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ADDITIONAL SHEETS:	
1-2	SITE LOCATION
1-11	ENERGY CHECK
1	COMPRESSED INSULATION CHART
1-10	SPRAY FOAM INSULATION ESR REPORT
1	ROOFING SPECIFICATIONS
1-30	STRUCTURAL CALCULATIONS

DISCLAIMER: These drawings have been prepared and reviewed in accordance with all applicable codes. This drawing set is not intended to be all inclusive, nor does this set detail every code required aspect of this building. The building contractor is responsible for compliance with all applicable codes under the supervision of the local authority having jurisdiction whether detailed in this set or not. The manufacturer, its employees and affiliates assume no liability for errors and omissions from this set of drawings as may be permitted by law.

<u>CLASSIFICATION</u>	
FOUNDATION:	___ BASEMENT <u>X</u> CRAWL SPACE
TOTAL S.F.:	<u>935</u> SQ.FT. ___ PORCH SQ.FT. <u>935</u> TOTAL SQ.FT.
OCCUPANCY GROUP:	DETACHED SINGLE FAMILY DWELLING
CONSTRUCTION TYPE:	VB WOOD FRAMED UNPROTECTED
SETBACK:	NOT LESS THAN 5' TO PROPERTY LINE
BUILDING HEIGHT:	12'-6" ± TOP OF SILL TO PEAK
STORIES ABOVE GRADE:	
F.F. HEIGHT ABOVE GRADE:	< 6'
FLOOD PLAIN:	NO
SPRINKLER REQUIRED:	NO
ELEVATION HEIGHT:	8,129' ABOVE SEA LEVEL

<u>DESIGN LOADS</u>	
SNOW/ROOF LIVE LOAD:	97 PSF (NO REDUCTION)
ROOF DEAD LOAD:	10 PSF
FLOOR LIVE LOAD:	40 PSF NON-SLEEPING AREAS 30 PSF SLEEPING AREAS
FLOOR DEAD LOAD:	10 PSF
PORCH/DECK LOAD:	N/A
WIND LOAD:	115 MPH Vult
EXPOSURE:	C
SEISMIC CATEGORY:	B
BRACED WALL TYPE:	PRESCRIPTIVE BRACED WALL PER R602.10
BRACED WALL METHOD:	CS-WSP / WSP / CS-PF (SEE PAGE 6)
WINTER DESIGN TEMP:	4° F
WUI REQUIREMENTS:	NA (PER CALL TO LOCAL)

<u>APPLICABLE CODES</u>	
BUILDING CODE:	2021 INTERNATIONAL RESIDENTIAL CODE
ENERGY CODE:	2021 INTERNATIONAL ENERGY CONSERVATION CODE (COMPLIANCE WITH RESIDENTIAL PROVISIONS - R101.5)
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE
8 CCR 1302.14	
CO MODEL ELECTRIC READY AND SOLAR READY CODE	

INSULATION VALUES	
ROOF TO EXTERIOR:	R-65
EXTERIOR WALLS TO EXTERIOR:	R-25
FLOOR:	R-38C (ON SITE BY OTHERS)
CLIMATE ZONE:	5b
SEE ATTACHED RES-CHECK FOR ENERGY CODE COMPLIANCE ENHANCED ENVELOPE ENERGY CREDIT 1.0 PROVIDED DESIGN UA IS 95% LESS THAN THE UA REQUIRED BY R402.1.5.	
<u>WARNING:</u> SPRAY FOAM INSULATION USED IN UNITS WITHOUT THE USE OF A THERMAL BARRIER SHALL BE RATED WITH A FLAMESPREAD NOT GREATER THAN 800 AND SMOKE INDEX OF NOT GREATER THAN 400.	

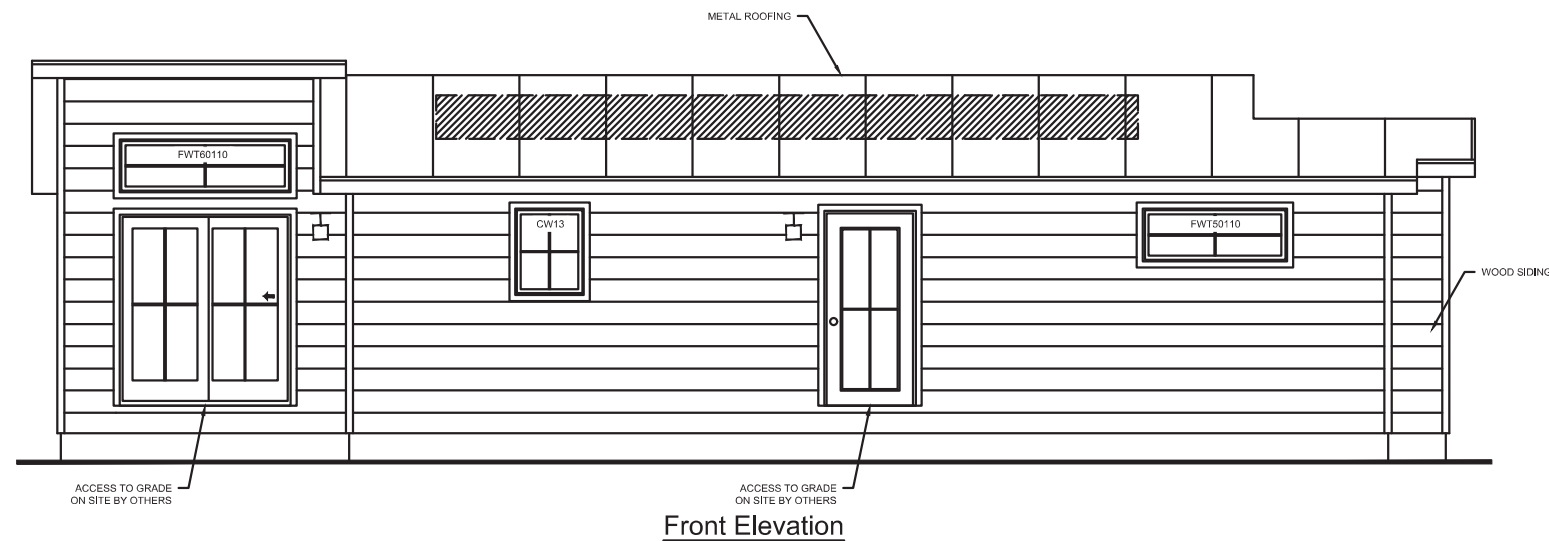
FLOOD HAZARD INFORMATION

THIS BUILDING SHALL NOT BE PLACED IN A FLOOD HAZARD AREA UNLESS SPECIFICALLY ADDRESSED IN THIS SET.

- MANUFACTURER TO SCHEDULE CO ALTERNATIVE CONSTRUCTION INSPECTION UPON DETERMINATION OF SHIPPING DATE
- MANUFACTURER TO SCHEDULE CO STATE INSPECTION UPON SHIPMENT

PROJECT NAME & ADDRESS:	ZC-Novacek 200 Vista Drive, Bayfield, CO 81122 (La Plata County)
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BUILDER NAME: Zook Cabins	S.N.: ZC - Novacek
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APPROVED BY
NTA 04/07/2026

Approval of this document does not authorize
approve any deviation or deviations from the
requirements of applicable State Laws.

ATTENTION LOCAL INSPECTION DEPARTMENT:
THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED IN THE
FACTORY BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED
BY THE THIRD PARTY INSPECTION AGENCY, AND ARE NOT
CERTIFIED BY THE APPROVAL OF THESE DRAWINGS. CODE
COMPLIANCE MUST BE DETERMINED BY THE LOCAL AGENCY
HAVING JURISDICTION.

- FOUNDATION DESIGN AND CONSTRUCTION
- CRAWL SPACE ACCESS FROM EXTERIOR
- CONNECTIONS FROM MODULAR UNIT TO THE FOUNDATION
- FOUNDATION VENTILATION
- ACCESS TO GRADE FROM EXTERIOR DOORS
- GUTTERS, SPLASH BLOCKS, AND DOWNSPOUTS
- FLOOR INSULATION
- ELECTRICAL SERVICE INCLUDING DISCONNECT AND SURGE PROTECTION
- HOOKUPS FOR FACTORY INSTALLED TV AND PHONE BOXES
- COMPLETION OF THE ENERGY CERTIFICATE (SEE INDIVIDUAL PLAN SUBMITTAL FOR ENERGY CODE CALCULATIONS FOR ANY ADDITIONAL ITEMS TO BE INSPECTED ON-SITE)
- INSULATED PIPES EXPOSED TO UNCONDITIONED SPACES
- DWV AND SUPPLY PLUMBING CONNECTIONS FROM FIXTURES TO MAIN DRAIN AND SUPPLY LINES UNDER THE FLOOR.
- VENT EXTENSIONS THROUGH ROOF
- BATH AND DRYER EXHAUST DUCT THROUGH CEILING TO EXTERIOR TERMINATION.
- APPLIANCES PROVIDED AND INSTALLED ON SITE
- HEATING SYSTEM



Zoo Cabins

150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026



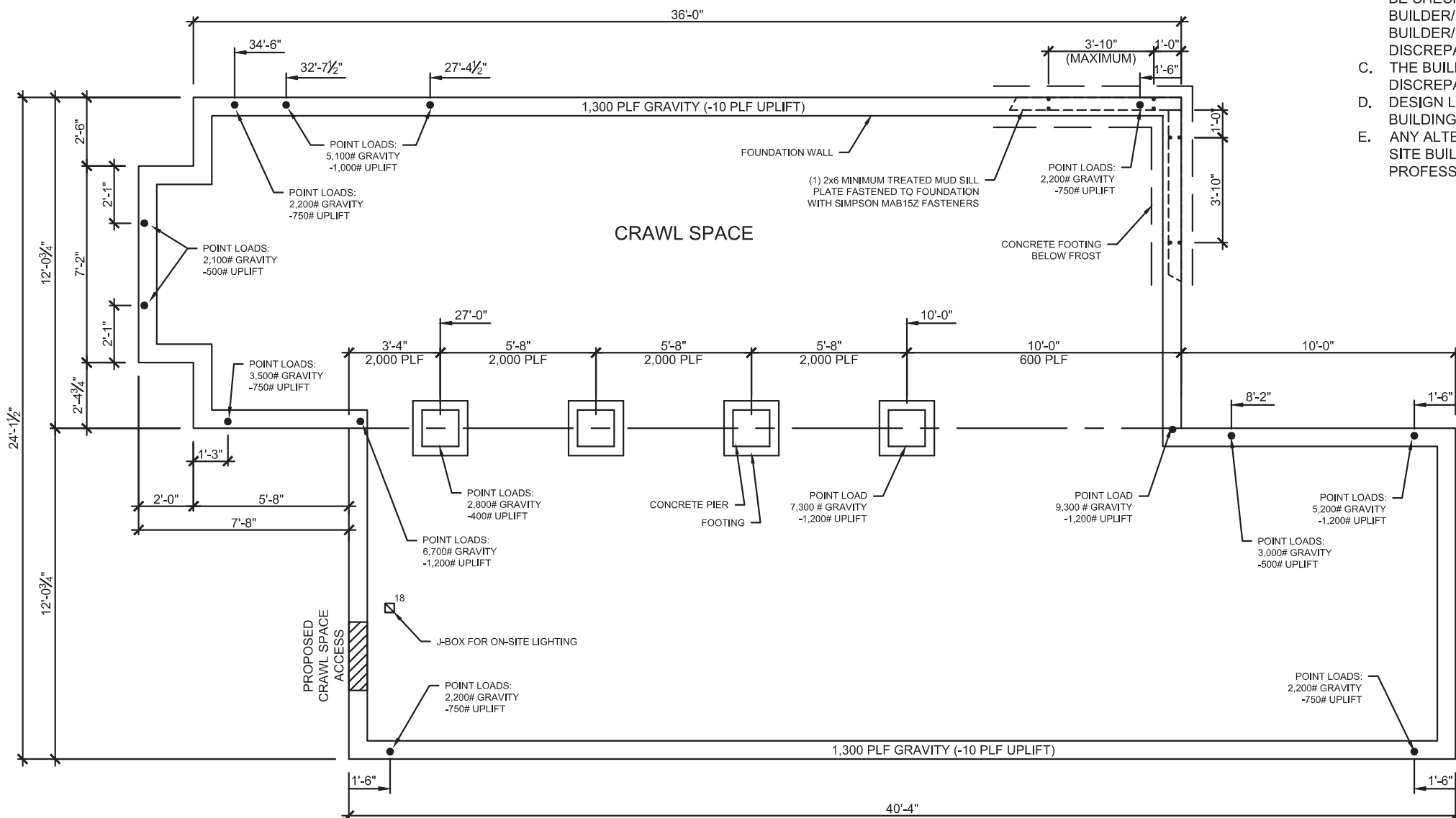
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes		
1	Mirror floor plan & add showers	01/22/20
.	.	00/00/00
.	.	00/00/00
.	.	00/00/00
No.	Revision/Issue	Date

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122

Project ZC-Novacek	Sheet COVER SHEET
Date 01/14/26	
Scale N.T.S.	 0



FOUNDATION NOTES:

- ALL WORK AND MATERIALS BELOW THE BASE OF THE FLOOR JOISTS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AND MUST BE EXECUTED IN COMPLIANCE WITH STATE AND LOCAL CODES. THE PROVIDED DETAILS ARE ONLY SUGGESTIVE.
- FLOOR INSULATION REQUIRED FOR ENERGY COMPLIANCE MUST BE HANDLED BY THE ON-SITE CONTRACTOR AND COMPLETED IN LINE WITH ALL RELEVANT CODES.
- ANCHOR BOLTS MUST BE INSTALLED IN A MANNER THAT DOES NOT IMPACT THE FLOOR JOISTS.
- EVERY OPENING AND CONCRETE JOINT MUST BE FULLY CAULKED.
- ALL EXHAUST SYSTEMS ARE REQUIRED TO TERMINATE OUTSIDE THE STRUCTURE AND MUST INCLUDE A BACK DRAFT Baffle.
- FOUNDATION WINDOWS OR VENTS (TO BE INSTALLED BY THE BUILDER) MUST PROVIDE VENTILATION EQUIVALENT TO 1/150 OF THE FLOOR AREA AND SHOULD BE PLACED WITHIN 3 FEET OF THE CORNER. IF A CLASS I VAPOR BARRIER IS INSTALLED, THE REQUIRED VENTILATION AREA CAN BE REDUCED TO 1/1500 OF THE FLOOR AREA.
- THE CEILING AND WALLS OF THE BOILER AREA (IF PRESENT) MUST BE COVERED WITH 5/8" FIRE CODE GYPSUM BOARD.
- ALL EXPOSED WOOD MUST BE PRESURE-TREATED.
- EGRESSABLE ACCESS TO THE BASEMENT/GRADE MUST BE PROVIDED/INSTALLED ON-SITE BY OTHERS AND SUBJECT TO INSPECTION BY THE LOCAL INSPECTOR.

GENERAL NOTES:

- ALL EXPOSED LUMBER TO BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP A U1.
- ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR THE GROUND MUST BE APPROVED PRESURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE.
- ALL SUPPORT COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESURE-TREATED WOOD.
- ALL FIELD CUT ENDS, NOTCHES, DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWP A M4.
- ALL NAILS USED INT HTE CONSTURCVTION OF PORCHES AND DECKS SHALL BE THREADED AND MEET THE REQUIREMENTS OF THE ASTM F 1667. THREADED NAILS AS STATED IN THIS DOCUMENT INCLUDE HELICAL (SPIRAL) AND ANNULAR (RINK SHANK) NAILS. WOOD SCREWS SHALL MEET THE REQUIREMENT SOF THE ANSI/ASME B18.6.1. BOLTS AND LAG SCREWS SHALL MEET THE REQUIREMENTS OF THE ANSI/ASME B18.2.1.
- FLASHING SHALL BE CORROSION RESISTANT METAL OF A MINIMUM NOMINAL THICKNESS OF 0.019 INCHES OR AN APPROVED NON-METALLIC MATERIAL.
 - ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH LUMBER TREATED WITH PRESERVATIVES THAT CONTAIN COPPER SUCH AS ACQ, COPPER AZOLE, OR ACZA.

- ALL SCREWS, BOLTS, NAILS, NUTS AND WASHERS FOR USE WITH PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZNC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. FASTENERS SHALL BE HOT DIPPED GALVANIZED AND SHALL MEET THE REQUIREMENTS OF ASTM A 153, CLASS D FOR FASTENERS 3/8" DIAMETER AND SMALLER, OR CLASS C FASTENERS WITH DIAMETERS OVER 3/8".
- FASTENERS OTHER THAN NAILS AND TIMBER RIVETS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55, MINIMUM.
- ALL HARDWARE (JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, ETC.) THAT IS EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, CONCRETE, OR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR SHALL BE STAINLESS STEEL, HARDWARE TO BE HOT DIPPED GALVANIZED PRIOR TO FABRICATION SHALL MEET ASTM A 653, G-185, COATING, HARDWARE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION SHALL MEET ASTM A123.
- FASTENERS AND CONNECTORS EXPOSED TO SALT WATER OR LOCATED WITHIN 300 FEET OF A SALT WATER SHORELINE SHALL BE STAINLESS STEEL GRADE 304 OR 316.
- ALL OTHER COATED OR NON-FERROUS FASTENERS OR HARDWARE SHALL BE AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- HOT-DIPPED ZINC-COATED GALVANIZED STEEL CONNECTORS ARE REQUIRED AT ANY CONNECTION INTO CONCRETE.
- FASTENERS AND CONNECTORS INSTALLED IN TREATED LUMBER OTHER THAN MATERIAL WITH A CHEMICAL RETENTION GREATER THAN AWP A OR UC4A SHALL BE STAINLEES STEEL GRADE 304 OR 316.

DESIGN NOTES:

- FOUNDATION SHALL BE DESIGNED BY A DESIGN PROFESSIONAL WITH KNOWLEDGE OF LOCAL SOILS CONDITIONS. THIS SAMPLE PLAN IS MEANT ONLY TO COMMUNICATE THE DIMENSIONAL AND LOADING INFORMATION TO THE DESIGN PROFESSIONAL SO THEIR FOUNDATION DESIGN IS COORDINATED WITH THE REQUIREMENTS OF THE MODULAR BUILDING.
- MANUFACTURER ASSUMES NO RESPONSIBILITY FOR ERRORS IN THE CONSTRUCTION OF THE FOUNDATION. ANY AND ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED AGAINST THE FLOOR PLAN BY THE BUILDER/DEALER PRIOR TO FOUNDATION CONSTRUCTION. THE BUILDER/DEALER MUST CONTACT THE MANUFACTURER WITH ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- THE BUILDER/DEALER MUST CONTACT THE MANUFACTURER WITH ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION
- DESIGN LOADS SHOWN ARE FOR THE FACTORY BUILT PORTIONS OF THE BUILDING ONLY.
- ANY ALTERATIONS OR REVISIONS TO THESE PLANS TO ACCOMMODATE SITE BUILT STRUCTURES ARE THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL DESIGNING THE SITE BUILT PORTION.



State of Colorado
Division of Housing
04/30/2026



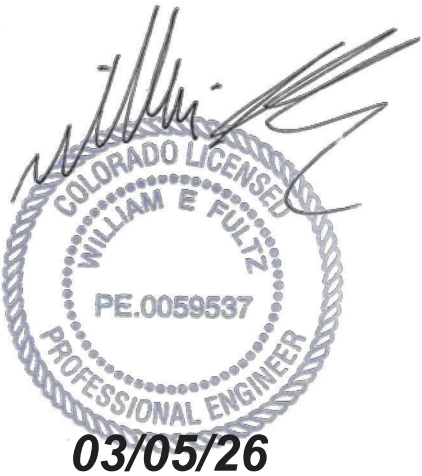
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet FOUNDATION PLAN	
Date 01/14/26	1	
Scale 3/16"= 1'-0"		

MATERIALS ON SITE BY OTHERS		
Local inspection required	Standard process	Material description
X		Foundation hold downs and connections
X		Floor insulation
X		Electrical Disconnect & overcurrent protection
X		Access to grade from all exterior entry doors
	X	Gutters, leaders and splash blocks
X		Plumbing pipes, connections, and insulation under first floor
X		Vent extensions above the roof
	X	Appliances
X		Heating System

MATERIALS SHIPLOOSE MATERIALS BY FACTORY		
Local inspection required	Standard process	Material description
X		Metal roofing, caps, and trim
X		Mono-pitch roof overhang

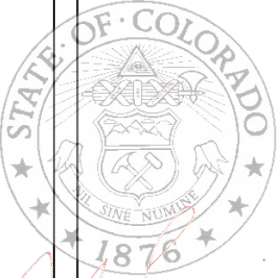
- Manufacturer to schedule CO alternative construction inspection upon determination of shipping date.
- Manufacturer to schedule CO state inspection upon shipment.





150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing
04/30/2026



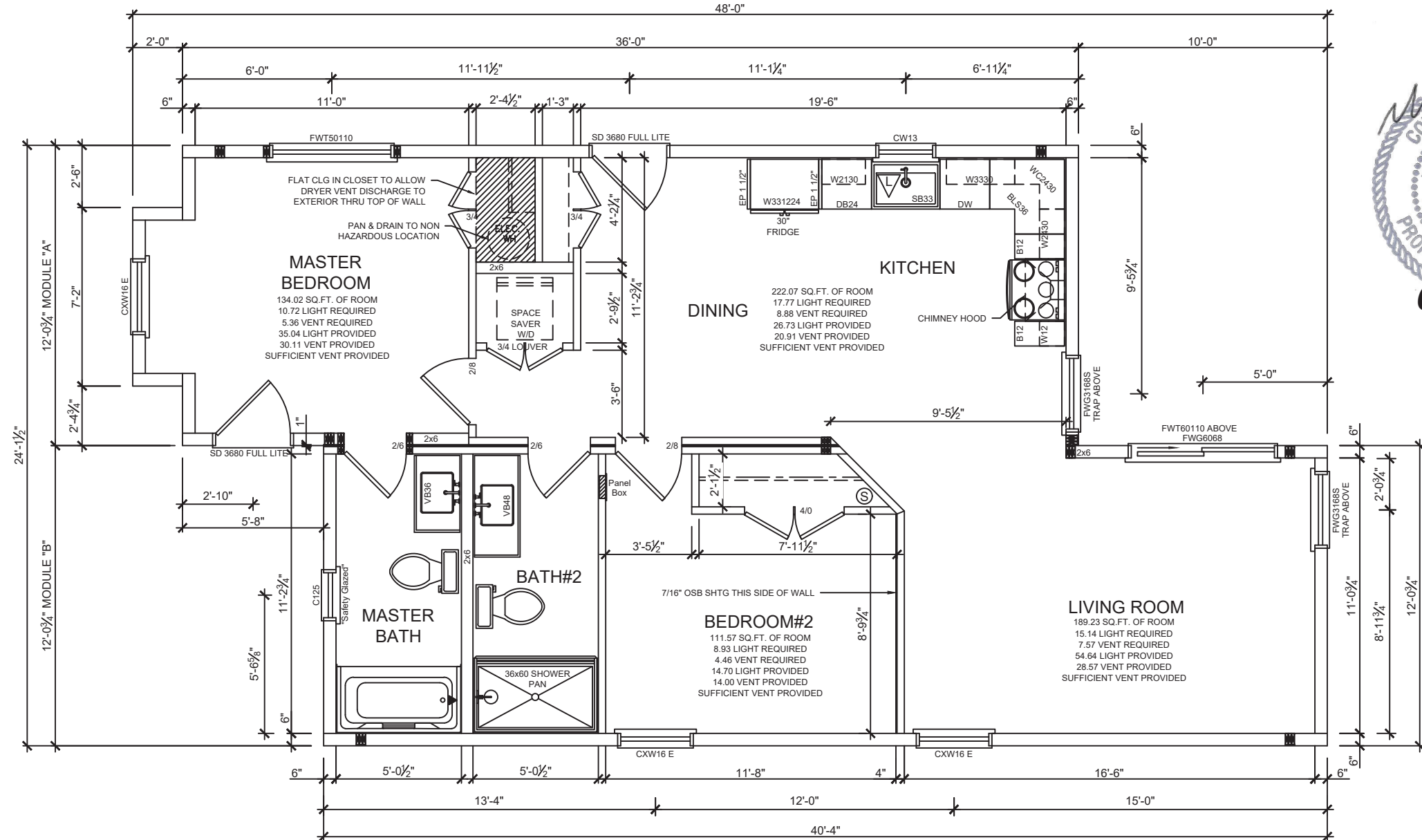
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General Notes		
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No.	Revision/Issue	Date

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet FEILD MATERIAL
Date 01/14/26	
Scale 3/16"= 1'-0"	1.1

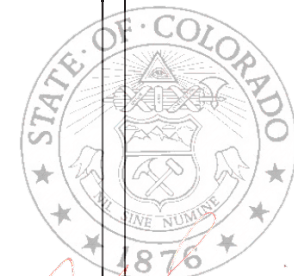


△ = DATA PLATE, STATE AND THIRD PARTY LABEL LOCATION
Ⓢ = STATE & THIRD PARTY LABEL LOCATION

- NOTES:
1. ALL WINDOW OPENINGS WHICH ARE 72" ABOVE FINISHED GRADE, WITH THE BOTTOM OF THE CLEAR OPENING LESS THAN 24" ABOVE FINISHED FLOOR, SHALL BE PROVIDED WITH FIELD SUPPLIED AND INSTALLED WINDOW GUARDS PER R312.2.
 2. **FLOOR INSULATION REQUIRED PER ENERGY EFFICIENCY CERTIFICATE IS NOT PROVIDED BY MODULAR MANUFACTURER AND IS TO BE PROVIDED AND INSTALLED ON SITE BY OTHERS.
 3. ALL ON-SITE CONSTRUCTION WILL NEED TO BE INSPECTED ON-SITE BY LOCAL BUILDING OFFICIAL HAVING JURISDICTION.
 4. THIS HOUSE PLAN MAY BE FLIPPED FROM FRONT TO BACK AND OR LEFT TO RIGHT.
 5. INTERIOR WALL PARTITIONS MAY BE MOVED OR DELETED FROM PLAN AS LONG AS IT IS A NON- LOAD BEARING OR NON-BRACED WALL.
 6. WINDOW AND DOORS MAY BE UPGRADED AS LONG AS THEY ARE EQUAL TO OR BETTER THAN SPECIFIED IN THIS PLAN SET.

