



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

OTTINGER-SANTIAGO RESIDENCE

CIDER HOUSE STUDIO, INC.
424 E. MAIN ST.
CLAYTON, NC 27520
919.624.4776

WHITTENTON BUILDERS



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

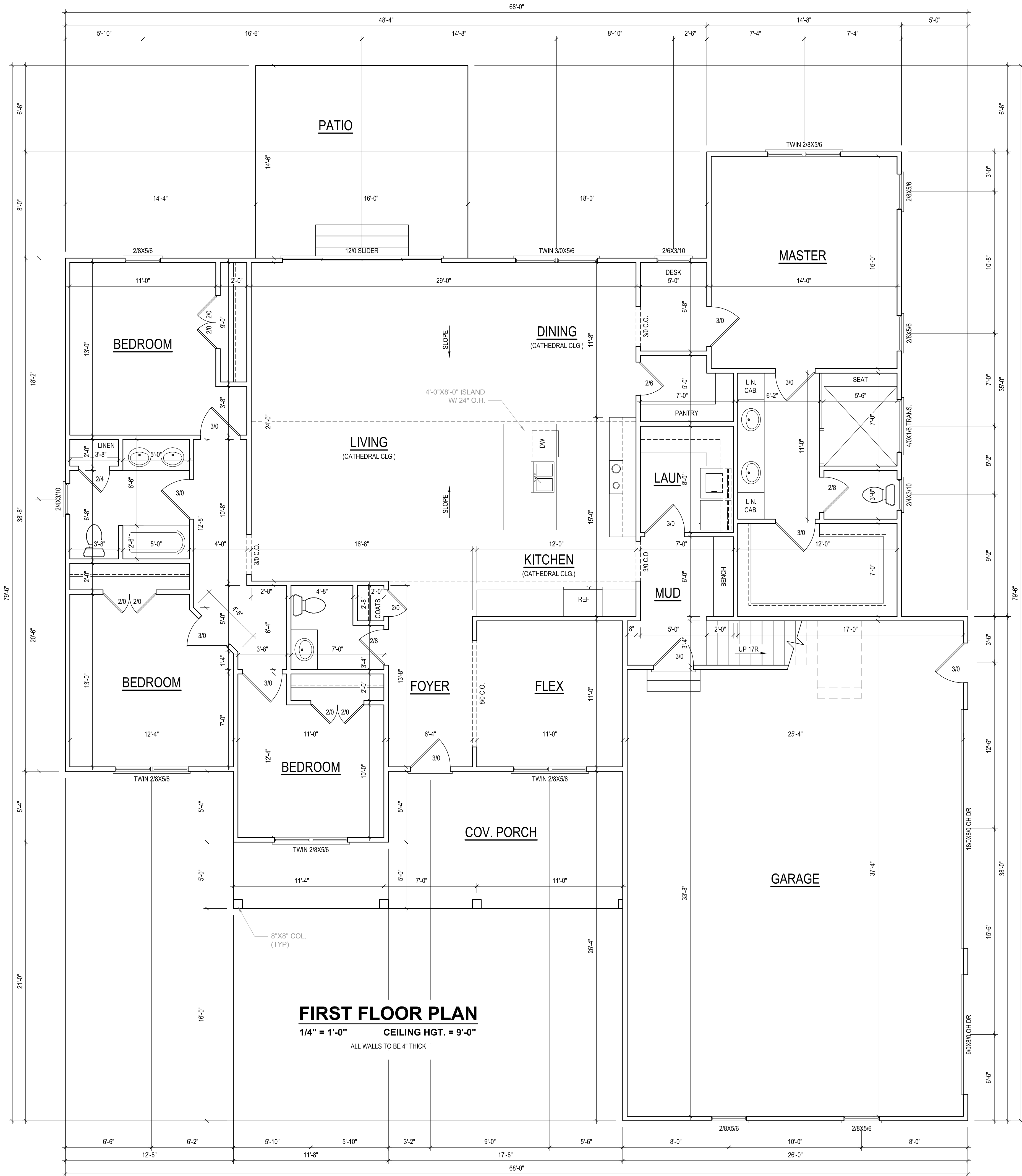
1/4" = 1'-0"

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It is the sole responsibility of the contractor and/or builder to determine whether these plans conform to all standards, provisions, requirements, methods of construction, and structures provided by applicable building codes, and any other local agencies, and in accordance with good engineering and construction practice. Cider House Studio does not assume liability for any deviation or discrepancy in these plans. If a discrepancy is discovered, please contact Cider House Studio before continuing work.



FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 9'-0"

ALL WALLS TO BE 4" THICK

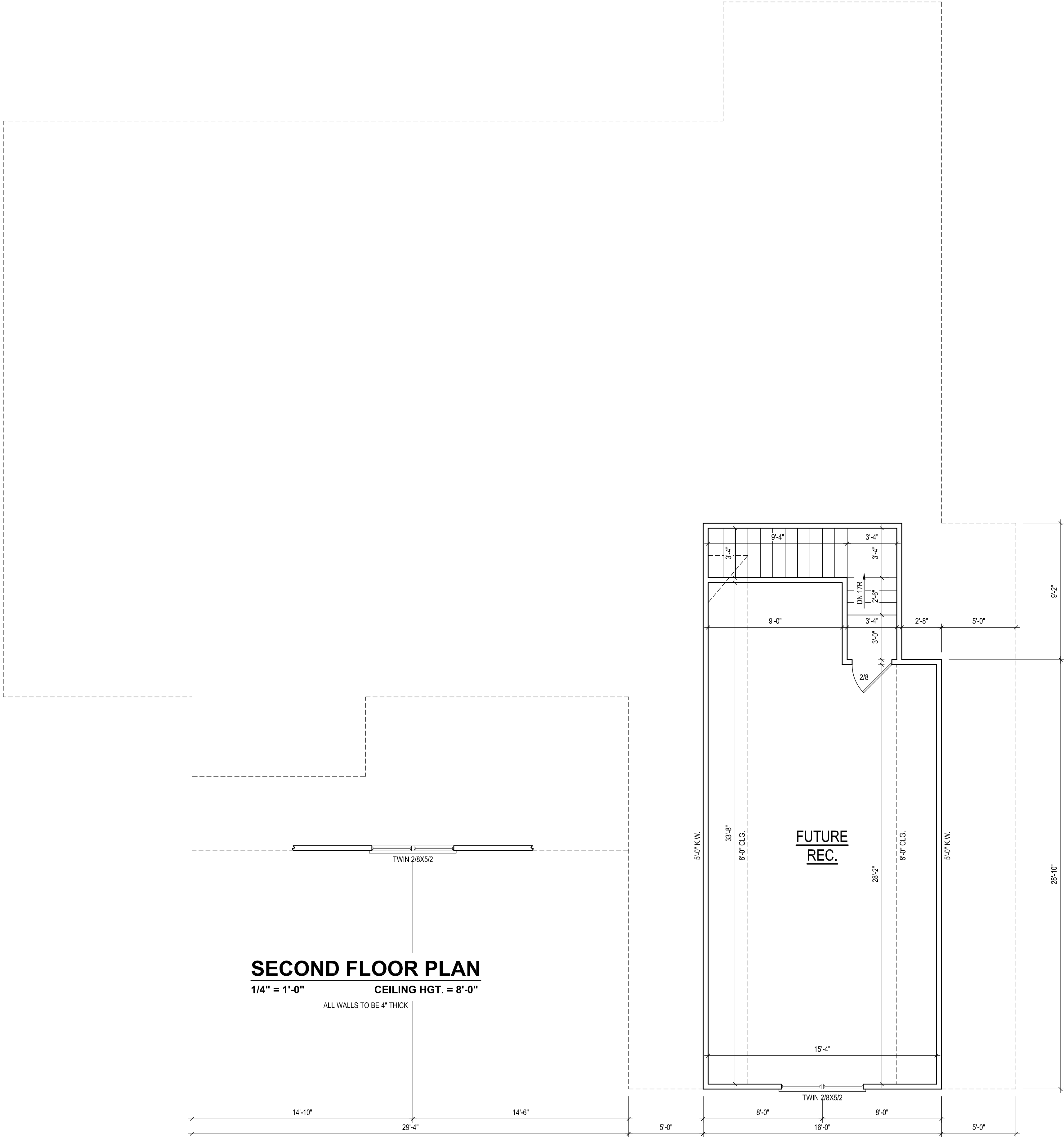
HEATED SF	
First Floor	2412
Second Floor	61
TOTAL HEATED	
2473	
UNHEATED SF	
Garage	947
Front Porch	241
Future Rec.	508

