



REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D8568

PANDA STORE #:

ARCH PROJECT #: JCDT21-0109



FOUNDATION PLAN

PANDA HOME 2600 R4



Scale: 1/4"=1'-0" S-100

"	S-100
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FOUNDATION NOTES

1

Scale: NO SCALE

S-100	
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- PLAN NOTES

2. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
 3. REF. 3/S-201 FOR TYPICAL PIPE AND TRENCH DETAIL AS REQUIRED.
 4. REF. 4/S-201 FOR TYPICAL SILL PLATE FOOT DETAIL AS REQUIRED.
 5. REF. 5/S-201 FOR TYPICAL STEP FOOTING DETAIL AS REQUIRED.
 6. REF. 6/S-201 FOR TYPICAL GRASS SEAS DETAIL AS REQUIRED.
 7. REF. 7/S-201 FOR TYPICAL REINFORCING BAR DETAIL AS REQUIRED.
 8. REF. 8/S-201 FOR TYPICAL CORNER BAR DETAIL AS REQUIRED.
 9. REF. 9/S-201 FOR TYPICAL CURB DETAIL AS REQUIRED.
 10. REF. 10/S-201 FOR TYPICAL TRENCH DRAIN DETAIL AS REQUIRED.
 11. REF. 11/S-201 FOR TYPICAL DRAIN DETAIL AS REQUIRED.
 12. REF. 13/S-201 FOR TYPICAL TRASH ENCLOSURE DETAIL AS REQUIRED.
 13. REF. 14/S-201 FOR TYPICAL LIGHT POLE BASE DETAIL AS REQUIRED.
 14. REF. 17/S-200 FOR TYPICAL NON BEARING WALL CONNECTION AT SLAB AS REQUIRED.
 15. REF. 3/S-302 FOR TYPICAL FRAMING NOTCHES DETAIL AS REQUIRED.
 16. REF. 4/S-302 FOR TYPICAL WALL DETAIL AS REQUIRED.
- COORDINATE WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL DEPRESSIONS, CURBS, DRAINS, ETC. IN FLOOR SLAB.

SHEARWALL SCHEDULE				
TYPE	NAIL SPACING	HOLDOWN	ANCHOR BOLTS	END POST THICKNESS UON
①	10d @ 3" O.C.	HDU14-SDS2.5	%® @ 24" O.C.	6" MIN WOOD END POST THICKNESS
②	10d @ 6" O.C.	HDU8-SDS2.5	%® @ 32" O.C.	4 1/2" MIN WOOD END POST THICKNESS
③	10d @ 6" O.C.	HDU14-SDS2.5	%® @ 32" O.C.	6" MIN WOOD END POST THICKNESS
④	10d @ 4" O.C.	HDU11-SDS2.5	%® @ 32" O.C.	6" MIN WOOD END POST THICKNESS

 - DESIGNATES SHEARWALL TYPE

NOTES

1. USE 10d COMMON NAILS.
2. NAIL PANEL FACES @ 12" O.C.
3. USE 1/2" PLYWOOD.
4. STAGGER PLYWOOD JOINT AND SILL PLATE NAILING.
5. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEARWALLS.
6. REFER TO 9/5-200 FOR HOLD DOWN ANCHOR EMBEDMENT.
7. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 3" O.C. OR ARE ON EACH FACE.

COMPONENTS AND CLADDING
DESIGN WINDLOAD PRESSURE (ULT)
PRESSURES ARE BASED ON 10 SQ FT AREA

- ROOF
① +15 psf
② -15 psf
③ +15 psf
④ -102 psf

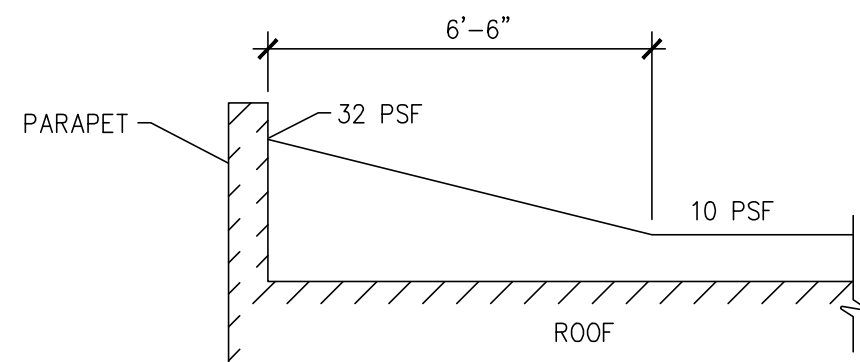
- WALLS
④ +33 psf
⑤ -35 psf
⑥ +33 psf
⑦ -44 psf

- OVERHANG
-65 psf (UPLIFT)

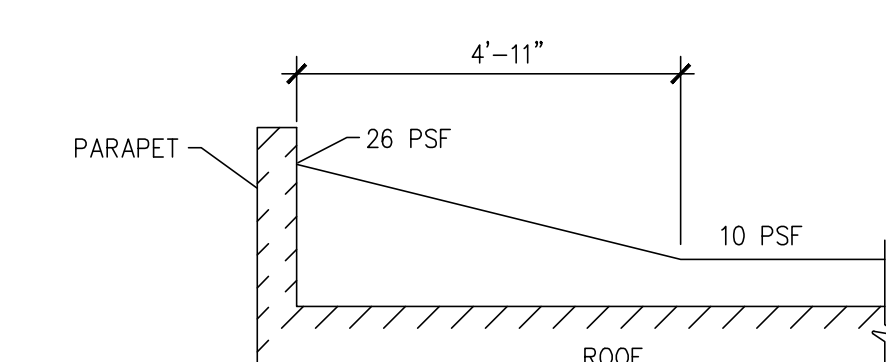
PLUS AND MINUS SIGNS INDICATE
PRESSURES ACTING TOWARD AND
AWAY FROM SURFACES, RESPECTIVELY

WALL PRESSURE (ULT) (PER ASCE7-16 CHAPTER 27 PART 1)			
WINDWARD		LEEWARD	
0'-15'	24.2 PSF	7.0 PSF	
20.0'	24.6 PSF	7.0 PSF	

WIND NET UPLIFT (ASD) (PSF)			
ROOF DECK		ROOF TRUSSES	
TYPICAL	W/IN 4.0' OF PERIMETER	TYPICAL	W/IN 4.0' OF PERIMETER
33	47	24	36

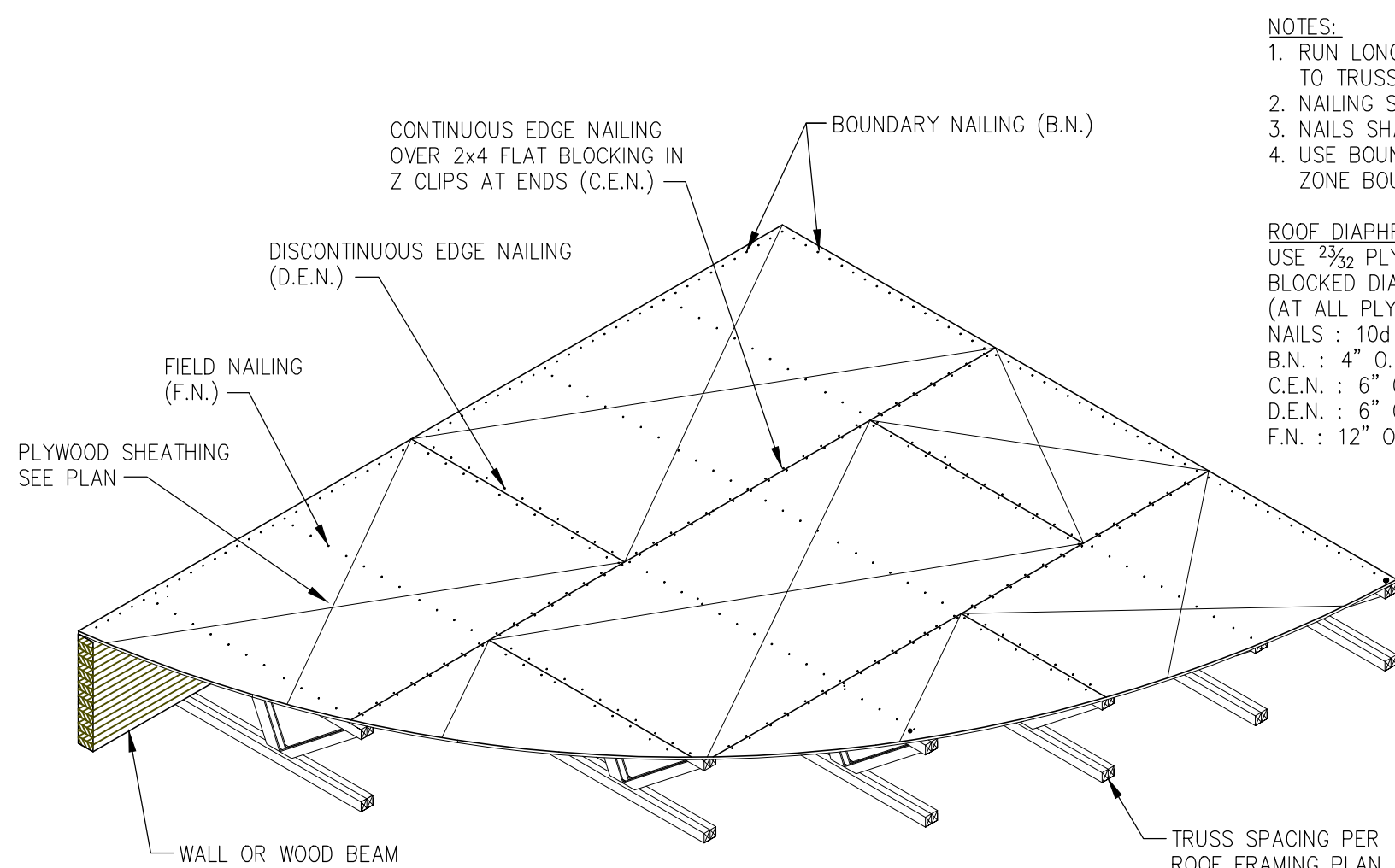


SNOW DRIFT AT BLDG END WALL
PERPENDICULAR TO TRUSSES
(NORTH & SOUTH WALLS)



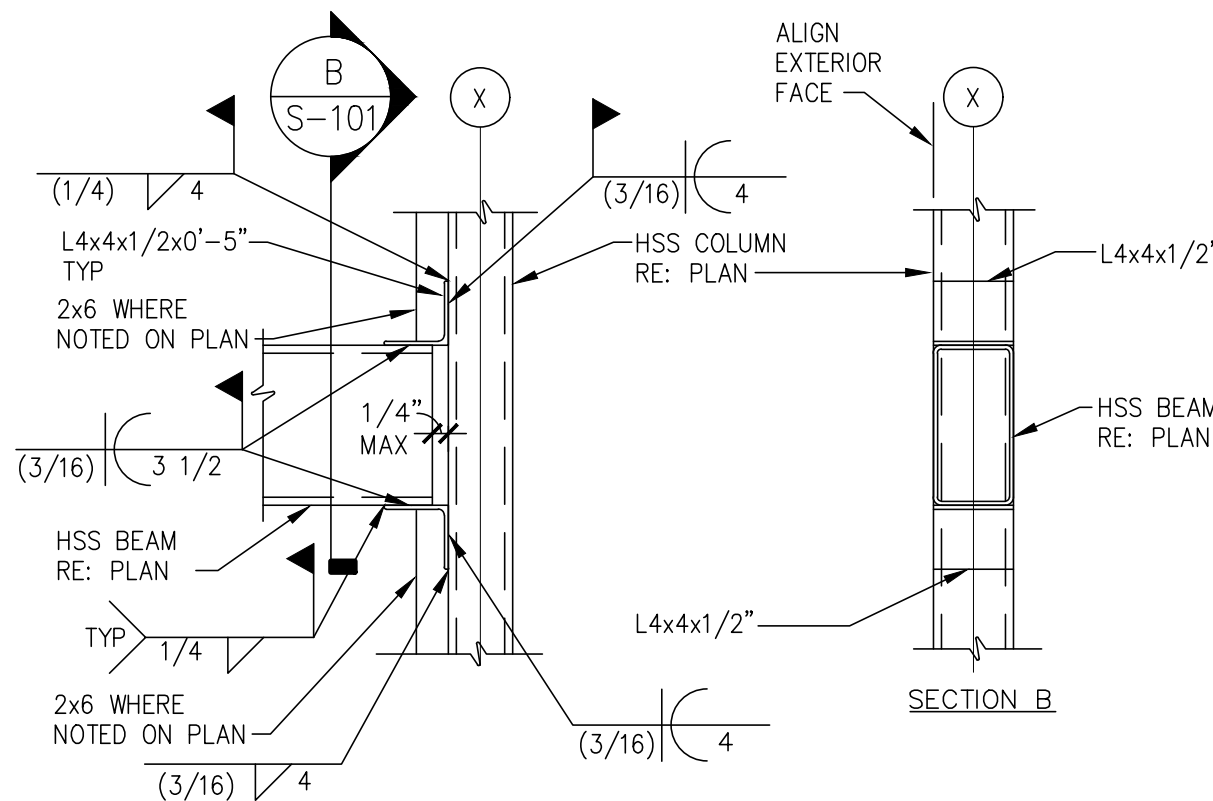
SNOW DRIFT AT EACH END OF TRUSSES
(EAST & WEST WALLS)

TYPICAL LOAD DIAGRAM DETAIL 3
S-101



- NOTES:
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO TRUSSES.
2. NAILING SIZE AND SPACING AS NOTED BELOW.
3. NAILS SHALL HAVE A MIN. 3/8" EDGE DISTANCE.
4. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.
- ROOF DIAPHRAGM
USE 7/8" PLYWOOD, INDEX 48/24
BLOCKED DIAPHRAGM 2x4 FLAT IN Z CLIP
(AT ALL PLYWOOD EDGES, TYP. U.N.O.)
NAILS : 10d COMMON NAILS
B.N. : 4" O.C.
C.E.N. : 6" O.C.
D.E.N. : 6" O.C.
F.N. : 12" O.C.

TYPICAL ROOF DIAPHRAGM DETAIL 2
S-101

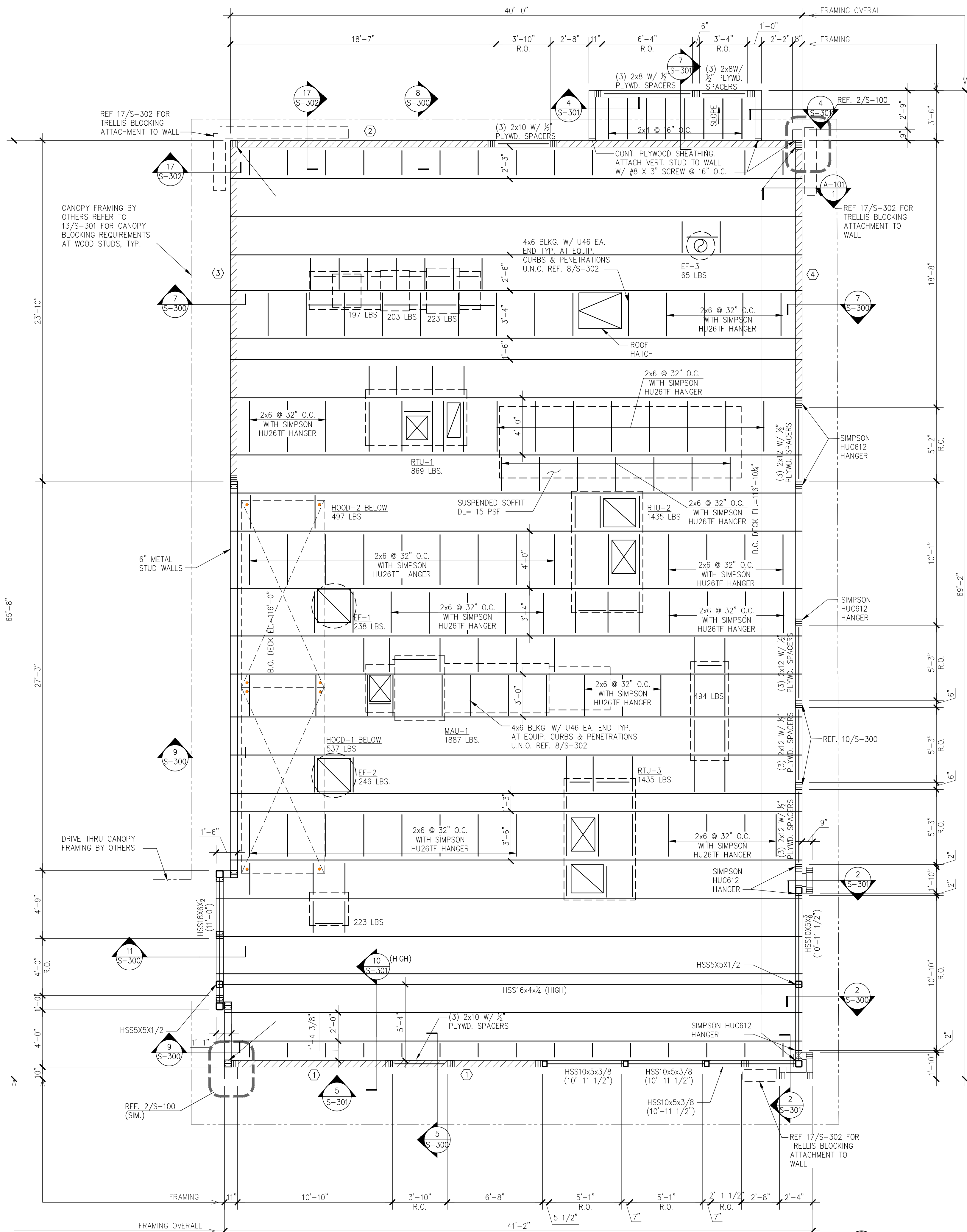


HSS BEAM TO COL CONN 4
S-101

PLAN NOTES

- REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
- REF. 2/S-302 FOR TYPICAL WOOD HEADER DETAIL AS REQUIRED U.N.O.
- REF. 6/S-302 FOR TYPICAL BRIDGING AND BRACING DETAIL AS REQUIRED.
- REF. 7/S-302 FOR TYPICAL SUSPEND THREADED ROD SUPPORT DETAIL AS REQUIRED.
- REF. 8/S-302 FOR TYPICAL MECHANICAL UNIT SUPPORT DETAIL AS REQUIRED.
- REF. 9/S-302 FOR TYPICAL PARTITION WALL SUPPORT PERPENDICULAR TO TRUSS DETAIL AS REQUIRED.
- REF. 10/S-302 FOR TYPICAL PARTITION WALL SUPPORT PARALLEL TO TRUSS DETAIL AS REQUIRED.
- REF. 11/S-302 & 12/S-302 FOR TYPICAL SOFFIT FRAMING AT SERVICE COUNTER. REFER TO ARCH. FOR LOCATION.
- REF. 15/S-302 FOR METAL STUD VERTICAL BLOCKING.
- REF. 1/S-100 FOR SHEARWALL SCHEDULE.
- ROOF TRUSSES TO BE 30" DEEP AND SPACED NO FARTHER THAN 32" ON CENTER UNLESS NOTED. TRUSSES TO BE DESIGNED FOR ALL APPLICABLE LOADING.
- ROOF SHEATHING TO BE 23/32" PLYWOOD, INDEX 48/24, REFER TO 2/S-101.

