City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MSP-W

DATE: December 22, 2016

SUBJECT: Development Agreement with Biokinemetrics Holdings, LLC and DMBA Properties & Consulting, Inc.

City Council previously approved a Letter of Intent (LOI) with DMBA Properties & Consulting, Inc. on October 24, 2016 calling for the creation of a Development Agreement related to the construction of a 17,000-square foot building that will be the future home of Biokinemetrics. Since the approval of the LOI, staff has met and negotiated with Steve Kraus, the owner of DMBA and Biokinemetrics, and the attached Development Agreement is the finalization of these negotiations.

This development agreement calls for the construction of a 17,000-square foot building with the creation of 10 new jobs in the building, by October 15, 2020, with a minimum annual salary of $40,000 per job. In exchange, the City will provide a tax increment grant equal to the incremental property tax revenues generated and paid by the developer on the new building over 15 years, not to exceed a total grant amount of $300,000. Additionally, if the existing building is renovated and that renovation results in the assessable building value increasing by more than 30%, then the City will provide a tax increment grant equal to the incremental property tax revenues generated on the renovations completed on the existing building limited to the initial 15-year term not to exceed 25% of the total cost of the renovation work completed by the Developer. Finally, the City will reimburse the developer $24,996.47 for the relocation of power poles on 4th Street and 5th Street. This work has been completed and copies of the checks and contracts with MidAmerican Energy have been submitted to the City by the developer.

The job creation covenant does include a provision that if the minimum number of jobs are not maintained in any given year during the term of the agreement, then the City may reduce the grant due during the following fiscal year by the percentage of the jobs the Developer was obligated to create. By way of example, if the Developer certifies only 5 full-time employees, the Developer would be entitled to only 50% of the Grant payable in that year.

Finally, the agreement includes a provision related to the Council annually appropriating the tax increment grant payments. This is common language in development agreements of this type in Iowa and without this language the City would be required to count the total amount of the grant against the City's debt obligations and constitutional debt limit. While this language allows the current and future City Council to choose to not appropriate funds for this grant in the future without any recourse from the Developer, such an action does carry consequences for the City. If the Council would choose to not appropriate funds the City's bond rating would likely change to "junk status". In the end, the City's ability to borrow funds could be affected and if the City were able to borrow funds then the City would likely be hammered with a higher rate that could cost the City more in the end than the grant payments themselves.

While the final Development Agreement includes changes from the LOI, staff believes the agreement meets the intent of the LOI and recommends Council approve the Development Agreement as presented.

RECOMMENDATION: Motion to approve the resolution entering into a Development Agreement with Biokinemetrics Holdings, LLC and DMBA Properties & Consulting, Inc. that adopts the Development Agreement as presented.

RESOLUTION NO. _____

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT WITH BIOKINEMETRICS HOLDINGS, LLC AND DMBA PROPERTIES & CONSULTING, INC.

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, a development agreement with Biokinemetrics Holdings, LLC and DMBA Properties & Consulting, Inc. is attached hereto as Exhibit A; and

WHEREAS, it is determined that the approval of the attached development agreement with Biokinemetrics Holdings, LLC and DMBA Properties & Consulting, Inc. is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the development agreement with Biokinemetrics Holdings, LLC and DMBA Properties & Consulting, Inc., attached as Exhibit A, be authorized and approved, and that the Mayor is authorized to execute the development agreement on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 27th day of December, 2016.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

BY:_____
Eric P. Jensen, Mayor

ATTEST:

By:_____
Laura A. Schaefer, City Clerk

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into between the City of Carroll, Iowa (the "City") and Biokinemetrics Holdings, LLC, an Iowa limited liability company and DMBA Properties & Consulting, Inc., an Iowa sub-S corporation (collectively the "Developer") as of the ____day of _____, 2016 (the "Commencement Date").

WHEREAS, the City has established the City of Carroll Central Business District Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance (Ordinance No. _____ (the "Ordinance")) for the Urban Renewal Area, under which incremental tax revenues from the Urban Renewal Area are to be deposited into a special tax increment fund of the City pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the Developer owns certain real property which is situated in the City and lies within the Urban Renewal Area and is described on Exhibit A (the "Property"); and

WHEREAS, the Developer has proposed to undertake the construction of a 17,000-square foot 2 story building on the above Property for the Developer's operation which will create 12 new jobs (the "Project"); and

WHEREAS, the Developer also is considering rehabilitating an existing 7,956 square foot building (the "Existing Building") on the above Property (the "Rehabilitation Work"); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of incremental property tax payments (the "Grants") to be used by the Developer in paying the costs of constructing and maintaining the Project and Rehabilitation Work; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons for economic development purposes, which is defined as the creation or maintenance of jobs that would otherwise be lost; and

WHEREAS, the City Council has found the Project to be consistent with the objectives of the Urban Renewal Plan for the Urban Renewal Area and has further found that the use of City funds to finance the Grants is in accord with the provisions of the applicable laws under which the Project will be undertaken, including but not limited to, Iowa Code Chapters 15A and 403.

NOW THEREFORE, the parties hereto agree as follows:

A. <u>Developer's Covenants</u>

1. <u>Project Construction.</u>

New Construction. The Developer shall construct the Project on the Property and agrees to maintain and use the completed Project as part of the Developer's business operations

throughout the Term, as hereinafter defined. Furthermore, the Developer agrees to invest not less than $1,100,000 into capital improvements for the Project, including construction work and other fixtures. The Developer has submitted a detailed building plan (the "plans") for the development of the Project as set forth as Exhibit B hereto. The City issued a building permit for construction of the Project on October 19, 2016. The Developer agrees to construct the Project in accordance with the submitted plans and to substantially complete such construction by no later than January 1, 2018.

Existing Building. The Developer may undertake Rehabilitation Work on the Existing Building located on the easterly side of the Property.

2. **Property Taxes.** The Developer agrees to make timely payment of all property taxes as they come due with respect to the Property with the completed Project thereon throughout the Term, as hereinafter defined, and to submit to the City a receipt or cancelled check in evidence of each such payment.

3. **Job Creation Covenant**. The Developer agrees to create and maintain a minimum of 10 full-time permanent jobs, each paying a minimum salary of at least $40,000 per job, located in the Project building constructed on the Property during each year of the Term of this agreement, commencing on October 15, 2020. Any jobs located in this building Project shall count as part of the total jobs created no matter what legal entity acts as the employer or contracting entity for those jobs. The jobs may be for full-time employment or for independent contractors as long as they are in a full-time capacity. Any jobs related to businesses that may be located in the Existing Building in the future shall not be counted for purposes of this employment covenant.

4. **Developer's Certifications.** The Developer agrees to submit documentation to the satisfaction of the City by no later than October 15 of each year during the Term, as hereinafter defined, commencing October 15, 2020, demonstrating that the completed Project is in conformance for the minimum number of jobs created at the Project location. In addition, a duly authorized officer of the Developer shall annually certify to the City (a) the average number of full-time employees working at the Project as of the certification date, and (b) a certification to the effect that such officer has re-examined the terms and provisions of this Agreement and that at the date of such certificate, and during the preceding twelve (12) months, the Developer is not, or was not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no default is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto. The annual certification required under this provision shall be in substantially the form set forth on Exhibit C, attached hereto.

5. **Property Tax Exemptions.** The Developer agrees that the Project and Rehabilitation Work will not be eligible to receive a tax abatement or partial exemption from taxation, or Commercial Property Tax Exemption, as defined under the Code of Ordinances for the City.

6. **Remedies.** If the Developer (i) fails to construct the Project as described in

Exhibit B, (ii) fails to observe the job creation covenant by more than 50% for two (2) consecutive years, (iii) fails to substantially observe or perform any condition, obligation, agreement, or other non-job creation covenants on its part to be observed or performed under this Agreement, (iv) files any petition in bankruptcy, makes an assignment for the benefit of its creditors or admits in writing its inability to pay its debts generally as they become due, or (v) if any representation or warranty made by the Developer in this Agreement, or made by the Developer in any written statement or certificate furnished by them pursuant to this Agreement, shall prove to have been falsified, or purposely misleading in any material respect on or as of the date of the issuance or making thereof, and fails to cure said breach within thirty (30) days after written notice (except in the case of a default arising under clause (iv) or (v) in which case no notice or opportunity to cure shall be given), the City may (x) suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement, (y) terminate this Agreement, or (z) take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer.

B. City's Obligations

1. Relocation of Power Poles. The City will reimburse the Developer $24,996.47 for the relocation of power poles on 4th Street and 5th Street as part of the Project. This reimbursement shall be made within 30 days after the final approval of this development agreement by all parties.

2. Payments related to new construction. In recognition of the Developer's obligations set out above, and only with respect to the Project, the City agrees to make thirty (30) semiannual economic development tax increment grant payments (the "Grants") to the Developer during the Term, as hereinafter defined, pursuant to Chapters 15A and 403 of the Code of Iowa; provided, however, that the aggregate, total amount of the Grants related to the new construction shall not exceed $300,000 (the "Maximum Grant Total"), and all Grants under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Developer is required to maintain a minimum of 10 full-time permanent jobs with a minimum wage of at least $40,000 per year per job in the Project by October 15, 2020. If the certification of the Developer required under Section A reflects that there has been a failure to maintain the minimum number of jobs, then the City may reduce the Grant due during the following fiscal year by the percentage of the 10 jobs the Developer was obligated to create (by way of example, if the Developer certifies only 5 full-time employees, they would be entitled to 50% of the Grant payable in that year). Any reductions made in this section shall be permanent for the year the minimum number of jobs was not in the new building.

The Grants shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Carroll County Treasurer that are attributable to the taxable valuation of the Project, and each Grant shall be equal to 100% of the Incremental Property Tax Revenues so received. For this purpose, the parties agree that the "Incremental Property Tax Revenues" shall mean only the tax increment revenues received by the City under Iowa Code Section 403.19 and the Ordinance in respect of the Project.

It is assumed that the new valuation from the Project will go on the property tax rolls as of January 1, 2018. Accordingly, assuming the City's initial certification to the County Auditor in respect of this Agreement is made on or before December 1, 2017, the Grants will be made on the first check run in December and June of each fiscal year, beginning in December 2018 and continuing to, and including, June 2033, or until such earlier date upon which total Grants equal to the Maximum Grant Total have been made. Payments shall be based on the Incremental Property Tax Revenues generated only on the Project construction.

The City makes no guarantee as to the actual amount of the Grants which the Developer shall receive. The Grants are wholly contingent upon the Developer being and remaining in compliance with the obligations, responsibilities, and covenants of this Agreement. Under no circumstances will the Developer be entitled to, or have a claim of interest in, any past Grant payments that may be reduced in amount as outlined in this Agreement.

If the City breaches its agreement to provide the Grant payments as set forth in this Agreement and fails to cure said breach within sixty (60) days after written notice to the City Clerk, the Developer shall have the right to take any legal or equitable action deemed appropriate to enforce the City's performance obligations under this Agreement.