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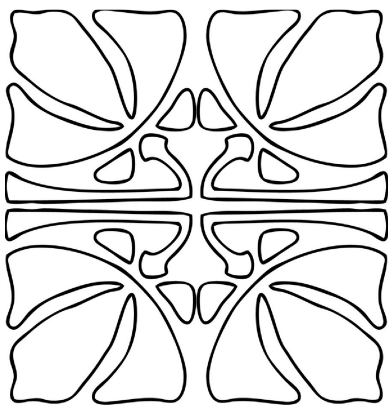
WHITTENTON BUILDERS



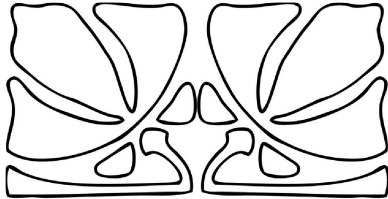
SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 8'-0"

ALL WALLS TO BE 4' THICK

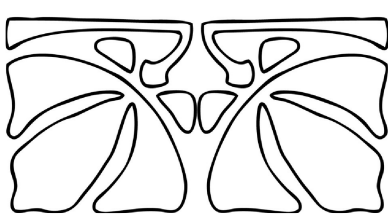
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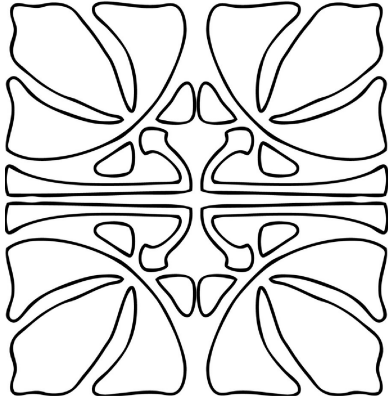
OTTINGER-SANTIAGO RESIDENCE



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WHITTENTON BUILDERS



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GENERAL STRUCTURAL SPECIFICATIONS

APPLICABLE DESIGN CODES:

- 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE
- DESIGN WIND SPEED: Vu1: 120 MPH

FOUNDATIONS AND SOIL CONDITIONS

- ALLOWABLE BEARING CAPACITY FOR SHALLOW PAD FOUNDATIONS: 2000 PSF (ASSUMED VALUE BASED ON CODE RECOMMENDATIONS)
- EXCAVATIONS TO BE FREE OF LOOSE SOIL MATERIAL, DEBRI, AND EXCESS WATER.

EXCAVATIONS

- CONTRACTOR SHALL FOLLOW ALL OSHA STANDARDS AND RECOMMENDATIONS FOR EXCAVATIONS. THIS INCLUDES BUT NOT LIMITED TO SLOPES OF CUTS AND SHORING OF EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY EXISTING UTILITIES ON THE PROJECT SITE PRIOR TO ANY EXCAVATION. THE ENGINEERS OF RECORD SHALL BE NOTIFIED OF ANY CONFLICT DUE TO ANY EXISTING UTILITIES OR CONDITIONS.

CONCRETE

- COMPRESSIVE STRENGTH (F'c) = 3000 PSI
- ENTRAINED AIR = 6% ±1% BY VOLUME
- ALL CONCRETE TO BE DESIGNED AND CONSTRUCTION USING THE SPECIFICATIONS STATED IN ACI 318 (LATEST CODE ADOPTED EDITION).
- MINIMUM CONCRETE COVER AND EDGE DISTANCES TO FOLLOW ACI 318 (LATEST CODE ADOPTED EDITION).
- CONSTRUCTION JOINTS REQUIRE APPROVAL BY THE STRUCTURAL ENGINEER.
- CONCRETE SHALL BE THOROUGHLY VIBRATED IN FORMS.
- WHEN MULTIPLE POURS ARE REQUIRED, EXISTING CONCRETE SURFACES SHALL BE ROUGHENED. CONCRETE BONDING AGENT SHALL THEN BE APPLIED TO ALL ROUGHENED SURFACES. BONDING AGENT MUST CONFORM TO ASTM C1059, TYPE II.
- CONCRETE SLABS ON GRADE MUST SATISFY THE FOLLOWING
 - MIN. 4" THICK
 - CONTAIN WELDED WIRE FABRIC OR SYNTHETIC MICROFIBERS. MICROFIBERS MUST BE 1.5" LONG, HAVE A MINIMUM COMPRESSION STRESS OF 3400 PSI, AND APPLIED AT A RATE OF 1-15 LBS PER CUBIC YARD OF CONCRETE.
 - 6 MIL VAPOR BARRIER BELOW SLAB (CAN BE OMITTED FOR NON-HEATED SPACES)
 - PLACED ON 4" OF GRANULAR FILL THAT RESTS ON SOIL ACHIEVING 90% COMPACTION (OR GEOTECH APPROVED FILL)
- CONCRETE MUST CURE FOR A MINIMUM OF 28 DAYS PRIOR TO INSTALLING ANY STRUCTURE UNLESS GIVEN APPROVAL FROM ENGINEER OF RECORD.

REINFORCEMENT (IF REQ'D BY PLANS)

- REINFORCEMENT SHALL BE GRADE 60 AND CONFORM TO ASTM A615. SEE THE "MANUAL OF STEEL PRACTICE", LATEST EDITION, FOR DETAILING, FABRICATION, AND PLACEMENT PRACTICES
- REINFORCEMENT LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO

MINIMUM LAP SPLICES		
REBAR SIZE	MIN. LAP SPLICE (IN)	
#4	18"	

- MINIMUM CONCRETE COVER FOR REINFORCEMENT (UNO)
 - EXPOSED TO EARTH = 2" MIN.
 - ALL OTHER = 1.5" MIN.

POST - INSTALLED ANCHORS

- POST INSTALLED ANCHORS INDICATED ON PLANS CAN BE SUBSTITUTED WITH AN ENGINEER APPROVED EQUIVALENT PRODUCT.
- IF ANCHOR NOT LISTED ON PLANS, THE FOLLOWING PRODUCTS CAN BE USED
 - ADHESIVE ANCHOR: HILTI HIT-RE 500 V3 EPOXY (USE MANUFACTURED APPROVED ANCHOR WITH EPOXY)
 - MECHANICAL ANCHOR: HILTI KWIK BOLT TZ, HILTI KWIK HUS-EZ
- SUBSTITUTIONS FOR ANCHORING PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
- FOLLOW MANUFACTURE'S GUIDELINES FOR INSTALLATION.
- CONCRETE MUST CURE FOR A MINIMUM OF 7 DAYS PRIOR TO INSTALLING ANY POST - INSTALLED ANCHORS UNLESS GIVEN APPROVAL FROM ENGINEER OF RECORD.

WOOD LUMBER

- SAWN WOOD MEMBERS ARE DESIGNED BASED ON SOUTHERN YELLOW PINE #2 OR SPRUCE PINE #2. (LUMBER MUST MEET OR EXCEED THE PROPERTIES FOR THESE SPECIES)

ENGINEERED LUMBER

- MINIMUM PROPERTIES
 - LSL: E = 1300 KSI ; FB = 1900 PSI ; FV = 150 PSI ; FC = 670 PSI
 - LVL: E = 2000 KSI ; FB = 2600 PSI ; FV = 285 PSI ; FC = 750 PSI
 - PSL: E = 2000 KSI ; FB =2900 PSI ; FV = 290 PSI ; FC = 625 PSI
- MULTI PLY BEAMS TO BE FASTENED TOGETHER PER MANU. RECOMMENDATIONS.