ROOF NOTES 1
S-101



ROOF FRAMING PLAN A
S-101



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

BUILDING PERMIT	03-17-23
CONSTRUCTION / BID SET	04-28-23
CONSTRUCTION SET	05-26-23

DRAWN BY:

PANDA PROJECT #: D8568

PANDA STORE #:

ARCH PROJECT #: JC21-0109

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS

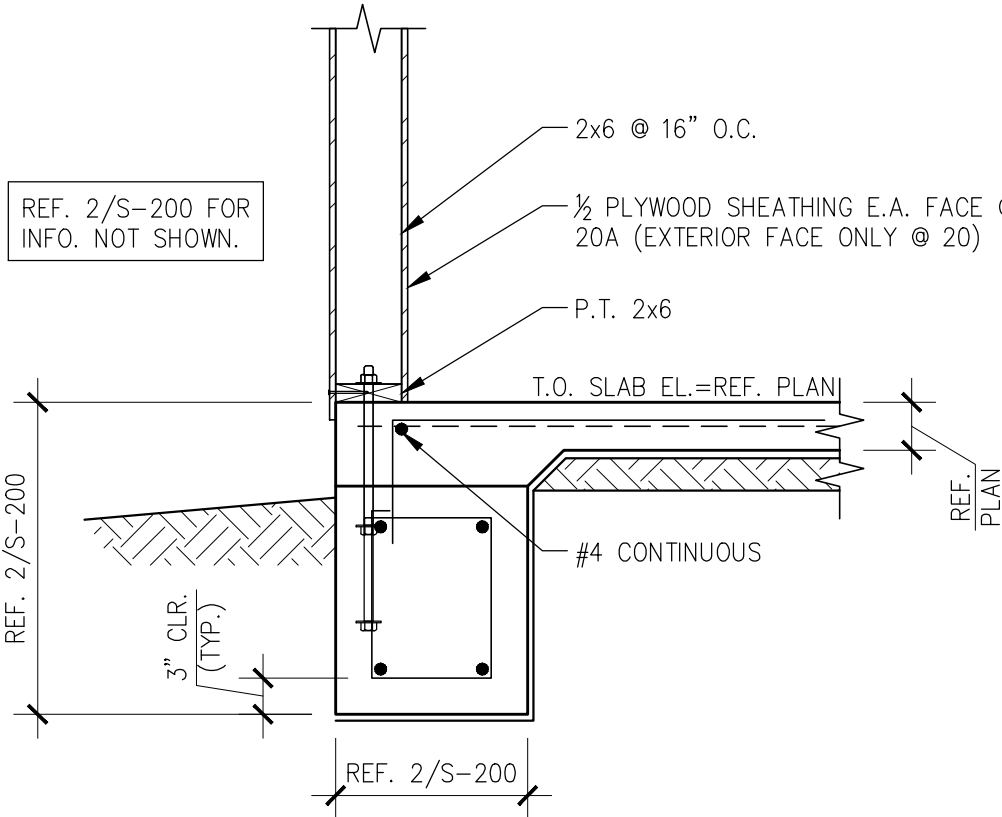
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Virginia Beach, VA 23453

S-101

ROOF FRAMING PLAN
LENNOX

PANDA HOME 2600 R4

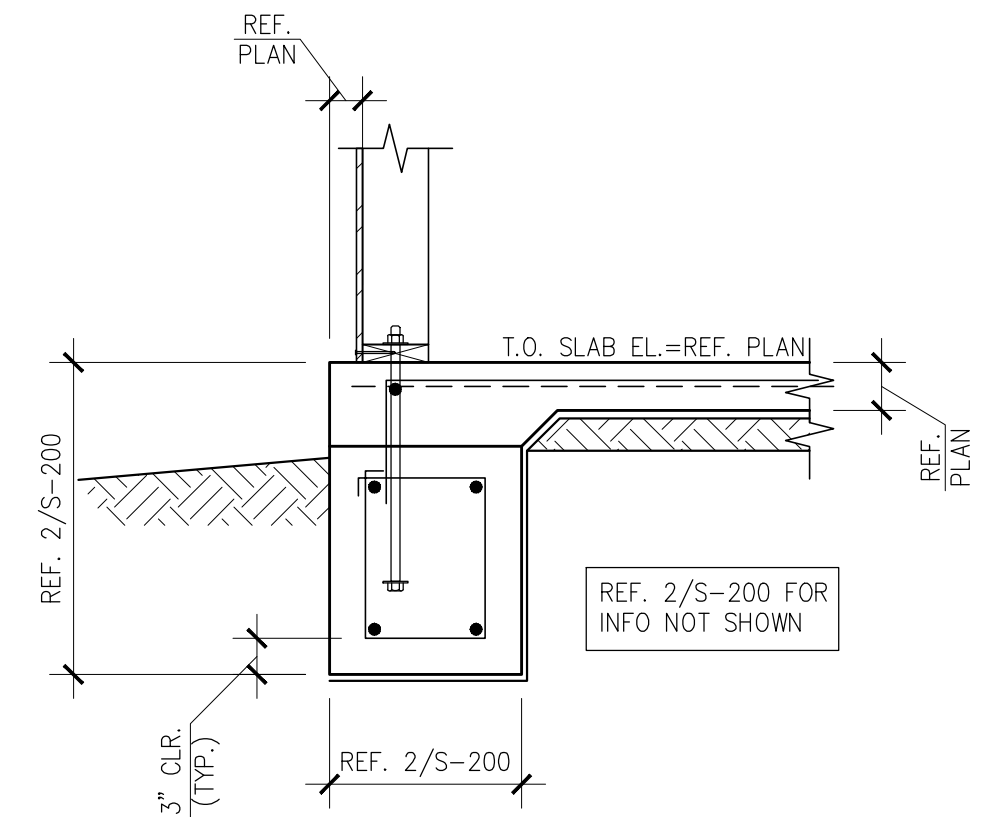
CONSTRUCTION BID SET 2023-05-26



SECTION 20, 20A
SCALE: 3/4"=1'-0" S-200

NOT USED 16
S-200

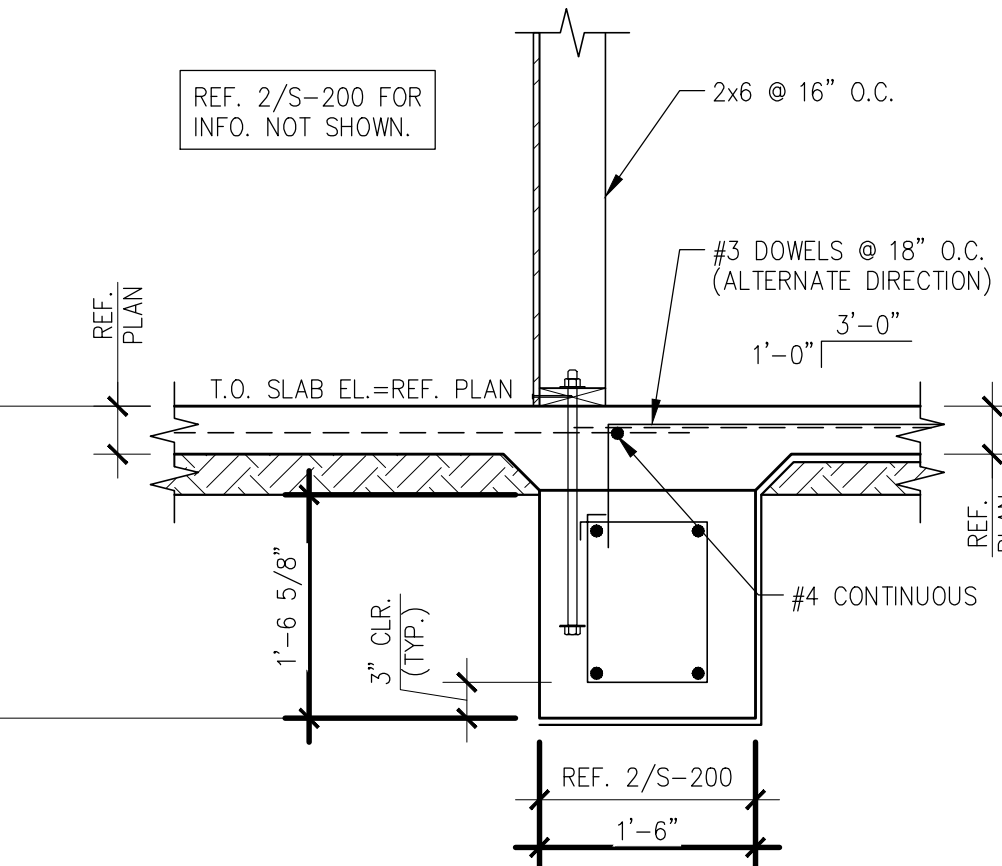
NOT USED 12
S-200



SECTION 19
SCALE: 3/4"=1'-0" S-200

NOT USED 15
S-200

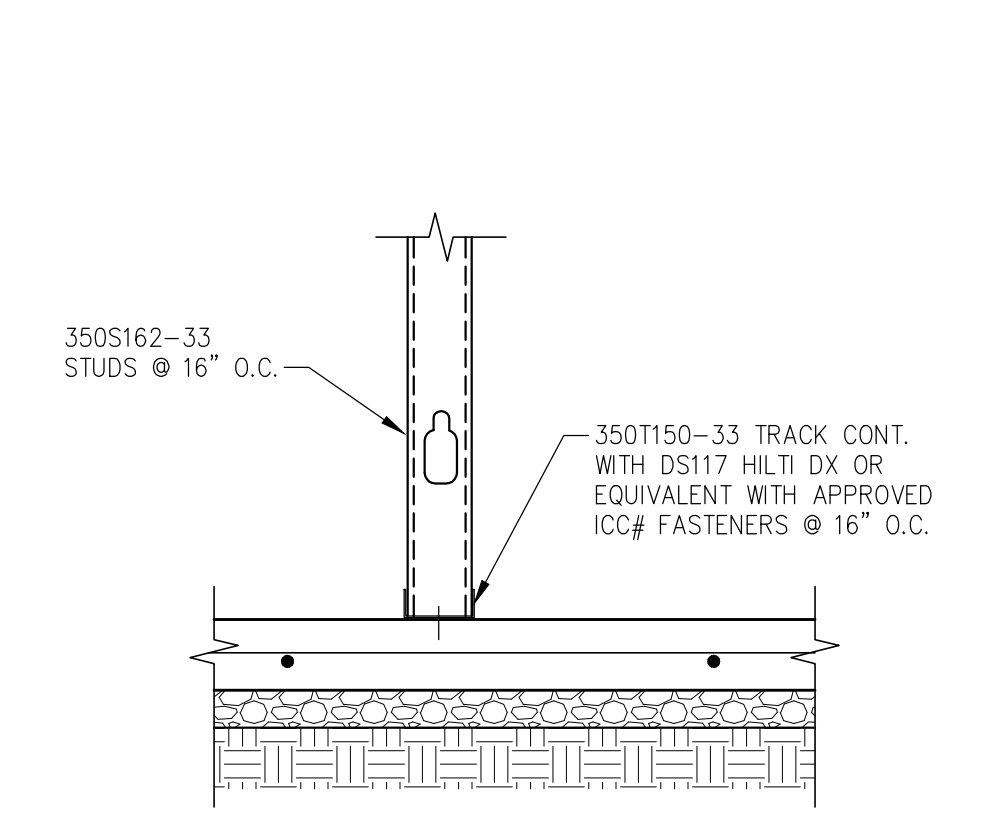
SECTION 11
SCALE: 3/4"=1'-0" S-200



SECTION 18
SCALE: 3/4"=1'-0" S-200

NOT USED 10
S-200

SECTION 6
SCALE: 3/4"=1'-0" S-200



SLAB AT NON BEARING WALL
SCALE: N.T.S. S-200

NOT USED 9
S-200

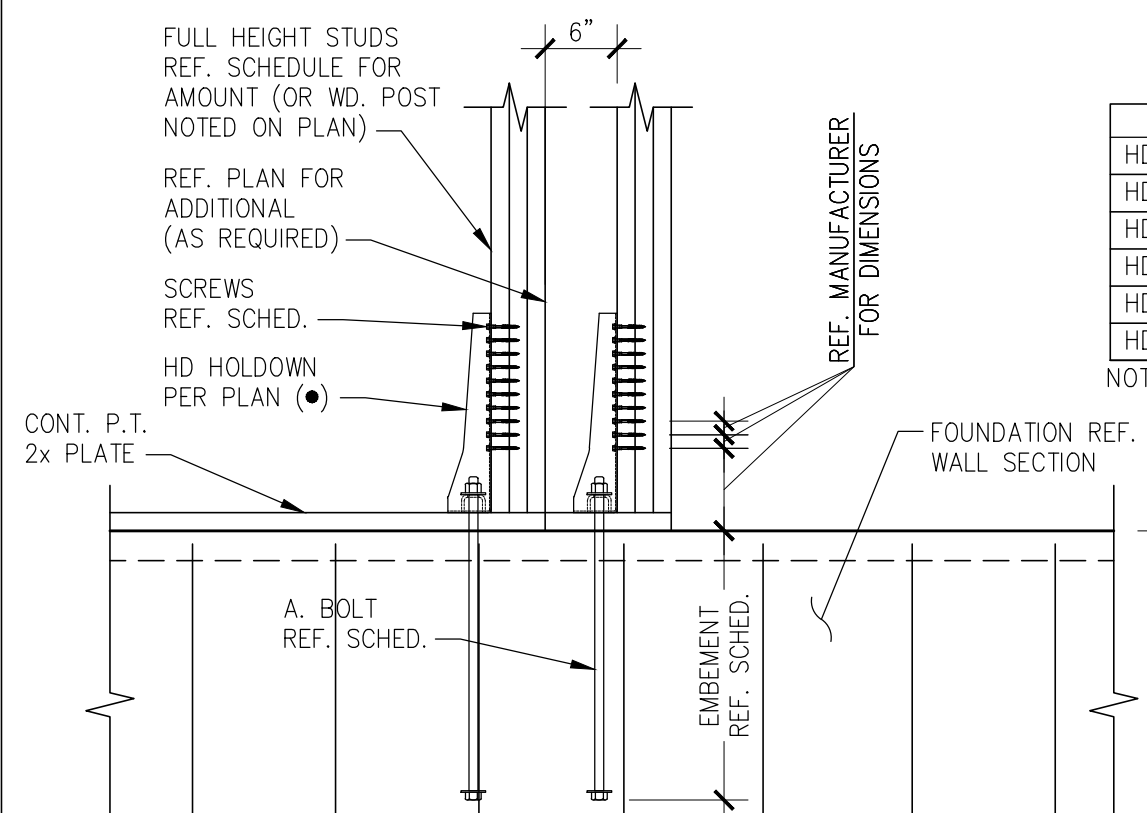
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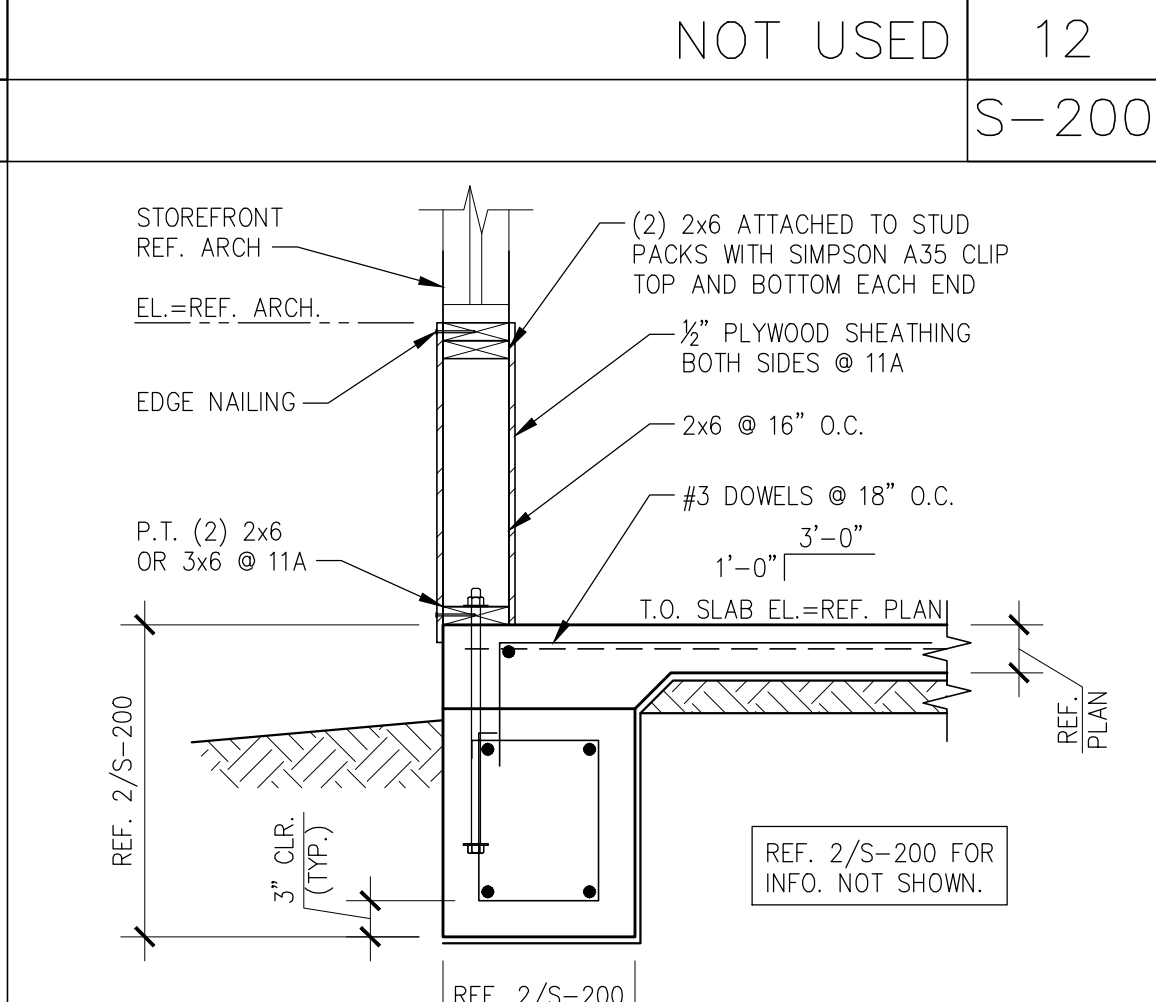
SECTION 7
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SECTION 3
SCALE: 3/4"=1'-0" S-200



