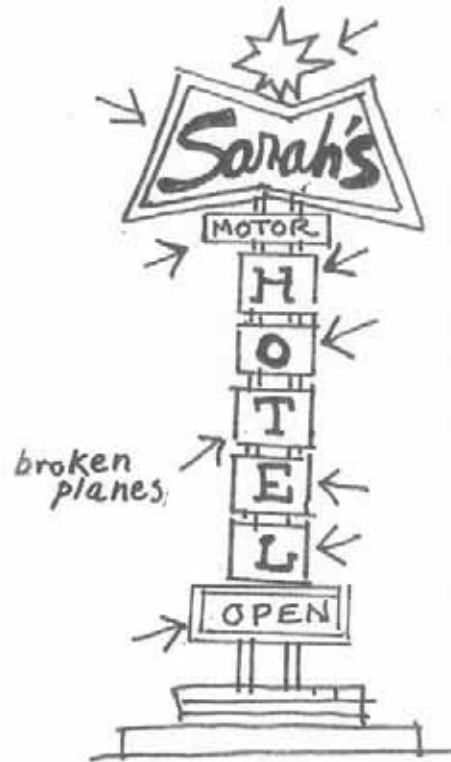


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.





A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.

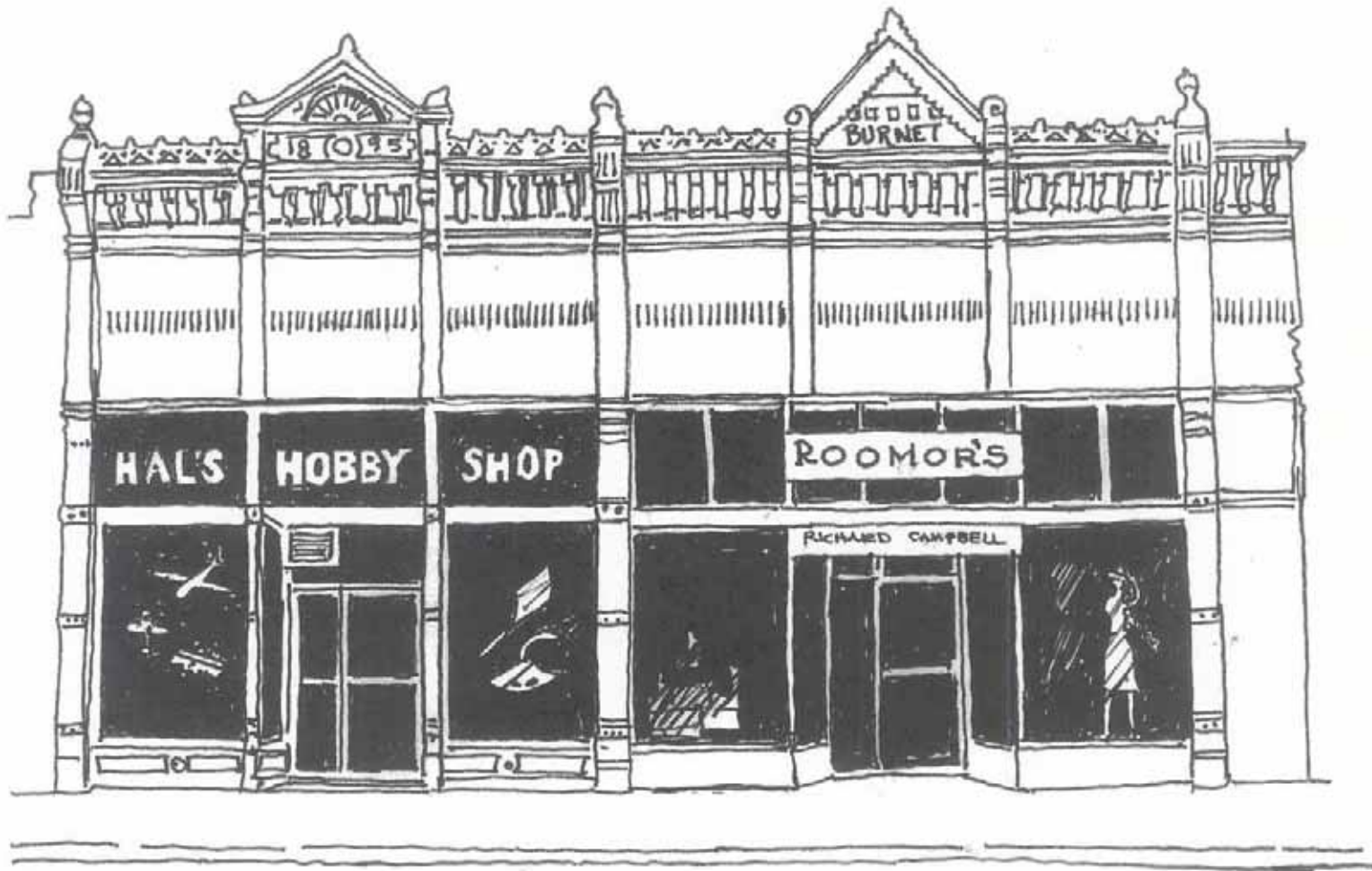


Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

Boflics

Avoid unusual type faces that are difficult to read.

SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the “Hal’s Hobby Shop” and “Roomor’s” signs are shown utilizing the clerestory of the building. Another location is suggested by the “Richard Campbell” sign, which is located at the building entry’s transom. Note that neither of these locations hide or cover important architectural features.

Wall Signs

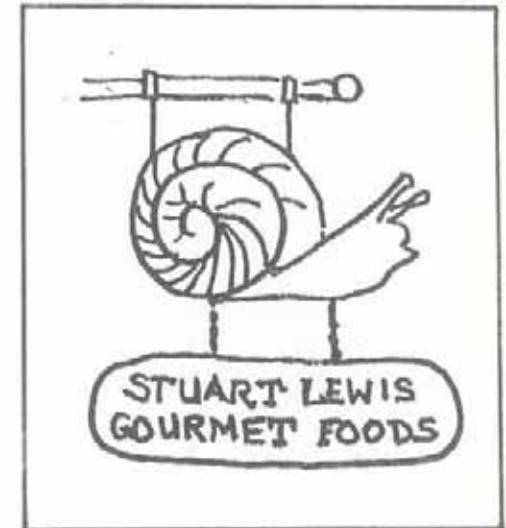
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.





Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

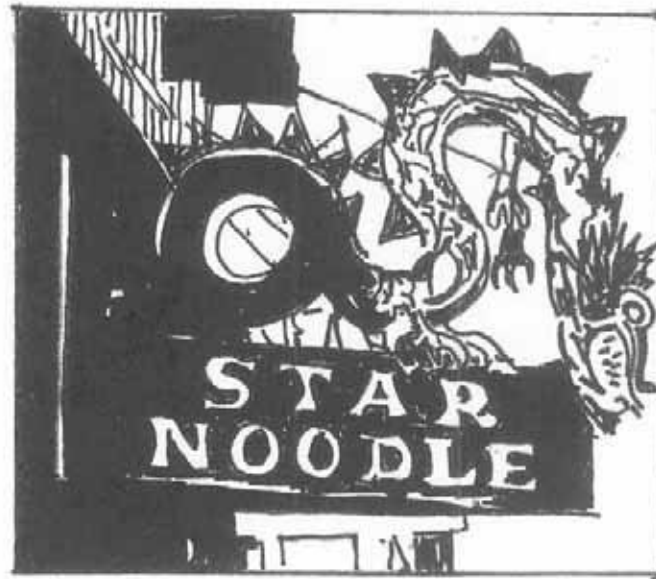
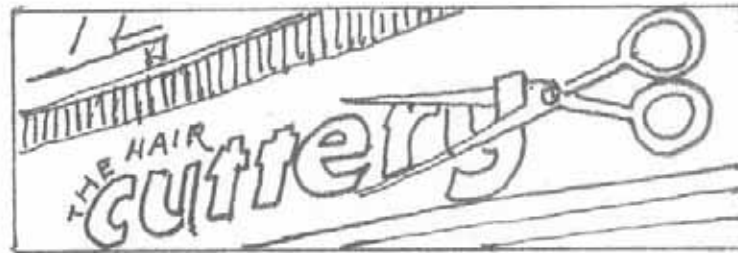
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

Painted Wall Signs

From the mid-19th Century to the early 20th Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.

