



IGNACIO TOWN BOARD MEETING AGENDA
Monday, January 9, 2023 – 6:00 PM
Abel F. Atencio Community Room, 570 Goddard Avenue
or via Remote Public Meeting

The remote meeting is hosted by Zoom and requires Attendees to login to the Zoom meeting website at the following address: <https://us06web.zoom.us/j/86908794715>, or Attendees wishing to participate by phone shall call: 346-248-7799 and key in Webinar ID Number: 869 0879 4715.

*There is a Zoom Etiquette file on the Town website that details how Zoom meetings work and what is expected of Attendees. All Attendees will be able to hear and/or see the Town Board meeting. Attendees will be muted until the Mayor takes Attendee comments. Attendees wanting to comment must click on the "Raised Hand" tab at the bottom of the screen, or callers will have to enter *9. The Mayor will acknowledge which Attendee is to speak (by name or phone number) and the meeting host will allow them to speak. The meeting host will unmute the Attendee (or notify the Attendee if they need to unmute themselves by entering *6). The Attendee shall first provide their name and address before they begin their comments. Failure to follow directions or maintain meeting decorum will result in the muting of your connection.*

- I. CALL REGULAR MEETING TO ORDER:** Pledge of Allegiance
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. PUBLIC COMMENTS:** *The Town Board values public comment and allows this time for citizens to voice their thoughts and concerns. The Mayor will open the comment period and prior to addressing the Board, state your name and address, and limit your comments to five (5) minutes. Meeting decorum will be maintained and failure to maintain composure and respect will result in the closure of your comment period. The Town Board and/or staff may respond to your comments or take your comments under advisement. Please do not comment on items listed on the Agenda, as opportunity will be given to comment during these discussions. Thank you.*
- V. CONSENT AGENDA**
 - A. Regular Town Board Meeting Minutes from December 12, 2022
 - B. Financial Records – December 2022 Accounting Reports
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
 - A. Region 9 Economic Development Presentation – Heather Otter
 - B. Resolution 01-2023 – Posting Places for Meeting Notices
 - C. Dancing Spirit Utility and Building Fee Waiver Requests
 - D. ELHI Board Presentation
 - E. Utility Billing Policy Revision
 - F. Town Representation on Various Boards and Commissions
 - 1. La Plata Economic Development Alliance Board: Mayor Pro Tem Box III
 - 2. CML Policy Committee:
 - 3. CML Executive Board:
 - 4. Regional Housing Authority Board: Mark Garcia
 - 5. Southwest Colorado Council of Governments: Tom Atencio
 - 6. Region 9: Mark Garcia, Primary; Michala Hall, Secondary
 - 7. SW Transportation Planning Region:
 - G. Planning Commission Applicant – Shane Roukema
- VIII. STAFF REPORTS**
 - A. Police Department
 - B. Public Works
 - C. Clerk / Treasurer
 - D. Town Manager
 - E. Attorney
- IX. TRUSTEE REPORTS**
- X. MISCELLANEOUS**
- XI. EXECUTIVE SESSION** for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property of interest between the Town and the Ignacio School District, and between the Town and the Southern Ute Indian Tribe, under C.R.S. Section 24-6-402(4)(a)
- XII. ADJOURNMENT**

TOWN OF IGNACIO
Check Register for Checking
For the Accounting Period: 12/22

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-97803	E	893 AT&T	435.51	12/01/22	12/22		
-97802	E	974 LA PLATA ELECTRIC ASSN INC	1940.99	12/01/22	12/22	CL 16365	435.51
-97801	E	845 HOME DEPOT CREDIT SERVICES	258.43	12/01/22	12/22	CL 16369	1940.99
-97800	E	737 PITNEY BOWES INC	302.64	12/01/22	12/22	CL 16370	258.43
-97799	E	737 PITNEY BOWES INC	503.50	12/14/22	12/22	CL 16378	302.64
-97798	E	143 STATE OF COLORADO-SALES TAX	2794.81	12/20/22	12/22	CL 16398	503.50
6370 *	S	1241 Advertising Innovations	1618.59	12/01/22		CL 16437	2794.81
6371	S	53 AUTO PARTS INC	22.16	12/01/22		CL 16376	1618.59
6372	S	1227 CJB Auto Supply	199.00	12/01/22		CL 16384	22.16
6373	S	999999 DANCING SPIRIT COMMUNITY ARTS CENTER	1500.00	12/01/22		CL 16380	199.00
6374	S	1119 DUB'S AUTO BODY	928.05	12/01/22		CL 16385	1500.00
6375	S	1209 Express Toll	8.80	12/01/22		CL 16367	928.05
6376	S	1240 Ferguson Waterworks #1116	476.09	12/01/22		CL 16386	8.80
6377	S	257 FOUR CORNERS WELDING & GAS SUPPLY	93.77	12/01/22		CL 16392	476.09
6378	S	279 GREEN ANALYTICAL LABORATORIES	325.00	12/01/22		CL 16383	93.77
6379	S	756 HONNEN EQUIPMENT	457.52	12/01/22		CL 16381	325.00
6380	S	894 KRISTIN ROEHRs	325.00	12/01/22		CL 16366	457.52
6381	S	999999 LIONEL FLORES	21.36	12/01/22		CL 16382	325.00
6382	S	1087 MARK GARCIA - GOV-PLUS LLC	7530.00	12/01/22		CL 16391	21.36
6383	S	999999 MICHALA HALL	56.25	12/01/22		CL 16377	7530.00
6384	S	1192 Mitel Networks, Inc.	396.08	12/01/22		CL 16389	56.25
6385	S	1172 Short Elliott Hendrickson, Inc.	487.50	12/01/22		CL 16374	396.08
6386	S	1147 TDL RECYCLING, LLC	960.00	12/01/22		CL 16372	487.50
						CL 16373	960.00
						CL 16371	

01/04/23
16:07:09

TOWN OF IGNACIO
Check Register for Checking
For the Accounting Period: 12/22

Page: 2 of 5
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
6387	S	1218 Ted's Rental	798.93	12/01/22	_____	CL 16379	798.93
6388	S	1174 United Rentals (North America), Inc.	17926.93	12/01/22	_____	CL 16388	17926.93
6389	S	969 USA BLUE BOOK	1313.81	12/01/22	_____	CL 16387	1313.81
6390	S	692 WALKER DO IT BEST HARDWARE	157.28	12/01/22	_____	CL 16390	157.28
6391	S	220 BALLANTINE COMMUNICATIONS INC	116.73	12/14/22	_____	CL 16399	116.73
6392	S	91 BRENNAN OIL COMPANY	182.41	12/14/22	_____	CL 16396	182.41
6393	S	99 C & J GRAVEL PRODUCTS INC	691.71	12/14/22	_____	CL 16404	691.71
6394	S	1187 Cardmember Service (TBK Bank)	9079.38	12/14/22	_____	CL 16413	642.26
						CL 16414	222.00
						CL 16415	350.83
						CL 16416	320.01
						CL 16417	1598.99
						CL 16418	175.82
						CL 16419	175.20
						CL 16420	110.55
						CL 16421	406.18
						CL 16422	488.67
						CL 16423	78.49
						CL 16424	312.72
						CL 16425	928.58
						CL 16426	959.07
						CL 16427	2310.01
6395	S	921 CASCADE WATER	67.50	12/14/22	_____	CL 16403	67.50
6396	S	1227 CJB Auto Supply	151.87	12/14/22	_____	CL 16405	151.87
6397	S	1088 Farmer's Fresh Market	100.00	12/14/22	_____	CL 16394	100.00
6398	S	971 FASTTRACK COMMUNICATIONS INC	127.13	12/14/22	_____	CL 16402	127.13
6399	S	1240 Ferguson Waterworks #1116	6.51	12/14/22	_____	CL 16429	6.51
6400	S	257 FOUR CORNERS WELDING & GAS SUPPLY	7.00	12/14/22	_____	CL 16395	7.00
6401	S	263 GALLS, LLC.	55.45	12/14/22	_____	CL 16410	55.45
6402	S	695 GFL Environmental	1632.90	12/14/22	_____	CL 16433	1632.90
6403	S	908 HEART SAFE LA PLATA	160.00	12/14/22	_____	CL 16412	160.00

01/04/23
16:07:09

TOWN OF IGNACIO
Check Register for Checking
For the Accounting Period: 12/22

Page: 3 of 5
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
6404	S	981 HI PERFORMANCE CARWASH LLC	26.25	12/14/22		CL 16411	26.25
6405	S	1130 IMAGENET CONSULTING LLC	309.29	12/14/22		CL 16400	309.29
6406	S	999999 JESSICA DUNBAR	370.84	12/14/22		CL 16406	370.84
6407	S	1192 Mitel Networks, Inc.	396.08	12/14/22		CL 16401	396.08
6408	S	999999 RAY OR JUANITA LUCERO	482.62	12/14/22		CL 16432	482.62
6409	S	590 SAN JUAN BASIN HEALTH DEPARTMENT	35.00	12/14/22		CL 16409	35.00
6410	S	600 SOUTHERN UTE UTILITIES DIVISION	122488.50	12/14/22		CL 16431	122488.50
6411	S	730 SOUTHWEST AG	37.98	12/14/22		CL 16407	37.98
6412	S	1218 Ted's Rental	21.97	12/14/22		CL 16430	21.97
6413	S	650 TOWN OF IGNACIO	1264.54	12/14/22		CL 16393	1264.54
6414	S	675 UTILITY NOTIFICATION CENTER OF CO	24.70	12/14/22		CL 16397	24.70
6415	S	690 WACI-CI TRADING COMPANY	14.99	12/14/22		CL 16428	14.99
6438 *	S	1087 MARK GARCIA - GOV-PLUS LLC	400.00	12/19/22		CL 16434	400.00
6439	S	600 SOUTHERN UTE UTILITIES DIVISION	23666.00	12/19/22		CL 16408	23666.00
Total for Claim Checks			203755.35				
Count for Claim Checks			54				

* denotes missing check number(s)

of Checks: 54 Total: 203755.35

01/04/23
16:07:09

TOWN OF IGNACIO
Check from Another Period Cancelled in this Period
For the Accounting Period: 12/22

Page: 4 of 5
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
6328	S	999999 RAY OR JUANITA LUCERO	482.62	11/01/22		CL 16305	482.62
Total for Claim Checks			482.62				
Count for Claim Checks				1			

* denotes missing check number(s)

of Checks: 1 Total: 482.62

01/04/23
16:07:09

TOWN OF IGNACIO
Fund Summary for Claim Check Register
For the Accounting Period: 12/22

Page: 5 of 5
Report ID: AP110

Fund/Account	Amount
100 GENERAL FUND	
110230	\$57,255.10
300 CAPITAL IMPROVEMENT FUND	
110230	\$487.50
610 WATER FUND	
110230	\$17,303.48
620 GAS FUND	
110230	\$92,287.55
630 SEWER FUND	
110230	\$35,908.52
640 IRRIGATION FUND	
110230	\$30.58
Total:	\$203,272.73

TOWN OF IGNACIO

2021 City Sales Tax			2022 City Sales Tax			% up/down from PYM			
Month	Year-To-Date		Month	Difference			Year-To-Date	Difference	% up/down from PYT
Jan	45,778.54	45,778.54	1 Feb/Jan	50,799.76	5,021.22	10.97%	50,799.76	5,021.22	10.97%
Feb	34,956.77	80,735.31	2 Mar/Feb	41,290.95	6,334.18	7.85%	92,090.71	11,355.40	14.06%
Mar	34,875.59	115,610.90	3 Apr/Mar	43,286.70	8,411.11	7.28%	135,377.41	19,766.51	17.10%
Apr	40,256.52	155,867.42	4 May/Apr	44,081.72	3,825.20	2.45%	179,459.13	23,591.71	15.14%
May	39,924.32	195,791.74	5 Jun/May	43,055.54	3,131.22	1.60%	222,514.67	26,722.93	13.65%
June	40,842.76	236,634.50	6 Jul/Jun	47,274.66	6,431.90	2.72%	269,789.33	33,154.83	14.01%
July	47,265.88	283,900.38	7 Aug/Jul	47,798.20	532.32	0.19%	317,587.53	33,687.15	11.87%
Aug	46,527.60	330,427.98	8 Sep/Aug	51,699.44	5,171.84	1.57%	369,286.97	38,858.99	11.76%
Sept	41,298.20	371,726.18	9 Oct/Sep	50,334.22	9,036.02	2.43%	419,621.19	47,895.01	12.88%
Oct	44,132.78	415,858.96	10 Nov/Oct	50,282.82	6,150.04	1.48%	469,904.01	54,045.05	13.00%
Nov	46,196.31	462,055.27	11 Dec/Nov	49,555.69	3,359.38	0.73%	519,459.70	57,404.43	12.42%
Dec	44,605.31	506,660.58	12 Jan/Dec						0.00%
2021 City Total	506,660.58		2022 City Total	519,459.70					14.32%
2021 BUDGET		360,000.00	2022 BUDGET		xx% Increase		460,000.00		

2021 County Sales Tax			2022 County Sales Tax			% up/down from PYM			
Month	Year-To-Date		Month	Difference			Year-To-Date	Difference	% up/down from PYT
Mar/Jan	78,241.00	78,241.00	1 Mar/Jan	86,662.00	8,421.00	10.76%	86,662.00	8,421.00	10.76%
Apr/Feb	75,662.00	153,903.00	2 Apr/Feb	83,423.00	7,761.00	5.04%	170,085.00	16,182.00	10.51%
May/Mar	93,841.00	247,744.00	3 May/Mar	100,800.00	6,959.00	2.81%	270,885.00	23,141.00	9.34%
June/Apr	88,608.00	336,352.00	4 June/Apr	93,125.00	4,517.00	1.34%	364,010.00	27,658.00	8.22%
July/May	99,100.00	435,452.00	5 July/May	106,167.00	7,067.00	1.62%	470,177.00	34,725.00	7.97%
Aug/June	109,515.00	544,967.00	6 Aug/June	115,145.00	5,630.00	1.03%	585,322.00	40,355.00	7.41%
Sept/July	112,626.00	657,593.00	7 Sept/July	116,545.00	3,919.00	0.60%	701,867.00	44,274.00	6.73%
Oct/Aug	105,307.00	762,900.00	8 Oct/Aug	118,060.00	12,753.00	1.67%	819,927.00	57,027.00	7.48%
Nov/Sept	109,105.00	872,005.00	9 Nov/Sept	111,831.00	2,726.00	0.31%	931,758.00	59,753.00	6.85%
Dec/Oct	97,095.00	969,100.00	10 Dec/Oct	103,265.00	6,170.00	0.64%	1,035,023.00	65,923.00	6.80%
Jan/Nov	92,362.00	1,061,462.00	11 Jan/Nov						0.00%
Feb/Dec	111,170.00	1,172,632.00	12 Feb/Dec						0.00%
2021 County Total	1,172,632.00		2022 County Total	1,035,023.00					10.21%
2021 BUDGET		850,000.00	2022 BUDGET		xx% Increase		1,000,000.00		

01/04/23
16:20:37

TOWN OF IGNACIO
Cash Report
For the Accounting Period: 12/22

Page: 1 of 1
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
100 GENERAL FUND						
110100 Petty Cash	100.00	0.00	0.00	0.00	0.00	100.00
110230 Operating Account	-466,612.05	205,565.71	1,176.68	166.22	232,770.59	-492,806.47
110250 Savings Account	245,681.09	30.29	0.00	0.00	0.00	245,711.38
110270 Investment Account	1,645,901.57	5,671.22	0.00	0.00	0.00	1,651,572.79
Total Fund	1,425,070.61	211,267.22	1,176.68	166.22	232,770.59	1,404,577.70
300 CAPITAL IMPROVEMENT FUND						
110230 Operating Account	180,579.47	24,777.85	0.00	0.00	487.50	204,869.82
110270 Investment Account	433,304.85	1,585.10	0.00	0.00	0.00	434,889.95
Total Fund	613,884.32	26,362.95			487.50	639,759.77
400 CONSERVATION TRUST FUND						
110230 Operating Account	8,726.47	2,912.04	0.00	0.00	0.00	11,638.51
110270 Investment Account	78,154.37	285.90	0.00	0.00	0.00	78,440.27
Total Fund	86,880.84	3,197.94				90,078.78
500 ECONOMIC DEVELOPMENT FUND						
110230 Operating Account	49,138.98	0.00	0.00	0.00	0.00	49,138.98
110270 Investment Account	13,875.82	400.53	0.00	0.00	0.00	14,276.35
Total Fund	63,014.80	400.53				63,415.33
610 WATER FUND						
110230 Operating Account	104,503.72	22,191.99	0.00	0.00	17,303.48	109,392.23
110270 Investment Account	44,793.74	163.86	0.00	0.00	0.00	44,957.60
Total Fund	149,297.46	22,355.85			17,303.48	154,349.83
620 GAS FUND						
110230 Operating Account	131,056.91	65,297.02	0.00	0.00	92,287.55	104,066.38
110270 Investment Account	137,655.98	503.55	0.00	0.00	0.00	138,159.53
Total Fund	268,712.89	65,800.57			92,287.55	242,225.91
630 SEWER FUND						
110230 Operating Account	131,848.90	45,821.61	0.00	0.00	35,908.52	141,761.99
110270 Investment Account	193.62	0.67	0.00	0.00	0.00	194.29
Total Fund	132,042.52	45,822.28			35,908.52	141,956.28
640 IRRIGATION FUND						
110230 Operating Account	32,371.65	1,054.39	0.00	0.00	30.58	33,395.46
110270 Investment Account	10,414.86	38.11	0.00	0.00	0.00	10,452.97
Total Fund	42,786.51	1,092.50			30.58	43,848.43
910 PAYROLL CLEARING FUND						
110230 Operating Account	26,991.06	0.00	175,746.71	164,200.42	0.00	38,537.35
930 CLAIMS CLEARING FUND						
110230 Operating Account	261,338.46	0.00	203,272.73	6,235.88	0.00	458,375.31
Totals	3,070,019.47	376,299.84	380,196.12	170,602.52	378,788.22	3,277,124.69

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

01/04/23
16:21:05

TOWN OF IGNACIO
Statement of Revenue Budget vs Actuals
For the Accounting Period: 12 / 22

Page: 1 of 1
Report ID: B110F

Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
100 GENERAL FUND	207,261.28	1,927,508.12	1,984,766.00	57,257.88	97 %
300 CAPITAL IMPROVEMENT FUND	26,362.95	240,640.95	230,180.00	-10,460.95	105 %
400 CONSERVATION TRUST FUND	3,197.94	12,162.62	80,450.00	68,287.38	15 %
500 ECONOMIC DEVELOPMENT FUND	400.53	49,939.50	50.00	-49,889.50	*** %
610 WATER FUND	163.86	270,205.32	327,125.00	56,919.68	83 %
620 GAS FUND	3,130.22	485,431.11	317,055.00	-168,376.11	153 %
630 SEWER FUND	0.67	522,291.67	528,500.00	6,208.33	99 %
640 IRRIGATION FUND	38.11	40,490.55	40,525.00	34.45	100 %
Grand Total:	240,555.56	3,548,669.84	3,508,651.00	-40,018.84	101 %

01/04/23
16:21:40

TOWN OF IGNACIO
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 12 / 22

Page: 1 of 1
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
100 GENERAL FUND	231,871.91	2,450,982.91	1,966,514.00	1,966,514.00	-484,468.91	125 %
300 CAPITAL IMPROVEMENT FUND	487.50	32,850.34	175,000.00	175,000.00	142,149.66	19 %
400 CONSERVATION TRUST FUND	0.00	0.00	120,000.00	120,000.00	120,000.00	0 %
500 ECONOMIC DEVELOPMENT FUND	0.00	0.00	10,000.00	10,000.00	10,000.00	0 %
610 WATER FUND	17,303.48	156,788.00	295,929.00	295,929.00	139,141.00	53 %
620 GAS FUND	92,287.55	394,094.71	309,854.00	309,854.00	-84,240.71	127 %
630 SEWER FUND	35,908.52	368,722.96	515,538.00	515,538.00	146,815.04	72 %
640 IRRIGATION FUND	30.58	7,587.12	37,133.00	37,133.00	29,545.88	20 %
Grand Total:	377,889.54	3,411,026.04	3,429,968.00	3,429,968.00	18,941.96	99 %

01/04/23
16:22:11

TOWN OF IGNACIO
Payroll Summary For Payrolls from 12/01/22 to 12/31/22

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
BVMT HOURS (BEREAVEMENT LEAVE)	20.00		780.20
COMA HOURS (Comp Time Accumulated)	71.25		
COMP HOURS (Comp Time Used)	45.50		928.00
HOL HOURS (Holiday Pay)	274.00		8,454.78
J002 HOURS (CHRISTMAS BONUS)	0.00		7,371.35
J004 HOURS (CELL PHONE ALLO)	0.00		249.21
*Non Taxable (added to gross wages, no addition to SS, Med, FIT & SIT bases)			
J015 HOURS (IN LIEU OF INSU)	0.00		624.39
OVER HOURS (Overtime)	211.00		10,827.59
REG HOURS (Regular Time)	3,611.75		111,358.58
SICK HOURS (Sick Time)	119.50		3,340.01
VACA HOURS (Vacation Time Used)	77.75		2,392.24
GROSS PAY	146,326.35	0.00	
NET PAY	106,473.28	0.00	
NET PAY (CHECKS)	15,273.52		
NET PAY (DIRECT DEPOSIT)	91,199.76		
AFLAC-AFTERTAX	245.58	363.68	
AFLAC-PRETAX	1,008.82	63.68	
CEBT DENTAL	39.80	688.20	
CEBT HEALTH	2,888.94	11,720.06	
CEBT LIFE	136.45	42.98	
CEBT VISION	5.00	86.00	
EMPL WEAPONS AD	150.00	0.00	
FIT	12,515.40	0.00	
FPPA	7,644.66	5,733.48	
FPPA DROP	1,567.29	0.00	
FPPA-457	1,375.11	0.00	
FPPA-AD&D	0.00	2,127.60	
GARNISHMENT2	69.21	0.00	
ICMA RET 401	2,098.08	2,301.42	
MEDICARE	2,058.99	2,058.99	
SIT	4,882.93	0.00	
SOCIAL SECURITY	3,166.81	3,166.81	
UNEMPL. INSUR.	0.00	292.18	
BANK 4	6,233.63	0.00	
BANK 8-SAVINGS	4,868.16	0.00	
COMM BANK OF CO	13,659.34	0.00	
CU OF COLORADO	4,381.04	0.00	
SANDIA LAB FCU	150.00	0.00	
USAA	6,445.71	0.00	
VECTRA BANK CO	69.26	0.00	
WELLS FARGO	52,044.55	0.00	
WELLS FARGO N.A	138.52	0.00	
WELLS FARGO NEV	69.26	0.00	
WELLS FARGO OR	3,140.29	0.00	
FIT/SIT BASE	129,312.99	0.00	
MEDICARE BASE	141,998.13	0.00	
SOC SEC BASE	51,077.30	0.00	

01/04/23
16:22:11

TOWN OF IGNACIO
Payroll Summary For Payrolls from 12/01/22 to 12/31/22

Page: 2 of 2
Report ID: P130

UN BASE 146,077.14 0.00
Total 28,645.08
Total Payroll Expense (Gross Pay + Employer Contributions): 174,971.43

Check Summary

Payroll Checks Prev. Out. \$14,258.29
Payroll Checks Issued \$15,342.73
Payroll Checks Redeemed \$0.00
Payroll Checks Outstanding \$29,601.02
Electronic Checks \$163,425.14

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security 6333.62		6333.62		221700
Medicare 4117.98		4117.98		221710
Unempl. Insur. 292.18	378.95	671.06	0.07	221760
FIT 12515.40		12515.40		221720
SIT 4882.93	3417.56	8300.49		221730
FPPA 13378.14		13378.14		221742
AFLAC-PRETAX 1072.50		1072.50		221757
EMPL WEAPONS AD 150.00		150.00		221782
FPPA-457 1375.11		1375.11		221742
FPPA-AD&D 2127.60		2127.60		221743
ICMA RET 401 4399.50		4399.50		221741
AFLAC-AFTERTAX 609.26		609.26		221757
CEBT DENTAL 728.00		728.00		221754
CEBT HEALTH 14609.00		14609.00		221751
CEBT LIFE 179.43		179.43		221755
CEBT VISION 91.00		91.00		221756
GARNISHMENT2 69.21		69.21		221781
FPPA DROP 1567.29		1567.29		221742
Total Ded. 68498.15	3796.51	72294.59	0.07	

**** Carried Forward column only correct if report run for current period.

Region 9 Economic Development Presentation

During Heather Otter's presentation, she will refer to the CDAP (Community Development Action Plan); you can see an overview of the various county CDAPs by following this link:

<https://www.region9edd.org/cdaps>

In advance of her presentation, she wanted you to know the following:

- Ignacio's strategic plan was referenced in the making of the CDAP.
- A list of priority projects for La Plata County and communities can be found on pages 2-4.
- Details of each project begin on page 5.
- Ignacio's projects begin with the reference to Ignacio's Strategic Plan on p. 14 and priority projects for the CDAP timeline of 2021-2023 are listed as #22-28.

Heather will talk about the La Plata County CDAP, and specifically focus on Ignacio.

RESOLUTION NO. 01-2023

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO REGARDING THE DESIGNATION OF PUBLIC POSTING LOCATIONS FOR POSTING MEETING NOTICES AND SETTING DATES FOR THE 2023 CALENDAR YEAR.

WHEREAS, the Colorado Open Meetings Law requires that all meetings at which the adoption of any proposed Town policy or other formal action be held only after full and timely notice to the public; and

WHEREAS, Section 24-6-402(2)(c) requires the Board of Trustees to designate a public place for posting notices of any such meeting; and

WHEREAS, the Town has been posting agenda notices both at the physical official public posting locations and on the Town's website for many years; and

WHEREAS, the Colorado Legislature passed House Bill 19-1087 with the intent "...that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website...to the greatest extent practicable"; and

WHEREAS, the Board of Trustees believes that posting notices on the Town website is an effective means of dissemination and provides convenience for certain residents; and

WHEREAS, the Board of Trustees will also designate public places within its boundaries for posting of full and timely notices to the public.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO THAT:

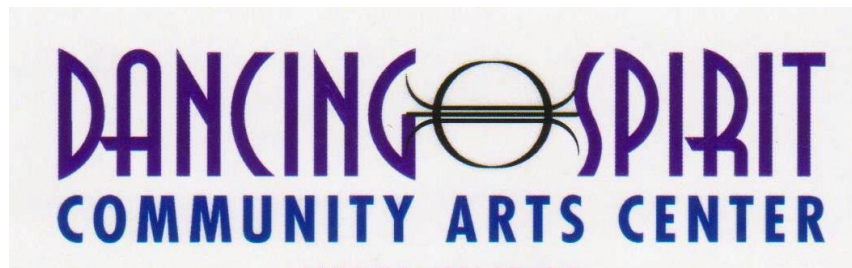
- 1) The Town Board of Trustees hereby designates the Town's Website as the official place for the posting of full and timely notice to the public (www.townofignacio.colorado.gov).
- 2) The Town Clerk shall also post such notices on the door of the Abel F. Atencio Community Room (570 Goddard Avenue) and at the Ignacio Community Library (470 Goddard Avenue), both located within the corporate boundaries of the Town.
- 3) All such notices, except those of emergency meetings, shall be posted at these designated places at least twenty-four hours prior to the holding of the respective meeting.
- 4) The regular meetings of the Town Board of Trustees shall be on the second Monday of each month at 6:00 PM in the Abel F. Atencio Community Room and via remote public meeting, unless timely notice is given of a change of meeting day or time.

ADOPTED THIS 9th DAY OF JANUARY, 2023.

Clark Craig, Mayor

Attest:

Tuggy Dunton, Town Clerk



December 23, 2022

Town of Ignacio, Town Board
540 Goddard Ave.
Ignacio, CO 81137
Attn: Mark Garcia

Dear Mark and Town Board Members,

Dancing Spirit, Inc. a 501c3 Charitable organization founded and operating in Ignacio is requesting a 50% waiver of building permit and utility fees related to new construction of the Dancing Spirit Community Arts Center at 465 Goddard Avenue. This new building ties in with current plans for town revitalization – it will offer our community a new building downtown where people can gather, learn, and support the arts, culture, and creativity. Dancing Spirit is currently located within the ELHI Community Center and is in good standing with the Town of Ignacio: all associated fees and taxes are paid in full as of the date of this letter. A building permit is currently in process with the town and a final estimate of building costs is currently being worked on by the contractor; Innovative Design and Renovations (IDR), Inc. located at 8 La Plata Pl, Durango, CO 81301. We expect to break ground in early 2023 and expect to see the building completed within one year.

Dancing Spirit, Inc. is currently in its 13th year of operation. We began as a cooperative of 13 artists that operated a local gallery and have grown over the years to provide art education classes that meet the requests of area residents. Dancing Spirit applied for funding from Colorado Creative Industries in 2012 which started the process of recognition of the arts in Ignacio and started building relationships across the Colorado. Dancing Spirit received IRS 501c3 nonprofit designation in 2014 and is registered with the State of Colorado as a nonprofit corporation.

The organization operated in numerous leased spaces on Goddard over past years. As a lessee, Dancing Spirit has been forced to move operations when the spaces we operated in were sold or owner plans changed. The new Community Arts Center will put Dancing Spirit

P.O. Box 414 • 115 Ute Street, Ignacio, CO 81137 • 970-563-4600
dancingspiritgallery@gmail.com • www.dancingspiritcommunityartscenter.org

in a permanent home, one designed to accommodate the many creative efforts of the people in our town and surrounding area.