APPROVED BY
NIA
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04/07/2026

State of Colorado
Division of Housing
04/30/2026



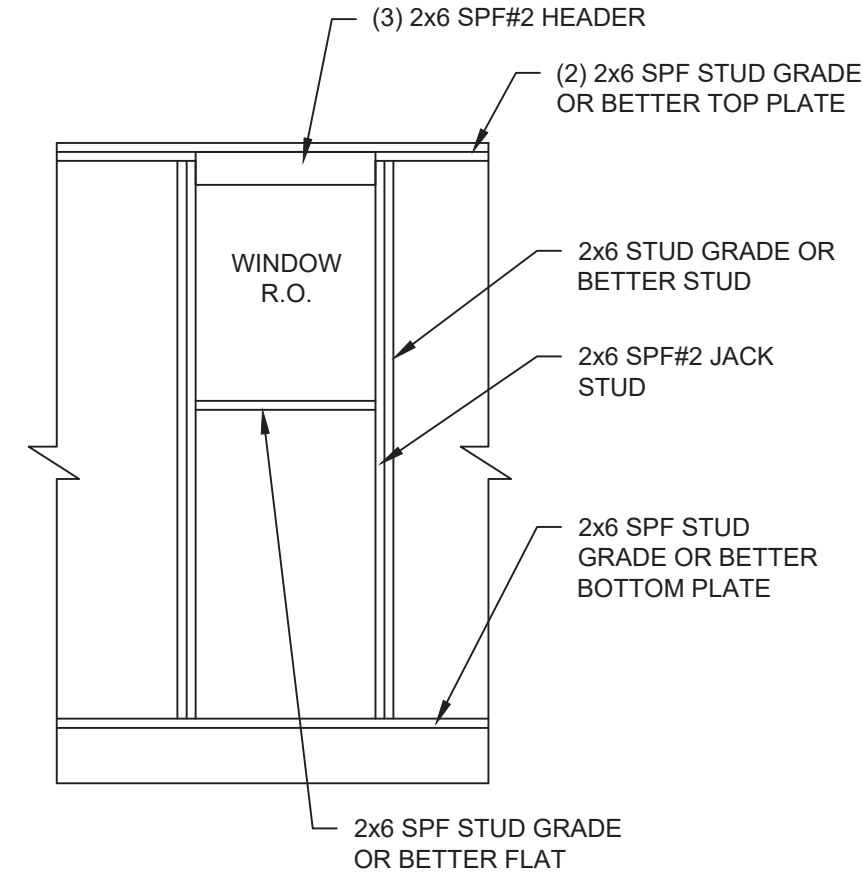
APPROVED PLANS
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BOON Cabins
150 Commerce Drive
New Holland, PA 17557

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet FLOOR PLAN 2	
Date 01/14/26		
Scale 3/16"= 1'-0"		

DOOR SCHEDULE										Delivery Zip Code
Builder / Manufacturer shall confirm all exterior door rough opening before initiating construction										81122
										Site Elevation
										8,129' asl
CALL OUT	DOOR MANUFACTURER	ROUGH OPENING			AREA	LIGHT	VENT	DP RATING	U VALUE	SHGC
SD 3680 Full Lite	Provia Heritage Fiberglass Swing Entry Door	38.5	x	82.5	22.06	10.00	19.00	-	0.24	0.14
FWG6068	Andersen Frenchwood Gliding Patio Door	72	x	80	40.00	23.77	14.57	DP40	0.3	0.23
FWG3168S	Andersen Frenchwood Stationary Door Panel	36.75	x	80.5	20.54	10.57	-	DP40	0.3	0.23
FWT50110*	Andersen Frenchwood Patio Door Transom	60	x	22.5	9.38	4.48	-	DP40	0.29	0.21
FWT60110*	Andersen Frenchwood Patio Door Transom	72	x	22.5	11.25	5.60	-	DP40	0.29	0.21

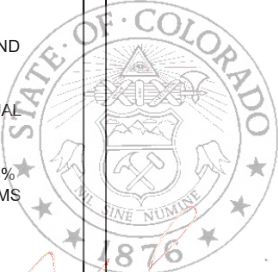
WINDOW SCHEDULE										Delivery Zip Code
Builder / Manufacturer shall confirm all exterior door rough opening before initiating construction										81122
										Site Elevation
										8,129' asl
CALL OUT	WINDOW MANUFACTURER	ROUGH OPENING			AREA	LIGHT	VENT	DP RATING	U VALUE	SHGC
C125	Andersen 400 series Casement	24.625	x	28.875	4.94	3.20	2.90	DP50	0.29	0.29
CW13	Andersen 400 series Casement	28.875	x	36.5	7.32	5.20	4.80	DP50	0.29	0.29
CXW16E	Andersen 400 series Casement	36.5	x	72.375	18.35	14.70	14.00	DP40	0.29	0.29
CTR31.75-17.5-312*	Andersen 100 series Trapezoid	36.75	x	28.75	4.54	3.79	-	0	0.27	0.32
* Special order for altitudes over 3,000' asl	0	0	0	0	0.00	0.00	0.00	0	0	0.00



Typical header detail



State of Colorado
Division of Housing
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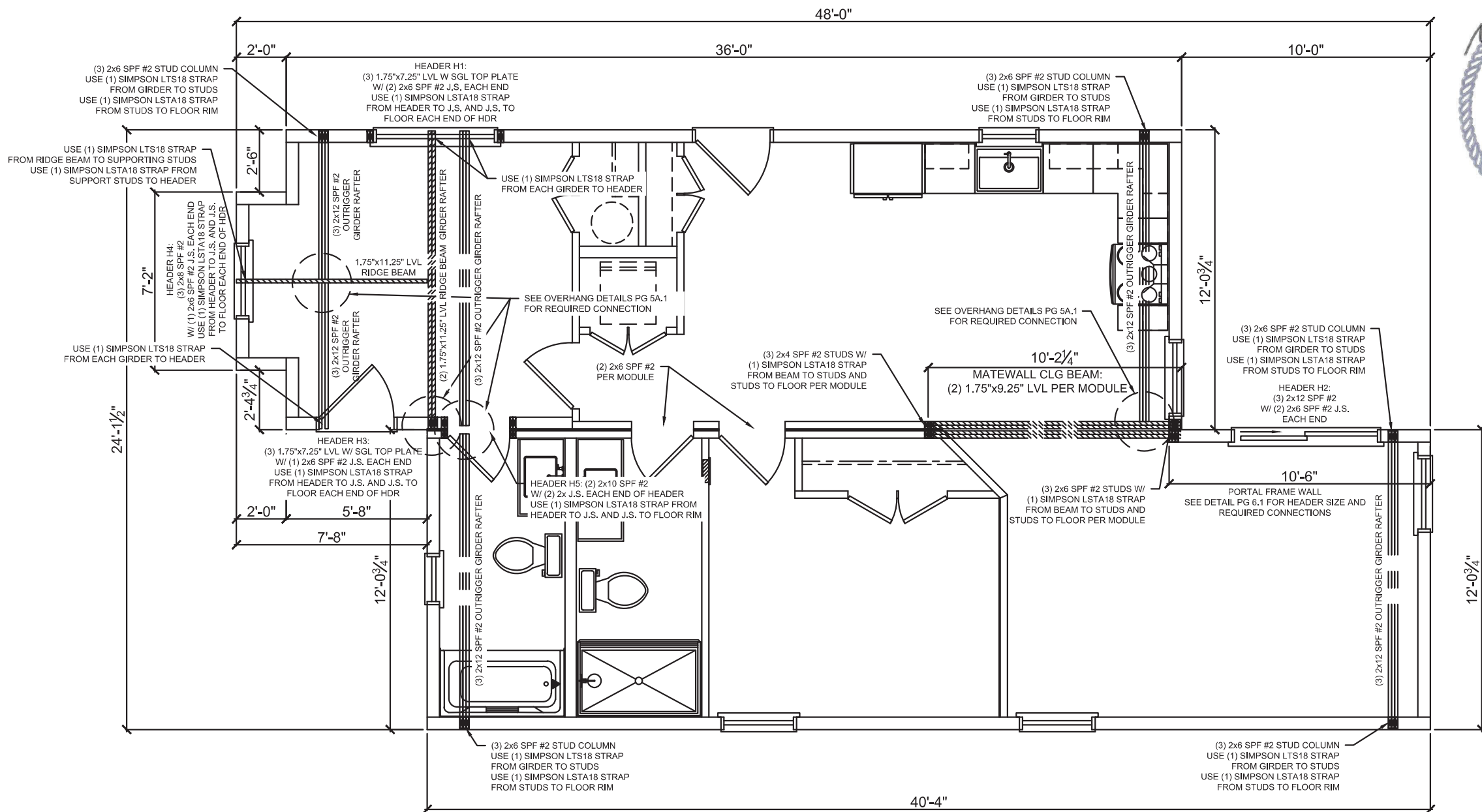


APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

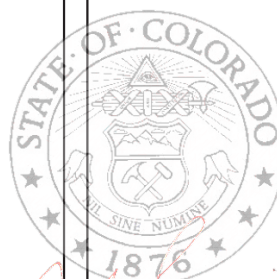
- NOTES:
- ALL WINDOWS AND EXTERIOR DOORS ARE REQUIRED BY IECC SECTION 303.1.3 TO BE LISTED AND LABELED AS COMPLIANT WITH NFRC 100, 200 AND 400, OR THE ALTERNATE REFERENCED STANDARD LISTED IN IECC SECTION 402.4.3.
 - ALTERNATE WINDOW AND DOOR MANUFACTURES MAY BE USED AS LONG AS THEY ARE OF EQUAL OR BETTER U-VALUE THAN SHOW IN THIS PLAN SET.
 - THE WINDOW AREA OF HABITABLE SPACES (LIVING, DINING, INCLUDING KITCHEN DINING IF NO OTHER DINING AND SLEEPING AREA) SHALL BE 8% OF FLOOR AREA FOR NATURAL LIGHT WITH 4% OPENING FOR VENTILATION MINIMUM. IF NOT VENTED MECHANICALLY TO EXTERIOR, BATHROOMS & TOILET ROOMS SHALL HAVE A MINIMUM OPENABLE AREA OF 1 1/2 SQ.FT., 3 SQ.FT. FOR KITCHENETTES AND KITCHENS (60 SQ.FT. OR MORE) SHALL HAVE 4% OF FLOOR AREA OPENING FOR MINIMUM VENTILATION.
 - DOORS PASSING THRU A FIRE RATED CEILING IN A STAIR OR GARAGE SHALL BE 3/4 HR. MINIMUM FIRE RATED AND BE SELF CLOSING OR HAVE A 3/4" HR MINIMUM OPENING PROTECTION.
 - EGRESS WINDOWS MUST MEET THE FOLLOWING CRITERIA:
 - GRADE LEVEL FLOORS:
 - MINIMUM 5 SQ.FT. OPENING BY NORMAL OPERATION
 - MINIMUM OPENING OF 24" HIGH, 20" WIDE
 - MAXIMUM SILL HEIGHT OF 44" FROM SILL TO FLOOR
 - FLOORS ABOVE GRADE:
 - OPEN TO 5.7 SQ.FT. BY NORMAL OPERATION
 - MINIMUM OPENING OF 24" HIGH, 20" WIDE
 - MAXIMUM SILL HEIGHT OF 44" FROM SILL TO FLOOR
 - REMOVING SASH, TILTING-TWISTING SASH, SNAP AWAY HARDWARE, OR ETC. IS NOT PERMITTED.
 - WINDOW AND DOOR SIZES MUST MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS OF STATE AND LOCAL CODES.
 - SKYLIGHTS SHALL CONFORM TO SECTION R308.6 OF THE IRC.
 - ATTIC VENTILATION:
 - THE MINIMUM FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE REDUCED TO 1/300 - WHERE 50% OF THE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - SAFETY GLAZING (TEMPERED GLASS) REQUIRED IN THE FOLLOWING LOCATIONS:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL (MUST MEET ALL THE FOLLOWING):
 - INDIVIDUAL PANE GREATER THEN 9 SQ.FT.
 - BOTTOM EDGE OF GLAZING LESS THEN 18" ABOVE FLOOR.
 - TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE FLOOR.
 - ONE OR MORE WALING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE, STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
 - GLAZING IN ENCLOSURES FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATERS EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

BOB Cabins
150 Commerce Drive
New Holland, PA 17557

General Notes		
1	Mirror floor plan & add showers	01/22/26
.	.	00/00/00
.	.	00/00/00
.	.	00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81222		
Project ZC-Novacek	Sheet WINDOW & DOOR SCHEDULE	
Date 01/14/26	10	
Scale N.T.S.		



State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

APPROVED BY
NIA
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NOTES:

- EXTERIOR WALL HEADERS TO BE (3) 2X6 SPF#2 UNLESS NOTED OTHERWISE
- GABLE END WALLS DO NOT REQUIRE HEADERS UNLESS NOTED OTHERWISE
- STRUCTURAL MEMBERS INDICATED ON THIS PLAN ARE ASSUMED TO HAVE FULL BEARING ON THE SPECIFIED SUPPORT COLUMN UNLESS NOTED OTHERWISE
- ALL STUDS INDICATED FOR HEADERS ARE ASSUMED TO BE JACK STUDS UNLESS NOTED OTHERWISE
- STRUCTURAL BEAMS SHALL NOT BE NOTCHED OR DRILLED
- FASTEN ALL HEADERS TO KING STUDS WITH (4) 0.131"X3" NAILS EACH END (TOENAILED OR IN ENDGRAIN)
- REQUIREMENTS FOR STRAPS FASTENED TO EDGE OR LVL MEMBERS:
 - (2) ROWS OF NAILS WITH 3" MIN. SPACING BETWEEN ROWS
 - 8D COMMON NAILS (0.131"X2.5")
 - MINIMUM SPACING PER ROW: 3" O.C.
 - MINIMUM END DISTANCE: 2"
 - 10D COMMON NAILS (0.148"X3")
 - MINIMUM SPACING PER ROW: 4" O.C.
 - MINIMUM END DISTANCE: 3"

General Notes

1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address

Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet STRUCTURAL PLAN
Date 01/14/26	
Scale 3/16"= 1'-0"	2A

Whole house mechanical ventilation per section M1505.4.3(1)

Number of Bedrooms: 2
Floor Area: 935 SQ.FT.
Air flow provided: 60 CFM
Air flow required: 45 CFM

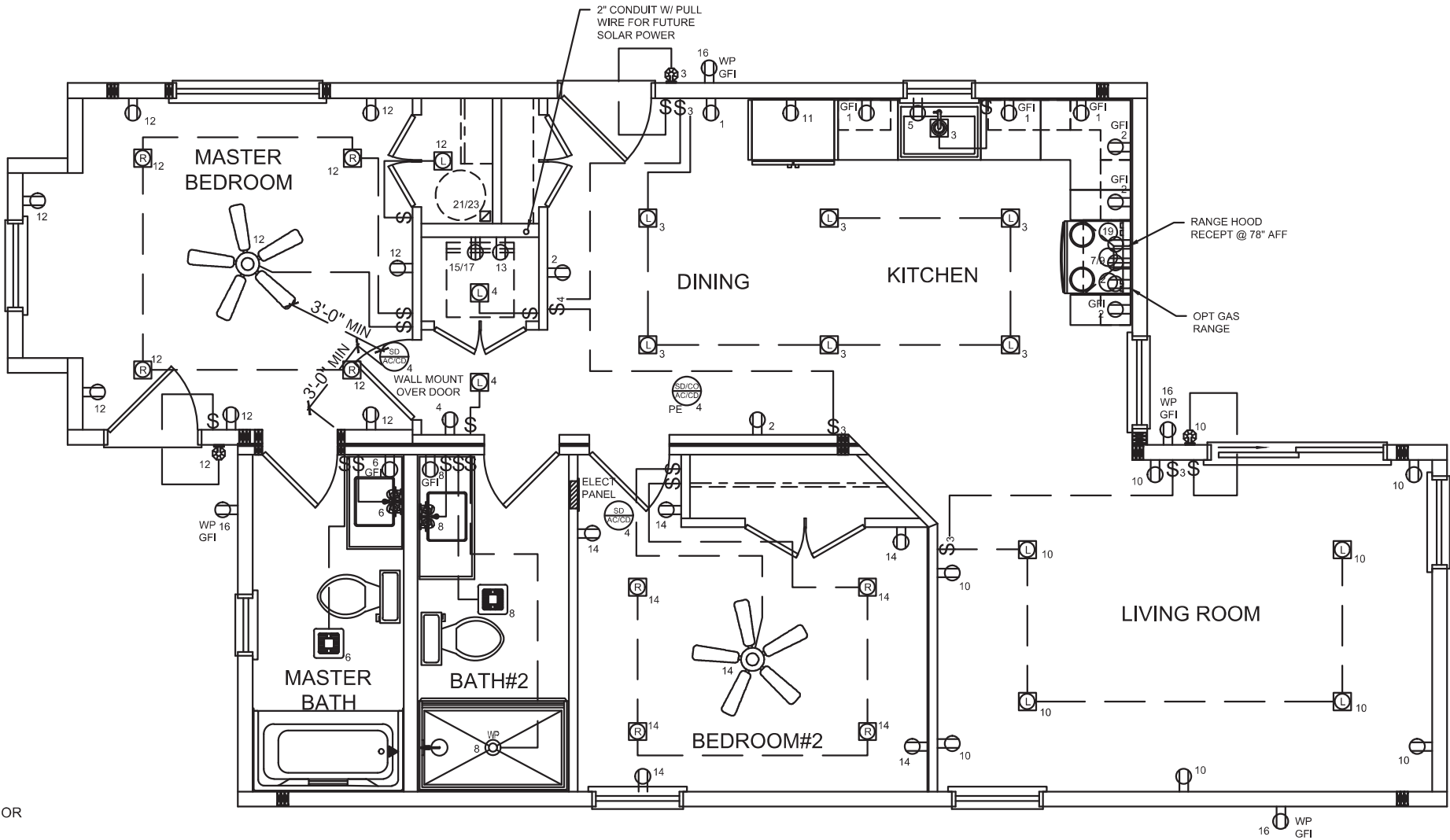
Max 110 CFM provided the additional 50 CFM intermittent or bathroom exhaust required

WHOLE HOUSE VENTILATION CALCULATION FORM

PROJECT NAME	Novacek
NUMBER OF STORIES	1
NUMBER OF BEDROOMS	2 — 3
CONSTRUCTION	AVERAGE
1ST STORY AREA (SQ.FT)	935
1ST STORY CEILING HEIGHT (FT)	8.5
TOTAL BUILDING (SQ.FT)	935
BUILDING VOLUME (CU.FT)	7947.5
AIR CHANGE/HR VALUE	0.45
CFM PROVIDED	60
CFM REQUIRED PER TABLE M1507.3.3(1)	45

- ATTENTION:
- INTERIOR LIGHTING CONTROLS REQUIRE EITHER A MANUAL DIMMER OR AUTOMATIC SHUT-OFF CONTROL
 - EXTERIOR LIGHTING CONTROLS REQUIRE SWITCHES WITH AUTOMATIC SHUT-OFF CONTROL IN DAYLIGHT
 - HEATING SYSTEM DESIGNED, PROVIDED AND INSTALLED ON SITE BY OTHERS

CIRCUIT SCHEDULE											
CIR	BRK	WIRE	LOCATION	VOLT	NOTE	CIR	BRK	WIRE	LOCATION	VOLT	NOTE
1	20A	12-2	KIT/DIN APPLIANCE	110	AFCI	2	20A	12-2	KIT/DIN APPLIANCE	110	AFCI
3	15A	14-2	KIT/DIN LIGHTING	110	AFCI	4	15A	14-2	HALL LIGHTS & SD	110	AFCI
5	20A	12-2	DISHWASHER	110	AFCI/GFCI	6	20A	12-2	MASTER BATH	110	AFCI
7	40A	8-3	ELECTRIC RANGE	220	GFCI	8	20A	12-2	BATH #2	110	AFCI
9						10	20A	12-2	LIVING ROOM	110	AFCI
11	20A	12-2	FRIDGE	110	AFCI/GFCI	12	15A	14-2	BEDROOM #1	110	AFCI
13	20A	12-2	WASHER	110	AFCI/GFCI	14	15A	14-2	BEDROOM #2	110	AFCI
15	30A	10-3	DRYER	220	GFCI	16	20A	12-2	EXT. RECEPT	110	
17						18	20A	12-2	CRAWL SPACE	110	AFCI
19	20A	12-2	RANGE HOOD	110	AFCI/GFCI	20					
21	30A	10-2	WATER HEATER w/LOCK OUT BRAKER	220	GFCI	22					
23						24					
25						26					
27						28					
29						30					
31						32					
33						34					
35						36					
37			SPACE RESERVED FOR ON SITE EV READY BREAKER			38			SPACE RESERVED FOR ON SITE SOLAR READY BREAKER		
39						40					



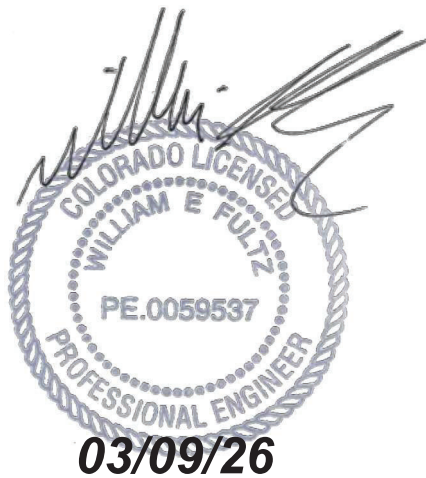
APPROVED BY



04/07/2026

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ELECTRICAL SYMBOLS									
	DUPLEX RECEPTACLE		SMOKE DETECTOR						
	GROUND FAULT INTERRUPTER		CARBON MONOXIDE-SMOKE DETECTOR						
	220V RECEPTACLE		VANITY LIGHT BAR						
	EXTERIOR LIGHT	☒ JUNCTION BOX							
	WATERPROOF/ GFI RECEPTACLE		RECESSED LIGHT						
	SINGLE POLE SWITCH		LED WAFER LIGHT						
	THREE WAY SWITCH		WATER PROOF LIGHT						
	FOUR WAY SWITCH		BATH FAN (50 CFM MIN.)						
	PADDLE FAN	☒ LIGHT OR FAN BOX							
	COIL OF WIRE		PENDANT LIGHT						
	FLOOR RECEPT		LED STRIP LIGHT						



State of Colorado
Division of Housing
04/30/2026

APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

Novacek Cabins
150 Commerce Drive
New Holland, PA 17557

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet ELECTRICAL PLAN	
Date 01/14/26	3	
Scale 3/16"= 1'-0"		

2023 NEC ELECTRICAL NOTES:

1. Receptacles shall be arranged so that at no point along the wall shall the distance to a receptacle be more than 6'-0" except at kitchen countertops where receptacles shall be placed no more than 4' apart.
2. At least one receptacle shall be installed in hallways of 10'-0" or more in length.
3. Any wall 2' in length or greater required a receptacle (habitable space only)
4. All countertop receptacles and switches to measure 44" to bottom of box from finished floor.
5. Wall switches to measure 48" max to top of box and receptacles to measure 15" min to bottom of box from finished floor.
6. All 125 Volt, 15 or 20 AMP receptacles are required to be listed tamper resistant.
7. A combination type ARC-fault breaker is required for all branch circuits that supply 120V, single phase, 15& 20 AMP outlets installed in kitchens, laundry rooms, family rooms, dining rooms, living rooms libraries, dens, bedrooms, recreation rooms, closets, hallways, and similar rooms or areas, including the smoke alarms, DW.
8. All receptacles to be grounded type.
9. A GFCI breaker or listed tamper resistant type GFCI receptacle is required, But not limited to all circuits serving all countertop outlets.
10. A GFCI breaker or listed tamper resistant type GFCI receptacle is required, but not limited to, All circuits serving all bathroom receptacles.
11. Lighting outlets in crawl spaces, not exceeding 120 volts are required to be GFCI per 2018 NEC section 210.11C.
12. GFCI protection is required when outlets are within 6 feet of the outside edge of kitchen, laundry, utility, or wet bar sink, dishwasher, bathtubs or showers.
13. All branch circuits serving garage receptacles are required to be 120 Volt, 20 AMP Per 2018 NEC section 210.11C.
14. A listed tamper resistant type exterior weather-resist/weather-proof GFCI outlet is required to be located at both the front and rear of all dwelling units outlets must be at grade level. A receptacle is also required when porch, deck, or balconies are 20 SQ.FT. or larger and may be used to comply with the 2023 NEC 210.20E when at grade level and within 24" reach.
15. Smoke detectors are required in each bedroom, outside each separate bedroom, in the immediate vicinity of the bedroom, and each additional story of the dwelling unit including basements, but not including crawl spaces and unoccupied attics.
16. Carbon monoxide detectors are required outside each separate bedroom and in the immediate vicinity of the bedroom, in a bedroom where a fuel burning appliance is installed or in an adjoining bathroom within a bedroom. All dwelling units in which fuel fired appliances are installed and in dwelling units that have attached garages.
17. Smoke detectors shall not be installed within 36" of bathroom door unless it prevents the installation of the detector all together.
18. Photoelectric smoke detectors shall not be installed within 6' horizontally of a cooking appliance.
19. Ionization smoke alms shall not be installed less than 20' horizontally of a cooking appliance unless the alarm has a silencing device, then the min. distance is decreased in 10'.

20. Smoke and carbon monoxide dete4ctors are to be directly connected to a lighting circuit with no intervening wall switch. Combination smoke detector and carbon monoxide detectors may be used.
21. Smoke detectors mounted on ceiling or wall per odes and listing NFPA72, and to be interconnected sot hat if one is activated all will be activated. Smoke detectors shall be installed per manufacturers installation instructions.
22. Carbon monoxide detectors mounted on ceiling or wall per codes and listing. When more than one carbon monoxide detector is required, they must be interconnected so that if one activated so that if one is activated all others will be activated. Carbon monoxide detectors shall be installed per manufacturers installation instructions.
23. Programmable thermostats are required for he primary heating and cooling systems.
24. Additional circuits may be added or deleted on site as floor plan or sales contract dictate provided that any modification are approved by the local code inspector.
25. Circuits for laundry and water heater installed in panel by manufacturer.
26. Recessed lighting fixtures when installed in the building envelope must be type IC rated, with no penetrations between inside fixture and the ceiling cavity, and gasketed or sealed to prevent leakage, or type IC OR NON-IC rated installed inside a sealed box.
27. Steel protectors shall be used to protect cables less than 1.25" from the nearest edge in all framing members.
28. Non-metallic sheathed cable shall be type NM-B with ground or MC in exposed locations per 2023 NEC section 334.15.
29. Conductors, electrical equipment and light fixtures (luminaries) shall be labeled or listed by a nationally recognized testing laboratory. The equipment shall be su7itable for location and use in compliance with its label and listing.
30. 200 AMP panel per electrical load calculations.
31. An energy efficiency certificate shall be posted on a wall by the furnace location, utility room, or an approved location. If located in the panel box, the certificate shall not cover the circuit directory.
32. A wall switch to control lighting outlets for interior stairways shall be provided at each floor level where stairways have six or more risers.
33. Lamp holders installed in wet or damp locations shall be of the water proof type.
34. When more than two NM cables containing two or more current carrying conductors are installed without maintaining spacing between the cables (or placed in the same opening) shall be fire or draft stopped using thermal insulation, caulk or sealing foam, the allowable ampacity of each conductor shall be adjusted in accordance with table E3605.3.
35. Panel shall be provided with a main disconnect installed at a readily accessible location at the point of entrance nearest the service conductors.
36. Surge protection device shall be provided by a type 1 or type 2 device and shall be located immediately adjacent to the electric service panel in accordance with sections E3606.5.1-E3606.5.3.
37. 100% of permanently installed lighting fixtures shall have high efficacy lamps and shall include dimmer or occupancy sensor type controls.
38. A receptacle outlet installed top comply with a requirement for an individual branch circuit shall contain a single receptacle, or a multiple receptacle only if the supplied equipment includes multiple supply cord connections.

Electrical Load Calculation

Date2/12/2026

ProjectNovacek

Lighting	Width	Length		
1st Story	24.0833	38.833	2805.68	watts
2nd Story			0	watts
#Small Appliance Circuits		2	3000	watts
Small Appliances				
Refrigerator			1200	watts
Range			11400	watts
Dishwasher			1200	watts
Microwave/Range Hood			1200	watts
Washer			1200	watts
Dryer			5000	watts
Water Heater			6000	watts
Other				watts
Other				watts
Other				watts
Lighting & Appliance Watts Subtotal			33005.68	watts
10 KWat 100%			10000	watts
Load over 10 KW@40%			9202.272	watts
Air Conditioning Load				watts
Central Space Heating Load				watts
#of individually controlled heating units				qty
Total watts of individually controlled heating units				watts
Lighting & Appliance loads			19202.27	watts
AC/Heating loads			0	watts
Total loads			19202.27	watts
Service Size Required			80	amps
Panel Size Installed			100	amp sub panel
Maximum panel amps provided			100	amps

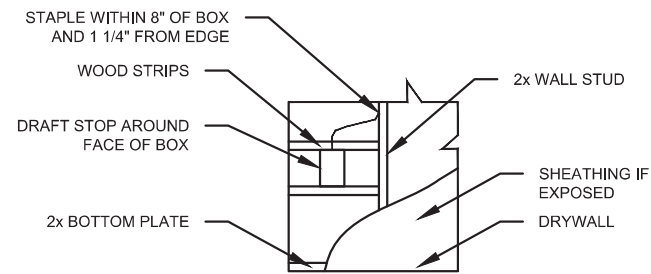


State of Colorado
Division of Housing
04/30/2026
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

DC Cabins
150 Commerce Drive
New Holland, PA 17557

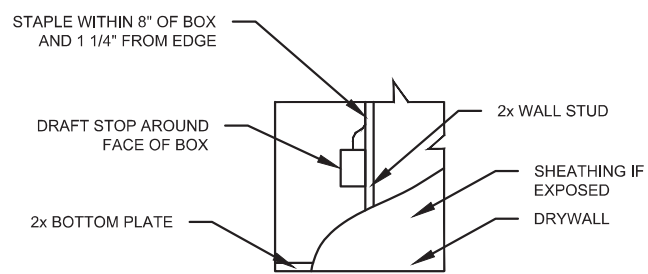


General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet ELECTRICAL NOTES 3A	
Date 01/14/26		
Scale N.T.S.		