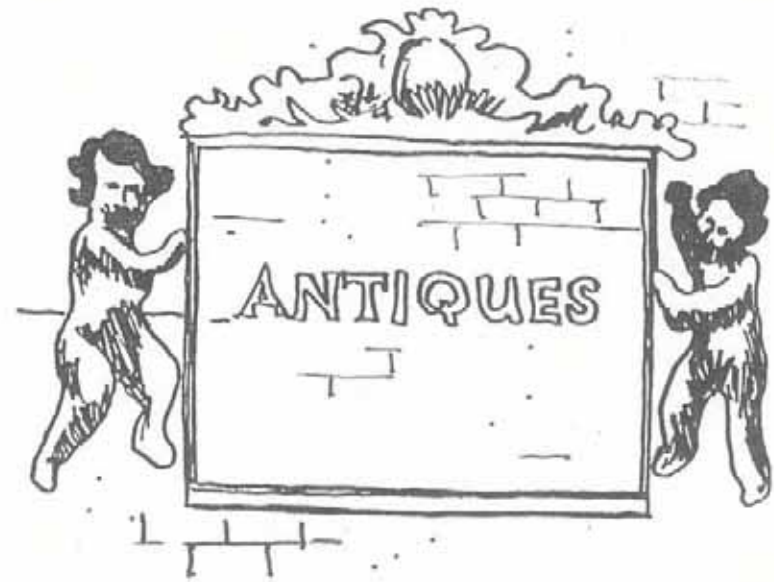
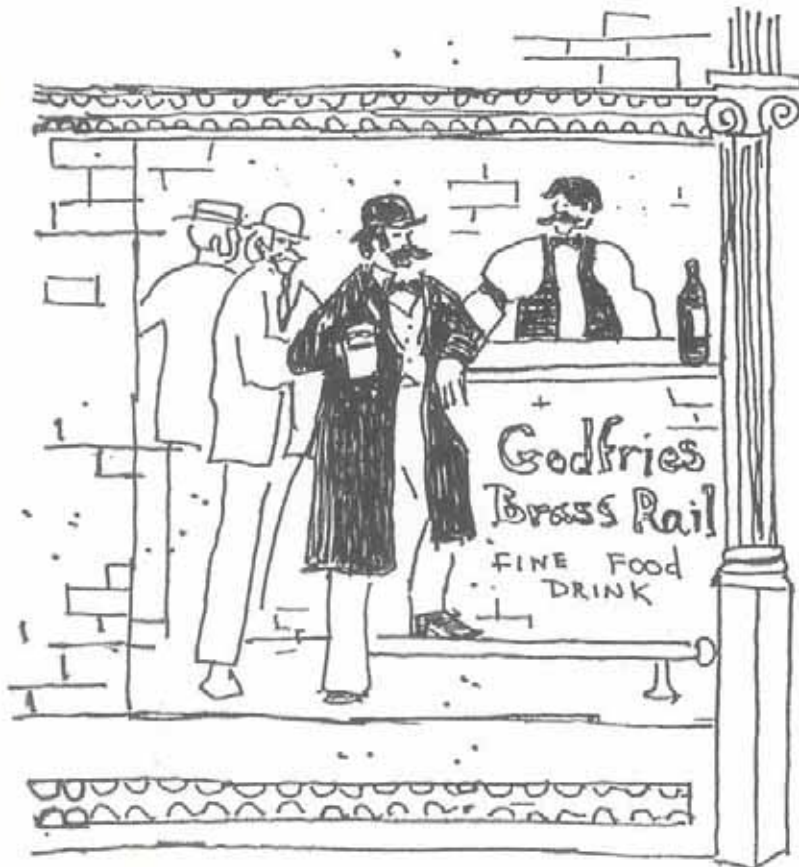




While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).



Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.

Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

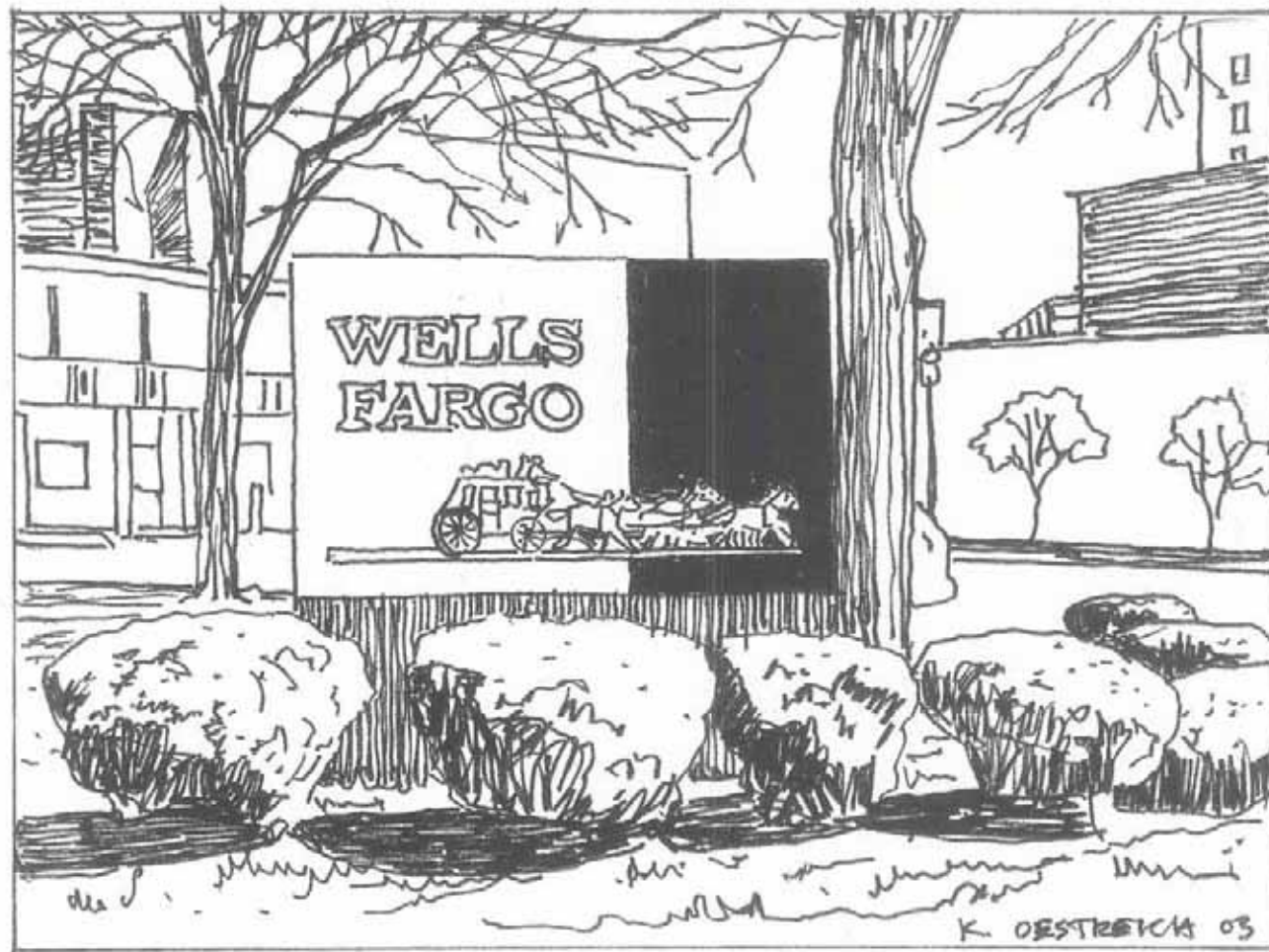
Monument or Ground Signs

Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.