In 2015, when the building that housed the Dancing Spirit gallery and operations was sold, we agreed to help found the ELHI Community Center as a resource for support services to the town. Relocating to a property owned by the Ignacio School District meant changing the organization's business model. We stopped providing the gallery openings and First Friday events that the people of Ignacio had become accustomed to. This caused a significant loss of income for Dancing Spirit. We strove to meet this challenge by shifting our focus toward expanding art education by providing additional instructional classes in pottery, mixed media, jewelry, music, and glass that we provide. We began providing weekly youth art classes during and after school and expanded the classes we offered throughout the summer. Staff began engaging area youth and adults in the process of creating public art as part of "Inspiration Square" at ELHI and through Ignacio's Beautification Initiative. Dancing Spirit has spent the last 7 years building partnership agreements with the Ignacio School District, the Southern Ute Indian Montessori School, and Southern Ute Tribal Justice.

In 2019, Kasey Correia called stakeholders together across Ignacio to talk about forming a creative district which resulted in formation of the Ignacio Creative District.

The new building will enable Dancing Spirit to once again host a full range of services that engage people in Ignacio with the arts. We will once again offer a large art gallery on Goddard Avenue to provide support of local and regional artists which will sit at the front of the building providing high visibility on Goddard Avenue. The next area will offer a stage and a large open floor space that will allow us to host performances, workshops, and live music. Toward the back of the building there will be space for a multimedia studio space with modular walls and a pottery studio with fixed walls that include windows so visitors will be able to view the studio artists and classes in practice. The new space will be available for event rental and will allow Dancing Spirit to host a variety of art workshops, gallery openings, and once again provide themed First Friday art openings. A small kitchen area is planned to support catering of events. The new building will provide full ADA accessible rooms, bathrooms, and studio equipment.

Dancing Spirit is currently in the process of studying the models used by successful art centers to determine the best way to start providing services in the new center. We plan to put a survey out to residents in Ignacio to help us determine what area residents would like to see/experience in the new center.

Dancing Spirit was originally designed as a gallery to support local artists in selling their work. The new Dancing Spirit Community Arts Center will continue to support local artists

and engage people across the region by promoting the arts in our town. Our current Strategic Plan adopted by the board in July 2022 includes the following related goals:

Goal 2: Capacity Building for new model of operations including:

- a. Community Survey
- b. Business Model and Plan
- c. Staff and volunteer development

Goal 4: Community and Artist Engagement

- a. Friends of Dancing Spirit program development
- c. Social media outreach
- d. Radio announcements
- e. Event participation
- f. Local art talent engagement and awareness

As the new center is being built, Dancing Spirit will be working to update the business models we used in the early days of the organization to ensure that we are meeting current needs within our community. In support of the development process for the new gallery space, Kasey Correia, the Executive Director for Dancing Spirit, opened the Dancing Spirit Blue Gallery at 695 Goddard this past summer. The goal of this effort is to open the new gallery with a collection of art and crafts produced by regional artists.

The new gallery will provide income to artists and Dancing Spirit while generating taxable sales income in Ignacio. Dancing Spirit plans to initiate workshops and openings with known artists in the new center to help elevate the skills of local artists and artisans and increase interest in both the art center and the arts. We plan on promoting local music by providing live performances at gallery openings.

The new Community Arts Center will provide local economic development benefits by supporting art education for youth and adults, and by supporting artists and artisans who choose to start small businesses to sell the work they produce. Dancing Spirit plans to employ two full time and one part time staff members, pay local artists as contractors to teach the classes we provide, and seek additional grant funding to provide programs that will expand our reach to specific populations including youth and older adults. The operating model we are developing for the new center will include a membership option that will reduce costs for classes and gallery space for artists while providing a means of consistent income to Dancing Spirit. We are also considering providing an internship option for students interested in pursuing a career in pottery that will provide an exchange of work for studio access. Pottery as a discipline requires many hours of learning and practice to become proficient. An internship option will promote entrepreneurship through training, allow new potters to start producing work without the large expense of building a

home studio, and will allow for greater interaction between students and experienced potters.

Attachments to this letter include:

- 1) Original IRS determination letter for Dancing Spirit, Inc.
- 2) Certificate of Good Standing from the Colorado Secretary of State for 2022.
- 3) Current Guidestar listing showing good standing (please note that a current letter from the IRS has been requested).
- 4) Current Architectural Set for the new building.
- 5) Current budget for the project (this may be amended with a new budget, currently in process to be sent to the Town of Ignacio on completion for issuance of a building permit).

Please feel free to contract me if you require any additional information in making this decision. I look forward to hearing from you!

Sincerely,

A handwritten signature in blue ink that reads "Kasey Correia". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Kasey Correia
Executive Director
dancingspiritgallery@gmail.com
(970) 563-4600

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 01 2014

DANCING SPIRIT INC
PO BOX 414 755 GODDARD AVE
IGNACIO, CO 81137

115 Wte St.



Employer Identification Number:
45-2753491

DLN:

17053135413033

Contact Person:

CUSTOMER SERVICE

ID# 31954

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990 Required:

Yes

Effective Date of Exemption:

July 7, 2011

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

A handwritten signature in cursive script that reads "Tamera Rippanda".

Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Dancing Spirit Inc.

is a

Nonprofit Corporation

formed or registered on 07/07/2011 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20111388452 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/22/2022 that have been posted, and by documents delivered to this office electronically through 08/23/2022 @ 17:24:16 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/23/2022 @ 17:24:16 in accordance with applicable law. This certificate is assigned Confirmation Number 14260001 .

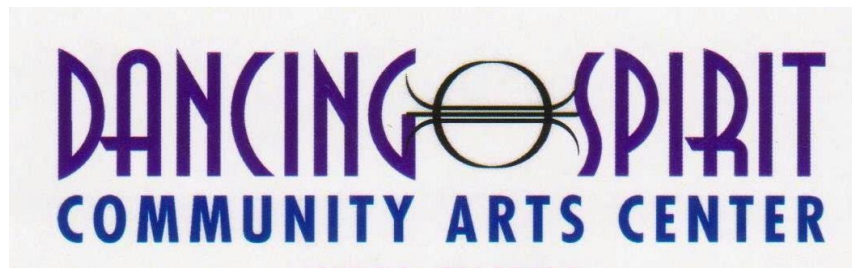


Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Guidestar listing for Dancing Spirit that shows current good standing with the IRS:

<https://www.guidestar.org/profile/45-2753491>

Please note that organization 990s can be found on Guidestar by anyone with a free or paid account. Organization 990s can also be accessed on the organization website at:

<http://www.dancingspiritgallery.org/fiscal-reports.html>.

DANCING SPIRIT ARTS

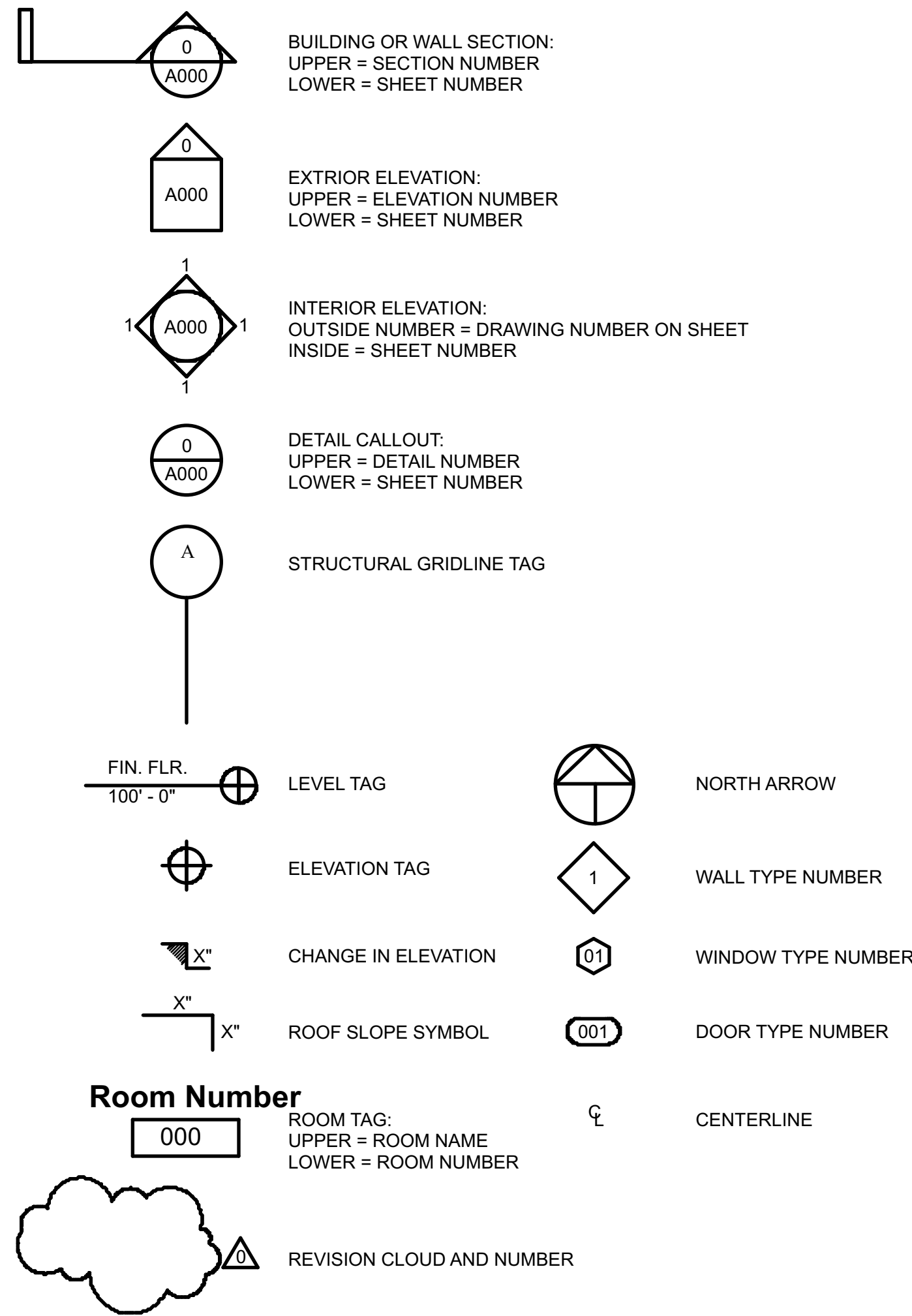
GALLERY / WORKSHOP / COMMUNITY

ABBREVIATIONS LIST

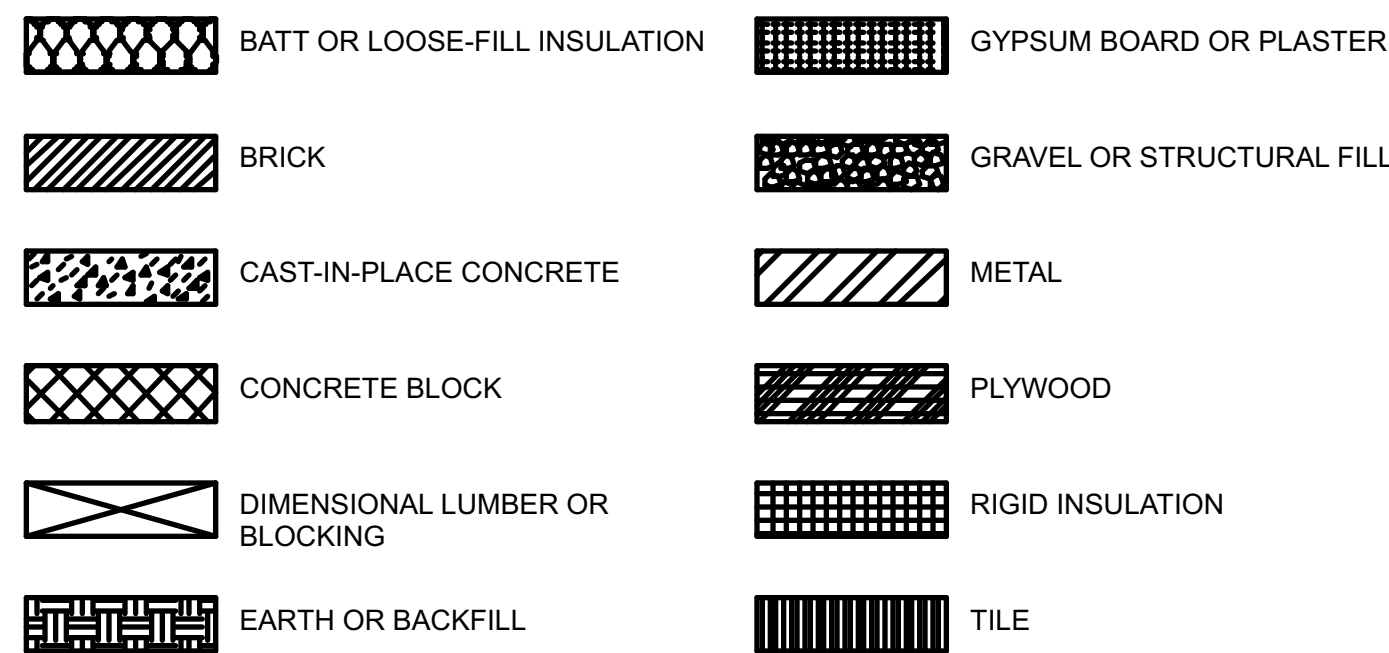
NOTE: Not all abbreviations and symbols are used on drawings contained in this set. Abbreviations not listed should be clarified with Kogan Builders, Inc.

A.B. ACT	ANCHOR BOLT ACCOUSTICAL CEILING TILE ABOVE FINISHED	I.D. INSUL. INT.	INSIDE DIAMETER INSULATION INTERIOR
A.F.F. FLOOR AGGR AL. ALT. APPROX.	AGGREGATE ALUMINUM ALTERNATE APPROXIMATE	JAN. JNT. JST. KIT.	JANITOR JOINT JOIST KITCHEN
BD. BLDG. BLK BLK'G. BM BOT. BTWN. B.U.R. B.W.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM BETWEEN BUILT-UP ROOFING BOTH WAYS	LAB. LAM. LAV. LT. LVL. VENEER	LABORATORY LAMINATE LAVITORY LIGHT LAMINATED LUMBER
CAB. C.J. CLG. CLKG. CL CLR C.M.U.	CABINET CONTROL JOINT CEILING CAULKING CENTERLINE CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CERAMIC TILE CENTER OF ARCH	MAX. MECH. MEMB. MFR M.H. MIN. MISC. M.O. OPENING MTL. MUL.	MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY METAL MULLION
DEG. DET./DTL. D.F. DIAG. DIA. DN. DS. DWG.	DEGREE DETAIL DRINKING FOUNTAIN DIAGONAL DIAMETER DOWN DOWNSPOUT DRAWING	N N.I.C. NO. NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
E (E) EAL E.J. E.I.F.S.	EAST EXISTING EXPANSION JOINT EXTERIOR INSULATION AND FINISH SYSTEM	O.C. O.D. DIAMETER OH. OPG. OPP.	ON CENTER OUTSIDE OVERHEAD OPENING OPPOSITE
EL./ELEV. ELEC. EMER. ENCL. EQ. EQUIP. E.W. E.W.C.	ELEVATION ELECTRICAL EMERGENCY ENCLOSURE EQUAL EQUIPMENT EACH WAY ELECTRIC WATER COOLER EXPANSION EXTERIOR	PCT. P.L. PLAM. PLAS. PLYWD. PR	PRE-CAST PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PAIR
EXP. EXT.	EXPANSION EXTERIOR	Q.T.	QUARRY TILE
F.A. F.D. F.D.C.	FIRE ALARM FLOOR DRAIN FIRE DEPARTMENT CONNECTION	R RD. RE: REF. REINF. REQ'D. ROOM R.O.	RISER ROOF DRAIN REFER TO REFRIGERATOR REINFORCED REQUIRED ROOM ROUGH OPENING
FDN. F.E. F.E.C.	FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	S S.C. SCHED. SECT. S.F/SF SHT. SIM. S.P. SPEC. SQ. S.S. S.S.D. DRAWINGS STAGG.	SOUTH SOLID CORE SCHEDULE SECTION SQUARE FOOT SHEET SIMILAR SPRING POINT SPECIFICATION SQUARE STAINLESS STEEL SEE STRUCTURAL
F.F. F.H.C. FIN. F.L. FLR FLUOR F.O.B. F.O.C. F.S. FT. FTG. FURR	FINISH FLOOR FIRE HOSE CABINET FINISH FLOW LINE FLOOR FLUORESCENT FACE OF BRICK FACE OF CONCRETE FULL SIZE FOOT OR FEET FOOTING FURRING	STD. STIFF. STL. STRUCT. SUSP.	STANDARD STIFFENER STEEL STRUCTURAL SUSPENDED
GA. GALV. G.C.	GAUGE GALVANIZED GENERAL CONTRACTOR	TR T & B TER T & G GROOVE THK. T.O. T.S. TYP.	TREAD TOP AND BOTTOM TERRAZZO TONGUE AND THICK TOP OF TUBE STEEL TYPICAL
GL. GR GYP GYP. BD.	GLASS GRADE GYPSUM GYPSUM BOARD	U.N.O. OTHERWISE	UNLESS NOTED
H.B. H.C. H/C HDWD. HDWE. H.M. HORIZ HR. HT. HVAC	HOSE BIB HOLLOW CORE HANDICAPPED HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING, VENTILLATION & AIR CONDITIONING	VCT COMPOSITION TILE VER VERT.	VINYL COMPOSITION TILE VERIFY VERTICAL
		W W/ W/C WD. W/O	WEST WITH WATER CLOSET WOOD WITHOUT

GRAPHIC SYMBOLS



MATERIALS PATTERNS



TEXT SYMBOLS LIST

& @ X # /OR X' X"	AND AT BY NUMBER OR POUND PER (X) FEET (X) INCHES
-------------------------------------	---------------------------------------------------------------------

GENERAL NOTES

I. APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NATIONAL ELECTRIC CODE

II. GENERAL/CONTRACT REQUIREMENTS:

- A. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY CLEARHEART DESIGNS, LLC OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
- C. SUBCONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
- D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
- E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

III. PROJECT LAYOUT REQUIREMENTS:

- A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.
- B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF FRAMING LAYER AT EXTERIOR WALLS
FACE OF FRAMING LAYER AT INTERIOR STUD WALLS
CENTER OF WINDOW AND DOOR OPENINGS
- C. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.
- D. ALL STEPS SHALL HAVE 7 3/4" MAXIMUM RISERS AND 11" MAXIMUM TREADS U.N.O OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.
- E. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AND CLEARHEART DESIGNS AT CONSTRUCTION PHASE.

IV. LIFE SAFETY REQUIREMENTS:

- A. AN EMERGENCY ESCAPE WINDOW MEETING THE FOLLOWING REQUIREMENTS MUST BE INSTALLED AT EACH BEDROOM AND ONE IN EACH BASEMENT:
MINIMUM NET OPENING OF 5.7 S.F.
MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES
MINIMUM CLEAR OPENING WIDTH OF 20 INCHES
- B. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WIRLPOOLS, ETC.
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA, 9 S.F.
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
5. GLAZING IN GUARDRAILS AND RAILINGS.
6. GLAZING ADJACENT TO STAIRWAYS OR RAMPS.

- C. PROVIDE 5/8 INCH 'TYPE X' GYPSUM BOARD AT ALL WALLS AND CEILINGS OF GARAGES.
- D. DOOR FROM GARAGE TO HOUSE SHALL BE 20-MINUTE RATED AND SELF-CLOSING.

V. PROJECT CONSTRUCTION REQUIREMENTS:

- A. ALL ATTICS SHALL BE VENTED PER IBC REQUIREMENTS. ATTIC ACCESS DOORS SHALL BE INSULATED AND SEALED--"E-Z HATCH" R-38 ATTIC ACCESS DOOR, OR EQUIVALENT.
- B. CRAWLSPACES SHALL BE VENTED. THE CRAWL SPACE FLOOR SHALL BE COVERED WITH 10 MIL POLY VAPOR RETARDER WITH ALL JOINTS LAPPED 6" MINIMUM AND SEALED OR TAPED. EXTEND VAPOR RETARDER 6" MINIMUM UP PERIMETER STEMWALLS AND SEAL TO WALLS.
- C. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
EVEK OR EQUAL AT WOOD SIDING OR HARDI-PLANK SIDING
ONE LAYER 30# FELT AT MASONRY VENEER
TWO LAYERS 15# FELT AT STUCCO
- D. ALL WINDOWS SHALL BE FLASHED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
- E. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVC WEEPS AT 24 INCHES O.C. DIRECTLY ABOVE THE FLASHING.

VI. PROJECT WORKMANSHIP:

- A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, CLEARHEART DESIGNS SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.
- D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
- E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETEION OF THE WORK, LEAVE THE JOB STE FREE OF ALL MATERIALS AND BROOM CLEAN.
- F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

VII. RESIDENTIAL ENERGY CODES:

- A. WALL INSULATION IS R-20 MINIMUM WITH VAPOR BARRIER.
- B. CEILING INSULATION IS R-38 MINIMUM WITH VAPOR BARRIER.
- C. UNDERSLAB INSULATION IS 2 INCH RIGID STYROFOAM, R-10 MINIMUM. WHERE IN-FLOOR HEATING SYSTEM IS IN PLACE, THE INSULATION IS CONTINUOUS UNDER THE FLOOR. UNHEATED SPACE REQUIRES THE INSULATION TO BE 4'-0" MINIMUM AROUND THE EXTERIOR PERIMETER.
- D. ALL PERIMETER BASEMENT WALLS TO HAVE 2 INCH RIGID STYROFOAM, R-10 MINIMUM, FULL HEIGHT.
- E. WINDOWS TO BE ALL LOW-E GLAZING WITH A U-FACTOR OF 0.36 MAXIMUM.
- F. ALL HOT WATER PIPING SHALL BE INSULATED TO R-2 MINIMUM.
- G. AT ALL RECESSED CAN LIGHTS, LIGHTS SHALL BE AIR-TIGHT, I.C. RATED, AND SEALED TO THE DRYWALL.
- H. ALL FURNACE ROOM DOORS THROUGH THE THERMAL ENVELOPE SHALL BE INSULATED AND SEALED, WITH PERIMETER GASKETING AND THRESHOLD.
- I. CERTIFICATE OF COMPLIANCE FOR INSULATION VALUES SHALL BE POSTED ON THE FRONT FACE OF THE ELECTRICAL DISTRIBUTION PANEL. COMPLY WITH IRC 11.01.16

PROJECT INFORMATION

PARCEL #	595508306010
BLOCK:	4
LOTS:	4 & 5
ACRES:	0.172
LOT SF:	7,492
DESCRIPTION:	
BEDROOMS:	0
OFFICE:	1
BATHROOMS:	2
BREAK RM.:	1
STORAGE RM.:	1
CRAFT RM.:	1

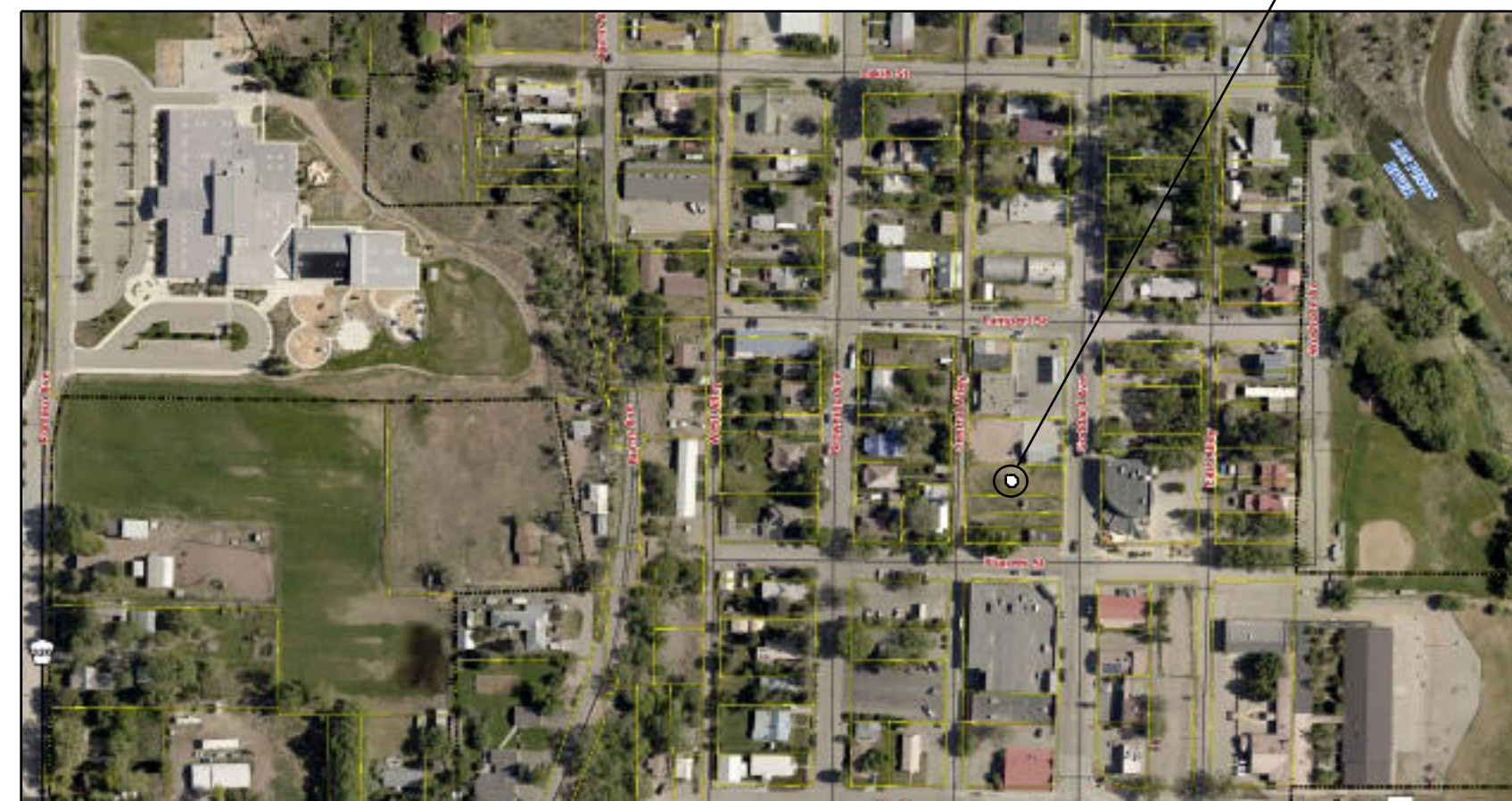
SQUARE FOOTAGE:	
TOTAL CONDITIONED:	3956 (92 x 43)

ZONING DESIGNATION:	
TOWN OF IGNACIO	
MIXED USE / DOWNTOWN OVERLAY DISTRICT	

OCCUPANCY GROUPS:	
A-3	ASSEMBLY GROUP
B	BUSINESS GROUP
F-2	LOW HAZARD FACTORY INDUSTRIAL
M	MERCANTILE GROUP
S-1	MODERATE HAZARD STORAGE

CONSTRUCTION TYPE:	
V-B	

SITE VICINITY MAP



TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022

by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:

TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:

595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT

GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:

11-30-2022

COVER

A-001



LA PLATA PLACE, #5
DURANGO, CO 81301

Copyright 2022
by CLEARHEART DESIGNS, LLC.,
Durango Colorado.
Part of these drawings, as well as the structures they
represent, may be reproduced in any manner whatsoever
without prior written permission. The design shown is
the property of Clearheart Designs, LLC.

ONY BLEVINS

Innovative Design Renovation

OBJECT ADDRESS:

Parcel:

Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

PLANNING DESIGNATION
TOWN OF IGNACIO
U - MIXED USE DISTRICT
TOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
Y-B

DATE / REVISION:
1-29-2022

SITE PLAN

A-002



DIMENSIONAL DESIGN STANDARDS

CLASSIFICATION	MU - MIXED USE	PROPOSED
Minimum Land	6,000 sf	7,500 sf (7,492 sf)
Minimum Width	50 ft	49.99 ft (50.00 ft)
Minimum Depth	100 ft	149.95 ft (150.00 ft)
Minimum Front Yard Setback (depth to garage face)	0.00 ft	8.00 ft
Minimum Front Setback (depth to structure except garage)	0.00 ft	15.00 ft
Minimum Rear Yard Setback	10.00 ft	50.00 ft
Minimum Side Yard Setback	0.00 ft	2 ft (North) / 5 ft (South)
Minimum Street Frontage Per Lot	50.00 ft	50.02 ft (50.00 ft)
Minimum Parking Spaces Per Dwelling	see table below	6
Minimum Distance (between multiple units)	n/a	n/a
Maximum Height	35.00 ft	34.00 ft
Maximum Lot Coverage by Structures	90%	53%
	6,742 sf Allowed	3,956 sf
Minimum Landscaped Area	10%	12%
	750 sf Required	850 sf Proposed

USE TYPE	REQUIREMENT	ALLOCATION	# REQ.
Business / Office	1 per 600 sf	2294	3.82
Factory / Industrial	1 per 800 sf	1105	1.38
Warehouse / Storage	1 per 800 sf	557	0.7
SUBTOTAL			5.9
TOTAL REQUIRED OFF-STREET PARKING			6

1. PLANT MATERIALS

- a. The minimum planting sizes on all required landscaping shall be two (2) inch caliper deciduous trees, one and one-half (1½) inch caliper ornamental trees, six (6) foot tall evergreen trees and five (5) gallon shrubs.
- b. Plant materials shall be chosen from native species. No invasive or noxious plants shall be used.