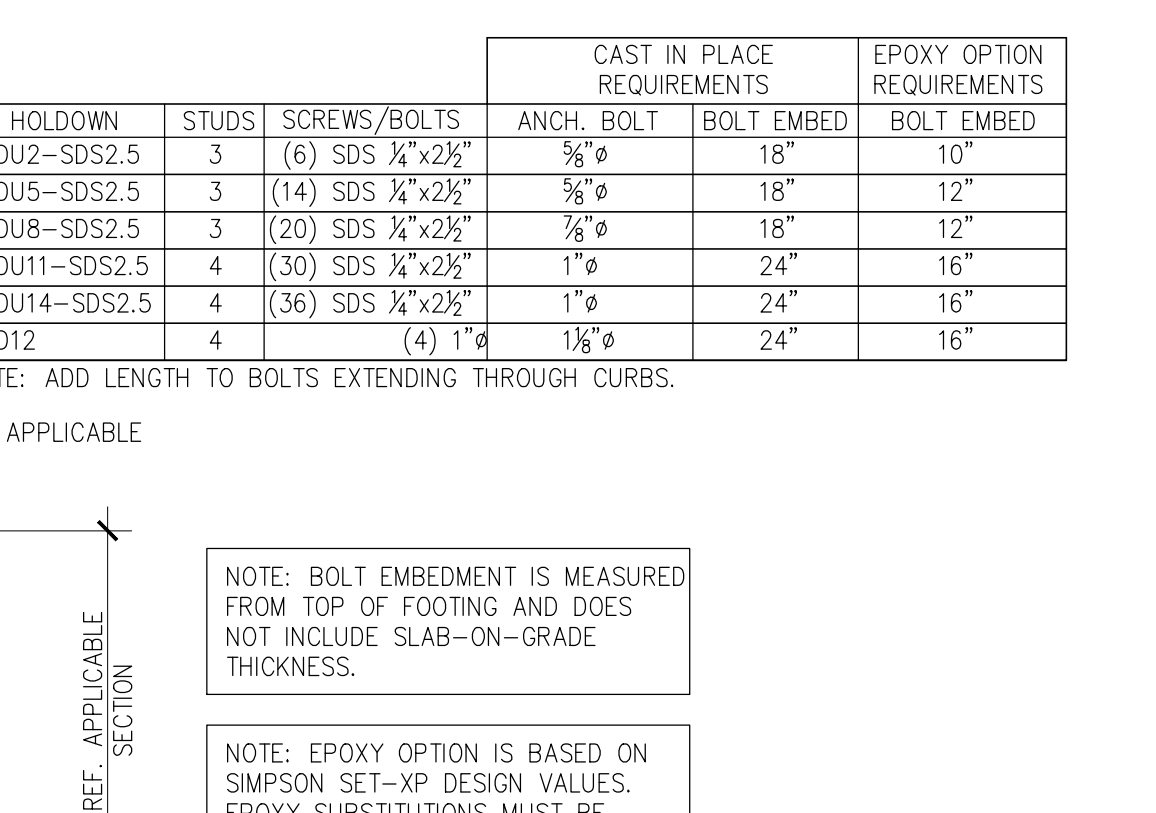
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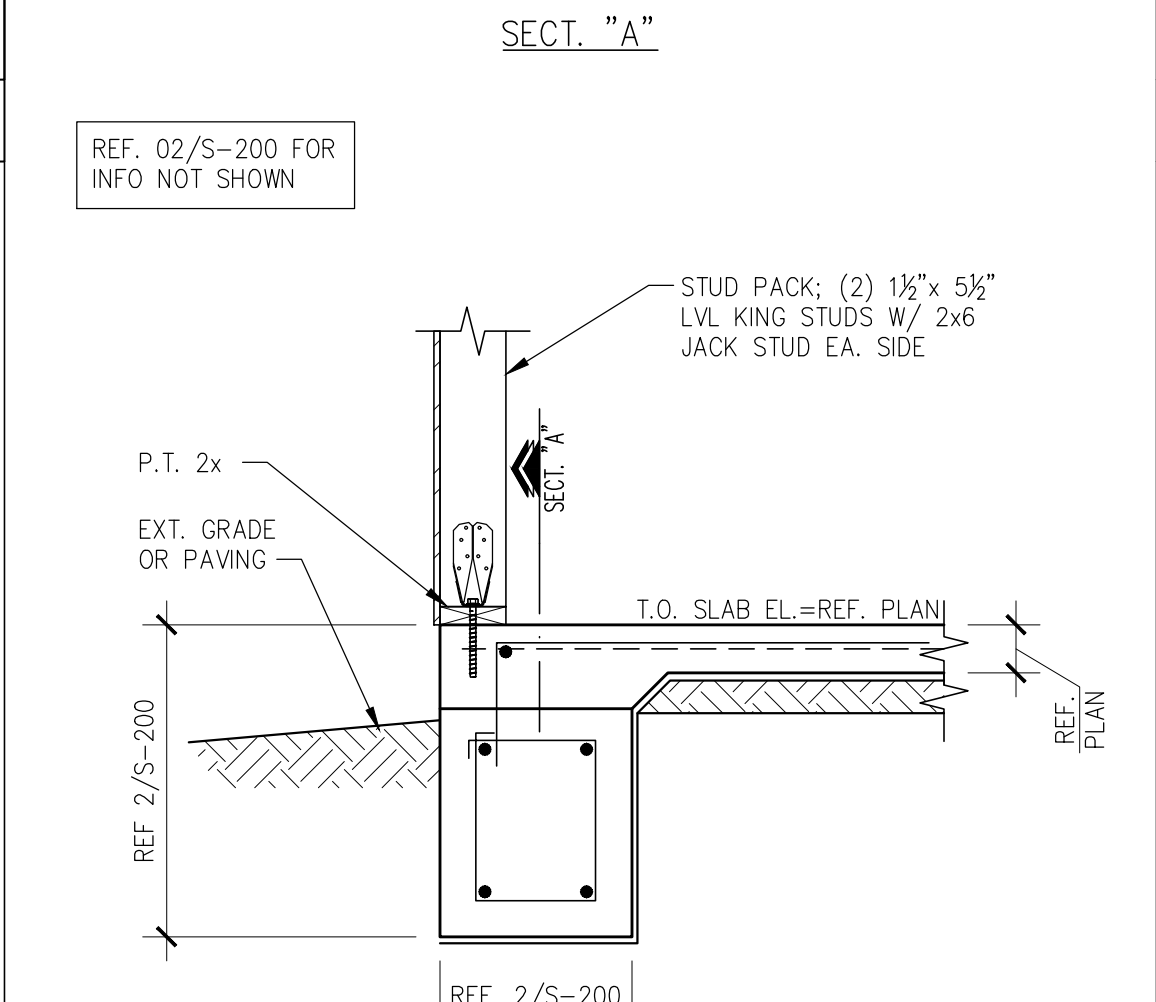
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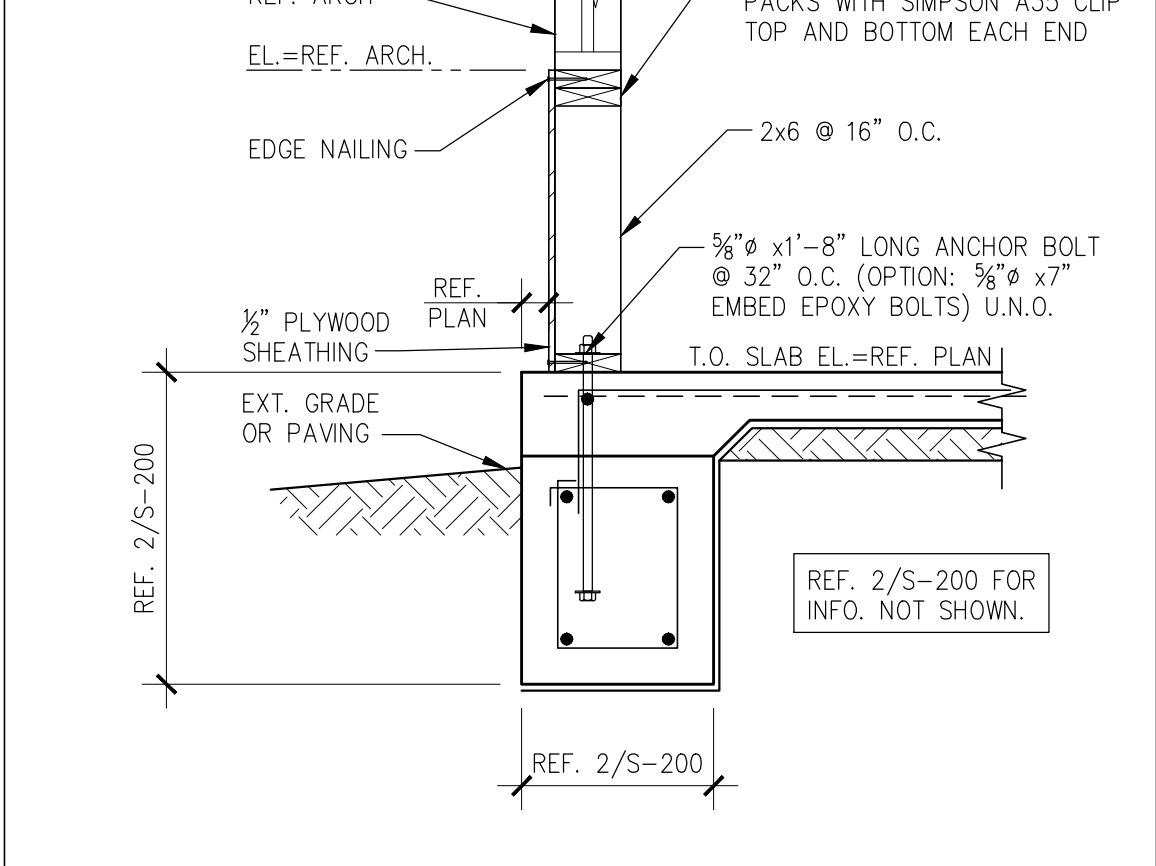
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SCALE: 3/4"=1'-0" S-200



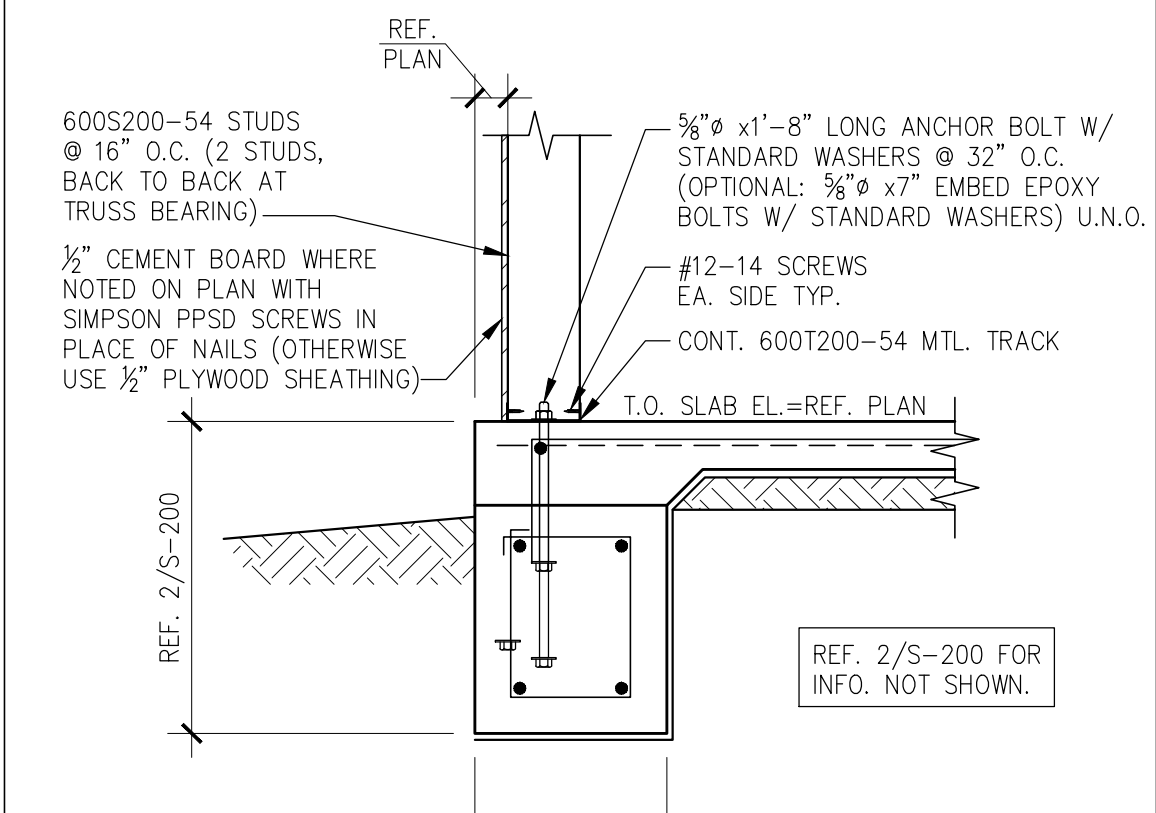
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SCALE: 3/4"=1'-0" S-200



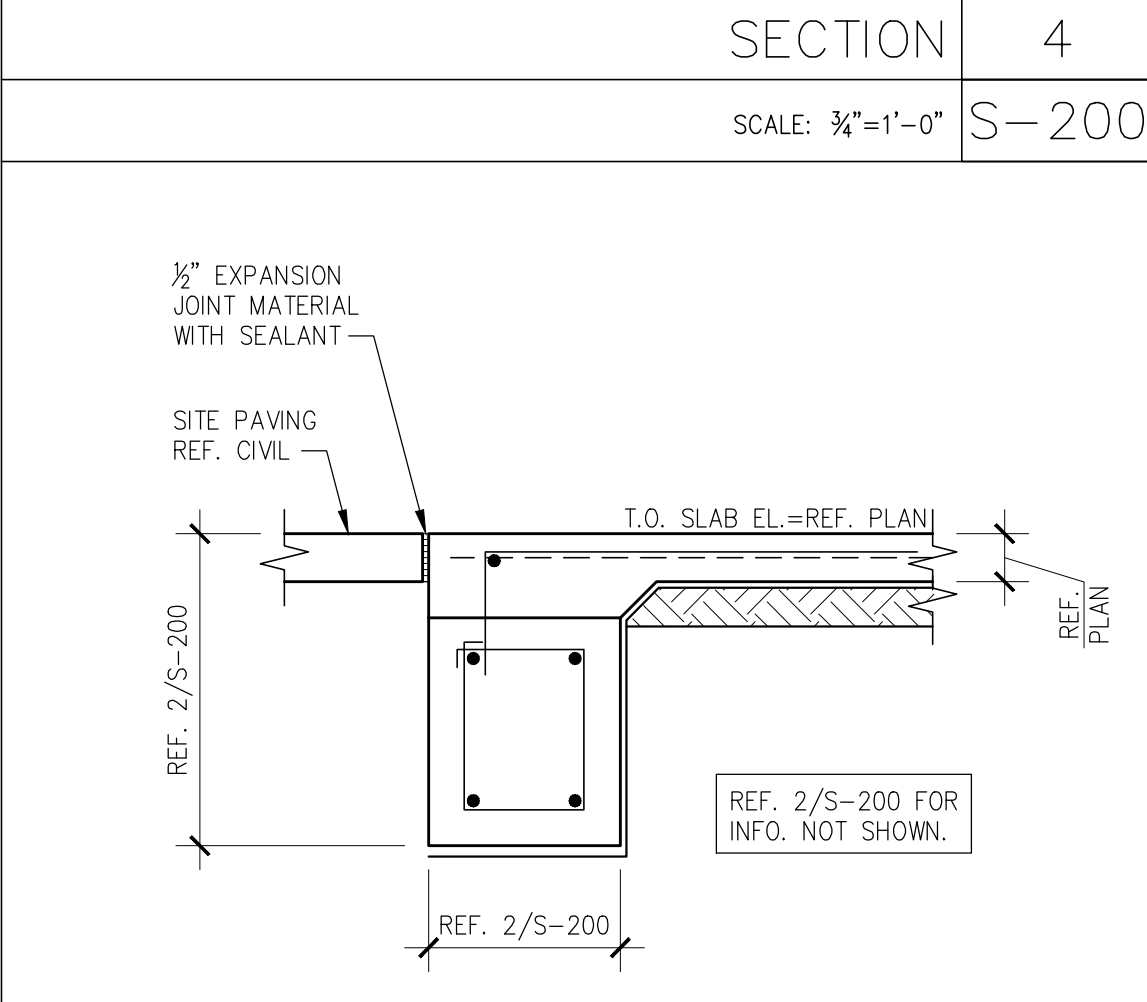
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SCALE: 3/4"=1'-0" S-200