3. <u>Payments related to improvements to the existing building.</u> The Developer is under no obligation to complete any Rehabilitation Work to the Existing Building on this site. However, if improvements to the Existing Building on this site are completed during the Term and the improvements directly result in the assessable building value increasing by more than 30% as determined by the Carroll County Assessor, in recognition of these improvement the City agrees to make semiannual economic development tax increment grant payments (the "Rehab Grant Payments") to the Developer during the Term, as hereinafter defined, pursuant to Chapters 15A and 403 of the Code of Iowa; provided, however, that the aggregate, total amount of the Rehab Grant Payments shall not exceed 25% of the total cost of the Rehabilitation Work completed by the Developer or such lower amount that can be paid as described herein during the remaining Term of this Agreement (the "Maximum Rehab Grant Payment Total"), and all Rehab Grant Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder. The Developer shall certify the total cost paid by the Developer to complete the Rehabilitation Work and provide the City with copies of all paid invoices and all cancelled checks. The Developer shall be allowed to use another legal third party entity established in the state of Iowa (such as an LLC) on behalf of the Developer as an affiliated entity of the Developer to direct and pay for the Rehabilitation Work with such checks and invoices counting towards the total costs of Rehabilitation Work. All such invoices and checks must be submitted to the City.

The Rehab Grant Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues (i.e., the tax increment revenues received by the City under Iowa Code Section 403.19 and the Ordinance) received by the City from the Carroll County Treasurer that are attributable to the taxable valuation of the Existing Building on the Property. For this purpose, the Rehab Grant Payments shall be based on the Incremental Property Tax Revenues generated from renovations of the Existing Building using the post-renovation assessed value on January 1 of each year minus the pre-renovation assessed value as of the January 1 of the year the renovations to the Existing Building are started.

The Developer shall provide written notice to the City when any such renovations commence and again when the Rehabilitation Work has been completed. Following notice that the Rehabilitation Work has been completed, the City shall calculate the expected Maximum Rehab Grant Payment Amount and, if all requirements of this Agreement have been met, shall certify the same to the County Auditor on or before the next December 1.

The Rehab Grant Payments thereafter will be made on the first check run in December and June of each fiscal year, beginning in December the next year and continuing to, and including, June 2033 or until the Maximum Rehab Grant Payment Amount has been paid, whichever occurs first.

The City makes no guarantee as to the actual amount of the Rehab Grant Payments which the Developer shall receive. The Rehab Grant Payments are wholly contingent upon the Developer being and remaining in compliance with the obligations, responsibilities, and covenants of this Agreement. Under no circumstances will the Developer be entitled to, or have a claim of interest in, any remaining amount that may still be payable as a Rehab Grant Payment when the Term of this Agreement ends.

If the City breaches its agreement to provide the Rehab Grant Payments as set forth in this Agreement and fails to cure said breach within sixty (60) days after written notice to the City Clerk, the Developer shall have the right to take any legal or equitable action deemed appropriate to enforce the City's performance obligations under this Agreement. The Maximum Rehab Grant Payment Total is separate from the Maximum Grant Total.

4. **Annual Appropriation.** Each Grant and Rehab Grant Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Grants and Rehab Grant Payments due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year. In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Grants and/or Rehab Grant Payments scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Grants and/or Rehab Grant Payments or to seek damages relative thereto or to compel the funding of such Grants and/or Rehab Grant Payments in future fiscal years. In the event the City Council elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the Grants and/or Rehab Grant Payments due and payable in that fiscal year, then: (i) no event of default under this Agreement shall be deemed to have occurred; (ii) the City shall have no further obligation to the Developer for the payment any future Grants and/or Rehab Grant Payments commencing with the Grants and/or Rehab Grant Payments due in the next fiscal year which cannot be paid with the funds then appropriated for that purpose; and (iii) Developer shall be released from all further obligations under this Agreement, commencing upon the date that any Grant and/or Rehab Grant Payment is not paid in full due to the City's exercise of its right of non-appropriation under this section.

5. **Payment Amounts.** Each Grant and/or Rehab Grant Payment shall be in an amount equal to the corresponding Appropriated Amount; provided, however, that each Grant

and/or Rehab Grant Payment shall not exceed the amount of Incremental Property Tax Revenues received by the City from the Carroll County Treasurer attributable to the taxable valuation of the Project or the Existing Building, as applicable.

6. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth above, then the City Clerk will certify by December 1 of each such year to the Carroll County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** This Agreement shall not be amended or assigned without written agreement by all parties hereto; and, if an assignment is requested, then such assignment shall not be unreasonably withheld by either party. However, the City hereby gives its permission that the Developer's rights to receive the Grants and/or Rehab Grant Payments hereunder may be assigned by the Developer to a private lender, as security on a credit facility taken with respect to the Project, without further action on the part of the City, but no such lender shall be considered a third party beneficiary to the Grants and/or Rehab Grant Payments contemplated under this Agreement and the parties do not intend that any rights in connection with the Grants and/or Rehab Grant Payments be conferred upon any third party as a result of this Agreement.

2. **Successors.** This Agreement shall be binding on the successors and assigns of the Developer.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 30, 2033 or on such earlier date upon which the aggregate sum of the Grants and any Rehab Grant Payments made to the Developer equals the Maximum Grant Payment Total and Maximum Rehab Grant Payment Total, respectively.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Notices and Demands**. A notice, demand or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(a) In the case of the City, is addressed to or delivered personally to:

City of Carroll, Iowa
Attn: City Manager
112 E 5th St
Carroll, IA 51401

(b) In the case of the Developer, is addressed to or delivered personally to:

Biokinemetrics Holdings, LLC and/or DMBA Properties & Consulting, Inc.
Attn: President
211 E 4th St
PO Box 276
Carroll, IA 51401

or to such other designated individual or to such other address as any party shall have furnished to the other in writing in accordance herewith.

The City and Developer have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

(SEAL) CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

Attest:

_____
Laura A. Schaefer, City Clerk

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

On this _____ day of _____, 2016, before me a Notary Public in and for said State, personally appeared Eric P. Jensen and Laura A. Schaefer, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Carroll, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

Developer

Biokinemetrics Holdings, LLC, an
Iowa limited liability company

By: _____

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

On this _____ day of _____, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Steven Kraus, to me personally known, who, being by me duly sworn, did say that they are the Manager and Authorized Signor of Biokinemetrics Holdings, LLC, an Iowa limited liability company, and that said instrument was signed on behalf of said Company; and that the said Steven Kraus as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said Company, by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

DMBA Properties & Consulting, Inc.,
an Iowa sub-S corporation

By: _____

STATE OF IOWA)
) SS
COUNTY OF CARROLL)

On this _____ day of _____, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Steven Kraus, to me personally known, who, being by me duly sworn, did say that they are the President and Owner of DMBA Properties & Consulting, Inc., an Iowa sub-S corporation, and that said instrument was signed on behalf of said Corporation; and that the said Steven Kraus as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Carroll, County of Carroll, and State of Iowa legally described as follows:

Lots 1, 2, 3, and 4; and the alley between said Lots, 1, 2, and 3, extending from the North Line of Fourth Street to the South line of Fifth Street; all in Block 25, Carroll, Carroll County, Iowa.

Exhibit B

1 SE View

2 NE View

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Designer / Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. (C) Copyright 2016 by Simonson & Associates Architects, L.L.C.

BIOKINEMETRICS

Carroll, Iowa

10/18/2016

NORTH

@ 11"x17" Sheet

JOB NO.16085

simonson

simonson & associates architects LLC

1717 ingersoll avenue suite 117 des moines ia 50309

phn 515 440 5626 www.simonsonassoc.com

Plans For

BIOKINEMETRICS

211 East 4th St.
Carroll, Iowa

CODE SUMMARY

Code Referenced: 2009 INTERNATIONAL BUILDING CODE (IBC)
The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use & occupancy, location, maintenance, removal & demolition of every building or structure or any appurtenances connected or attached to such buildings or structure.

Use & Occupancy Classification (Chapter 3):
B BUSINESS (Section 304): Upper Level
F-2 FACTORY INDUSTRIAL - Low-hazard, Non-combustible (Section 306.3): Lower Level

Allowable Height & Building Areas (Chapter 5): Most Restrictive Occupancy - B
Allowable Height (Table 503 & Section 504):
2 Stories 40' Height

Actual Height: 2 STORY & <40'
Allowable Area (Table 503 & Section 506):
9,000 sf per floor (Table 503)

Actual Square Footage: 8,225 GROSS SQUARE FEET

Mixed Use & Occupancy (Section 508):
NO SEPARATION REQUIRED FOR ACCESSORY OCCUPANCIES (Section 508.2)
Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located & shall not exceed the tabular values in Table 503, without building area increases. (Section 508.2.1)
NO SEPARATION REQUIRED FOR INCIDENTAL ACCESSORY OCCUPANCIES (Sec.&Tab. 508.2.5)
NO SEPARATION REQUIRED BETWEEN OCCUPANCIES (Section 508.3)
The allowable building area & height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the top of construction of the building in accordance with Section 503.1. (Section 508.3.2)

Type of Construction (Chapter 6): TYPE VB (Wood; Non-Rated)
No Fire-Resistance Rating Requirements for Building Elements such as Structural Frame, Int./Ext. Walls, Floor or Roof.

Roof Fire Classification (Table 1505.1): CLASS C

Fire-Resistant Rating Requirements for Exterior Walls Based On Fire Separation Distance (Table 602):
<5' Fire Separation Distance: 1 Hour Fire-Resistance Rating Required at West Wall

Automatic Sprinkler Systems (Section 903): AUTOMATIC SPRINKLER NOT REQUIRED

Portable Fire Extinguishers (Section 906 refers to IFC 906): EXTINGUISHERS REQUIRED
Class A Fire Hazards (Business) - Max. travel distance <75' (Table 906.3(1)).
High Hazard Class Fire Hazards (H) - Max. travel distance <30' or <50' (Table 906.3 (2)).

OCCUPANT LOAD (TABLE 1004.1.2)

AREA	SQFT	OCCUPANT LOAD	OCCUPANTS
Lower Level Breakroom	154 SF	0 SF	
Lower Level Business	367 SF	100 SF	4
Lower Level Office	182 SF	100 SF	2
Lower Level Office	388 SF	100 SF	4
Lower Level Restroom	126 SF	0 SF	
Lower Level Storage/Utility	1177 SF	300 SF	4
Lower Level Work Area	4830 SF	300 SF	17
Upper Level Boardroom	512 SF	100 SF	6
Upper Level Breakroom	795 SF	0 SF	
Upper Level Office	227 SF	100 SF	3
Upper Level Offices	1807 SF	100 SF	19
Upper Level Open Offices	3540 SF	100 SF	36
Upper Level Restrooms	297 SF	0 SF	
Upper Level Storage	179 SF	300 SF	1
	14579 SF		96

Minimum Required Egress Width (Section 1005.1):
REQUIRED: Egress Components - 96 Occ. x .2" = 19.2"(32" Clear Min.); PROVIDED: 68"
REQUIRED: Stairways - 65 Occ. x .3" = 19.5"(32" Clear Min.); PROVIDED: 120"
Door Swing (Section 1008.1.2): Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.

Common Path of Egress Travel (Section 1014.3): <75' NS
Exit Access Travel Distance (Table 1016.1): <200'

Minimum Number of Exits (Section 1015&1021, Table 1015.1,1021.1&.2): 2 REQUIRED; 2 PROVIDED
Number of Accessible Means of Egress (Section 1007.1): 2 REQUIRED (1 if only 1 exit required)

ACCESSIBILITY (Chapter 11):
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1.

add'l Chapter 7 2009 IBC Code Summary

Maximum Area of Exterior Wall Openings (Table 705.8):
(Not less than the fire-resistance rating required by other requirements)
OPENINGS NOT ALLOWED 0 TO 3 FT FIRE SEPARATION DISTANCE, NON-SPRINKLED AT WEST WALL ONLY

Fire Barriers (Section 707 & Table 707.3.9): - to separate mixed occupancies, exit enclosures, etc.
(A fire-resistance-rated wall assembly of materials designed to restrict the spread of fire in which continuity is maintained.)
Exit Enclosures (Section 1022.1):
1 HOUR RATING REQUIRED, WHERE CONNECTING LESS THAN FOUR STORIES.
EXIT ENCLOSURE SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING.