2. IRRIGATION

All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements.

3. DESIGN STANDARDS

A minimum of ten (10) percent of the site (gross) shall be landscaped area.

- (1) **Site Trees** – plant a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.
- (2) **Shrubs** – plant a minimum of one (1) shrub per one hundred fifty (150) square feet of Landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (½) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.
- (3) **Groundcover** – establish irrigated grass turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed free and maintained at a maximum height of eight (8) inches.
- (4) **Screen Load Areas** – screen loading areas (including vehicle being loaded), service and storage areas visible from the public right-of-way or adjacent property with an opaque screen that is an integral part of the building architecture or by landscaping. Chain link fencing with slats, tires or used building materials are not acceptable screening materials. Screening must be approved by the Administrator.
- (5) **Compatibility** – integrate activities on the subject property with adjacent land uses by utilizing a combination of landscaping, building orientation and appropriate architectural elements.
- (6) **Streetscape** – a combination of window boxes, awnings, planters, trees, benches, etc. as appropriate to enhance building entries and the streetscape.

PROPOSED

	YES
	YES
	YES
	750 SF MIN.
	1 SITE TREE MIN.
	6 SHRUBS MIN.
	YES
	YES
	YES
	YES

PLANT SCHEDULE:

XERICSCAPE LANDSCAPING. MINIMAL WATER.

FLOWERS:

(PERENNIAL, BULB, SELF-SEEDING ANNUAL)

Russian Sage
Torch Lilly
Salvia (mixed Colors)
Yarrow
Cinquefoil

SHRUBS / SUCCULENTS (LOW):

Cliffrose; *Cowania Mexicana*
Blue Mist Spirea; *Caryopteris Clandonensis*
Yucca
Apache Plume

SITE TREE:

Hackberry; *Celtis Occidentalis*

VINE:

Trumpet Vine: *Campsis Spp.*

GRASSES:

Miscanthus

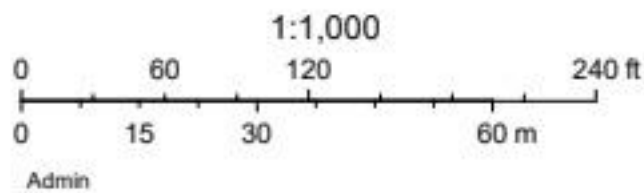
PARKING LOT STRIPING:

PROPOSED NON ADA PARKING STRIPING
SHALL BE CANYAS STRIPING ON
ENGINEERED CLASS-6 ROAD BASE
"ALL WEATHER SURFACING".

ADA PARKING SPACE AND AISLE SHALL BE
SLAB-ON-GRADE PLACED CONCRETE



Parcel: 595508306010



RESULTS OF SURVEY
LOTS 4 AND 5, BLOCK 4, HALLS ADDITION
TO THE TOWN OF IGNACIO
LOCATED WITHIN THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 33 NORTH,
RANGE 7 WEST, N.M.P.M., LA PLATA COUNTY, COLORADO

MONUMENTED LAND SURVEY

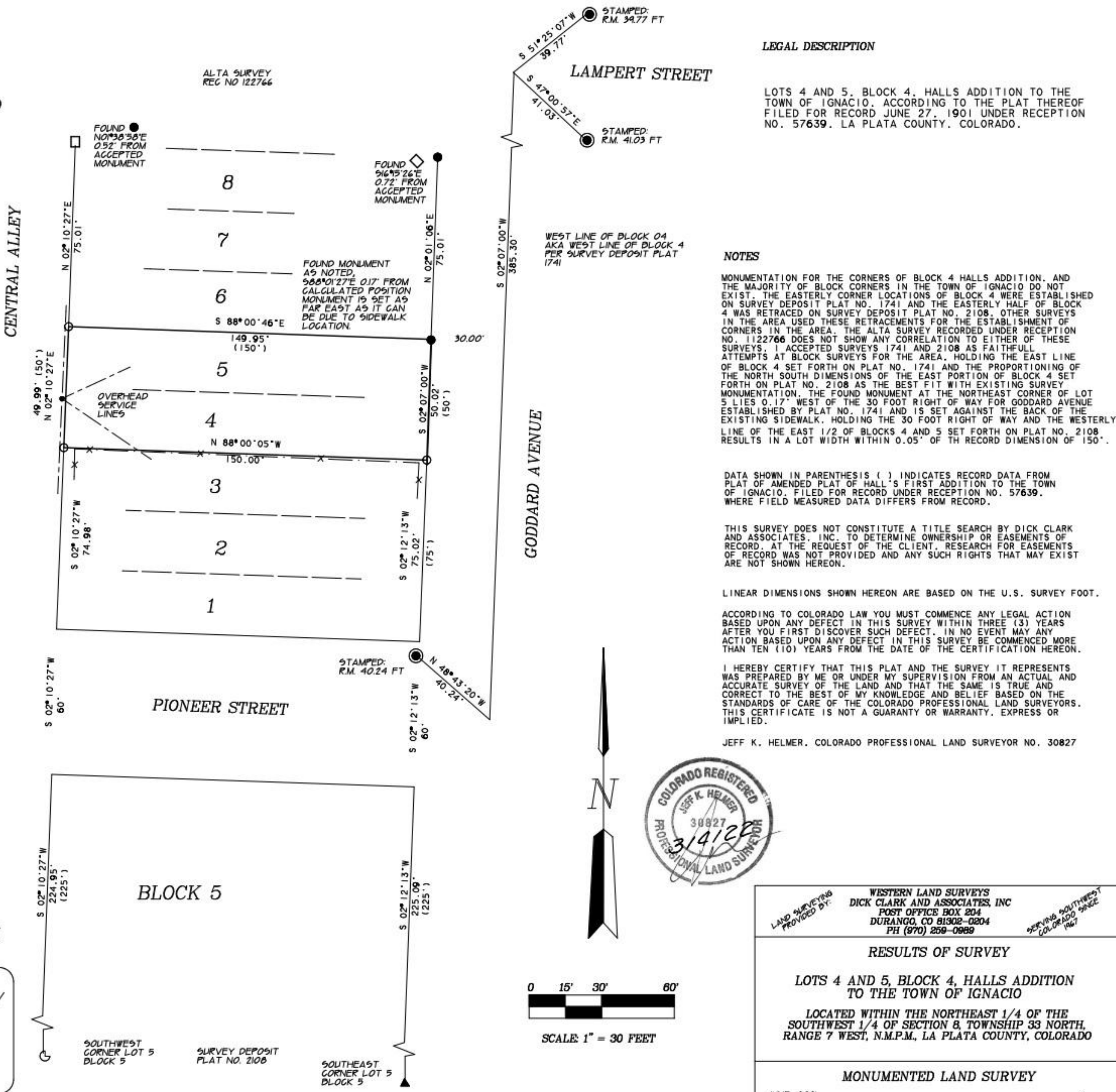
MONUMENT TABLE

- SET 5/8" X 18" REBAR WITH 1 1/2" ALUMINUM CAP "JEFF HELMER PLS 30827" FLUSH WITH GROUND.
- FOUND 2 1/2" ALUMINUM CAP "9187" FLUSH WITH GROUND.
- FOUND 2" ALUMINUM CAP "ANIMAS SURVEYING & MAPPING PLS 28265 RM" FLUSH WITH GROUND. C.L. INT
- FOUND 5/8" REBAR WITH RED PLASTIC CAP, NO MARKINGS. 0.1' BELOW GRADE.
- ◇ FOUND PK NAIL WITH 1" BRASS SHINER, "NM 9673 C23525" SET IN CONCRETE.
- ▲ FOUND 2" ALUMINUM CAP "PINNACLE SURVEYING & MAPPING, PLS 34996, FLUSH WITH GROUND.
- ⌚ FOUND 5/8" REBAR WITH PINK PLASTIC INSULATOR CAP, FLUSH WITH GROUND.

BASIS OF BEARINGS

BEARINGS BASED ON REFERENCE LINE BETWEEN THE NORTHWEST CORNER OF LOT 8, BLOCK 4 AND THE SOUTHWEST CORNER OF LOT 5, BLOCK 5 BEING SOUTH 02°10'27" WEST BETWEEN THE CORNER MONUMENTS SHOWN AND DESCRIBED HEREON. GPS DATUM: USA/NAD83.CO.US.

DEPOSITED THIS _____ DAY OF _____, 2022, AT _____ AM/PM
AS PLAT NUMBER _____ OF THE COUNTY SURVEYOR'S DEPOSIT PLATS.
LA PLATA COUNTY, COLORADO



CLEARHEART
—DESIGNS—

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel: 595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-21-2022

SURVEY / GIS

A-003



DANCING SPIRIT COMMUNITY ARTS



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspectors. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1


CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-21-2022

CONCEPT

A-004





CLEARHEART
— DESIGNS —

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
By CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR
Innovative Design Renovation
(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:
**465 Goddard Ave.
Ignacio CO 81137**

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-29-2022

EXT. BIM

A-005



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

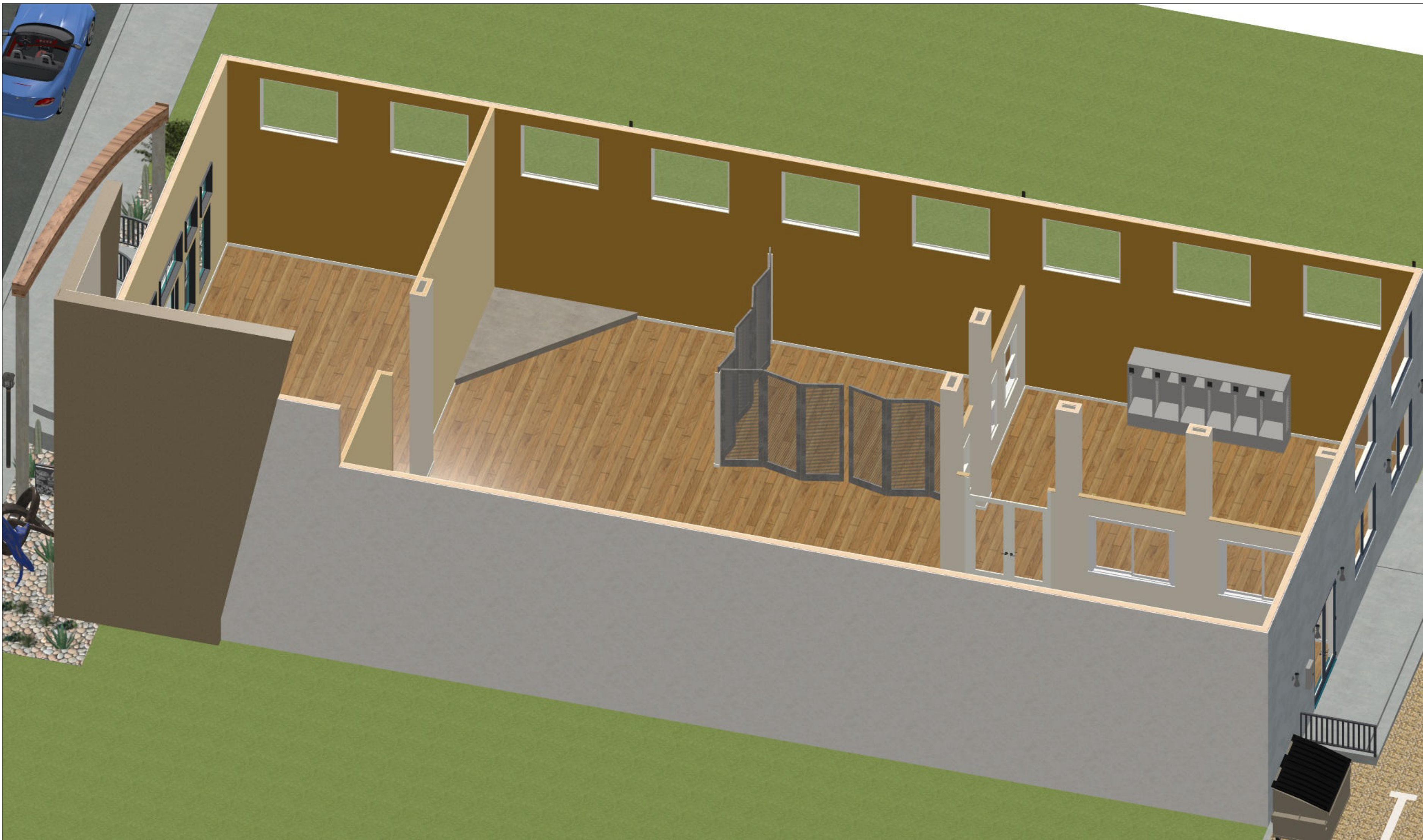
OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-29-2022

BIM 2

A-006



INTERIOR "DOLLHOUSE" VIEWS
NOT TO SCALE



CLEARHEART
— DESIGNS —

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work that is performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all building permits and inspections. Contractor is responsible for any additional engineering requirements (structural, physical, civil).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

PROJECT ADDRESS:

**465 Goddard Ave.
Ignacio CO 81137**

Parcel:
595508306010

Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

NEW CONSTRUCTION
COMMERCIAL

DESCRIPTION:

SQUARE FOOTAGE:

ZONING DESIGNATION
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUP:

CONSTRUCTION TYPE:
Y-B

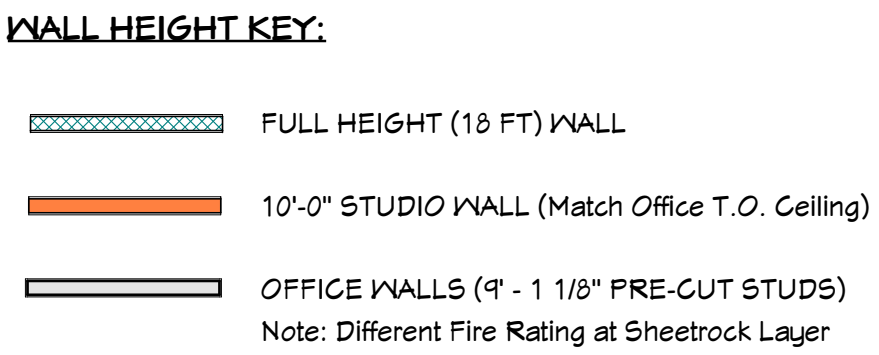
CLIENT / PROPERTY OWNER:

DANCING SPIRIT

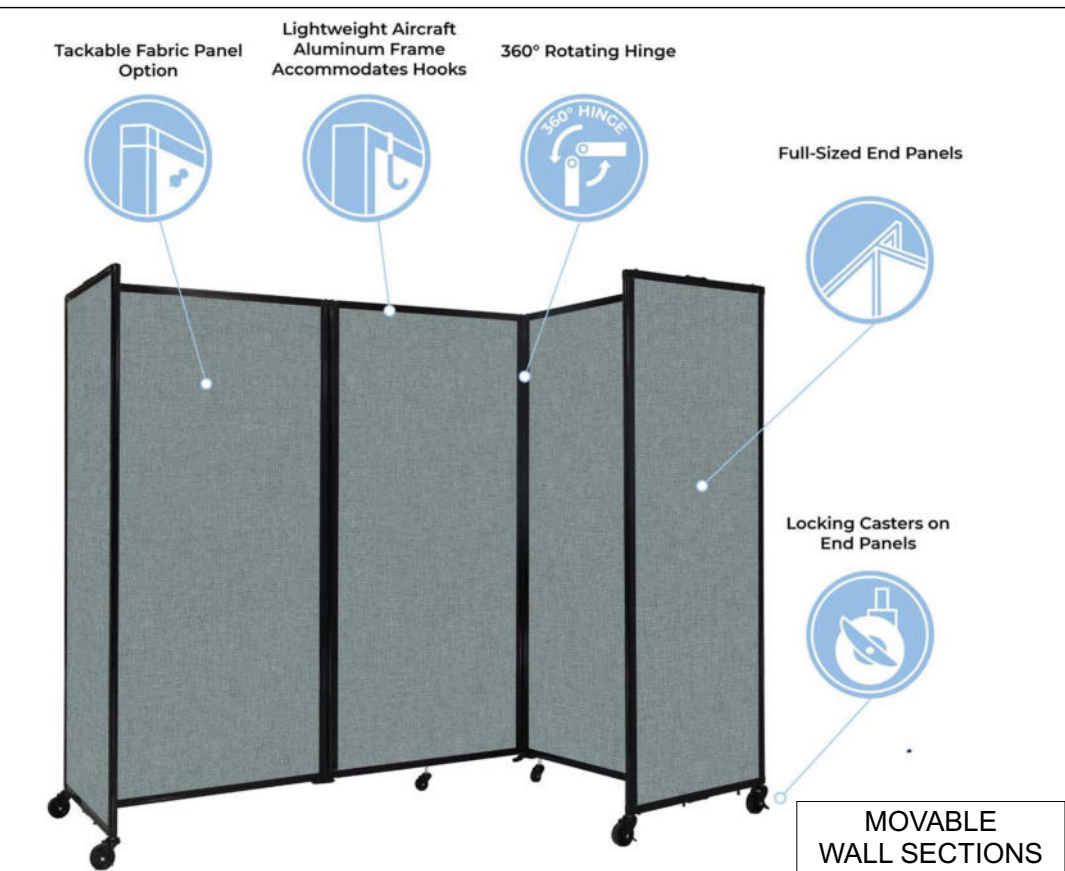
DATE / REVISION:
11-29-2022

INT. BIM

A-007



OPTIONAL ACCESSORIES		CONTROLLER
1227 ROLLING KILN STAND	Optional	Thermocouple: K
ENVIROLINK	Optional	Clock: 60 Mhz
ENVIROVENT 2	Optional	Voltage: 24 DC Relays
LINKBOARD SERVICE 1 YEAR	Optional	Output: 12 Volts DC
LINKBOARD SERVICE 5 YEAR	Optional	Fuse: 0.5 AMP





CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

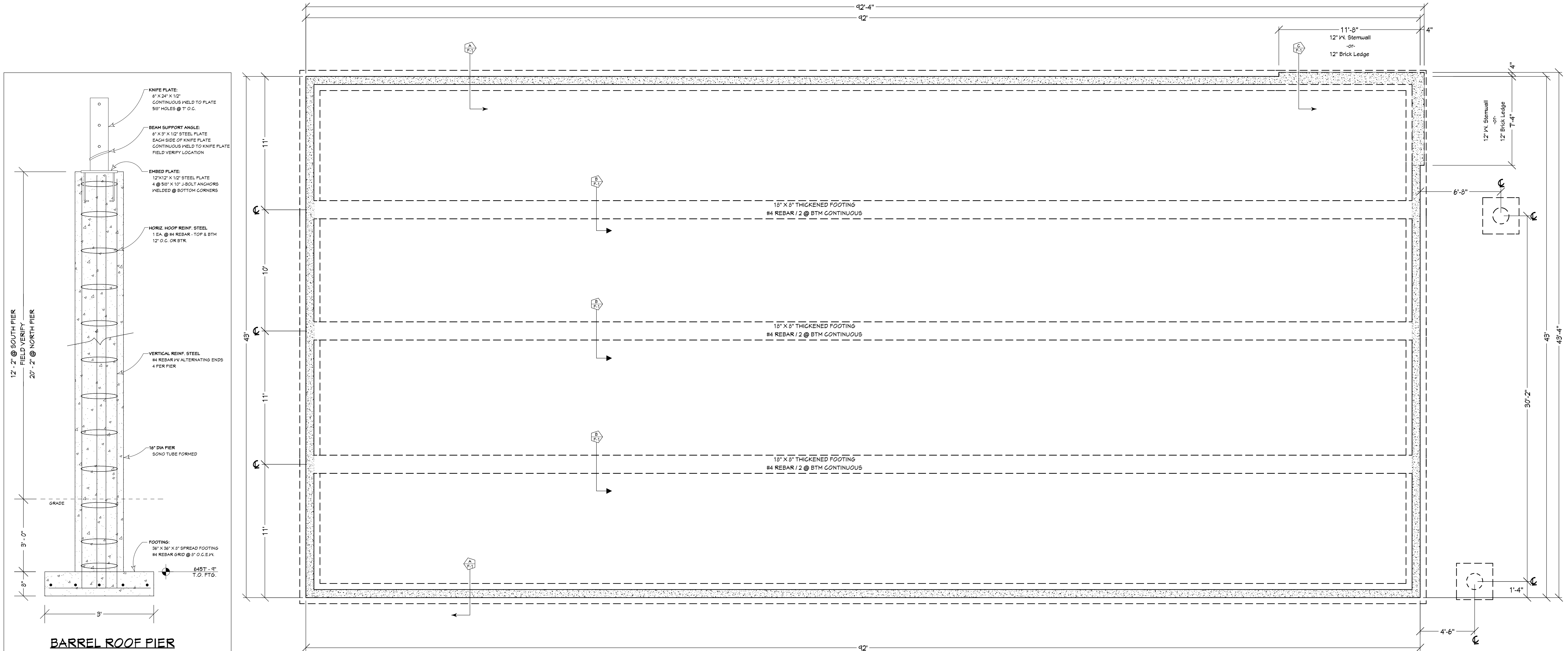
OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-21-2022

FOUNDATION
PLAN

F-1



BARREL ROOF PIER
SCALE = 3/4 in. = 1 ft.

GENERAL STRUCTURAL NOTES:

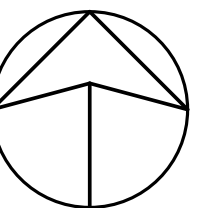
- DESIGN CRITERIA:
 - Roof:
 - Snow Load: 50 lbs/sq.ft.
 - Dead Load: 20 lbs/sq.ft.
 - Floor:
 - Live Load: 40 lbs/sq.ft.
 - Dead Load: 20 lbs/sq.ft.
- EARTHWORK:
 - A. Soil conditions:
 - 1. Allowable soil bearing pressures used in designs = 1500 psf.
 - C. Excavations shall be de-watered and cleaned of all mud and loose material before concrete is poured.
 - D. Building official to inspect the excavations to verify the bearing Material.
 - E. Fill and backfill to be placed and compacted to 95% of maximum density.
 - F. Provide sleeves for all pipes placed through concrete walls.
 - I. If other than non-expansive soil conditions exist, foundation must be engineered.
- FOUNDATION:
 - A. Soil conditions:
 - 1. Allowable soil bearing pressures used in designs = 1,500 psf.
 - B. Excavations shall be de-watered and cleaned of all mud and loose material before concrete is poured.
 - C. Building official to inspect the excavations to verify the Bearing Material.
 - D. Fill and backfill to be placed and compacted to 95% of maximum density.
 - E. Provide sleeves for all pipes placed through concrete walls.
 - F. If other than non-expansive soil conditions exist, foundation must be engineered.
 - G. All finish grades are to slope evenly away in all directions from building.
 - H. All materials to meet IRC 2015 series standards.

- CONCRETE:
 - A. Allowable unit stresses used in design:
 - 1. All concrete to develop minimum 3,500 psi compressive strength in 28 days
 - 2. All reinforcing steel, except ties, shall be new billet bars in accordance with ASTM A615 with a minimum yield point of 60,000 psi. All ties shall be new billet bars in accordance with ASTM A615 with a minimum yield point of 40,000 psi. Do not weld or rebar any bars with a yield point greater than 40,000 psi.
 - B. Reinforcement protection - Spacing to Wall Edge:
 - 1. Concrete poured against earth 3"
 - 2. Concrete poured in forms but exposed to weather or earth:
 - a. If bars are larger than no. 5 2"
 - b. If bars are no. 5 or smaller 1 1/2"
 - C. All bars lengths to scale unless noted. Splices are 36 bar diameters with a minimum lap of 1'-6". Make outside bars continuous around corners.
 - D. Detail bars in accordance with ACI Detailing Manual, latest edition.
 - E. Provide all accessories necessary to support reinforcing at positions shown on the plans in accordance with ACI Detailing Manual, latest edition.
 - F. All slabs, footings and walls shall have no joints in a horizontal plane. Any stop in concrete work must be made with vertical bulkheads and horizontal keys. Unless otherwise shown or approved.
 - G. Wire mesh reinforcement must lap one full mesh at side and end laps and be wired together. Place mesh at mid-depth of slab.

PASSIVE RADON CONTROL METHODS:
GENERAL CONTRACTOR SHALL PROVIDE
CRAWLSPACE PASSIVE RADON MITIGATION
AND CONTROL METHODS PER:
LPCBC / 2015 IRC Appendix F, Section AF101.1