The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.



Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern “bubble” type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.



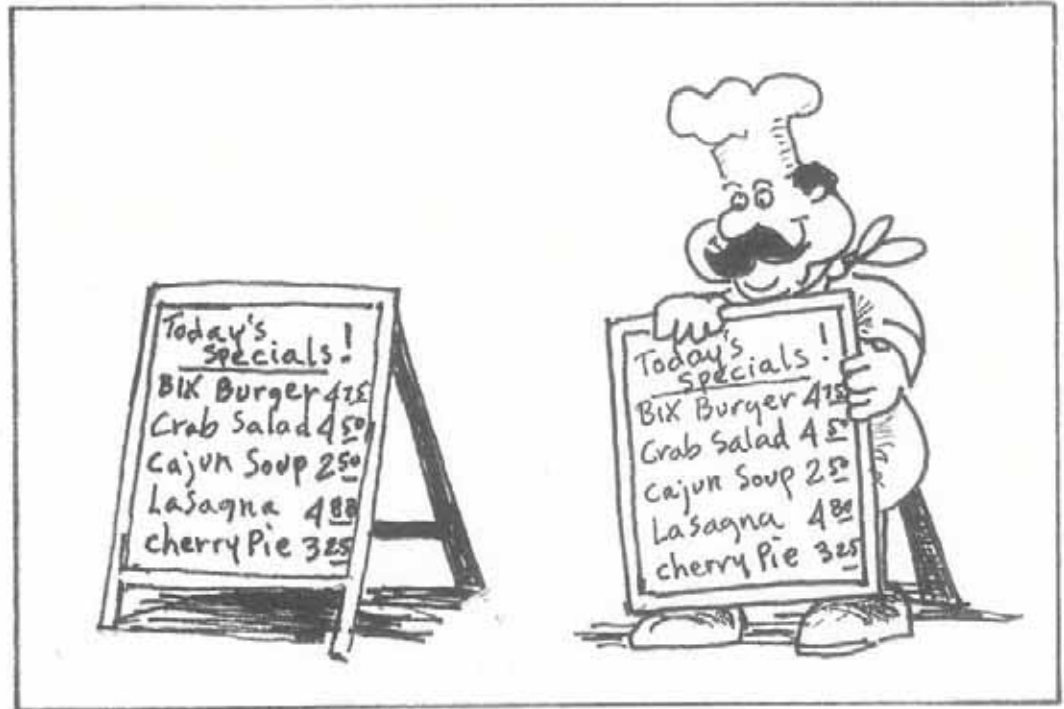
Directional Signage for Parking Lots

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as “customer parking” makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

Sandwich Board Signs

Sandwich board or “A-frame” signs may, at the City’s discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an “encroachment permit.”

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.

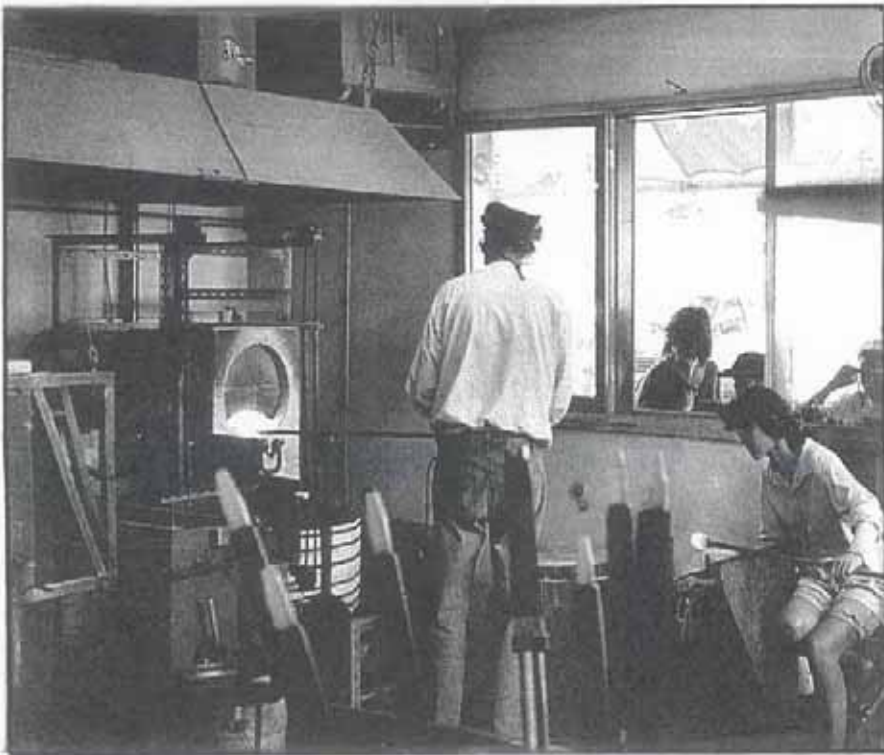


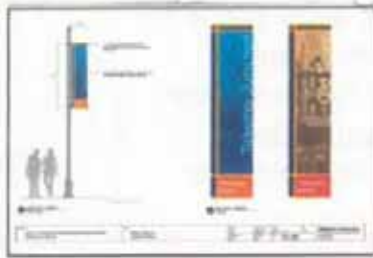
Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.



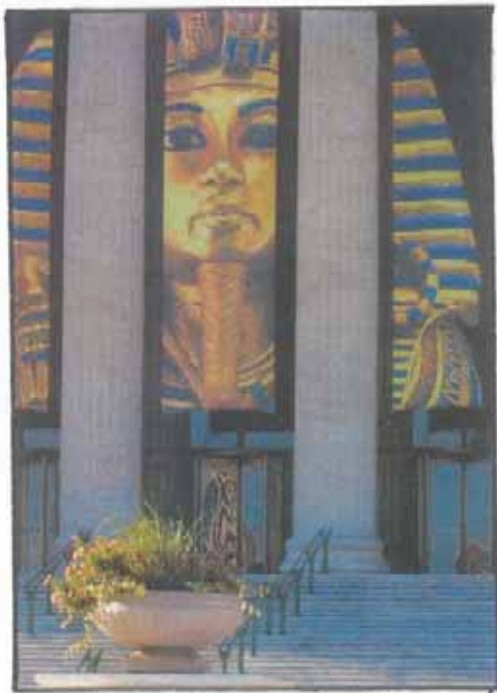
Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

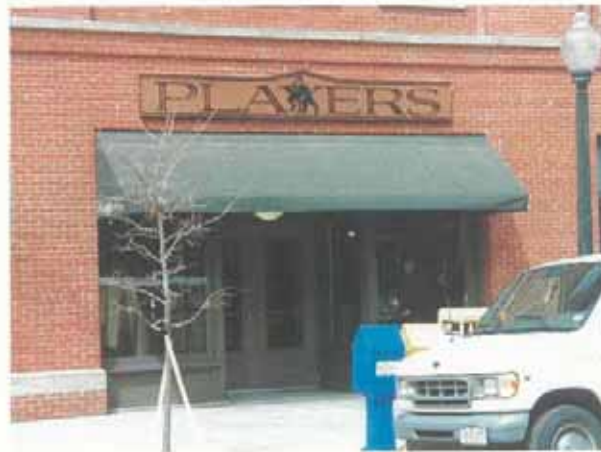
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.





The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.