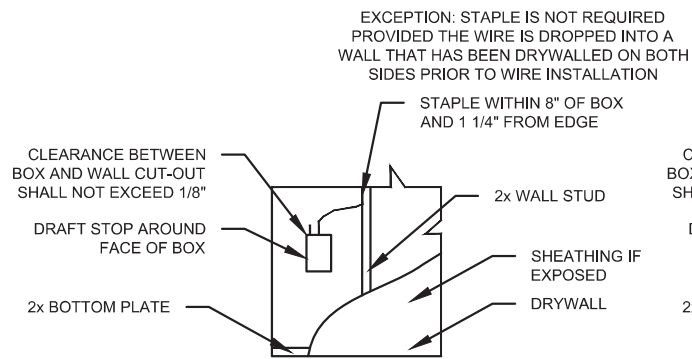


ELECTRICAL BOX MOUNTED BETWEEN WOOD STRIPS

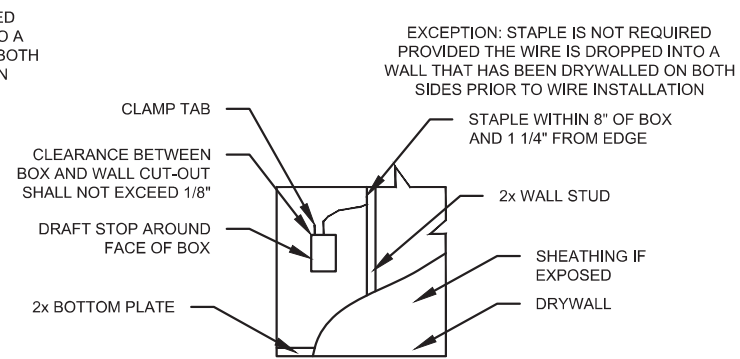
BOXES IN FIRE SEPARATION ASSEMBLIES SHALL NOT BE IN THE SAME STUD CAVITY BETWEEN DWELLING UNITS. BOXES IN SEPARATIONS ARE LISTED FOR THAT USE.



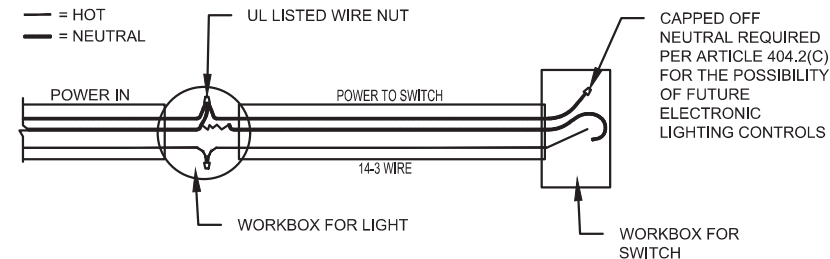
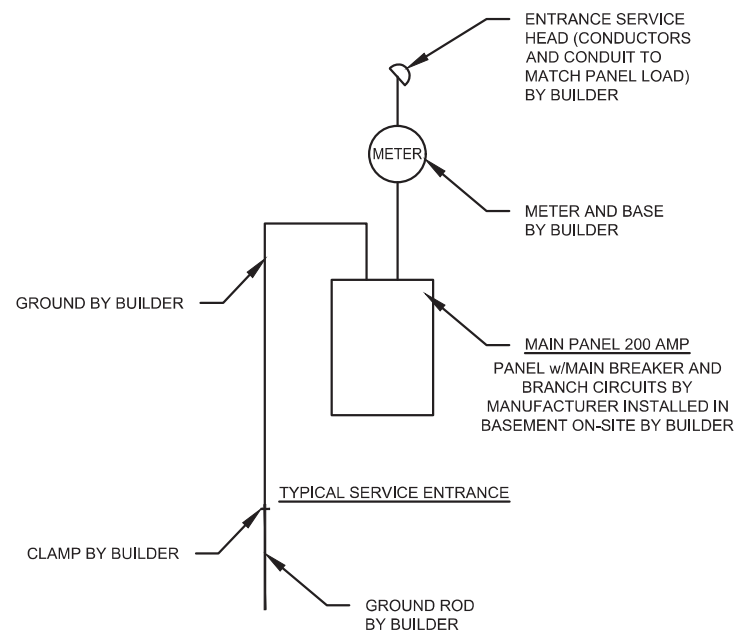
ELECTRICAL BOX MOUNTED TO STUD



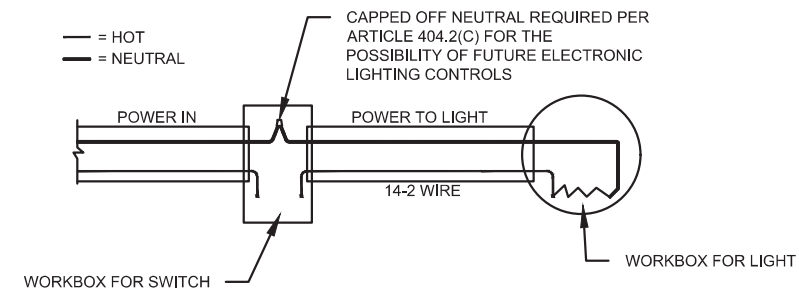
SINGLE GANG UL LISTED ELECTRICAL BOX WITH "W" WING BRACKETS



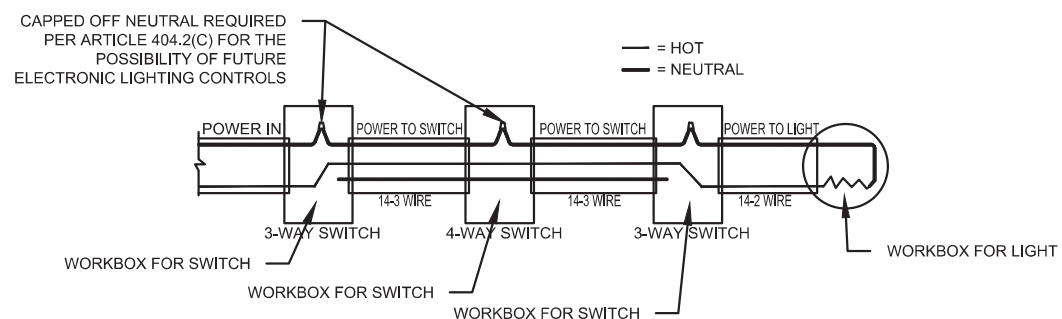
SINGLE GANG UL LISTED OLD WORK ELECTRICAL BOX ATTACHED TO WALL FINISH WITH CLAP TABS



POWER TO LIGHT TO SINGLE POLE SWITCH



POWER TO SINGLE POLE SWITCH TO LIGHT



POWER TO 3-WAY SWITCH TO 4-WAY SWITCH TO 3-WAY SWITCH TO LIGHT

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03/05/26

State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet ELECTRICAL DETAILS	
Date 01/14/26	3B	
Scale N.T.S.		

- NOTES:
1. CORROSION RESISTANT FLASHING AT TOP AND SIDED OF DOORS, WINDOWS, AND AT ROOF PENETRATIONS.
 2. GUTTERS, LEADERS, AND SPLASH BLOCKS FURNISHED AND INSTALLED BY OTHERS ON SITE.
 3. ALL ACCESS TO GRADE TO BE ON-SITE BY OTHERS.

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NIA 04/07/2026

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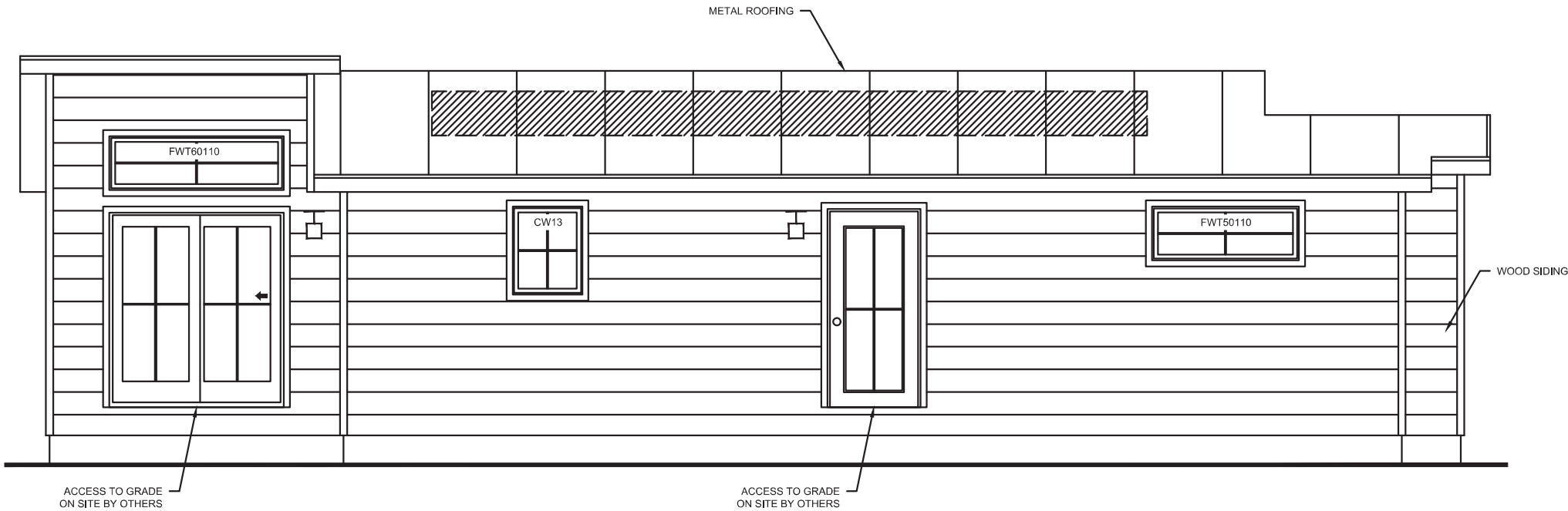


Dreamwood Cabins
150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
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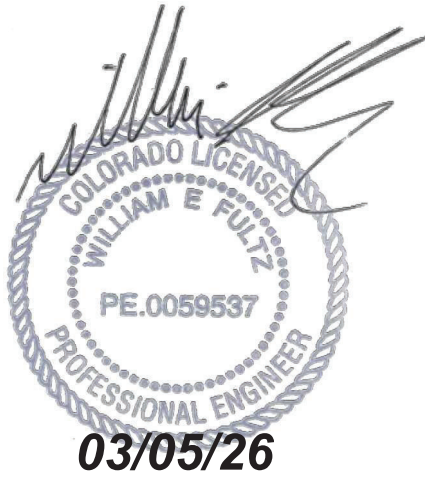
Front Elevation

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet FRONT & REAR ELEVATIONS 4	
Date 01/14/26		
Scale 3/16"= 1'-0"		

- NOTES:
- 1. CORROSION RESISTANT FLASHING AT TOP AND SIDED OF DOORS, WINDOWS, AND AT ROOF PENETRATIONS.
 - 2. GUTTERS, LEADERS, AND SPLASH BLOCKS FURNISHED AND INSTALLED BY OTHERS ON SITE.
 - 3. ALL ACCESS TO GRADE TO BE ON-SITE BY OTHERS.

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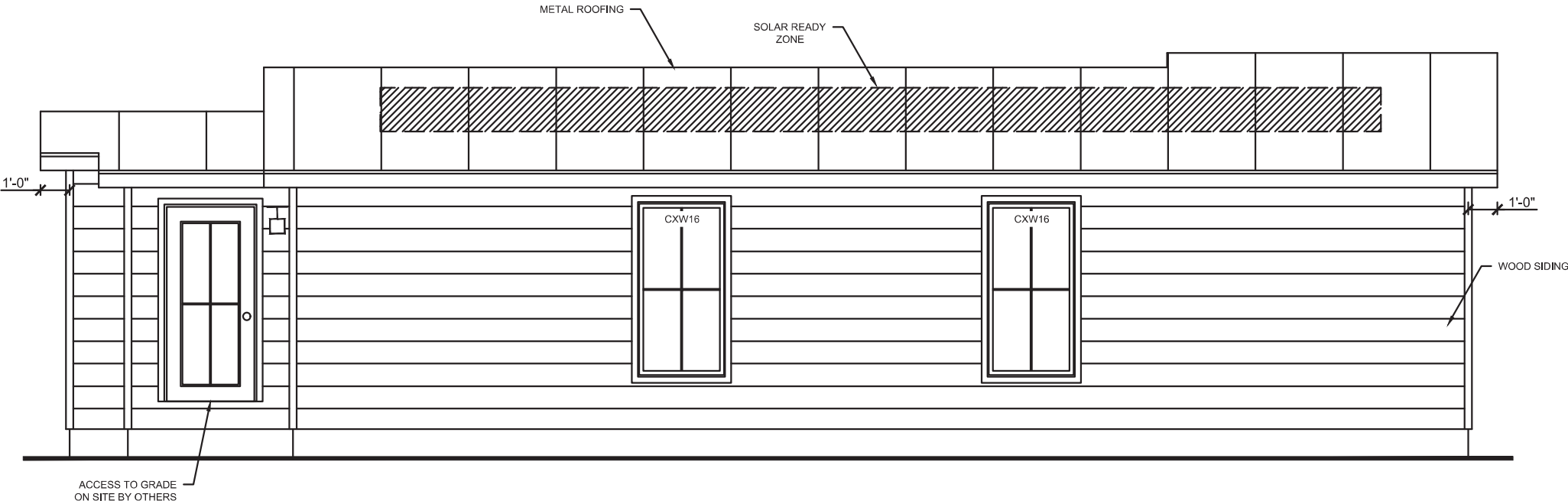


Dreamwood Cabins
150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing
04/30/2026



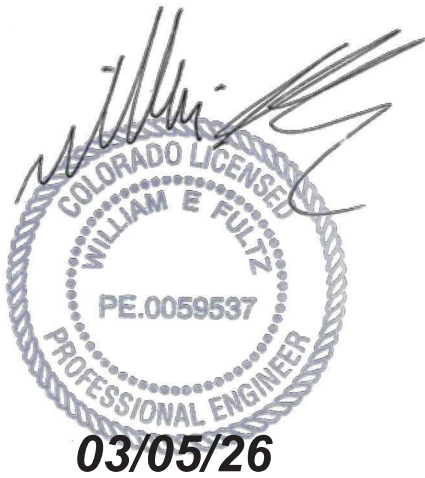
APPROVED PLANS
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OC INSPECTION REQUIRED



Rear Elevation

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet REAR ELEVATION 4A	
Date 01/14/26		
Scale 3/16"= 1'-0"		

- NOTES:
1. CORROSION RESISTANT FLASHING AT TOP AND SIDED OF DOORS, WINDOWS, AND AT ROOF PENETRATIONS.
 2. GUTTERS, LEADERS, AND SPLASH BLOCKS FURNISHED AND INSTALLED BY OTHERS ON SITE.
 3. ALL ACCESS TO GRADE TO BE ON-SITE BY OTHERS.



Dreamwood Cabins

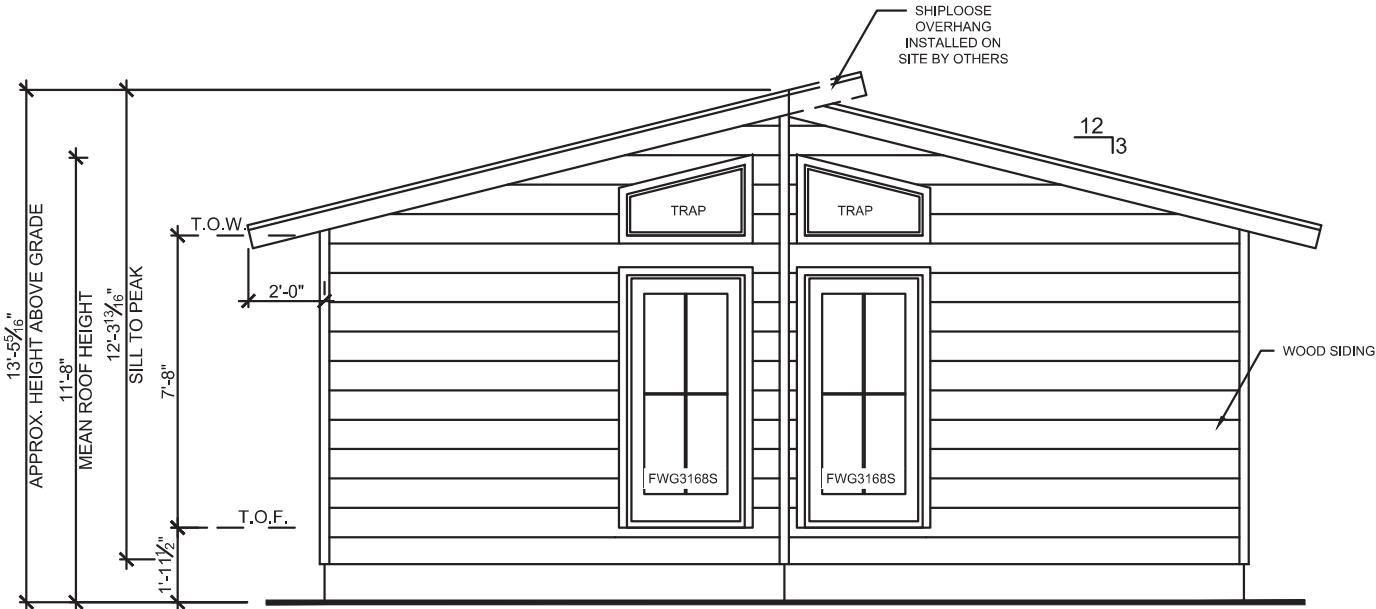
150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

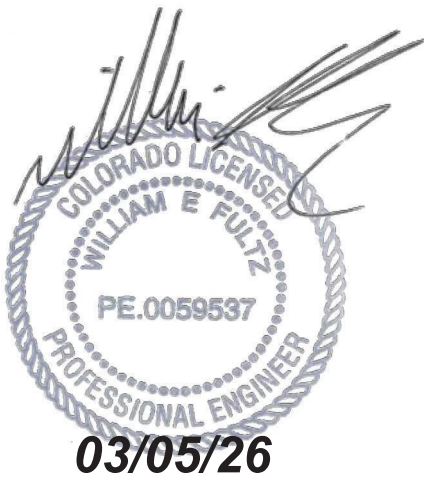


Left Side
Elevation

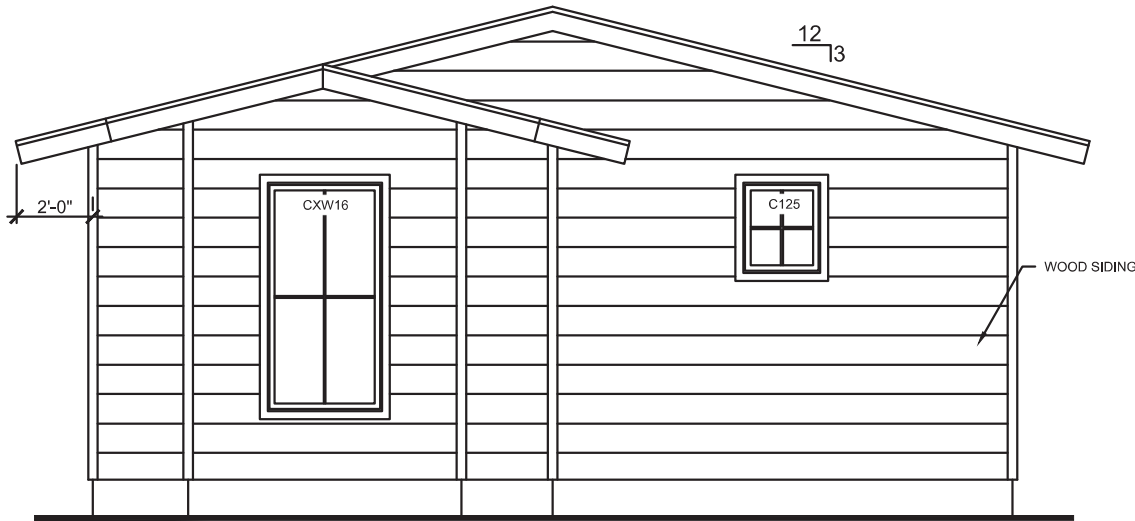
General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet LEFT & RIGHT ELEVATIONS 4B	
Date 01/14/26		
Scale 3/16"= 1'-0"		

- NOTES:
- 1. CORROSION RESISTANT FLASHING AT TOP AND SIDED OF DOORS, WINDOWS, AND AT ROOF PENETRATIONS.
 - 2. GUTTERS, LEADERS, AND SPLASH BLOCKS FURNISHED AND INSTALLED BY OTHERS ON SITE.
 - 3. ALL ACCESS TO GRADE TO BE ON-SITE BY OTHERS.

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03/05/26


150 Commerce Drive
New Holland, PA 17557
State of Colorado
Division of Housing
04/30/2026



Right Side
Elevation

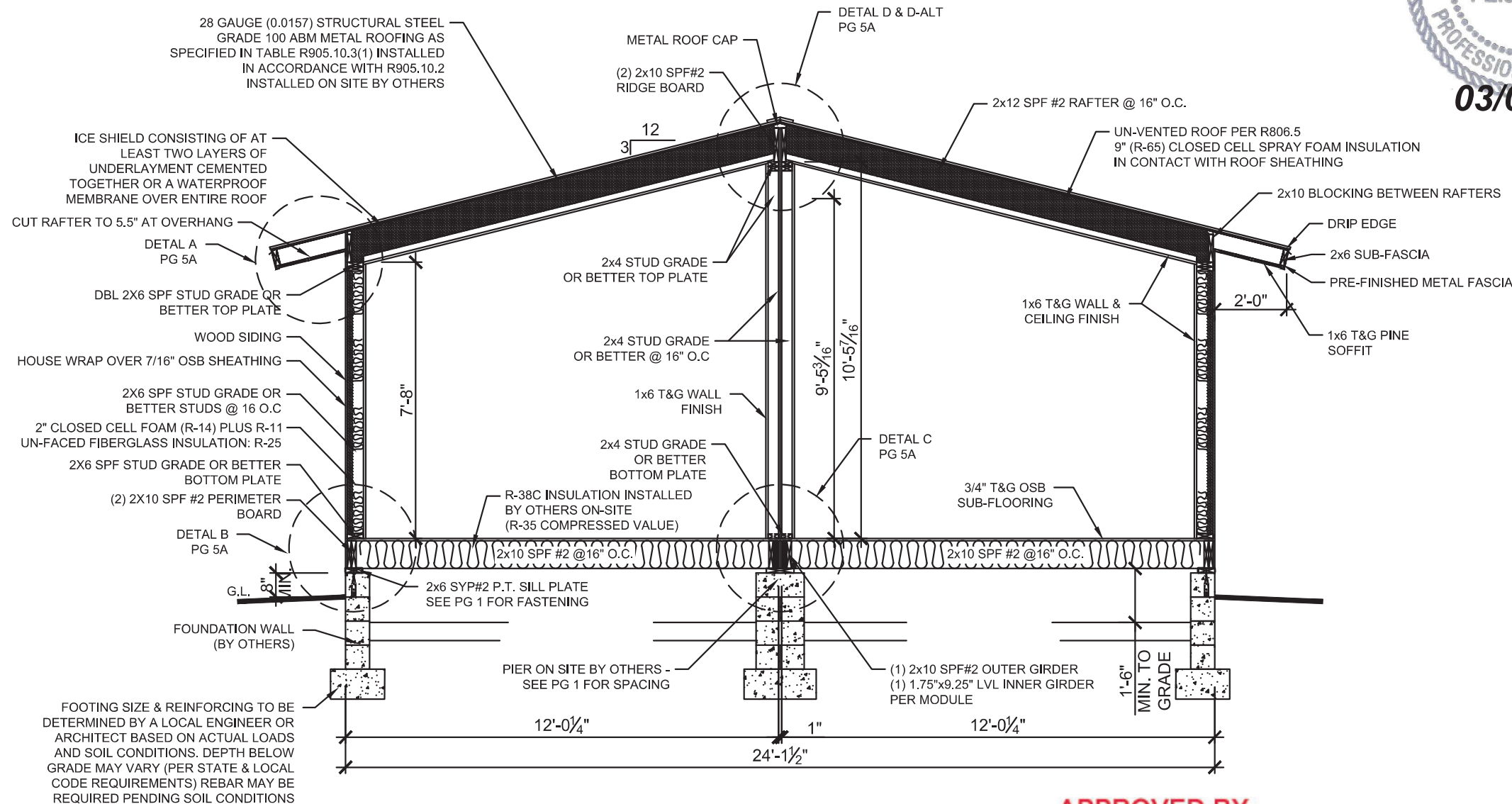
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED



General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet RIGHT ELEVATION 4C	
Date 01/14/26		
Scale 3/16"= 1'-0"		

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES:

- AIR-IMPERMEABLE INSULATION INSTALLED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING.



CROSS SECTION "A"

APPROVED BY



04/07/2026

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requirements of applicable State Laws.

INSULATION NOTE:
INSULATION AND VAPOR BARRIERS TO BE INSTALLED PER RESIDENTIAL
CODE SECTION R318, N1102.5 AND ATTACHED ENERGY CHECK.

VAPOR RETARDER SHALL BE INSTALLED ON THE WARM IN WINTER SIDE OF
THE INSULATION.

EXPOSED VAPOR RETARDER SHALL BE COVERED WITH CODE COMPLIANT
COVERINGS.

FLOOR JOIST SIZES AND SPANS BASED ON
RESIDENTIAL CODE CHAPTER 5

ALL STRUCTURAL COMPONENTS NOT COVERED BY
THE PRESCRIPTIVE CHARTS FROM THE CODE HAVE
BEEN DESIGNED BY THE ENGINEER



DC Cabins

150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes

1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet CROSS SECTION "A"
Date 01/14/26	5
Scale 1/4"= 1'-0"	

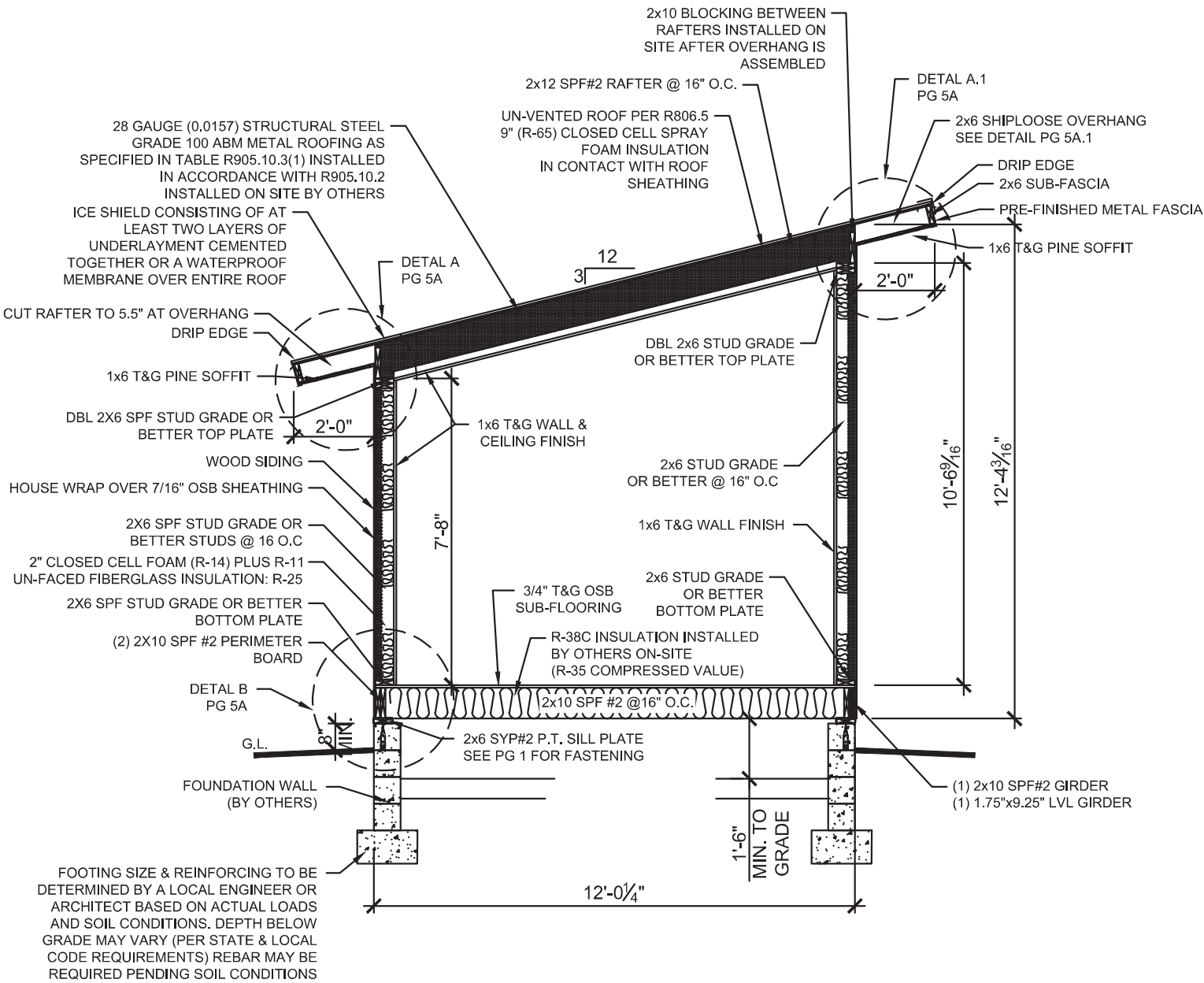
UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES:
• AIR-IMPERMEABLE INSULATION INSTALLED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING.