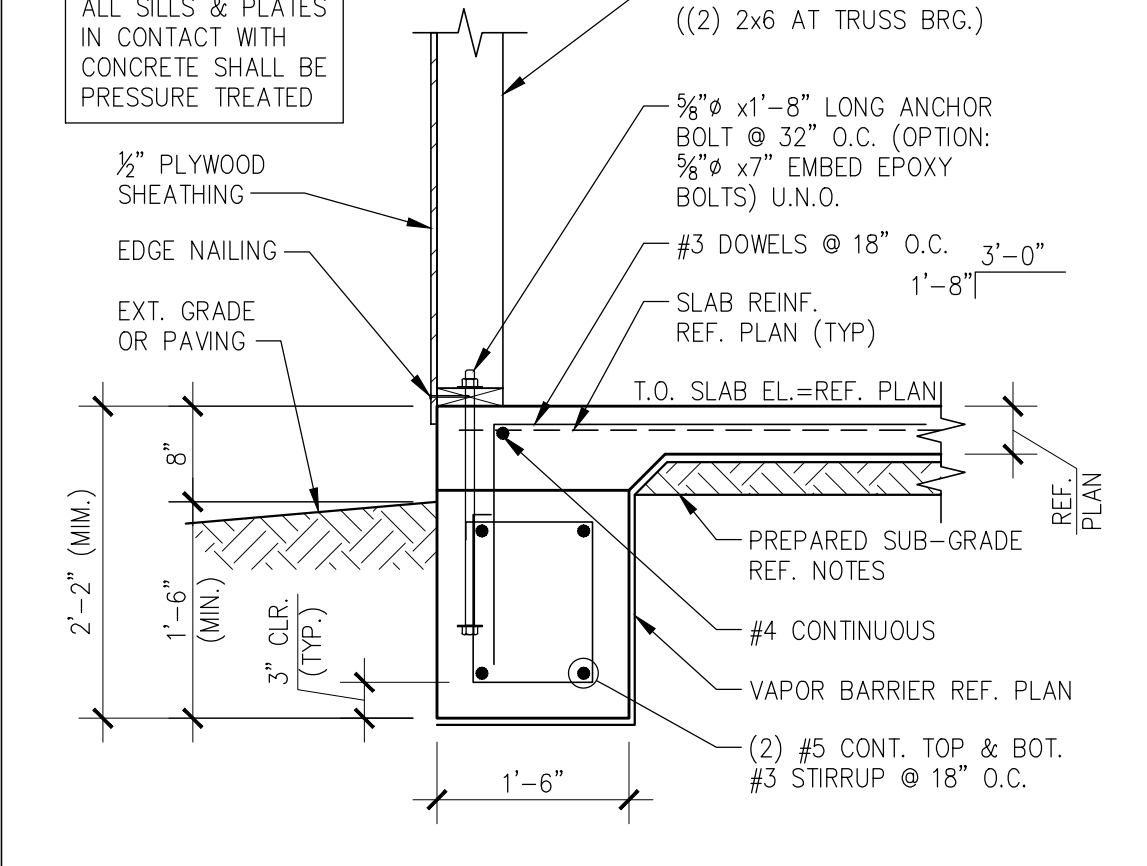
SECTION 1
SCALE: 3/4"=1'-0" S-200



SECTION 1
SCALE: 3/4"=1'-0" S-200



SECTION 1
SCALE: 3/4"=1'-0" S-200



SECTION 1
SCALE: 3/4"=1'-0" S-200



SECTION 1
SCALE: 3/4"=1'-0" S-200



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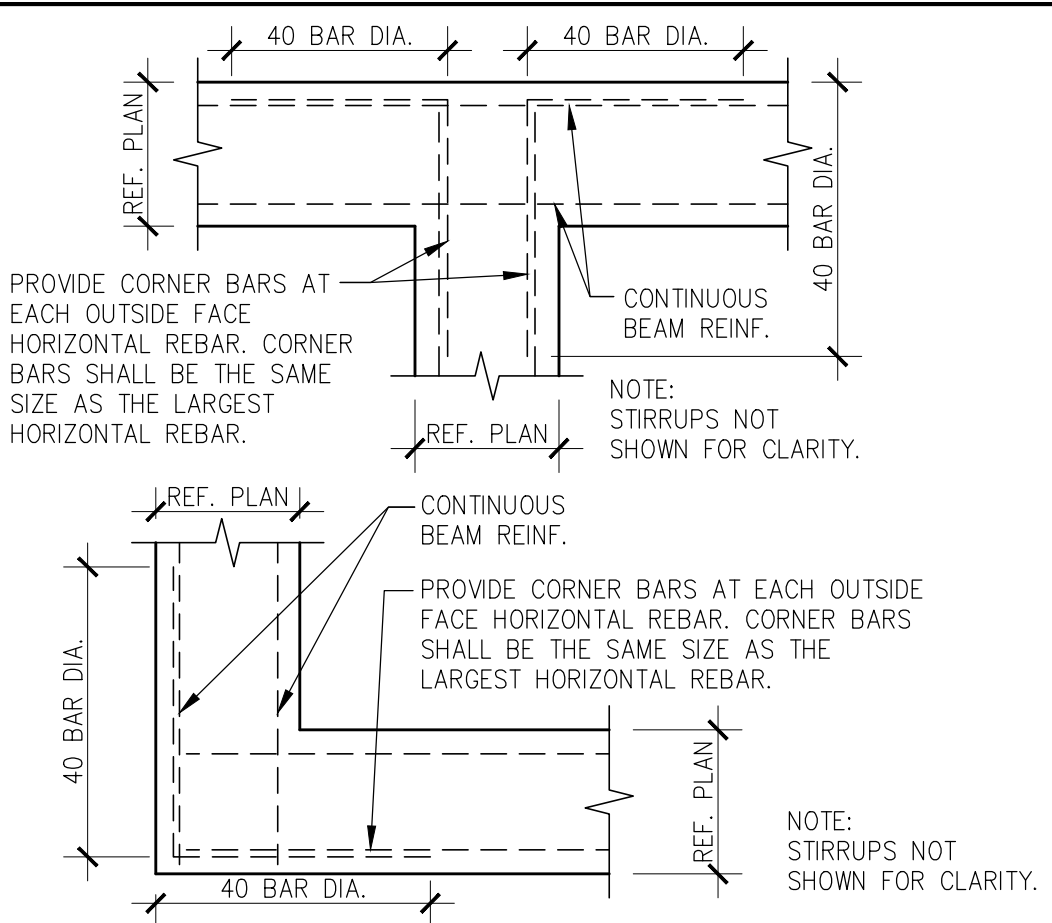
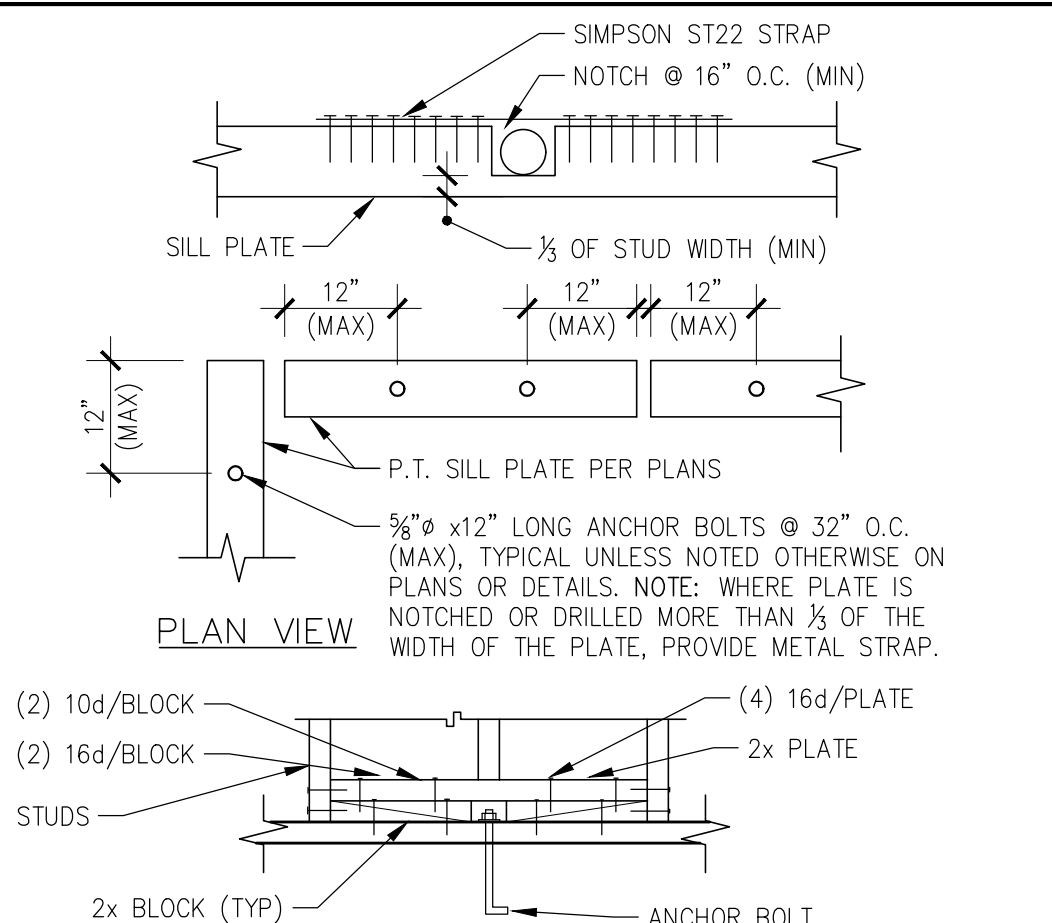
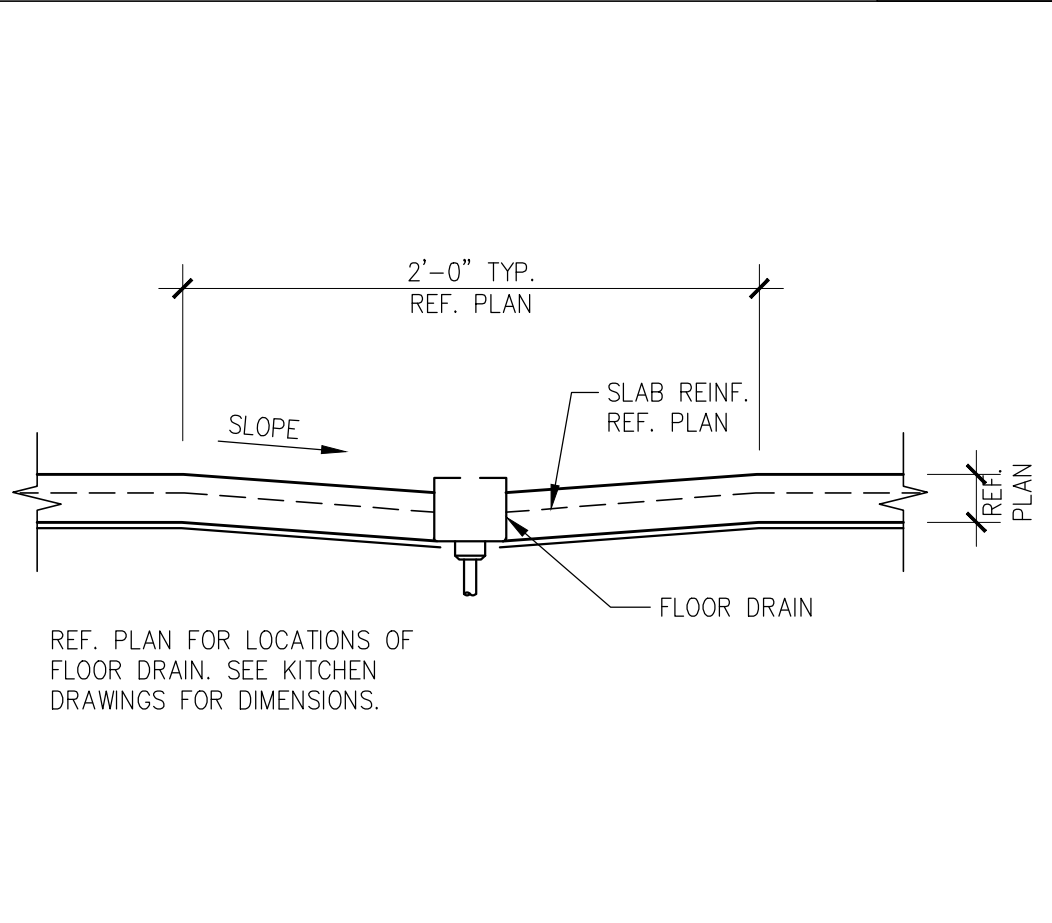
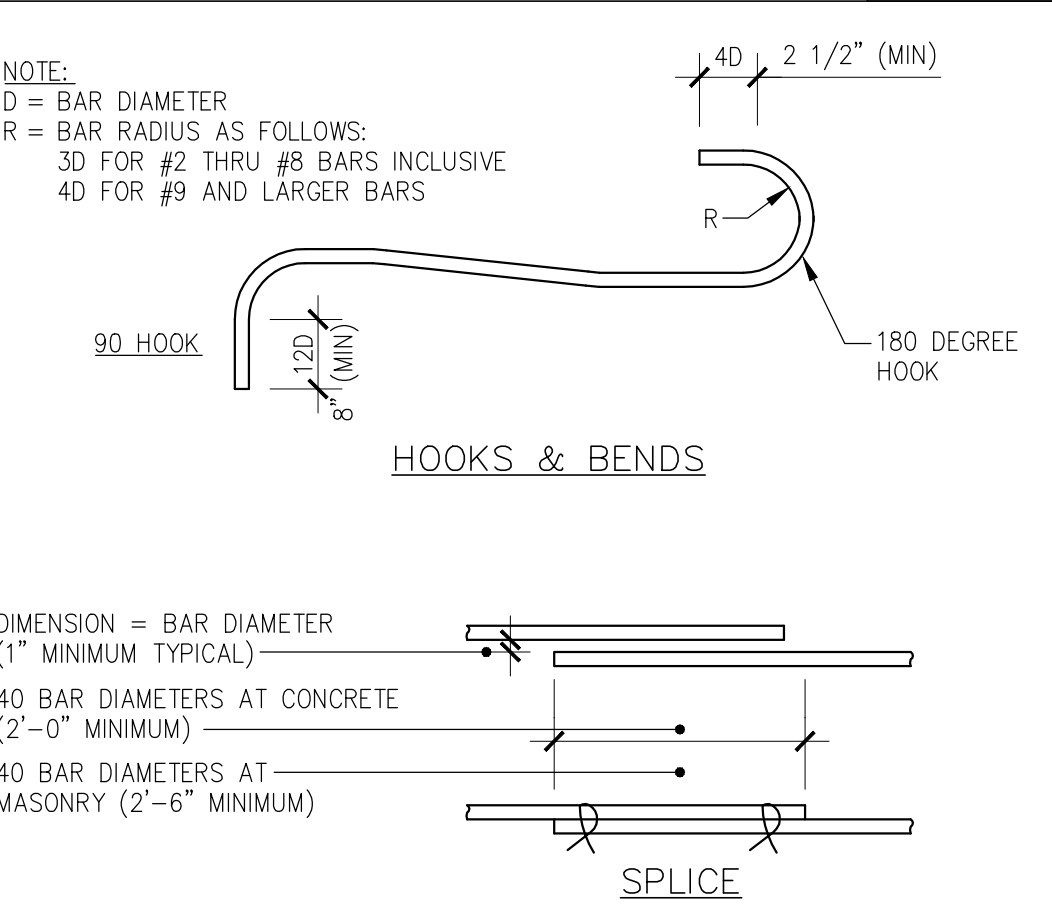