Fire Door Assemblies & Protection Ratings (Section 715.4 & Table 715.4):
ONE HOUR FIRE DOOR PROTECTION RATINGS REQUIRED IN STAIR ENCLOSURES.

Fire Glazing & Window Protection Ratings (Section 715.5 & Table 715.5 & 715.5.4):
ONE HOUR GLAZING OR WINDOW PROTECTION RATINGS REQUIRED IN STAIR ENCLOSURES.

Draft-Stopping (Section 717):
(A material, devise or construction installed to restrict the movement of air within open spaces of concealed area of building components.)
Draftstopping every 1,000 sf in floor assembly. Draftstopping every 3,000 sf in attic.

ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2010 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2009 INTERNATIONAL BUILDING CODE (IBC)
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1-2009 (Section 1101.2).

Accessible Multilevel Buildings & Facilities (Section 1104.4): ACCESSIBILITY REQUIRED
Stories & mezzanines that have an aggregate area of more then 3,000sf;
Multiple tenant facilities of Group M occupancies containing 5 or more tenant spaces;
Levels containing office of health care providers (Group B or I);
Passenger transportation facilities & airports (Group A-3 or B).

Accessible Entrances (Section 1105): ACCESSIBLE ENTRANCE REQUIRED
At least 60% of all public entrances to areas required to be accessible;
Where restricted entrances provided, at least 1 restricted entrance to a building or facility;
Service entrance if only entrance to a building or a tenant space.
Dwelling units & Sleeping units (see Section 1107)

Accessible Toilet & Bathing Facilities (Section 1109.2): ACCESSIBLE FACILITIES REQUIRED
Each toilet room and bathing room shall be accessible.
Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor.
At least one of each type of fixture, element, control or dispenser in each room on each accessible level;
Private office or not for common or public use & intended for single use exceptions allowed.
If single use are clustered, only 50% need to be accessible.
Location of Toilet Facilities (Section 2902.4.1):
In occupancies other than covered malls, the required public & employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities & the path of travel to such facilities shall not exceed a distance of 500'.

PLUMBING FIXTURE REQUIREMENTS

Code Referenced: 2009 INTERNATIONAL PLUMBING CODE (IPC)

Classification & Use Group: B

Number of Occupants: 96 TOTAL - 48 MALE; 48 FEMALE

Minimum Number of Required Plumbing Fixtures (Table 403.1):
WATER CLOSETS REQUIRED: TOTAL - 3
WATER CLOSETS PROVIDED: MALE - 1 ; FEMALE - 1; UNISEX -1

LAVATORIES REQUIRED: TOTAL - 2
LAVATORIES PROVIDED: MALE - 1 ; FEMALE - 1; UNISEX - 1

DRINKING FOUNTAINS REQUIRED: 1 - Shall install 2- Hi & Low or 1 that complies for people who use a wheelchaire and standing person (Section 1109.5.1)
DRINKING FOUNTAINS PROVIDED: 2 - Hi & Low or 1 that complies with both requirements

SERVICE SINKS REQUIRED: 1
SERVICE SINKS PROVIDED: 1

Code Referenced: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Climate Zone, Moisture Regimes, and Warm-Humid Designations (Figure & Table 301.1):
CARROLL, IOWA - 5A

Commercial Energy Efficiency (Chapter 4): These commercial buildings shall meet either the requirements of ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings, or the requirements contained in this Chapter. (Section 501.1)

Building Envelope Requirements - Opaque Thermal Envelope Requirements (Table C402.2):
All other than Group R

Roofs	
Insulation entirely above deck	R-25ci (ci=Continuous Insulation)
Walls, Above Grade	
Other	R-13 + R-3.8ci or R-20
Below grade wall	R-7.5ci (ci=Continuous Insulation)
Slab-on-Grade Floors	
Heated slabs	R-15 for 36" below
Swinging doors	U - 0.37
Roll-up or sliding doors	R-4.75

Building Envelope Requirements: Fenestration (Table 402.3): All other than Group R

Vertical fenestration	
U-Factor	
Fixed fenestration	0.38
Operable fenestration	0.45
Entrance door	0.77
SHGC	
SHGC	0.40
Skylights	
U-Factor	0.50
SHGC	0.40

Vestibules (Section 402.4.7):
All building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibule shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time. The installation of one or more revolving door in the building entrance shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors.
Doors not intended to be used by the public such as doors to mechanical or electrical equipment rooms, or intended solely for employee use. (Exception 2)
Doors that open directly from a space less than 3,000sf in area. (Exception 4)

CLIENT
BIOKINEMETRICS
517 N. Main St.
Carroll, IA 51401
(712) 587-6193
contact: Dr. Steven J. Kraus
e-mail: skraus@biokinemetrics.com

JURISDICTION
City of Carroll
Building Inspection Department
112 E. 5th Street
Carroll, IA 51401
(712) 792-1000
contact: Greg Schreck, Building Official
email: g.schreck@ci.carroll.ia.us
contact: Perry Johnson, Building Official
email: pjohnson@ci.carroll.ia.us

ARCHITECT
Simonson & Associates Architects L.L.C.
1717 Ingersoll Avenue, Suite 117
Des Moines, IA 50309
(515) 440-5626
(515) 440-0964 Fax
contact: Todd Wiskus
e-mail: twiskus@simonsonassoc.com

STRUCTURAL ENGINEER
Sebern Structural Services, PLLC
525 W. Lane Ct
Panora, IA 50216
(641) 757-9653
contact: Kari Sebern
e-mail: kari@sebernss.com

GENERAL CONTRACTOR
Mark Schreck Construction
445 260th St.
Carroll, IA 51401
(712) 792-4633

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the State of Iowa.

Michael W. Simonson
Signature | Date Issued
Sheets covered by this seal: CS, A1.1, A1.2, A1.3, A2.1, A3.1, A3.2, A4.1, A6.1
June 30, 2017
Registration expires

GENERAL NOTES

1. These documents and the design they represent are the property of Simonson & Associates Architects LLC. No changes to these documents either in whole or in part may be made in anyway without their prior knowledge and written consent.

2. Refer to additional notes and legends on all other documents.

3. Refer to civil, GEOTECHNICAL, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.

4. Before commencement of any work, contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application and disposal requirements, etc.

5. The ADA or ADAAG is a civil rights act and is subject to legal interpretation through the judicial process. Reasonable care was exercised in interpreting the guidelines and all guidelines may not be indicated on these plans: however, failure to identify a guideline does not give this contractor the right to violate them. The contractor must comply with all guidelines as required by the ADAAG.

6. These drawings represent the completed project, at time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.

7. These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.

8. Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents and specifications prepared by the architect and approved by the owner.

9. Verify existing conditions prior to fabrication and prior to proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.

10. Do not scale drawings in order to determine intended layout or dimensions. If dimensions are in question the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.

11. Remove and replace materials damaged during the course of construction to the satisfaction of the owner. Repair existing public facilities damaged during the course of construction to the satisfaction of the governing authority.

12. All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.

13. All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.

14. Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.

15. Provide positive drainage of surface water away from and off all buildings without ponding or water adjacent to or on buildings or pavements.

16. By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.

ARCHITECTURAL

CS	COVERSHEET
A1.1	FLOOR PLANS
A1.2	REFLECTED CEILING PLANS
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A4.1	BATHROOM PLANS & ADA CLEARANCES
A6.1	DOOR & FINISH SCHEDULES

DRAWINGS BY OTHERS

STRUCTURAL

S1.0	GENERAL NOTES AND SECTIONS
S2.0	FOUNDATION PLAN
S2.1	SECOND FLOOR PLAN
S2.2	ROOF FRAMING PLAN
S3.0	SECTIONS

IMPORTANT DESIGN BID/BUILD NOTE:
The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

IMPORTANT DESIGN DOCUMENT NOTE:
Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmic information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

GEOTECHNICAL
CTS, Inc.

FIRE DETECTION & ALARM
(Refer to Fire Detection & Alarm System 'Design/Build' documents by sub-contractor under separate cover.)

MECHANICAL (PLUMBING) & ELECTRICAL
(Refer to Mechanical, Plumbing & Electrical 'Design/Build' documents by sub-contractor under separate cover.)

LEGEND:
- DOOR INDICATOR
- FINISH INDICATOR
- KEYNOTE
- REVISION INDICATOR
- ROOM INDICATOR
- WALL / FLOOR / CEILING / ROOF TYPE IDENTIFIER
- WINDOW INDICATOR

NOTE:
THIS DRAWING IS SUBJECT TO TENANT & JURISDICTION APPROVAL.

simonson
simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

BIOKINEMETRICS
211 East 4th St.
Carroll, Iowa

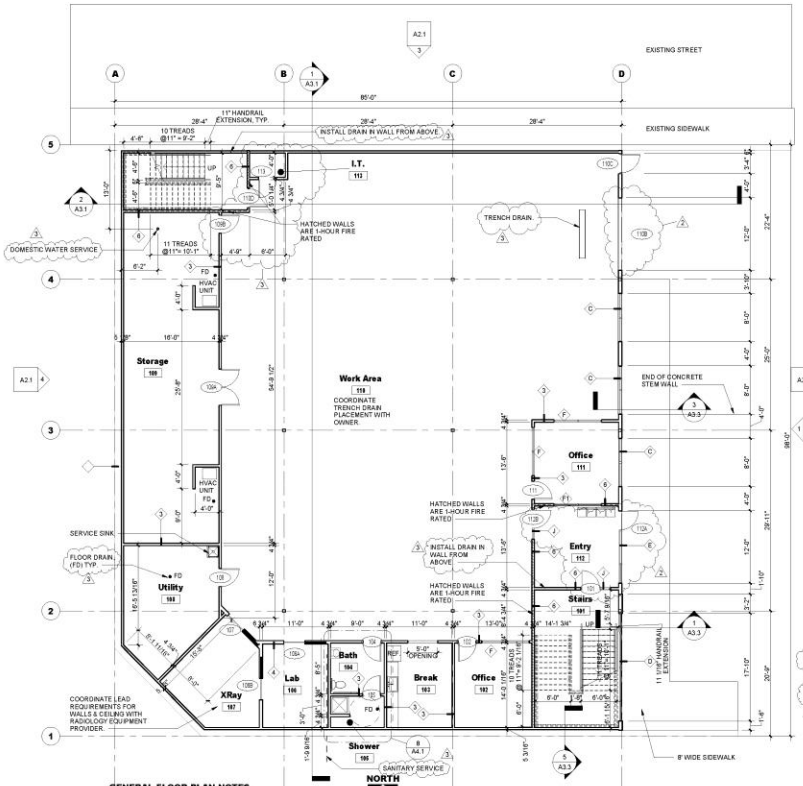
Rev. #	Issue / Revision	Date
1	ISSUED FOR OWNER APPROVAL	09-22-2016
2	REVISION SET	10-19-2016