APPROVED BY

NIA

04/07/2026

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CROSS SECTION "B"

INSULATION NOTE:
INSULATION AND VAPOR BARRIERS TO BE INSTALLED PER RESIDENTIAL CODE SECTION R318, N1102.5 AND ATTACHED ENERGY CHECK.

VAPOR RETARDER SHALL BE INSTALLED ON THE WARM IN WINTER SIDE OF THE INSULATION.

EXPOSED VAPOR RETARDER SHALL BE COVERED WITH CODE COMPLIANT COVERINGS.

FLOOR JOIST SIZES AND SPANS BASED ON RESIDENTIAL CODE CHAPTER 5

ALL STRUCTURAL COMPONENTS NOT COVERED BY THE PRESCRIPTIVE CHARTS FROM THE CODE HAVE BEEN DESIGNED BY THE ENGINEER

03/05/26

150 Commerce Drive
New Holland, PA 17557

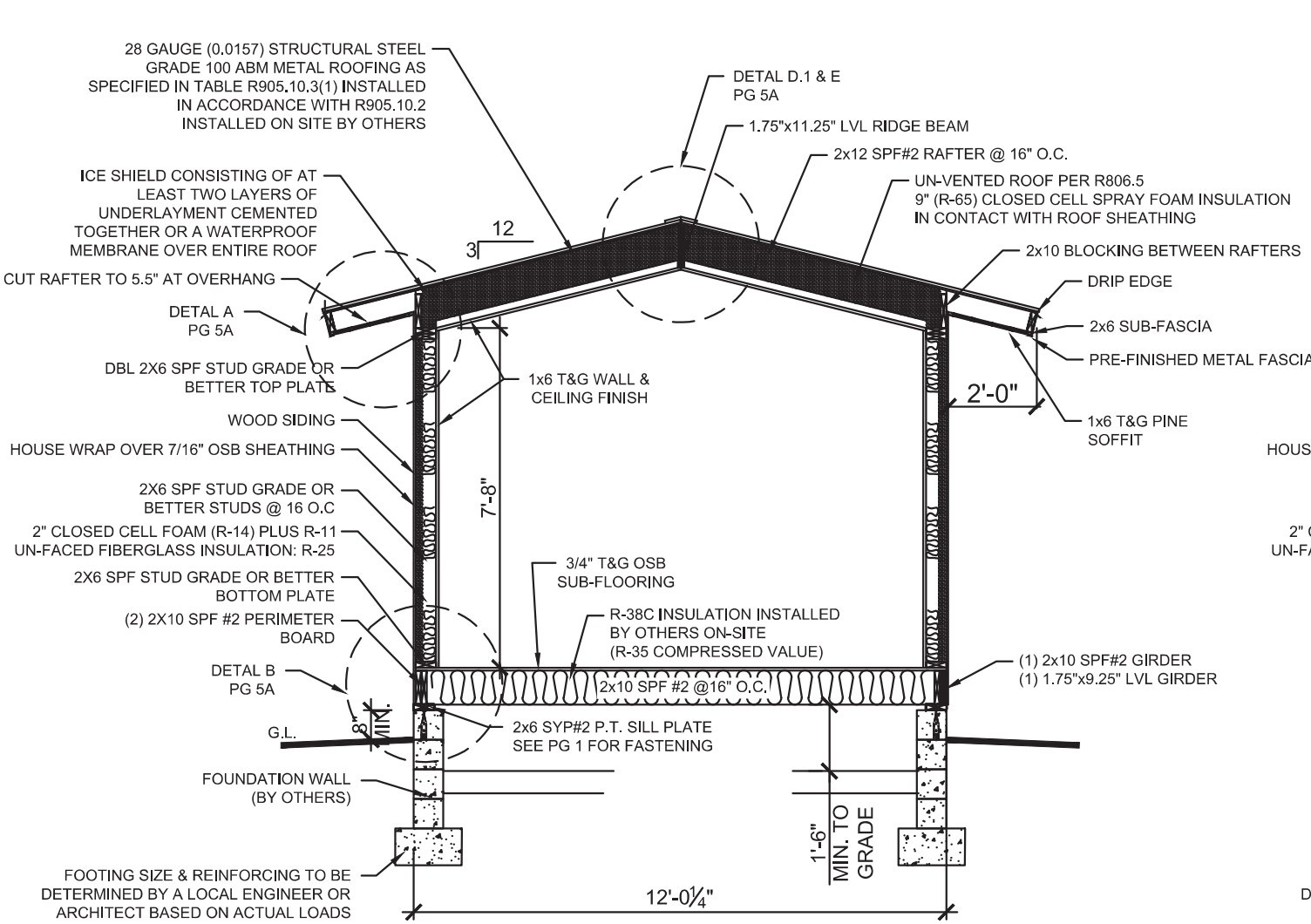
State of Colorado
Division of Housing
04/30/2026

APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

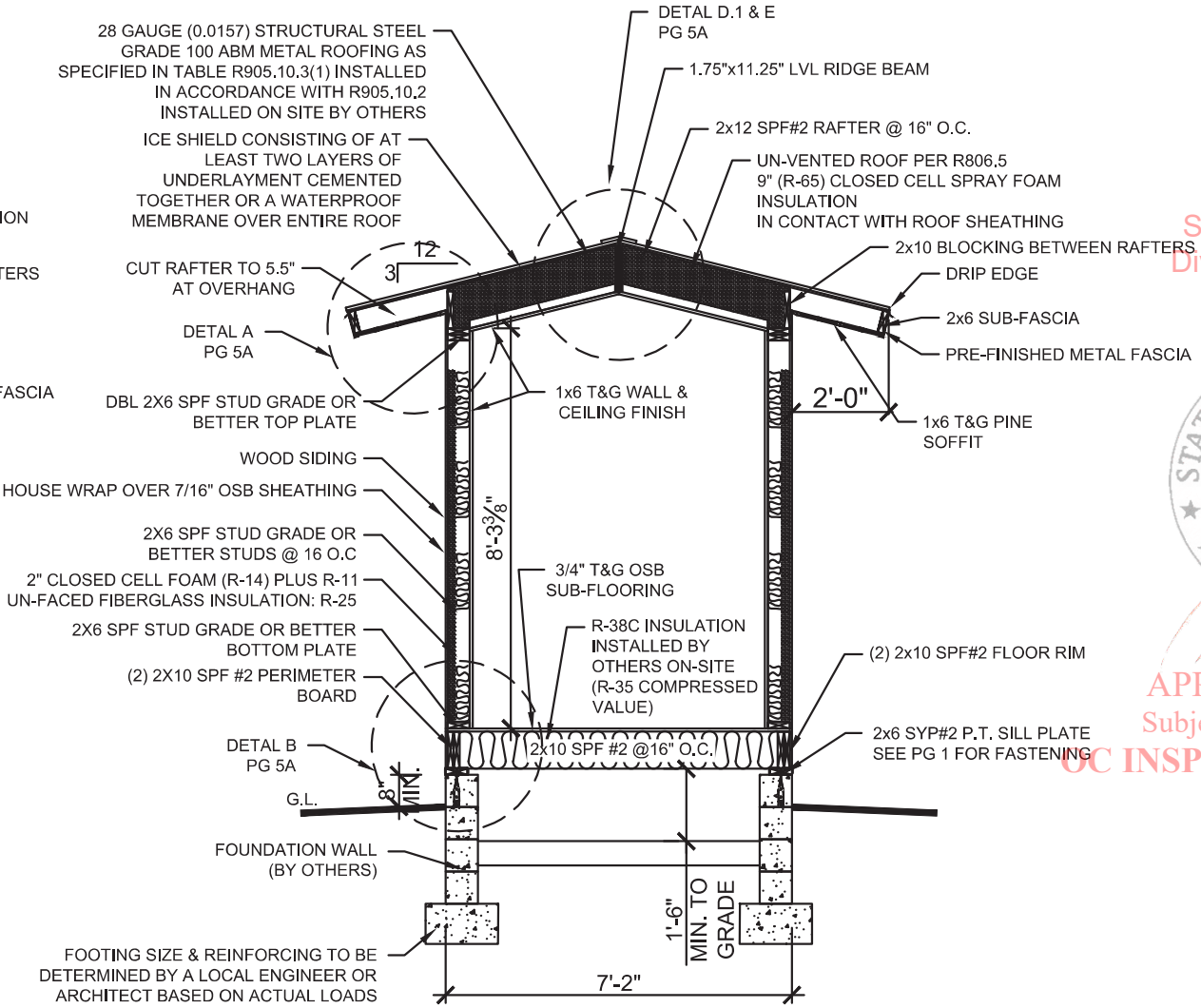
General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet CROSS SECTION "B" 5.1	
Date 01/14/26		
Scale 1/4"= 1'-0"		

UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES:

- AIR-IMPERMEABLE INSULATION INSTALLED IN DIRECT CONTACT WITH UNDERSIDE OF ROOF SHEATHING.



CROSS SECTION "C"



CROSS SECTION "D"

INSULATION NOTE:
INSULATION AND VAPOR BARRIERS TO BE INSTALLED PER RESIDENTIAL CODE SECTION R318, N1102.5 AND ATTACHED ENERGY CHECK.

VAPOR RETARDER SHALL BE INSTALLED ON THE WARM IN WINTER SIDE OF THE INSULATION.

EXPOSED VAPOR RETARDER SHALL BE COVERED WITH CODE COMPLIANT COVERINGS.

FLOOR JOIST SIZES AND SPANS BASED ON RESIDENTIAL CODE CHAPTER 5

ALL STRUCTURAL COMPONENTS NOT COVERED BY THE PRESCRIPTIVE CHARTS FROM THE CODE HAVE BEEN DESIGNED BY THE ENGINEER

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04/07/2026

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COLORADO LICENSE

WILLIAM E FULTZ

PE.0059537

PROFESSIONAL ENGINEER

03/05/26

DC Cabins

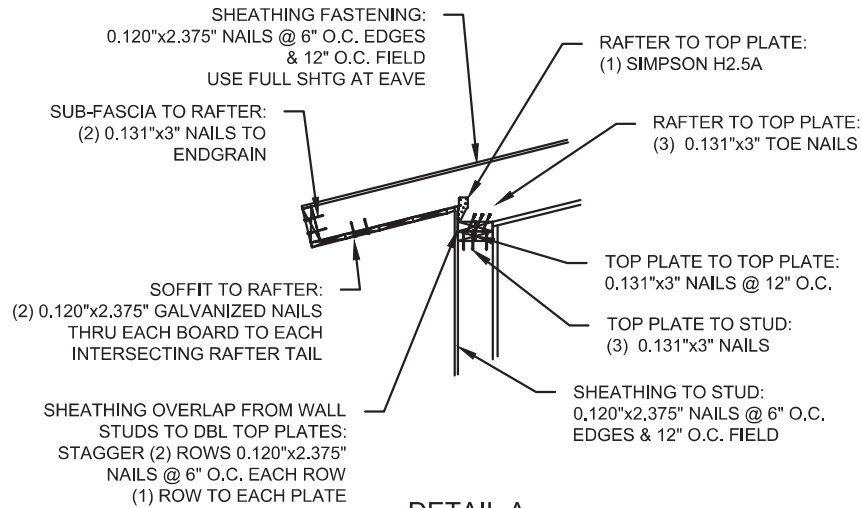
150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

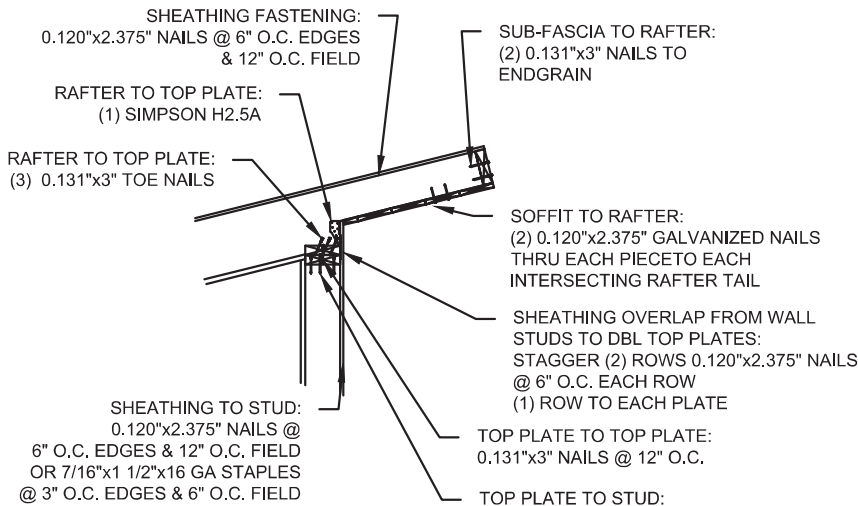
04/30/2026

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OC INSPECTION REQUIRED

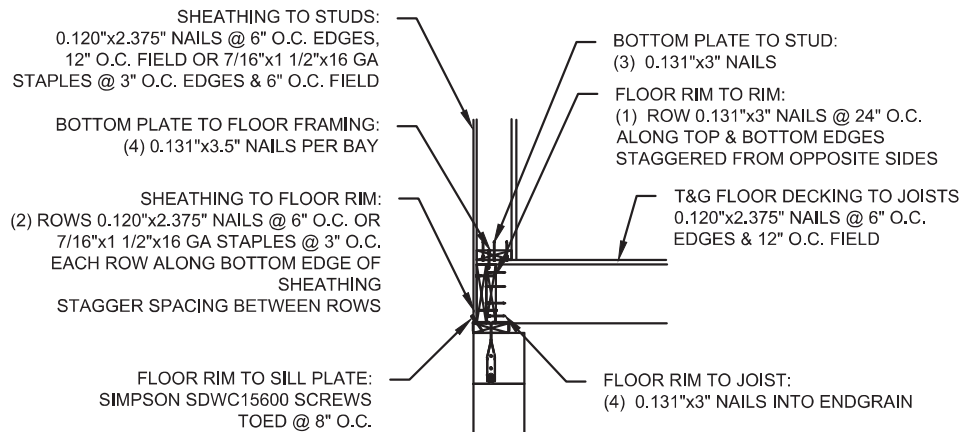
General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet PORCH CROSS SECTION	
Date 01/14/26	5.2	
Scale 1/4"= 1'-0"		



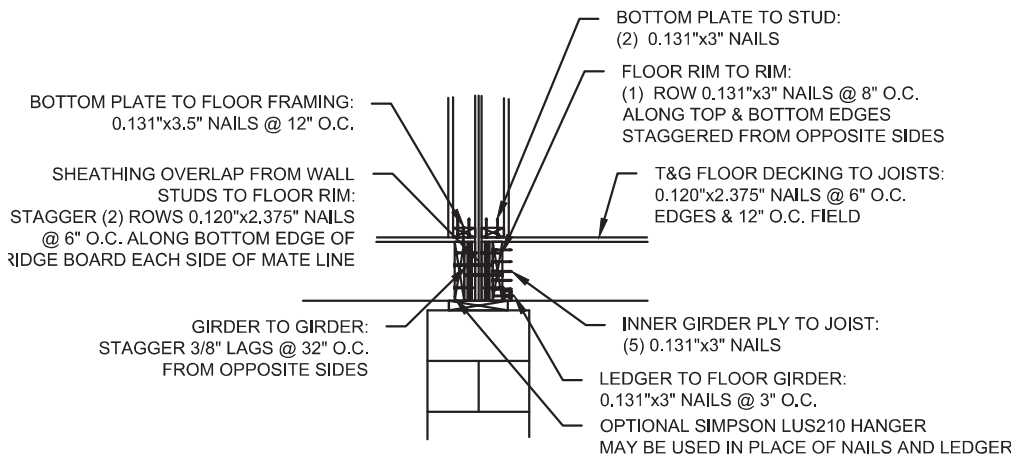
DETAIL A



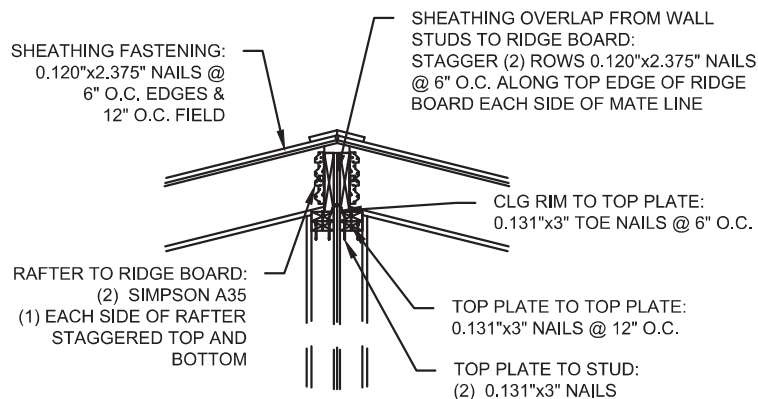
DETAIL A.1



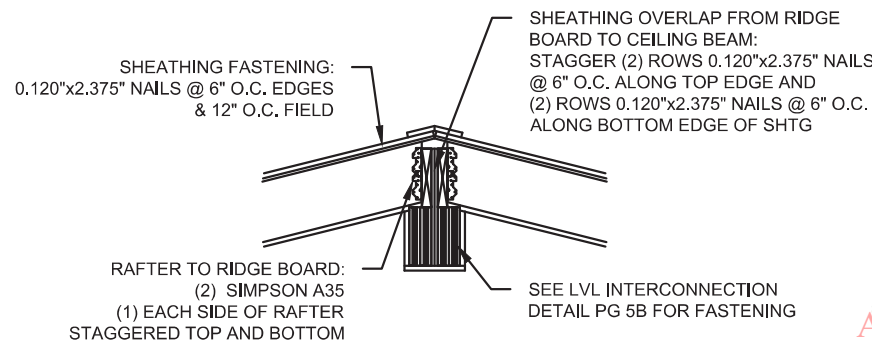
DETAIL B



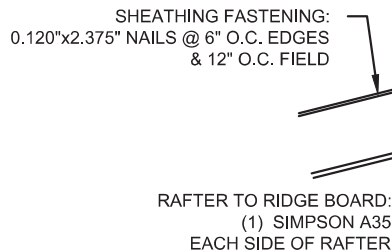
DETAIL C



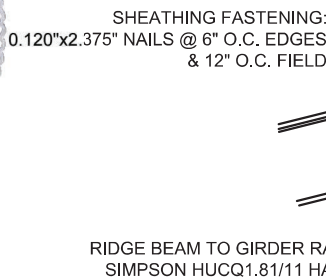
DETAIL D



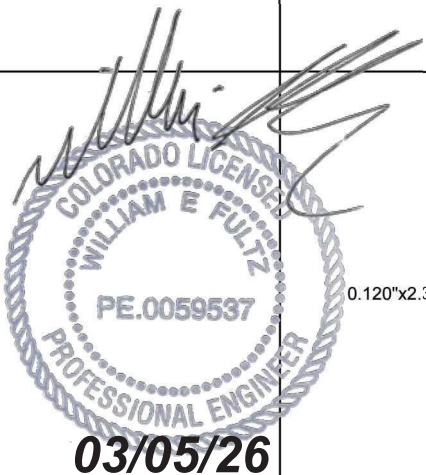
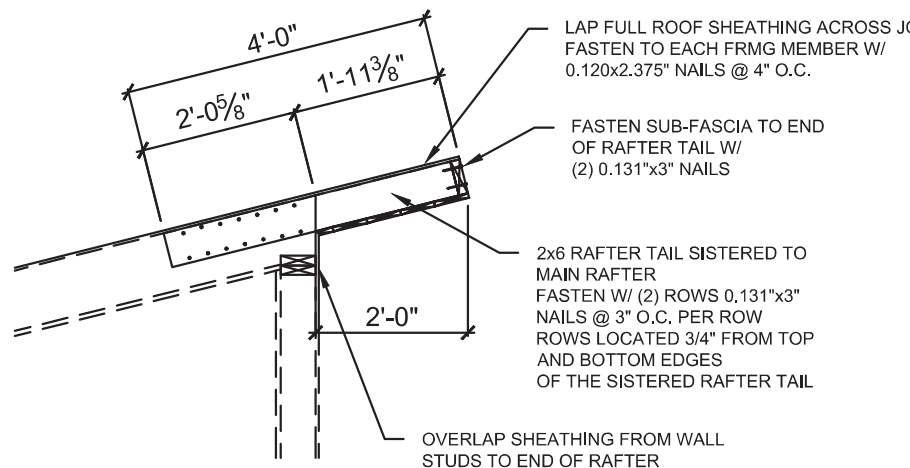
DETAIL D - ALT



DETAIL D.1



DETAIL E



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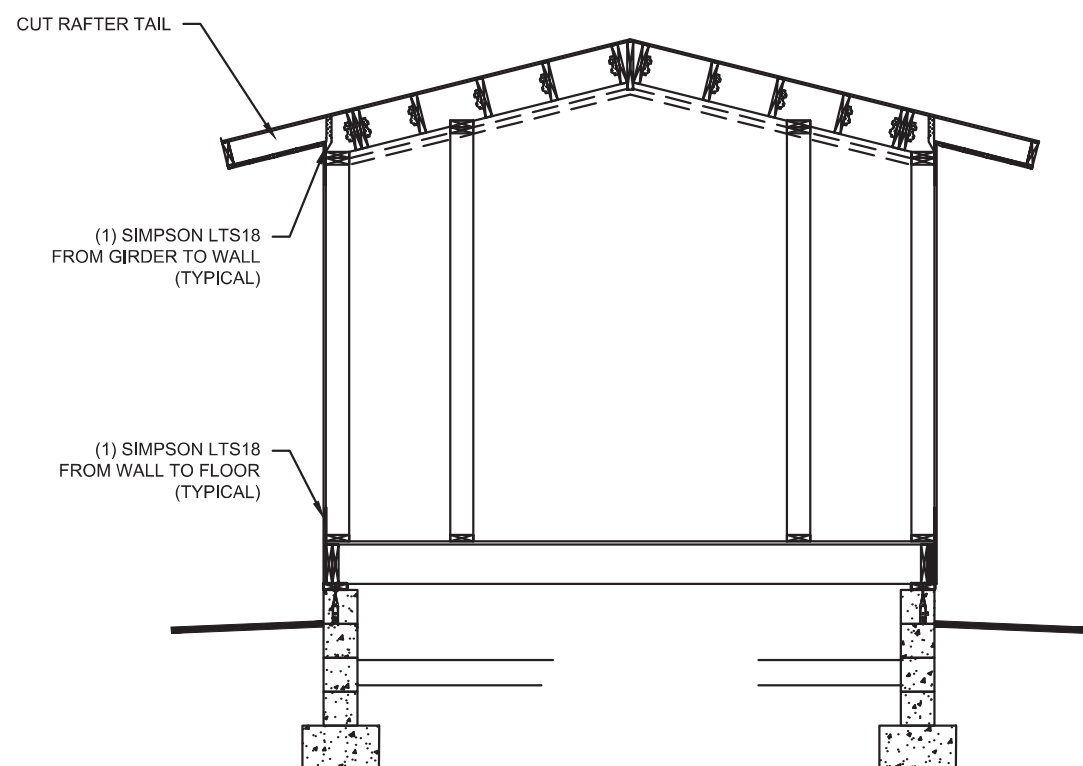
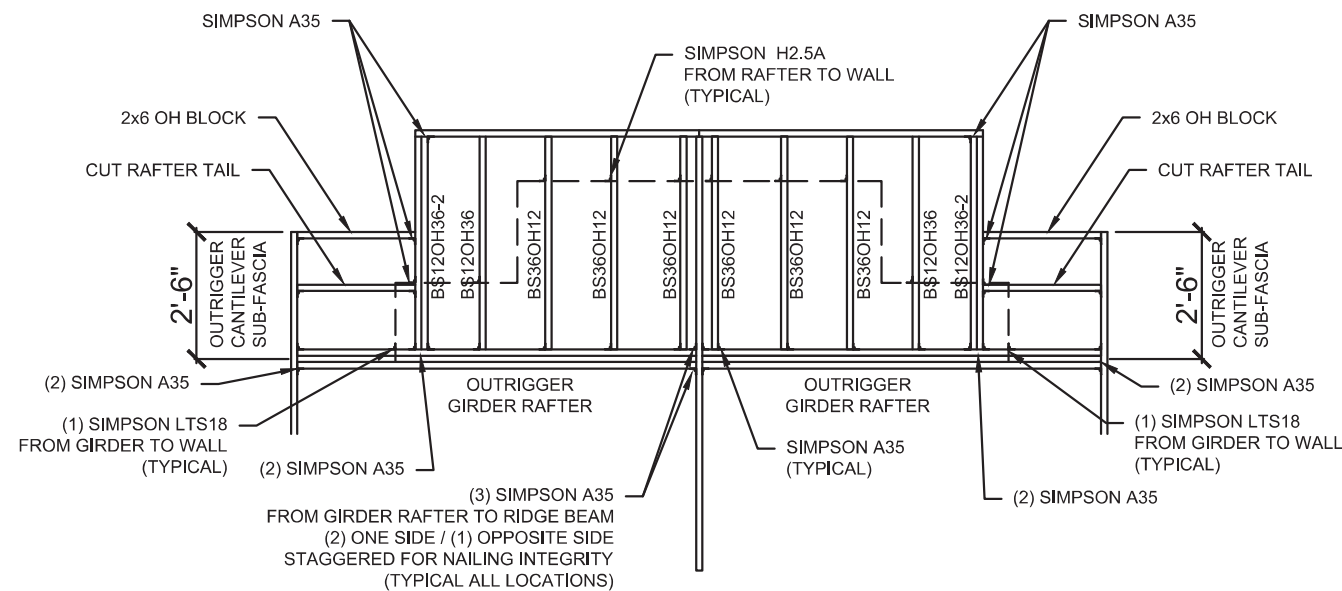