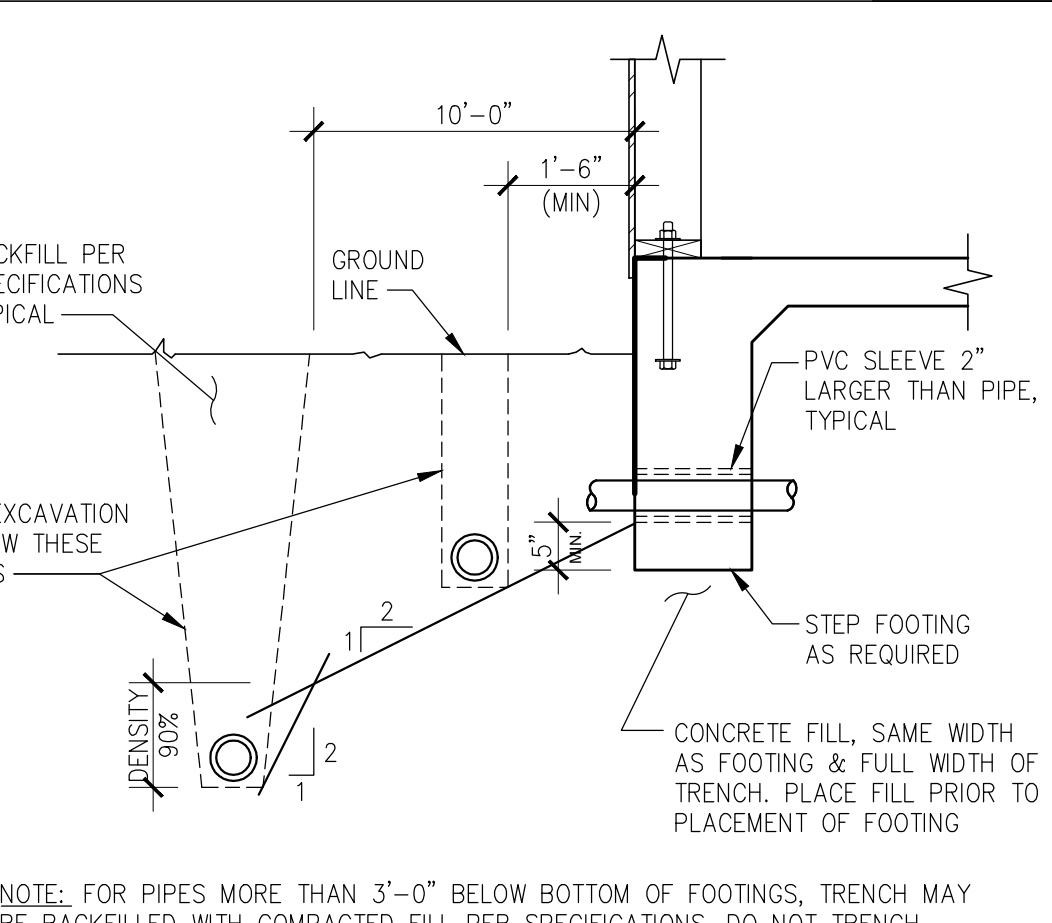
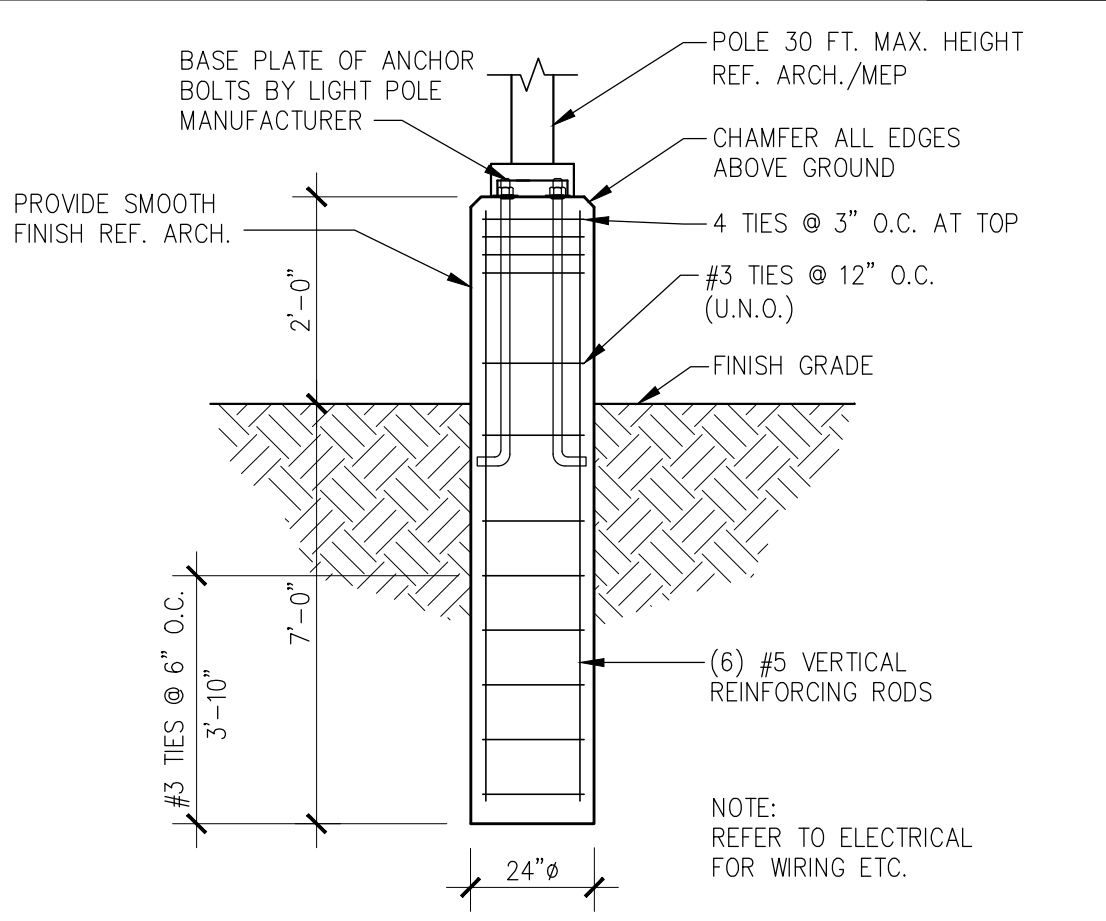
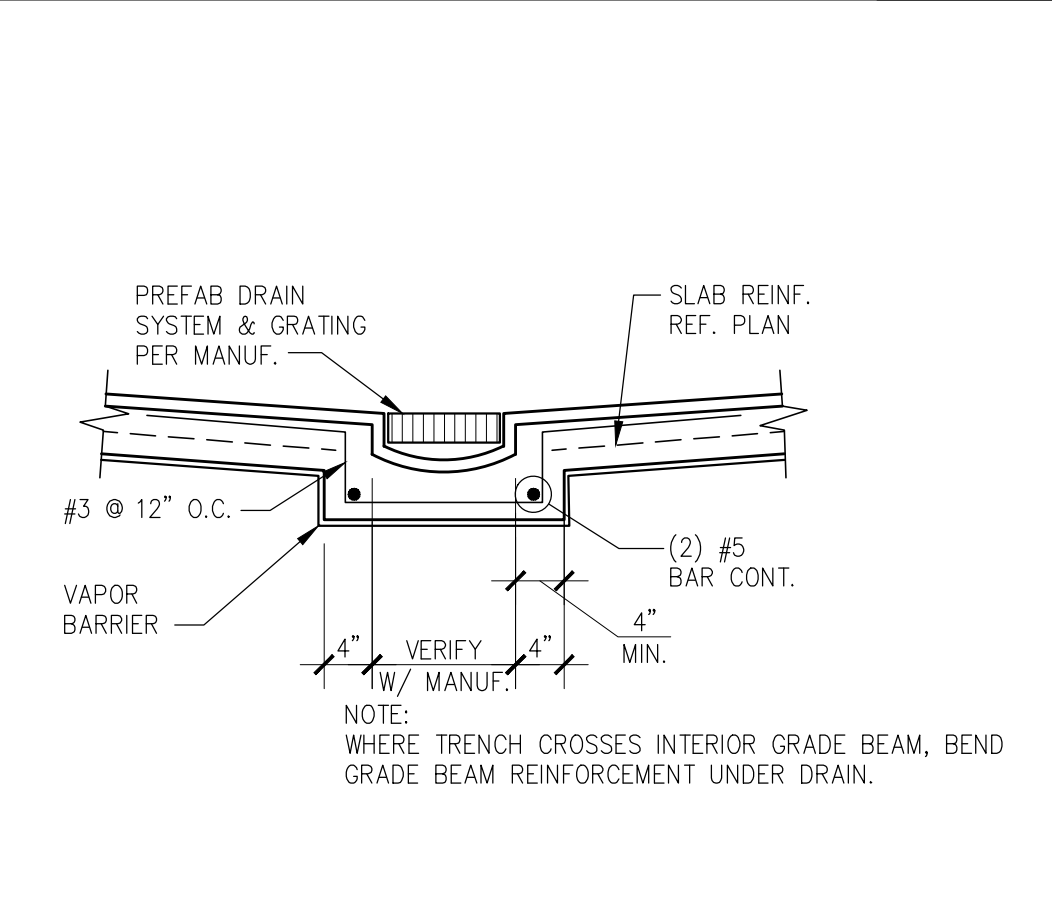
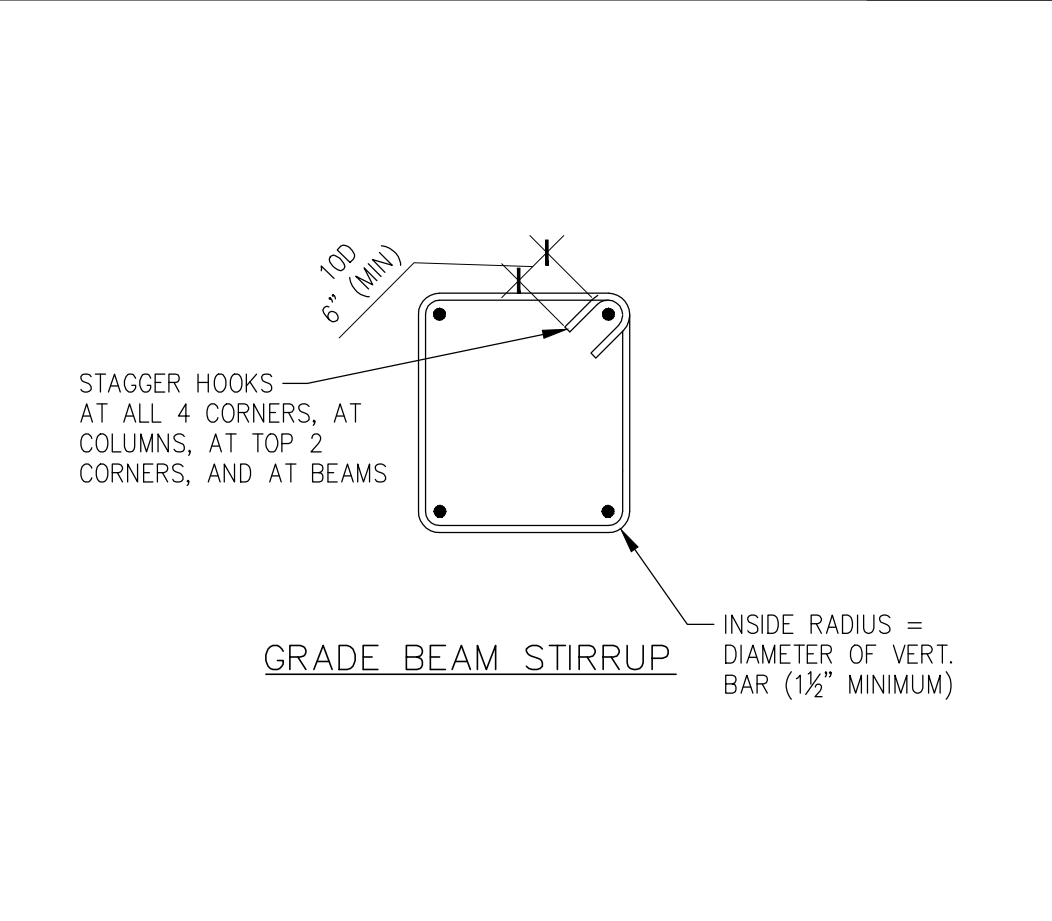
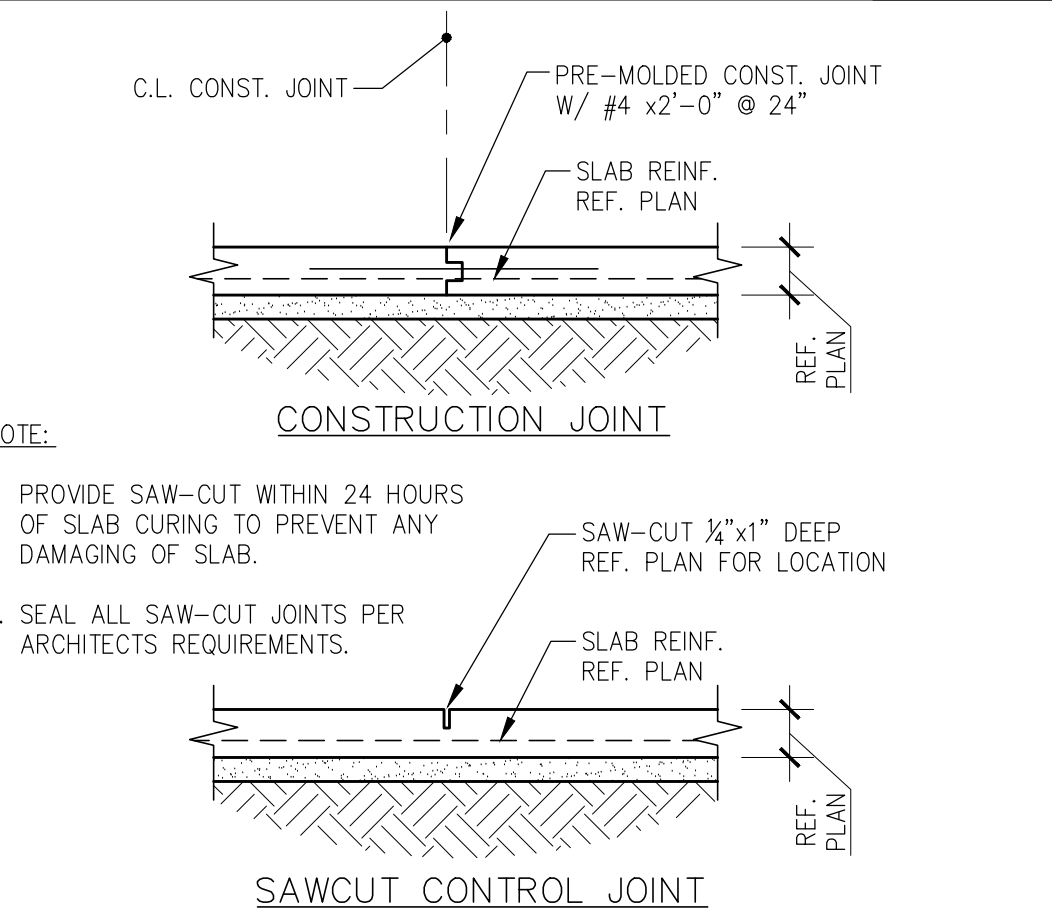
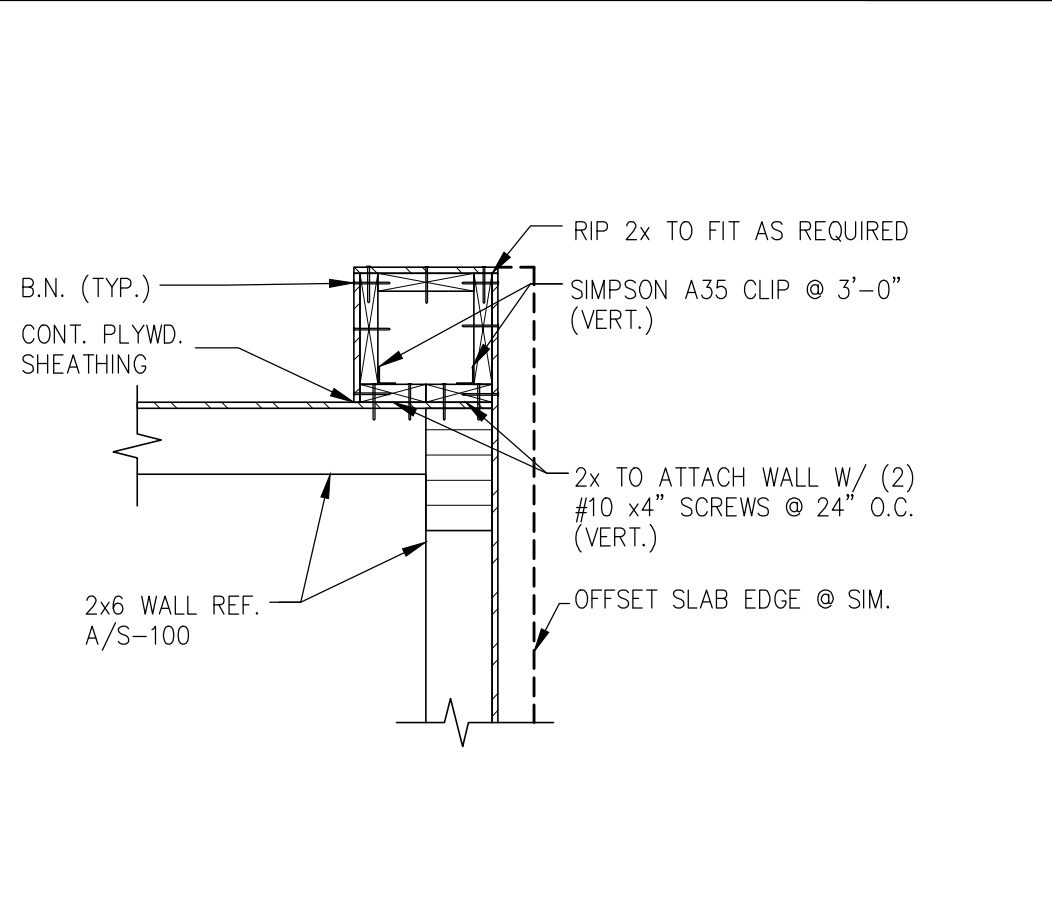
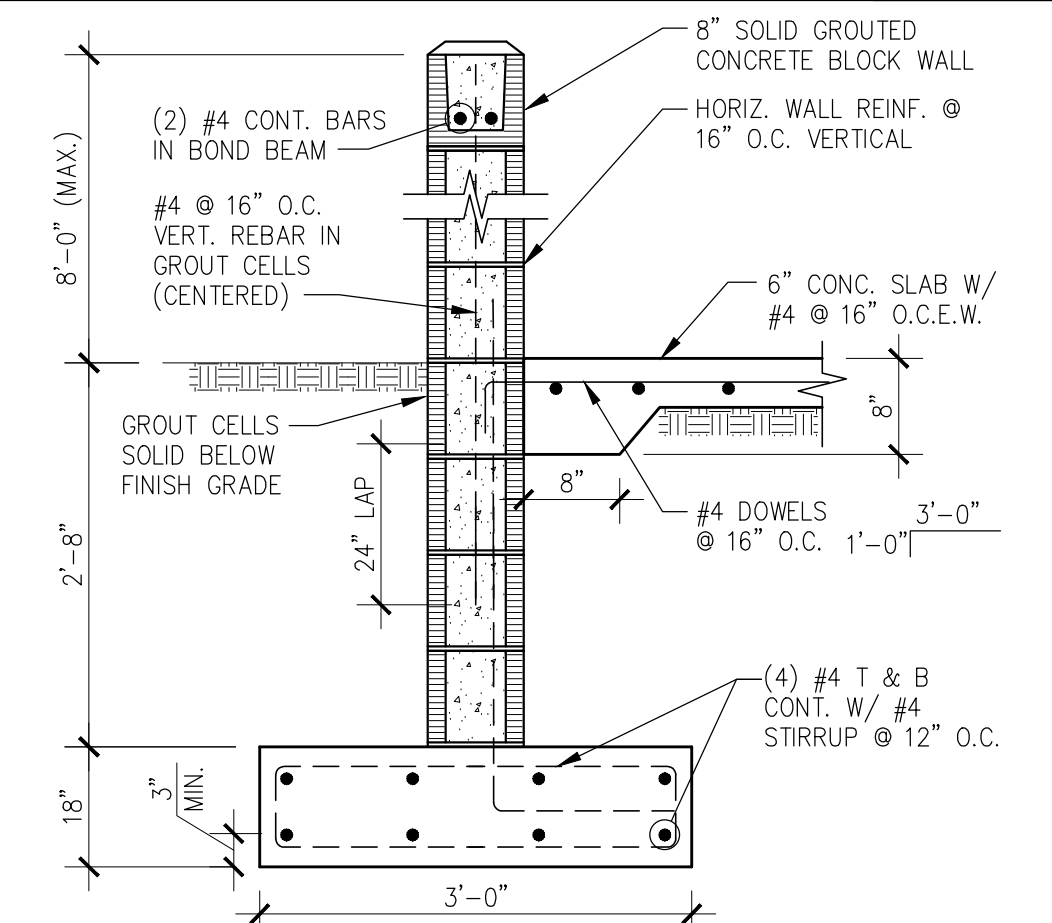
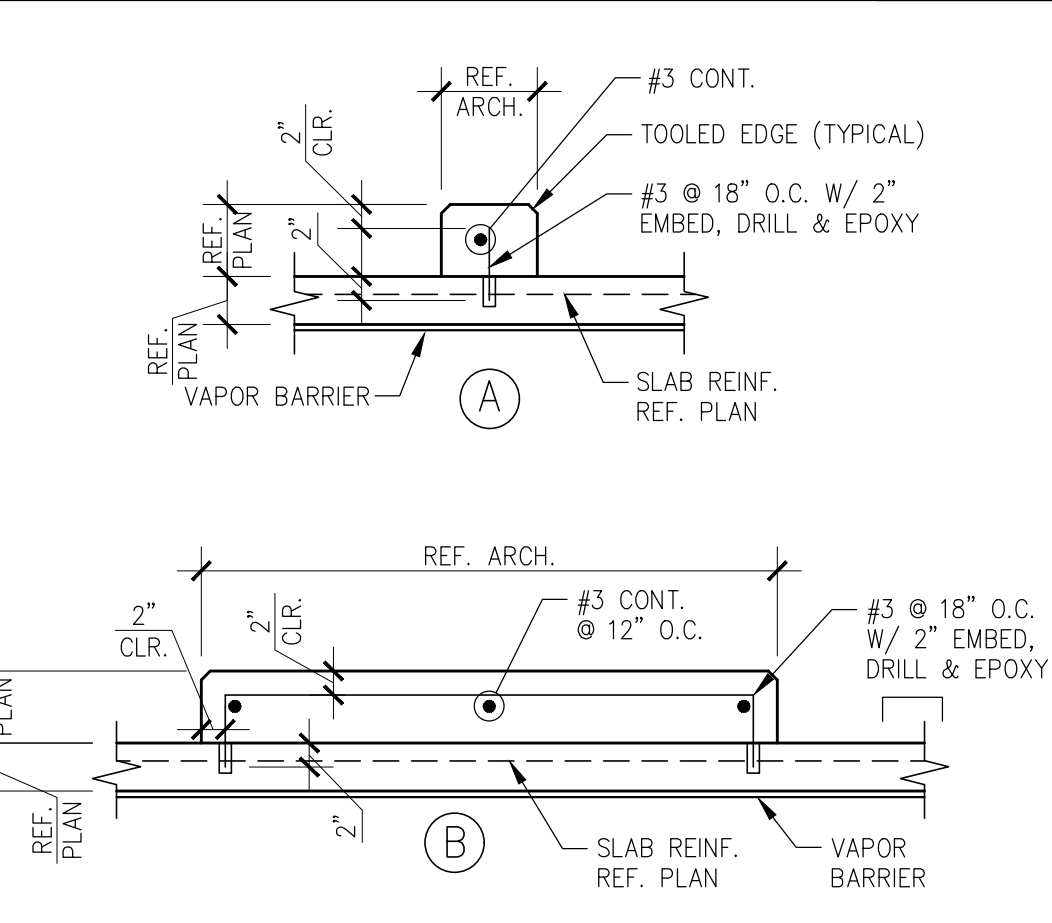
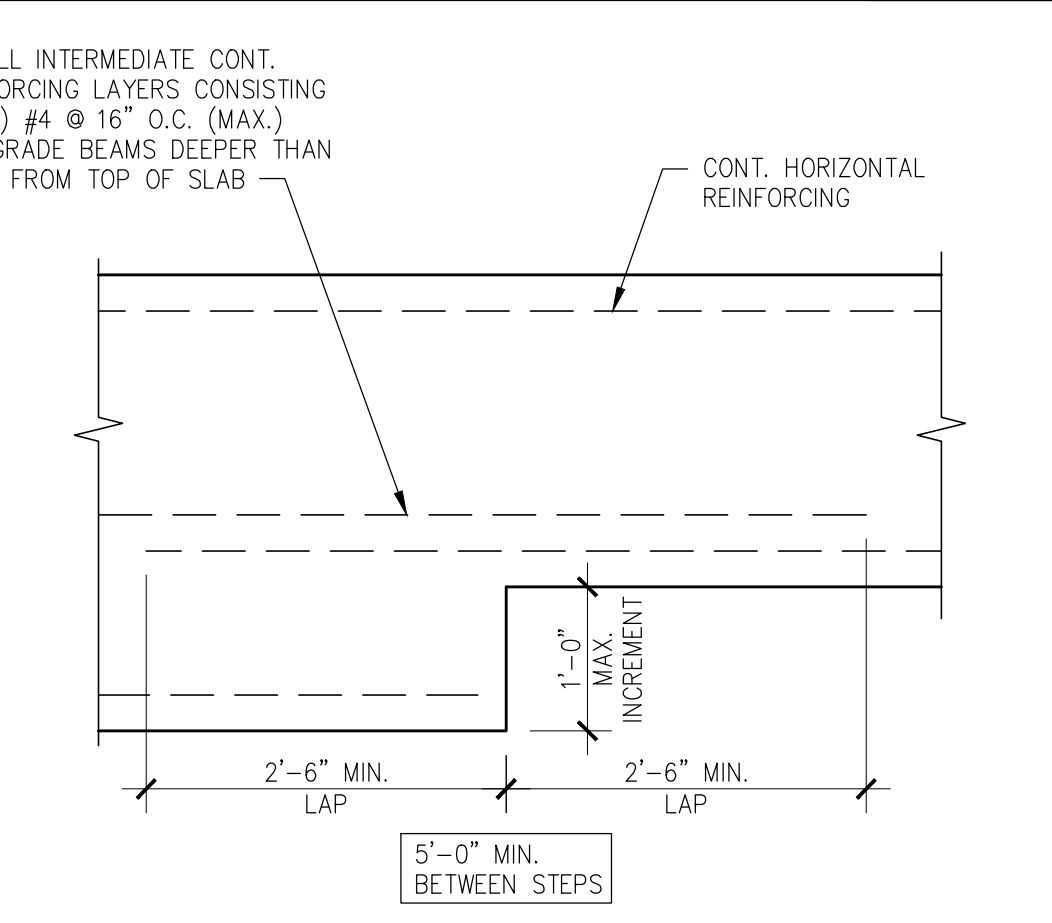
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S-200