TIMBER PILES

- PILES SHALL BE NO. 2 SOUTHERN PINE OR APPROVED EQUIVALENT. THE MINIMUM NET RETENTION OF PRESERVATIVES SHALL BE IN ACCORDANCE WITH AWPA U1.
- PILES MUST MEET STATE BUILDING CODE AND ASTM DESIGNATION D25 REQUIREMENTS
- PILES MUST MEET MINIMUM EMBEDMENT DEPTH PER PLANS. DEPTH MAY BE INCREASED TO REACH MINIMUM VERTICAL CAPACITY PER THE PLANS.
- IT IS RECOMMENDED A GEOTECHNICAL SOIL ANALYSIS BE CONDUCTED FOR PILE CONSTRUCTION. (SKIN FRICTION AND END BEARING CAN BE CONSIDERED WHEN CALCULATING VERTICAL PILE CAPACITIES)

BOLTS AND LAG SCREWS

- BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO.
- BOLTS, WASHERS, AND NUTS SHALL BE GALVANIZED IN ACCORDANCE TO ASTM A153 IF EXPOSED TO ELEMENTS.
- LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981.D
- CAST IN PLACE CONCRETE ANCHORS TO BE PROTECTED FROM DAMAGE DURING CONCRETE INSTALL, INCLUDING THREAD CONTACT WITH WET CONCRETE.