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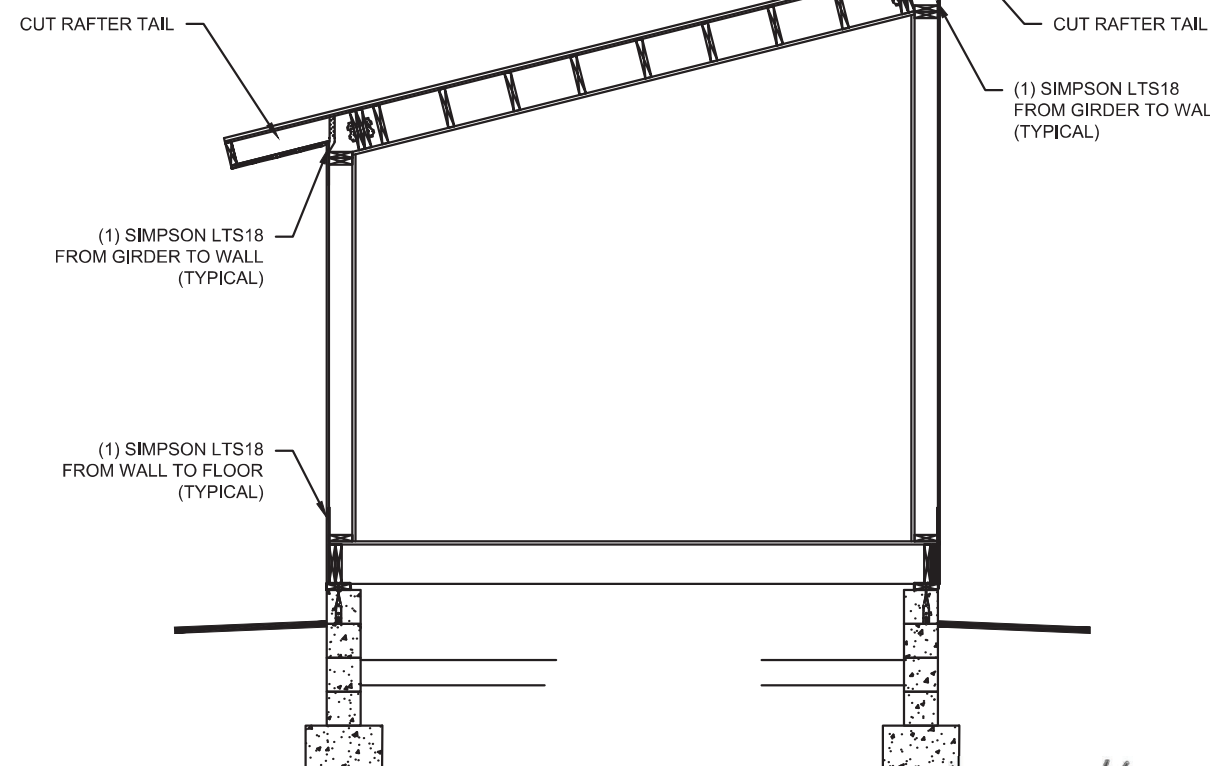
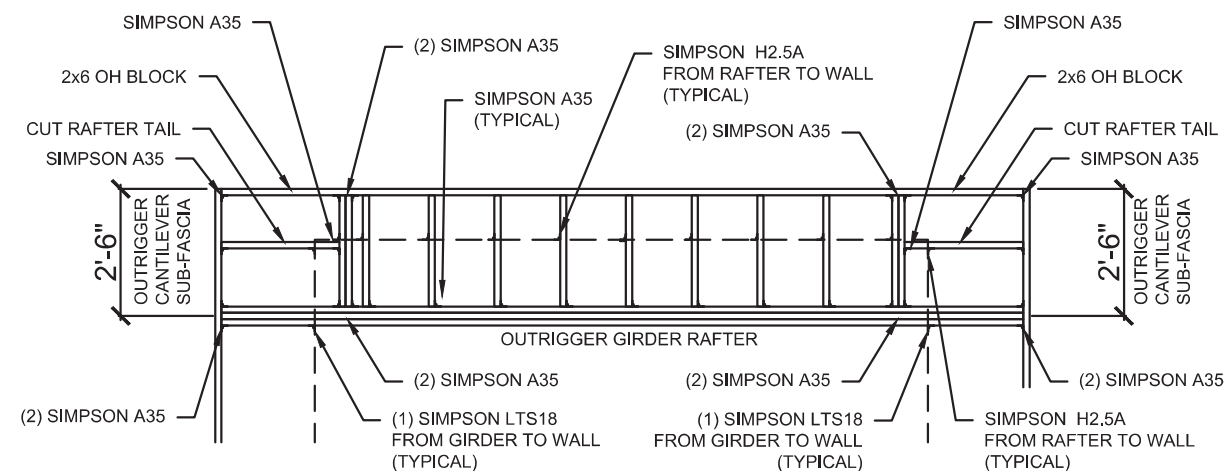
General Notes		
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		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project	ZC-Novacek	Sheet
Date	01/14/26	SECTION DETAILS
Scale	3/8" = 1'-0"	5A

DC Cabins

150 Commerce Drive
New Holland, PA 17557



BUMPOUT GABLE OVERHANG DETAIL



TYPICAL GABLE OVERHANG DETAIL

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cabins

150 Commerce Drive
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State of Colorado
 Division of Housing

04/30/2026



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General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address		
Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address		
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project	Sheet	
ZC-Novacek	OVERHANG DETAILS	
Date		
01/14/26		
Scale		
1/4"= 1'-0"	5A.1	

TOP LOADED BEAMS

2-PLY AND 3-PLY BEAMS

12" OR LESS x 1.75" MEMBER BEAMS:

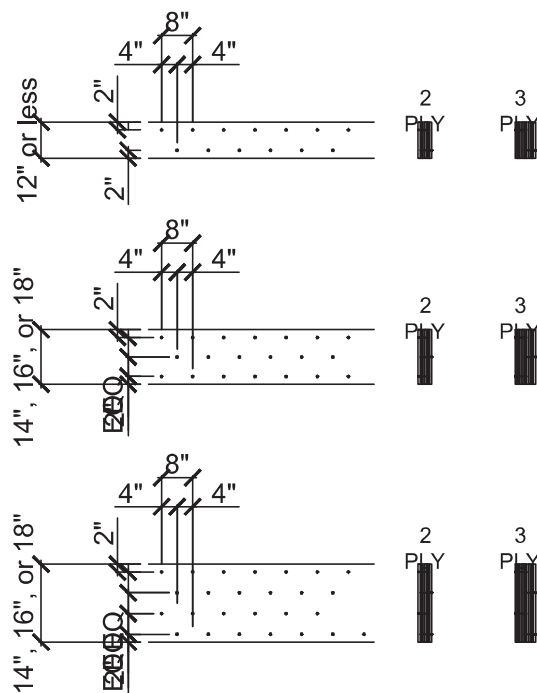
(2) ROWS OF 0.131"x3" NAILS @ 8" O.C. EACH ROW.

14", 16" OR 18" x 1.75" MEMBER BEAMS:

(3) ROWS OF 0.131"x3" NAILS @ 8" O.C. EACH ROW.

20", 22" OR 24" x 1.75" MEMBER BEAMS:

(4) ROWS OF 0.131"x3" NAILS @ 8" O.C. EACH ROW



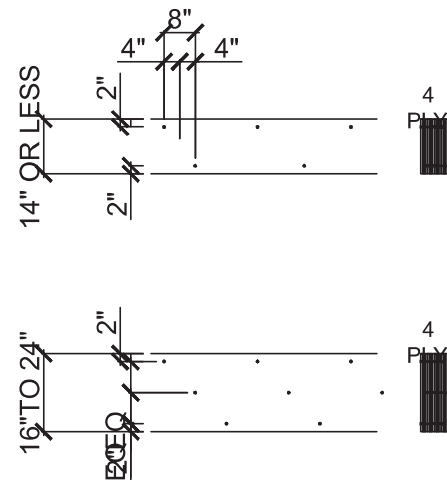
4-PLY BEAMS

14" OR LESS x 1.75" MEMBER BEAMS:

(2) ROWS OF APPROVED SCREWS @ 24" O.C. EACH ROW

16" TO 24" x 1.75" MEMBER BEAMS:

(3) ROWS OF APPROVED SCREWS @ 24" O.C. EACH ROW.



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SIDE LOADED BEAMS

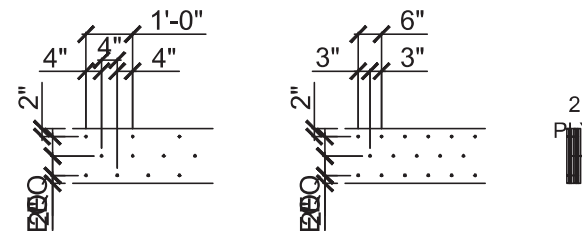
2-PLY x 1.75" LVL BEAMS

575 PLF MAX:

(3) ROWS OF 0.131"x3" NAILS @ 12" O.C. EACH ROW.

1,150 PLF MAX:

(3) ROWS OF 0.131"x3" NAILS @ 6" O.C. EACH ROW.



3-PLY x 1.75" LVL BEAMS

431 PLF MAX:

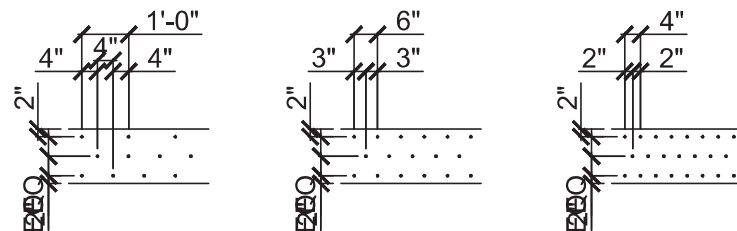
(3) ROWS OF 0.131"x3" NAILS @ 12" O.C. EACH ROW.

863 PLF MAX:

(3) ROWS OF 0.131"x3" NAILS @ 6" O.C. EACH ROW

1,294 PLF MAX:

(3) ROWS OF 0.131"x3" NAILS @ 4" O.C. EACH ROW



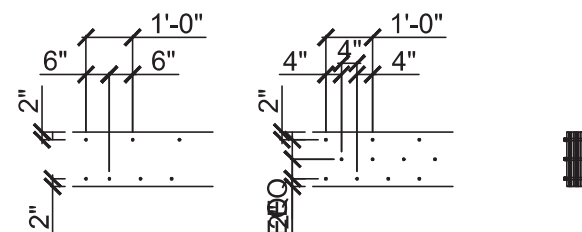
4-PLY x 1.75" LVL BEAMS

580 PLF MAX:

(2) ROWS OF 1/2" BOLTS @ 12" O.C. EACH ROW.

870 PLF MAX:

(3) ROWS OF 1/2" BOLTS @ 12" O.C. EACH ROW.



NOTES:

- LVL DESIGN REQUIREMENTS:
 - SPECIFIC GRAVITY OF 0.5 OR HIGHER
 - 2.1E ELASTICITY
 - 3100 PSI Fb
- LOAD DURATION FACTORS MAY BE APPLIED TO THE LISTED LOADS.
- BOLTING VALUES INDICATED APPLY TO COMMON A307 BOLTS. BOLT HOLES MUST MATCH THE DIAMETER OF THE BOLTS. USE WASHERS UNDER BOTH BOLT HEADS AND NUTS.
- THE FOLLOWING SCREWS ARE APPROVED FOR CONNECTING MULTIPLE PLIES OF LVL:
 - SIMPSON SDW WOOD SCREWS
 - SIMPSON SDS WOOD SCREWS
 - USP WS WOOD SCREWS
 - FASTENMASTER TRUSSLOK WOOD SCREWS
- FASTENERS MUST BE INSTALLED FROM BOTH SIDES OF THE BEAM AND STAGGERED UNLESS FASTENERS PENETRATE AT LEAST 75% OF THE LAST BEAM PLY,
- LOADS MUST BE UNIFORMLY DISTRIBUTED ACROSS ALL BEAM PLIES. OTHERWISE, USE CONNECTIONS DESIGNED FOR SIDE-LOADED MEMBERS.
- STAGGER SPACING BETWEEN ROWS OF FASTENERS.
- 7" WIDE BEAMS MUST NOT BE LOADED FROM A SINGLE SIDE. THEY MUST BE LOADED FROM BOTH SIDES AND/OR TOP LOADED.

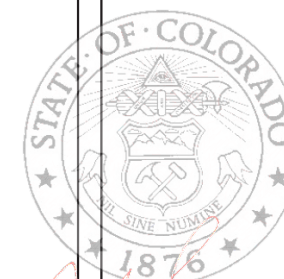


Cabins

150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes

1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet LVL INTERCONNECTION DETAILS
Date 01/14/26	
Scale N.T.S.	5B



150 Commerce Drive
New Holland, PA 17557

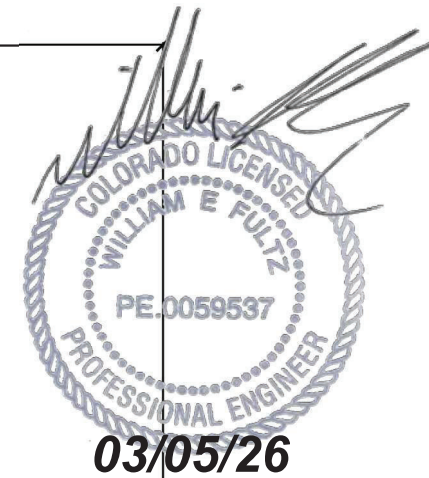
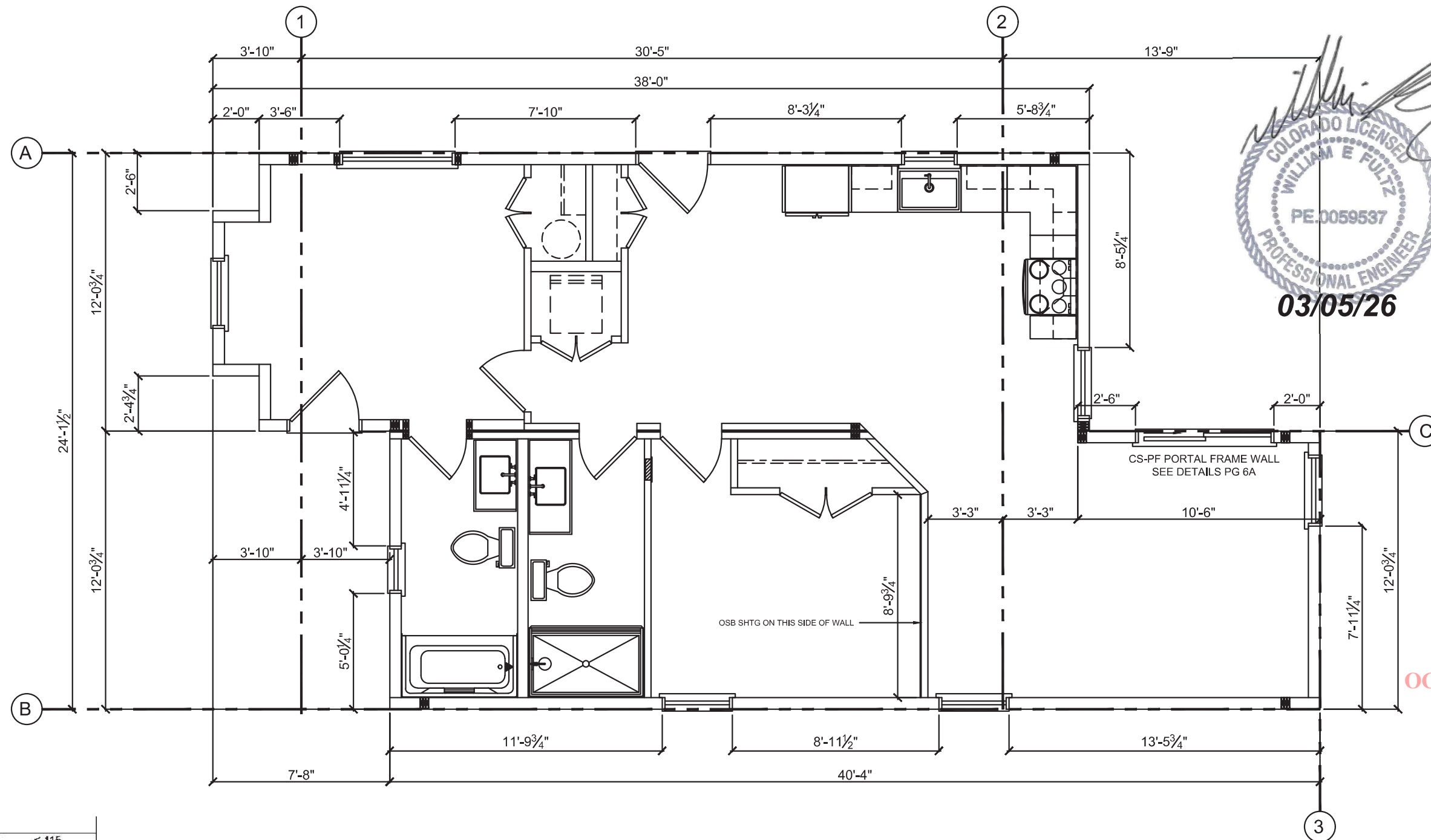
State of Colorado
Division of Housing

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APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

Project ZC-Novacek	Sheet DRILLING & NOTCHING DETAILS 5C
Date 01/14/26	
Scale N.T.S.	



State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
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STRUCTURE & LOCATION INFO	
Wind speed	≤ 115
Wind exposure	C
Seismic design category	B
Mean roof height	15
Type of structure	One Story Structure
Roof eave to ridge height	4
1st Story height	9 feet
1st Story wall height	8
2nd Story height	
2nd Story wall height	
Interior wall finish (gyp or equiv.)	Yes
Special gyp fastening	No
Horizontal blocking installed	Yes
Is structure a townhouse	No

CS-WSP / WSP		SHALL BE CONSTRUCTED PER TABLE BELOW								
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAILING SPACING		ULTIMATE DESIGN WIND SPEED Vult		
SIZE	PENETRATION (INCHES)					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
6d Common (2.0"x0.113")	1.5	24/0	3/8	1/2	16	6	12	B	C	D
8d Common (2.5"x0.131")	1.75	24/16	7/16	3/4	16	6	12	140	115	110
7/16"x1 1/2"x16 ga Staples	1	24/0	3/8	1/2	16	3	6	170	140	135
7/16"x1 3/4"x16 ga Staples	1	24/0	3/8	5/8	16	3	6	140	115	110
7/16"x2"x16 ga Staples	1	24/0	3/8	5/8	16	3	6	140	115	110



IRC BRACED WALL SPREADSHEET

Braced Wall Line ID	BW Line Spacing	BW Method	End Condition (CS-WSP only)				in same direction	Req'd Length of Bracing	Exposure Factor	Wall Supporting	Roof Eave to Ridge Ht	Story Height	BW Line Qty Factor	Add'l 800# hold-down	Int Finish	Gyp Fastening	Horiz Blocking	Adjusted BW req'd	Actual Length BW Provided	Wall Meets Braced	
Table 602.10.1.1	Table 602.10.1.3	Table 602.10.3(3)	Figure R602.10.7					Table 602.10.3	Table 602.10.3(2) ¹	Table 602.10.3(2) ²			Table 602.10.3(2) ³	Table 602.10.3(2) ⁴	Table 602.10.3(2) ⁵	Table 602.10.3(2) ⁶	Table 602.10.3(2) ⁷	Table 602.10.3(2) ⁸	req'd length * adjmts	(sum of qualifying panels ft)	Wall Reqmts
A	24.13	CS-WSP	Left	1	Right	1	3	3.91	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	4.06	27.34	YES
B	24.13	CS-WSP	Left	1	Right	1	3	3.91	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	4.06	34.25	YES
C	12.06	CS-PF					3	2.31	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	2.40	6.00	YES
1	30.42	CS-WSP	Top	1	Bottom	1	3	4.56	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	4.73	18.85	YES
2	30.42	CS-WSP	Top	1	Bottom	1	3	4.56	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	4.73	17.25	YES
3	13.75	WSP					3	2.38	1.2	Rbof only	0.70	0.95	1.30	1.00	1.00	1.00	1.00	1.00	2.47	7.94	YES



150 Commerce Drive
New Holland, PA 17557

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Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project
ZC-Novacek
Date
01/14/26
Scale
3/16" = 1'-0"

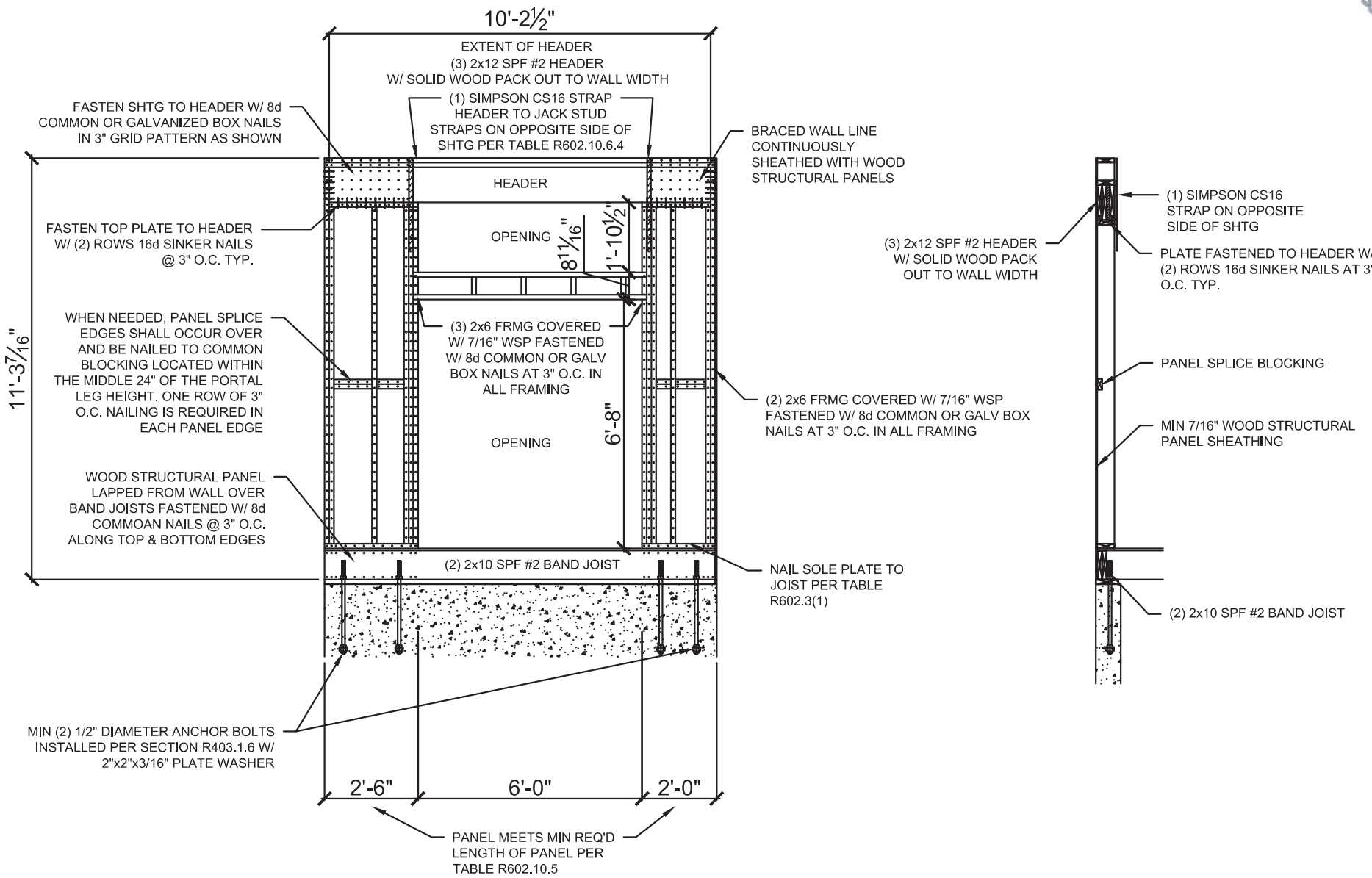
Sheet
BRACED WALL
PLAN
6

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OC INSPECTION REQUIRED

Cabins

150 Commerce Drive
New Holland, PA 17557

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet PORTAL FRAME DETAIL
Date 01/14/26	6A
Scale 1/4" = 1'-0"	

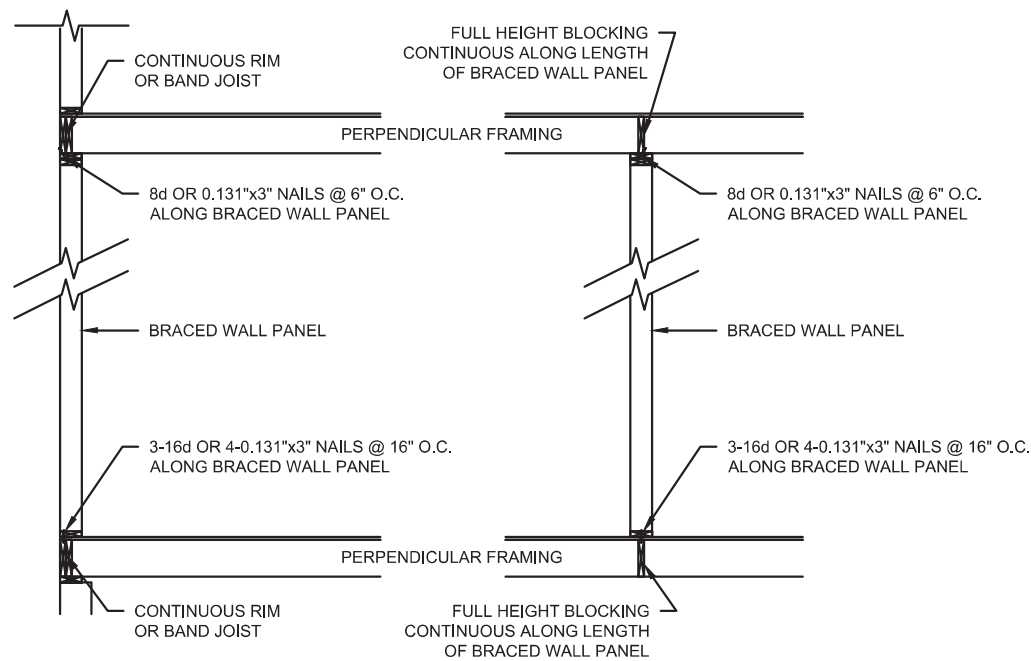


FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING

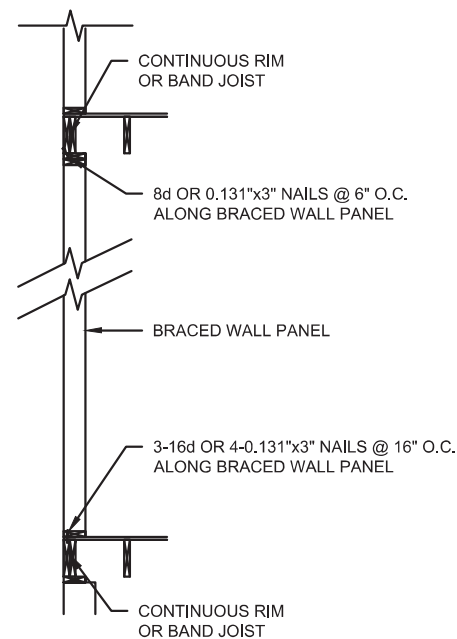
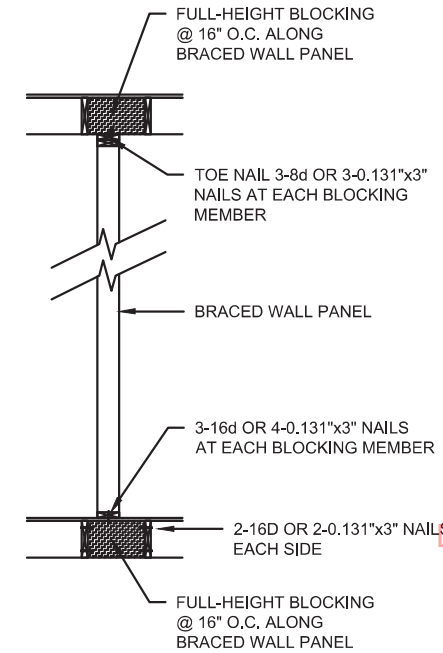
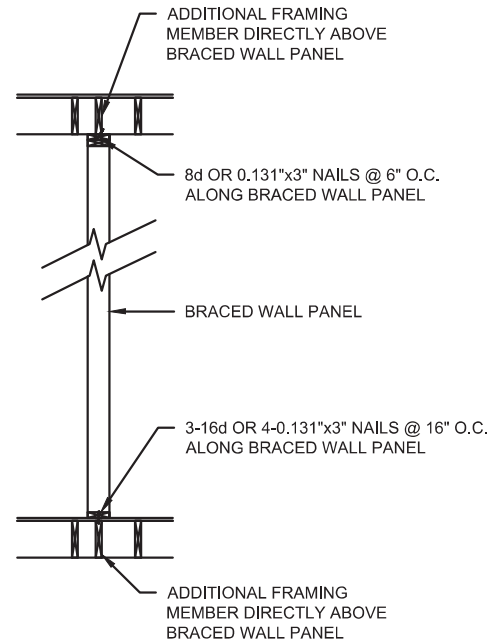


FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN
PARALLEL TO FLOOR/CEILING FRAMING



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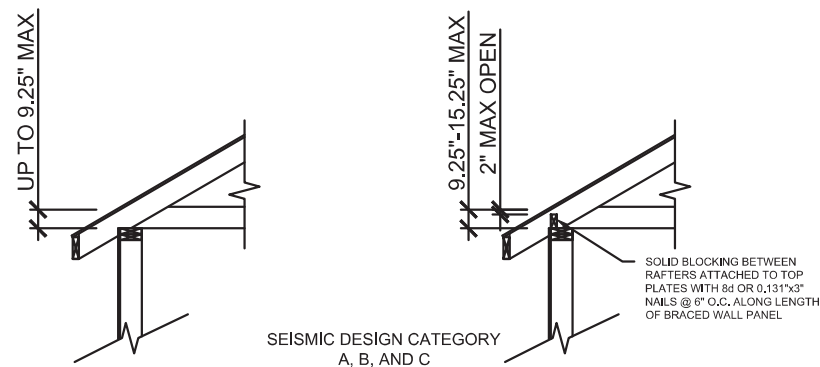


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

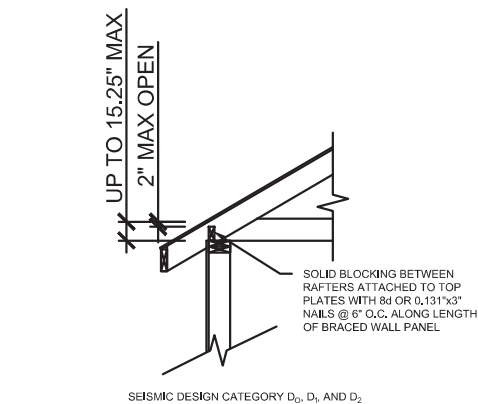
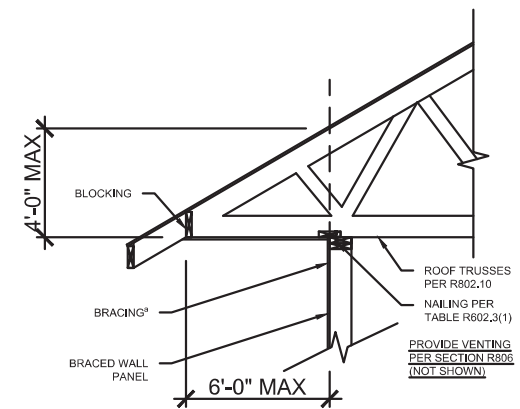


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS



a: METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.4

FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO
PERPENDICULAR RAFTERS OR ROOF TRUSSES

03/05/26
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WILLIAM E. FULZ
PE.0059537
PROFESSIONAL ENGINEER



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Dreamwood Cabins

150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026

General Notes

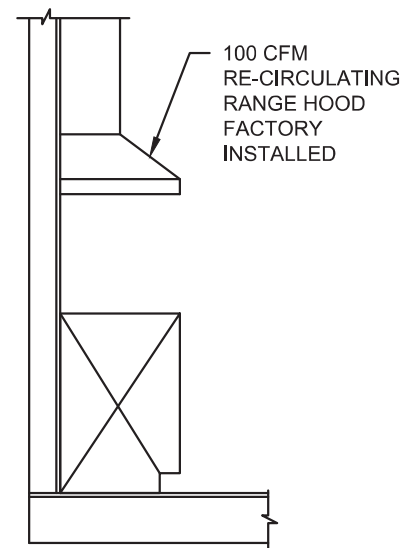
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		00/00/00
		00/00/00
		00/00/00

No.	Revision/Issue	Date
-----	----------------	------

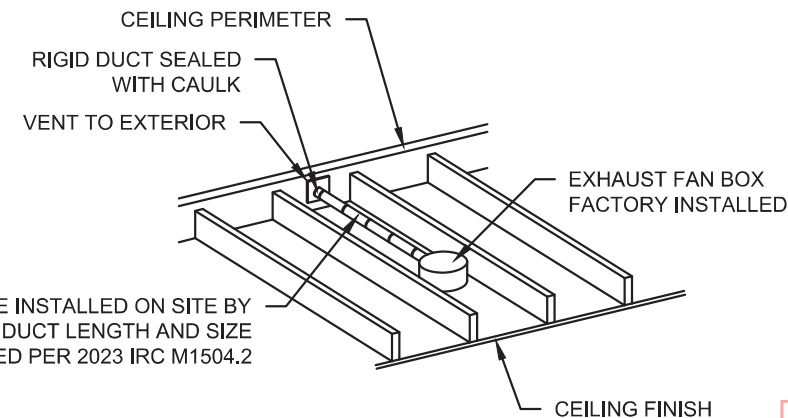
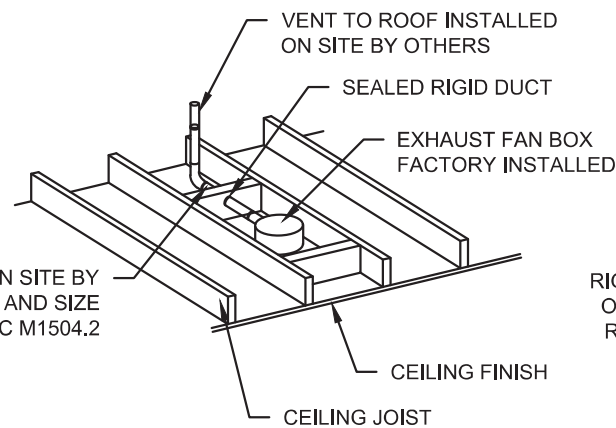
Firm Name and Address
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Penrose, CO 81240

Project Name and Address
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200 Lake Vista Drive
Bayfield, CO 81122

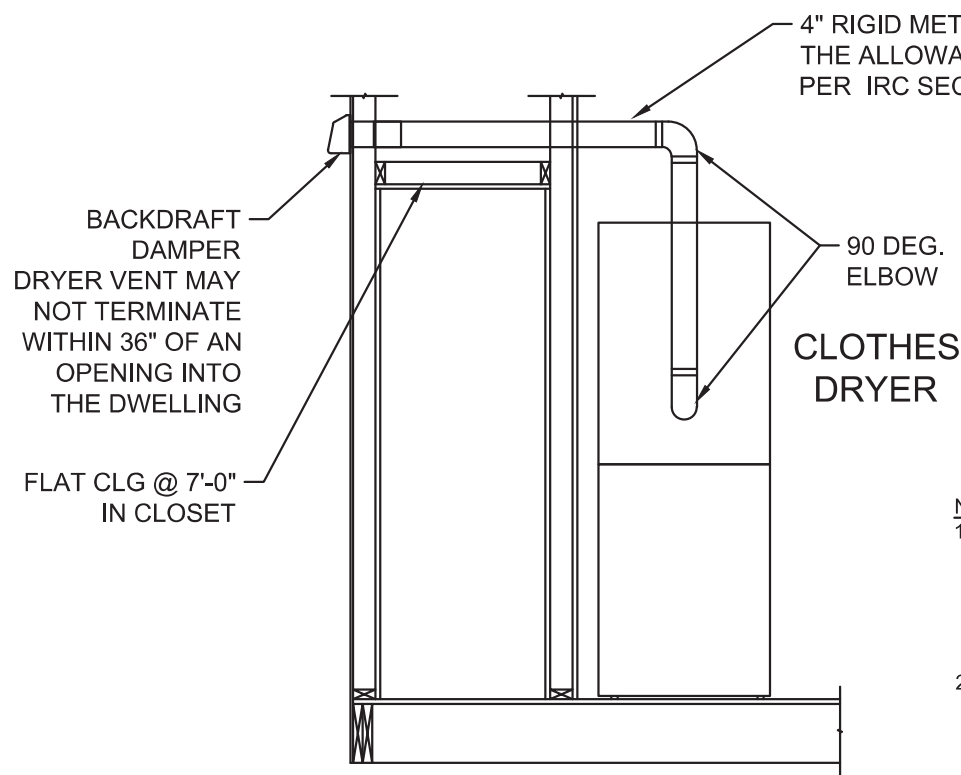
Project ZC-Novacek	Sheet BRACED WALL CONNECTIONS
Date 01/14/26	Scale N.T.S.
	6B



RANGE HOOD VENT DETAIL



MECHANICAL VENTILATION DETAIL



DRYER VENT DETAIL

	4" 90° ELBOW (COUNTS AS 5 LF OF PIPE)
	4" 45° ELBOW (COUNTS AS 2.5 LF OF PIPE)
	BACKDRAFT DAMPER

- NOTES:
- IF THE DRYER MAKE AND MODEL IS KNOWN, THE MANUFACTURERS INSTALLATION INSTRUCTIONS MUST BE PROVIDED FOR VERIFICATION THAT THE MAXIMUM LENGTH OF THE EXHAUST DUCT INCLUDING TRANSITION DUCTS IS IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS.
 - DRYER VENT IS TO TERMINATE ON THE OUTSIDE OF THE BUILDING PER THE MANUFACTURERS INSTRUCTIONS.



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DC Cabins
150 Commerce Drive
New Holland, PA 17557

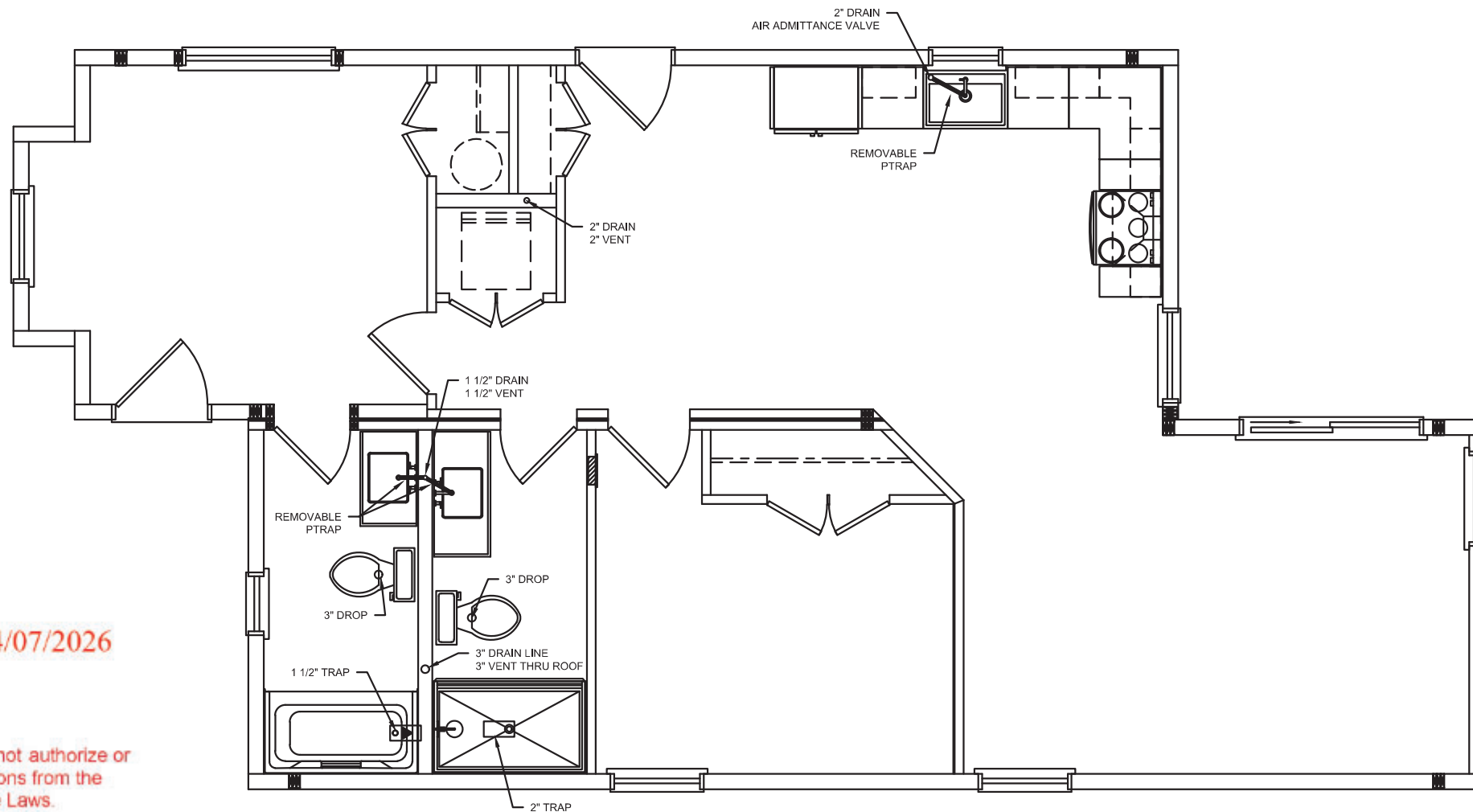
State of Colorado
Division of Housing
04/30/2026



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General Notes		
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		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet MECHANICAL VENT DETAILS	
Date 01/14/26	7	
Scale N.T.S.		

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03/05/26

HC Cabins
150 Commerce Drive
New Holland, PA 17557
State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes

1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project	Sheet
ZC-Novacek	PLUMBING DWV PLAN LAYOUT
Date	
01/14/26	
Scale	
3/16"= 1'-0"	8

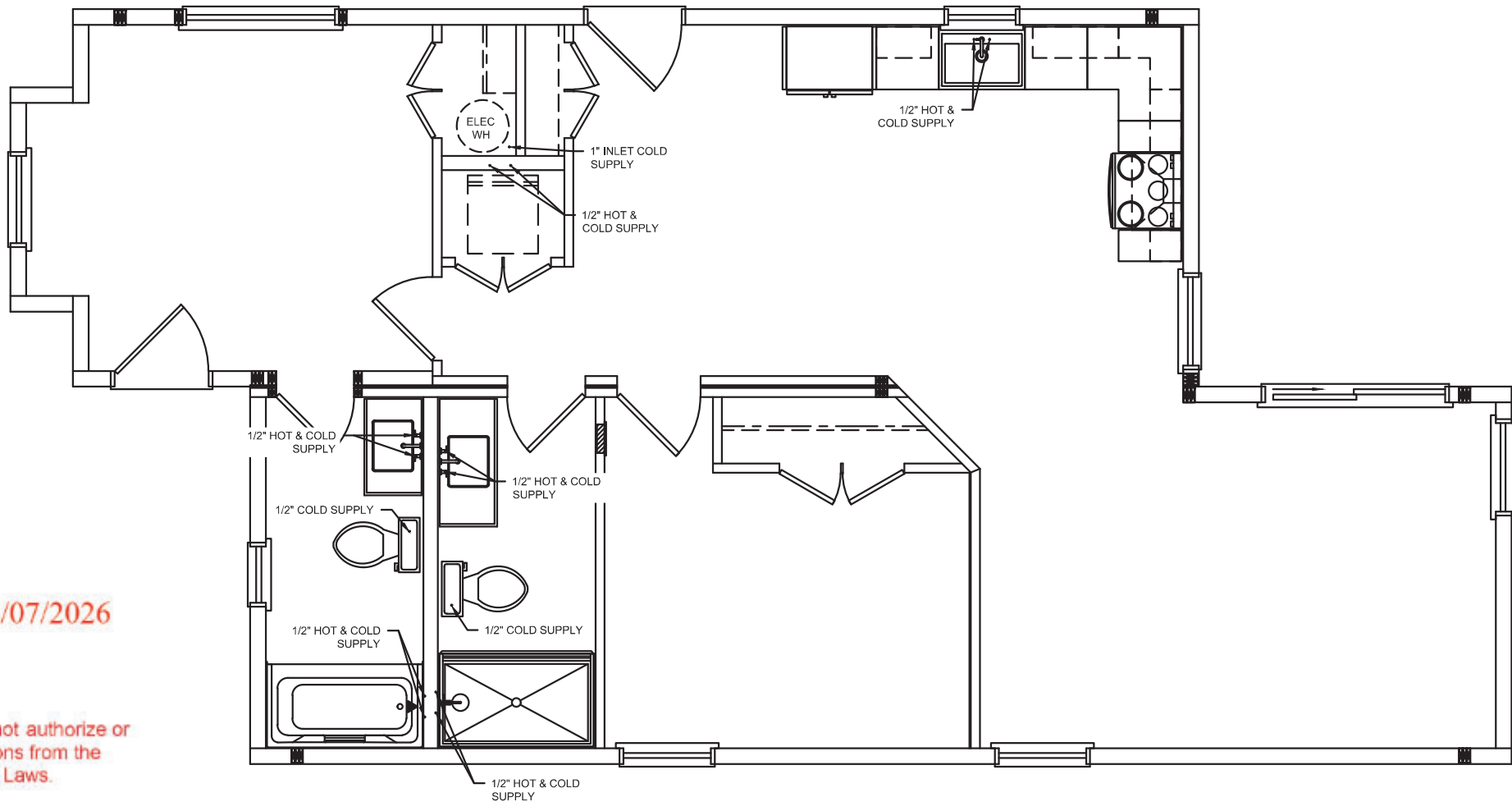
NOTES:

- SEE ATTACHED SHEET 8B FOR PLUMBING NOTES AND DETAILS
- ALL DWV PIPES STUBBED THROUGH FLOOR AND CEILING AT FACTORY. ALL PIPES AND CONNECTIONS UNDER THE FLOOR SYSTEM AND BETWEEN STORIES ARE SITE INSTALLED.
- ALL PLUMBING MATERIAL AND INSTALLATION IS TO BE DONE PER ALL NATIONAL, STATE AND LOCAL CODES.
- USE REMOVABLE TRAPS UNDER ALL SINKS TO PROVIDE CLEANOUT ACCESS.
- SEE TABLE P2605.1 FOR PIPE SUPPORT REQUIREMENTS.

TABLE P2605.1 PIPING SUPPORT		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
ABS pipe	4	10
Aluminum tubing	10	15
Cast-iron pipe	5 ^a	15
Copper or copper-alloy pipe	12	10
Copper or copper-alloy tubing (1/4 inches in diameter and smaller)	5	10
Copper or copper-alloy tubing (1/2 inches in diameter and larger)	10	10
Cross-linked polyethylene (PEX) pipe (1/2 inch and smaller)	2.67 (32 inches)	10
Cross-linked polyethylene (PEX) pipe (1 inch and larger)	4	10
Cross-linked polyethylene/aluminum cross-linked polyethylene (PEX-AL-PEX) pipe	2.67 (32 inches)	4
CPVC pipe or tubing (1 inch in diameter and smaller)	3	10
CPVC pipe or tubing (1 1/4 inches in diameter and larger)	4	10
Lead pipe	Continuous	4
PB pipe or tubing	2.67 (32 inches)	4
Polyethylene of raised temperature (PE-RT) pipe (1/2 inch and smaller)	2.67 (32 inches)	10
Polyethylene of raised temperature (PE-RT) pipe (1 inch and larger)	4	10
Polypropylene (PP) pipe or tubing (1/2 inch and smaller)	2.67 (32 inches)	10
Polypropylene (PP) pipe or tubing (1 inch and larger)	4	10
PVC pipe	4	10
Stainless steel drainage systems	10	10
Steel pipe	12	15

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm.
a. The maximum horizontal spacing of cast-iron pipe hangers shall be increased to 10 feet where 10-foot lengths of pipe are installed.
b. For sizes 2 inches and smaller, a guide shall be installed midway between required vertical supports. Such guides shall prevent pipe movement in a direction perpendicular to the axis of the pipe.

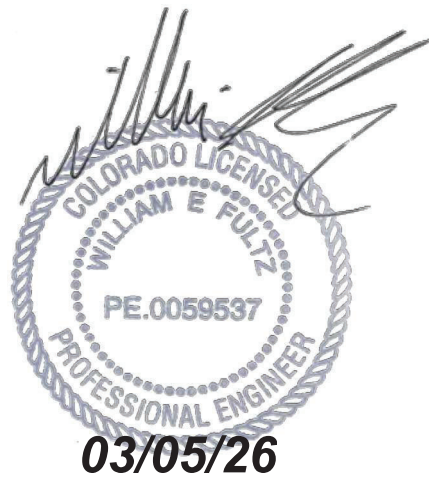
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- NOTES:
1. SEE ATTACHED SHEET 8B FOR PLUMBING NOTES AND DETAILS.
 2. SEE ATTACHED SHEET 8 TABLE FOR PIPE SUPPORT REQUIREMENTS.
 3. SUPPLY LINES TO BE PEX TYPE.
 4. ALL WATER SUPPLY LINES STUBBED THROUGH FLOOR AT FACTORY. ALL PIPES AND CONNECTIONS UNDER THE FLOOR SYSTEM ARE SITE INSTALLED.
 5. ALL PLUMBING MATERIAL AND INSTALLATION IS TO BE DONE PER ALL NATIONAL, STATE AND LOCAL CODES.
 6. A TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 IS REQUIRED AT ALL TUBS AND SHOWERS TO LIMIT WATER TEMPERATURE TO 120° CODES.
 7. WATER DISTRIBUTION SYSTEM BASED ON 30-39 PSI AND 40' MAXIMUM DEVELOPED LENGTH.
 8. EACH SUPPLY AND RISER SHALL HAVE A SHUT OFF VALVE.
 9. TUB/SHOWER DIVERTERS W/BUILT IN SHUT OFF.
 10. ALL TOILETS TO BE WATER SAVING 1.28 GAL., DUAL FLUSH ELONGATED.
 11. WATER LINES AND FIXTURES CONTAINING POTABLE WATER SHALL NOT CONTAIN LEAD.
 12. R-3 MINIMUM PIPE INSULATION MUST BE PROVIDED ON ALL HOT WATER PIPES 3/4" OR LARGER LOCATED IN UNCONDITIONED SPACES.

PLUMBING FIXTURE STANDARD	
FIXTURE	REF. STANDARD
PEX	ASTM F876,F877, & F1807
RELIEF VALVE	ANSI Z 21.22

SUPPLY SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
_____	COLD
-----	HOT

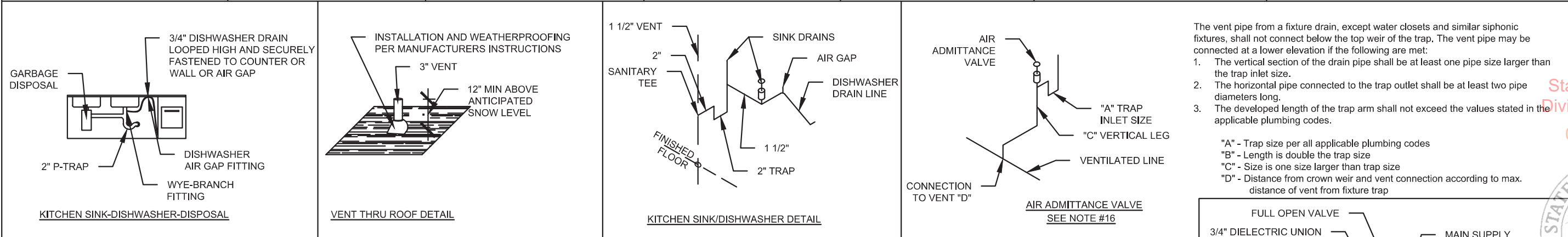
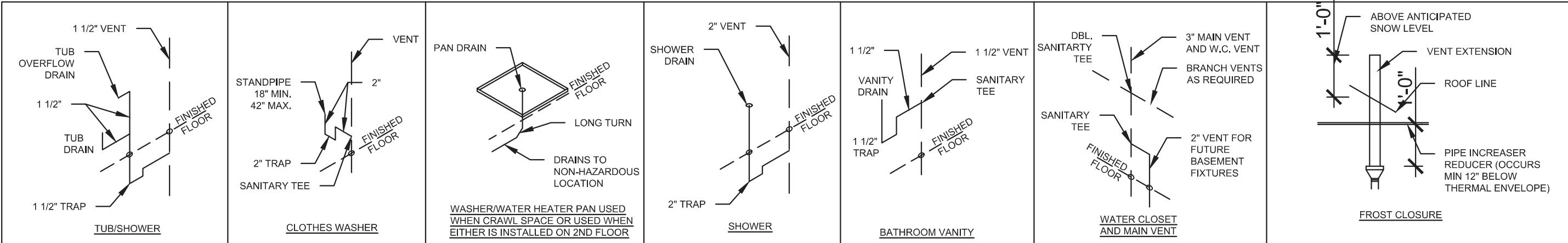


State of Colorado
Division of Housing
04/30/2026
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

Dreamwood Cabins
150 Commerce Drive
New Holland, PA 17557



General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet PLUMBING SUPPLY PLAN LAYOUT	
Date 01/14/26	8A	
Scale 3/16"= 1'-0"		



PLUMBING NOTES:

- ALL WASTE AND VENT LINES ARE PVC PIPE AND SUPPLY LINES ARE PEX.
- PITCH ON HORIZONTAL WASTE LINES IS 1/8" PER FOOT AND 3" Ø PIPE, 1/8" PER FOOT FOR LARGER THAN 3" Ø, 1/4" PER FOOT FOR LESS THAN 3" Ø PIPE.
- WASTE LINES: INSTALL WYE WITH CLEANOUT PRIOR TO EXITING WALL FOR CONNECTION TO DISPOSAL SYSTEM.
- PVC-DWV PIPE SUPPORTS: AT BRANCHES, CHANGES IN DIRECTION AND AT THE BASE, EACH FLOOR AND MID STORY (VERTICAL) MAXIMUM EVER 36" AT THE END OF BRANCHES, AND CHANGE OF DIRECTION OR ELEVATION. 4" MINIMUM MAIN WASTE TO SEPTIC.
- PLASTIC PIPE SHALL NOT PENETRATE FIRE RATED ASSEMBLIES INCLUDING FLOOR/CEILING. PIPING SHALL BE FIRESTOPPED WHERE REQUIRED WITH MATERIAL EQUIVALENT TO CONSTRUCTION WHICH IT PENETRATES AND BE SUITABLE TO PIPE MATERIAL OR USE METAL PIPE FROM A MINIMUM OF ABOVE ASSEMBLY AND DOWN.
- EACH DWELLING UNIT SHALL HAVE ONE MAIN 3" MINIMUM STACK FROM BUILDING DRAIN AND AT A MINIMUM OF 12" ABOVE THE ROOF LINE.
- ALL PLASTIC PIPE MUST BE SUPPORTED AT INTERVALS IN ACCORDANCE WITH APPLICABLE PLUMBING CODES.
- ALL TRAP ARMS MUST BE SUPPORTED WITH 3/4" MINIMUM BEARING.
- HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL DRAIN CHANGES IN DIRECTION SHALL BE 45° WYES, LONG SWEEP 90° ELBOWS, LONG SWEEP TYS, 6TH, 8TH, OR 16TH BENDS, APPROVED COMBINATIONS OF THESE OR EQUIVALENT LONG SWEEP FITTINGS.
- TRAPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FIXTURE OUTLET. MAXIMUM VERTICAL DROP FROM FIXTURE OUTLET TO TRAP WEIR IS 24".
- INACCESSIBLE TRAPS SHALL NOT HAVE UNIONS, CLEANOUTS OR SLIP JOINTS. ACCESSIBLE TRAPS SHALL BE REMOVABLE WITH UNION IN TRAP SEAL OR HAVE CLEANOUT OPENING SAME SIZE AS TRAP.
- ALL HORIZONTAL VENT BRANCH PIPING SHALL BE LOCATED A MINIMUM OF 6" ABOVE THE FLOOD LEVEL OF THE HIGHEST FIXTURE IN THAT BRANCH.
- MAXIMUM DISTANCE OF FIXTURE TRAP WEIR TO VENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PLUMBING CODES.
- PLASTIC PIPING SHALL BE PROTECTED WITH (16 GAUGE) STEEL PLATE THAT EXTEND A MINIMUM OF 2" ABOVE SOLE PLATES AND 2" BELOW TOP PLATES WHEN PIPE PASSES THRU WOOD MEMBERS LESS THAN 1 1/2" FROM EDGE OF MEMBER.
- NOTE BACK TO BACK HORIZONTAL TO VERTICAL FITTING TO BE LONG TURN (DIRECTIONAL) FITTING.
- AIR ADMITTANCE VALVES MUST BE IN ACCORDANCE WITH APPLICABLE PLUMBING CODES AND BE LISTED AND LABELED AS COMPLIANT WITH ASSE 1051.
- FIRST FLOOR FIXTURES SHALL CONNECT INTO HORIZONTAL BUILDING DRAIN MORE THAN 10 PIPE DIAMETERS DOWNSTREAM OF STACK BASE AND NOT CONNECT INTO SECOND FLOOR DRAIN STACK.
- POTABLE WATER SYSTEM SHALL BE DISINFECTED ON SITE BY SITE BUILDER IN ACCORDANCE WITH APPLICABLE STATE PLUMBING CODES.
- ISLAND FIXTURE VENTING SHALL NOT BE PERMITTED FOR FIXTURES OTHER THAN SINKS AND LAVATORIES.
- ANTISIPHONING DEVICE, VACUUM BREAKERS AND AIR GAPS: FOR WATER DISTRIBUTION SYSTEMS PROTECTION OF POTABLE WATER SUPPLY.
- WATER HAMMER ARRESTORS SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED. IE WASHING MACHINES. WATER HAMMER ARRESTORS SHALL COMPLY WITH ASSE 1010.
- WOOD FRAMED STRUCTURAL MEMBERS MAY BE DRILLED, NOTCHED OR ALTERED PER SECTION P2603. STEEL PROTECTION PLATES REQUIRED.