FOUNDATION DETAILS

PANDA HOME 2600 R4

CONSTRUCTION BID SET 2023-05-26

									
NOT USED	20	NOT USED	16	NOT USED	12	TYPICAL CORNER BAR	8	TYPICAL SILL PLATE BOLTS	4
	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201
									
NOT USED	19	NOT USED	15	TYPICAL FLOOR DRAIN	11	TYPICAL REINFORCING BAR	7	TYPICAL PIPE & TRENCH DETAIL	3
	S-201		S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201
									
NOT USED	18	TYPICAL LIGHT POLE SECTION	14	TYPICAL TRENCH DRAIN	10	TYPICAL TIES & STIRRUPS	6	TYPICAL JOINT DETAIL	2
	S-201	SCALE: N.T.S.	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: 3/4"=1'-0"	S-201
									
DETAIL	17	TRASH ENCLOSURE WALL	13	TYPICAL CURB	9	TYPICAL STEP FOOTING	5		
SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201		



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PANDA HOME 2600
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Virginia Beach, VA 23453

S-201

TYPICAL FOUNDATION DETAILS

PANDA HOME 2600 R4

2023-05-26
CONSTRUCTION BID SET

[illegible]

DRAWN BY:

[REDACTED]

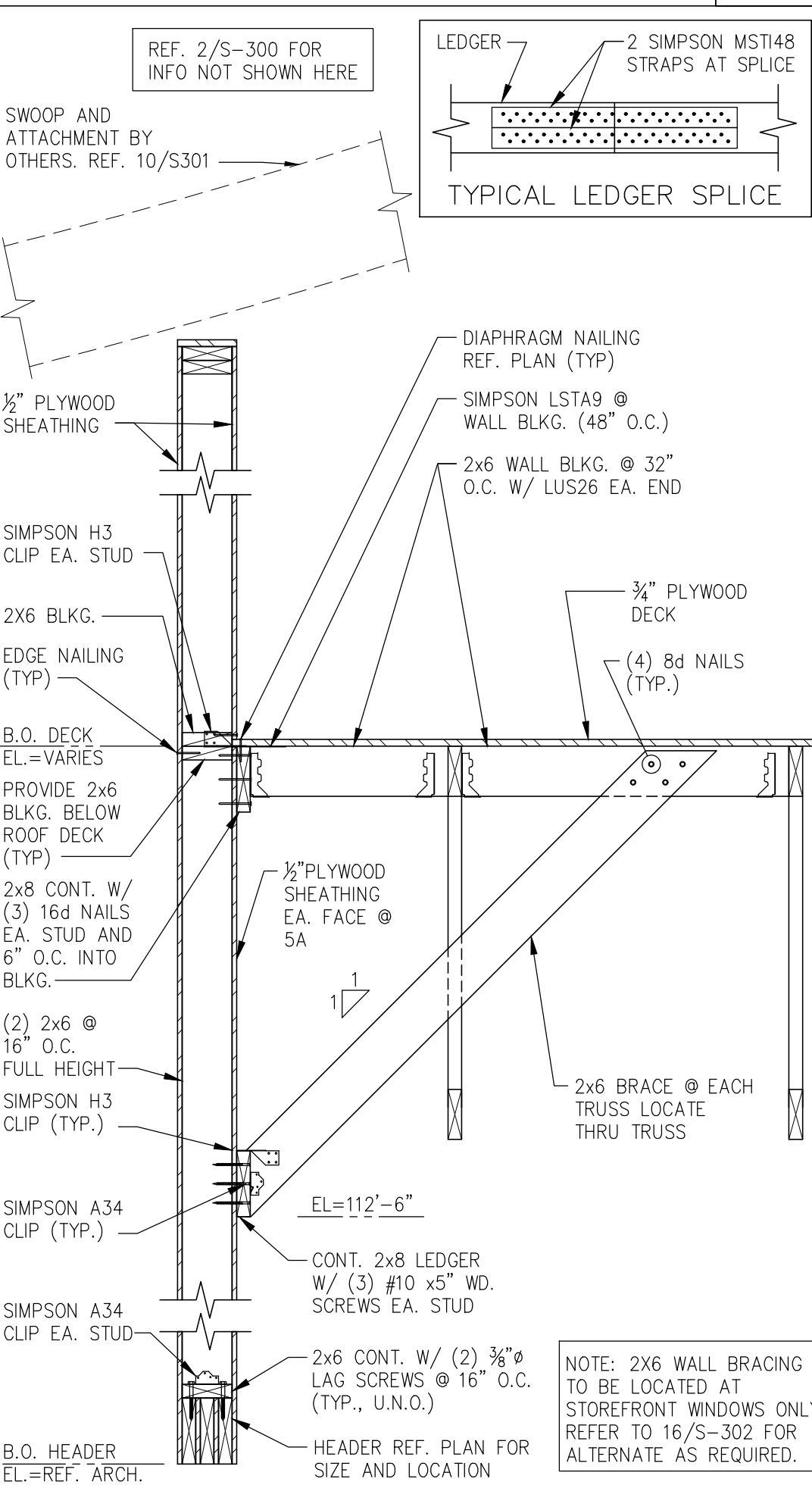
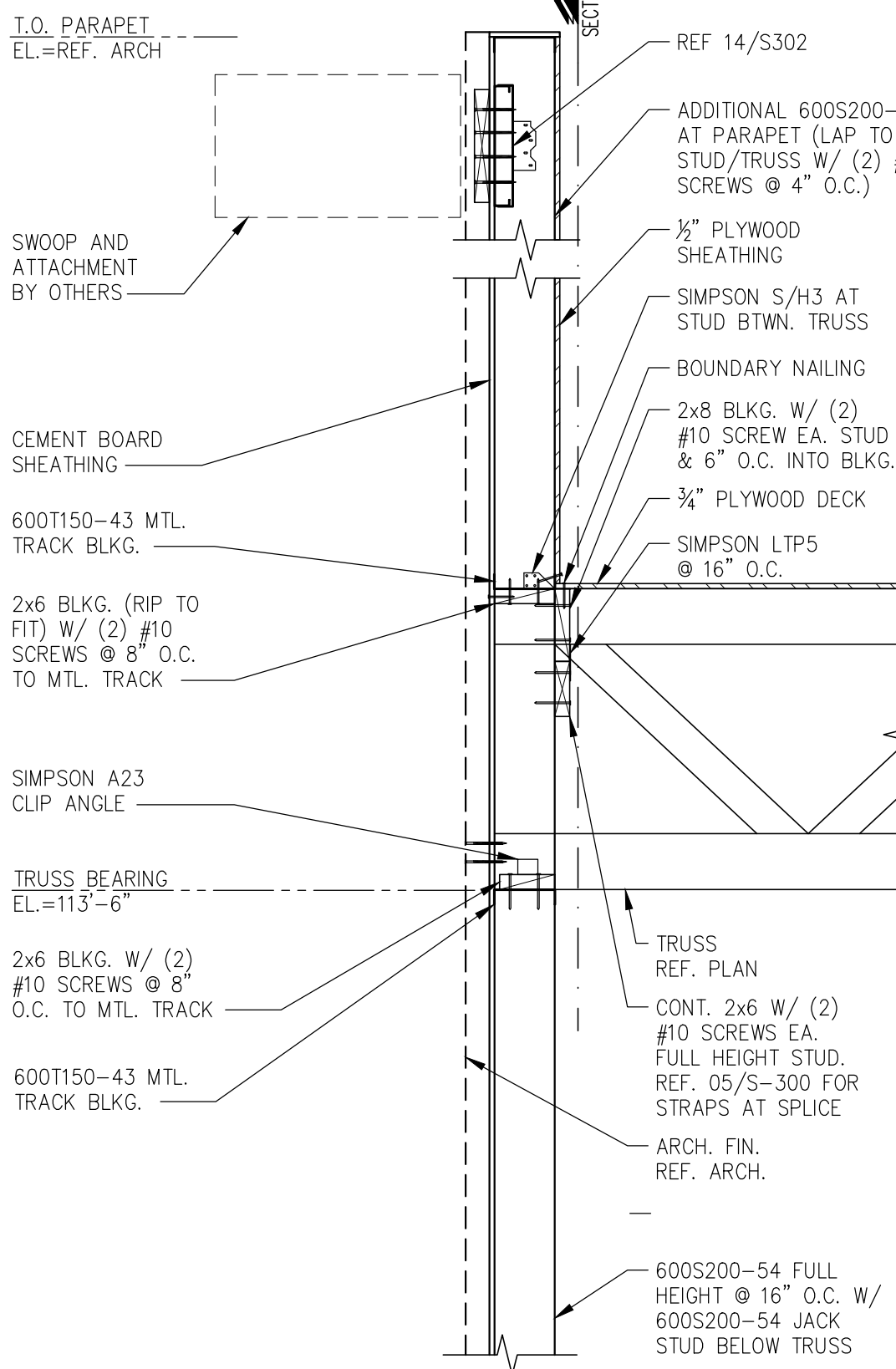
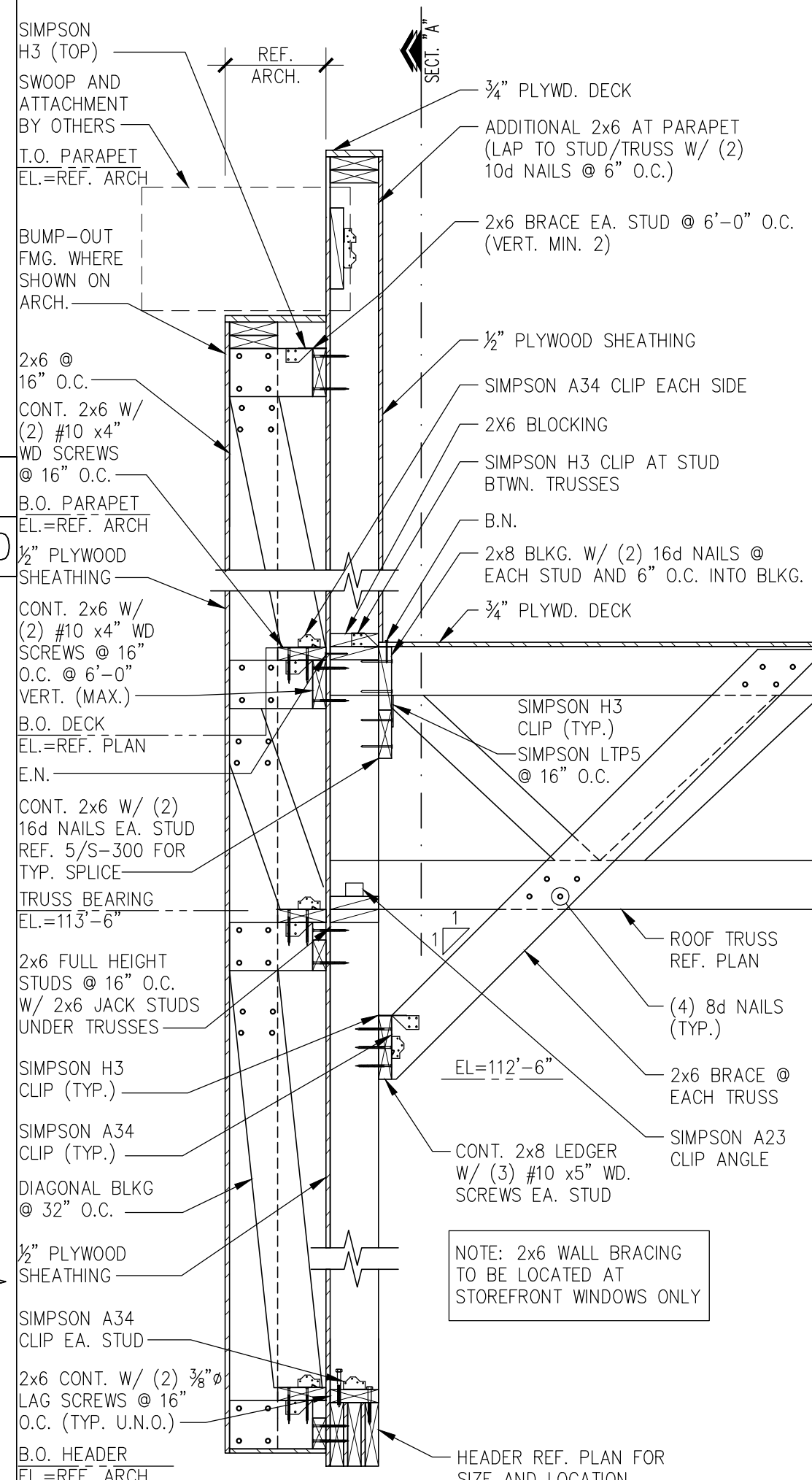
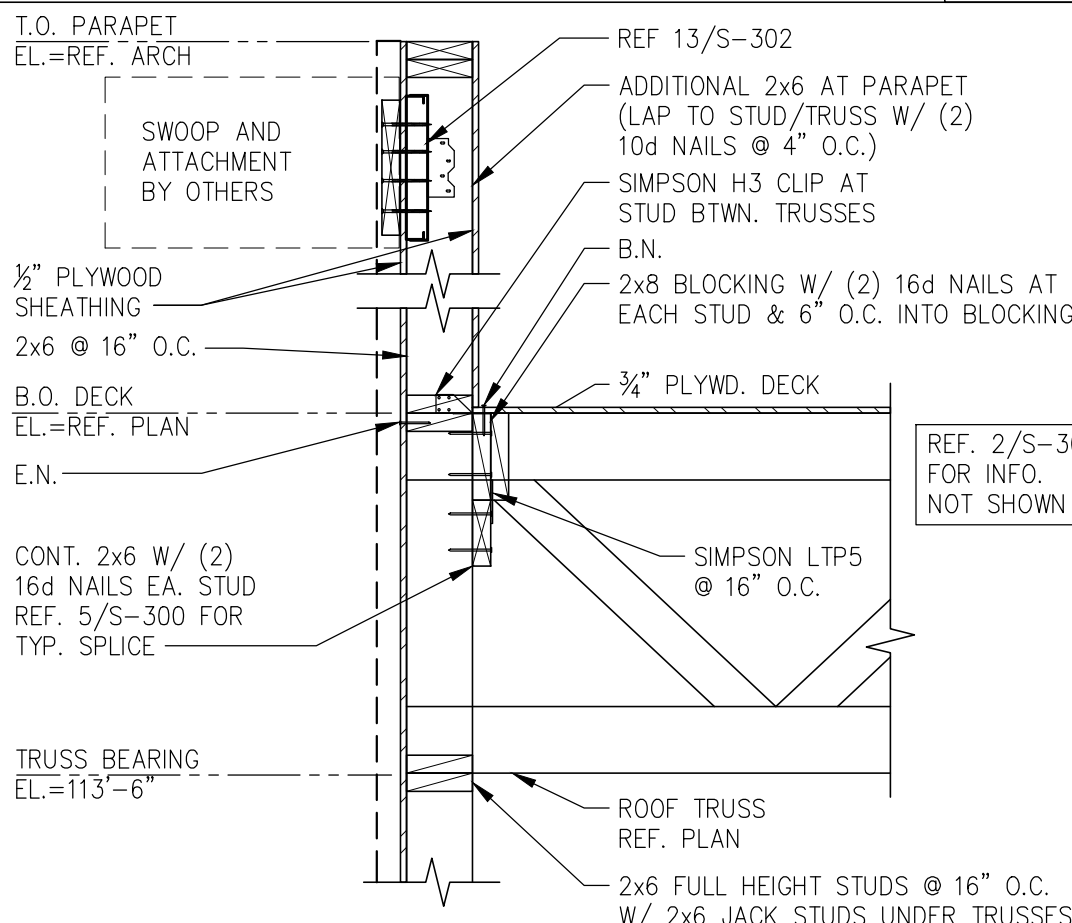
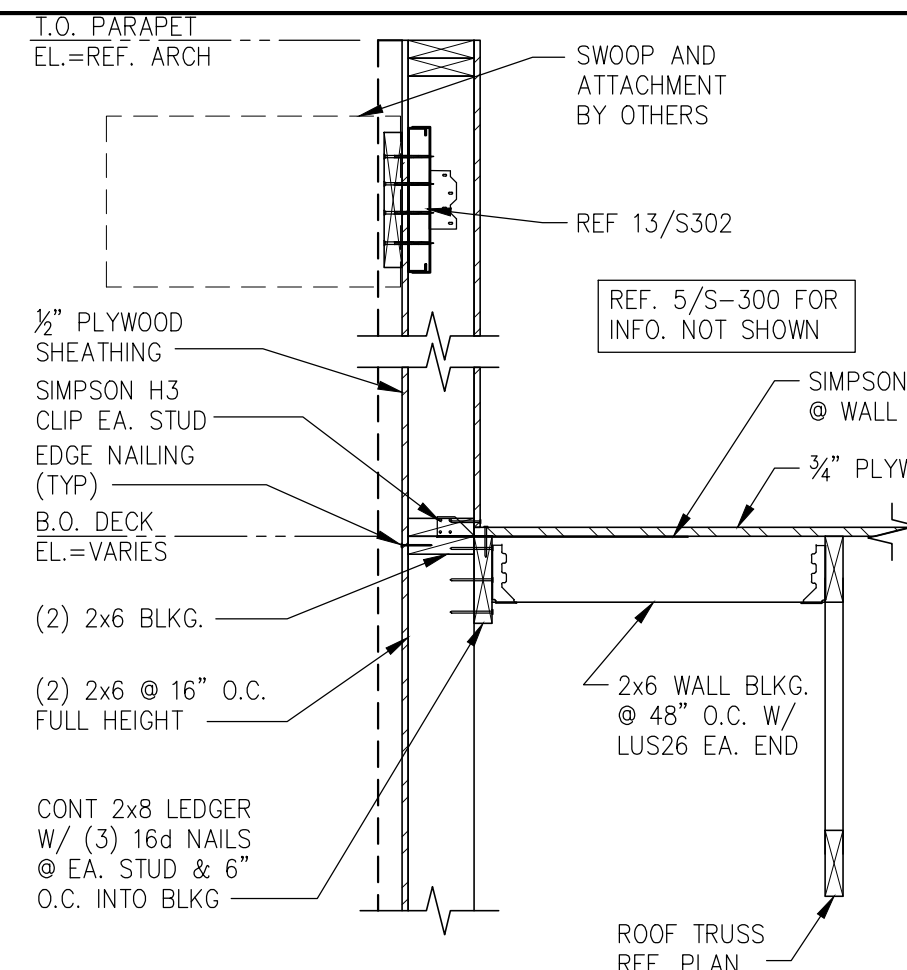
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Virginia Beach, VA 23453

PANDA HOME 2600 R4



NOTE: TYPICAL TO ALL SECTIONS.
REFER TO 13, 14, 17/S-301
AWNING BLOCKING REQUIREMENTS
AS APPLICABLE. REFER TO PLAN.

SECTION	2
SCALE: $\frac{3}{4}"=1'-0"$	S-300

NOTE: 2X6 WALL BRACING
TO BE LOCATED AT
STOREFRONT WINDOWS ONLY
REFER TO 16/S-302 FOR
ALTERNATE AS REQUIRED.