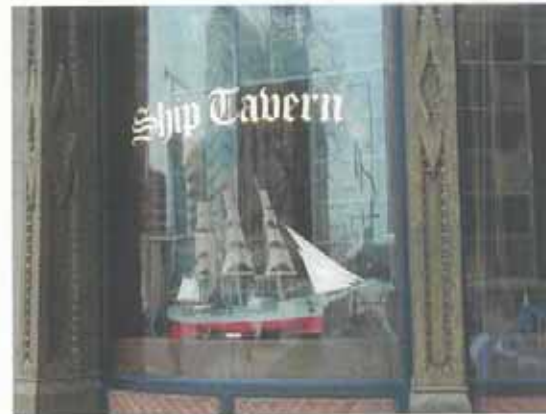
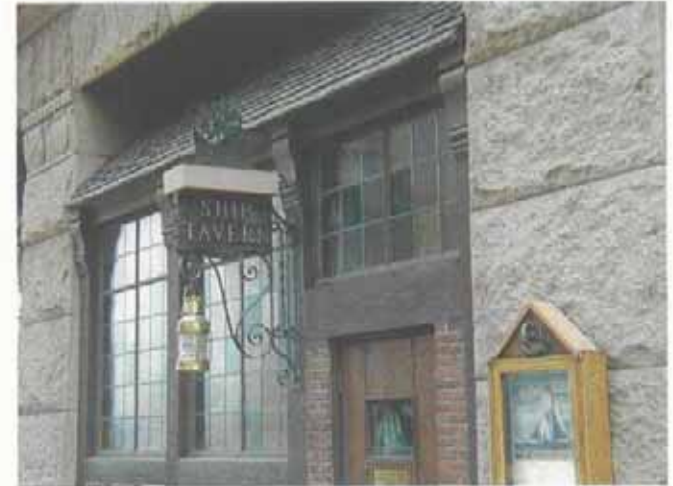
Signage: various forms of attractive signage meeting the guidelines



Signage: various forms of attractive signage consistent with the guidelines

The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded “shaped sign” in the form of a shield back lighting the form of a sailing ship. The words “Ship Tavern” are also spelled out in “cut letters.” These signs are oriented to passing automobiles. Note they do not hide any of the building’s architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant’s entry. The sign includes, once more, the restaurant’s name coupled with a unique wrought iron sailing ship in silhouette and a ship’s sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant’s name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant’s sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.



SIGNAGE PLANS

Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.



- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.

City of Davenport

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

Action / Date
8/25/2025

Subject:

Case DR25-13: Request for Design Approval, C-D Downtown Zoning District; Construction of a dumpster enclosure at 429 East 3rd Street. Yash Commercial Properties LLC, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR25-13 be approved in accordance with the submitted work write-up and materials.

Background:

Micky's Irish Pub and Lopiez Slices are two established businesses located at the intersection of LeClaire Street and 2nd Street within the downtown district. Micky's functions as a traditional pub offering food, beverage service, and live entertainment, while Lopiez Slices operates as a quick-service restaurant specializing in New York-style pizza. The two businesses share an outdoor patio space, which enhances their visibility along the street and provides additional opportunities for outdoor dining and social activity. Together, they contribute to the variety of dining and nightlife options available downtown and illustrate the mix of uses that support the area's role as a commercial and entertainment destination.

Design Request:

The applicant is proposing to construct a dumpster enclosure directly south of the pickleball court, along LeClaire Street. There are currently two dumpsters in this location resting on a concrete pad. These units will be enclosed with a six-foot-tall composite wood fence. The gate will be a black-coated chain link fence with privacy slats. The dimensions of the enclosure are eight feet in depth by twenty-four feet in width. The appearance and materials will replicate the dumpster enclosure constructed last year at 206 East 5th Street.

Staff Review:

This section of downtown is experiencing renewed investment, highlighted by the addition of new restaurant tenants, the construction of a roundabout at LeClaire and 2nd Streets, and the planned redevelopment of the parcel across the street for a new hotel.

Dumpsters within the downtown are generally located in alleys, out of sight from public view. However, this property has two street frontages and abuts the railroad right-of-way to the west. Given the shape of the property, there are limited options available to hide the dumpsters from public view.

The existing dumpsters are highly visible and present an eyesore to visitors traveling to the Rock Island Arsenal and throughout the downtown. Installing a new refuse enclosure will screen the dumpster units from view and offer a cleaner appearance. The proposed height and fencing materials comply with Davenport's Zoning Ordinance for refuse and recycling containers. Due to these reasons, staff are supportive of the request to install a dumpster

enclosure on the property as presented.

Zoning Ordinance Requirements for Refuse and Recycling Containers (Section 17.09.030.Q):

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and nonresidential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building's architectural design.
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

Downtown Design Guidelines:

While the Downtown Design Guidelines do not specifically address dumpster enclosures, these features play an important role in maintaining a clean, safe, and welcoming downtown. By screening refuse containers, enclosures reduce clutter, control odors, and prevent litter from entering public spaces. They also discourage pests, improve the appearance of alleys and sidewalks, and help organize waste collection. Collectively, these benefits support downtown businesses and contribute to a more attractive environment for residents and visitors.

Attachments:

1. Application
2. Background Material & Photos



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

REVIEW DISTRICT	SUBMITTAL DATE	MEETING DATE
Downtown	08/01/2025	08/25/2025

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION
 429 E 3rd st L0002A06A

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

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
Yash Commercial Properties LLC

Address
736 Federal St suite 1101

City | State | Zip
Davenport Iowa 52803

Phone
(309) 292-2777

Secondary Phone

E-Mail Address

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.

Joseph Erenbertger

8/01/2025

Type Applicant's Name here to serve as a signature

Date

DEVELOPMENT TEAM

Property Owner
Yash Commercial Properties LLC

Address
736 Federal St suite 1101

Phone
(309) 292-2777

Secondary Phone

E-Mail Address

Project Manager/Other
Illowa Roofing- Carlos Salsido

Address
408 Kirkwood Blvd Davenport Iowa

Phone
(309) 239-5219

Secondary Phone

E-Mail Address

ALL SUBMITTALS SHALL INCLUDE:

- | | |
|--|-------------------------------------|
| 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 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

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. 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

Illowa roofing

408 Kirkwood Blvd
Davenport IA 52803
309-239-5219
illowarroof@gmail.com

April 17th 2025

Illowa Roofing

Lopez dumpster enclosure

Dumpster enclosure 8'x24'x8'

Black metal powder coated with privacy slots with two 12' swing gates (6' left and right hand swing).

Ballards to be set at each inside corner, with two spaced behind each dumpster (2 dumpsters)

1. Eight ballards at \$600 a piece \$4,800
2. Side panels and back panel \$1000.
3. Gates at \$2000.
4. Hardware and installation of hardware \$2000 labor.