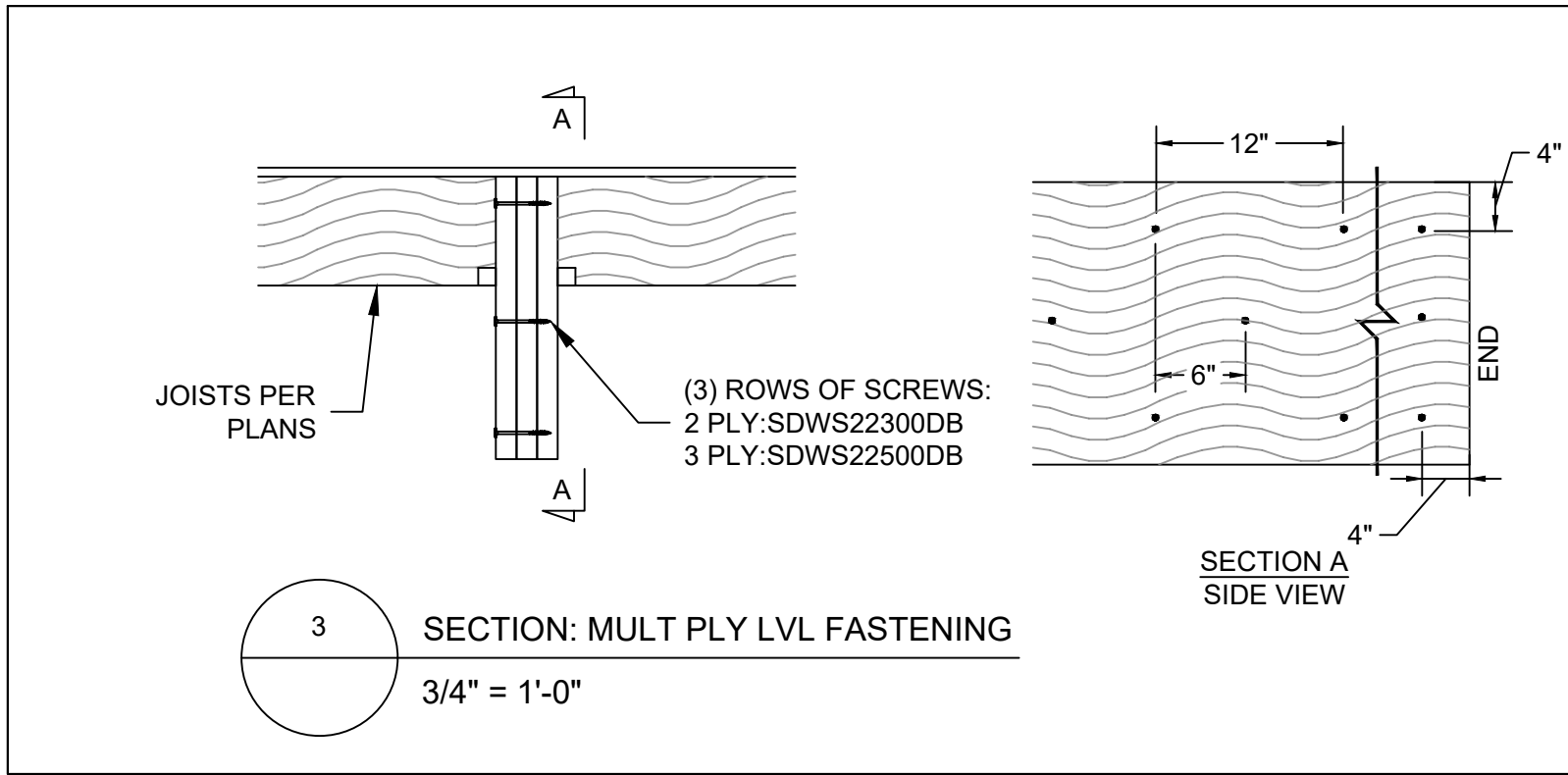
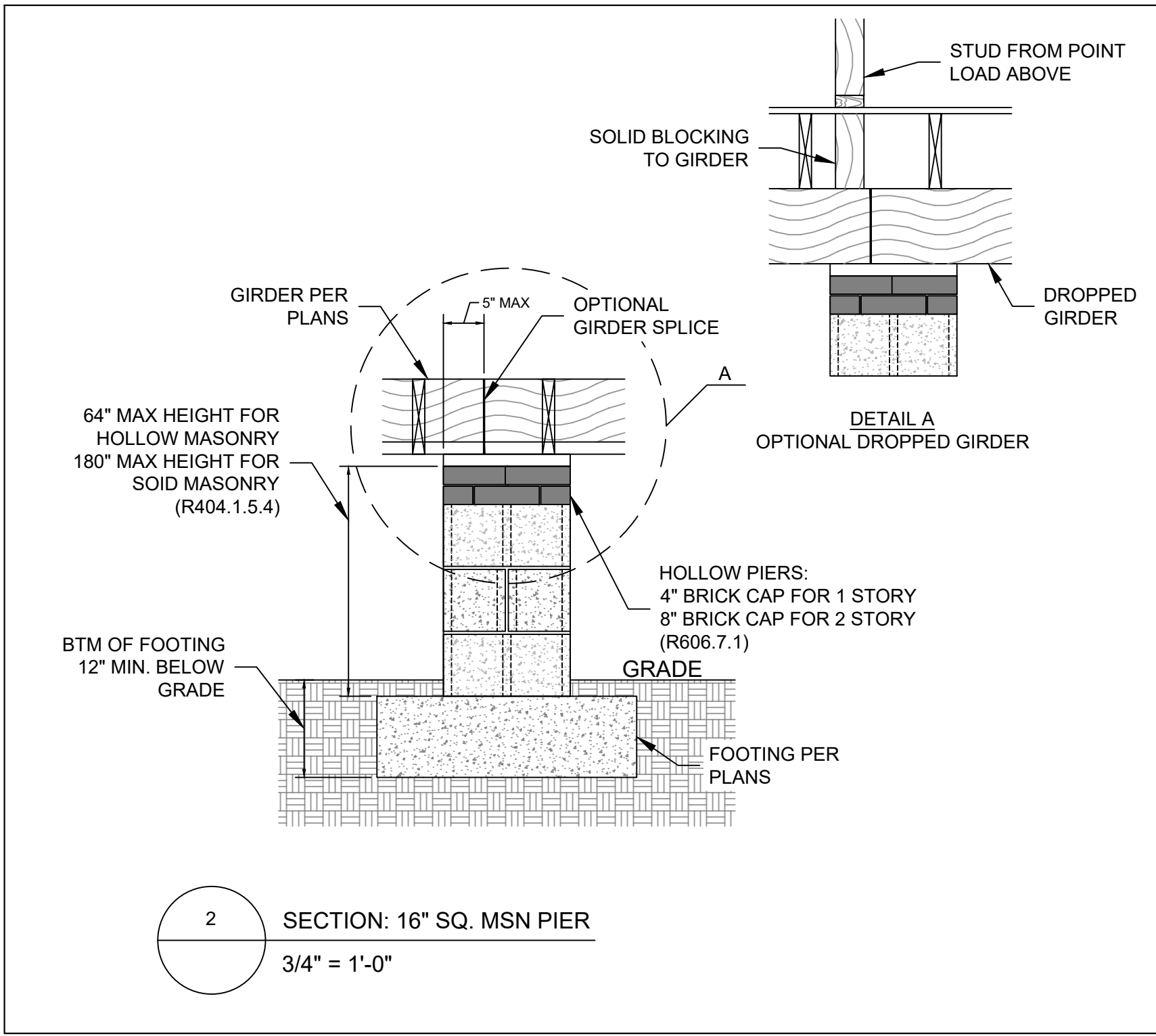
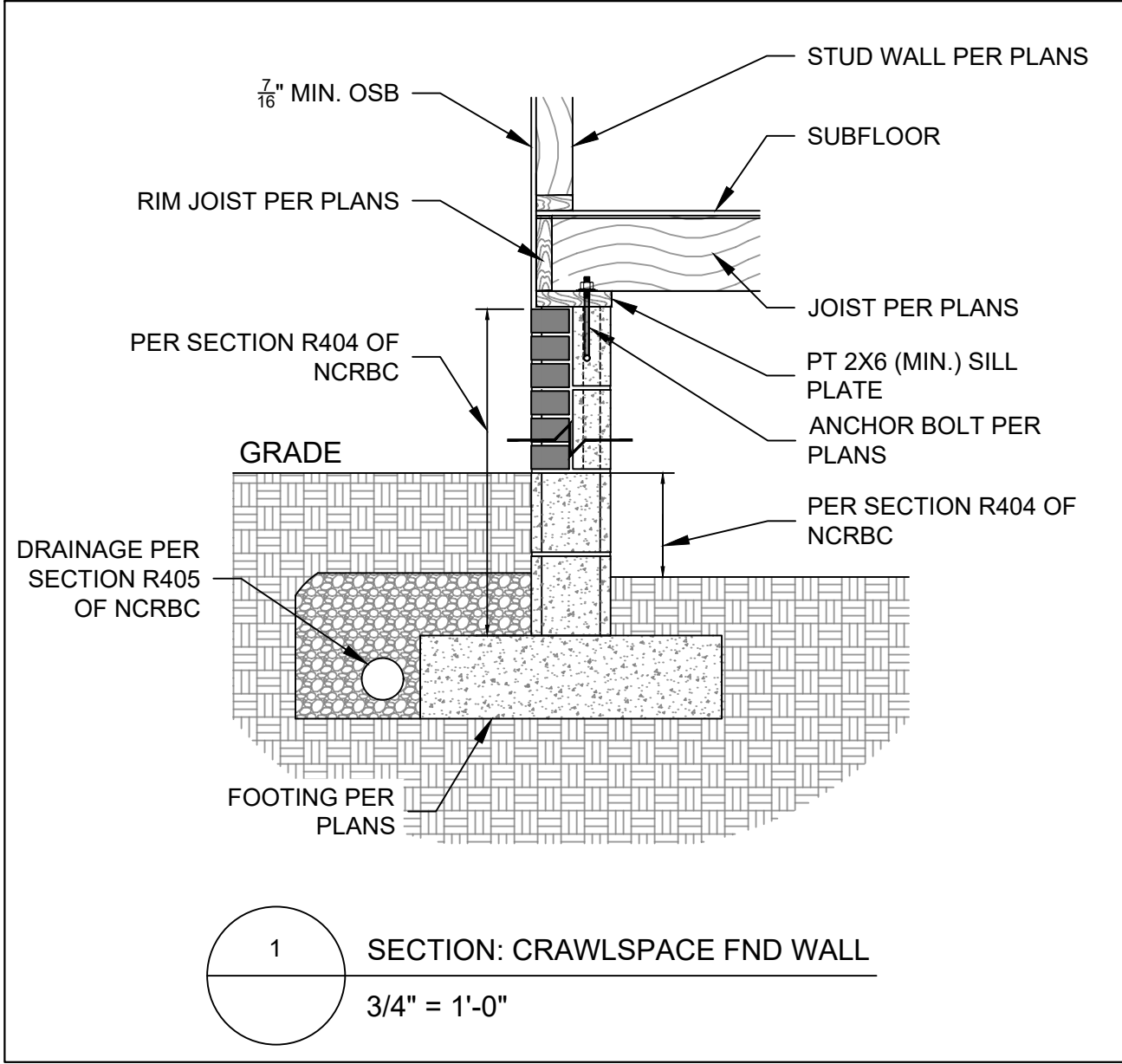
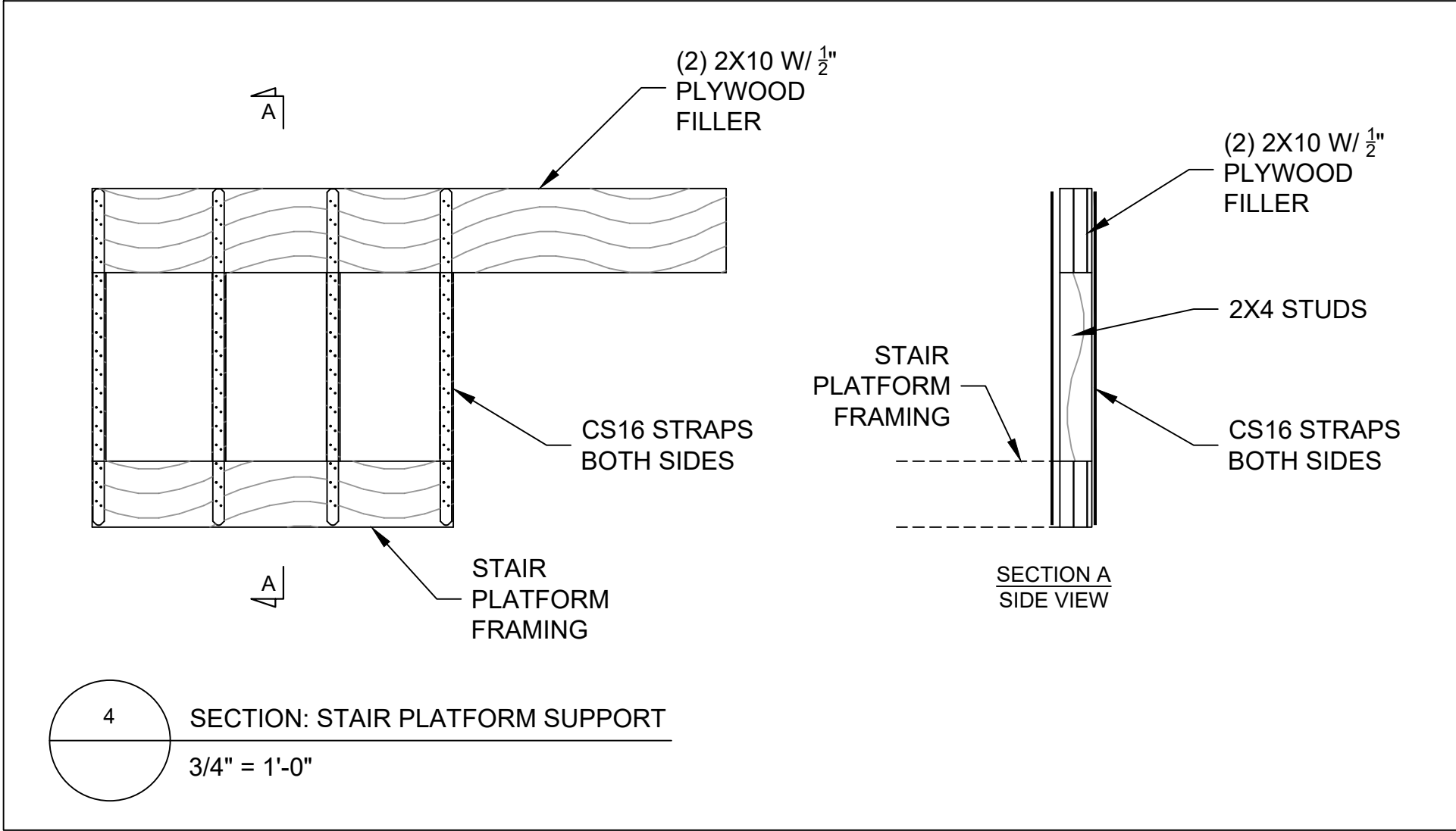
ADDITIONAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHOULD BE CONTACTED PRIOR TO CONSTRUCTION IF:
 - THE PLANS CONTAINS INACCURATE INFORMATION
 - PLANS ARE INCOMPLETE OR LACK NECESSARY INFORMATION FOR CONSTRUCTION
- THE CONTRACTOR SHALL REVIEW ALL DIMENSION. ANY DISCREPANCY SHOULD BE REPORTED TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION OR PROCEEDING.
- FOUNDATION CONTRACTOR SHALL COMPLY WITH ALL OSHA STANDARDS.