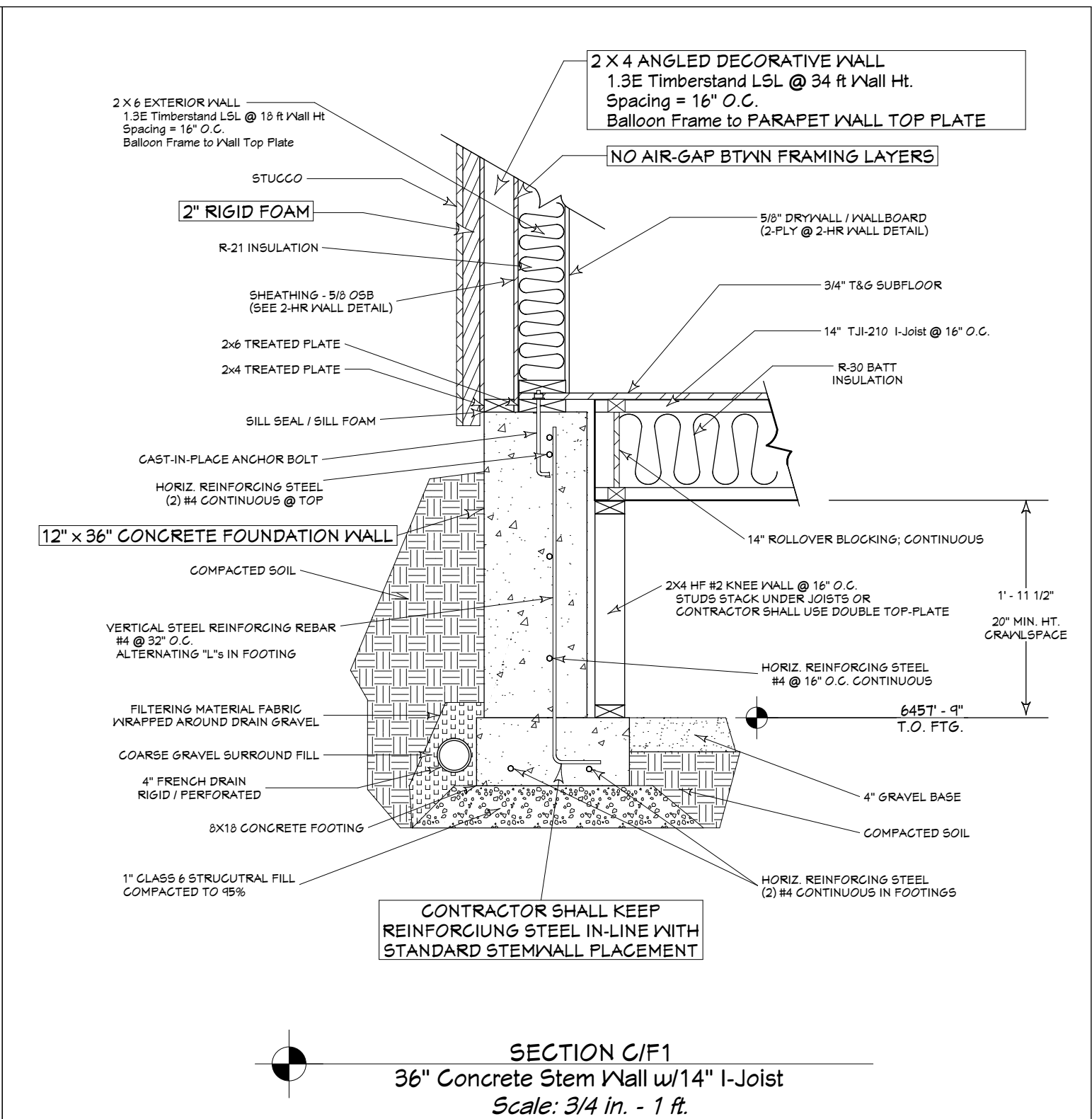
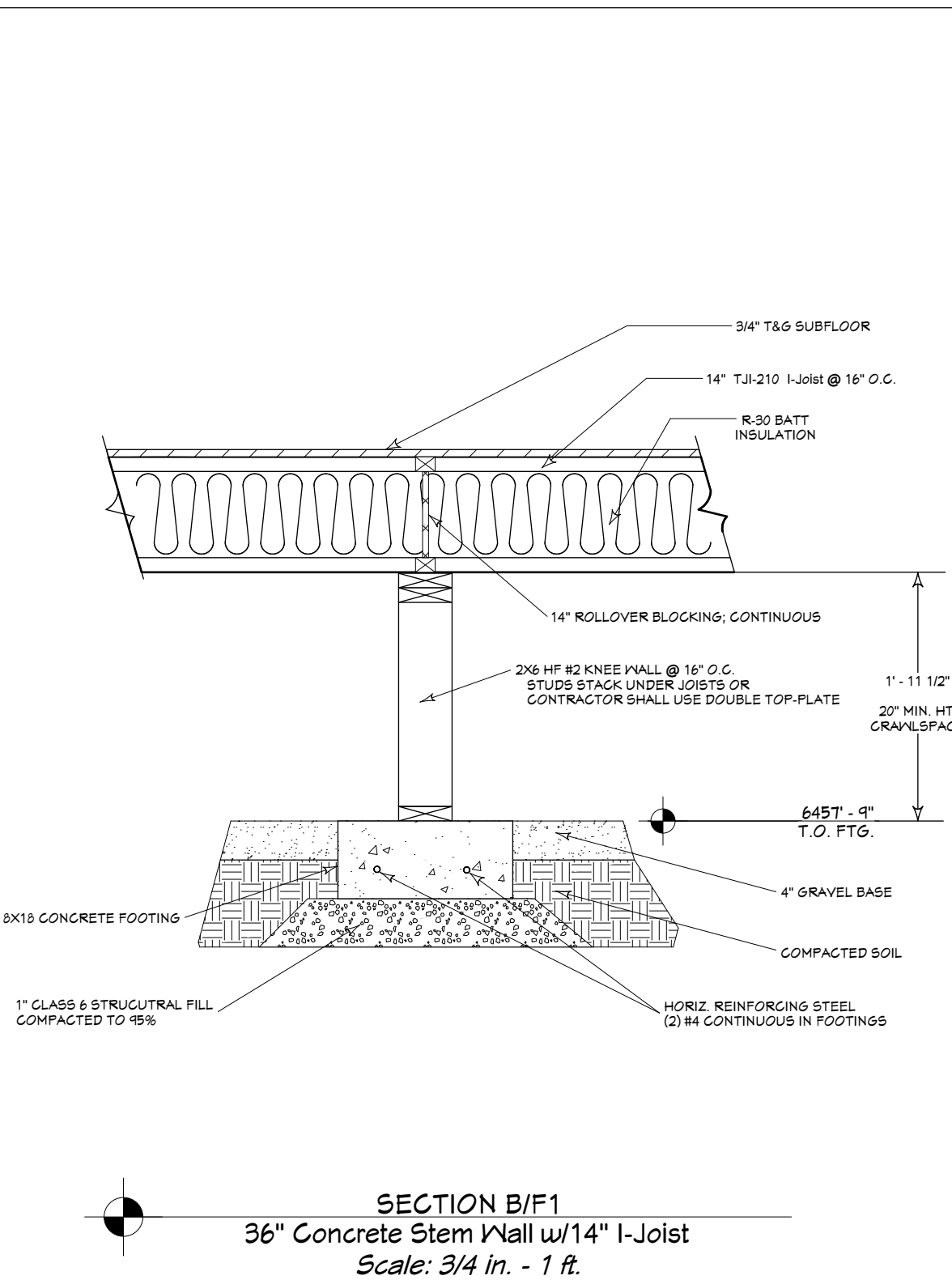
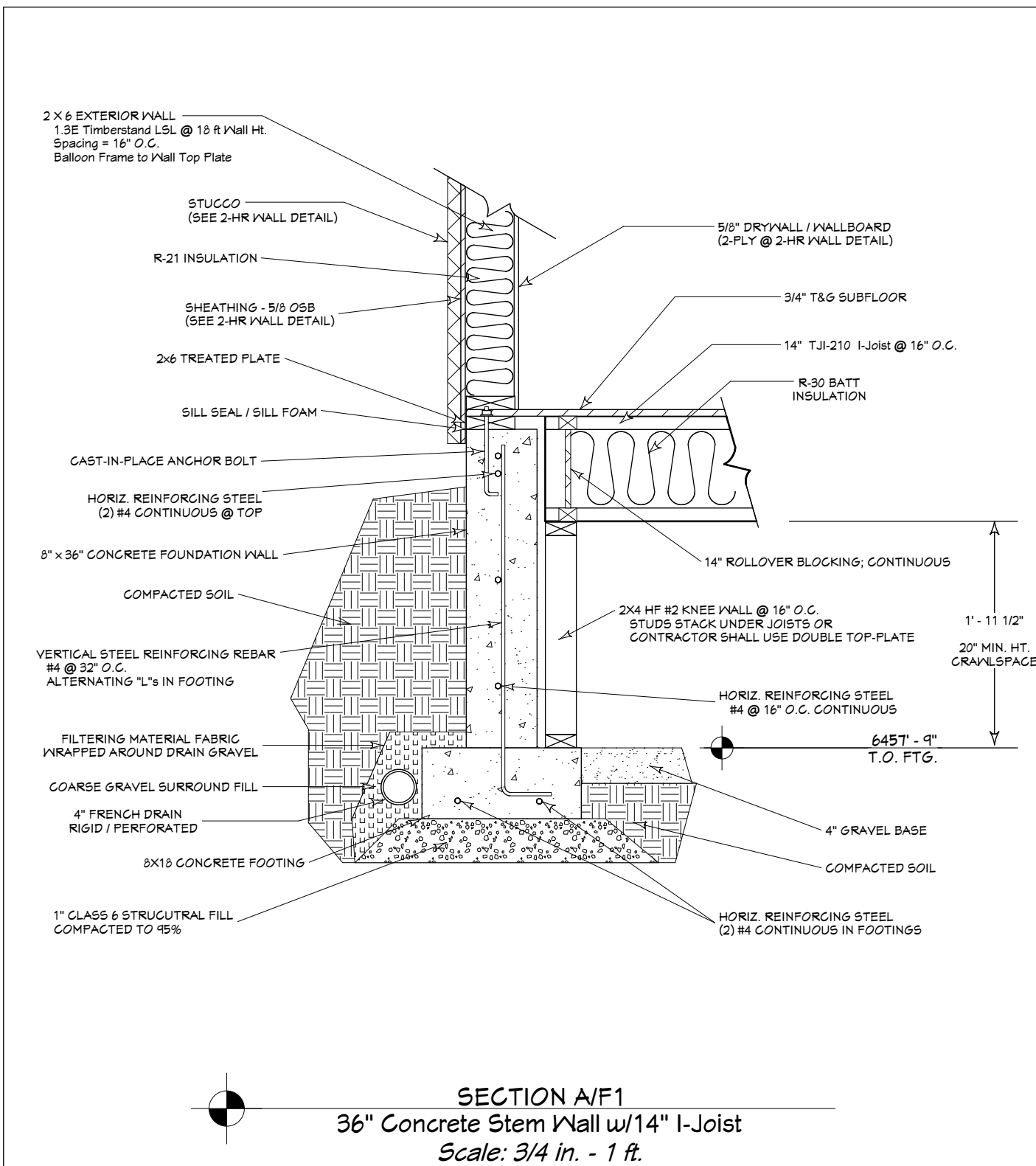
VENTILATED CRAWLSPACE:

- 1) VENTING REQUIRED PER 2015 IRC Section R408.2
UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
- 2) R-30 FLOOR INSULATION,
REQUIRED IN CONTACT WITH SUBFLOOR.
- 3) DUCTS >3" REQUIRE R-6 INSULATION
DUCTS <3" REQUIRE R-8 INSULATION
- 4) 6 MIL POLY SHEETING ON CRAWLSPACE FLOOR
(RECOMMEND FOR RADON MITIGATION SYSTEM)



FOUNDATION PLAN

1/4 IN. = 1 FT.





CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:

TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

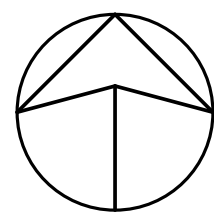
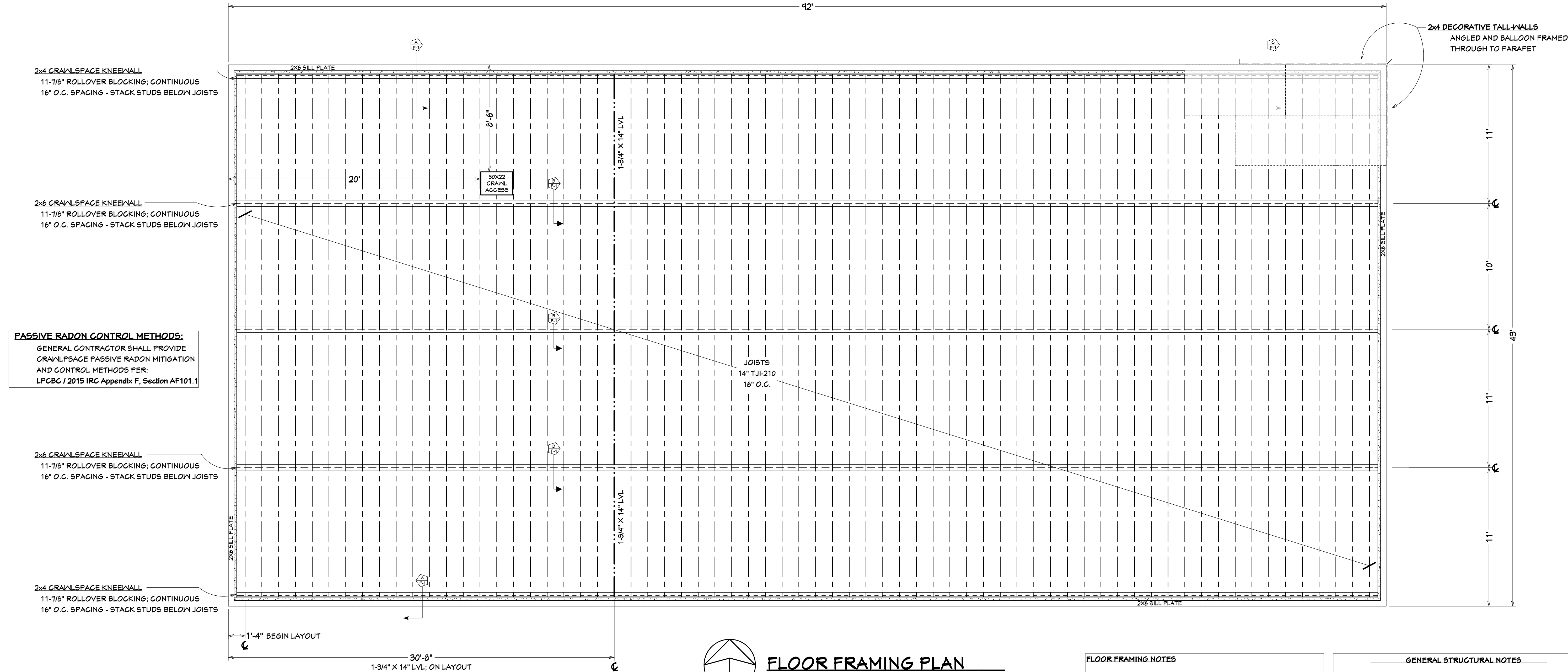
OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-21-2022

FLOOR FRAMING

A-102



FLOOR FRAMING PLAN

1/4 IN. = 1 FT.

FLOOR FRAMING NOTES

FLOOR: 40 PSF LIVE LOAD
20 PSF DEAD LOAD
DEFLECTION MEETS U720 LIVE AND L600 TOTAL LOAD.

RIM JOISTS:
NO RIM JOISTS
FLOOR FRAMING TO BE SUNK INTO CRAWLSPACE
T.O. SILL PLATE = T.O. JOIST

FLOOR JOISTS:
14" TJI-210 @ 16" O.C. SPACING
(14" X 2-1/16")

KNEEWALLS
2X4 HF #2 @ 16" O.C. @ PERIMETER FOOTINGS
2X6 HF #2 @ 16" O.C. @ SPREAD FOOTINGS
STUDS SHALL STACK DIRECTLY BELOW JOISTS

SUBFLOOR:
4X8-3/4" OSB T&G
NAILED TO CODE USING
8D GALVANIZED RING SHANKED NAILS
- SUBFLOOR ADHESIVE CONTINUOUS ALL JOISTS
TYP X ALL
SHEATHING IS REQUIRED FOR ANY LONGITUDINAL (DRAG) FORCES.

THERMAL:
R-30 BATT INSULATION (OR EQ.)

GENERAL STRUCTURAL NOTES

WOOD:
A. All bearing wood to Hem Fir, no. 2 or better unless specified.
B. All general framing wood to be construction grade or better.
C. Floor Joists: SEE DETAILS ON FLOOR FRAMING PLAN PAGE
D. Floor sheathing to be 3/4" T&G OSB (nailing bd @ 6" o.c. edges, 12" field).
E. Roof rafters or trusses: (varies see roof framing plan) Rafter/truss to top plate W3-10d toe-nailed (min), and Simpson H2.5 ties. (typ).
F. Solid blocking is required at all bearing points and ends for all rafters
2x6 blocking: min 3-d toe-nailed to top plate.
G. Roof sheathing to be 5/8" OSB exterior grade.
(nailing, bd at 6" o.c. edges and 12" o.c. field.)
H. Walls to be 2x6 @ 16" o.c. with 7/16" exterior OSB sheathing
(nailing bd @ 6" o.c. edges, 12" o.c. field)
I. For all Wood-to-Concrete assemblies, wood is to be pressure treated or shall otherwise meet APFA Standards for wood or wood based products that are in contact with concrete or other cementitious products.
J. All hangers are to be nailed as per approved manufacturer's specifications.
K. Fire blocking in walls to be as required by code.
L. All exterior placed wood or wood based products shall meet adequate weather proofing in accordance with R-317.1.3 and APFA Standard M4.

GENERAL:
G. All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purpose for which they are used.
D. Mechanical contractor is to check design for sizes and to adjust as needed and required by existing codes with shop drawings submitted.
E. Electrical contractor is to check design for sizes and to adjust as needed and required by existing codes with shop drawings submitted.
F. All finish grades are to slope evenly away in all directions from building.
G. All materials to meet IRC 2015 series standards.
H. Contractor to verify all field dimensions before commencing construction.
If discrepancies occur consult Designer.

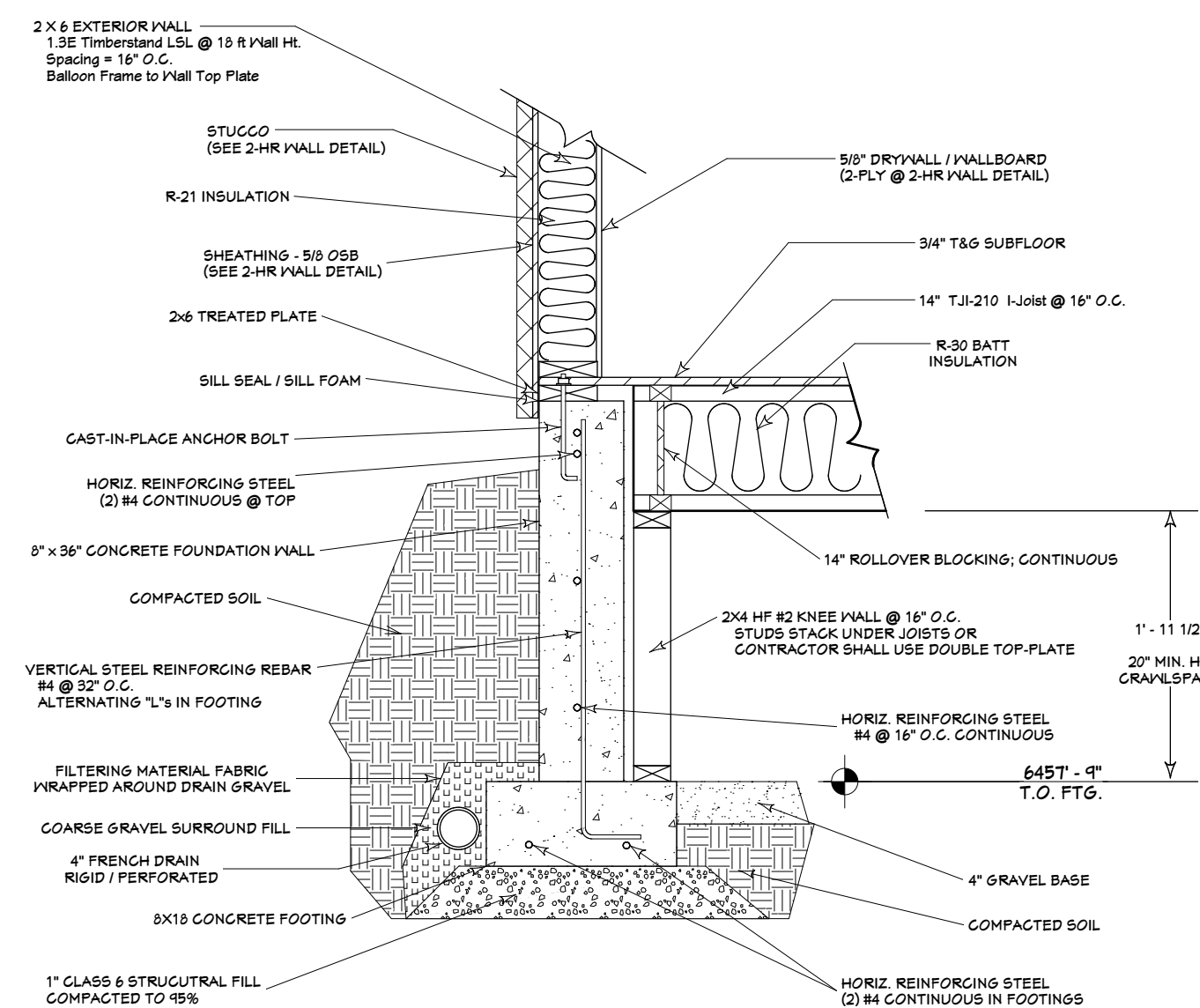
VENTILATED CRAWLSPACE:

- 1) VENTING REQUIRED PER 2015 IRC Section R402.2
- 2) R-30 FLOOR INSULATION, REQUIRED IN CONTACT WITH SUBFLOOR.
- 3) DUCTS >3" REQUIRE R-8 INSULATION
DUCTS <3" REQUIRE R-6 INSULATION
- 4) 6 MIL POLY SHEETING ON CRAWLSPACE FLOOR (RECOMMEND FOR RADON MITIGATION SYSTEM)

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

VENTILATION NOTES:
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.



Steel/Iron Metallic											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
Steel or iron pipe up to 6"	CW, CF	1" Type AS	3-1/2", min 4 pcf	3/8"	3/4"	3	0	C-AJ-1020	SA727	G-1	
Steel or iron pipe up to 6"	CW, CF	2" Type AS	2-1/2", min 4 pcf	3/8"	1"	3	0	C-AJ-1020	SA727	G-2	
Steel or iron pipe up to 24"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	1-15/16"	3	0	C-AJ-1081	SA727	G-3	
Steel or iron pipe up to 10"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-4	
Steel or iron pipe up to 12"	CW, CF	1/2" Type A	4", min 4 pcf	1/4"	1"	2	0	C-AJ-1347	SA727	G-5	
Steel or iron pipe up to 4"	CW, CF	1/2" Type A	4", min 4 pcf	0"	7/8"	2	0	C-AJ-1347	SA727	G-6	
Steel or iron pipe up to 4"	CW, CF	1/2" Type A	4", min 4 pcf	1/2"	1-3/8"	2	0	C-AJ-1348	SA727	G-7	
Steel or iron pipe up to 6"	CW, CF	1/2" Type A	4", min 4 pcf	1/2"	1"	2	0	C-AJ-1348	SA727	G-8	
Insulated steel or iron pipe up to 2"	CW, CF	1" Type IA	Foam backer	1/8"	1/4"	2	1	C-AJ-5147	SA727	G-9	
Insulated steel or iron pipe up to 6"	CW, CF	1" Type IA	Foam backer	1/2"	0"-1-3/8"	2	1-1/2	C-AJ-5148	SA727	G-10	
Steel or iron pipe up to 4"	CW, CF	1" Type IA	3-1/2", min 4 pcf	1/2"	1-1/2"	2	1/2-1	C-AJ-5149	SA727	G-11	
Steel or iron pipe up to 6"	FSD	1/2" Type A	4", min 4 pcf	1/4"	1-5/8"	3	0	F-A-1020	SA727	G-12	
Steel or iron pipe up to 6"	FSD	1" Type A	4", min 4 pcf	1/4"	1-5/8"	3	1	F-A-1014	SA727	G-13	
Steel or iron pipe up to 6"	WF	1/2" Type IA	Foam backer	0"	7/8"	1	1/4	F-C-1069	SA727	G-14	
Insulated steel or iron pipe up to 4"	WF	1/2" Type IA	Foam backer	0"	7/8"	1	3/4-1	F-C-5042	SA727	G-15	
Steel or iron pipe up to 12"	CW, CF	1/2" Type IA	Foam backer	0"	1"	2	0	W-J-1091	SA727	G-16	
Steel or iron pipe up to 4"	GW	1" Type FC	2-1/2", min 4 pcf	1/4"	2-1/4"	2	0	W-L-1027	SA727	G-17	
Steel or iron pipe up to 6"	GW	1" Type FC	2-1/2", min 4 pcf	1"	1-5/8"	2	0	W-L-1027	SA727	G-18	
Steel or iron pipe up to 4"	GW	1/2" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	1	0	W-L-1039	SA727	G-19	
Steel or iron pipe up to 3-1/2"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	2	0	W-L-1039	SA727	G-20	
Steel or iron pipe up to 4"	GW	1" Type AS	2-1/2", min 4 pcf	1/4"	1-1/4"	2	0	W-L-1064	SA727	G-21	
Steel or iron pipe up to 1"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	3/8"	1-5/8"	2	1-2	W-L-1065	SA727	G-22	
Steel or iron pipe up to 4"	GW	1" Type FC or RFC	—	1/4"	1-1/4"	1	0-1	W-L-1087	SA727	G-23	
Insulated steel pipe up to 4"	GW	1/4" Type FC or RFC	—	1/4"	1/2"	2	1	W-L-5043	SA727	G-24	
Insulated steel pipe up to 3-1/2"	GW	1" Type FC or RFC	—	1/2"	3/8"	2	3/4	W-L-5044	SA727	G-25	
Insulated steel or iron pipe up to 4"	GW	1" Type IA	Foam backer	0"	3-3/8"	2	1-2	W-L-5114	SA727	G-26	
Insulated steel or iron pipe up to 6"	GW	1/2" Type IA	Foam backer	1/4"	1-1/8"	1-2	1/2-1	W-L-5115	SA727	G-27	
Insulated steel or iron pipe up to 6"	GW	1" Type IA	Foam backer	0"	1/2"	2	2	W-L-5116	SA727	G-28	

Conduit											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
Nominal 4"	CW, CF	1" Type AS or SS	3-1/2", min 4 pcf	3/8"	3/4"	3	0	C-AJ-1020	SA727	G-29	
Nominal 4"	CW, CF	2" Type AS or SS	2-1/2", min 4 pcf	3/8"	1"	3	0	C-AJ-1020	SA727	G-30	
Steel conduit up to 6" or metallic tubing up to 4"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-31	
Nominal 4"	CW, CF	1/2" Type A	4", min 4 pcf	0"	7/8"	2	0	C-AJ-1347	SA727	G-32	
Nominal 4"	CW, CF	1/2" Type IA	4", min 4 pcf	1/2"	1-3/8"	2	0	C-AJ-1348	SA727	G-33	
Nominal 4"	CW, CF	1/2" Type A	4", min 4 pcf	1/2"	1-1/2"	2	1/2-1	C-AJ-1349	SA727	G-34	
Nominal 4"	FSD	1/2" Type A	4", min 4 pcf	1/4"	1-5/8"	3	0	F-A-1020	SA727	G-35	
Nominal 4"	WF	1/2" Type IA	Foam backer	0"	7/8"	1	1/4	F-C-1069	SA727	G-36	
Nominal 2" flex pipe	WF	1/2" Type IA	Foam backer	0"	7/8"	1	3/4	F-C-1070	SA727	G-37	
Nominal 4"	CW	1/2" Type IA	Foam backer	0"	1"	2	0	W-J-1091	SA727	G-38	
Steel conduit or metallic tubing up to 4"	GW	1" Type FC	2-1/2", min 4 pcf	1/4"	2-1/4"	2	0	W-L-1027	SA727	G-39	
Nominal 4" or metallic tubing up to 4"	GW	1/2" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	1	0-1	W-L-1039	SA727	G-40	
Steel conduit or metallic tubing up to 4"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	2	0	W-L-1039	SA727	G-41	
Steel conduit or metallic tubing up to 4"	GW	1" Type AS	2-1/2", min 4 pcf	1/4"	1-1/4"	2	0	W-L-1064	SA727	G-42	
Nominal 1" or metallic tubing up to 1"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	3/8"	1-5/8"	2	2	W-L-1065	SA727	G-43	
Nominal 4" or metallic tubing up to 4"	GW	1" Type FC or RFC	—	1/4"	1-1/4"	1	0-1	W-L-1087	SA727	G-44	

Copper											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
Pipe up to 6"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-45	
Tubing and pipe up to 4"	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-46	
Tubing and pipe up to 4"	CW, CF	1/2" Type A	4", min 4 pcf	1/4"	1-3/8"	2	0	C-AJ-1347	SA727	G-47	
Tubing and pipe up to 4"	CW, CF	1" Type IA	4", min 4 pcf	1/2"	1-3/8"	2	0	C-AJ-1348	SA727	G-48	
Insulated tubing and pipe up to 4"	CW, CF	1/2" Type A	4", min 4 pcf	3/8"	1-1/2"	1-1/2-2	1/2-1	C-AJ-5146	SA727	G-49	
Insulated tubing and pipe up to 2"	CW, CF	1" Type IA	Foam backer	1/8"	1/4"	2	1	C-AJ-5147	SA727	G-50	
Insulated tubing and pipe up to 4"	CW, CF	1" Type IA	3-1/2", min 4 pcf	1/2"	1-1/2"	2	1/2-1	C-AJ-5149	SA727	G-51	
Tubing and pipe up to 4"	FSD	1/2" Type A	4", min 4 pcf	1/4"	1-5/8"	3	0	F-A-1020	SA727	G-52	
Insulated tubing and pipe up to 4"	FSD	1" Type A	4", min 4 pcf	1/4"	1-5/8"	3	1	F-A-1014	SA727	G-53	
Tubing and pipe up to 4"	WF	1/2" Type IA	Foam backer	0"	7/8"	1	1/4	F-C-1069	SA727	G-54	
Insulated tubing and pipe up to 4"	WF	1/2" Type IA	Foam backer	0"	7/8"	1	3/4-1	F-C-5042	SA727	G-55	
Tubing and pipe up to 4"	CW	1/2" Type IA	Foam backer	0"	1"	2	0	W-J-1091	SA727	G-56	
Pipe up to 6"	GW	1" Type FC	2-1/2", min 4 pcf	1"	1-5/8"	2	0	W-L-1027	SA727	G-57	
Pipe up to 4"	GW	1/2" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	1	0	W-L-1039	SA727	G-58	
Tubing up to 4"	GW	1" Type FC or RFC	—	1/4"	1-5/8"	2	0	W-L-1039	SA727	G-59	
Tubing up to 4"	GW	1" Type AS	—	1/4"	1-1/4"	2	0	W-L-1087	SA727	G-60	
Insulated tubing up to 4"	GW	1/4" Type FC or RFC	2", min 4 pcf	1/4"	1/2"	2	1	W-L-5043	SA727	G-61	
Insulated pipe or tubing up to 4"	GW	1" Type FC or RFC	1", min 4 pcf	1/2"	5/8"	2	3/4	W-L-5044	SA727	G-62	
Insulated tubing and pipe up to 4"	GW	1" Type IA	Foam backer	0"	3/8"	2	1/2	W-L-5114	SA727	G-63	
Insulated tubing and pipe up to 3"	GW	1/2" Type IA	Foam backer	1/4"	1-1/8"	1-2	1/2-1	W-L-5115	SA727	G-64	

Cables											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
Cables	CW, CF	1" Type FC or RFC	3", min 4 pcf	1/4"	4"	3	0	C-AJ-1081	SA727	G-65	
Cables	CW, CF	1/2" Type IA	4", min 4 pcf	1/4"	1-3/8"	2	0-1/2-1	C-AJ-1374	SA727	G-66	
Cables	CW, CF	1/2" Type IA	4", min 4 pcf	3/4"	3-3/16"	2	1/2	C-AJ-3175	SA727	G-67	
Cables	WF	1/2" Type IA	Foam backer	Varies	1	3/4	F-C-3054	SA727	G-68		
Cables	GW	1" Type FC or RFC	3", min 4 pcf	1/4"	4-1/2"	2	0	W-L-3023	SA727	G-69	
Cables up to 4"	GW	1/2" Type FC or RFC	3-1/2", min 4 pcf	1/4"	3-7/8"	1	0-1	W-L-3034	SA727	G-70	
Cables	GW	1/2" Type IA	Foam backer	1/2"	3-1/2"	1-2	1/4-1/2	W-L-3162	SA727	G-71	
Cables	GW	1/2" Type IA	Foam backer	1/4"	1"	1-2	1/4-1/2	W-L-3163	SA727	G-72	

Air Ducts											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
Steel duct, nominal 18" x 6"	CW, CF	1" Type IA	1", min 4 pcf	Varies	1"	3	0	C-AJ-7002	SA727	G-73	
Steel duct, nominal 4"	CW, CF	1/2" Type IA	4", min 4 pcf	1/2"	1-3/4"	2	0	C-AJ-7003	SA727	G-74	
Steel duct, 24 sq. in. to 3" x 10"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	1/4"	1-5/8"	2	0	W-L-7001	SA727	G-75	
Steel duct, 28 sq. gal. nom 4" x 6"	GW	1" Type FC or RFC	2-1/2", min 4 pcf	1/2"	1-5/8"	2	1/2	W-L-7002	SA727	G-76	
4", 26 sq. gal. steel vent duct	GW	1/2" Type IA	Foam backer	0"	1"	1-2	0	W-L-7057	SA727	G-77	

Plastic											
Penetrating Item and Diameter	Floor, Roof or Wall Type	Firestopping Material	Forming Material	Annular Space		Rating		UL System Number	Reference		
				Minimum	Maximum	F	T			ABL	Index
1-1/2", 2", 3" or 4" sched. 40 PVC pipe	CW, CF	Wrap, Type A or Type IA	—	Varies	Varies	2	1	C-AJ-2301	SA727	G-79	
4" sched. 40 PVC or ABS pipe	CW, CF	Wrap, Type A or Type IA	—	Varies	Varies	2	2	C-AJ-2304	SA727	G-80	
1-1/2" or 2" sched. 40 PVC pipe or SDR17 CPVC pipe	CW, CF	1" Type IA	Foam backer	1/4"	3/8"	2	1-1/2	C-AJ-2296	SA727	G-81	
3/4" PEK tube or 1" ENT	CW, CF	1/2" Type IA	Foam backer	1/4"	7/16"	2	1-1/2	C-AJ-2296	SA727	G-82	
1" sched. 40 PVC pipe	FSD	1" Type IA	Foam backer	1/4"	7/16"	3	1-1/2	F-A-2062	SA727	G-83	
4" sched. 40 PVC pipe or 4" SDR17 CPVC pipe or 4" sched. 40 PVC conduit	CW, CF	1/2" Type IA	Foam backer	0"	1-1/2"	1	1	F-A-2063	SA727	G-84	
6" sched. 40 PVC or 6" SDR135 CPVC pipe	CF	Wrap, Type A or Type IA	—	Varies	Varies	2-3	1-1/2	F-A-2064	SA727	G-85	
3" sched. 40 PVC or ABS pipe	WF	Wrap, 1/2" Type IA	Foam backer	0"	1/2"	1	3/4	F-C-2179	SA727	G-86	
1-1/2" sched. 40 PVC or ABS pipe	WF	1/2" Type IA	Foam backer	0"	1"	1	1	F-C-2181	SA727	G-87	
1-1/2" sched. 40 PVC or ABS pipe	WF	1/2" Type IA	Foam backer	0"	1/2"	1	1	F-C-2182	SA727	G-89	
3" sched. 40 PVC pipe or 3" SDR17 CPVC pipe or 3" sched. 40 PVC conduit	WF	1/2" Type IA	Foam backer	0"	1/2"	1	3/4	F-C-2183	SA727	G-90	
4" sched. 40 PVC or sched. 40 ABS or SDR17 CPVC pipe	CW	1/2" Type IA	Foam backer	1/4"	1-3/8"	2	0	W-J-2068	SA727	G-91	
2" SDR13.5 CPVC Pipe	GW	Wrap, Type A or Type IA	—	Varies	Varies	2	1	W-L-2220	SA727	G-92	
Up to 4" sched. 40 PVC or 1-1/4" SDR135 CPVC pipe	GW	Wrap, 1/4" Type A or Type IA	—	Varies	Varies	1	0-1	W-L-2221	SA727	G-93	
6" sched. 40 PVC pipe	GW	Wrap, 1/4" Type A or Type IA	—	0"	3/8"	2	1-1/2	W-L-2222	SA727	G-94	
3" SDR13.5 CPVC Pipe	GW	1/2" Type IA	Foam backer	1/4"	3/8"	1-2	1/2	W-L-2223	SA727	G-95	
3/4" PEK tube or 1" ENT	GW	1/2" Type IA	Foam backer	1/4"	3/8"	1-2	3/4-1	W-L-2224	SA727	G-96	
1-1/2" sched. 40 PVC pipe	GW	1" Type IA	Foam backer	1/4"	5/8"	2	2	W-L-2225	SA727	G-97	
2" sched. 40 PVC pipe	GW	1/2" Type IA	Foam backer	0"	7/8"	1	0	W-L-2226	SA727	G-98	



01 W 11TH STREET SUITE 105
DURANGO, CO 81301

Copyright 2022
by CLEARHEART DESIGNS, LLC.,
Durango Colorado.
No part of these drawings, as well as the structures they
present, may be reproduced in any manner whatsoever
without prior written permission. The design shown is
the property of Clearheart Designs, LLC.