Total \$9,800.00

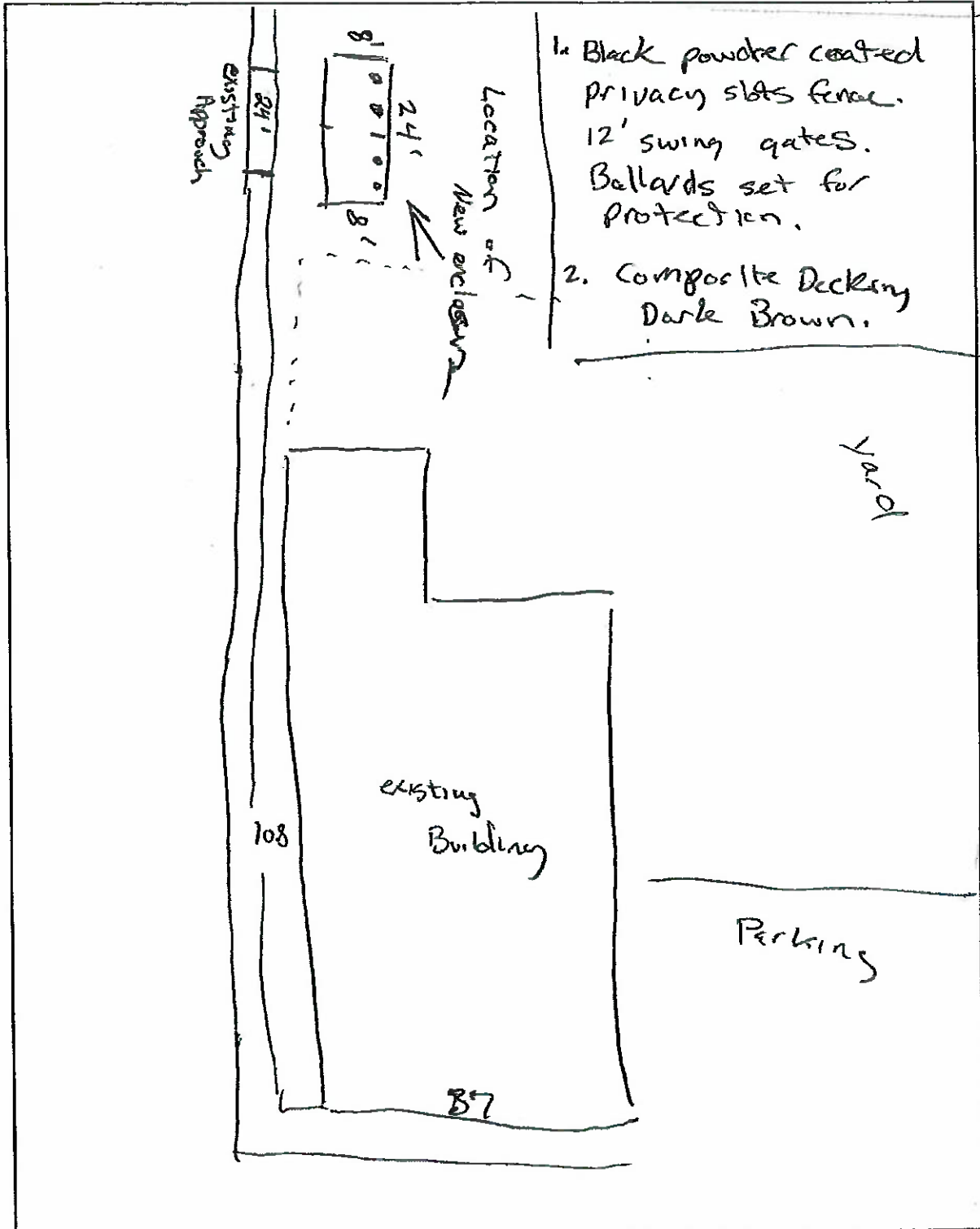
Down payment \$4000 Due upon start

- Please see all attached documents for samples of material that will be used. Permits will be pulled by property Owner. Work will be performed within 30 days. Any questions call Carlos Salsido at 309-239-5219