DOCUMENTS AND LIMITATIONS

- THIS DOCUMENT SERVES TO PROVIDE A TOOL FOR THE SPECIFIC NEEDS OF THE PARTICULAR JOB SITE AND INFORMATION GIVEN. ENDURE ENGINEERING PLLC DOES NOT ACCEPT LIABILITY FOR REUSE OR IMPROPER USE OF THIS DOCUMENT UNLESS GIVEN PRIOR WRITTEN AUTHORIZATION.
- THE DESIGNS IN THIS DOCUMENT ARE BASED ON THE STATED ADOPTED CODE TO BE USED AND CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES. THE STRUCTURAL ENGINEER OF RECORD GIVES NO WARRANTY FOR ANY FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE.
- ALL FIELD MODIFICATIONS REQUIRE WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY WORK THAT HE/SHE DID NOT REVIEW OR WAS NOT COMPLETED IN ACCORDANCE WITH THE SEALED RELEASED PLANS.

ABBREVIATION	TERM
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BE	BOTH ENDS
BF	BOTTOM FLUSH
BTWN	BETWEEN
BW	BOTH WAYS
CLR	CLR
CONC	CONCRETE
DIA	DIAMETER
DBL	DOUBLE
DSP	DOUBLE STUD POCKET
EQ	EQUAL
EA	EACH
FLG	FLANGE
FND	FOUNDATION
HDG	HOT-DIPPED GALVANIZED
MSN	MASONRY
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PL	PLATE
STD	STANDARD
SQ	SQUARE
THK	THICK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
XJ	EXTRA JOIST
XS	EXTRA STRONG



ENDUREENGINEERING

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NORTH CAROLINA
PROFESSIONAL
ENGINEER
01/29/2025
SEALED
055064
Clayton Hudson
ENDURE ENGINEERING, PLLC
CLAYTON L. HUDSON

PROJECT DETAILS

CIENT: WHITTENTON BUILDERS
CLIENT EMAIL:
SCOPE OF WORK: STRUCTURAL PLANS
ADDRESS: OTTINGER - SANTIAGO RESIDENCE
NOTES:

DESCRIPTION

STRUCTURAL PLANS AND FOUNDATION

BY

DATE

CLH

01/29/2025

REV #

0

SPECIFICATIONS AND DETAILS

SCALE:

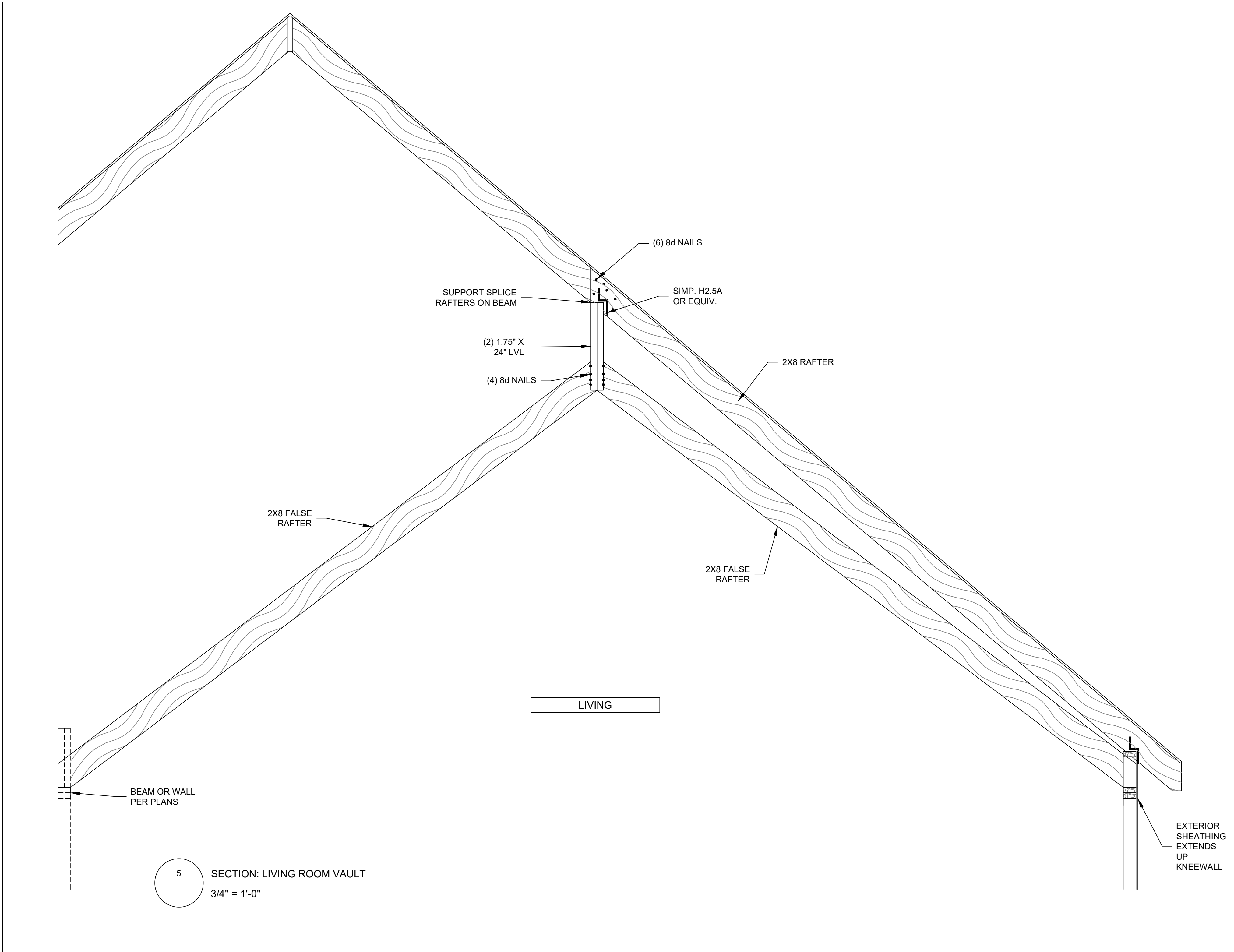
PROJECT #

25-1-6

SHEET #

S100

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DETAILS (CONTIN.)

PROJECT #
25-1-6

SHEET #
S110

SCALE:

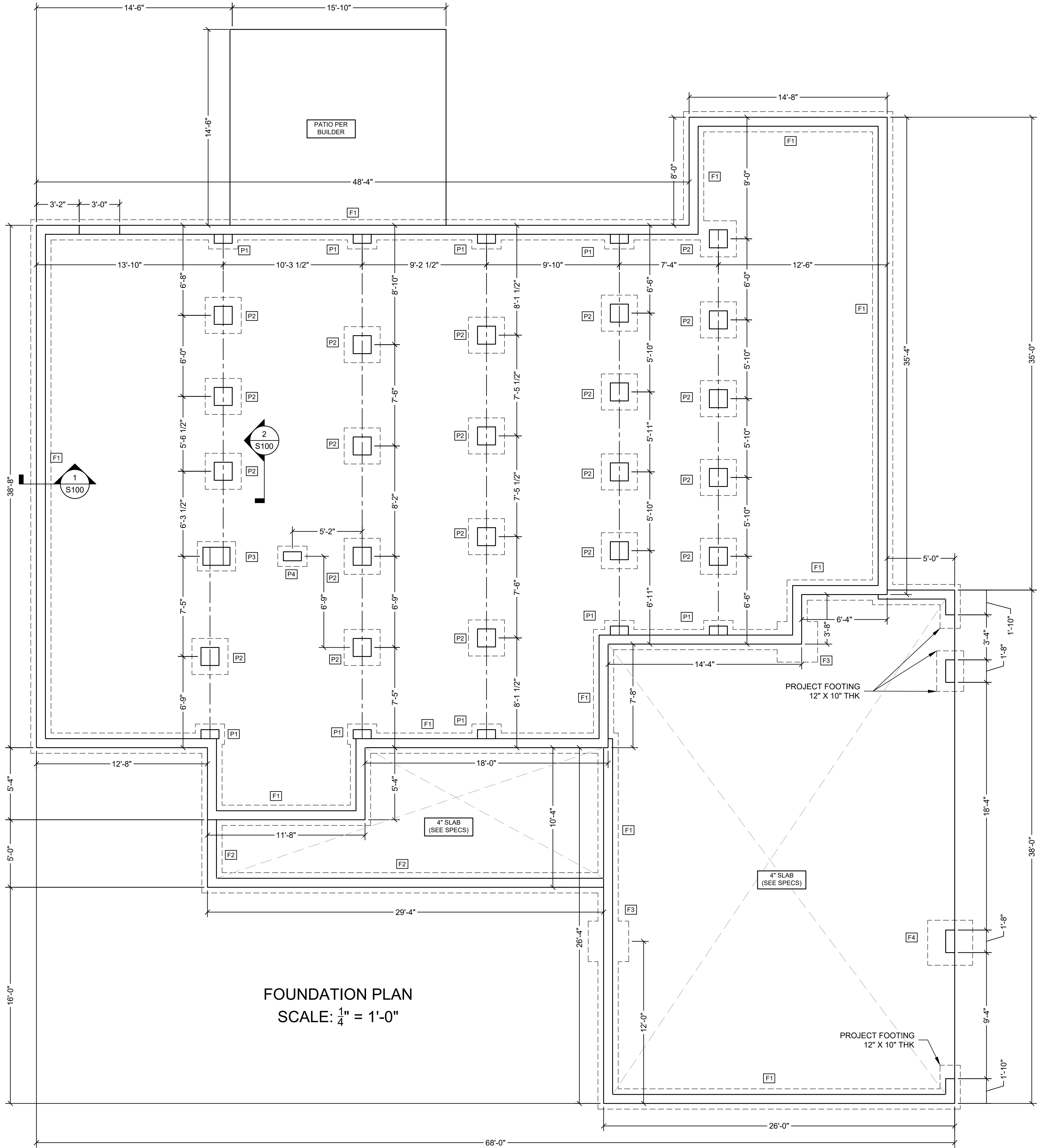
REV. #	DESCRIPTION	BY	DATE	PROJECT DETAILS		
0	STRUCTURAL PLANS AND FOUNDATION	CLH	01/29/2025	CLIENT:	WHITTENTON BUILDERS	
				CLIENT EMAIL:		
				SCOPE OF WORK:	STRUCTURAL PLANS	
				ADDRESS:	OTTINGER - SANTIAGO RESIDENCE	
				NOTES:		



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FOUNDATION SCHEDULE	
TAG	DESCRIPTION
F1	8" MSN WALL ON A 18" WIDE BY 10" THK FOOTING
F2	8" MSN WALL ON A 18" WIDE BY 8" THK FOOTING
F3	36" X 36" X 10" THK ENLARGED FOOTING
F4	44" X 44" X 12" THK ENLARGED FOOTING
P1	8" X 16" MSN PIER, PROJECT FOOTING 6" X 10" THK
P2	16" X 16" MSN PIER ON A 32" X 320" X 10" THK FOOTING
P3	16" X 24" MSN PIER ON A 32" X 40" X 10" THK FOOTING
P4	8" X 16" MSN PIER ON A 20" X 28" X 10" FOOTING

NOTES

- 1/2 MIN. Ø ANCHOR BOLTS / 6'-0" O.C. SPACING / 12" MAX FROM CORNERS / 2 BOLT MIN. PER PLATE SECTION INSTALLED IN MIDDLE THIRD OF PLATE. 7" MIN. EMBED (SECTION R403.1.6 OF NCRBC)

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NORTH CAROLINA PROFESSIONAL SEAL

055064

01/29/2025

Clayton L. Hudson

ENGINEER

PROJECT DETAILS

CLIENT: WHITTENTON BUILDERS

CLIENT EMAIL:

SCOPE OF WORK: STRUCTURAL PLANS

ADDRESS: OTTINGER - SANTIAGO RESIDENCE

NOTES:

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

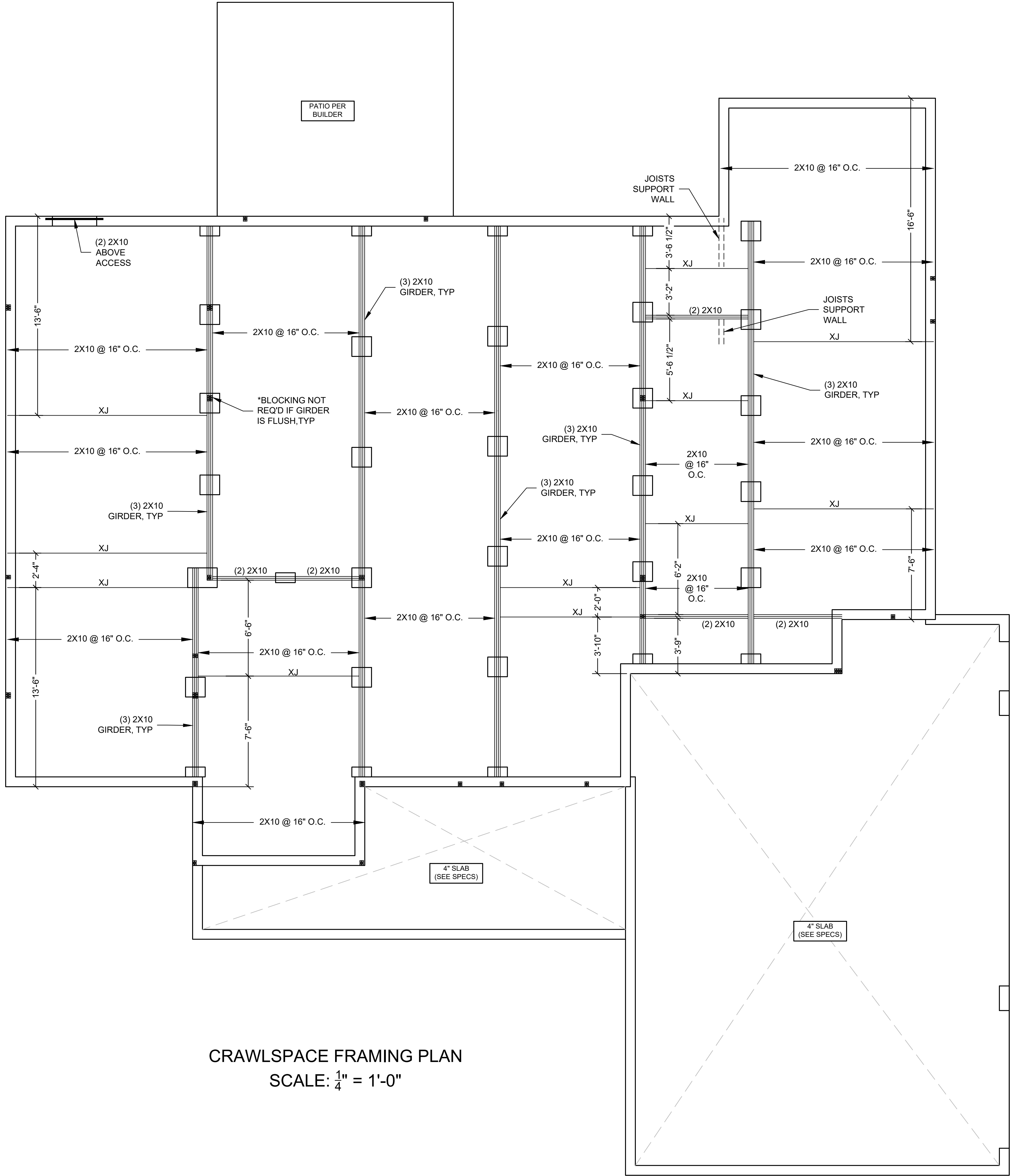
PROJECT #

25-1-6

SHEET #

S200

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CRAWLSPACE FRAMING PLAN
SCALE: 1/4" = 1'-0"

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ENGINEER

REV. #	DESCRIPTION	BY	DATE	PROJECT DETAILS
0	STRUCTURAL PLANS AND FOUNDATION	CLH	01/29/2025	CLIENT: WHITTENTON BUILDERS
				CLIENT EMAIL: OTTINGER - SANTIAGO RESIDENCE
				SCOPE OF WORK: STRUCTURAL PLANS
				ADDRESS: OTTINGER - SANTIAGO RESIDENCE
				NOTES:

CRAWLSPACE
FRAMING PLAN

SCALE: 1/4" = 1'-0"