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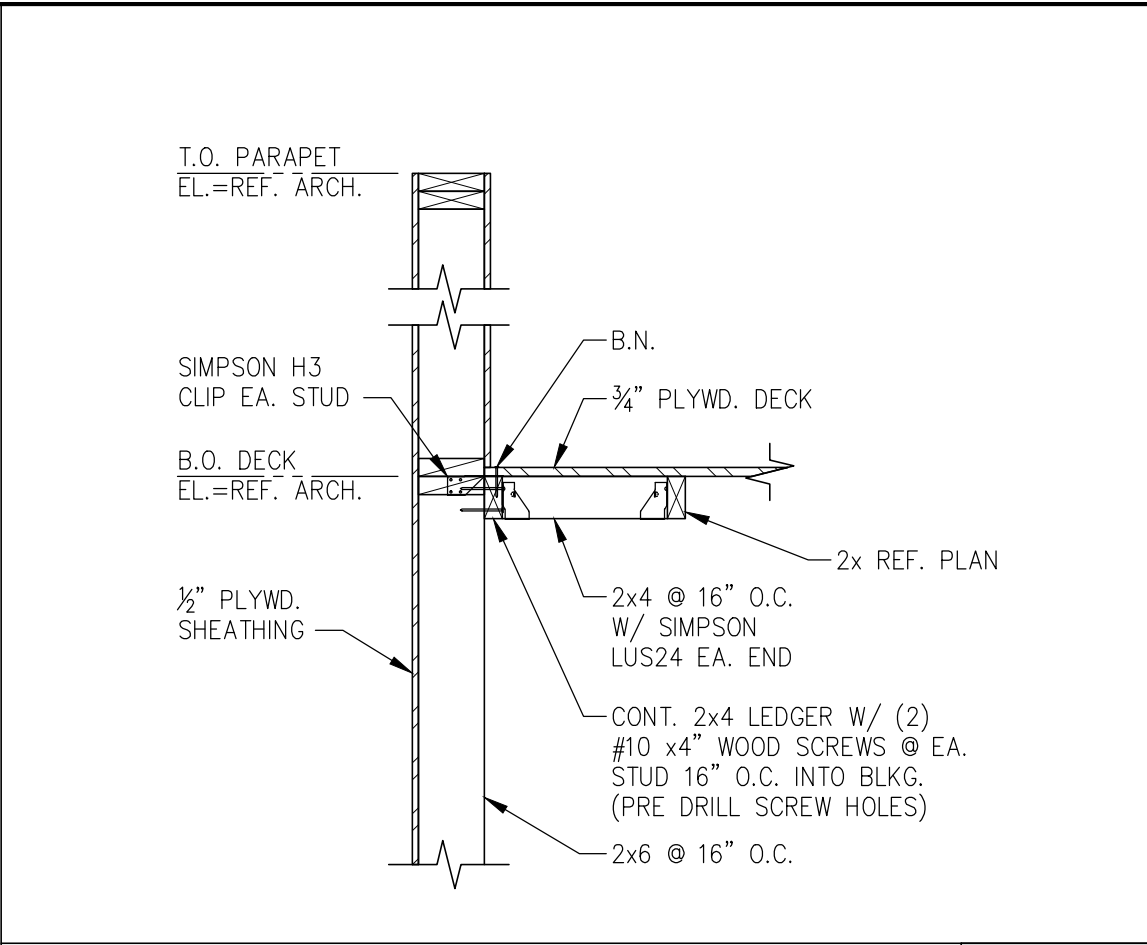
PANDA HOME 2600
Princess Anne Rd & Community College PL.
Virginia Beach, VA 23453

S-301

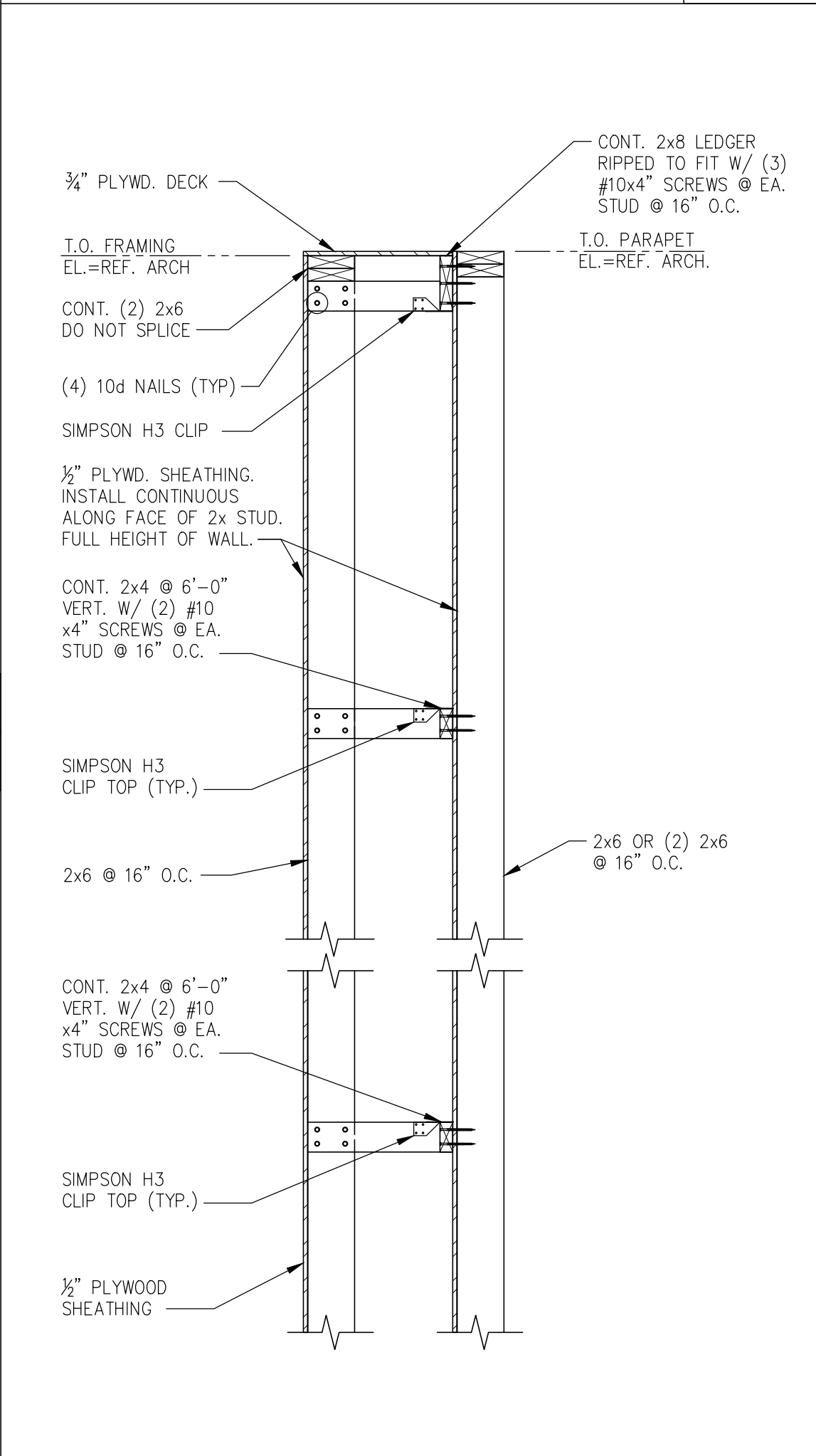
TYPICAL FRAMING DETAILS & SECTIONS

PANDA HOME 2600 R4

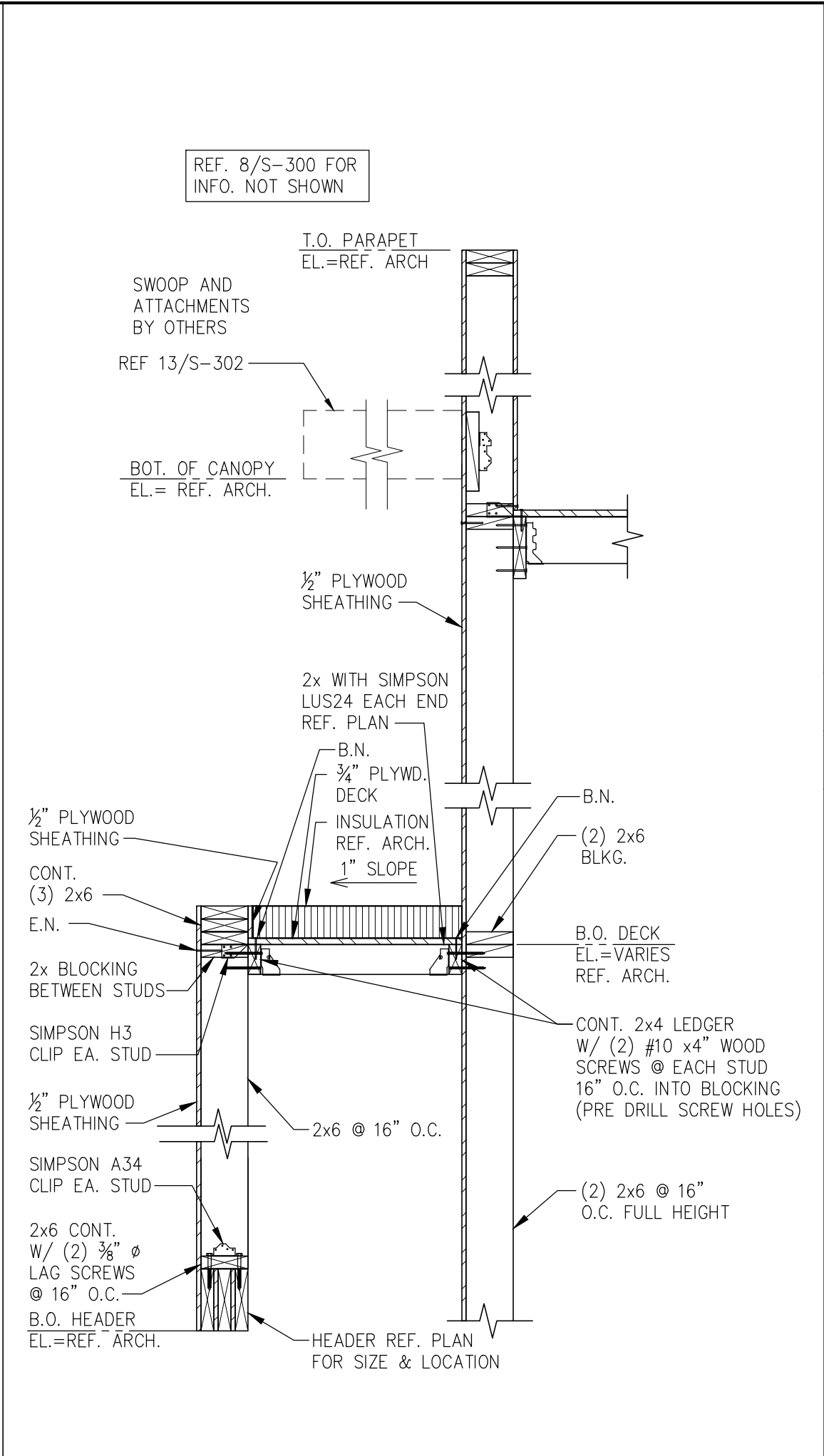
2023-05-26
CONSTRUCTION BID SET



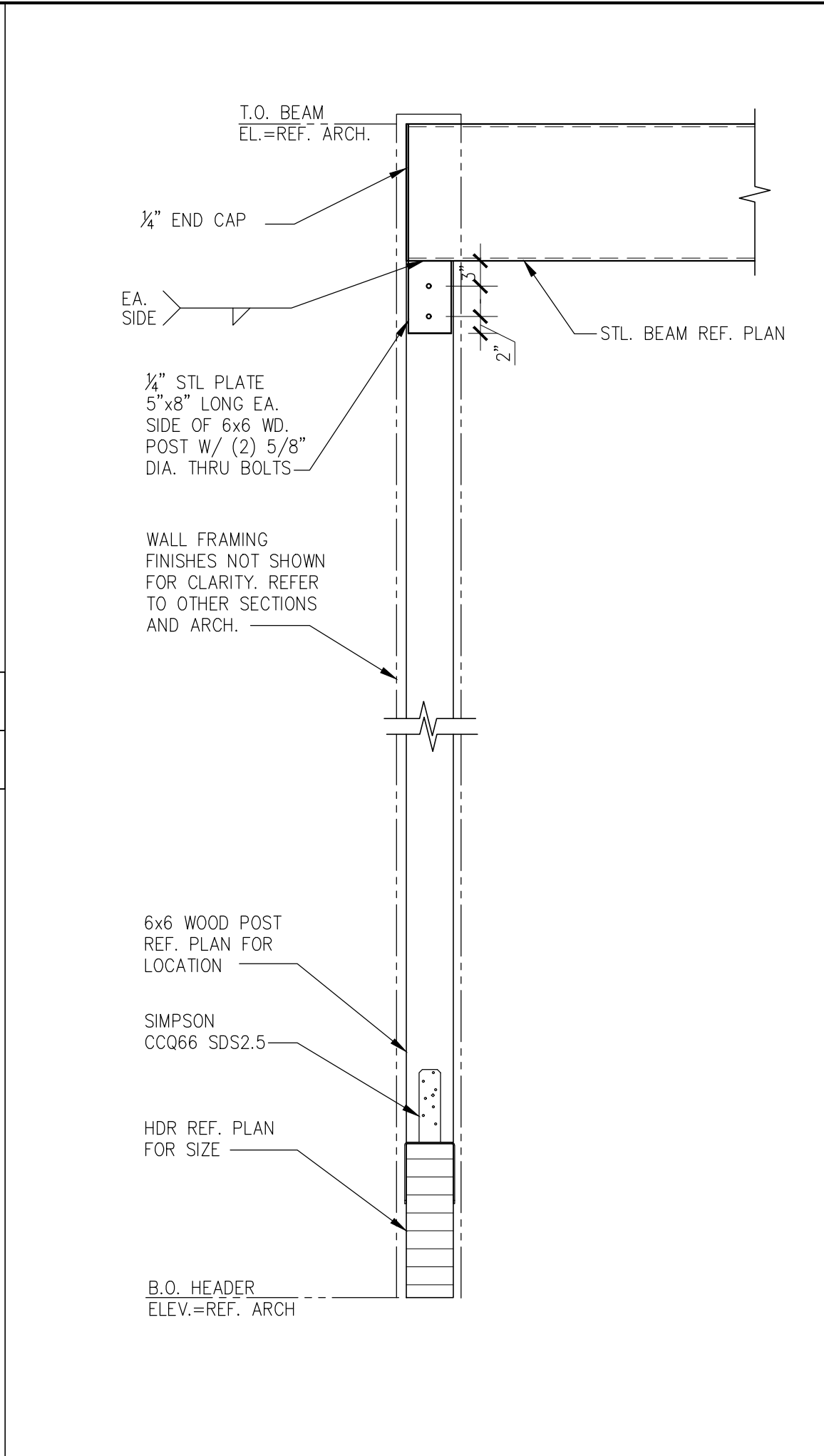
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SCALE: 3/4"=1'-0"	S-301



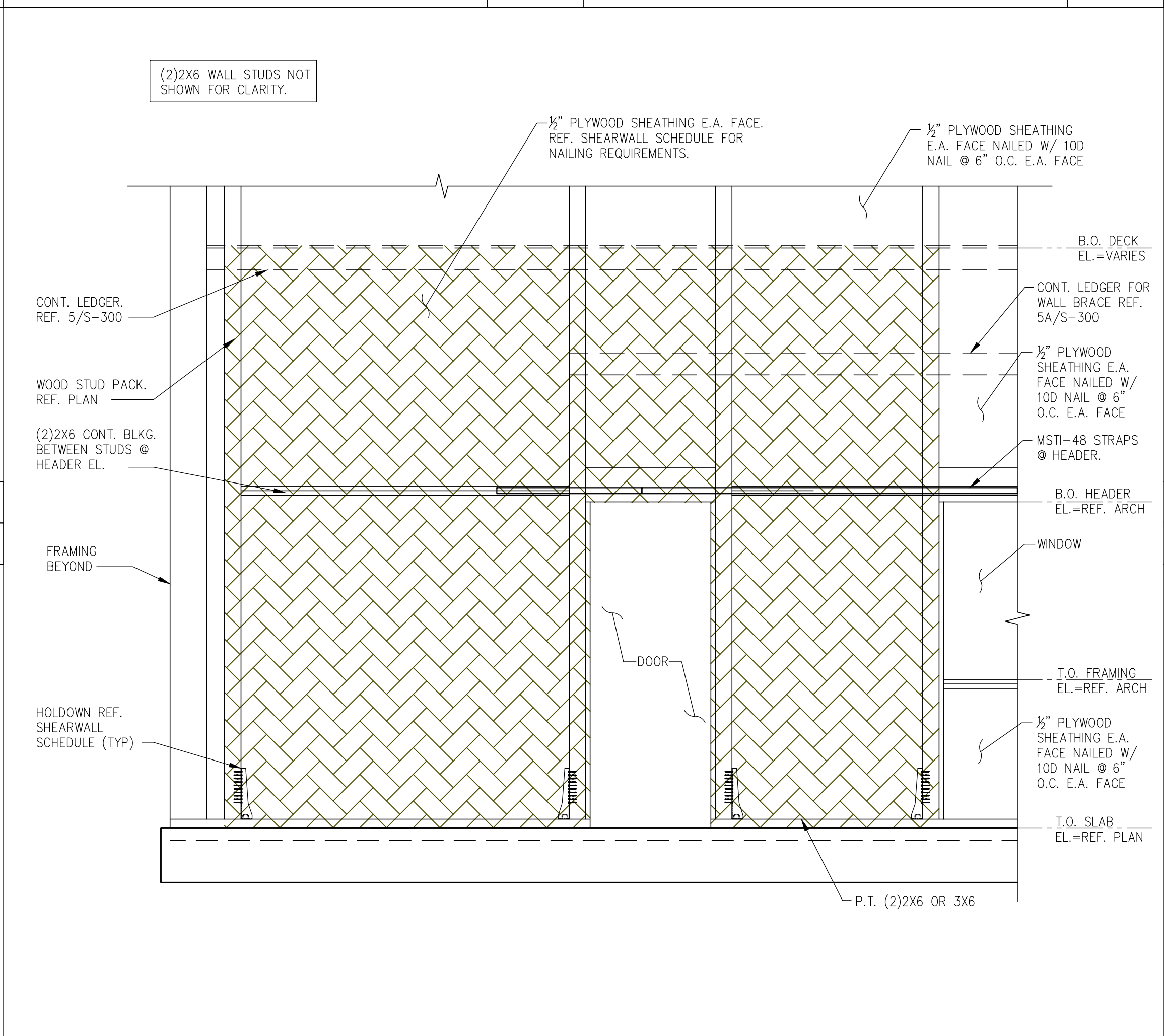
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SCALE: N.T.S.	S-301