Job No. 16085 | Proj. Mgr. TKW

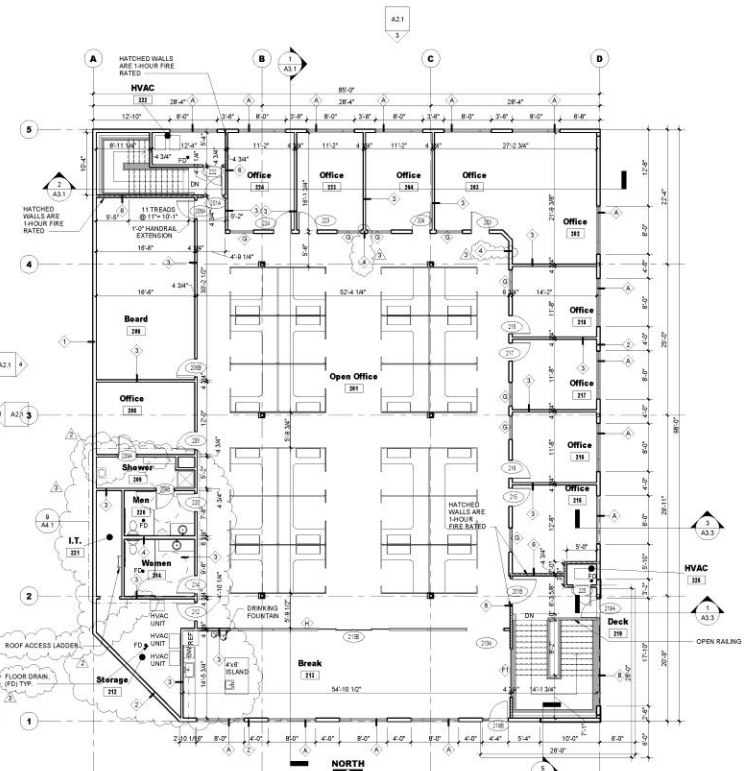
Sheet Title: COVERSHEET

Sheet No. **CS**

B-2



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

3. ALL SITE INFO. FIXTURES AND EQUIPMENT SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, LIFE-SAFETY, ETC. DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.

4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

9. INSTALL RADON EXHAUST SYSTEM INCLUDING BUT NOT LIMITED TO: UNDERSLAB PIPE, THROUGH ROOF VENTILATION, ETC.

WALL TYPE NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.

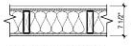
3. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.

4. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.

5. ALL PENETRATIONS THRU RATED WALLS MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.

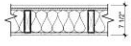
Draft-Stopping (Section 717):
(A material, device or construction installed to restrict the movement of air within open spaces of concealed area of building components.)
Draftstopping every 1,000 sf in floor assembly. Draftstopping every 3,000 sf in attic.

WALL TYPE LEGEND



1 SIDING OVER BUILDING WRAP OVER 5/8" EXTERIOR GYP BOARD OVER 5/8" EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION. (R20 MIN.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD.

EXTERIOR RATED WALL -- 60 MIN
SCALE: 1"=1'-0" UL U356

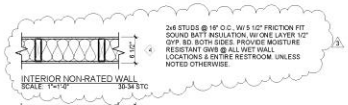


2 SIDING OVER BUILDING WRAP OVER 5/8" EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION (R20 MIN.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD.

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"

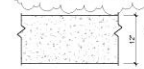
3 2x4 STUDS @ 16" O.C. W/ 3 1/2" FRICTION FIT SOUND BATT INSUL. W/ ONE LAYER 1/2" GYP. BD. BOTH SIDES. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0" 34-39 STC



4 2x6 STUDS @ 16" O.C., W/ 5 1/2" FRICTION FIT SOUND BATT INSULATION. W/ ONE LAYER 1/2" GYP. BD. BOTH SIDES. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0" 30-34 STC



5 EXISTING 12" CONCRETE WALL.

EXTERIOR RATED WALL -- 4 HOUR
SCALE: 1"=1'-0" IBC06-721.211

6 2x4 STUDS @ 16" O.C., W/ ONE LAYER 5/8" TYPE "X" GYP. BD. BOTH SIDES. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE. EXTEND TO 1 HOUR RATED LID OF STAIR ENCLOSURE.

INTERIOR RATED WALL -- 60 MIN
SCALE: 1"=1'-0" 30-34 STC UL U305

simonson
simonson & associates architects LLC
1777 ingersoll avenue suite 117 des moines ia 50309
ph 515 440 5616 www.simonsonassoc.com

This drawing is the property of the architect and shall not be reproduced or used for other projects without the written consent of the architect. The contractor is responsible for checking the dimensions and conditions on the job and reporting any discrepancies to the architect. Copyright © 2016 Simonson & Associates Architects, LLC

BIOKINEMETRICS

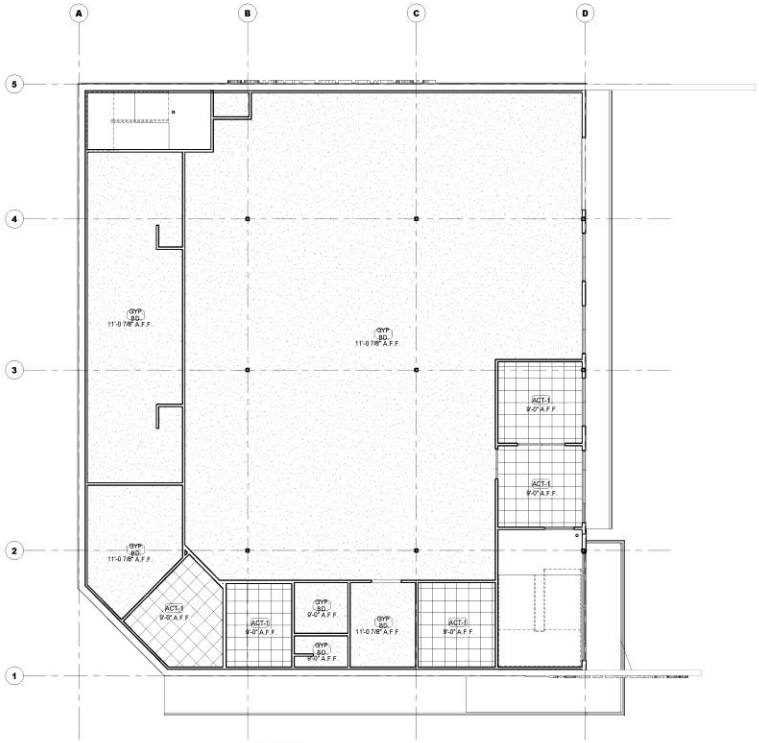
211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Revision	Date
1	Revisions per Client	11/11/2016
2	Revisions per Client	11/22/2016
3	Revisions per Client	11/30/2016
4	Revisions per Client	12/13/2016

Job No. 16085 Proj. Mgr. TKW

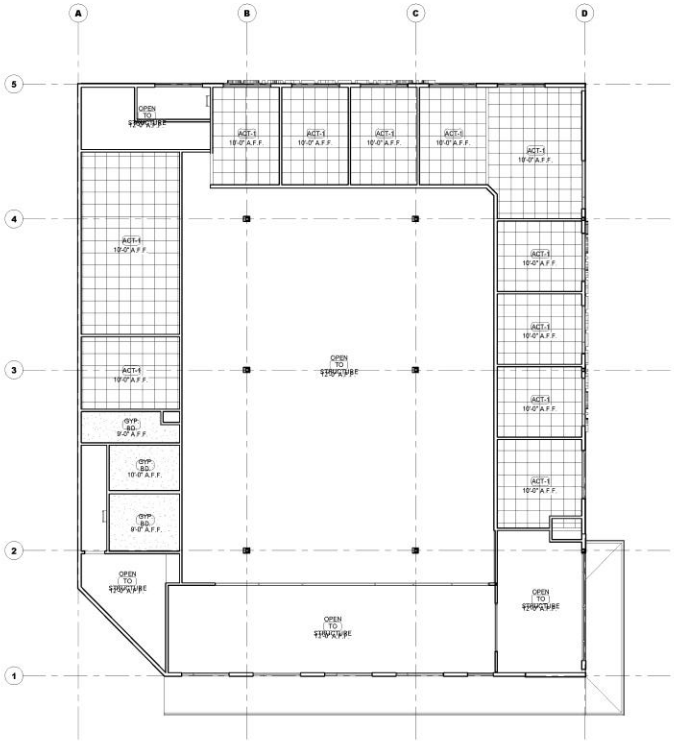
Sheet Title FLOOR PLANS

Sheet No. A1.1



NORTH

1 LOWER LEVEL REFLECTIVE CEILING PLAN
1/8" = 1'-0"



NORTH

2 UPPER LEVEL REFLECTIVE CEILING PLAN
1/8" = 1'-0"

GENERAL REFLECTIVE CEILING NOTS

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, EMERGENCY LIGHTING, EXIT LIGHTING, COMMUNICATIONS, SAFETY & SECURITY INFO SHOWN HERE IS FOR REFERENCE ONLY. SEE OTHER CONSULTANT & CONTRACTOR DRAWINGS.

3. COORDINATE LOCATION OF ALL LIGHTS SWITCHES AND THERMOSTATS W/OWNER PRIOR TO CONSTRUCTION.

4. PROVIDE HOLD DOWN CLIPS FOR ALL ACOUSTICAL CEILING TILES IN VESTIBULES, TYP.

CEILING LEGEND

GYP. BD.
1/2" GYPSUM BOARD

2x2 ACOUSTICAL
CEILING TILE

simonson
simonson & associates architects LLC
1777 ingersoll avenue suite 117 des moines ia 50309
888 515 440 5616 www.simonsonassoc.com

This drawing is the property of the architect and shall not be reproduced or used for other projects without the written consent of the architect. The ideas and designs incorporated in this drawing are the property of the architect and shall not be used for any purpose without the written consent of the architect. Copyright 2016 Simonson & Associates Architects, LLC

BIOKINEMETRICS

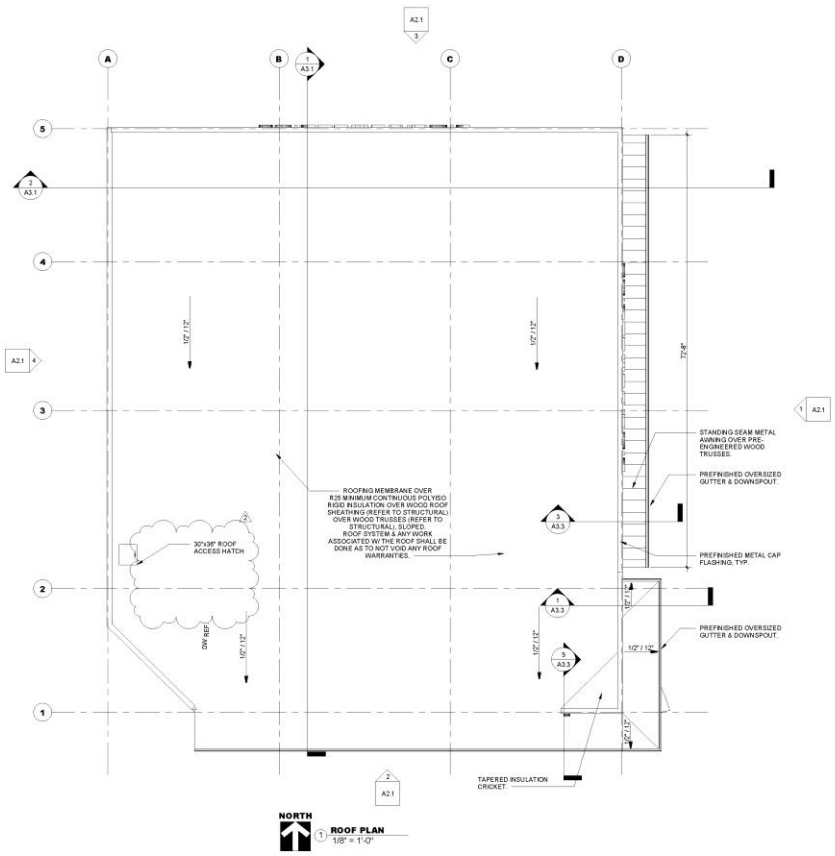
211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Revision	Date
1	Revisions per Owner	11-15-2016
2	Revisions per Owner	11-18-2016
3	Revisions per Owner	11-22-2016