TONY BLEVINS

Innovative Design Renovation

PROJECT ADDRESS

Parcel:

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

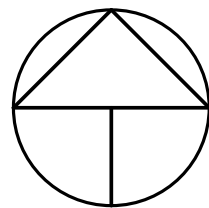
SQUARE FOOTAGE:
3956 SF

OCCUPANCY GROUPS:

CONSTRUCTION TYPE:
Y-B

ROOFING

A-105



1/4 IN. = 1 FT.

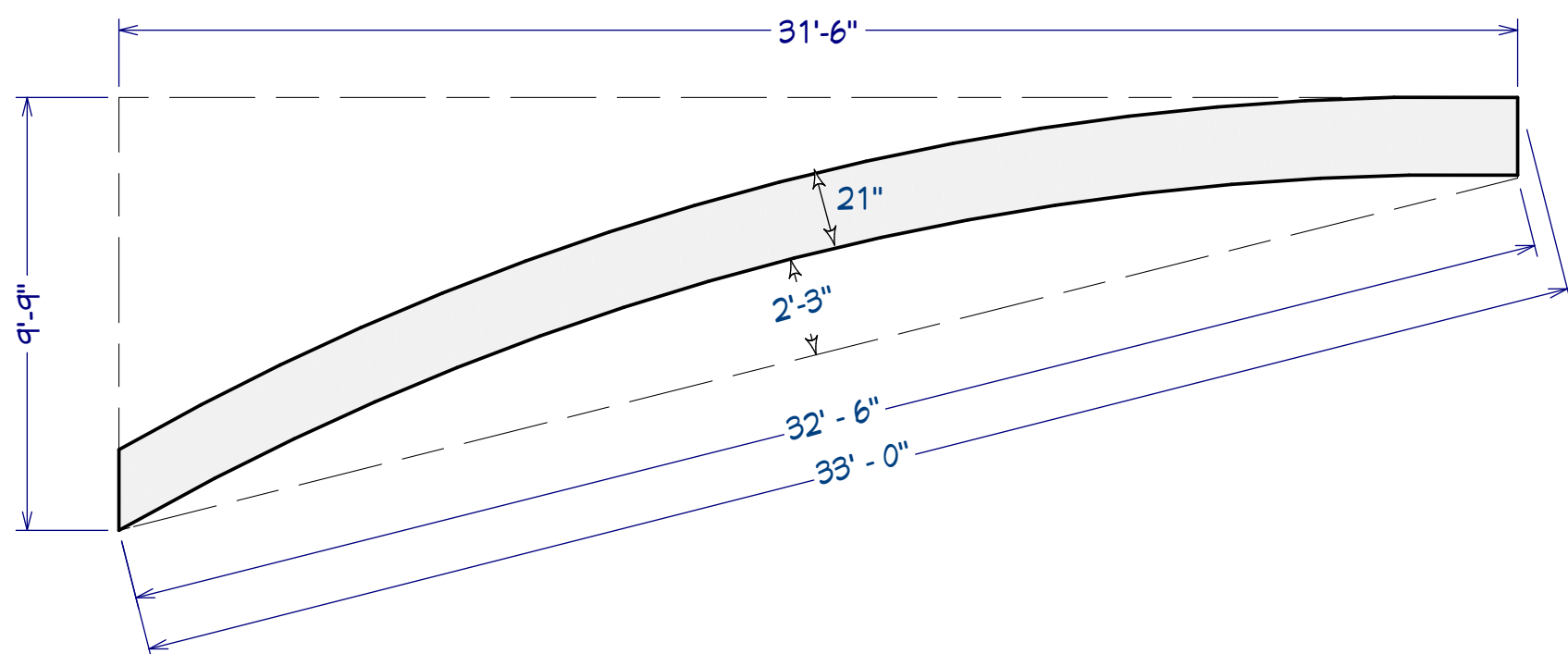
TRUSSES

- SOFFIT / SUB-FASCIA:**
- 2X6 OUTLOOK FRAMING.
 - 2X6 SUB-FASCIA.
 - DROPPED TOP CHORD ON GABLE END TRUSSES
- OVERHANG:**
- 24" SOFFIT OVERHANG ON WEST GE.
 - 12" SOFFIT OVERHANG ON NORTH / SOUTH GE.
 - 6" SOFFIT OVERHANG ON EAST GE.

RAFTERS (BARREL ROOF)

- ROOFING:
MAIN ROOF - GREY STANDING SEAM
BARREL ROOF - 60 MIL BLACK EPDM

- ENERGY CODE COMPLIANCE:**
- VENTING REQUIRED AT SOFFIT AND RIDGE OR GABLE (2019 IRC 806).
 - TRUSS BOTTOM CHORD TO RECEIVE R-38 OR BETTER
 - INSULATION MAY BE LOOSE CELLULOSE OR FIBERGLASS BATT.
 - (SPRAY FOAM INS. MUST MEET PRESCRIPTIVE R VALUES UNLESS IT HAS AN ICC APPROVED PERFORMANCE BASED TESTING.
 - NO VENTING REQUIRED)
 - BAFFLE OVER INSULATION TO MAINTAIN VENT SPACE.
 - DUCTS >3" REQUIRE R6 MIN.
 - DUCTS <3" REQUIRE R6 MIN.



LEDGER: 1-3/4" X 5-1/2" BARREL ROOF ARCHED LVL

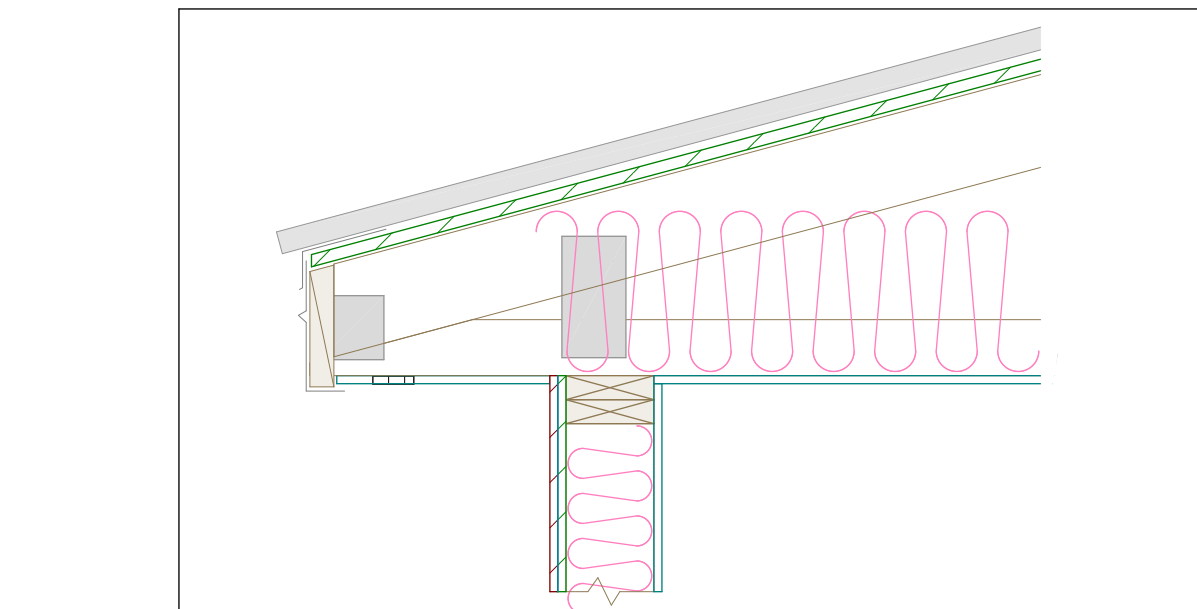
ARCH:

Radius:	740" (61' - 8")
Camber:	27" (2' - 3")
Start Angle:	90.0°
End Angle:	120.0°
Arc Angle:	31.0°
Arc Length:	396" (33' - 0")
Chord Length:	344" (32' - 10")
Chord Angle:	-166.0°

BEAM: 6-3/4" X 21" BARREL ROOF ARCHED GLB

ARCH:

Radius:	733" (61' - 1")
Camber:	27" (2' - 3")
Start Angle:	90.0°
End Angle:	120.0°
Arc Angle:	31.0°
Arc Length:	396" (33' - 0")
Chord Length:	390" (32' - 6")
Chord Angle:	-166.0°



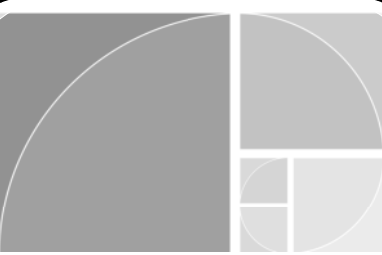
Cantilevered Truss W/ Energy Heel
SCALE: 1"=1'



EAST ELEVATION

SOUTH ELEVATION

$$1/4 \text{ IN.} = 1 \text{ FT}$$



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
4032 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

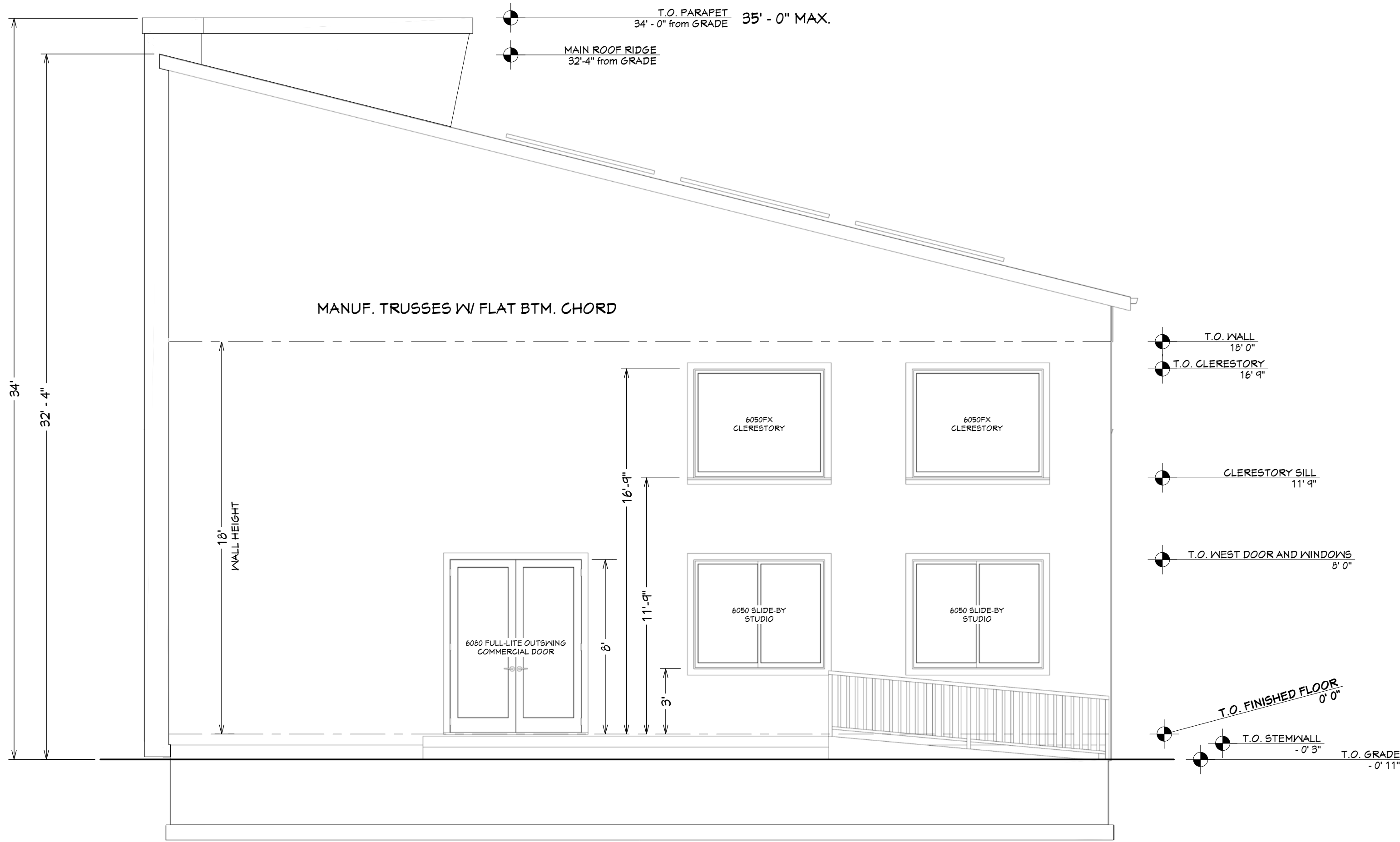
OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-28-2022

ELEVATIONS

A-202



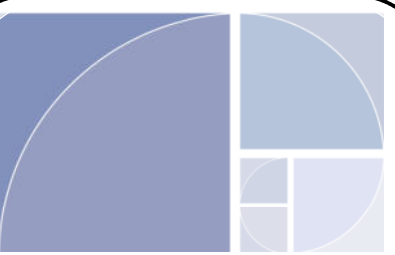
WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

1/4 IN. = 1 FT.



CLEARHEART
— DESIGNS —

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022

by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:

TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:

595508306010

Subdivision: Halls First (IGN)

Block: 4

Lots: 4 AND 5

Acres: 0.172

Lot SF: 7,492

DANCING SPIRIT

GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
4032 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:

A-3

F-2

M

S-1

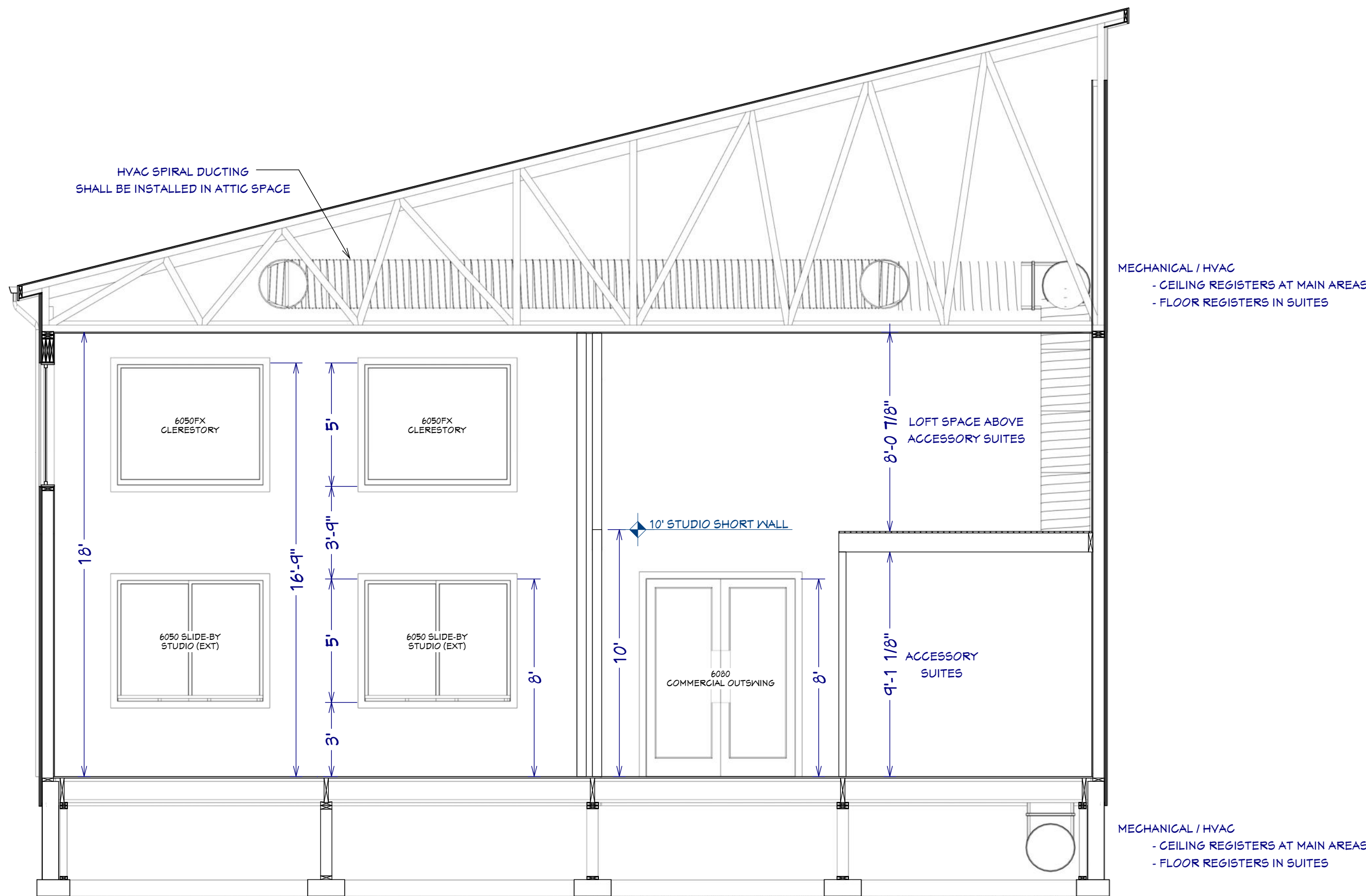
CONSTRUCTION TYPE:
V-B

DATE / REVISION:

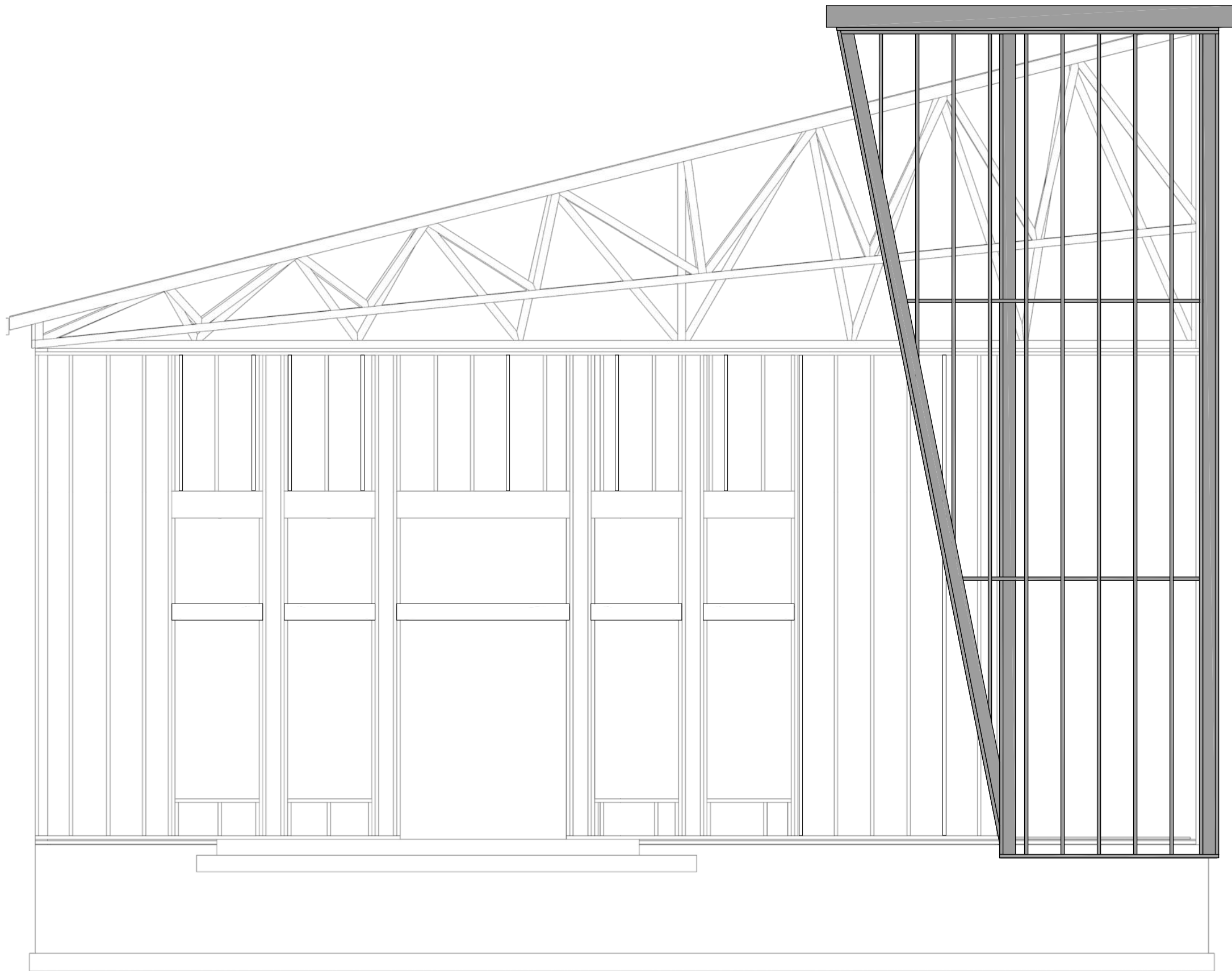
11-28-2022

CROSS
SECTIONS

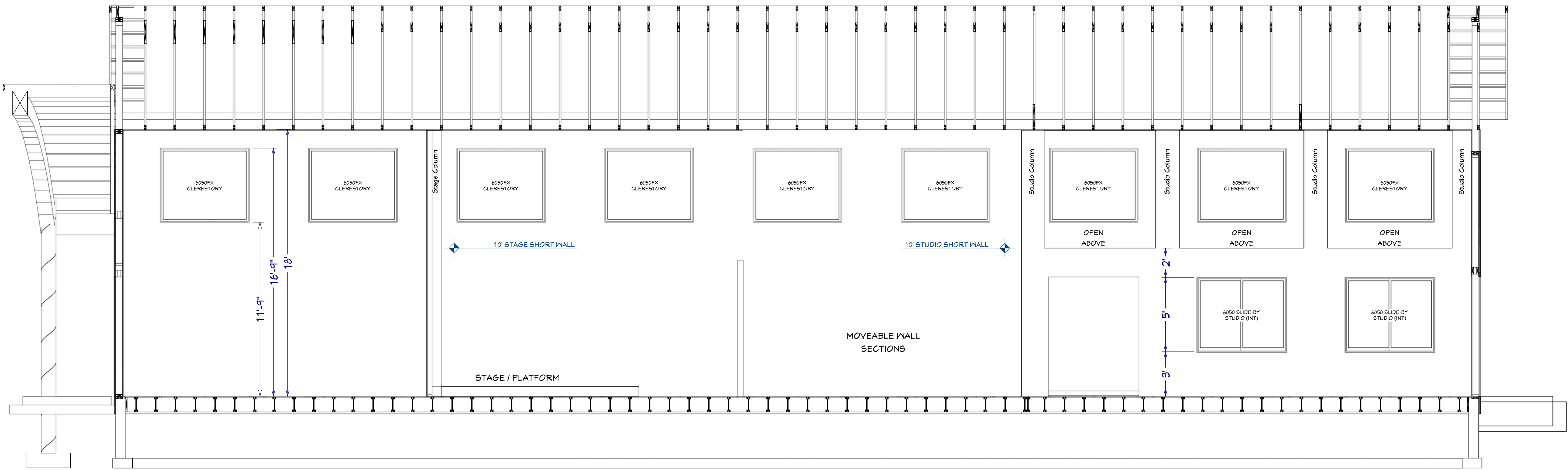
A-203



CROSS SECTION S1



ANGLED DECORATIVE PARAPET WALL
FRAMING SECTION



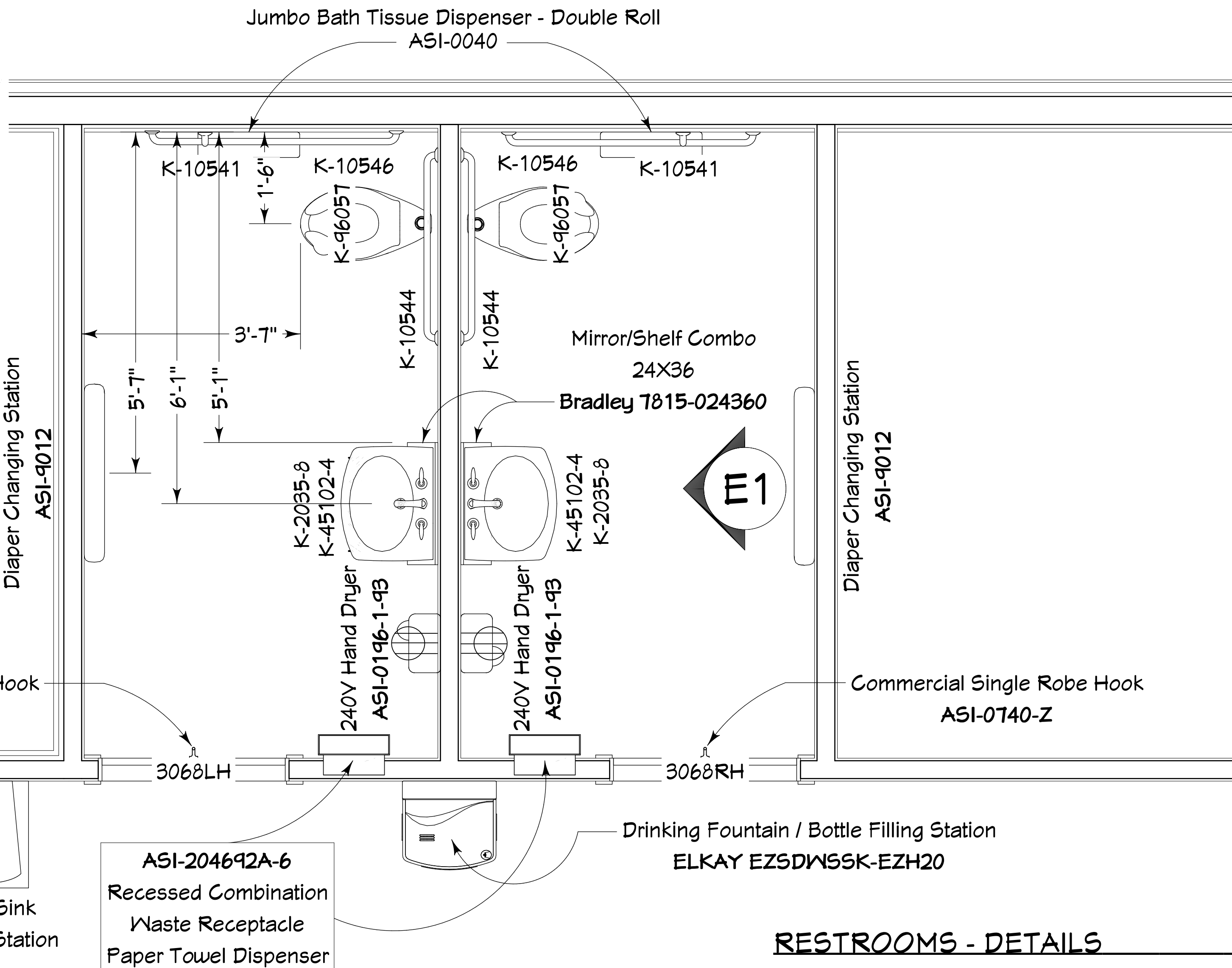
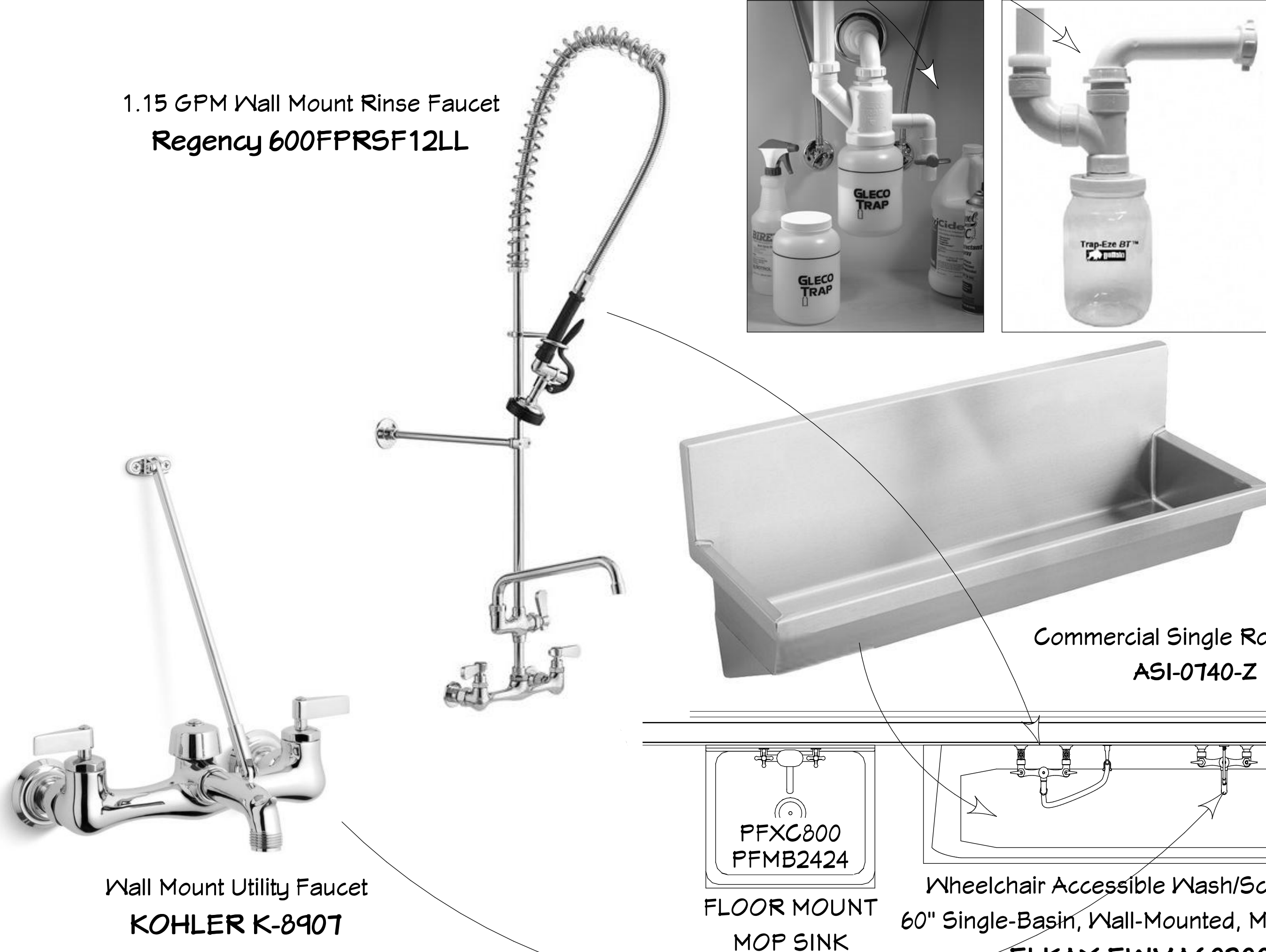
CROSS SECTION S2

CROSS SECTIONS

1/4 IN. = 1 FT.

RESTROOMS: ADA COMPLIANT, WHEELCHAIR-ACCESSIBLE, UNISEX, SINGLE-USER

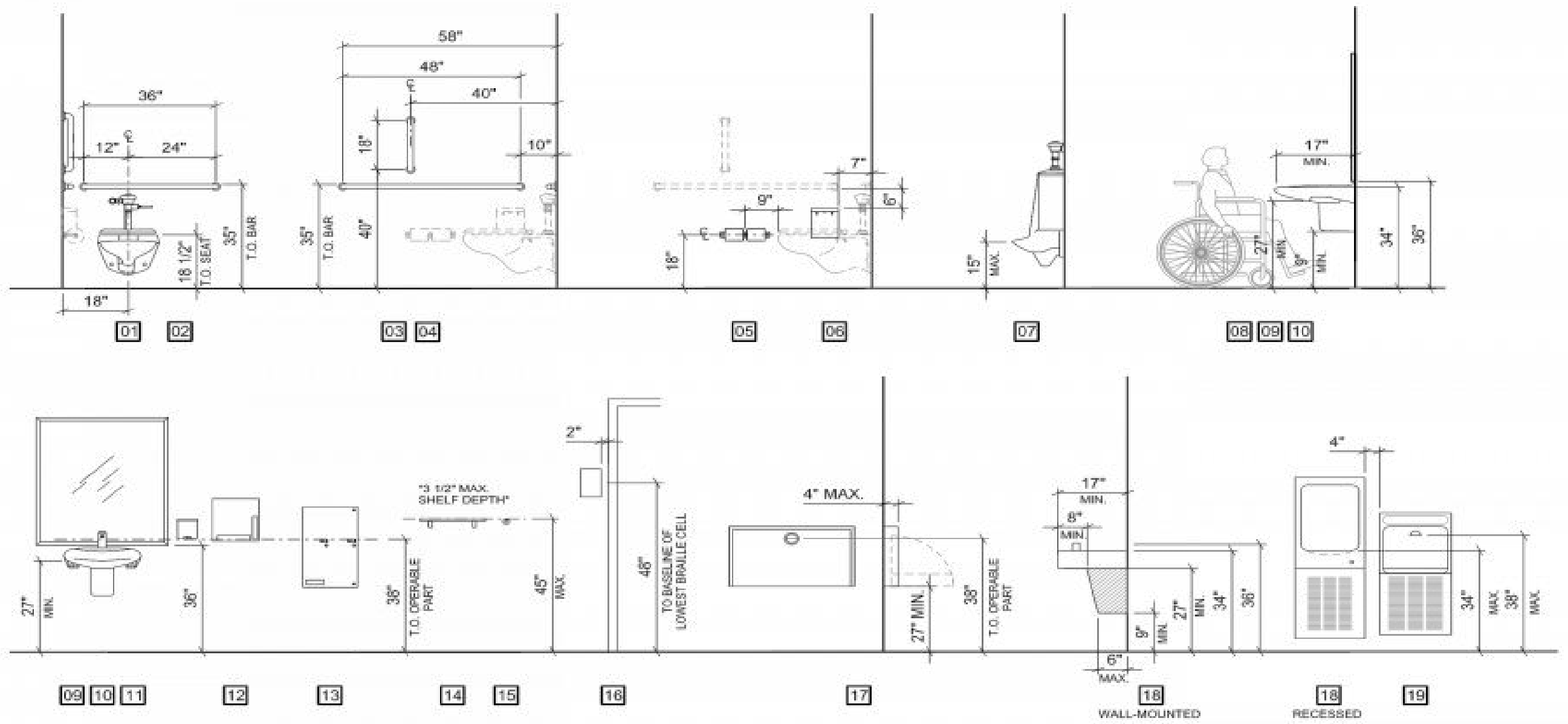
Plumbing Contractor shall install
a permanent "Bottle Trap"
into the sanitary drain assembly
beneath the Wash/Scrub/Rinse Sink
EXAMPLES:



RESTROOMS - DETAILS

3/4 IN = 1 FT

ADA MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES



- LEGEND
- 01 TOILET
 - 02 36" GRAB BAR
 - 03 48" GRAB BAR
 - 04 18" GRAB BAR
 - 05 TOILET PAPER DISPENSER
 - 06 SANITARY NAPKIN DISPOSAL
 - 07 URINAL
 - 08 KNEE CLEARANCE
 - 09 LAVATORY
 - 10 MIRROR
 - 11 SOAP DISPENSER
 - 12 PAPER TOWEL DISPENSER
 - 13 SANITARY NAPKIN DISPENSER
 - 14 SHELF
 - 15 COAT HOOK
 - 16 ROOM SIGNAGE
 - 17 BABY CHANGING STATION
 - 18 DRINKING FOUNTAIN
 - 19 BOTTLE-FILLING STATION

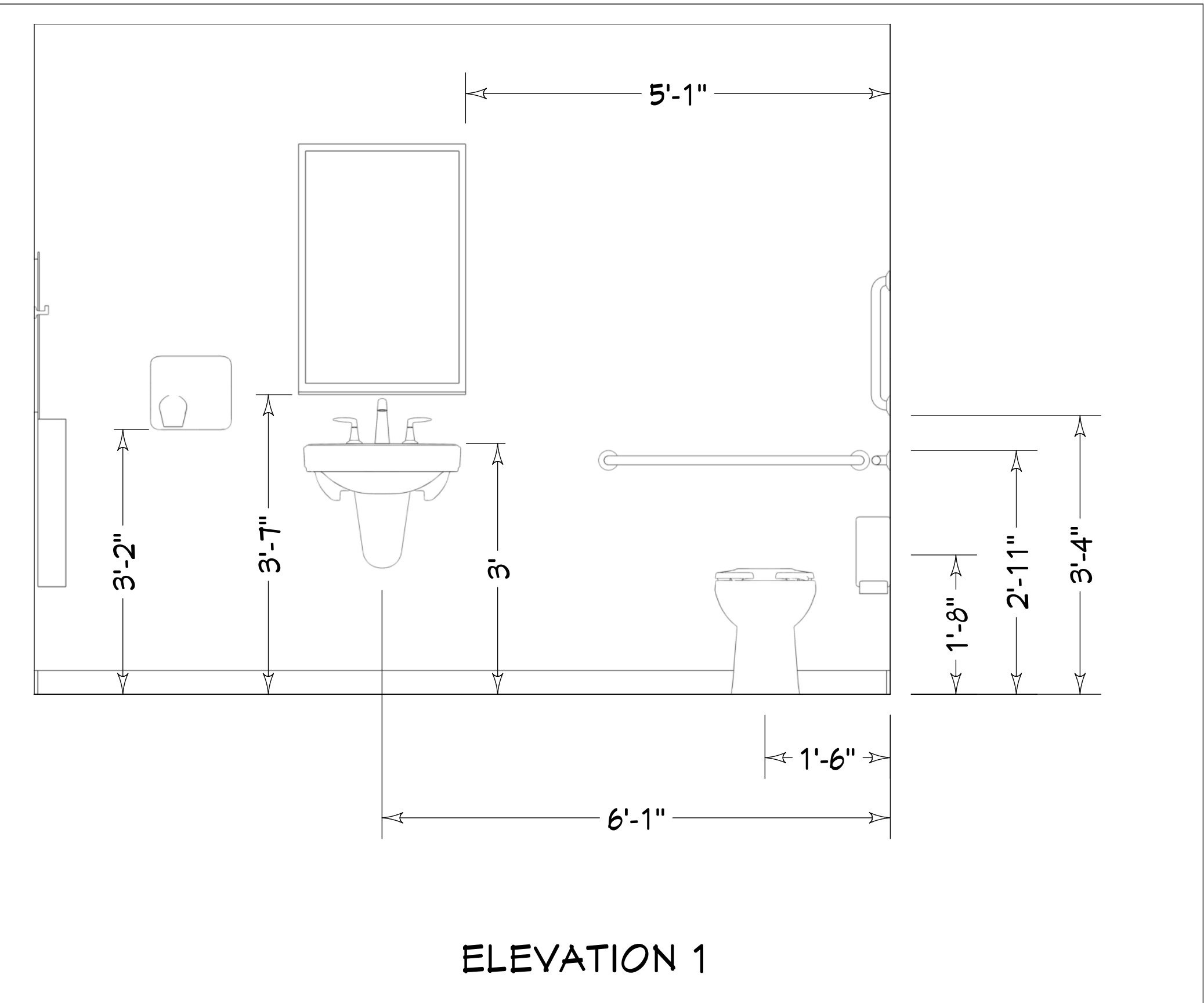
NOTES:

1. MOUNTING HEIGHTS FOR SOME FIXTURES MAY CHANGE DEPENDING ON THE SPECIFIC FIXTURE SELECTED. ALL PROPOSED FIXTURES MUST BE REVIEWED AND APPROVED BY A CORNELL UNIVERSITY REPRESENTATIVE.

2. THESE ARE SPECIFIC HEIGHTS SELECTED WITHIN THE RANGES ALLOWED WITHIN THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1-2003.

COMPLETE COMPLIANCE WITH ALL ASPECTS OF 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1-2003 IS REQUIRED OF ALL PROJECTS AND ACTIVITIES.

REVISED: 08-26-2012
SCALE: NTS



ELEVATION 1

NOTE:
All Dimensions From Finished Surfaces (Floor / Wall)



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work that is performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all building permits and inspections. Contractor is responsible for any additional engineering requirements (structural, physical, civil).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010

Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT

GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

NEW CONSTRUCTION
COMMERCIAL

DESCRIPTION:

SQUARE FOOTAGE:

ZONING DESIGNATION
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUP:

CONSTRUCTION TYPE:
V-B

CLIENT / PROPERTY OWNER:

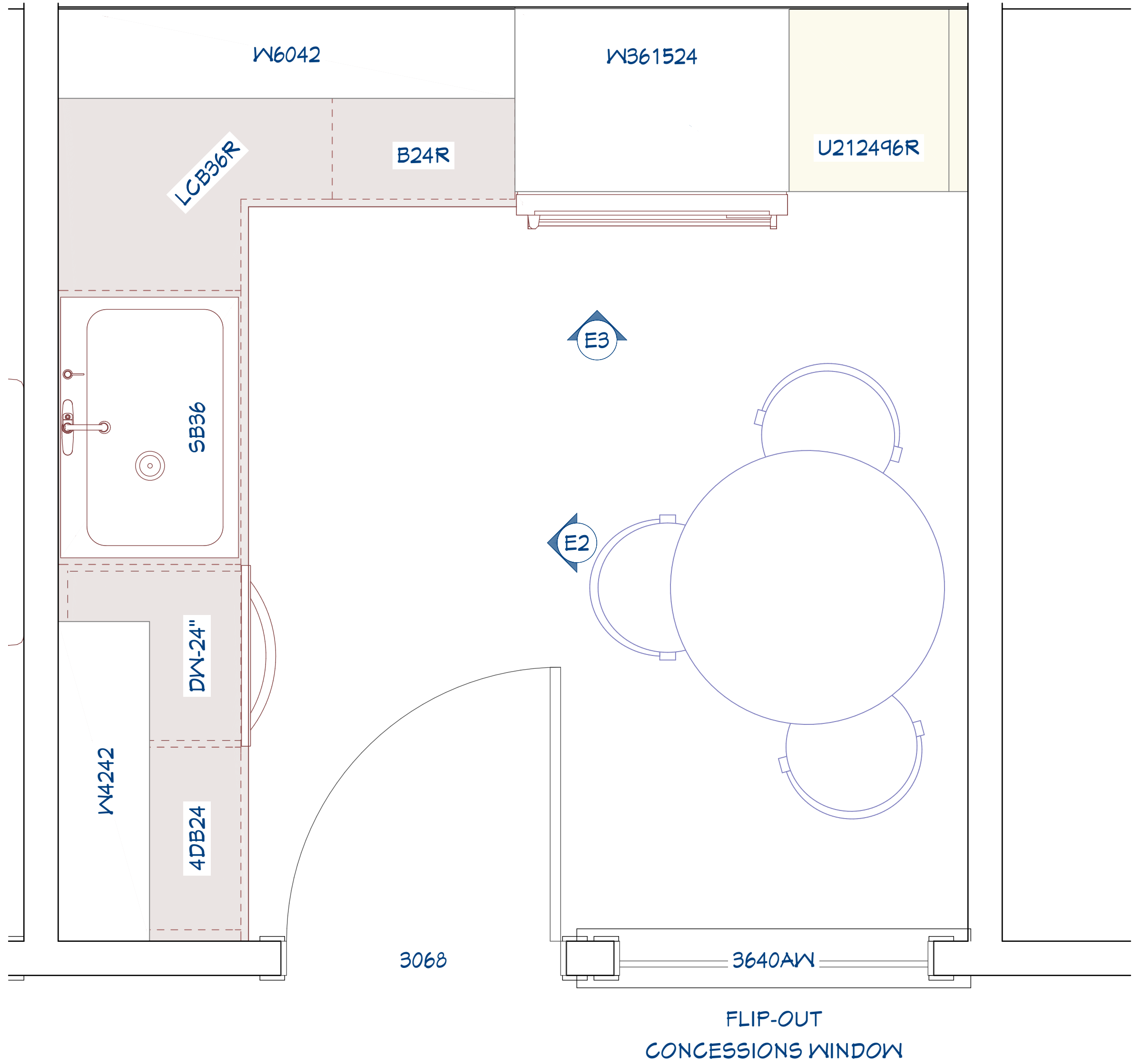
DANCING SPIRIT

DATE / REVISION:

11-29-2022

ADA BATHS

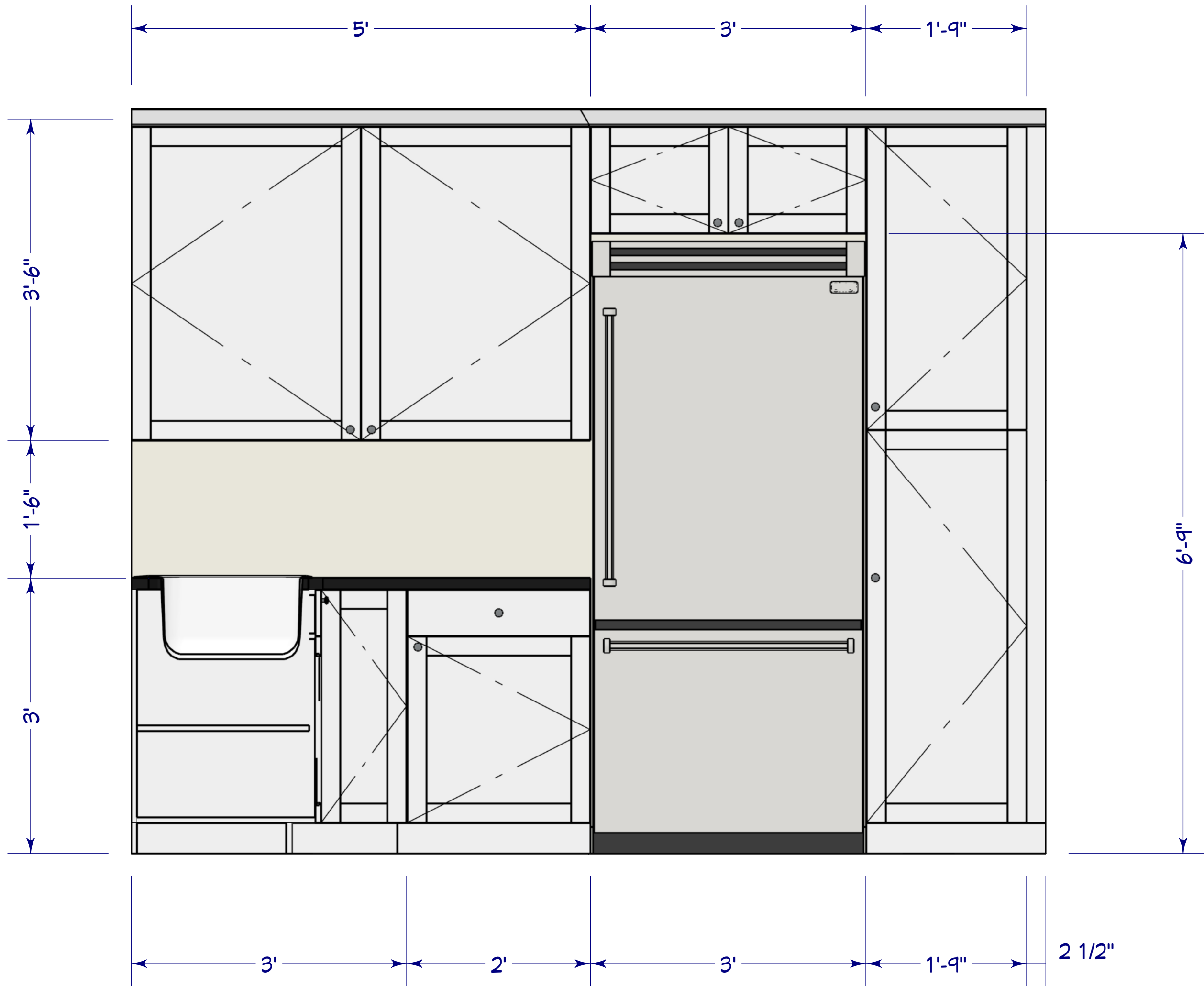
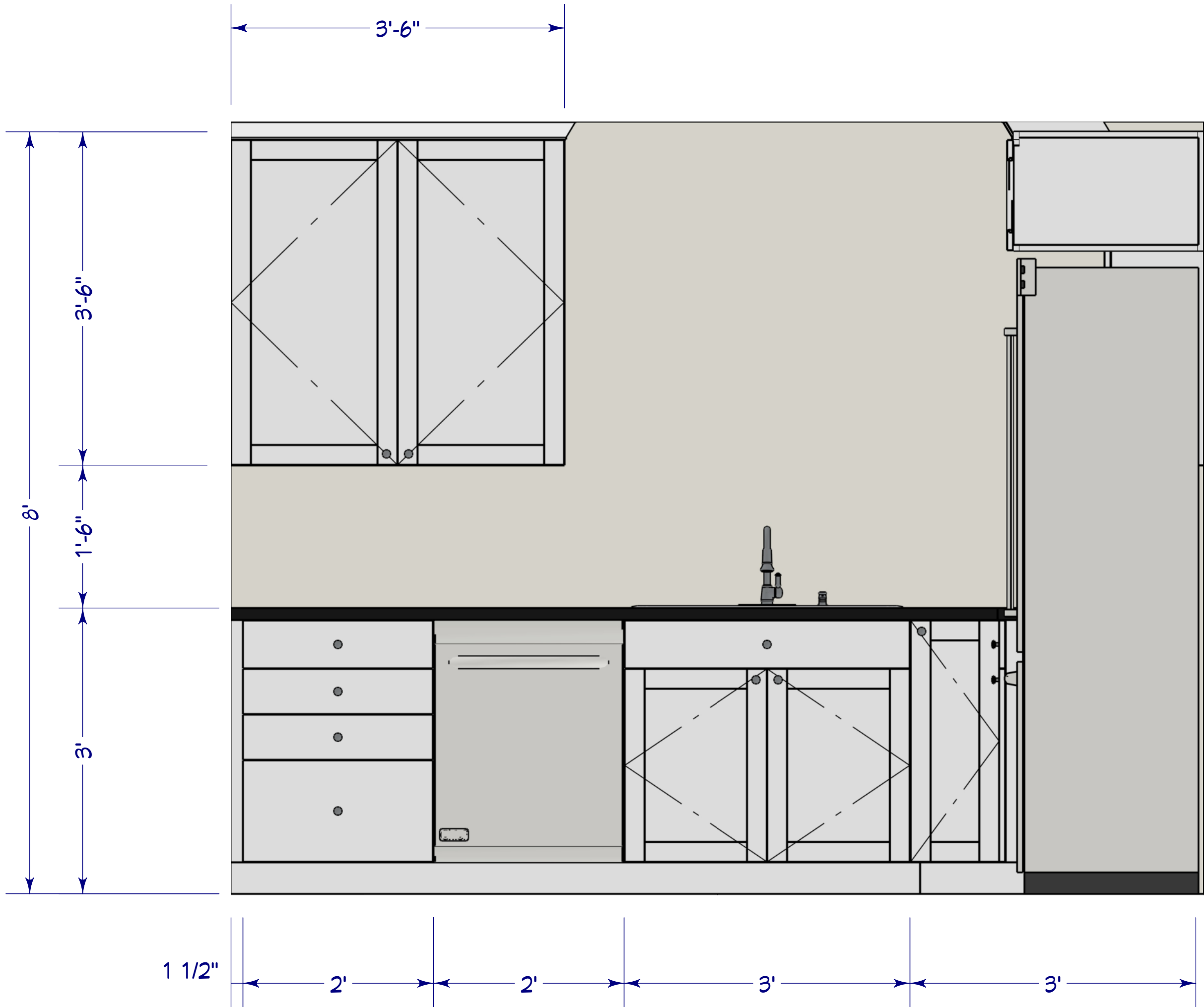
A-304



BREAK ROOM PLAN VIEW

BREAKROOM - DETAILS

1 IN = 1 FT



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

101 W 11TH STREET SUITE 105
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart
Designs will not assume liability for structure. Plans are
considered a "builder's set" with a limited scope of service and
designed to be used only by experienced, professional
contractors. Contractor is responsible to ensure that all work
that is performed, installed, or assembled does meet or
exceed all local building codes and all engineering
requirements. Contractor is responsible for all building permits
and inspections. Contractor is responsible for any additional
engineering requirements (structural, physical, civil).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they
represent, may be reproduced in any manner whatsoever
without prior written permission. The design shown is
property of Clearheart Designs, LLC.