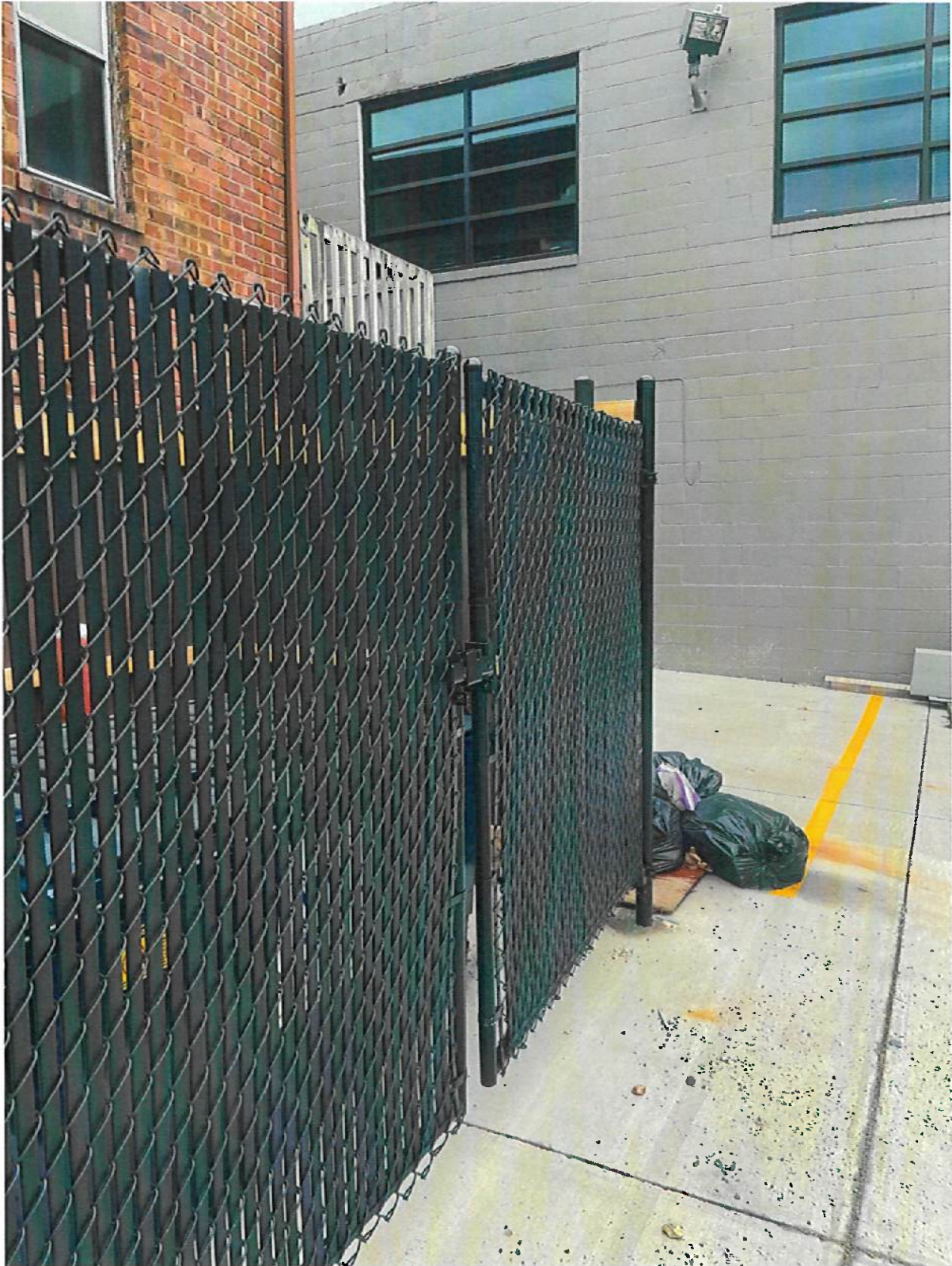
Sincerely, Carlos Salsido

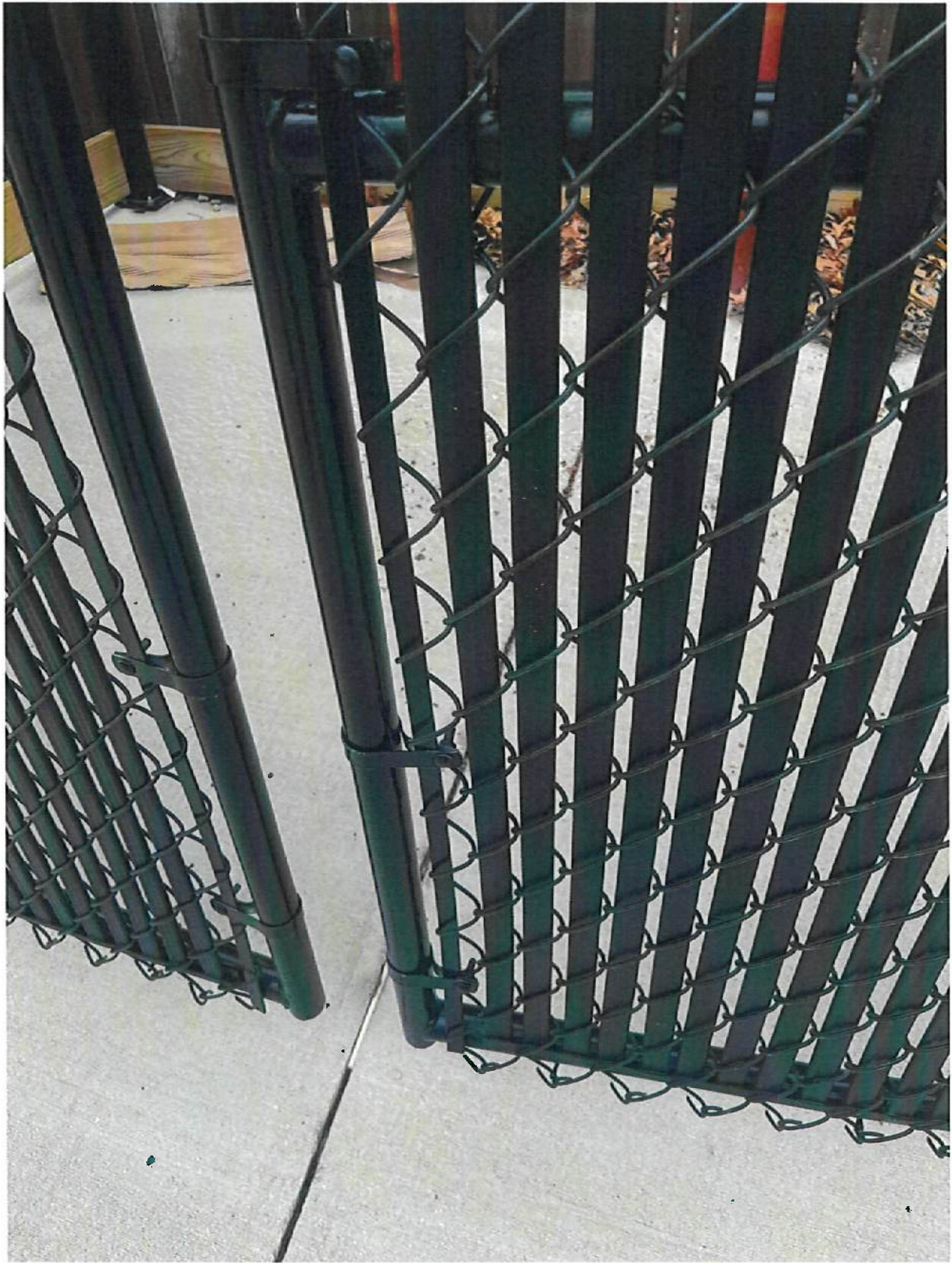
Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.



Add additional pages in needed.











EVOATIONS LLC
Salina AI 367M1
402-568242
EIR-0188 ESR-4548 (CUMCI 1092
www.D703;
pdirec@ty.intertek.com

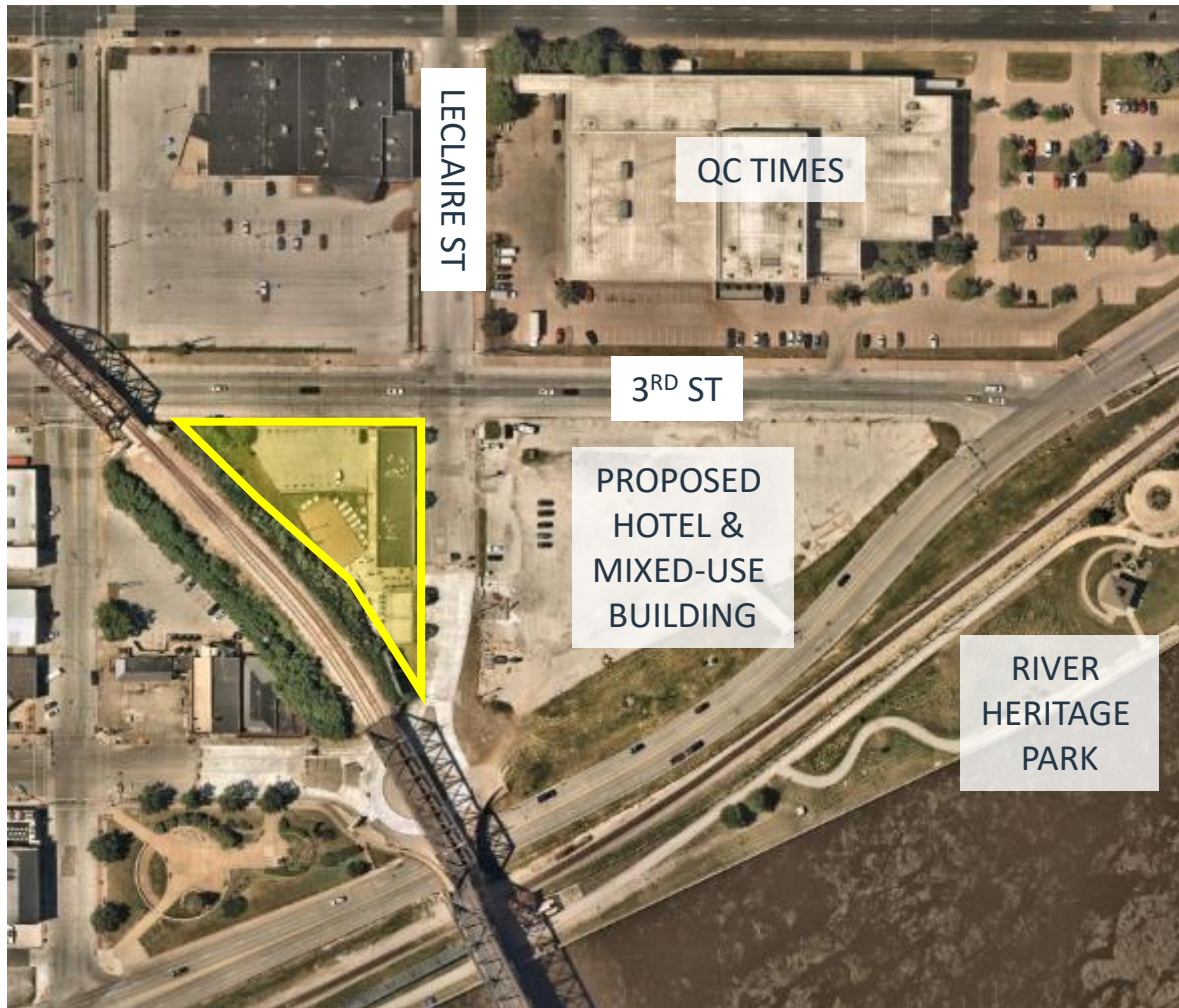
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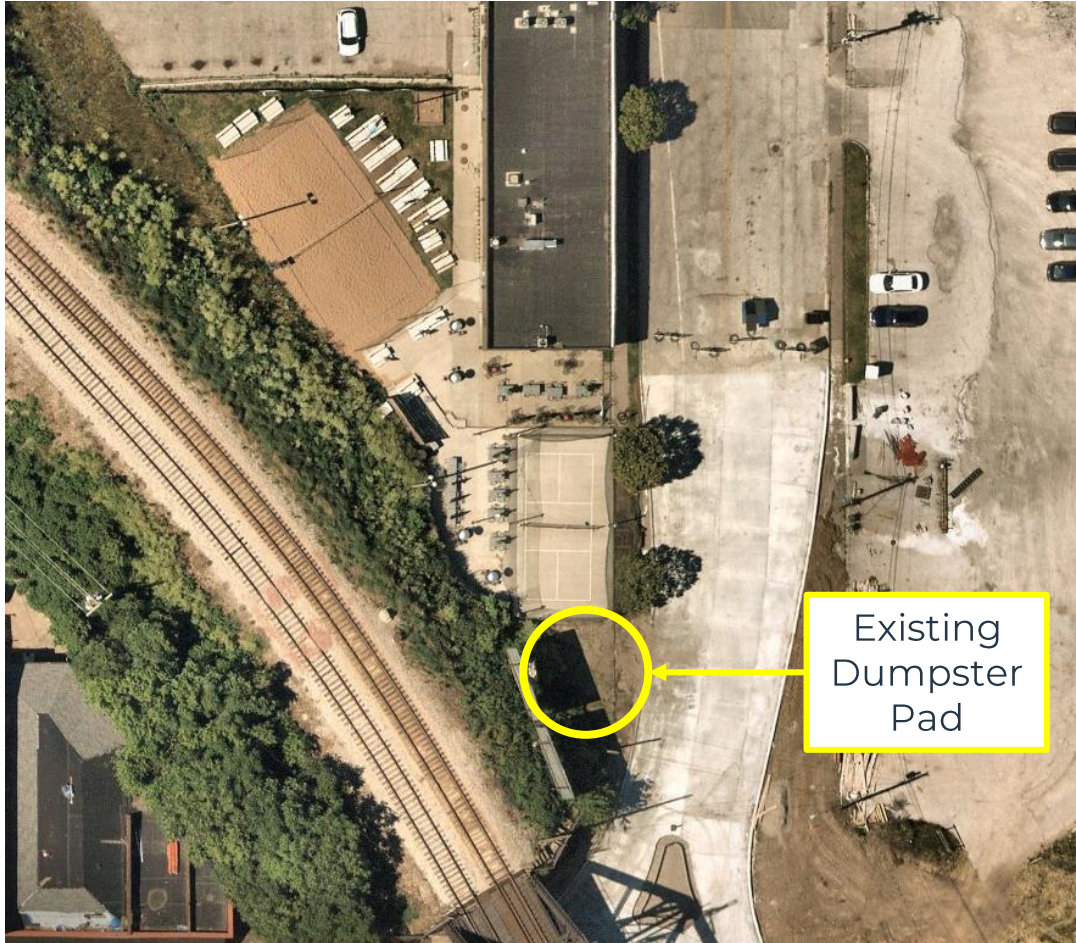
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Micky's Irish Pub