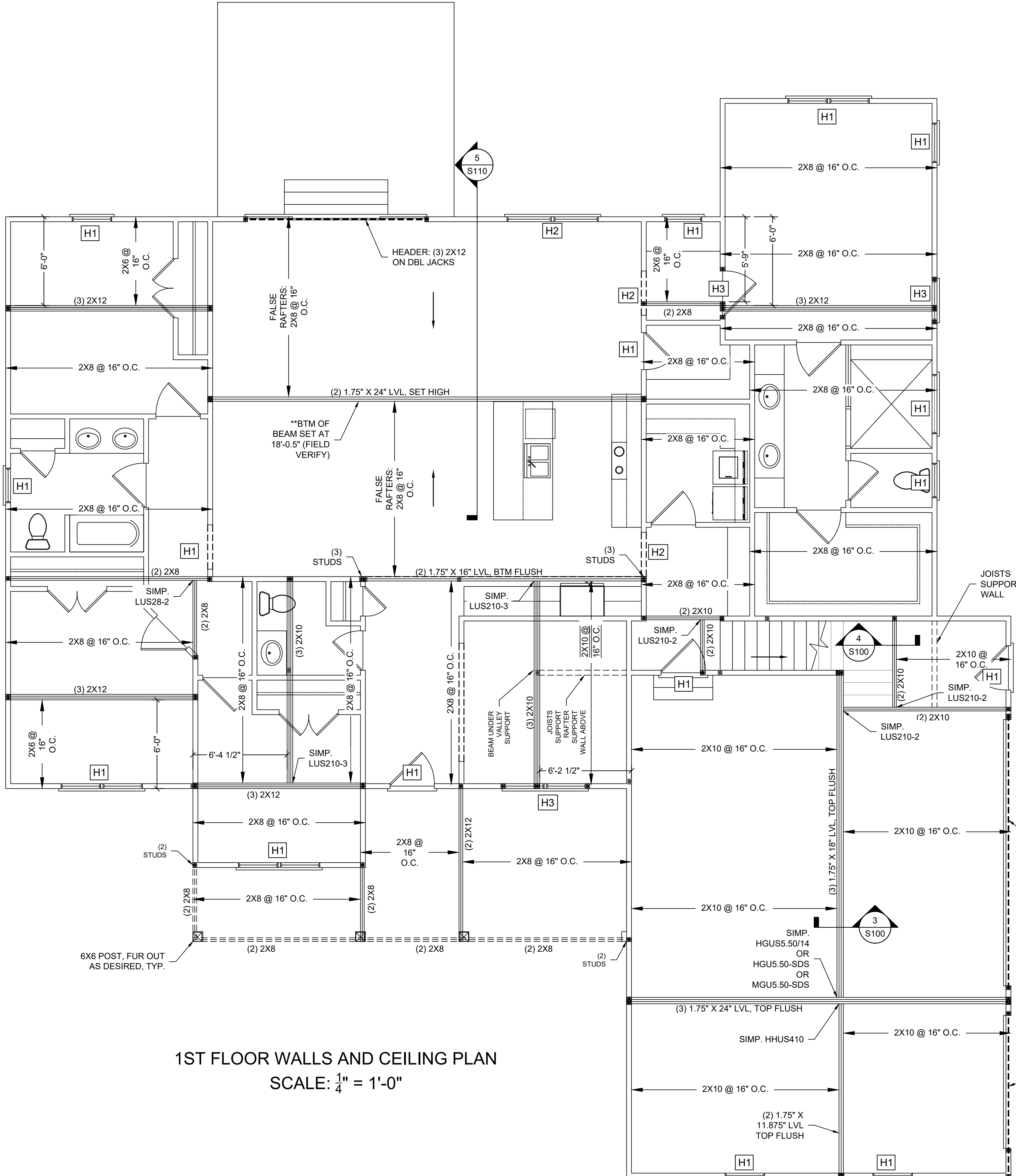
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SHEET #

S210

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1ST FLOOR WALLS AND CEILING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

HEADER SCHEDULE	
<u>LOAD BEARING HEADERS (LABELED)</u>	
TAG	DESCRIPTION
H1	(2) 2X8 ON SINGLE JACKS
H2	(2) 2X10 ON SINGLE JACKS
H3	(2) 2X10 ON DBL JACKS
<u>NON- LOAD BEARING HEADERS:</u>	
0" - 38" OPENINGS: SINGLE 2X4 TURNED FLAT	
38" TO 72" OPENINGS: DBL 2X4 ON SINGLE JACKS	
<u>KING STUDS FOR BRACED WALLS</u> <u>(BOTH SIDES OF OPENING)</u>	
# STUDS	MAX OPENING
1	5'-0"
2	8'-0"
3	10'-0"
4	12'-0"
5	15'-0"

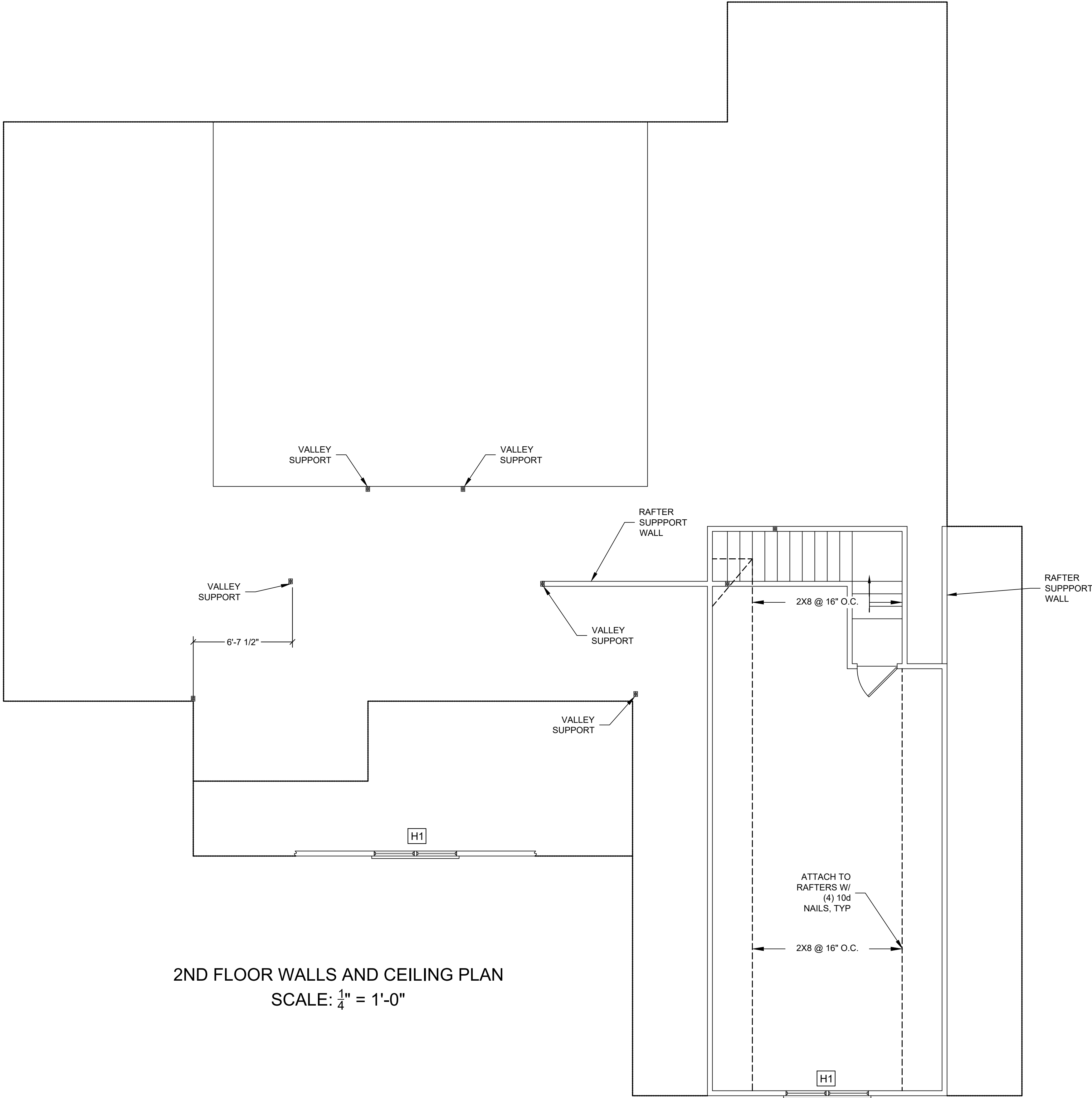
- BEAMS ARE ASSUMED TO BE SET BOTTOM FLUSH WITH FLOOR SYSTEM UNO
- BEAMS SHALL BE SUPPORTED BY A CENTERED GANGED STUD COLUMN MATCHING OR EXCEEDING THE WIDTH OF THE BEAM, UNO.