Job No. 16085
Proj. Mgr. TKW

Sheet Title
REFLECTED CEILING PLANS

Sheet No.
A1.2



NORTH

1 **ROOF PLAN**
1/8" = 1'-0"

GENERAL ROOF NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. FAILURE TO IDENTIFY A REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODES, GOVERNING AUTHORITY, MINIMUM QUALITY OR QUANTITY, INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS, ETC.
3. ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHOWN ON THIS SHEET IS CONSIDERED CONCEPTUAL AND PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR SPECIFIC DESIGN INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
4. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN. HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
5. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
6. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
7. ROOF DRAINAGE:
7.1. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. (IBC: 2006 SEC. 1503.4; 2009, 2012 SEC. 1503.4). FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT OR DESIGN-BUILD PLUMBING SUBCONTRACTOR.
7.2. OVERSIZED ROOF DRAINS, GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
7.3. NOT LESS THAN 2 ROOF DRAINS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAINS SHALL BE INSTALLED IN ROOFS OVER 10,000 SF IN AREA. (IPC: 2006 SEC. 1110.4)
7.4. SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. (IPC 2006 SEC. 1107. IBC: 2006, 2012 SEC. 1503.4.1)
7.5. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. (IBC: 2006 SEC. 1507.2.9.4; 2009, 2012 SEC. 1503.6)
7.6. ALL ROOF SLOPES, INCLUDING FLATTENED ROOF AREAS TO OBTAIN POSITIVE DRAINAGE, TO BE INTEGRATED INTO UNDERLYING ROOF SUPPORT DESIGN. PROVIDE TAPERED RIGID INSULATION TO MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL FLATTENED ROOF AREAS TO ENSURE POSITIVE DRAINAGE ALL THE WAY TO ROOF DRAIN FROM ALL PENETRATIONS AND CHANGES IN ROOF SLOPES.
7.7. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
8. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS. (IBC 2009, 2012 SEC. 1203.2, 1503.5)
9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
10. ROOF ACCESS & GUARDS:
10.1. WHERE EQUIPMENT REQUIRING ACCESS ARE INSTALLED ON ROOFS AT A HEIGHT EXCEEDING 16', PERMANENT ACCESS (LADDER) IS REQUIRED. (IMC 2009 SEC. 306.5)
10.2. SEE DETAIL &/OR ACCESS NOTES FOR ADDITIONAL REQUIREMENTS.
10.3. IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR DOOR NOT LESS THAN 16 SF IN AREA & HAVING A MINIMUM DIMENSION OF 2'. (IBC: 2006 SEC. 1009.11.1 EX.; 2009 1009.13.1 EX.)
10.4. WHERE THE ROOF HATCH OPENING OR ROOF EQUIPMENT IS LOCATED WITHIN 10' OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS. GUARDS TO BE 42" ABOVE WALKING SURFACE & PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER. (IBC: 2006 SEC. 1006.11.2; 2009 SEC. 1013.5 & 1013.6)
11. ACCESS TO UNOCCUPIED SPACES:
11.1. CRAWL SPACES SHALL BE PROVIDED WITH A MINIMUM OF ONE ACCESS OPENING NOT LESS THAN 18"X24". (IBC: 2006 & 2009 SEC. 1209.1)
11.2. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". A 20" MIN. CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. (IBC: 2006, 2009 & 2012 SEC. 1209.2)
11.3. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE. (IBC: 2006, 2009, & 2012 SEC. 1209.3)
12. PROVIDE ROOF SNOW GUARDS/SPIKES ABOVE ALL ENTRY/EXIT POINTS TO BUILDING.
13. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.
14. PROVIDE MANUFACTURED ROOF PROTECTED GAS PIPING AND CONDUIT SUPPORTS AS REQUIRED. PAINT OBSTRICALES "YELLOW" AT WALKWAY PAD CROSSINGS ONLY.
15. FLAT (LOW SLOPE <2:12) MEMBRANE ROOF:
15.1. ROOF MEMBRANE TO EXTEND UP AND OVER TOP OF ANY PARAPET WALLS AND DRAPE OVER FRONT OF WALL 3". MEMBRANE TO EXTEND UP VERTICALLY UNDER FINISH MATERIAL 12".
15.2. PROVIDE WALKWAY PADS ON ALL MEMBRANE ROOFING FROM ROOF ACCESS POINT(S) TO EACH END OF BUILDING.
16. PITCHED (SLOPE >2:12) ROOF:
16.1. SELF-ADHERING ICE MEMBRANE UNDERLAYMENT REQUIRED FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. (IBC: 2006, 2009, & 2012 SEC. 1507.2.8.2)

Draft Stopping (Section 717):
(A material, devise or construction installed to restrict the movement of air within open spaces of concealed area of building components.)
Draftstopping every 1,000 sf in floor assembly. Draftstopping every 3,000 sf in attic.

simonson
simonson & associates architects LLC
2212 Hagenau avenue suite 103 des moines ia 50309
ph 515.645.0148 www.simonsonassociates.com

This drawing has been prepared by simonson & associates architects. This drawing is the property of the Designer. Reproduction or publication in whole or in part without written authorization of the Designer is prohibited. We assume no responsibility, or liability for any reuse of this drawing or any part thereof. ©2015 Simonson & Associates Architects LLC

BIOKINEMETRICS

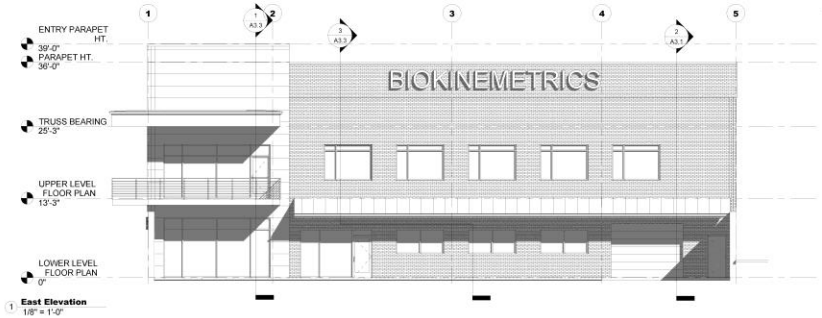
211 East 4th St.
Carroll, Iowa

Rev. #	Issued / Revision	Date
1	PRELIMINARY REVIEW	09/11/2015
2	PERMIT REVIEW	10/12/2015
3	REVISED BID	11/12/2015

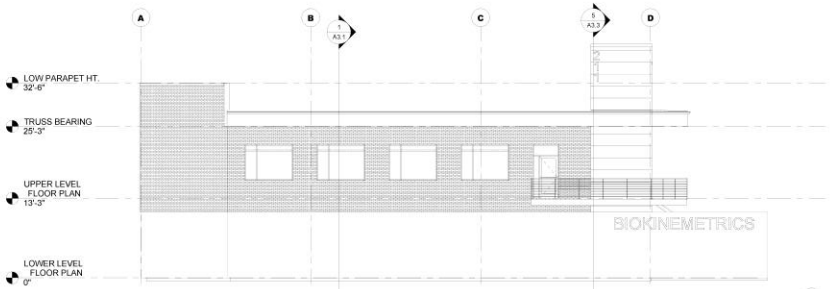
Job No. **16085** Proj. Mgr. **TKW**

Sheet Title **ROOF PLAN**

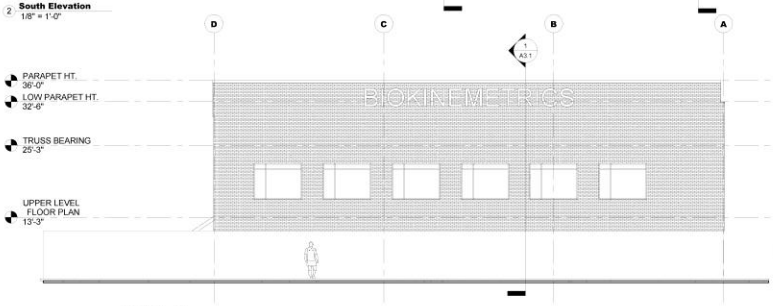
Sheet No. **A1.3**



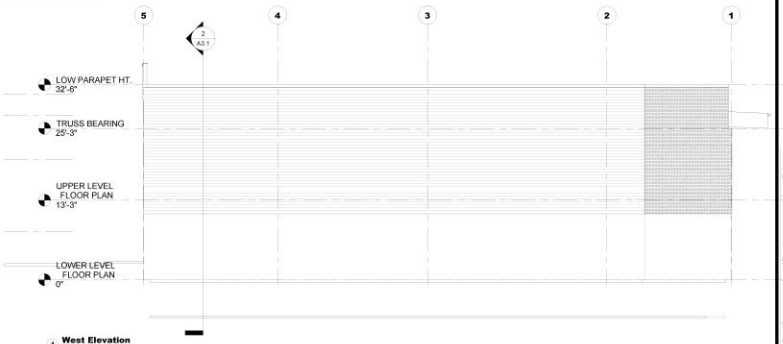
1 **East Elevation**
1/8" = 1'-0"



2 **South Elevation**
1/8" = 1'-0"



3 **North Elevation**
1/8" = 1'-0"



4 **West Elevation**
1/8" = 1'-0"

GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.

3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.

4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-8" MIN.

5. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.

6. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.

7. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

8. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DISCRIPTION MATERIAL INFORMATION

H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT M. PANEL COLOR.
OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE W/ CLEAR VIEWING WINDOWS.
GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ROOF COLOR.
LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT METAL PANEL COLOR.
LIGHT FIXTURES: PRE-FINISHED MEDIUM BRONZE HOUSINGS.
BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.