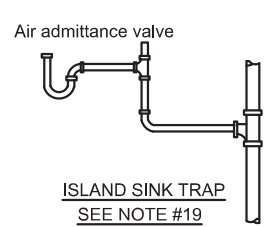
TABLE P 2206.7.1
MAXIMUM LENGTH OF TRAP ARM "A"

DIA. (INCHES)	LENGHT (FEET)
1 1/4"	5
1 1/2"	6
2"	8
3"	12
4"	16

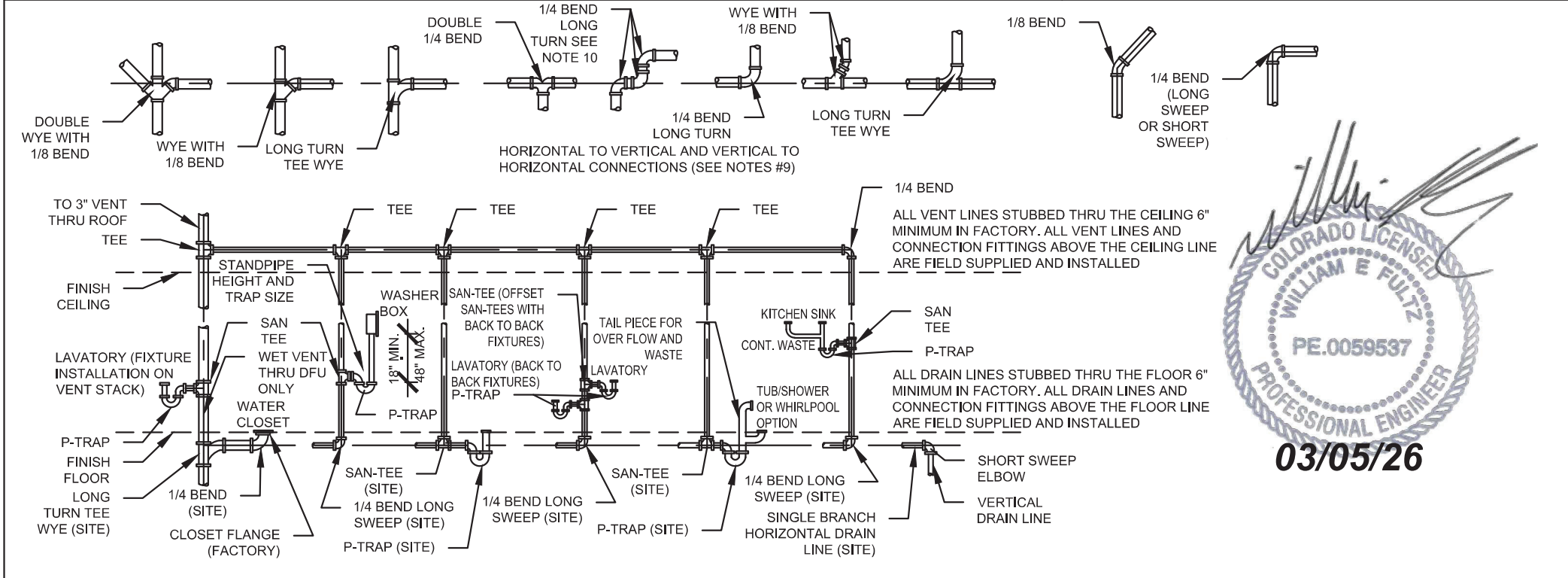
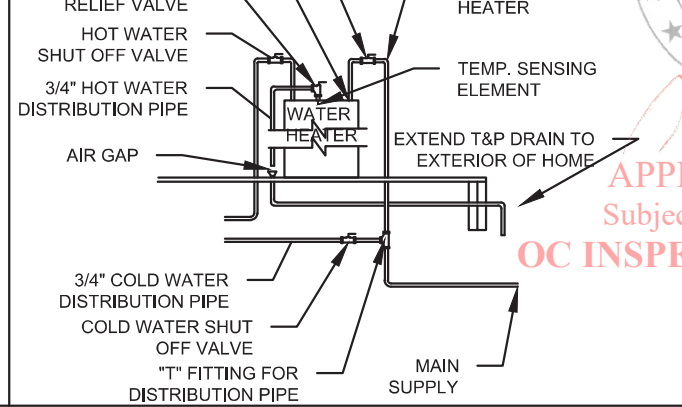
Allowable fall in trap arm: The total fall in trap arm due to pipe slope shall not exceed one pipe diameter, Nor shall the vent pipe connection to a fixture drain, except for water closets and similar fixtures, be below the weir of the trap.

Vertical leg for waste fixture drains: A vertical leg ("B" in diagram) may be installed in the trap arm of the waste fixture drain in lieu of the usual trap arm to vent connection. Typical installations include island sinks and fixtures not adjacent to a wall. Vertical leg trap arm installations shall meet the following criteria:

- Minimum trap diameter shall meet codes
- The diameter of section "A" shall be equal to the diameter of the trap.
- The length of section "A" shall be not less than 8" and in accordance with table P2206.7.1
- The diameter off section "B" shall be one pipe size larger than the diameter of section "A".
- The length of section "B" shall be not more than 36".
- The diameter of section "C" shall be one pipe size larger than the diameter of section "B".
- There is no restriction on the length of section "C".
- Bends shall be the diameter of the largest connected section.



NOTES:
1. All plumbing details on this page are for reference only, verify plumbing code per state and local. (see cover sheet)



150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026

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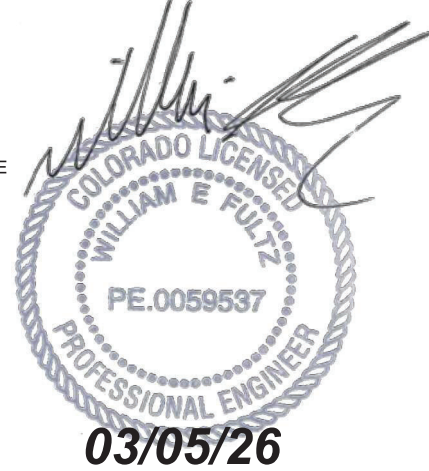
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

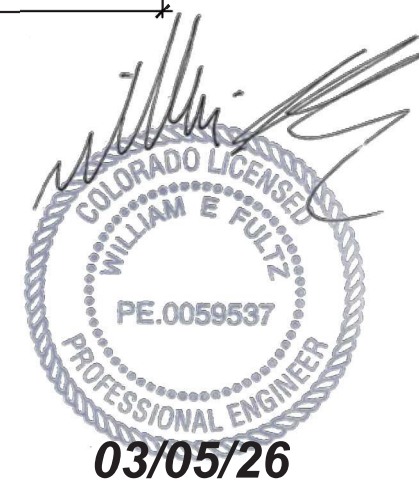
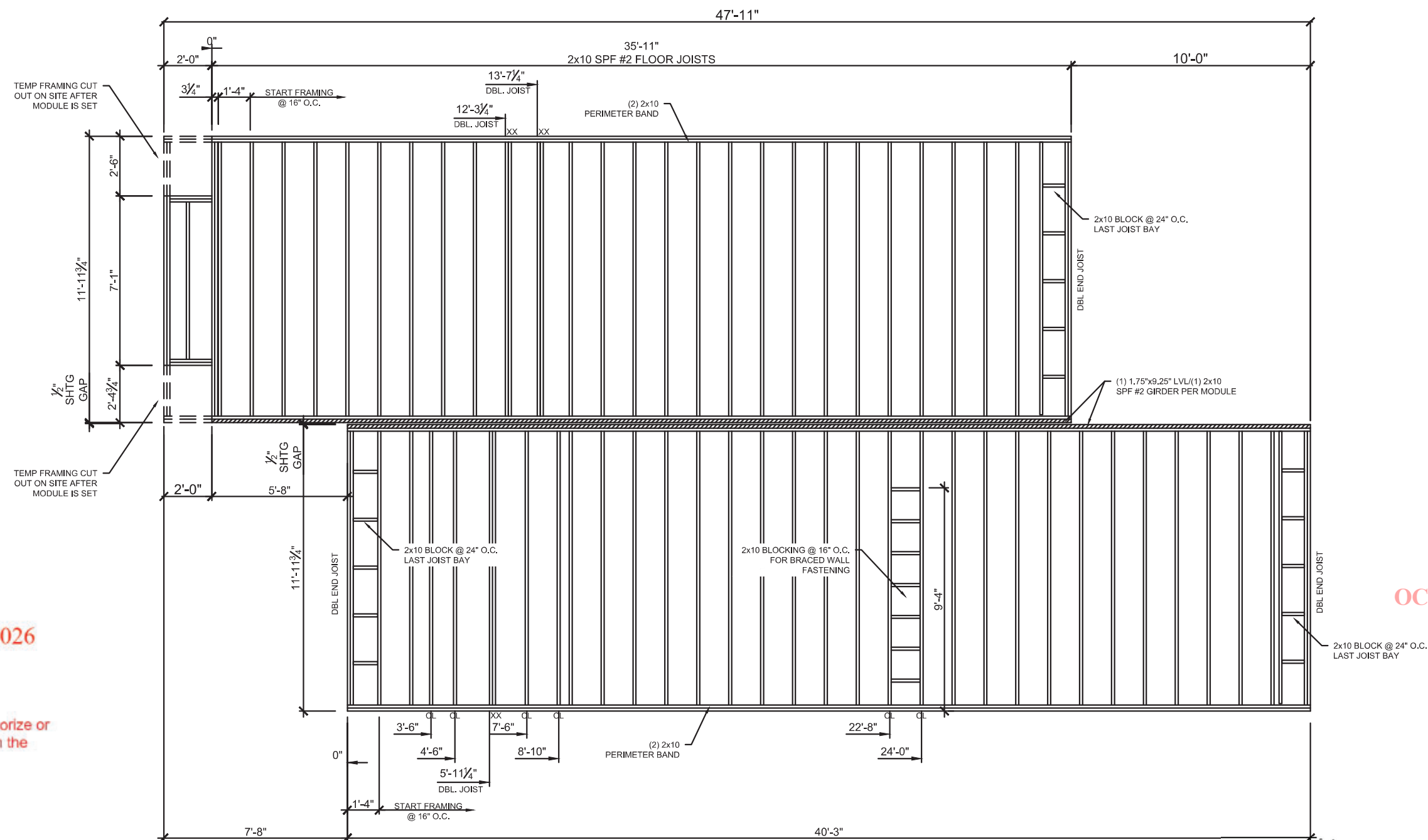
General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet PLUMBING SUPPLY PLAN LAYOUT
Date 01/14/26	8B
Scale N.T.S.	





150 Commerce Drive
New Holland, PA 17557

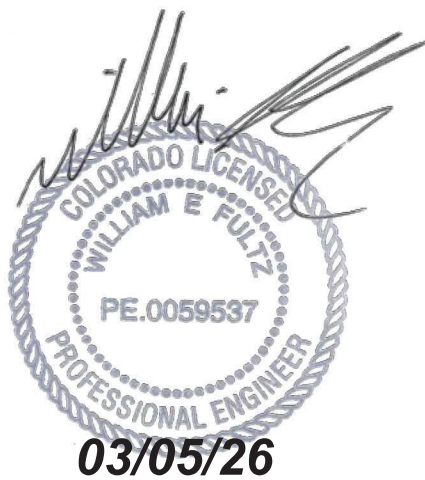
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Division of Housing

04/30/2026

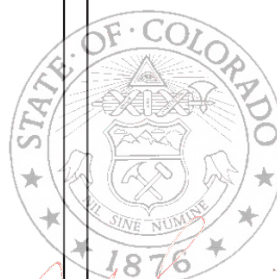


APPROVED PLANS
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General Notes		
1	Mirror floor plan & add showers	01/22/2018
-	-	00/00/00
-	-	00/00/00
-	-	00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81222		
Project ZC-Novacek	Sheet FLOOR FRAMING LAYOUT	
Date 01/14/26	9	
Scale 3/16" = 1'-0"		



04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

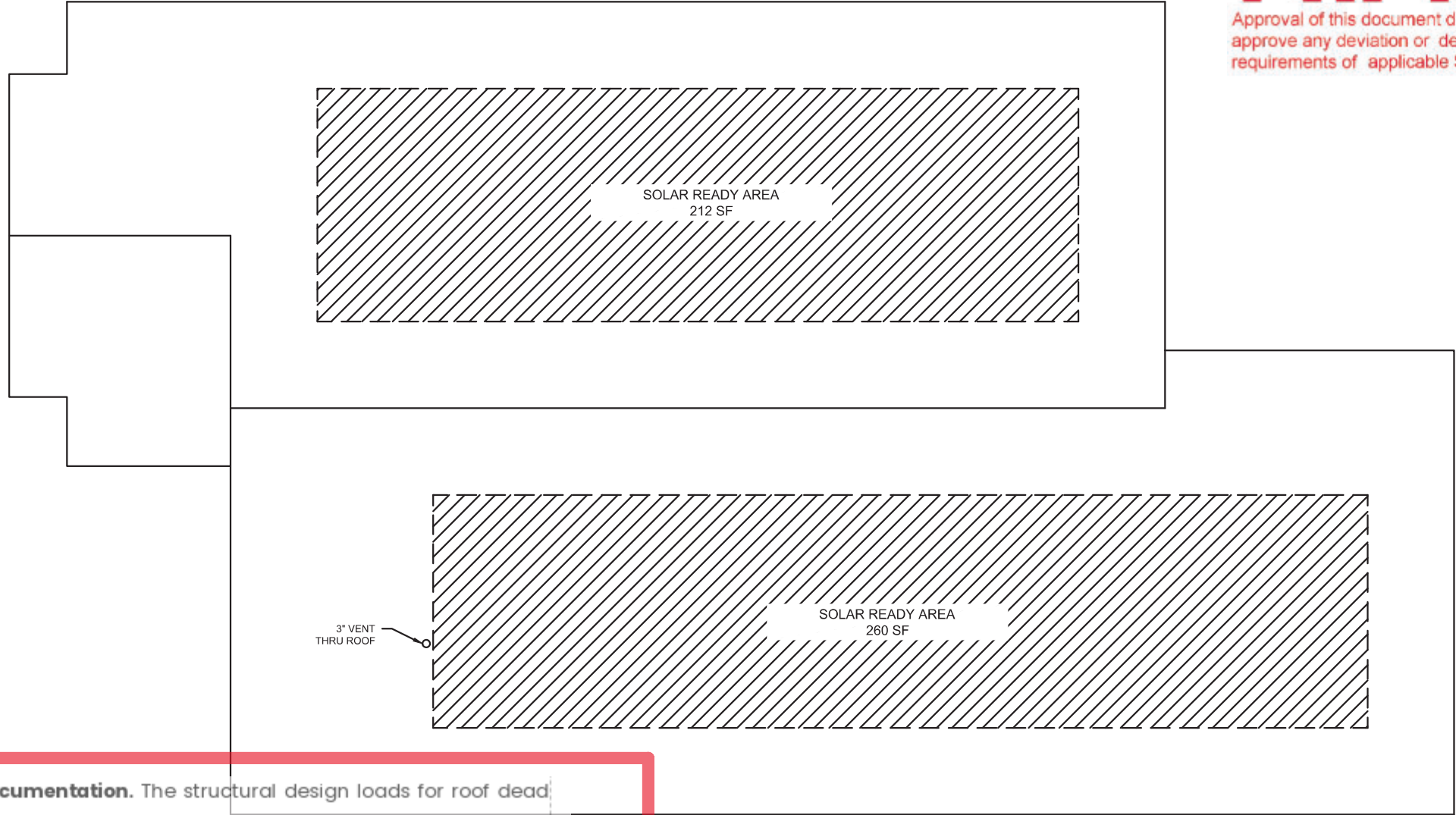


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Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122

Project ZC-Novacek	Sheet CEILING FRAMING LAYOUT
Date 01/14/26	
Scale 3/16"= 1'-0"	9A



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04/07/2026

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150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing

04/30/2026



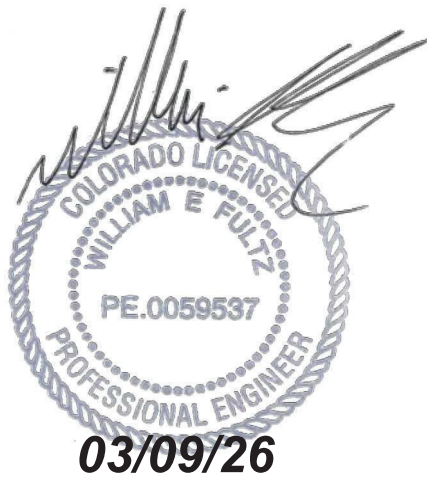
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General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date

Firm Name and Address
Dreamwood Cabin Company
155 Shoop Drive
Penrose, CO 81240

Project Name and Address
Holly Novacek
200 Lake Vista Drive
Bayfield, CO 81122

Project ZC-Novacek	Sheet SOLAR READY ROOF PLAN
Date 01/14/26	9B
Scale 3/16"= 1'-0"	



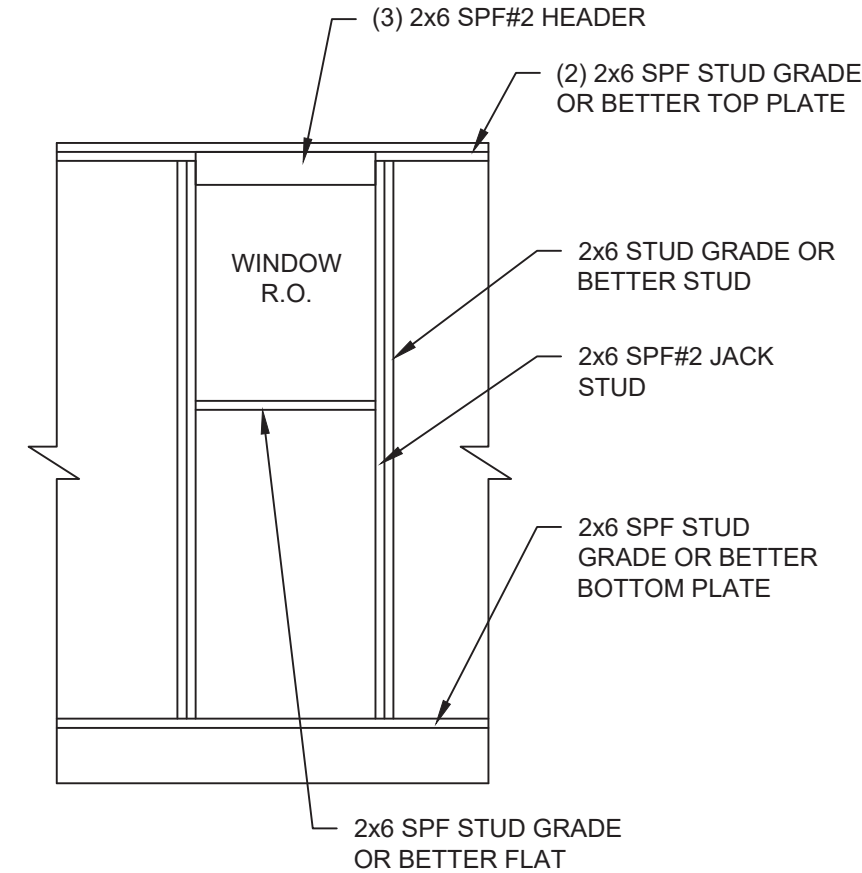
CS402.5 Roof Loads and Documentation. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

CS402.6 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready* zone to an electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

CS402.7 Electrical Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future solar electric. This space shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

DOOR SCHEDULE										Delivery Zip Code
Builder / Manufacturer shall confirm all exterior door rough opening before initiating construction										81122
										Site Elevation
										8,129' asl
CALL OUT	DOOR MANUFACTURER	ROUGH OPENING			AREA	LIGHT	VENT	DP RATING	U VALUE	SHGC
SD 3680 Full Lite	Provia Heritage Fiberglass Swing Entry Door	38.5	x	82.5	22.06	10.00	19.00	-	0.24	0.14
FWG6068	Andersen Frenchwood Gliding Patio Door	72	x	80	40.00	23.77	14.57	DP40	0.3	0.23
FWG3168S	Andersen Frenchwood Stationary Door Panel	36.75	x	80.5	20.54	10.57	-	DP40	0.3	0.23
FWT50110*	Andersen Frenchwood Patio Door Transom	60	x	22.5	9.38	4.48	-	DP40	0.29	0.21
FWT60110*	Andersen Frenchwood Patio Door Transom	72	x	22.5	11.25	5.60	-	DP40	0.29	0.21

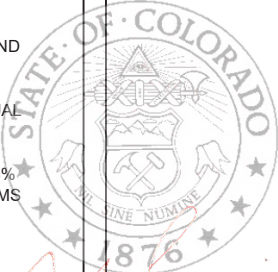
WINDOW SCHEDULE										Delivery Zip Code
Builder / Manufacturer shall confirm all exterior door rough opening before initiating construction										81122
										Site Elevation
										8,129' asl
CALL OUT	WINDOW MANUFACTURER	ROUGH OPENING			AREA	LIGHT	VENT	DP RATING	U VALUE	SHGC
C125	Andersen 400 series Casement	24.625	x	28.875	4.94	3.20	2.90	DP50	0.29	0.29
CW13	Andersen 400 series Casement	28.875	x	36.5	7.32	5.20	4.80	DP50	0.29	0.29
CXW16E	Andersen 400 series Casement	36.5	x	72.375	18.35	14.70	14.00	DP40	0.29	0.29
CTR31.75-17.5-312*	Andersen 100 series Trapezoid	36.75	x	28.75	4.54	3.79	-	0	0.27	0.32
* Special order for altitudes over 3,000' asl	0	0	0	0	0.00	0.00	0.00	0	0	0.00



Typical header detail



State of Colorado
Division of Housing
04/30/2026



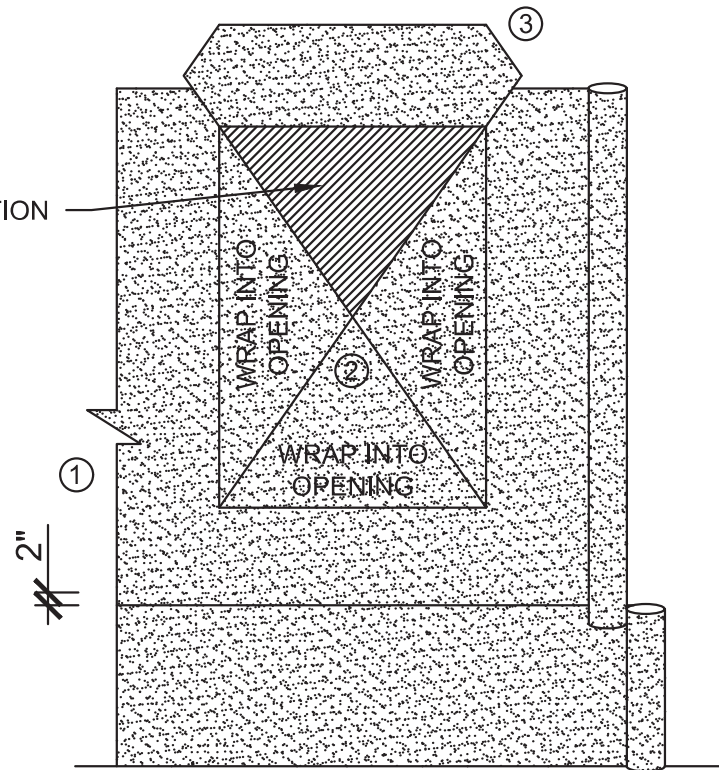
APPROVED PLANS
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- NOTES:
- ALL WINDOWS AND EXTERIOR DOORS ARE REQUIRED BY IECC SECTION 303.1.3 TO BE LISTED AND LABELED AS COMPLIANT WITH NFRC 100, 200 AND 400, OR THE ALTERNATE REFERENCED STANDARD LISTED IN IECC SECTION 402.4.3.
 - ALTERNATE WINDOW AND DOOR MANUFACTURES MAY BE USED AS LONG AS THEY ARE OF EQUAL OR BETTER U-VALUE THAN SHOW IN THIS PLAN SET.
 - THE WINDOW AREA OF HABITABLE SPACES (LIVING, DINING, INCLUDING KITCHEN DINING IF NO OTHER DINING AND SLEEPING AREA) SHALL BE 8% OF FLOOR AREA FOR NATURAL LIGHT WITH 4% OPENING FOR VENTILATION MINIMUM. IF NOT VENTED MECHANICALLY TO EXTERIOR, BATHROOMS & TOILET ROOMS SHALL HAVE A MINIMUM OPENABLE AREA OF 1 1/2 SQ.FT., 3 SQ.FT. FOR KITCHENETTES AND KITCHENS (60 SQ.FT. OR MORE) SHALL HAVE 4% OF FLOOR AREA OPENING FOR MINIMUM VENTILATION.
 - DOORS PASSING THRU A FIRE RATED CEILING IN A STAIR OR GARAGE SHALL BE 3/4 HR. MINIMUM FIRE RATED AND BE SELF CLOSING OR HAVE A 3/4" HR MINIMUM OPENING PROTECTION.
 - EGRESS WINDOWS MUST MEET THE FOLLOWING CRITERIA:
 - GRADE LEVEL FLOORS:
 - MINIMUM 5 SQ.FT. OPENING BY NORMAL OPERATION
 - MINIMUM OPENING OF 24" HIGH, 20" WIDE
 - MAXIMUM SILL HEIGHT OF 44" FROM SILL TO FLOOR
 - FLOORS ABOVE GRADE:
 - OPEN TO 5.7 SQ.FT. BY NORMAL OPERATION
 - MINIMUM OPENING OF 24" HIGH, 20" WIDE
 - MAXIMUM SILL HEIGHT OF 44" FROM SILL TO FLOOR
 - REMOVING SASH, TILTING-TWISTING SASH, SNAP AWAY HARDWARE, OR ETC. IS NOT PERMITTED.
 - WINDOW AND DOOR SIZES MUST MEET LIGHT, VENTILATION, AND EGRESS REQUIREMENTS OF STATE AND LOCAL CODES.
 - SKYLIGHTS SHALL CONFORM TO SECTION R308.6 OF THE IRC.
 - ATTIC VENTILATION:
 - THE MINIMUM FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE REDUCED TO 1/300 - WHERE 50% OF THE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - SAFETY GLAZING (TEMPERED GLASS) REQUIRED IN THE FOLLOWING LOCATIONS:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL (MUST MEET ALL THE FOLLOWING):
 - INDIVIDUAL PANE GREATER THEN 9 SQ.FT.
 - BOTTOM EDGE OF GLAZING LESS THEN 18" ABOVE FLOOR.
 - TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE FLOOR.
 - ONE OR MORE WALING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE, STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
 - GLAZING IN ENCLOSURES FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATERS EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

BOB Cabins
150 Commerce Drive
New Holland, PA 17557

General Notes		
1	Mirror floor plan & add showers	01/22/26
.	.	00/00/00
.	.	00/00/00
.	.	00/00/00
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Project Name and Address		
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81222		
Project	ZC-Novacek	Sheet
Date	01/14/26	WINDOW & DOOR SCHEDULE
Scale	N.T.S.	10

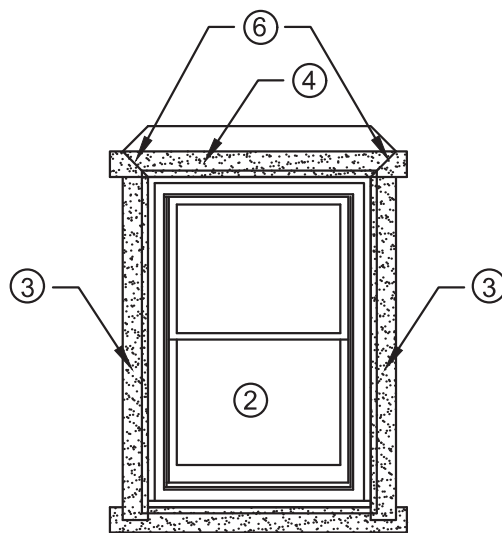
REMOVE THIS SECTION



DETAIL 1

WATER RESISTIVE BARRIER:

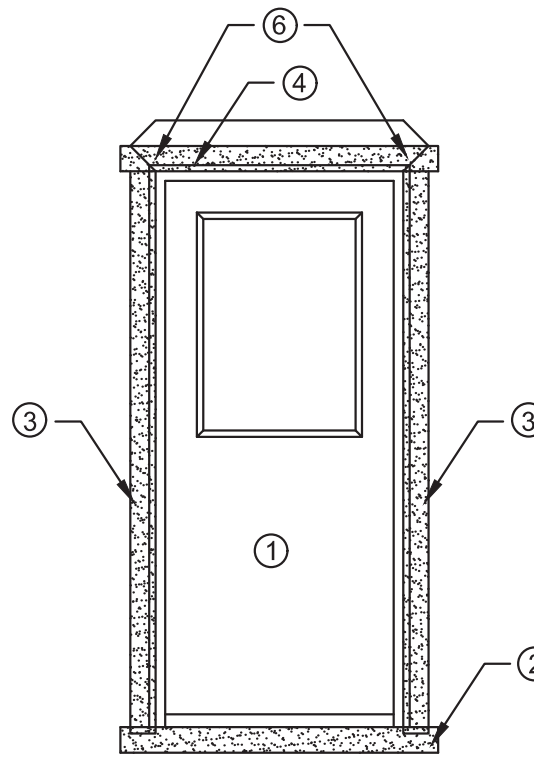
1. INSTALL WATER RESISTIVE BARRIER HORIZONTALLY IN A SHINGLE LIKE FASHION, OVERLAPPING SUCCEEDING COURSE BY A MIN. OF 2".
2. CUT WATER RESISTIVE BARRIER AT WINDOW OR DOOR R.O. AND WRAP R.O. WITH WATER RESISTIVE BARRIER.
3. CUT AT A 45° ANGLE TEMPORARILY TACK THIS FLAP UP OUT OF THE WAY UNTIL AFTER STEP 4 IN DETAIL 3.