1ST FLOOR WALLS AND CEILING PLAN	PROJECT #	25-1-6			
	SHEET #	S220			
	REV. #	DESCRIPTION	BY	DATE	PROJECT DETAILS
	0	STRUCTURAL PLANS AND FOUNDATION	CLH	01/29/2025	
SCALE: 1/4" = 1'-0"		NOTES:			
		CLIENT: WHITTENTON BUILDERS			
		CLIENT EMAIL:			
		SCOPE OF WORK: STRUCTURAL PLANS			
		ADDRESS: OTTINGER - SANTIAGO RESIDENCE			
		NOTES:			

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2ND FLOOR WALLS AND CEILING PLAN
SCALE: 1/4" = 1'-0"

HEADER SCHEDULE	
LOAD BEARING HEADERS (LABELED)	
TAG	DESCRIPTION
H1	(2) 2X8 ON SINGLE JACKS
H2	(2) 2X10 ON SINGLE JACKS
H3	(2) 2X10 ON DBL JACKS
NON- LOAD BEARING HEADERS:	
0" - 38" OPENINGS: SINGLE 2X4 TURNED FLAT	
38" TO 72" OPENINGS: DBL 2X4 ON SINGLE JACKS	
KING STUDS FOR BRACED WALLS (BOTH SIDES OF OPENING)	
# STUDS	MAX OPENING
1	5'-0"
2	8'-0"
3	10'-0"
4	12'-0"
5	15'-0"

- NOTES
- BEAMS ARE ASSUMED TO BE SET BOTTOM FLUSH WITH FLOOR SYSTEM UNO
 - BEAMS SHALL BE SUPPORTED BY A CENTERED GANGED STUD COLUMN MATCHING OR EXCEEDING THE WIDTH OF THE BEAM, UNO.

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ENGINEER

CLAYTON L. HUDSON

PROJECT DETAILS

CLIENT: WHITTENTON BUILDERS

CLIENT EMAIL:

SCOPE OF WORK: STRUCTURAL PLANS

ADDRESS: OTTINGER - SANTIAGO RESIDENCE

NOTES:

REV. #

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DESCRIPTION

STRUCTURAL PLANS AND FOUNDATION

BY

CLH

DATE

01/29/2025

2ND FLOOR WALLS AND CEILING PLAN

SCALE: 1/4" = 1'-0"

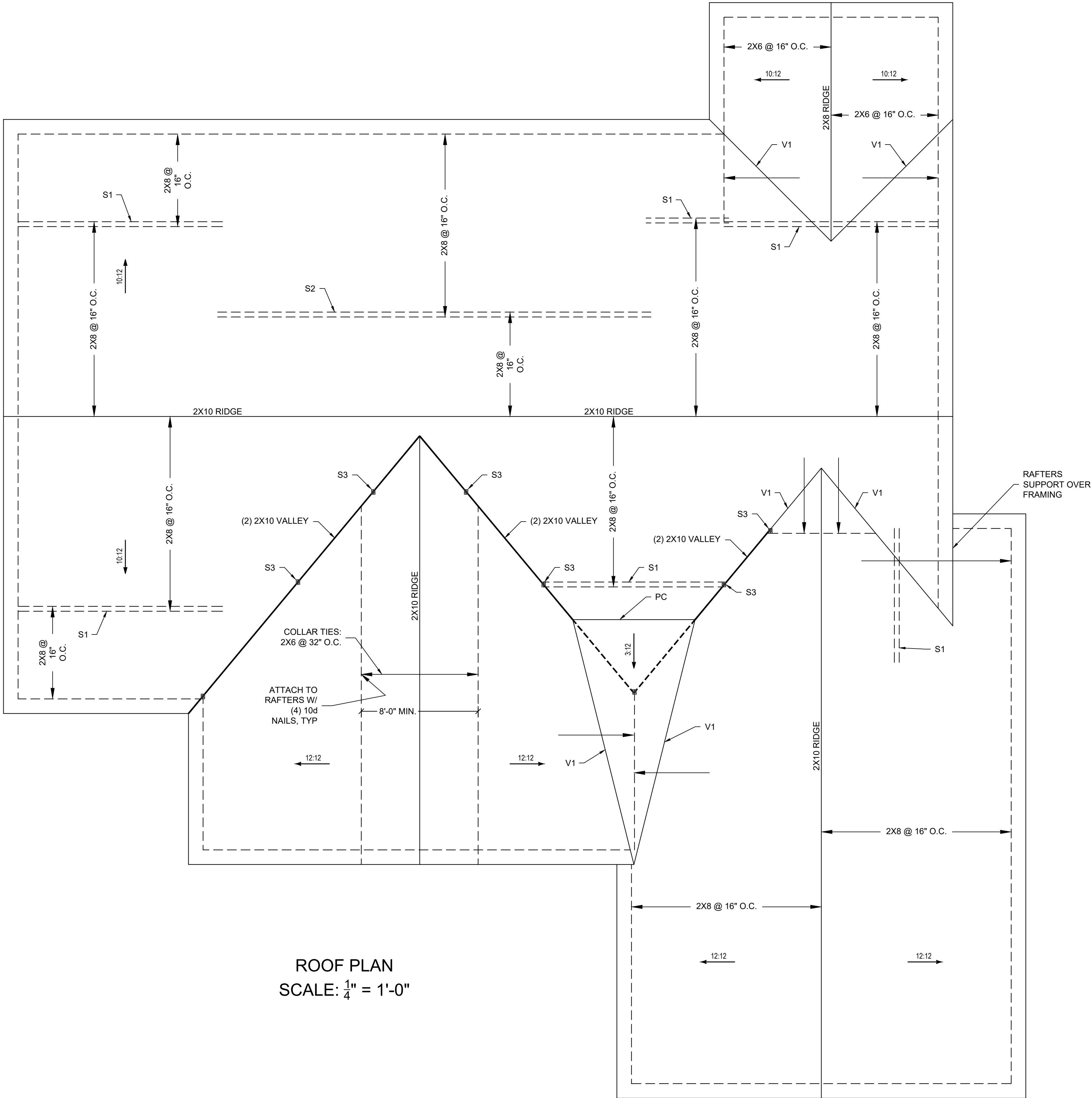
PROJECT #

25-1-6

SHEET #

S230

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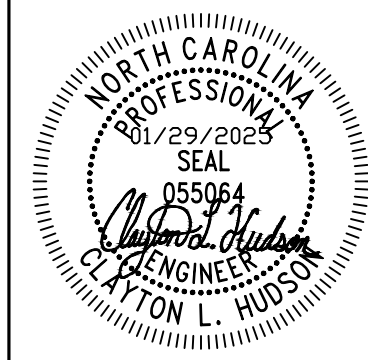


ROOF PLAN
SCALE: $\frac{1}{4}'' = 1'-0''$

ROOF FRAMING NOTES

- RAFTERS ARE 2X8 @ 16" O.C. UNO
- COLLAR TIES ARE TO BE 2X4 MIN. AND INSTALLED EVERY THIRD RAFTER UNO
- ROOF PITCHES, KNEEWALLS, AND OVERHANGS TO BE VERIFIED WITH ARCH. DRAWINGS

NOTATION	DESCRIPTION
DR	DOUBLE RAFTER
S1	SUPPORT OR SPLICE RAFTERS ON KNEEWALL
S2	SUPPORT OR SPLICE RAFTERS ON BEAM
S3	DBL STUD SUPPORT FOR RAFTER, RIDGE, VALLEY, OR HIP
PC	PITCH CHANGE
V1	OVERFRAMED VALLEY; OPPOSING RAFTER FRAME TO 2X10 SLEEPER OR (2) 2X4'S ON MAIN RAFTERS



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				SCOPE OF WORK:	STRUCTURAL PLANS
				ADDRESS:	OTTINGER - SANTIAGO RESIDENCE
				NOTES:	

ROOF FRAMING PLAN	PROJECT #
	25-1-6
	SHEET #
S240	