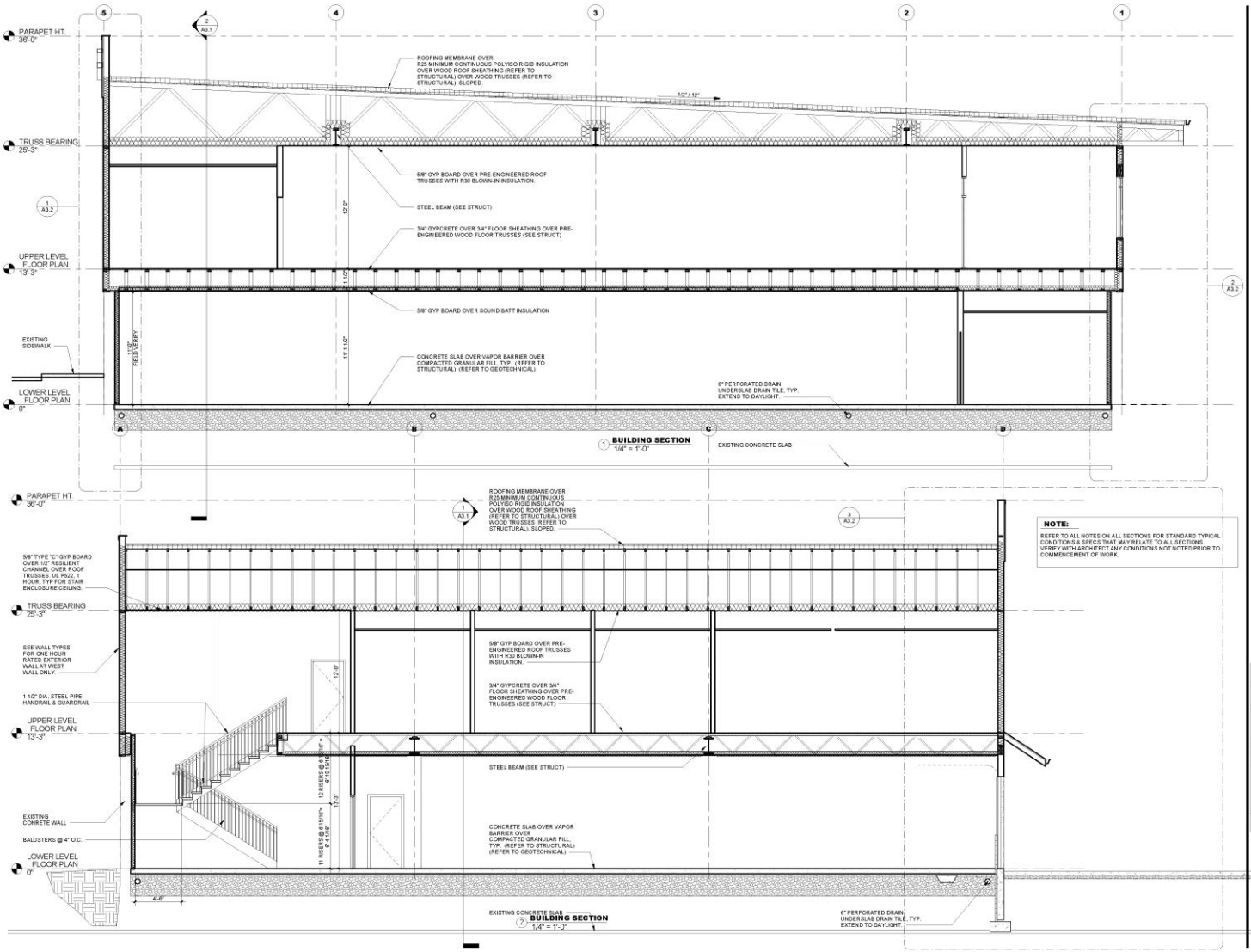
simonson
simonson & associates architects LLC
1717 Fitzgerald avenue suite 117 des moines ia 50309
ph 515 440 3555 www.simonsonassoc.com

The drawing has been prepared by simonson & associates architects and supervision. The drawing is the property of the designer (simonson & associates architects) and shall not be used for any purpose other than the original intended project without the written consent of the designer. Copyright simonson & associates architects LLC

BIOKINEMETRICS
211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Description	Date
1	ISSUED FOR OWNER REVIEW	09.22.2016
2	ISSUED FOR PERMIT	10.10.2016
3	REVISED PERMIT	11.08.2016

Job No. 16085
Proj. Mgr. TKW
Sheet Title: **EXTERIOR ELEVATIONS**
Sheet No. **A2.1**



NOTE:

REFER TO ALL NOTES ON ALL SECTIONS FOR STANDARD TYPICAL CONDITIONS & SPECS THAT MAY RELATE TO ALL SECTIONS. VERIFY WITH ARCHITECT ANY CONDITIONS NOT NOTED PRIOR TO COMMENCEMENT OF WORK.

simonson
simonson & associates architects LLC
1717 flagstaff avenue suite 103 des moines ia 50309
ph 515.440.1848 www.simonsonassociates.com

This drawing (or data on any electronic media) is the property of Simonson & Associates Architects LLC. Design integrity is maintained only on original media. We assume no responsibility for changes made to this drawing by others. Copyright 2015 by Simonson & Associates Architects LLC

BIOKINEMETRICS

211 East 4th St.
Carroll, Iowa

Rev #	Issue / Revision	Date
1	PRELIMINARY DRAWING FOR APPROVAL	04.13.15
2	REVISIONS	05.01.15
3	REVISIONS	05.15.15
4	REVISIONS MEP	11.18.15

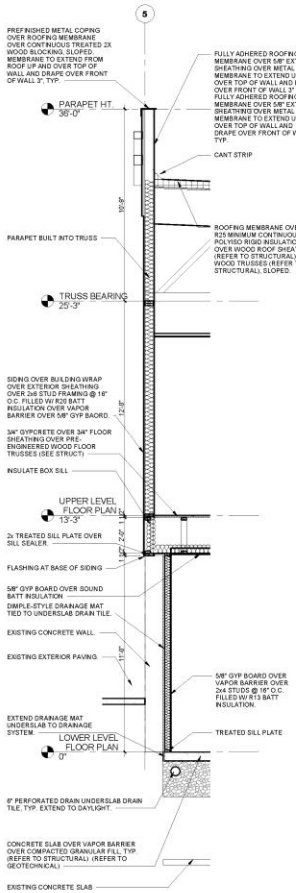
Job No. 16085
Proj. Mgr. TKW

Sheet Title: BUILDING SECTIONS

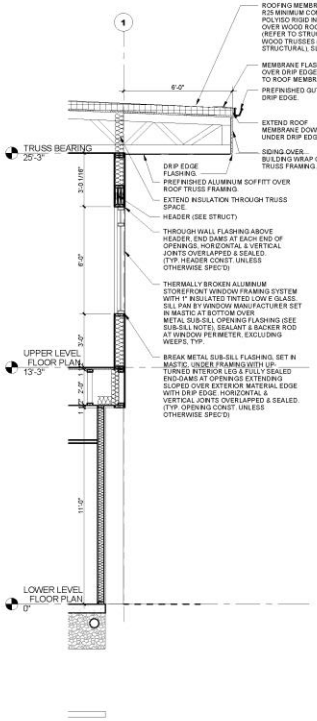
Sheet No. A3.1

NOTE:

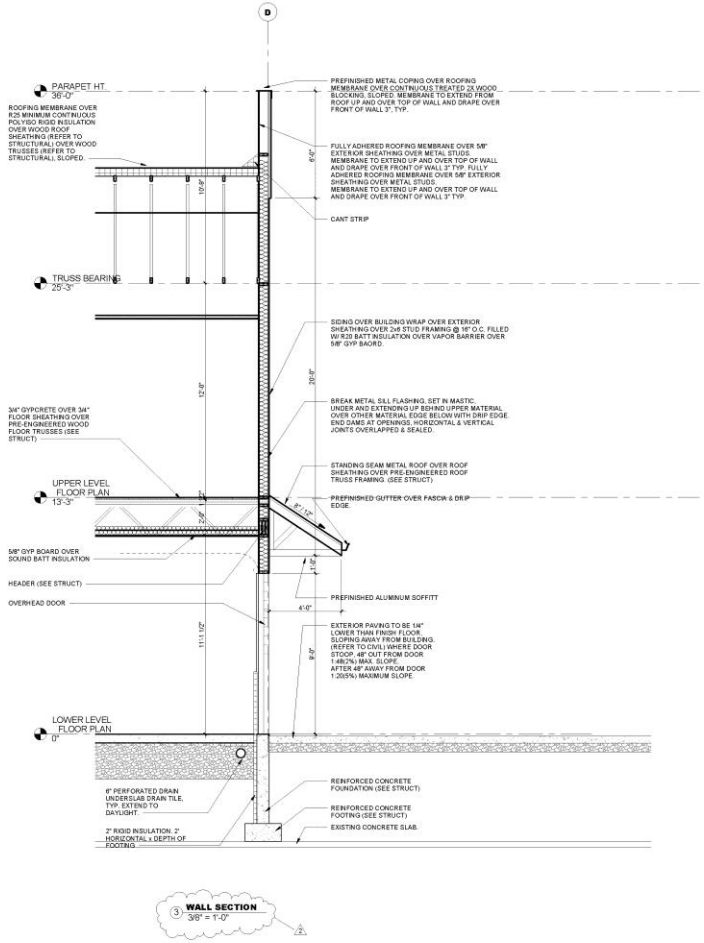
REFER TO ALL NOTES ON ALL SECTIONS FOR STANDARD TYPICAL CONDITIONS & SPECS THAT MAY RELATE TO ALL SECTIONS. VERIFY WITH ARCHITECT ANY CONDITIONS NOT NOTED PRIOR TO COMMENCEMENT OF WORK.



1 **WALL SECTION** 3/8" = 1'-0"



2 **WALL SECTION** 3/8" = 1'-0"



3 **WALL SECTION** 3/8" = 1'-0"

simonson

simonson & associates architects LLC

1717 flagstaff avenue suite 103 des moines ia 50309

ph 515.243.8145 www.simonsonassociates.com

This drawing (or data on disk/media) is the property of simonson & associates architects LLC. Reproduction or use for any purpose other than those authorized by Design Agreement is prohibited. Without written permission and/or otherwise agreed to in writing, this is specifically not a set of construction documents. © 2015 Copyright simonson & associates architects LLC

BIOKINEMETRICS

211 East 4th St.
Carroll, Iowa

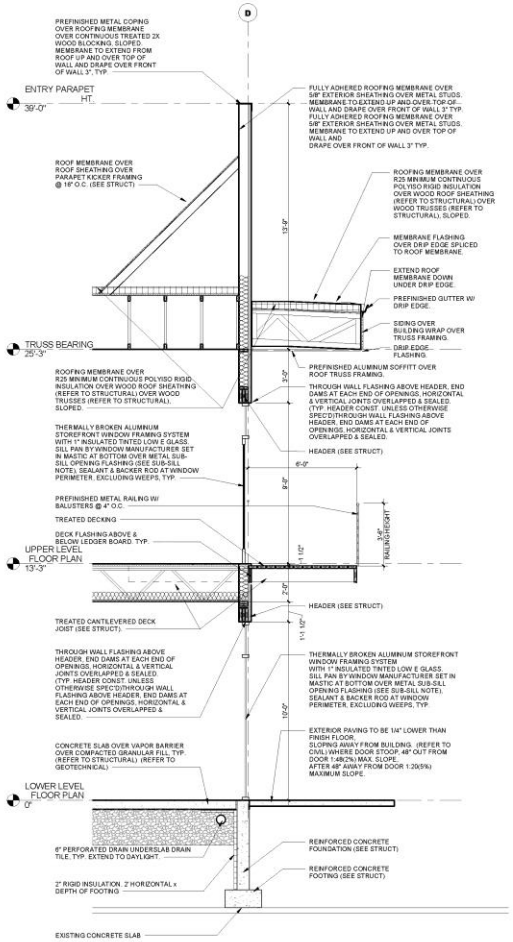
Rev. #	Issue / Revision	Date
1	REVISED PER OWNER APPROVAL	04.14.2016
2	REVISED	05.05.2016
3	REVISED	11.18.2016