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010

Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

NEW CONSTRUCTION
COMMERCIAL

DESCRIPTION:

SQUARE FOOTAGE:

ZONING DESIGNATION
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUP:

CONSTRUCTION TYPE:
V-B

CLIENT / PROPERTY OWNER:

DANCING SPIRIT

DATE / REVISION:
08-25-2022

BREAKROOM

A-305



CLEARHEART
DESIGNS

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible for additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022

By CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:

TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:
A-3
F-2
M
S-1

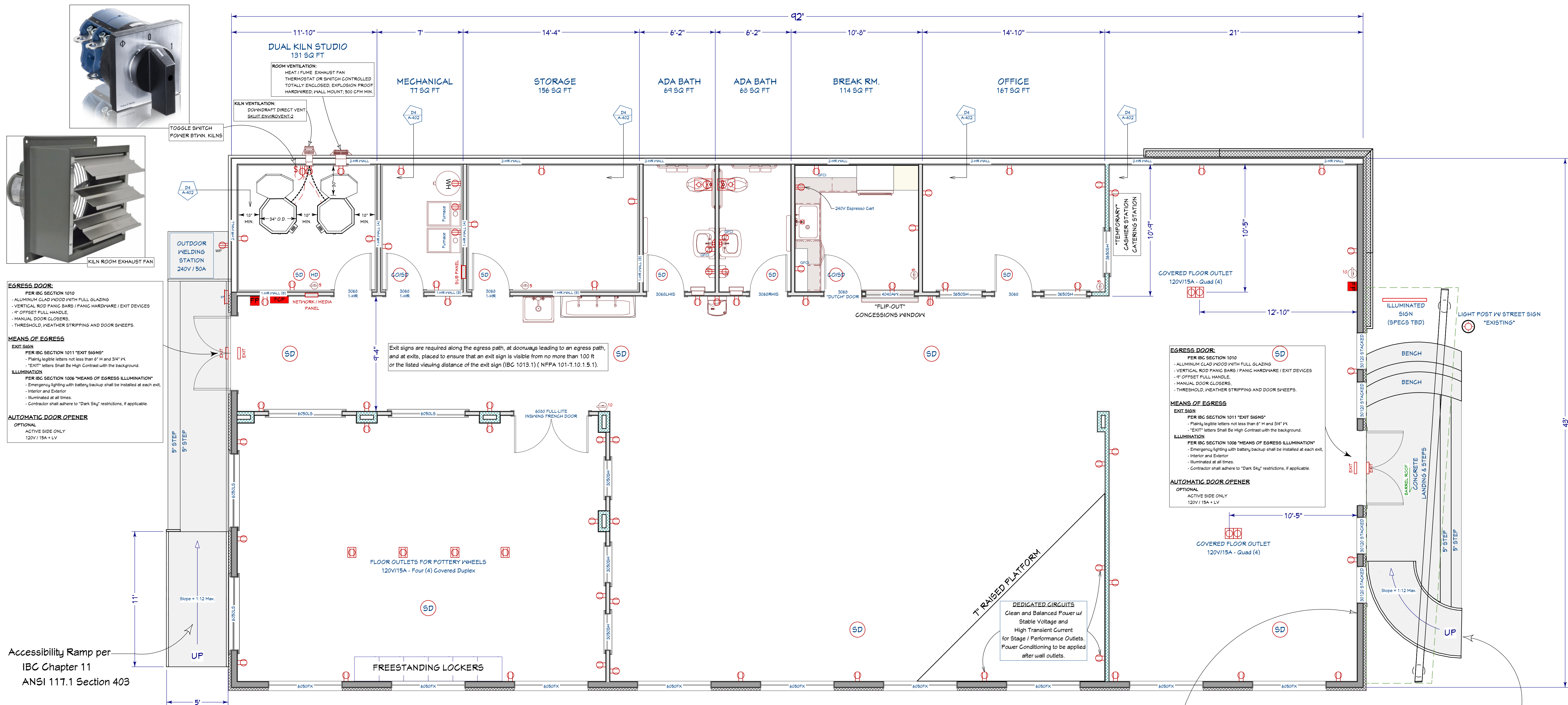
CONSTRUCTION TYPE:
V-B

DATE / REVISION:

11-28-2022

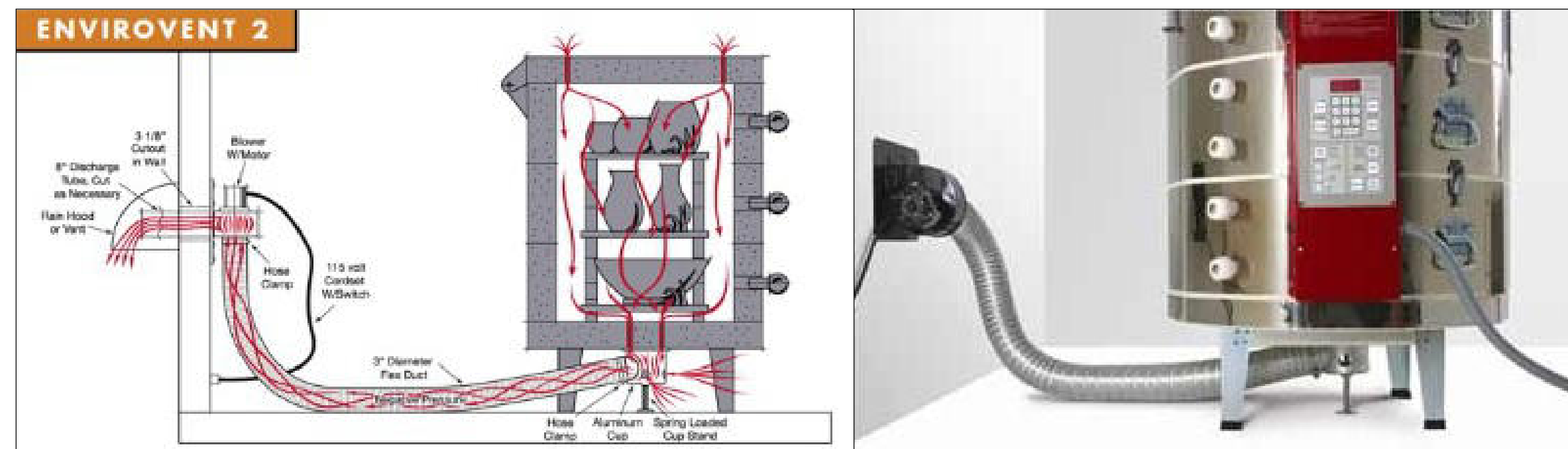
FIRE/SAFETY
ELEC. PLAN

A-501

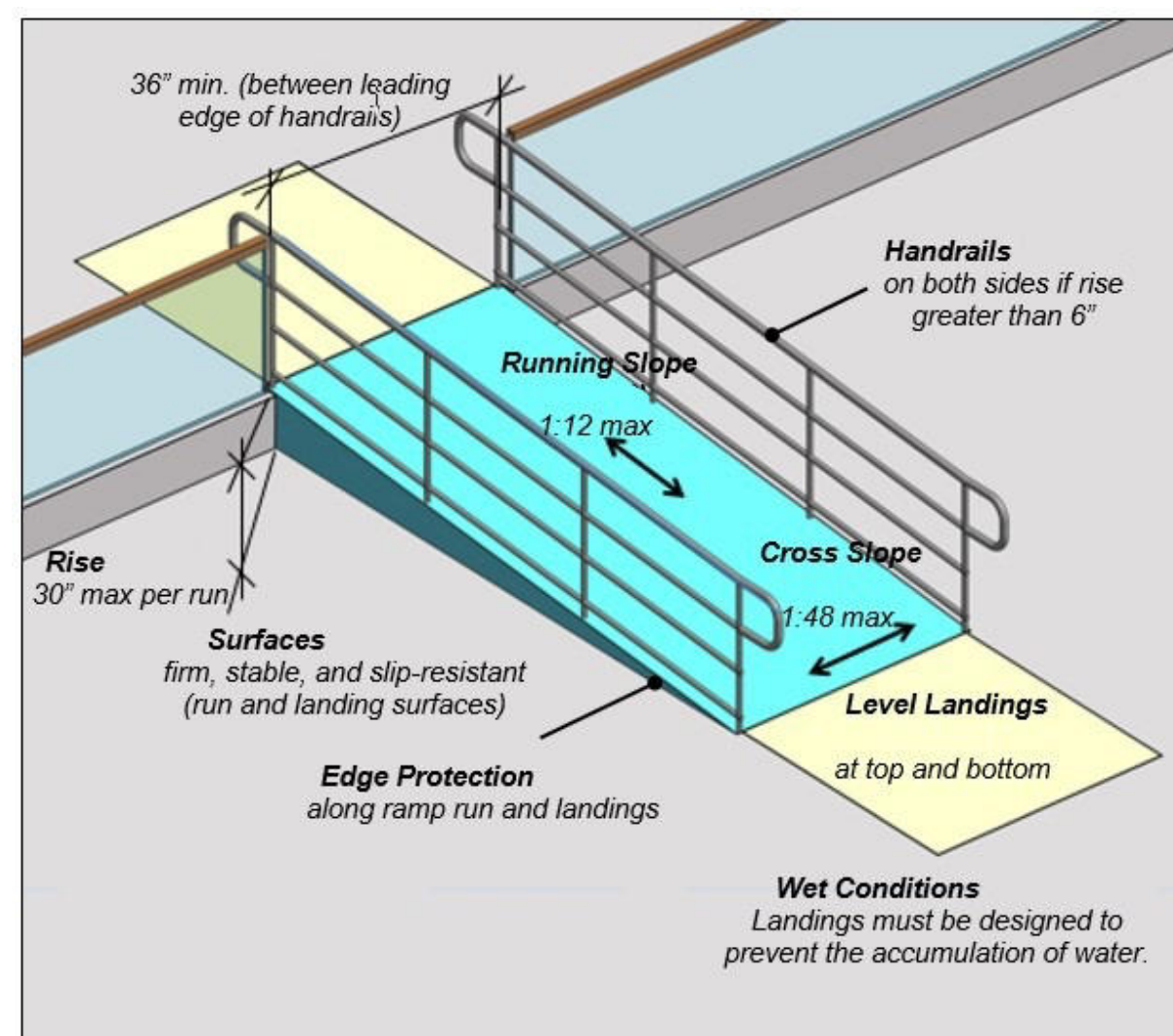


Accessibility Ramp per
IBC Chapter 11
ANSI 117.1 Section 403

Accessibility Ramp per
IBC Chapter 11
ANSI 117.1 Section 403



ANSI 117.1 Section 403 - EXAMPLE ADA ACCESSIBLE RAMP



OCCUPANT LOAD = 100
Posting the Occupant Load | Occupant Load Signage
- Rooms or spaces used for assembly purposes require the occupant load to be posted in a visible location near the main exit or exit doorway from the room or space.
- This is a way to ensure the maximum approved occupant load will not be exceeded by the building users.
- The sign must also be permanent and legible show that the code official, such as the Building Official or Fire Marshall, can reference it during a periodic inspection

TABLE 1004.1.2

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
Accessory Storage Areas	300 gross
Mechanical Equipmtn Rm.	30 net
Assembly - Exhibit Gallery and Museum	30 net
Assembly Areas Without Fixed Seats	
Concentrated (Chairs Only - Not Fixed)	7 net
Standing Space	5 net
Unconcentrated (Tables and Chairs)	15 net
Business Areas	100 gross
Educational	
Classroom Area	20 net
Shops and Other Vocational Room Areas	50 net
Mercantile	60 gross
Storage, Stock, Shipping Areas	300 gross
Stages and Platforms	15 net
Warehouses	500 gross

FIRE SAFETY LEGENDS:

- SD SMOKE DETECTOR w/ STROBE
KIDDE: F4010ACLEDSC0-2
- HD HEAT DETECTOR w/ LED STATUS INDICATOR
KIDDE: DS-HFS (K-16-101)
- CO/SD COMBO SMOKE / CARBON MONOXIDE DETECTOR w/ STROBE
KIDDE: F4010ACLEDSC0-2
- FCP FIRE ALARM CONTROL PANEL
KIDDE: ARIES SLX (K-76-601)
- FF FIRE ALARM MANUAL PULL STATION
KIDDE: DPST (K-84-02)
- 5 LB. ABC FIRE EXTINGUISHER
- 10 LB. ABC FIRE EXTINGUISHER

NOTE ON DETECTOR PLACEMENT & NUISANCE ALARMS:
- Do not install within 5 ft. of forced air supply ducts used for heating or cooling, ceiling or wall ventilating fans, or other high air flow areas.

- Do not install within 5 ft. of vents, flues, chimneys, or fans.

- Do not install within 5 ft. of doors or windows near areas directly exposed to the weather.

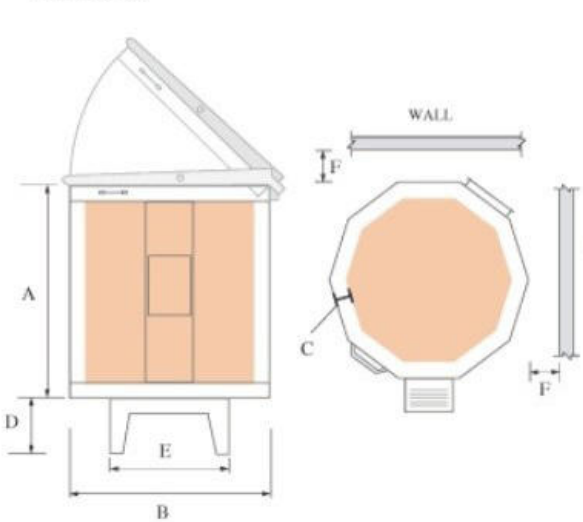
- Do not install in attics, and crawl spaces.



PRODUCT SPECIFICATION: KMT-1227



DIMENSIONS



SPECIFICATIONS & DIMENSIONS

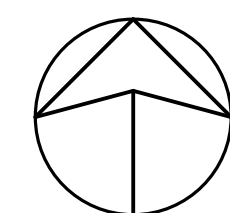
MODEL	Phase	Volts	Maximum	Chamber	O.D.Dimension	Power	Copper Wire Size	NEMA Rec. Conf.	BTU's
KMT-1227 1	240	Cone	Temp	Depth	Opening Width	Cu.Ft.	A B C D E F	Amps Watts	6 6-50 23000
		8	2300	27	28.00	9.9	33 34 3 8 24 18 48	11520	

OPTIONAL ACCESSORIES

1227 ROLLING KILN STAND Optional
ENVIROVENT 2 Optional
LINKBOARD SERVICE 1 YEAR Optional
LINKBOARD SERVICE 5 YEAR Optional

CONTROLLER

Thermocouple: K
Clock: 60 Mhz
Voltage: 24 DC Relays
Output: 12 Volts DC
Fuse: 0.5 AMP



FIRE SAFETY PLAN / ELEC. PLAN

1/4 IN. = 1 FT.

COMBO SMOKE & CARBON MONOXIDE DETECTOR with STROBE. KIDDE - P4010ACLED5CO-2

120V AC 3-in-1 LED Strobe and 10-Year Combo Smoke/CO Alarm

Meets ADA Requirements for the Hearing Impaired

Model P4010ACLED5CO-2

- Low Profile Bright 177 Candela Strobe Light
- Synchronized Flash Rates
- 10-Year Sealed Battery Backup (on Smoke and CO alarm)
- Voice Messaging System
- Smart Hush Control
- Stainless Steel Bug Screen



Description

The Kidde P4010ACLED5CO-2 is an integrated 120V AC wire-in smoke and carbon monoxide (CO) alarm with 10-year sealed battery backup and LED strobe light that provides temporal patterns, visual and voice warnings. The model P4010ACLED5CO-2 strobe will flash red in conjunction with the audible beeps.

If smoke is detected, the P4010ACLED5CO-2 will produce a steady flash warning (once per second) and sound 3 long beeps, followed by "Fire!", repeating. During a CO incident the strobe horn will sound four (4) short beeps, followed by "Warning! Carbon Monoxide!", repeating every 5 seconds. The LED ring will flash red in conjunction with the audible beeps.

In an alarm condition, strobe flashes will synchronize with other interconnected P4010ACLED5-2 and/or P4010ACLED5CO-2 alarms.

The P4010ACLED5CO-2 is UL Listed and has a 10-year limited warranty.

This alarm uses photoelectric sensing technology. Photoelectric sensing alarms may detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms. Ionization alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms. Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help ensure maximum detection of the various types of fires that can occur within the home.

Features and Benefits

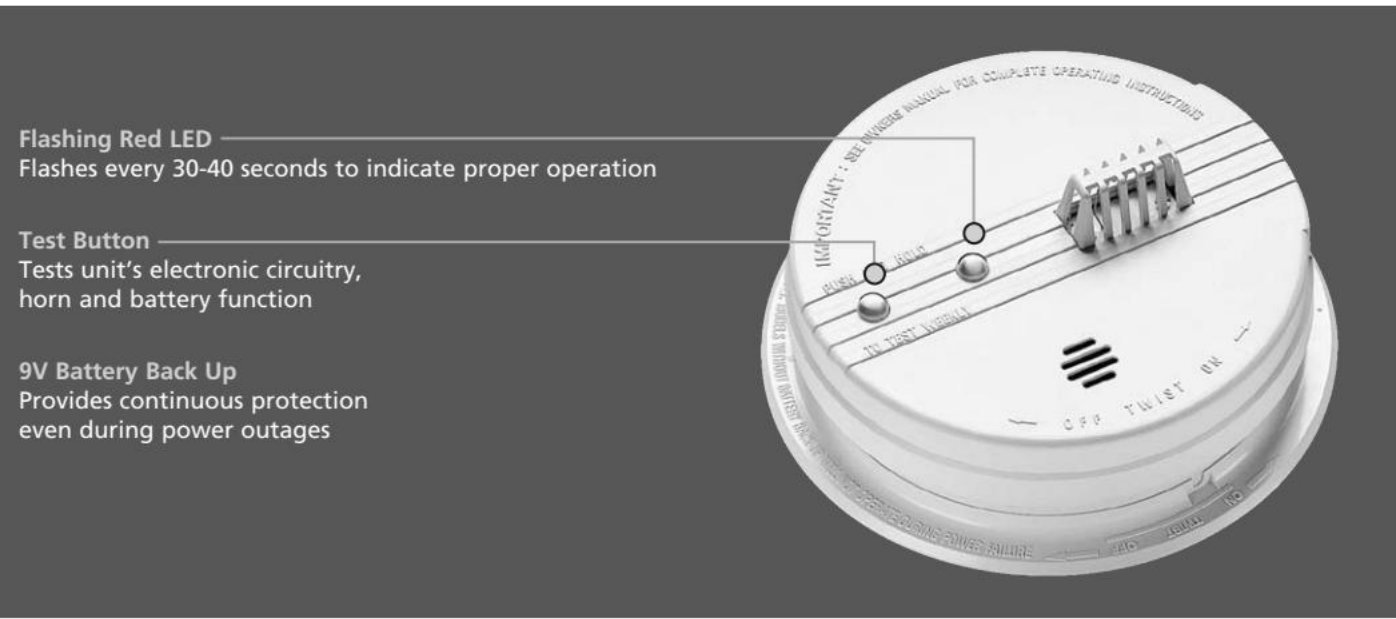
- **Integrated Photoelectric Smoke / CO alarm and LED Strobe Light** – A single unit can be installed, where previously a separate smoke / CO alarm and strobe light were needed. It requires only one electrical box, reducing labor costs and installation time. No relay required.
- **Low Profile Bright 177 Candela Strobe Light** – Light level proven effective in warning those with hearing loss. Attractive low profile design.
- **Synchronized Flash Rates** – Strobe flashes will automatically synchronize (flash at the same time) with other interconnected P4010ACLED5-2 and/or P4010ACLED5CO-2 alarms. Note: Will not synchronize during test mode.
- **120V Interconnect with 10-year Sealed Lithium Battery Backup** – Will interconnect with up to 24 other Kidde devices. Battery backup provides 10 years of continuous protection. Note: Battery backup will only power the smoke/CO alarm.
- **Voice Warning** – Announces "Fire!" or "Carbon Monoxide!"
- **Ambient Light Sensing** – Establishes Day/Night cycle and delays chirping during the night until the next day cycle begins.
- **Multi-function One Button Strobe Dome includes: Hush® Feature** – Temporarily silences nuisance alarms for up to 10 minutes (smoke must be present before Hush® is activated). **Test Feature** – Simultaneously tests the unit's electronics and verifies alarm operation.



HEAT DETECTOR. KIDDE DS-HF5 (K-76-101)

120VAC Wire In with 9V Battery Back Up Heat Alarm

Model HD135F



Flashing Red LED – Flashes every 30-40 seconds to indicate proper operation

Test Button – Tests unit's electronic circuitry, horn and battery function

9V Battery Back Up – Provides continuous protection even during power outages

Description

The Kidde HD135F is a 120VAC Wire In Heat Alarm that responds to temperature rather than smoke. The alarm will sound if temperatures rise above 135°F. The Kidde HD135F is interconnectable. The interconnect system must not exceed the NFPA (National Fire Protection Association) limit of 18 initiating devices (Smoke, heat, CO, etc) interconnected. It is still possible to interconnect 6 strobe lights and/or relay modules. This unit includes a 5-year limited warranty and is UL Listed.

Benefits

The Kidde HD135F 120VAC wire in heat alarm gives you and your family an early warning to dangerous temperatures of 135°F or more. This unit can be used as a single station unit or it can be interconnected to up to 24 Kidde devices in a multiple station arrangement. The interconnect system must not exceed the NFPA (National Fire Protection Association) limit of 18 initiating devices (Smoke, heat, CO, etc) interconnected. It is still possible to interconnect 6 strobe lights and/or relay modules. The HD135F includes a tamper resist pin to help deter tampering or theft.



120V AC 3-in-1 LED Strobe and 10-Year Combo Smoke/CO Alarm. Meets ADA Requirements for the Hearing Impaired

Model Number P4010ACLED5CO-2

Architectural and Engineering Specifications

The integrated smoke/CO/strobe alarm shall be Kidde model P4010ACLED5CO-2. It shall be powered by a regulated 120VAC, 60 Hz source with a maximum operating RMS current of 687ma. A sealed 3V lithium battery provides backup power for the smoke and carbon monoxide alarm only. The temperature operating range shall be between 40°F (4.4°C) to 100°F (37.8°C) and the humidity operating range shall be 10 to 95% relative humidity, non-condensing. The unit shall incorporate a photoelectric smoke sensor with nominal sensitivity of 2.32 ± 1.35 %/ft OBS. The CO sensor shall be of a fuel cell design and shall meet the sensitivity requirements of UL 2034.

The integrated smoke/CO/strobe alarm can be installed on any standard single gang electrical box or a 4" octagon junction box. The electrical connection (to the alarm) shall be made with a plug-in connector. A maximum of 24 Kidde devices can be interconnected in a multiple station arrangement. The interconnect system must not exceed the limit of 18 initiating devices, of which 12 can be smoke alarms. With 18 initiating devices (smoke, heat, CO, etc), interconnected, it is still possible to interconnect 6 stand-alone strobes (SLED177) and/or relay modules.

The P4010ACLED5CO-2 shall include a bright 177 candela strobe light comprised of 7 LEDs, with a flash rate of one (1) flash per second during smoke alarm, and 4 flashes every 5 seconds during CO alarm. This unit shall be interconnected with Kidde smoke alarms, heat detectors and/or carbon monoxide alarms. This unit shall automatically synchronize (flash at the same time) with other P4010ACLED5-2 and P4010ACLED5CO-2 strobes that are part of the interconnected system. Synchronization can take up to 20 seconds when in alarm. Note: The alarms shall not synchronize during a push to test.

The alarm shall include a test feature that will electronically simulate the presence of smoke and CO, and briefly cause the unit to go into alarm, when the strobe dome is pressed. This sequence tests the unit's electronics to ensure proper operation.

The unit shall also include a Hush® feature that silences the unit for up to 10 minutes, when the strobe dome is pressed on the initiating alarm, during a nuisance alarm condition or when the smoke is not too dense. The red LED on the alarm will flash every 2 seconds while in Hush® and the unit will automatically reset itself.

In addition to visual flash and LED notifications, this alarm shall have two methods of audible warnings for danger: a piezoelectric horn that is rated at 85 decibels at 10 feet and a voice warning that identifies the danger.

If smoke is detected, the horn will sound three (3) long beeps in time with red LED flashes, followed by "Fire!". This pattern is repeated until the smoke is eliminated. The strobe will flash once per second. In the event of a CO incident, the strobe horn will sound four (4) short beeps

in time with red LED flashes, followed by "Warning! Carbon Monoxide!", repeating every 5 seconds. The strobe will flash 4 times every 5 seconds. This continues until the initiating CO or combo smoke/CO unit is reset or the CO is eliminated.

The unit shall at a minimum meet the requirements of UL217, UL2034, UL1971, NFPA 72, The State of California Fire Marshall, NFPA 101 (One and two family dwellings), Federal Housing Authority (FHA), Housing and Urban Development (HUD), and American's with Disabilities Act (ADA). The alarm shall be listed by Underwriters Laboratories and include a 10-year manufacturer's limited warranty.

Technical Specifications

Model:	P4010ACLED5CO-2
Power Source:	120VAC (60 Hz, 53ma - 687ma max)
Sensor:	Smoke: Photoelectric CO: Electrochemical
Audible Alarm	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	10 to 95% relative humidity, non-condensing
Size:	5.9" in diameter x 1.91" depth
Weight:	6 lb
Interconnects:	Up to 24 Kidde devices
Warranty:	10 year limited warranty

Installation of Smoke Alarm

The alarm should be installed to comply with all local codes having jurisdiction in your area, Article 760 of the National Electric Code, and NFPA 72. Make certain all alarms are wired to a single, continuous (non-switched) power line, which is not protected by a ground fault interrupter. A maximum of 1000 ft. of wire can be used in the interconnect system. Use standard UL listed household wire as required by code. Wiring shall be in accordance with articles 210 and 300.38 of the US national electrical code ANSI/NFPA 70, NFPA 72.

Ordering Information

Not for sale by individual unit

Ordering Number	UPC	Q2FS	Pack Config.	Pack Quantity	Dimensions (w x d x h inches)	Weight	Cartons/ Pallet
21028057	0-47871-28057-5	100-47871-28057-2	Single	3	10.71 x 6.34 x 6.06	3.00 lb	150

COMBO SMOKE DETECTOR with STROBE. KIDDE - P4010ACLED5-2

120V AC 2-in-1 LED Strobe and 10-Year Smoke Alarm

Meets ADA Requirements for the Hearing Impaired

Model P4010ACLED5-2

- Low Profile Bright 177 Candela Strobe Light
- Synchronized Flash Rates
- 10-Year Sealed Battery Backup (on Smoke alarm)
- Voice Messaging System
- Smart Hush Control
- Stainless Steel Bug Screen



Description

The Kidde P4010ACLED5-2 is an integrated 120V AC wire-in smoke alarm with 10-year sealed battery backup and LED strobe light that provides temporal patterns, visual and voice warnings. The model P4010ACLED5-2 is equipped with a 177 candela strobe light, designed to notify the deaf and hard of hearing. The unique design measures only 2.3" in height, when mounted.

If smoke is detected, the P4010ACLED5-2 will produce a steady flash warning (once per second) and sound 3 long beeps, followed by "Fire!", repeating. The LED ring will flash red in conjunction with the audible beeps.

When triggered by an interconnected carbon monoxide alarm (this unit does NOT detect CO) it will produce an intermittent flash warning (4 times every 5 seconds) and sound 4 quick beeps in time with red LED flashes, followed by "Warning! Carbon Monoxide!", repeating every 5 seconds.

In an alarm condition, strobe flashes will synchronize with other interconnected P4010ACLED5-2 and/or P4010ACLED5CO-2 alarms.

The P4010ACLED5-2 is UL Listed and has a 10-year limited warranty.

This alarm uses photoelectric sensing technology. Photoelectric sensing alarms may detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms. Ionization alarms may detect invisible fire particles (associated with fast flaming fires) sooner than photoelectric alarms. Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help ensure maximum detection of the various types of fires that can occur within the home.

Features and Benefits

- **Integrated Photoelectric Smoke Alarm and LED Strobe Light** – A single unit can be installed, where previously a separate smoke alarm and strobe light were needed. It requires only one electrical box, reducing labor costs and installation time. No relay required.
- **Low Profile Bright 177 Candela Strobe Light** – Light level proven effective in warning those with hearing loss. Attractive low profile design.
- **Synchronized Flash Rates** – Strobe flashes will automatically synchronize (flash at the same time) with other interconnected P4010ACLED5-2 and/or P4010ACLED5CO-2 alarms. Note: Will not synchronize during test mode.
- **120V Interconnect with 10-year Sealed Lithium Battery Backup** – Will interconnect with up to 24 other Kidde devices. Battery backup provides 10 years of continuous protection. Note: Battery backup will only power the smoke alarm.
- **Voice Warning** – Announces "Fire!" or "Carbon Monoxide!" when interconnected with a carbon monoxide alarm or combination smoke/CO alarm).
- **Ambient Light Sensing** – Establishes Day/Night cycle and delays chirping during the night until the next day cycle begins.
- **Multi-function One Button Strobe Dome includes: Hush® Feature** – Temporarily silences nuisance alarms for up to 10 minutes (smoke must be present before Hush® is activated). **Test Feature** – Simultaneously tests the unit's electronics and verifies alarm operation.



FIRE ALARM CONTROL PANEL. KIDDE ARIES SLX (K-76-601)

ARIES®-SLX Remote Display/Control Module Model RDCM



Effective: May 2020 K-76-601

FEATURES

- **Duplicates control unit's user interface functional keys, LEDs and display**
- **80-Character LCD Display**
- **Up to 15 RDCMs per control unit**
- **15 RDCMs and up to 16 remote LED or relay driver modules per control unit**
- **Can be installed up to 4,000 feet from control unit**
- **UL Listed and FM Approved**

DESCRIPTION

The Model RDCM Remote Display/Control Module (P/N 76-600000-005) provides an additional point of event reporting and operator intervention/control for ARIES®-SLX and legacy ARIES® control units. It features an 80-character LCD display that duplicates all the information on the control unit display.

The RDCM contains the following functional keys:

- Event Acknowledgment
- Alarm Silence
- System Reset
- Display Scroll

There are twelve digit/navigation keys that enable full menu functionality.

The six system-level LEDs correspond to the following general conditions:

- Module Power
- Alarm
- Pre-Alarm
- Alarm Silence
- Supervisory
- Trouble

The Model RDCM communicates with the control unit via an external RS-485 communications circuit, with the most-remote module capable of being located up to 4,000 feet from the control unit. Up to 15 RDCMs and 16 ATM-L Annunciator LED Driver Modules (P/N 76-200004-032) or ATM-R Relay Driver Board Modules (P/N 76-200005-032) can be connected in a bus configuration to the RS-485 communications circuit.

The Model RDCM can be powered from the control unit's power supply, or from an external, regulated, and power-limited power supply agency Listed for use for fire-protective-signaling.



The Model RDCM is supplied in an enclosure that is suitable for surface or semi-flush mounting. Refer to Figure 1 for module-mounting dimensions.