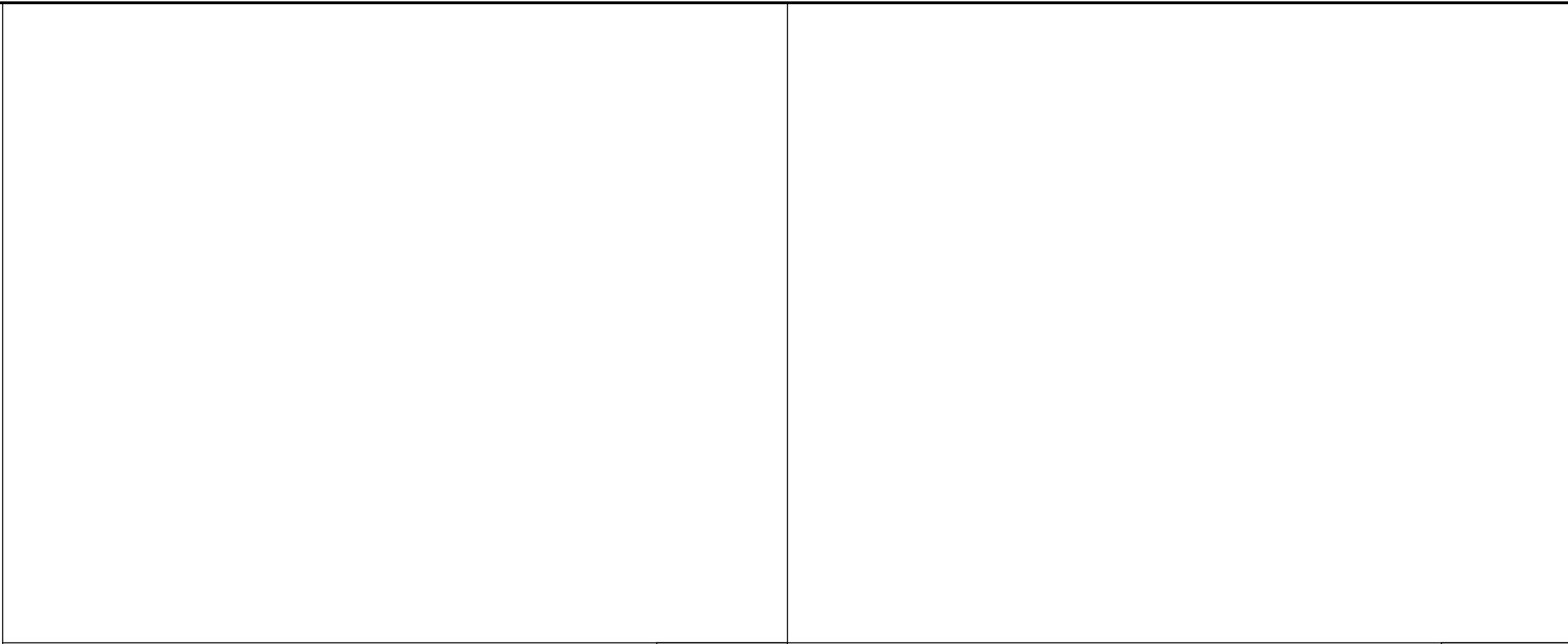
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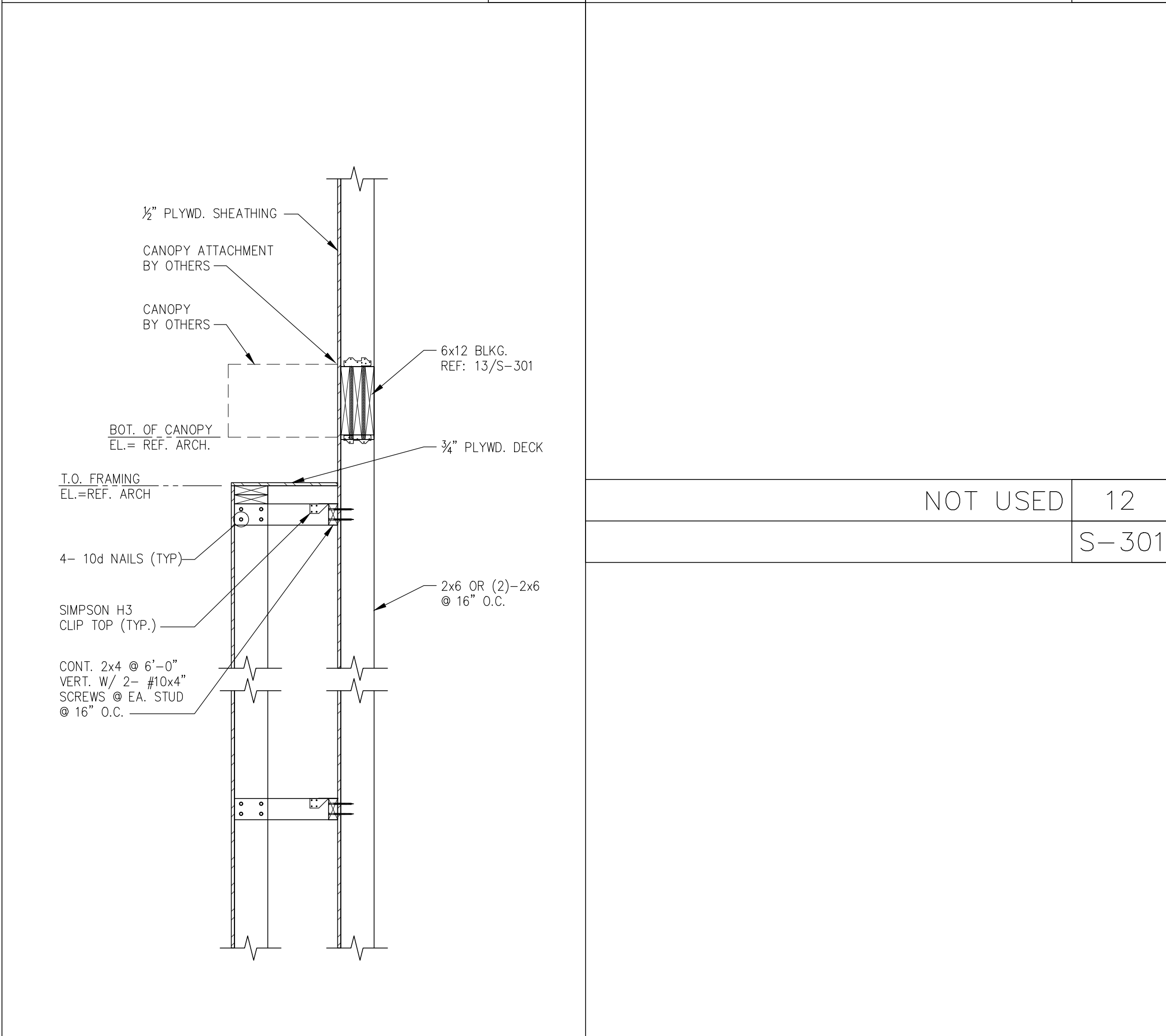
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SCALE: N.T.S.	S-301



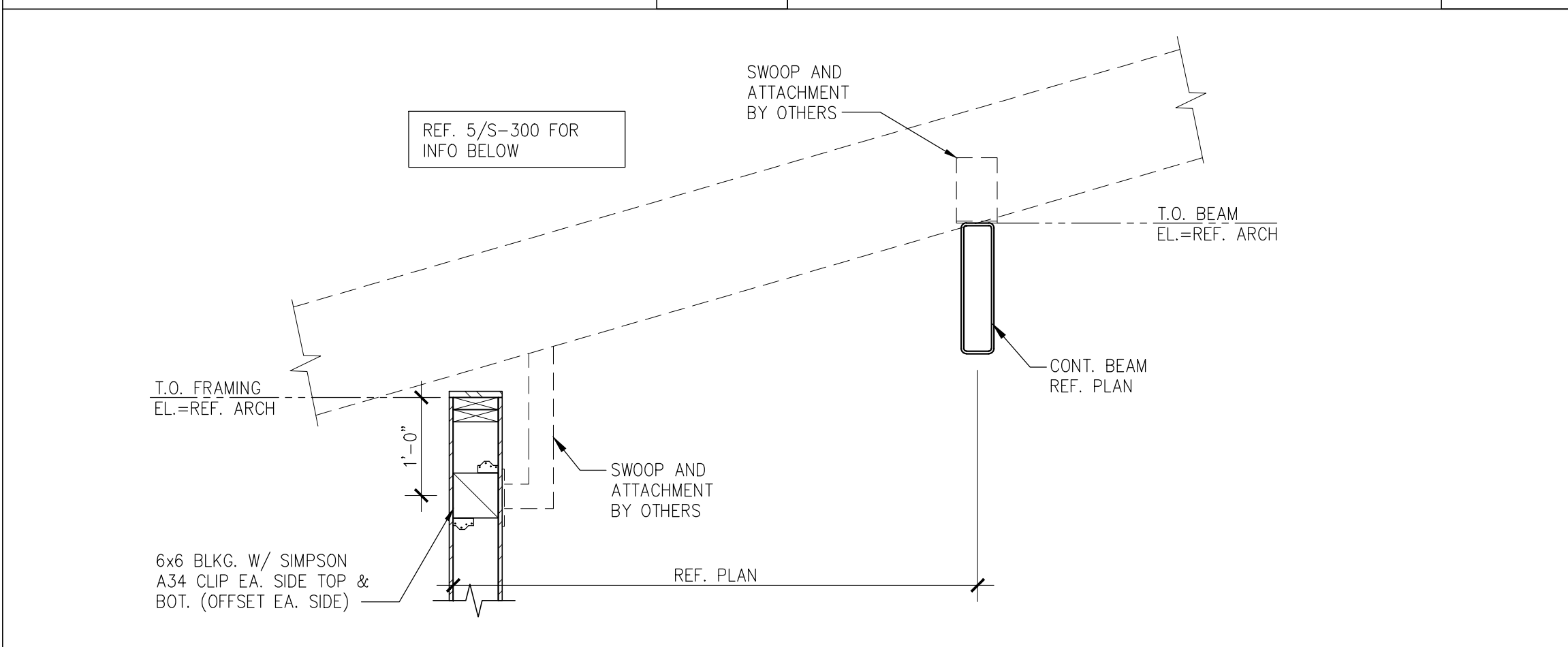
SHEARWALL 1 ELEVATION	5
SCALE: 3/4"=1'-0"	S-301



SECTION	13
SCALE: N.T.S.	S-301



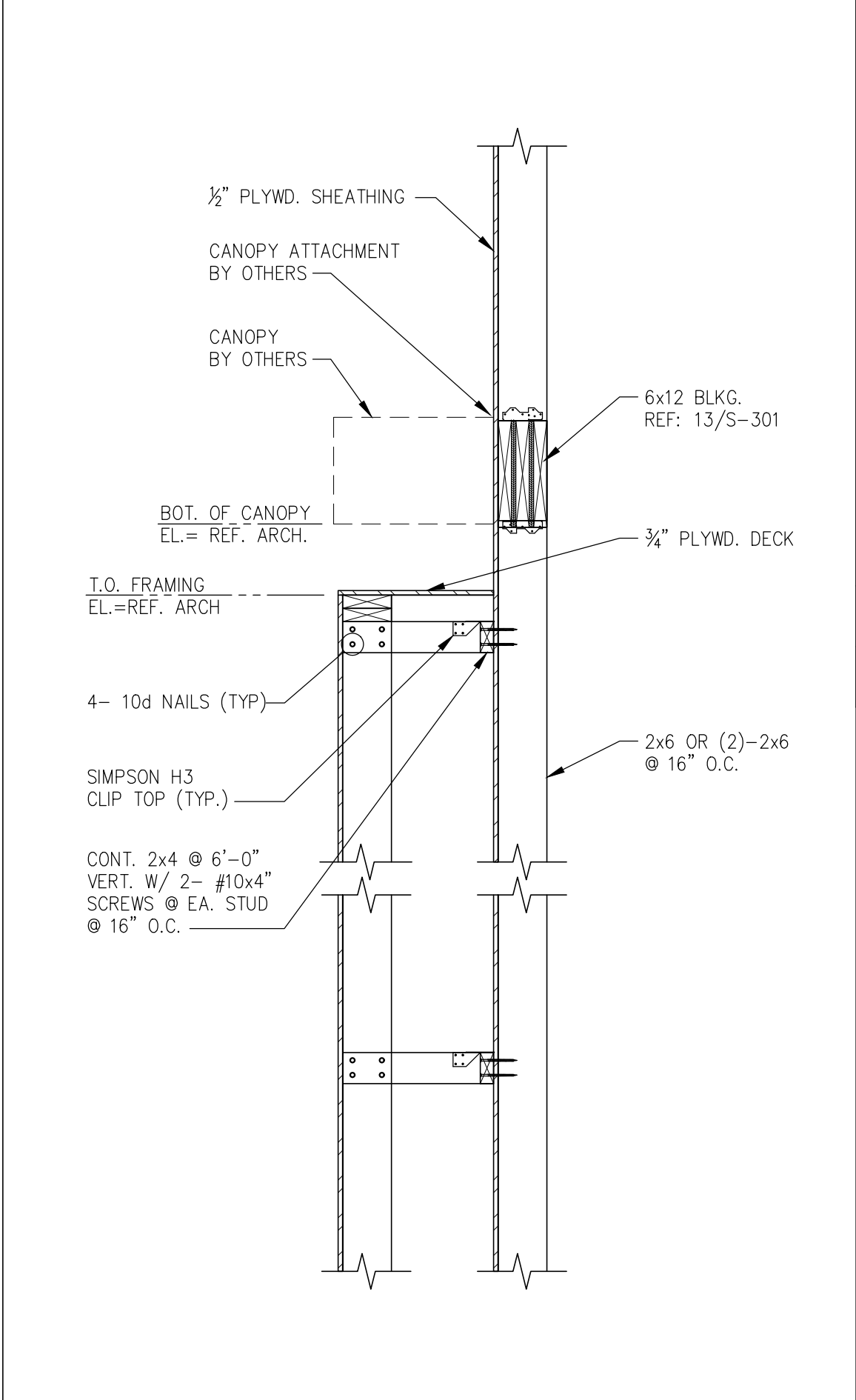
SECTION	12
SCALE: N.T.S.	S-301



SECTION	10
SCALE: 3/4"=1'-0"	S-301



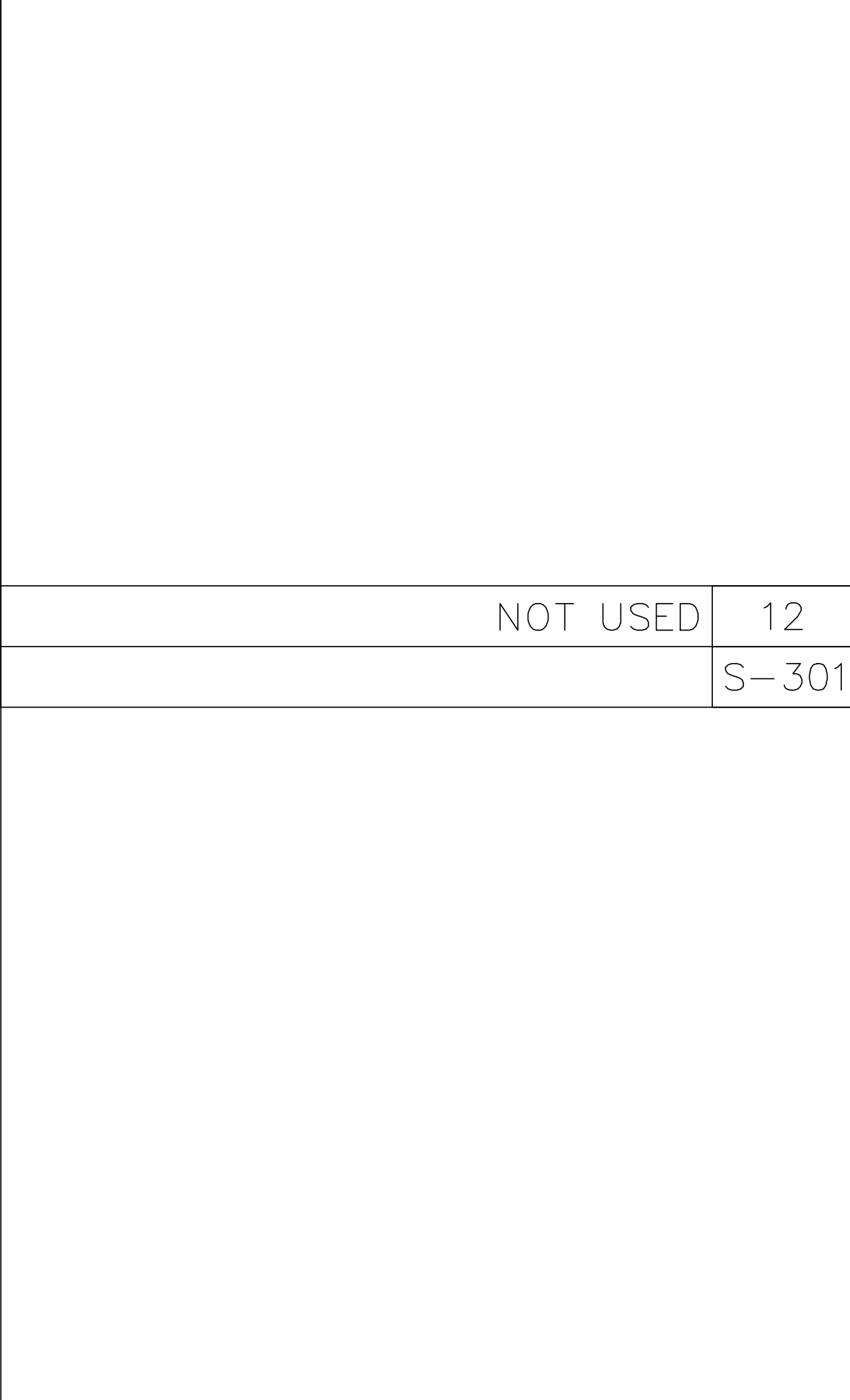
SECTION	17
SCALE: N.T.S.	S-301



SECTION	15
SCALE: 3/4"=1'-0"	S-301



SECTION	11
SCALE: N.T.S.	S-301



SECTION	10
SCALE: N.T.S.	S-301

NOT USED	20	ALTERNATE STOREFRONT BRACE SECTION	16	SOFFIT DETAIL @ SERV. COUNTER	12	TYP. MECHANICAL SUPPORT UNIT	8	TYPICAL WALL FRAMING	4
	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302
NOT USED	19	TYPICAL METAL STUD VERTICAL BLOCKING	15	SOFFIT DETAIL @ SERV. COUNTER	11	TYPICAL HANGER SUPPORT	7	TYPICAL FRAMING NOTCHES	3
	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: N.T.S.	S-302
NOT USED	18	SMALL CANOPY BLKG. @ MTL STUD	14	SUPPORT PARALLEL TO TRUSS	10	TYPICAL BRIDGING AND BRACING	6	TYPICAL WOOD HEADER FRAMING	2
	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302
TYPICAL TRELLIS BLOCKING	17	TYPICAL CANOPY BLOCK (U.N.O.)	13	SUPPORT PERPENDICULAR TO TRUSS	9	TYP. LIGHT GAGE HDR. FRAMING	5		
SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302	SCALE: 3/4\"=1'-0\"	S-302		

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REVISIONS:

ISSUE DATE:

BUILDING PERMIT	03-17-23
CONSTRUCTION /BID SET	04-28-23
CONSTRUCTION SET	05-26-23

DRAWN BY:

PANDA PROJECT #: D8568
 PANDA STORE #:
 ARCH PROJECT #: JCDT21-0109

PANDA EXPRESS
 PANDA HOME 2600
 Princess Anne Rd & Community College Pl.
 Virginia Beach, VA 23453

S-302
 TYPICAL FRAMING DETAILS & SECTIONS

PANDA HOME 2600 R4

2023-05-26
CONSTRUCTION BID SET