Job No. 16085 Proj. Mgr. TKW

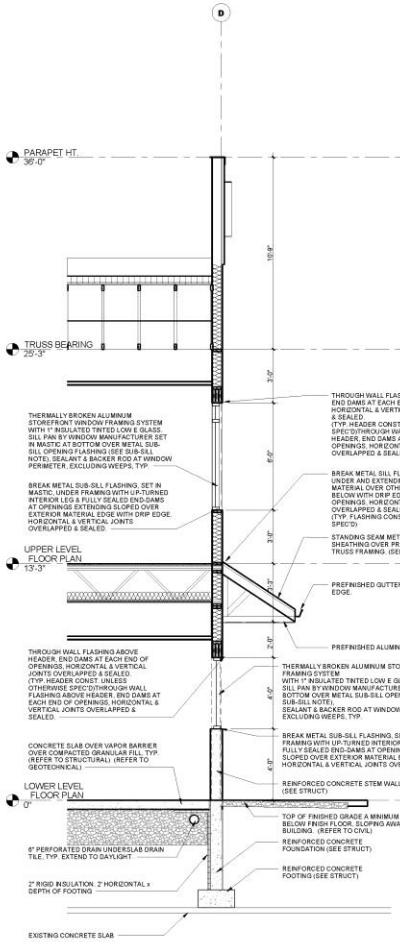
Sheet Title: **WALL SECTIONS**

Sheet No. **A3.2**

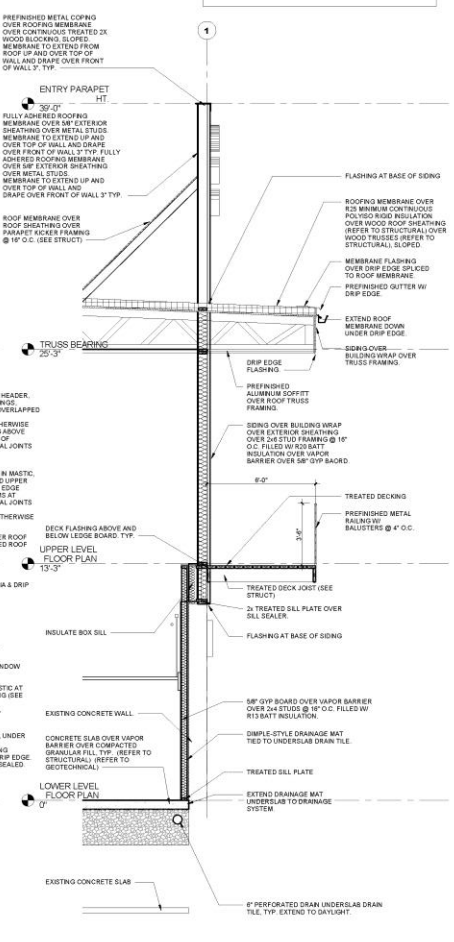
NOTE:
REFER TO ALL NOTES ON ALL SECTIONS FOR STANDARD TYPICAL CONDITIONS & SPECS THAT MAY RELATE TO ALL SECTIONS. VERIFY WITH ARCHITECT ANY CONDITIONS NOT NOTED PRIOR TO COMMENCEMENT OF WORK.



1 **WALL SECTION**
3/8" = 1'-0"



3 **WALL SECTION**
3/8" = 1'-0"



5 **WALL SECTION**
3/8" = 1'-0"

simonson
simonson & associates architects LLC
1212 flagstaff avenue suite 103 des moines ia 50309
ph 515.243.8158 www.simonsonassociates.com

This drawing (as an instrument of service) is the property of the Architect and shall be returned upon request. The Architect retains the Copyright thereto. Reproduction, publication or use by others without written permission is forbidden. Only those persons or firms listed in the Drawing Schedule have the right to use this drawing. ©2015 Simonson & Associates Architects LLC

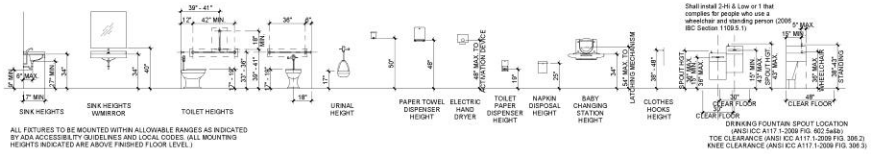
BIOKINEMETRICS
211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Revision	Date
1	REVISED PER OWNER APPROVAL	09.11.2015
2	REVISED	09.14.2015
3	REVISED	11.12.2015

Job No. 16085
Proj. Mgr. TKW

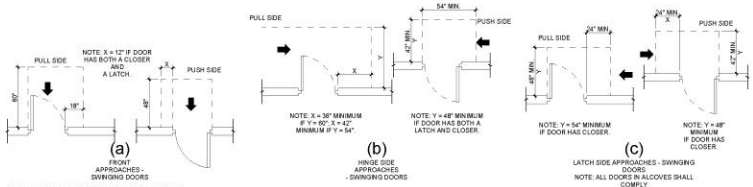
Sheet Title
WALL SECTIONS

Sheet No.
A3.3

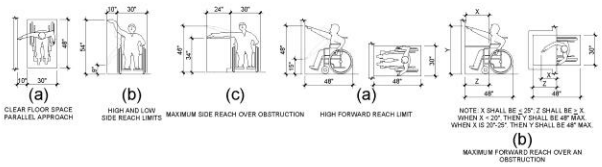


ALL FIXTURES TO BE MOUNTED WITHIN ALLOWABLE RANGES AS INDICATED BY ADA ACCESSIBILITY GUIDELINES AND LOCAL CODES. (ALL MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR LEVEL.)

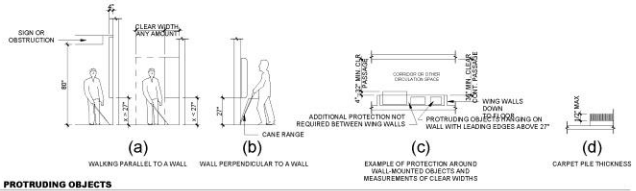
1 **FIXTURE MOUNTING HEIGHT**
1/4" = 1'-0"



3 **MANEUVERING CLARANCES @ DOORS**
1/4" = 1'-0"

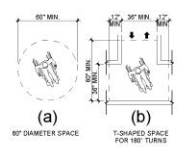


5 **FORWARD & SIDE REACHING**
1/4" = 1'-0"

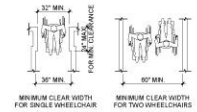


6 **PROTRUDING OBJECTS**
1/4" = 1'-0"

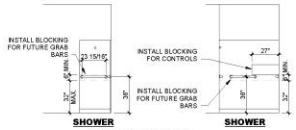
8 **Lower Level Bathroom Plan**
1/4" = 1'-0"



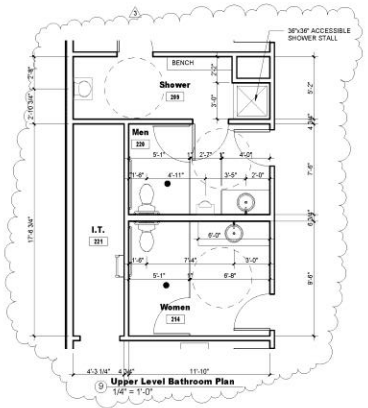
2 **WHEELCHAIR TURNING SPACE**
1/4" = 1'-0"



4 **MINIMUM CLEAR WIDTHS**
1/4" = 1'-0"



7 **SHOWER GRAB BARS**
1/4" = 1'-0"



9 **Upper Level Bathroom Plan**
1/4" = 1'-0"

GENERAL RESTROOM NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.

3. ALL RESTROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. PROVIDE ADEQUATE BLOCKING FOR ALL REST ROOM FIXTURES AND EQUIPMENT.

5. ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.

RESTROOM FIXTURE & EQUIP. NOTES

RESTROOM FIXTURE & EQUIP. NOTES

1. PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE INDICATED OR APPROVED, AS REPRESENTED IN DOCUMENTS.
   - FLOOR MOUNT TANK TYPE WATER CLOSETS.
   - WALL HUNG WITH ELONGATED RIM URINALS.
   - HAND OPERATED FLUSH & FAUCET CONTROLS.
   - INSTA-HOT ELECTRIC HOT WATER HEATER UNDER LAVATORY.
   - EXHAUST FAN.

2. PROVIDE THE FOLLOWING RESTROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
   WATER CLOSET AREA:
   - 1 SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER WATER CLOSET.
   - 1 COAT HOOK PER WATER CLOSET/URINAL.
   - 1 FLOOR DRAIN TRIM FLUSH WITH FINISHED FLOOR.

   LAVATORY AREA:
   - 1 AUTOMATIC HIGH VELOCITY HAND AIR DRYER (XLERATOR or Equal).
   - 1 LIQUID SOAP DISPENSER PER LAVATORY.
   - 1 24"W x 36"H MIN. MIRROR WITH METAL TRIM PER LAVATORY.

simonson
simonson & associates architects LLC
1973 ingersoll avenue suite 103 des moines ia 50309
515 440 5616 www.simonsonassoc.com

This drawing is the property of simonson & associates architects LLC. The information contained herein is to be used only for the specific project for which it was prepared and shall not be used for any other purpose without the written permission of simonson & associates architects, LLC.

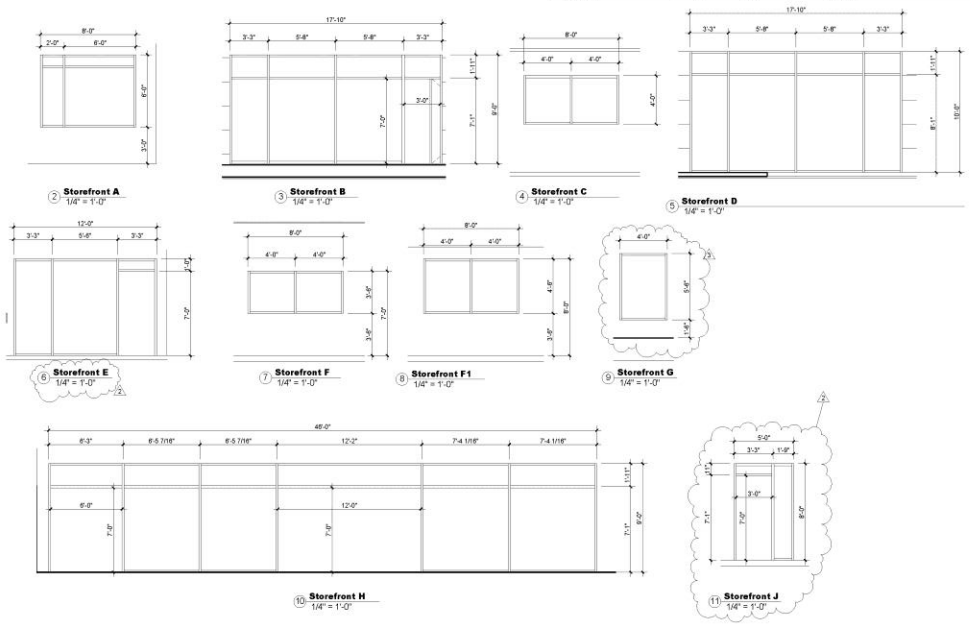
BIOKINEMETRICS
211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Revision	Date
1	Revisions per Client	11/12/2014
2	Revisions per Client	11/13/2014
3	Revisions per Client	11/20/2014
4	Revisions per Client	11/21/2014