ELECTRICAL

Network Wiring:	CLASS B, Supervised and Power-Limited
Wire Type:	Twisted, Shielded, Low-Capacitance Fire-Alarm Wire (Recommended)
Wire Size:	#18 AWG (minimum)
Maximum Network Wiring Distance:	4,000 feet (1219 meters)
Communications:	Per RS-485 Standard
Operating Voltage:	24 Vdc (nominal)
Standby Current:	0.064 A
Alarm Current:	0.085 A
Maximum RDCM: (per control unit)	15

MANUAL PULL STATION. KIDDE. DPST (K-84-08)

SPECIFICATIONS

Station Type:	Double Action, Non-coded
Switch Type:	P/N 84-330001-001: SPST P/N 84-330001-002: DPST
Switch rating:	2 Amp @ 240 Vac or 125 Vdc
Operating Temperature Range:	-40°F to 150°F (-40°C to 66°C)
Operating Humidity Range:	0-95% RH
Construction:	Die-cast metal housing
Compatible Electrical Boxes:	Indoor: Sheet metal Model SGB-32S Outdoor: Weatherproof Die-cast Model SGB-32C
Shipping Weight:	1.12 lbs. (510 g)

SGB-32S INTERIOR SURFACE BACKBOX

Dimensions:	4.75 in. H x 3.25 in. W x 2.25 in. D
Construction:	Steel sheet metal.
Conduit:	Two knockouts for 1/2 in. conduit connectors, one on top and bottom.
Mounting:	Mounts to the box with (4) 8/32 screws, which ship with each box.

SGB-32C WEATHERPROOF SURFACE BACKBOX

Dimensions:	4.75 in. H x 3.25 in. W x 2.25 in. D
Construction:	Cast aluminum.
Conduit:	One threaded opening for 1/2 in. conduit connector.
Mounting:	Mounts to the box with (4) 8/32 screws and a foam gasket, which ship with each box.

If smoke is detected, the horn will sound three (3) long beeps in time with red LED flashes, followed by "Fire!". This pattern is repeated until the smoke is eliminated. The strobe will flash once per second. When interconnected with a carbon monoxide alarm or combination smoke/CO alarm, in the event of a CO incident detected by the CO or combo smoke/CO alarm, the strobe horn will sound four (4) short beeps in time with red LED flashes, followed by "Warning! Carbon Monoxide!", repeating every 5 seconds. The strobe will flash 4 times every 5 seconds. This continues until the initiating CO or combo smoke/CO unit is reset or the CO is eliminated.

Note: This alarm DOES NOT detect carbon monoxide.

The unit shall at a minimum meet the requirements of UL217, UL1971, NFPA 72, The State of California Fire Marshall, NFPA 101 (One and two family dwellings), Federal Housing Authority (FHA), Housing and Urban Development (HUD), and American's with Disabilities Act (ADA). The alarm shall be listed by Underwriters Laboratories and include a 10-year manufacturer's limited warranty.

Technical Specifications

Model:	P4010ACLED5-2
Power Source:	120VAC (60 Hz, 53ma - 687ma max)
Sensor:	Photoelectric
Audible Alarm	85dB at 10ft
Temperature Range:	40°F (4.4°C) to 100°F (37.8°C)
Humidity Range:	Up to 95% relative humidity, non-condensing
Size:	5.9" in diameter x 1.91" depth
Weight:	6 lb
Interconnects:	Up to 24 Kidde devices
Warranty:	10 year limited warranty

Installation of Smoke Alarm

The smoke alarm should be installed to comply with all local codes having jurisdiction in your area, Article 760 of the National Electric Code, and NFPA 72. Make certain all alarms are wired to a single, continuous (non-switched) power line, which is not protected by a ground fault interrupter. A maximum of 1000 ft. of wire can be used in the interconnect system. Use standard UL listed household wire as required by code. Wiring shall be in accordance with articles 210 and 300.38 of the US national electrical code ANSI/NFPA 70, NFPA-72.

Ordering Information

Not for sale by individual unit

Ordering Number	UPC	Q2FS	Pack Config.	Pack Quantity	Dimensions (w x d x h inches)	Weight	Cartons/ Pallet
21026872	0-47871-26872-6	100-47871-26872-3	Single	3	10.71 x 6.34 x 6.06	3.00 lb	150



CLEARHEART —DESIGNS—

TODD GAVER
970-759-8041
todd@clearheartdesigns.com

4 LA PLATA PLACE, #5
DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022

by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:

TONY BLEVINS

IDR

Innovative Design Renovation

(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:

465 Goddard Ave.
Ignacio CO 81137

Parcel:
549508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT

GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
34956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

OCCUPANCY GROUPS:

A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:

11-28-2022

FIRE/SAFETY
SPECS

A-502

DOOR SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	ROOM NAME	SIZE	HANDLE, EXTERIOR	HANDLE, INTERIOR	DESCRIPTION	HEADER
	D01	6080 FULL-LITE OUTSWING EXT. COMMERCIAL DOOR FRONT ENTRANCE	1	FOYER / GALLERY	6080 L/R EX	PULL BAR (2)	CRASH BAR (2)	PER IBC SECTION 1010 - VERTICAL ROD PANIC BARS / PANIC HARDWARE / EXIT DEVICES - 9" OFFSET PULL HANDLE, - MANUAL DOOR CLOSERS, - THRESHOLD, WEATHER STRIPPING AND DOOR SWEEPS.	2X6X11" (2)
	D02	6080 FULL-LITE OUTSWING EXT. COMMERCIAL DOOR REAR ENTRANCE	1	CORRIDOR	6080 L/R EX	PULL BAR (2)	CRASH BAR (2)	PER IBC SECTION 1010 - VERTICAL ROD PANIC BARS / PANIC HARDWARE / EXIT DEVICES - 9" OFFSET PULL HANDLE, - MANUAL DOOR CLOSERS, - THRESHOLD, WEATHER STRIPPING AND DOOR SWEEPS.	1 3/4X11 7/8X80" (2)
	D03	6080 FULL-LITE INSWING FRENCH DOOR INTERIOR - STUDIO	1	POTTERY STUDIO/CORRIDOR	6080 L/R IN	LEVER (2)	LEVER (2)	6080 DBL. HINGED; GLASS PANEL; FULL LITE EDUCATION RM.; POTTERY STUDIO	1 3/4X11 7/8X11" (2)
	D04	3068 1-HR FR	1	CORRIDOR/DUAL KILN STUDIO	3068 R IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE 1-HR FIRE RATED	2X6X41" (2)
	D05	3068 1-HR FR	1	CORRIDOR/MECHANICAL	3068 L IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE 1-HR FIRE RATED	2X6X41" (2)
	D06	3068 1-HR FR	1	CORRIDOR/STORAGE	3068 L IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE 1-HR FIRE RATED	2X6X41" (2)
	D07	3068LHIS	1	STUDIO/ADA BATH	3068 L IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE	2X6X41" (2)
	D08	3068RHIS	1	STUDIO/ADA BATH	3068 R IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE	2X6X41" (2)
	D09	3068 "DUTCH" DOOR	1	STUDIO/BREAK RM.	3068 L IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; DBL BORE DUTCH DOOR - 4 HINGES (2 EA. SECTION) BN HARDWARE	2X6X41" (2)
	D10	3068LHIS	1	STUDIO/OFFICE	3068 L IN	LEVER	LEVER	3068 HINGED INTERIOR DOOR 2-PANEL; SOLID CORE; SINGLE BORE BN HARDWARE	2X6X41" (2)
	D11	MOVABLE ACCORDIAN WALL	2	MIXED MEDIA / FLEX/STUDIO	12088 L/R EX			MOVEABLE ROOM DIVIDERS ACCORDIAN WALL SECTIONS FOLDING PORTABLE PARTITIONS	

WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER
	6050FX CLERESTORY	11	6050FX	73"X61"	FIXED GLASS	1 3/4X11 1/8X19" (2)
	6050 SLIDE-BY STUDIO	4	6050LS	73"X61"	LEFT SLIDING	1 3/4X11 7/8X19" (2)
	3050 SH STUDIO	3	3050SH	31"X61"	SINGLE HUNG	2X6X40" (2)
	3650 SH OFFICE	3	3650SH	43"X61"	SINGLE HUNG	2X6X46" (2)
	4040AW "FLIP OUT" CONCESSIONS	1	4040AW	49"X49"	SINGLE AWNING	2X6X52" (2)
	3066DH STOREFRONT	4	3066DH	31"X19"	DOUBLE HUNG	2X6X40" (2)
	3030FX STOREFRONT	4	3030FX	31"X31"	FIXED GLASS	1 3/4X11 7/8X40" (2)
	6030FX 2-LITE STOREFRONT	1	6030FX	73"X31"	FIXED GLASS	1 3/4X11 7/8X19" (2)

BATH / AMENITY / BREAK RM. - FIXTURE SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION	MANUFACTURER PART#
A01	K-2035-B WHITE ADA SINK	2	1	K-2035-B PINOIR WALL-MOUNT BATHROOM SINK	KOHLER K-2035-B WH
A02	K-45102-4-BN COMMERCIAL BATH FAUCET	2	1	K-45102-4 ALTEO WIDESPREAD BATHROOM SINK FAUCET	KOHLER K-45102-4-BN
A03	K-96051 HIGHCLIFF ULTRA ADA-HEIGHT FLUSHOMETER BOWL	2	1	K-96051 HIGHCLIFF ULTRA ADA-HEIGHT FLUSHOMETER BOWL	KOHLER K-96051
A04	DRINKING FOUNTAIN AND BOTTLE FILLING STATION ELKAY EZSDVNS9K-EZH2O	1	1	DRINKING FOUNTAIN AND FILLING STATION	ELKAY EZSDVNS9K-EZH2O
A05	JUMBO BATH TISSUE DISPENSER - DOUBLE ROLL ASI-0040	2	1	JUMBO BATH TISSUE DISPENSER	ASI ASI-0040
A06	RECESSED COMBINATION WASTE RECEPTACLE & PAPER TOWEL DISPENSER ASI-204692A-6	2	1	TALL RECESSED PAPER TOWEL DISPENSER WASTE RECEPTACLE	ASI 204692A-6
A07	24 X 36 MIRROR / SHELF COMBO BRADLEY 7815-024360	2	1	WALL MOUNTED MIRROR W/ SHELF	BRADLEY 7815-024360
A08	DIAPER CHANGING STATION ASI-9012	2	1	DIAPER CHANGING STATION	ASI 9012
A09	240V HAND DRYER ASI-0196-1-93 K-10544	2	1	AUTOMATIC HAND DRYER 1	ASI 0196-1-93
A10	38" WIDTH (HORIZONTAL MOUNT)	2	1	K-10544 TRADITIONAL ADA COMPLIANT GRAB BAR 38" WIDTH	KOHLER K-10544
A11	K-10546 50" WIDTH (HORIZONTAL MOUNT)	2	1	TRADITIONAL ADA COMPLIANT GRAB BAR 50" WIDTH	KOHLER K-10546
A12	K-10541 20" HEIGHT (VERTICAL MOUNT)	2	1	K-10541 TRADITIONAL ADA COMPLIANT GRAB BAR 20" HEIGHT	KOHLER K-10541
A13	72" WHEELCHAIR ACCESSIBLE UTILITY SINK SINGLE-BASIN, WALL-MOUNTED, (3) COMMERCIAL FAUCETS ELKAY EWMAT2205ACTMC	1	1	60" WHEELCHAIR ACCESSIBLE UTILITY SINK MULTI-STATION WASH/SCRUB SINK	ELKAY EWMAT2205ACTMC
A14	WALL MOUNT RINSE FAUCET	1	1	1.15 GPM WALL MOUNT RINSE FAUCET	REGENCY 600FPRS5F12 LL
A15	WALL MOUNT UTILITY FAUCET	1	1	K-8901 KINLOCK SERVICE SINK FAUCET	KOHLER K-8901
A16	FLOOR MOUNT MOP SINK & FAUCET	1	1	FLOOR MOUNT MOP SINK & FAUCET BASIN: PFMB2424 FAUCET: PFXC800	PRO-FLO PFMB2424 PFXC800
A17	COMMERCIAL SINGLE ROBE HOOK ASI-0740-Z	2	1	COMMERCIAL SINGLE ROBE HOOK	ASI 0740-Z
A18	DIRECT VENT TERMINATION CAP	1	1	DIRECT VENT TERMINATION CAP	
A19	MICRO LOUVER VENT	1	1	MICRO LOUVER VENT	
A20	DVA	1	1	CHEF SERIES DISHWASHER	
A21	SINGLE BASIN SINK WIDE	1	1	SINGLE BASIN SINK WIDE	
A22	R36	1	1	BOTTOM MOUNT REFRIGERATOR	

CABINET SCHEDULE							3D ELEVATION
LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION		
4DB24	1	24 "	24 "	36 "	BASE CABINET		
B24R	1	24 "	24 "	36 "	BASE CABINET		
LGB36R	1	36 "	36 "	36 "	CORNER BASE CABINET		
SB36	1	36 "	24 "	36 "	BASE CABINET		
U242496R	1	24 "	24 "	96 "	UTILITY CABINET		
W361524	1	36 "	24 "	15 "	WALL CABINET		
W4242	1	42 "	12 "	42 "	WALL CABINET		
W6042	1	60 "	12 "	42 "	WALL CABINET		

CLEARHEART

DESIGNS

TODD GAVER

970-759-8041

todd@clearheartdesigns.com

4 LA PLATA PLACE, #5

DURANGO, CO 81301

Plans are professionally prepared, however, Clearheart Designs will not assume liability for structure. Plans are considered a "builder's set" with a limited scope of service and designed to be used only by experienced, professional contractors. Contractor is responsible to ensure that all work performed, installed, or assembled does meet or exceed all local building codes and all engineering requirements. Contractor is responsible for all permits and inspections. Contractor is responsible additional engineering requirements (Structural, Physical, Mechanical, Civil, Electrical, etc.).

©Copyright 2022
by CLEARHEART DESIGNS, LLC,
Durango Colorado.
No part of these drawings, as well as the structures they represent, may be reproduced in any manner whatsoever without prior written permission. The design shown is property of Clearheart Designs, LLC.

CONTRACTOR:
TONY BLEVINS

IDR
Innovative Design Renovation
(970) 553-0023
tony@idrdurango.com

PROJECT ADDRESS:
465 Goddard Ave.
Ignacio CO 81137
Parcel:
595508306010
Subdivision: Halls First (IGN)
Block: 4
Lots: 4 AND 5
Acres: 0.172
Lot SF: 7,492

DANCING SPIRIT
GALLERY
STUDIO
WORKSHOP
COMMUNITY CENTER

DESCRIPTION:
NEW CONSTRUCTION
COMMERCIAL

SQUARE FOOTAGE:
3956 SF

ZONING DESIGNATION
TOWN OF IGNACIO
MU - MIXED USE DISTRICT
DOWNTOWN OVERLAY
DISTRICT

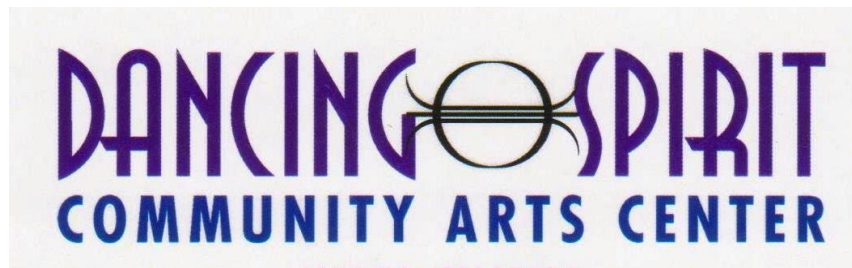
OCCUPANCY GROUPS:
A-3
F-2
M
S-1

CONSTRUCTION TYPE:
V-B

DATE / REVISION:
11-28-2022

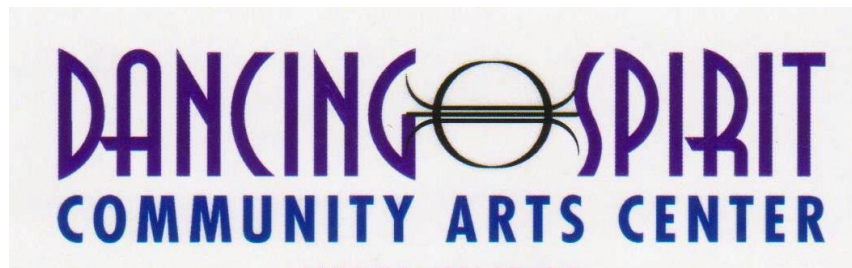
SCHEDULES

A-601



Community Arts Center Budget 12/22/22

Item	Cost	Funds raised	Remainder (needed)
Lots purchased for construction at 465 Goddard (Ignacio's main street): # 595508306010	\$80,000	Anonymous foundation donor: \$100,000	Construction loan through 1 st SW Bank to be followed by long-term loan as needed: \$350,000
Property taxes due at signing	\$1,197.32	Southwest Community Foundation grants: \$12,500	Enterprise Zone Project Contributions 2023: \$100,000
Title fees	\$990.00	In-kind gift of fees from contractor: \$60,000	Grants proposals in process for 2023: \$100,000
Pin Survey	\$2,045.00	In-kind gift from Architect: \$4,138	
Legal fees for ByLaw review and contract review for lot purchase	\$1,770.00	Grant from Colorado Creative Industries: \$500,000	
		Grant from Gates Family Foundation: \$50,000	
Sewer inspection	\$35.00	Grant from CHFA Direct Effects: \$7,500	
Estimate of Construction Costs	\$943,754.89	Donations made to Enterprise Zone Project: \$1,000	
Building permit fees	\$27,000.00	Request to City of Ignacio and the Southern Ute Tribe for waiver of 50% of fees: \$13,500	
TOTAL	\$1,055,692.00	\$748,638.00	\$307,054.00



Community Arts Center Budget 12/22/22

Item	Cost	Funds raised	Remainder (needed)
Lots purchased for construction at 465 Goddard (Ignacio's main street): # 595508306010	\$80,000	Anonymous foundation donor: \$100,000	Construction loan through 1 st SW Bank to be followed by long-term loan as needed: \$350,000
Property taxes due at signing	\$1,197.32	Southwest Community Foundation grants: \$12,500	Enterprise Zone Project Contributions 2023: \$100,000
Title fees	\$990.00	In-kind gift of fees from contractor: \$60,000	Grants proposals in process for 2023: \$100,000
Pin Survey	\$2,045.00	In-kind gift from Architect: \$4,138	
Legal fees for ByLaw review and contract review for lot purchase	\$1,770.00	Grant from Colorado Creative Industries: \$500,000	
		Grant from Gates Family Foundation: \$50,000	
Sewer inspection	\$35.00	Grant from CHFA Direct Effects: \$7,500	
Estimate of Construction Costs	\$943,754.89	Donations made to Enterprise Zone Project: \$1,000	
Building permit fee (included in construction cost estimate of \$943,754.89)	\$8,000.00	Request to City of Ignacio and the Southern Ute Tribe for waiver of 50% of fees: \$18,000.00	
Water tap/Well and pump fee (included in construction cost estimate of \$943,754.89)	\$14,000.00		
Sewer tap/Septic fees (included in construction cost estimate of \$943,754.89)	\$14,000.00		
TOTAL	\$1,055,692.00	\$753,138	\$302,554

TOWN OF IGNACIO UTILITY BILLING POLICY

Utility bills will be mailed to all utility customers on the 5th of the month, due by the 20th. The utility bill may be mailed to the renter if permitted by the property owner/landlord. Utility Deposits are not required. **The property owner will ultimately be responsible for the utility bill.**

Accounts not paid in full by the due date will become past due. Accounts with a balance greater than \$20.00 will be assessed a flat \$10.00 late fee on the ~~sixth~~^{tenth} day after the due date. A Disconnect Notice will be generated for accounts with any balance. The Disconnect Notice will be mailed to the landlord and the renter if the account is a rental, if the renter's address is available. The past due amount must be paid before the 10th day of the ~~following~~^{following} month. Shut off will be at 10:00 AM on the 10th day of the month after all online, ~~walk-in~~^{walk-in}, drop-box, and mailed payments are posted. If the 10th of the month falls on a Friday or weekend, shut off will take place the following Monday at 10:00 AM

Accounts shut off for nonpayment fall into a reconnect status. Any past due amount must be paid in full before services are reactivated, and a reconnect fee of \$50.00 will be charged during regular working hours (Monday - Friday ~~8~~⁹:00 AM - ~~5~~⁴:00 PM). The reconnect fee will be \$60.00 after hours, weekends and holidays. A fee of \$25.00 will be assessed for special meter readings outside of the regular cycle reading. (Exception: when a property is changing owners.) Only the landlord can request a Special Read. A \$30 fee will be required to turn on/off utility services for purposes other than repair.

The Town Manager or Town Clerk may use discretion on extensions on past due accounts. If the customer cannot pay the entire past due bill, they must at least pay the gas portion for their heat to remain on. Once all efforts to work with the customer have been exhausted, maintenance will be given a list of shut-offs for that billing cycle. If the gas is shut off at a residence, the customer must be present when reconnected. Reconnect times are at 10:00 AM and 2:00 PM. Maintenance can only shut off or reconnect at the direction of the town staff.

Exception: To avoid shut off, subsidized accounts will require a phone call or letter from the agency providing the assistance. During the period from November 1 to April 30, the Town will not disconnect any subsidized accounts unless the Town is informed by the subsidizing agency that the tenant no longer qualifies for assistance.

Effective immediately, if ~~you~~^{you} a check or credit card payment is returned for any reason, ~~we will charge a~~^{will be assessed to the account} \$35.00 fee ~~you~~^{the customer} must use certified funds (cashier's check, money order or cash) to bring ~~you~~^{the} the account current. On any account where the payment has been returned three times (whether check or credit card payments) within a year, the customer will be notified and the account will be flagged as CASH ONLY. The Town will not accept payments other than cash or certified funds (cashier's check or money order) for a year.

The Town of Ignacio has the authority to lien the property in a severely delinquent situation (any amount 90 days past due), at which time the property owner will be notified of the Town's intentions. Should the town be forced to begin the lien process at a cost of \$100 in order to insure collection, all recording and attorney fees will be assessed to the property owner. Ordinance #256, approved October 10, 2007 authorizes the Town to collect charges, fees and assessments through collection of property taxes by the County Treasurer.

Approved August 10, 2010; Effective October 10, 2010; Revisions March 2011; Effective March 8, 2011, Revised August 6, 2013; Revised December 3, 2013; Revised November 15, 2017; Revised January 15, 2020; Revised January 9, 2023



Application for Board or Commission Appointment

PLEASE PRINT CLEARLY

On which of the Commissions or Boards are you interested in serving on?

X Planning Commission _____ Board of Adjustment _____ Board of Trustees

Is this a reappointment request? NO If yes, how long have you served? _____

NAME:

Shane Roukema

PHYSICAL ADDRESS:

MAILING ADDRESS:

PO Box 1244, Ignacio CO 81137

CONTACT PHONE:

WORK PHONE:

EMAIL ADDRESS: _____

LENGTH OF TIME AT CURRENT ADDRESS:

8yr

OCCUPATION:

Builder

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements, or the omission of important information made on this application or any time during the process, may disqualify me from serving in this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Shane Roukema

Applicant's Signature

10/17/22

Date

1. Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Board or Commission?

I have been in planning & building for over 30 years. I like golf, fishing and working hard.

2. Why do you wish to be appointed/reappointed to this Board or Commission?

As a multi Property owner in Ignacio, I would like to see it grow.

3. Are you aware of the time commitment and do you have the personal time to devote to this Board or Commission?

Yes I do.

Thank you for your interest and time commitment in serving your community.



Town of Ignacio

P.O. Box 459
540 Goddard Ave
Ignacio, CO 81137

970/563-9494 
townofignacio.com 

Public works Department Staff Report

1/3/2023

Compliance

610 Browning – Complaint about cars and trash in yard. Pending due to property under investigation.

100 Browning – Talked with property owner about van that has not been moved for 2 months. Pending.

270 Burns – Talked with property owner about parking trucks on street. Pending.

Natural Gas System

Monthly meter reads, re-reads and Shut offs

Leak Survey

Mercaptan Testing

Energy World Net operator qualification Compliance for D.O.T. compliance

State compliance and filing

DOT training

OQ training

System maintenance and repair

Sewer and Storm Drain System

Monthly line flushing

System maintenance and repair

State compliance training and filing

Working with CDOT SUIT and Darren Stewart with SEH to finalize storm drain route for Phase 1 of the Browning Ave Project





Town of Ignacio

P.O. Box 459
540 Goddard Ave
Ignacio, CO 81137

970/563-9494 
townofignacio.com 

Drinking Water system

- Monthly meter reads, re-reads and shut offs
- Monthly water sampling
- System maintenance and repair
- State compliance training and filing
- New water meter installs and pit repairs
- Meter inventory and leak survey
- Lead and Copper water sampling
- Meter pits insulated

Irrigation System

- System maintenance and repair
- Monitor irrigation pond level
- Irrigation will be shut down for the season on 10/10/2022 Winterize system

Parks

- Irrigation line, pump and sprinkler repair
- Special Event preparation
- End of season preparations complete

Roadways and Alleys

- Snow plowing
- Drainage maintenance and repair

General Maintenance

- UNCC locates completed filed and reported
- Daily and weekly trash collection
- Daily Utilities issues and complaint call outs addressed
- Maintain and clean up the burn pile area
- Tree removal
- Snow removal Equipment installed
- Salt slicer hauled on site





Town of Ignacio

P.O. Box 459
540 Goddard Ave
Ignacio, CO 81137

970/563-9494 📞
townofignacio.com 🌐

Equipment and Vehicles

Daily maintenance

Monthly maintenance

Repair snow removal equipment

Building code enforcement

815 Shoshone Building Permit submitted for resident re model and window replacement
4/28/2022

610 Browning Exterior panel and window replacement. Permit issued and approved on
4/24/2022 Estimated completion October Pending

111 Maple Ave Room addition plans submitted and approved building permit issued on
4/8/2022 near completion electrical and plumbing inspection Completed COO issued
on 12/21/2022

New residence for Rokfor, LLC Lot 4 Walkers first adds 150 County Road 320A Plans on hold per
Contractor's request

315 Ignacio St Ignacio High School Stadium booth addition Plans submitted and approved
Building permit issued on 5/11/22 Project near completion Waiting on final electrical inspection
COO issued on 11/21/22

503 Tranquillo Ct new construction single family residence. Excavation permits approved.
Building plans approved, building permit submitted and approved framing inspection
completed on 7/3/2022 Near completion, tap fees required for gas, water, sewer and irrigation
prior to meter installation Final inspection 12/7/2022 complete COO issued on 12/08/2022

110 Maple New rear attached rear patio permit issued 11/15/22

505 Tranquillo Ct new construction single family residence plans approved building permit
issued on 6/14/22 Footing and stem wall inspection completed on 7/12/2022 Roof inspection
8/12/2022

457 Burns Ave remodel building permit approved and issued 9/14/2022

455 Browning Roof replacement Home and Garage decking damaged needs repaired Permit
required. Application approved and issued on 10/27/2022 Amcat Construction Inc

405 Browning Ave Ignacio Community Church new side walk and front stair entrance
Excavation permit and Business license approved and issued 11/14/2022 Complete

500 Tranquillo Court New construction single family residence Building permit application issued
on 12/14/2022

355 Goddard Ave interior re model Permit issued on 12/15/2022





Town of Ignacio

P.O. Box 459
540 Goddard Ave
Ignacio, CO 81137

970/563-9494 
townofignacio.com 

CROSS CONNECTION CONTROL PROGRAM

CDPHE 11.39 (3) Cross Connection Control

All businesses required have been established and contacted with positive response.

Continue to work and communicate with various plumbing services to monitor and implement the regulation requirements Goal to be full compliant by the end of 2022





Town Clerk / Treasurer Report

January 2023

Honorable Mayor and Trustees,

The following is a report of my activities since the last Town Board Meeting.

Treasurer:

- The Accounting Reports for December are included in the consent agenda.
- The 2023 Budget Book has been completed and a copy will be at each place on the dais. This was submitted in a timely manner to the Department of Local Affairs. Once again, Dee did an excellent job on this document, and I want to commend her for her work.

Utilities:

- The new rates go into effect this month and will show on the bill that will be mailed in February. I am working to get the new rates into our utility billing software.
- Many of the Town's residents are on Social Security and/or disability and do not receive their checks until after the late fees are assessed each month. I would like to change the late fee assessment date to the 30th of each month (rather than the 26th) so that these residents do not get charged the \$10.00 each month. I have included the Revised Utility Billing Policy for your consideration.

Human Resources:

- Administrative Assistant: We hired Jill Neely-Smith and her first day was January 3. I believe she will be a good addition to our team. Come by and meet her sometime! Both Michala and I will be training her on the different aspects of her position.
- I have updated our payroll software with the new pay rates for staff and the new charges for health insurance, retirement, taxes, etc.

Events:

- Monday, January 16, 2023 – Town Hall closed in observance of Martin Luther King, Jr. Day
- Monday, February 13, 2023 – Regular Town Board Meeting
- 2023 LPBCC Joint Work Sessions dates: March 23, July 13, and November 9. LPBCC will host the March and November Work Sessions; the Town will host the July Work Session.

Licenses:

- Animal: 26 current licenses
- Business: 49 current licenses
- Business Service Licenses: 66 current licenses
- Liquor Licenses: None this month

Miscellaneous:

A couple of the businesses that gave donations for Door Prizes for the 2022 Holiday Party requested a donation receipt from the Town. I have written thank-you notes on behalf of the Board to each of the businesses that donated.

Please contact me with any questions. Thank you.

Tuggy