DETAIL 3

WINDOW FLASHING:

1. INSTALL SELF-STICKING RUBBERIZED FLASHING OVER THE SUB-FRAME AT THE SILL OF WINDOW.
2. INSTALL WINDOW PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
3. RUN A STRIP OF SELF-STICKING RUBBERIZED FLASHING ON TOP OF THE NAILING FLANGE DOWN THE SIDES OF THE WINDOW AND OVERLAPPING THE SILL FLASHING.
4. INSTALL TOP STRIP OF SELF-STICKING RUBBERIZED FLASHING ON TOP OF THE NAILING FLANGE ACROSS THE TOP OF THE WINDOW OVERLAPPING THE SIDE FLASHING.
5. LAP THE TOP STRIP OF WATER RESISTIVE BARRIER DOWN OVER THE TOP STRIP OF RUBBERIZED FLASHING AND THE VERTICAL LEG OF THE METAL CAP FLASHING. TAPE THE 45° SEAMS.



DETAIL 2

DOOR FLASHING:

1. INSTALL DOOR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. INSTALL SELF-STICKING RUBBERIZED FLASHING OVER THE SUB-FRAME AT THE BOTTOM SILL OF DOOR. SILL FLASHING STARTS UNDER THE NAILING FLANGE.
3. RUN A STRIP OF SELF-STICKING RUBBERIZED FLASHING ON TOP OF THE NAILING FLANGE DOWN THE SIDES OF THE DOOR AND OVERLAPPING THE BOTTOM SILL PLATE. START FLASHING AT DOOR NAILING FLANGE, OVER SUB-FRAME, WRAPPING BACK TO WALL SHTG TO EXTEND UNDER SIDING.
4. INSTALL TOP STRIP OF SELF-STICKING RUBBERIZED FLASHING ON TOP OF THE NAILING FLANGE ACROSS THE TOP OF THE WINDOW OVERLAPPING THE SIDE FLASHING. INSTALL IN SAME MANNER AS SIDE FLASHING.
5. INSTALL METAL CAP FLASHING OVER THE TOP FINISH TRIM BOARD.
6. LAP THE TOP STRIP OF WATER RESISTIVE BARRIER DOWN OVER THE TOP STRIP OF RUBBERIZED FLASHING AND THE VERTICAL LEG OF THE METAL CAP FLASHING. TAPE THE 45° SEAMS.
7. THRESHOLD FLASHING.



COPPER CONTOUR FLASHING

State of Colorado
Division of Housing

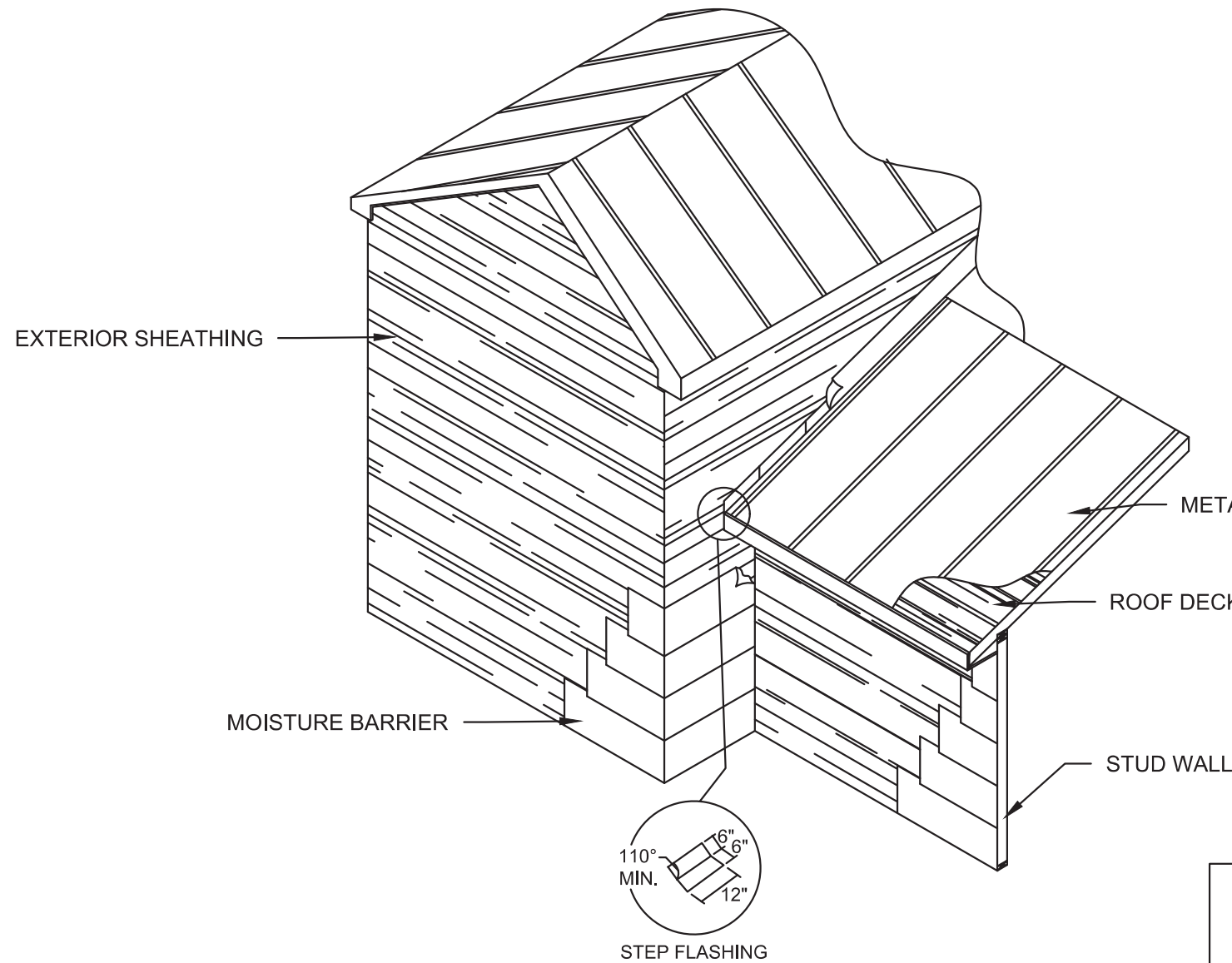
04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED



General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address		
Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address		
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project	ZC-Novacek	Sheet
Date	01/14/26	FLASHING DETAILS
Scale	N.T.S.	10A



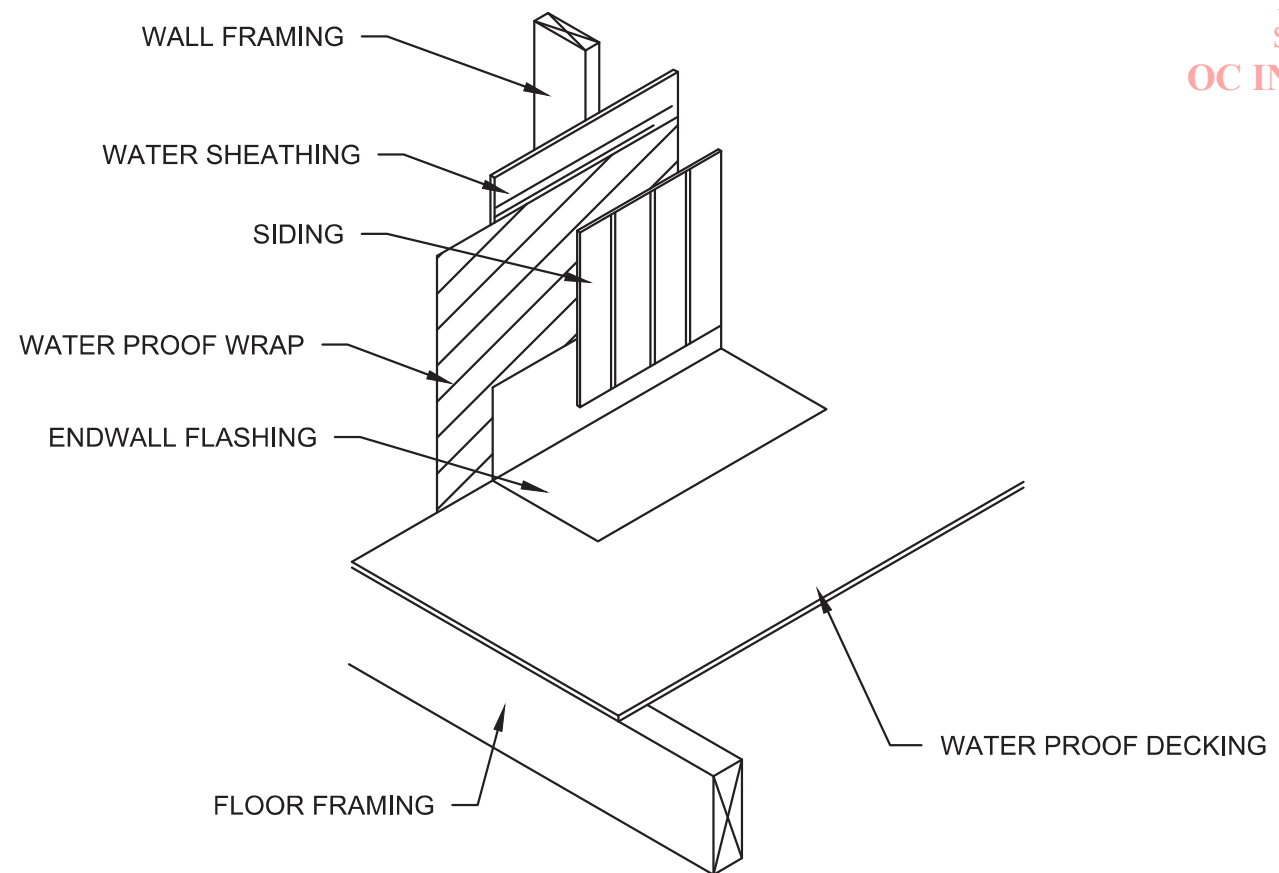
APPROVED BY
NIA
 04/07/2026
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

[Signature]
 COLORADO LICENSED
 WILLIAM E FULTZ
 PE.0059537
 PROFESSIONAL ENGINEER
 03/05/26

Dreamwood Cabins
 150 Commerce Drive
 New Holland, PA 17557
 State of Colorado
 Division of Housing
 04/30/2026



APPROVED PLANS
 Subject to field inspection
 OC INSPECTION REQUIRED



ENDWALL FLASHING DETAIL

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project	ZC-Novacek	Sheet
Date	01/14/26	ROOF FLASHING DETAILS
Scale	N.T.S.	10A.1

GENERAL NOTES:

1. FLOOR PLANS MAY BE FLIPPED, MIRRORED OR BOTH.
2. THE MAIN EGRESS EXIT MUST BE A MINIMUM OR 3'-0" X 6'-8" AND SHALL BE SIDE HINGED.
3. EXTERIOR DOORS SHALL NOT SWING OVER STAIRS WHEN A LANDING IS NOT AVAILABLE. EX.: STORM/SCREEN DOORS ARE PERMITTED TO SWING OVER STEPS.
4. ALL NOTES PERTAINING TO "IN FIELD" OR "ON SITE" ARE BUILDER/CONTRACTOR RESPONSIBILITIES.
5. HOLES, OPENINGS AND ACCESS PROVISIONS FOR COMPLETION OR INSTALLATION OF EQUIPMENT MAY BE COMPLETED IN FIELD, IF DONE IN SUCH A MANNER AS NOT TO AFFECT THE INTEGRITY OF THE STRUCTURE.
6. ALL PIPING AND DUCTWORK IN UNHEATED SPACES IS TO BE INSULATED IN COMPLIANCE WITH STATE AND LOCAL CODE REQUIREMENTS.
7. ROOF COVERINGS SHALL BE LISTED AS CLASS "C" OR BETTER.
8. GUTTERS, LEADERS, AND SPLASH BLOCKS FURNISHED AND INSTALLED BY OTHERS ON SITE.
9. APPROVED WATER RESISTIVE BARRIER REQUIRED UNDER ALL SIDING TYPES. BARRIER SHALL BE INSTALLED HORIZONTALLY WITH 2" MINIMUM UPPER LAYER OVERLAP OVER LOWER LAYER.
10. ANY STRUCTURAL GLUED LAMINATED TIMBERS THAT ARE EXPOSED MUST BE PRESSURE TREATED.
11. WHERE LEDGERS ARE REQUIRED A MINIMUM 2X2 LEDGER MUST BE USED, OR A JOIST HANGER IN PLACE OF THE LEDGER.
12. SPACING OF INTERMEDIATE GUARDRAILS AT STAIRWAYS SHALL BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
13. ANY DECK, PORCH, RAMP OR STEPS REACHING A HEIGHT GREATER THAN 30" ABOVE THE FLOOR OR GRADE ARE REQUIRED TO HAVE GUARDS AT LEAST 36" ABOVE THE WALKING SURFACE.
14. CAULKING AND SEALANTS IN THE EXTERIOR ENVELOPE MUST BE IN COMPLIANCE WITH ENERGY CONSERVATION CONSTRUCTION CODE. ALL JOINTS, CONNECTIONS, AND PENETRATIONS BETWEEN CONDITIONED SPACE AND UNCONDITIONED OR OUTSIDE SPACE MUST BE SEALED.
15. MINIMUM FLAME SPREAD CLASSIFICATION OF ALL FINISH MATERIALS SHALL HAVE A RATING OF LESS THAN 200.
16. CONNECTORS OF EQUAL OR GREATER CAPACITIES MAY BE SUBSTITUTED FOR SIMPSON CONNECTORS.



State of Colorado
Division of Housing
04/30/2026



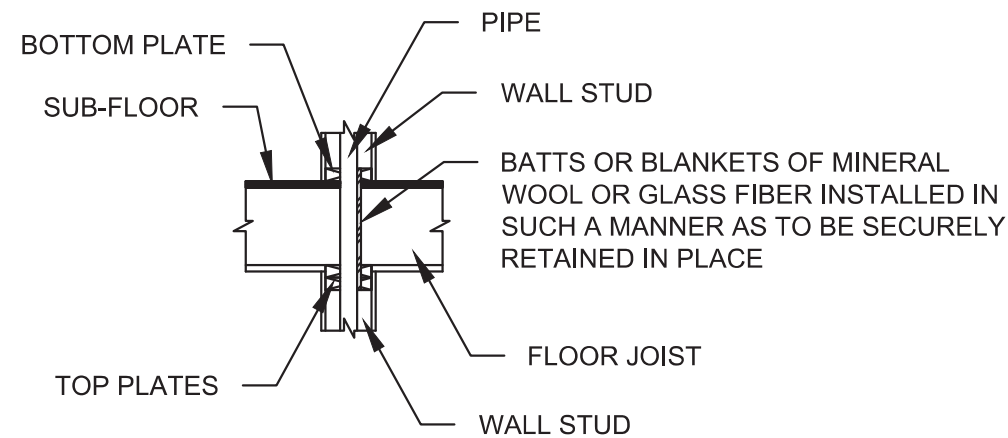
APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

R317.3.1 Fasteners for preservative-treated wood.

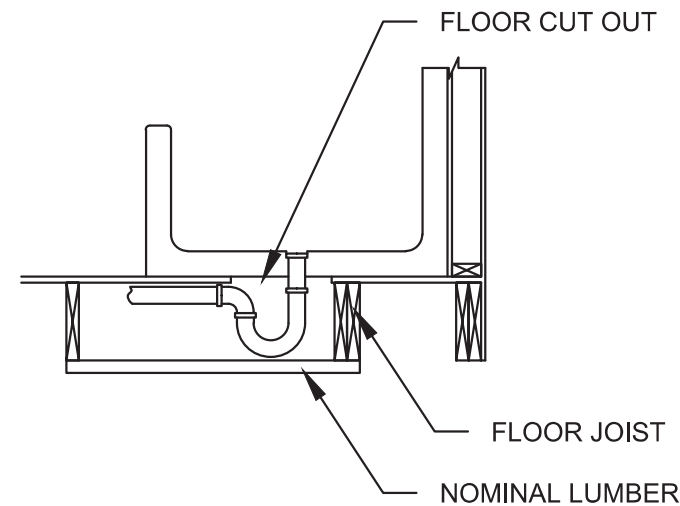
Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, not less than ASTM A653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address		
Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address		
Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project	Sheet	
ZC-Novacek	GENERAL NOTES	
Date		
01/14/26		
Scale		
N.T.S.	11	

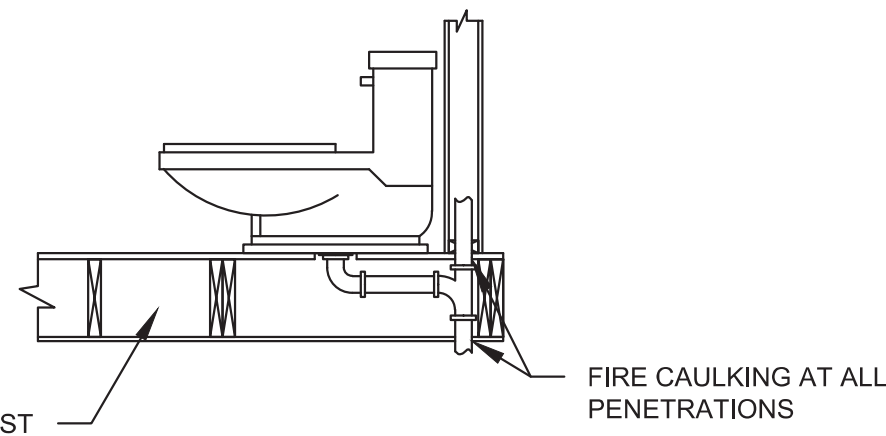


**PENETRATION
FIREBLOCK DETAIL**



**TUB/SHOWER P-TRAP
FIREBLOCK DETAIL**

NOTE: THE PIPE ORIENTATION IS NOT CORRECT PER THE PIPE LAYOUT. THIS DETAIL IS FOR FIRE BLOCKING ILLUSTRATION PURPOSE ONLY



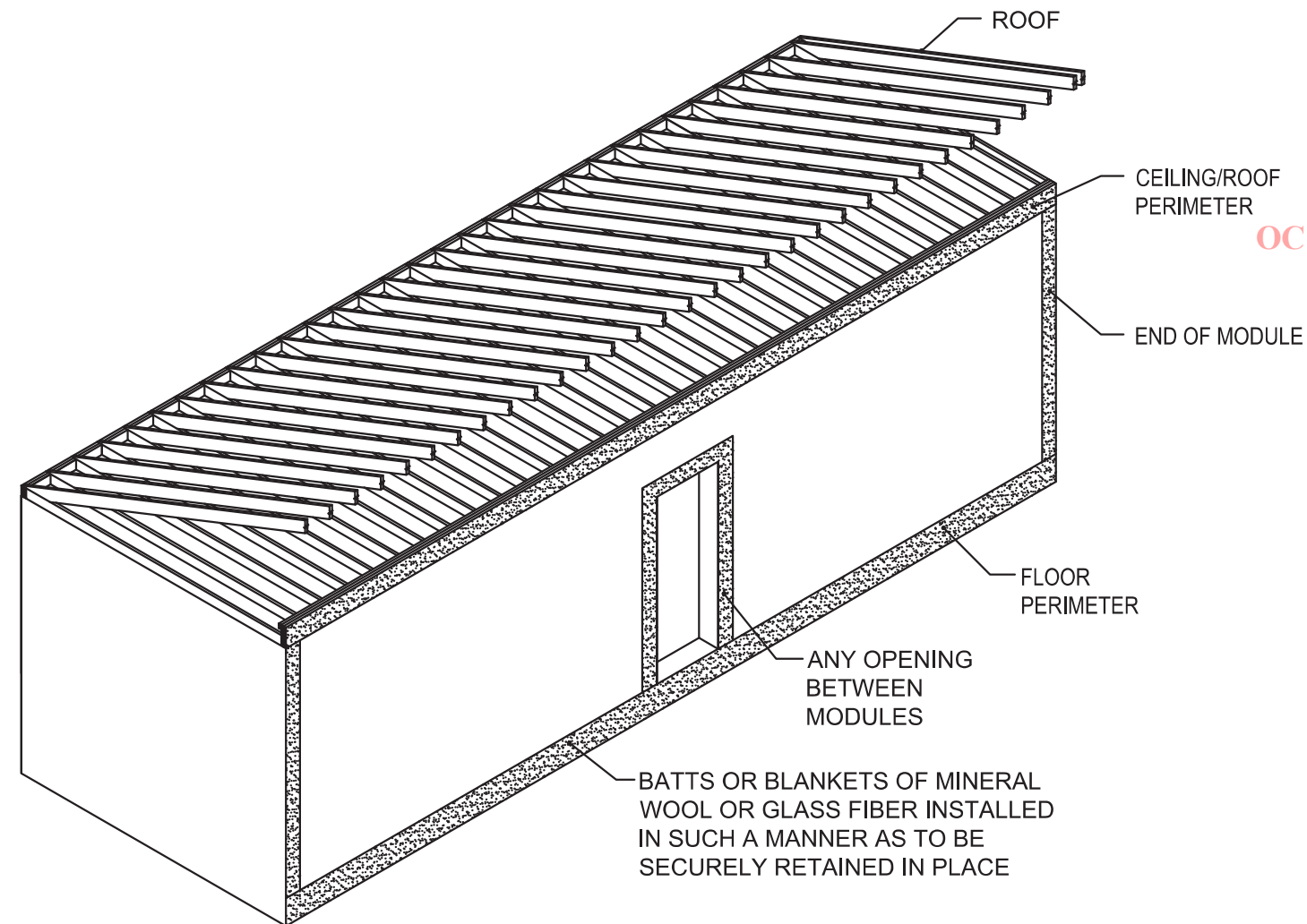
**TOILET FIREBLOCK
DETAIL**

NOTE: THE PIPE ORIENTATION IS NOT CORRECT PER THE PIPE LAYOUT. THIS DETAIL IS FOR FIRE BLOCKING ILLUSTRATION PURPOSE ONLY

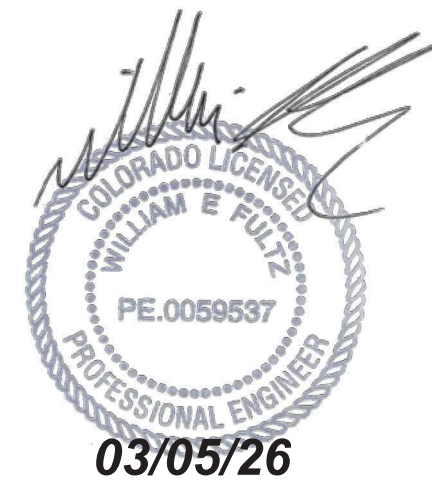


FIRE BLOCKING NOTES:

1. FIRE PROTECTION ON UNDERSIDE OF FLOORS (WHEN REQUIRED) SHALL BE PROVIDED ON SITE BY OTHERS PER R302.13



**FIRE BLOCKING
BETWEEN MODULES**



DC Cabins
150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing
04/30/2026



General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
		00/00/00
		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet FIRE BLOCKING 12	
Date 01/14/26		
Scale N.T.S.		

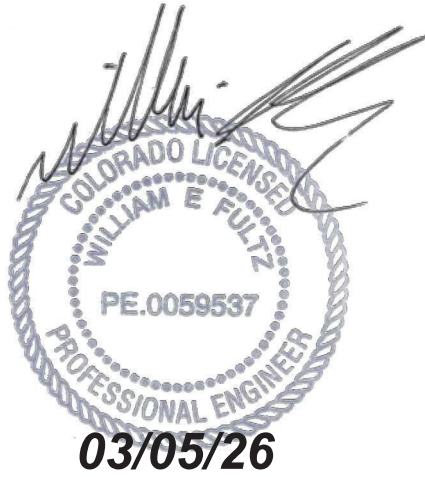
TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail

TABLE R602.3(1) cont'd FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 12-3" x 0.131" nails	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1 3/4"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	Face nail

TABLE R602.3(1) cont'd FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 12-3" x 0.131" nails	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1 3/4"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	Face nail

APPROVED BY
NIA
04/07/2026
Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

• CONNECTIONS SHOWN IN SUBMITTAL SET SHALL SUPERCEDE CONNECTIONS INDICATED ON THESE TABLES


03/05/26



150 Commerce Drive
New Holland, PA 17557

State of Colorado
Division of Housing
04/30/2026



APPROVED PLANS
Subject to field inspection
OC INSPECTION REQUIRED

General Notes		
1	Mirror floor plan & add showers	01/22/26
		00/00/00
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		00/00/00
No.	Revision/Issue	Date
Firm Name and Address Dreamwood Cabin Company 155 Shoop Drive Penrose, CO 81240		
Project Name and Address Holly Novacek 200 Lake Vista Drive Bayfield, CO 81122		
Project ZC-Novacek	Sheet FASTENING SCHEDULES	13
Date 01/14/26		
Scale N.T.S.		