Job No. 16085
Proj. Mgr. TKW
Sheet Title: BATHROOM PLANS & ADA CLEARANCES
Sheet No. A4.1

DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR PAIR	Width	Height	RATING	REMARKS (Also See Notes)
101	Entry		3'-0"	7'-0"		SC WOOD
102	Office		3'-0"	7'-0"		SC WOOD
104	Bath		3'-0"	7'-0"		SC WOOD, PRIVACY SET
105	Shower		3'-0"	7'-0"		SC WOOD, PRIVACY SET
106A	Lab		3'-6"	7'-0"		SC WOOD
106B	Lab		3'-6"	7'-0"		CONSTRUCTION AS REQ'D BY XRAY REQUIREMENTS.
107	XRay		3'-6"	7'-0"		CONSTRUCTION AS REQ'D BY XRAY REQUIREMENTS.
108	Utility		3'-0"	7'-0"		SC WOOD
109A	Storage	YES	6'-0"	7'-0"		SC WOOD
109B	Storage		3'-0"	7'-0"		SC WOOD
110B	Work Area		12'-0"	9'-0"		INSULATED OVERHEAD
110C	Work Area		3'-0"	7'-0"	-	INSULATED HOLLOW METAL, CLOSER, THRESHOLD
110D	Work Area		3'-0"	7'-0"	1 HR	HOLLOW METAL, CLOSER
111	Work Area		3'-0"	7'-0"		SC WOOD
112A	Entry		3'-0"	7'-0"		ALUMINUM STOREFRONT
112B	Work Area		3'-0"	7'-0"	1 HR	HOLLOW METAL, CLOSER
113	I.T.		3'-0"	7'-0"		
201A	Open Office		3'-0"	7'-0"	1 HR	HOLLOW METAL, CLOSER
201B	Open Office		4'-0"	7'-0"	1 HR	HOLLOW METAL, CLOSER
203	Office		3'-0"	7'-0"		FRAMELESS GLASS
204	Office		3'-0"	7'-0"		FRAMELESS GLASS
206A	Board		3'-0"	7'-0"		SC WOOD
206B	Board		3'-0"	7'-0"		SC WOOD
208	Office		3'-0"	7'-0"		SC WOOD
209A	Shower		3'-0"	7'-0"		SC WOOD
209B	Men		3'-0"	7'-0"		SC WOOD, PRIVACY SET
212	Storage		3'-0"	7'-0"		SC WOOD
213A	Break		6'-0"	7'-0"		GLASS
213B	Break	YES	12'-0"	7'-0"		GLASS
214	Women		3'-0"	7'-0"		SC WOOD
215	Office		3'-0"	7'-0"		FRAMELESS GLASS
216	Office		3'-0"	7'-0"		FRAMELESS GLASS
217	Office		3'-0"	7'-0"		FRAMELESS GLASS
218	Office		3'-0"	7'-0"		FRAMELESS GLASS
219A	Desk		3'-0"	7'-0"		ALUM STOREFRONT, CLOSER, THRESHOLD
219B	Break		3'-0 1/4"	7'-0"		ALUM STOREFRONT, CLOSER, THRESHOLD
220	Men		3'-0"	7'-0"		SC WOOD
222	HVAC		3'-0"	7'-0"	-	SC WOOD, CLOSER
223	Office		3'-0"	7'-0"		FRAMELESS GLASS
224	Office		3'-0"	7'-0"		FRAMELESS GLASS
225	HVAC		3'-0"	7'-0"		SC WOOD



GENERAL DOOR & FRAME NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. CONTRACTOR TO COORDINATE KEYING WITH OWNER.

3. ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE BRUSHED CHROME FINISH. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.

4. ALL EXTERIOR DOORS: (UNLESS OTHERWISE NOTED)
- SHALL BE FULLY INSULATED, HEAVY-DUTY CONSTRUCTION.
- FRAMES SHALL BE HEAVY-DUTY HOLLOW METAL CONSTRUCTION.
- SHALL BE WEATHER-TIGHT. I.E. THRESHOLD, WEATHERSTIPPING, SWEEP.
- SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
- SHALL HAVE LOCKING DEVICES. PANIC HARDWARE AT REQUIRED EXITS.
- SHALL HAVE HEAVY DUTY SECURITY HINGES, WITH NON-REMOVABLE PINS.
- SHALL HAVE AUTOMATIC DOOR CLOSERS.
- SHALL HAVE CORRESPONDING DOORSTOPS (WALL- OR FLOOR-MOUNTED).

5. ALL INTERIOR DOORS: (UNLESS OTHERWISE NOTED)
- SHALL BE HEAVY DUTY HOLLOW REINFORCED METAL CONSTRUCTION.
- DOORS BETWEEN FULL HVAC AND REDUCED HVAC SPACES SHALL BE FULLY INSULATED.
- FRAMES SHALL BE HEAVY DUTY HOLLOW METAL CONSTRUCTION.
- SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
- SHALL HAVE HEAVY DUTY HINGES.
- SHALL HAVE SILENCERS. WHERE INSULATED SHALL HAVE THRESHOLD, WEATHERSTIPPING, SWEEP.
- SHALL HAVE CORRESPONDING DOORSTOPS (WALL- OR FLOOR-MOUNTED).
- WITH STAIR TOWER ACCESS SHALL HAVE CLOSERS & KICKPLATES.
- WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, SMOKE SEALS AND COMPLETE RATED HARDWARE.
- SHALL HAVE CLOSERS, LOCKS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.

6. ALL OVERHEAD DOORS: (UNLESS OTHERWISE NOTED)
- SHALL BE HEAVY-DUTY INSULATED WEATHERTIGHT COMMERCIAL SECTIONAL TYPE CONSTRUCTION.
- SHALL HAVE POWER OPENERS. SEALS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
- POWER OPENERS SHALL BE OPERATED BY A PUSH-BUTTON @ INTERIOR, KEYPAD ACCESS @ EXTERIOR AND 2 REMOTES PER OPENER.

7. ALL GLASS: (UNLESS OTHERWISE NOTED)
- IN INTERIOR DOORS AND FRAMES TO BE 1/4" CLEAR.
- IN EXTERIOR DOORS AND FRAMES TO BE INSULATED & MATCH IN APPEARANCE.
- SHALL BE TEMPERED, LAMINATED AND/OR RATED WHERE REQUIRED BY AUTHORITIES.

GENERAL STOREFRONT NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. CONFIRM LOCATIONS AND QUANTITIES OF ALL DOORS WITH OWNER PRIOR TO OBTAINING MATERIALS AND INSTALLATION.

3. DOORS (PAIRS WHERE SHOWN) TO BE 3'-0"W x 7'-0"H, UNLESS SPECIFIED OTHERWISE. ALUMINUM STOREFRONT DOOR W/ ALUMINUM FRAME, ADA HARDWARE, HEAVY DUTY HINGES, CLOSER. EXTERIOR DOORS SHALL HAVE WEATHERTIGHT, INSULATED GLASS & SURROUNDING THERMALLY BROKEN STOREFRONT FRAMING & GLASS TO MATCH. LOCKABLE PANIC EXIT/ENTRY (NO THUMBTURNS) HARDWARE, THRESHOLD, SWEEP & WEATHERSTRIPPING.

4. ALL EXTERIOR FRAMING TO BE THERMALLY BROKEN & WATERTIGHT.

5. SILL PAN BY WINDOW MANUFACTURER SET IN MASTIC OVER BREAK METAL SILL FLASHING, WITH DRIP EDGE, SET IN MASTIC AT BOTTOM OF ALL WINDOW FRAMING. END DAMS AT OPENINGS. HORIZONTAL AND VERTICAL JOINTS OVERLAPPED AND SEALED.

6. SEALANT AND BACKER ROD AT WINDOW PERIMETER. VERIFY SYSTEM WEEPS ARE CLEARED, FREE OF SEALANT AND DEBRIS.

7. ADDITIONAL FRAMING, STRUCTURAL SUPPORTS AND/OR BRACING SHALL BE IDENTIFIED BY THE GLAZING SUB-CONTRACTOR PRIOR TO BIDDING, FABRICATION AND INSTALLATION.

8. ALL GLASS IN INTERIOR DOORS, FRAMES, SIDELIGHTS, WINDOWS AND STOREFRONT TO BE 1/4" CLEAR. ALL GLASS IN EXTERIOR DOORS, FRAMES, SIDELIGHTS, WINDOWS AND STOREFRONT TO BE INSULATED AND MATCH IN APPEARANCE.
ALL INTERIOR GLASS BETWEEN TEMPERED AND NON-TEMPERED SPACES SHALL BE CLEAR INSULATED.

9. PROVIDE TEMPERED, LAMINATED AND/OR RATED GLASS WHERE REQUIRED BY GOVERNING AUTHORITIES.

10. VERIFY GLAZING FINISH BEFORE FABRICATION OR INSTALLATION.

simonson
simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
515 440 5616 www.simonsonassoc.com

This drawing is the property of the architect and shall not be reproduced or used for other projects without the consent of the architect. The ideas and designs incorporated herein, as an instrument of service, shall remain the property of the architect. The reproduction, alteration or use of this drawing in whole or in part without written permission of the architect is forbidden. © Copyright 2012 Simonson & Associates Architects, LLC

BIOKINEMETRICS

211 East 4th St.
Carroll, Iowa

Rev. #	Issue / Revision	Date
1	Revisions per Owner	11-12-2012
2	Revisions per Owner	11-13-2012
3	Revisions per Owner	11-13-2012
4	Revisions per Owner	11-13-2012

Job No. 16085
Proj. Mgr. TKW

Sheet Title
DOOR & FINISH SCHEDULES

Sheet No.
A6.1

EXHIBIT C

FORM OF ANNUAL CERTIFICATION
(DUE ON OR BEFORE OCTOBER 15 EACH YEAR)

WHEREAS, the City of Carroll, Iowa (the "City") and Biokinemetrics Holdings, LLC, an Iowa Limited Liability Company DMBA Properties & Consulting, Inc., an Iowa Sub-S Corporation (collectively the “Developer”) did on or about the ___ day of _____, 2017, make, execute and deliver, each to the other, a Development Agreement (the "Agreement"); and

WHEREAS, the Agreement obligated the Developer to undertake the Project (as defined therein), and incorporated and contained certain covenants with respect to the operation and employment thereof, and as such the Developer hereby certifies the following:

NOW, THEREFORE, pursuant to the Agreement, this is to certify the following:

(A) As of the date hereof, there are ____ full-time employees working at the Project located on the Property.

(B) The undersigned has reviewed the Agreement and with the exception of those items attached hereto, certifies all warranties, covenants and provisions of the Agreement have been and continue to be complied with, and that no events of default have occurred which could cause the Agreement to be terminated.

[If an event of default has occurred or is occurring, attach hereto a description of the action Developer has taken to remedy such event of default.]

Signed this _____ day of _____, 20___.

BIOKINEMETRICS HOLDINGS, LLC

By: _____

Title:_____

DMBA PROPERTIES & CONSULTING, INC.

By: _____

Title:_____