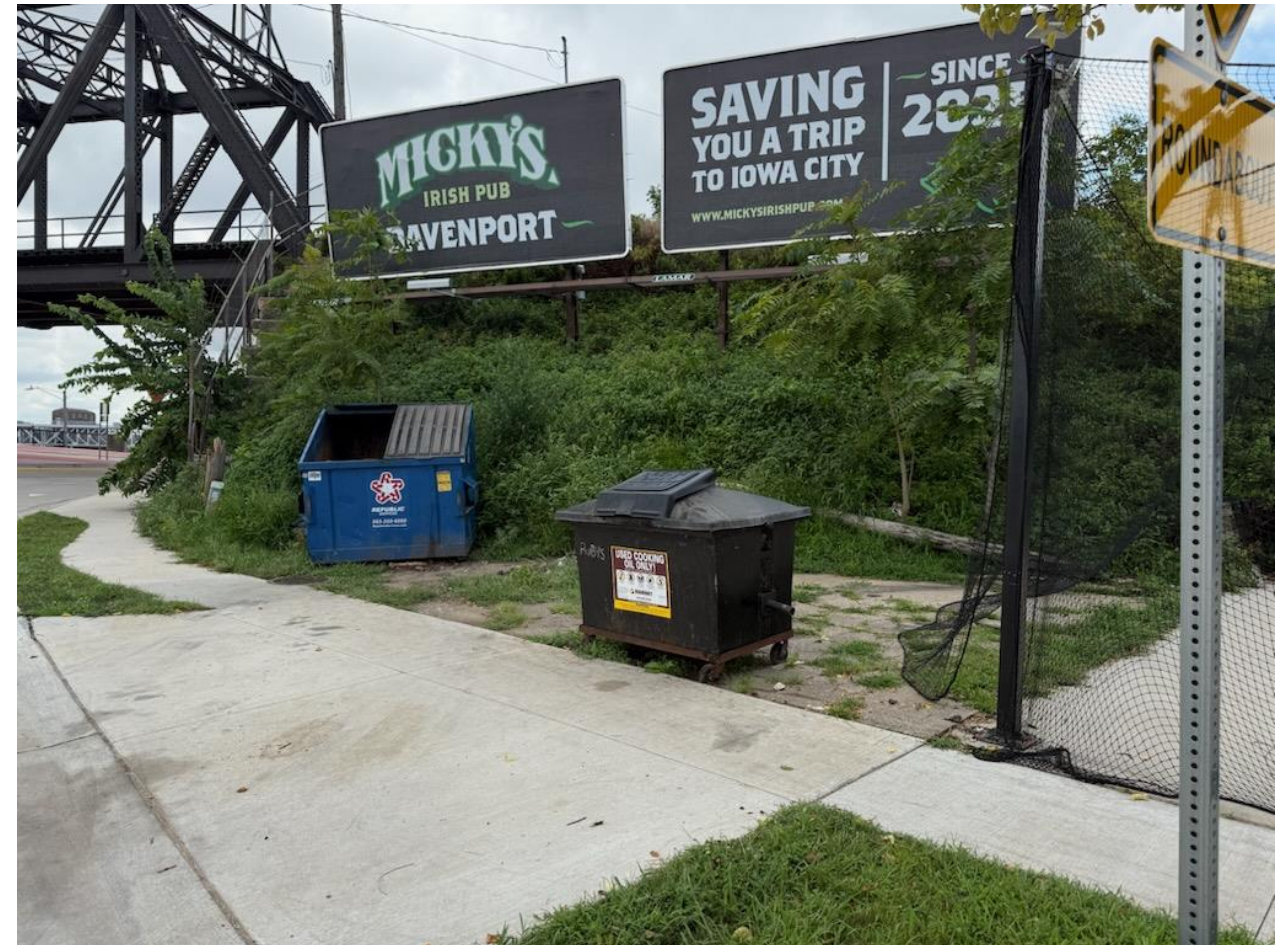
Design Request: Construct a Dumpster Enclosure



View from LeClaire Street



Existing Dumpsters

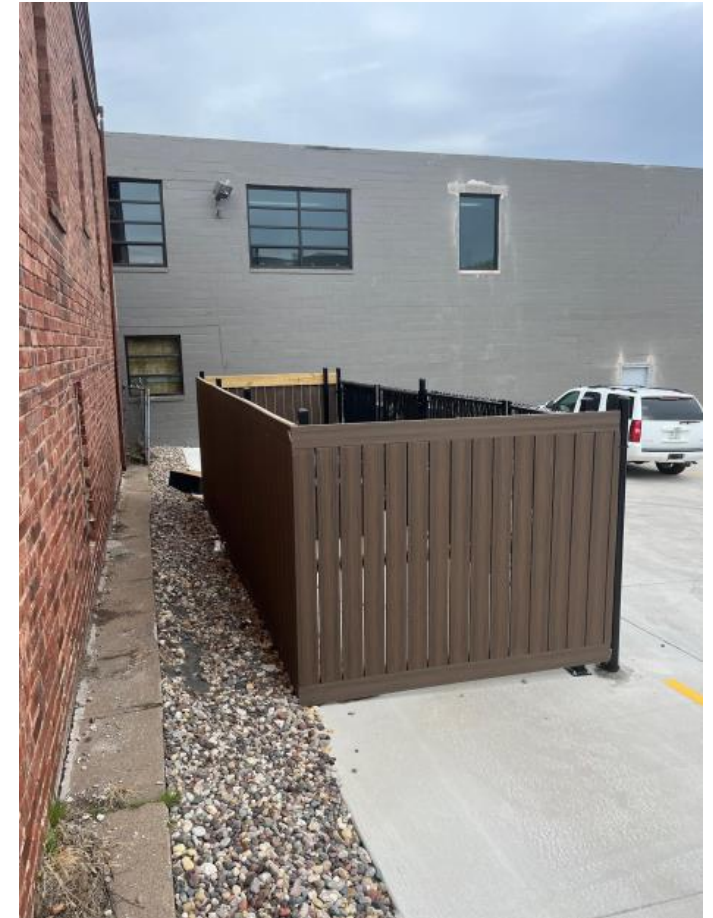
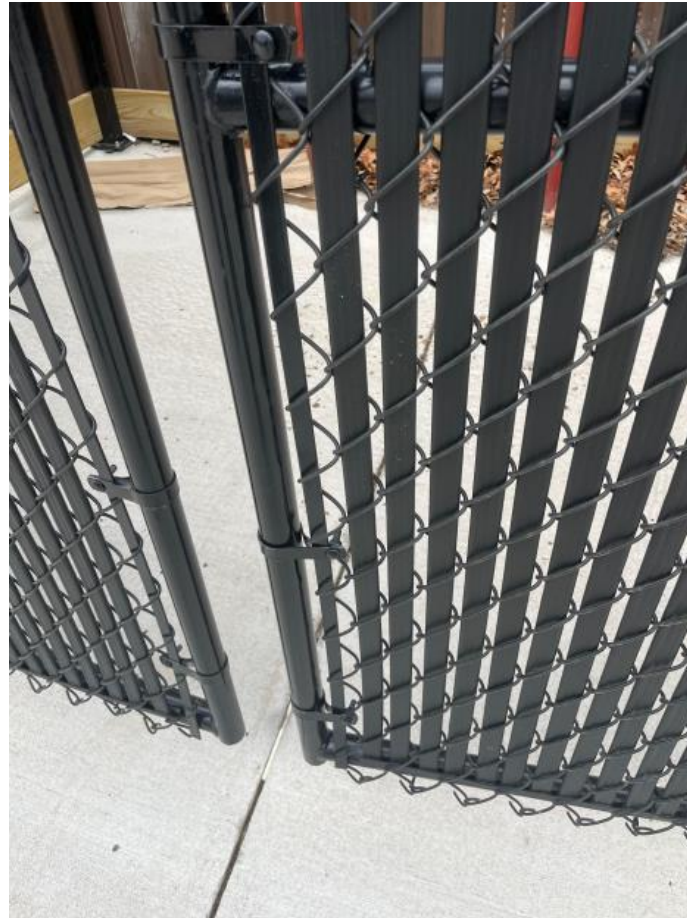
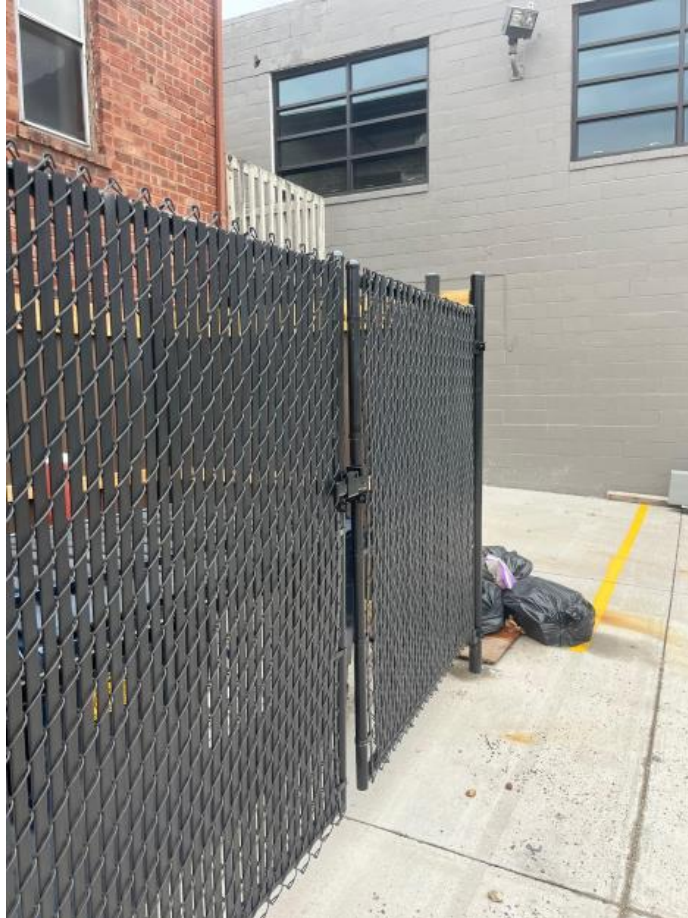


Plan to Replicate Dumpster Enclosure at 206 E 5th Street



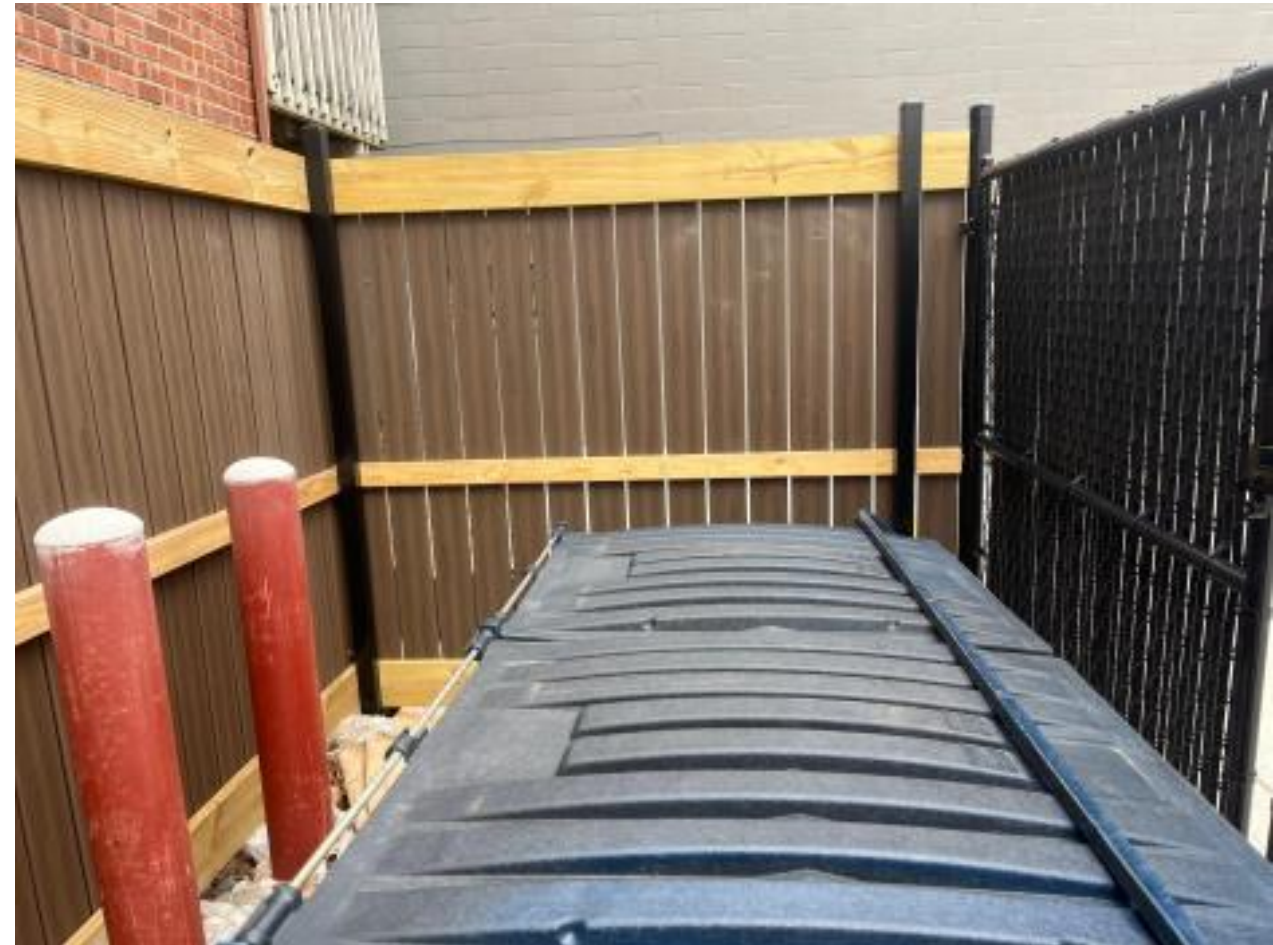
Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Plan to Replicate Dumpster Enclosure at 206 E 5th Street



Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Plan to Replicate Dumpster Enclosure at 206 E 5th Street



Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Staff Review

Benefits of Dumpster Enclosures:

1. Aesthetics & Community Image
2. Odor & Sanitation Control
3. Pest Management
4. Safety & Functionality
5. Support for Business Operations
6. Zoning & Design Requirements

