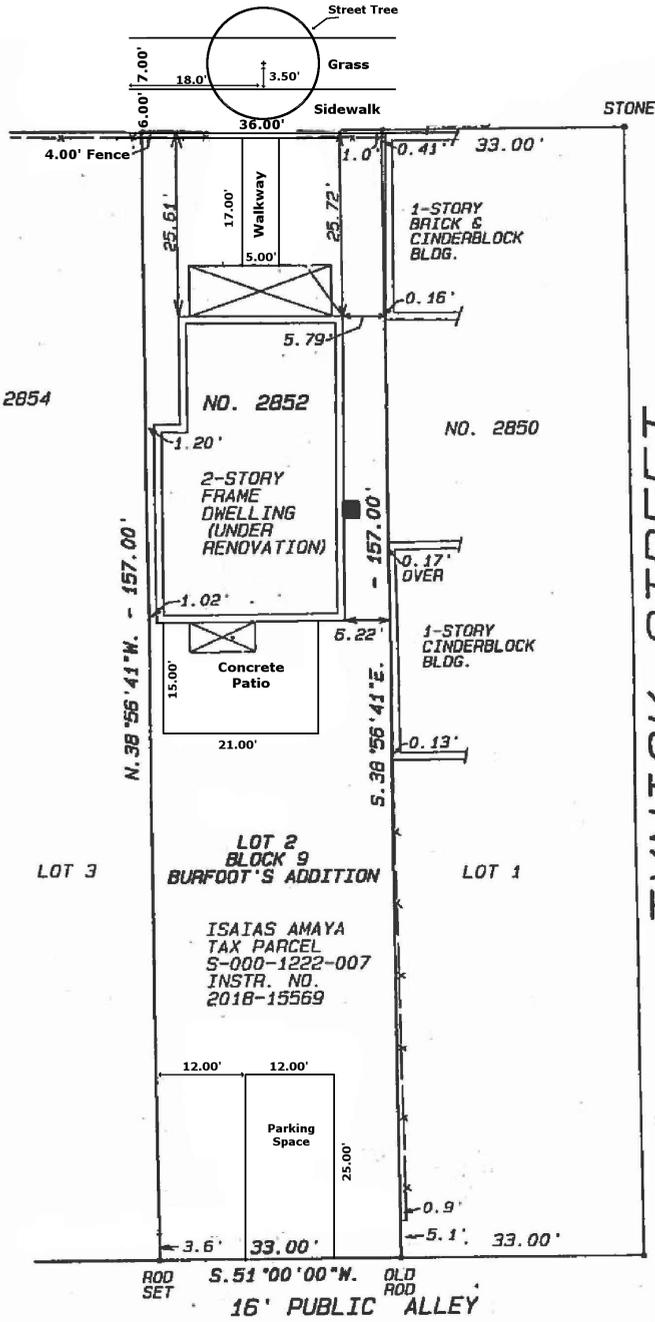
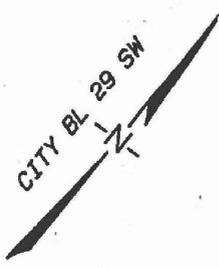


HULL STREET



NO. 2854

NO. 2852

NO. 2850

LOT 3

LOT 2
BLOCK 9
BURFOOT'S ADDITION

LOT 1

ISAIAS AMAYA
TAX PARCEL
S-000-1222-007
INSTR. NO.
2018-15569

16' PUBLIC ALLEY

TYNICK STREET

P= OVERHEAD POWER

NOTE:
THIS SURVEY HAS BEEN
PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT,
AND DOES NOT, THEREFORE,
NECESSARILY INDICATE ALL
ENCUMBRANCES ON
THE PROPERTY

PLAT OF PROPERTY SITUATED
ON THE SOUTHERN LINE OF
HULL STREET AND WEST OF
TYNICK STREET
CITY OF RICHMOND, VIRGINIA
MAY 2, 2019 SCALE: 1=20'

FILE 5-1022

Site Plan

Drawn By:
Isaias Amaya

Date: 12/04/19

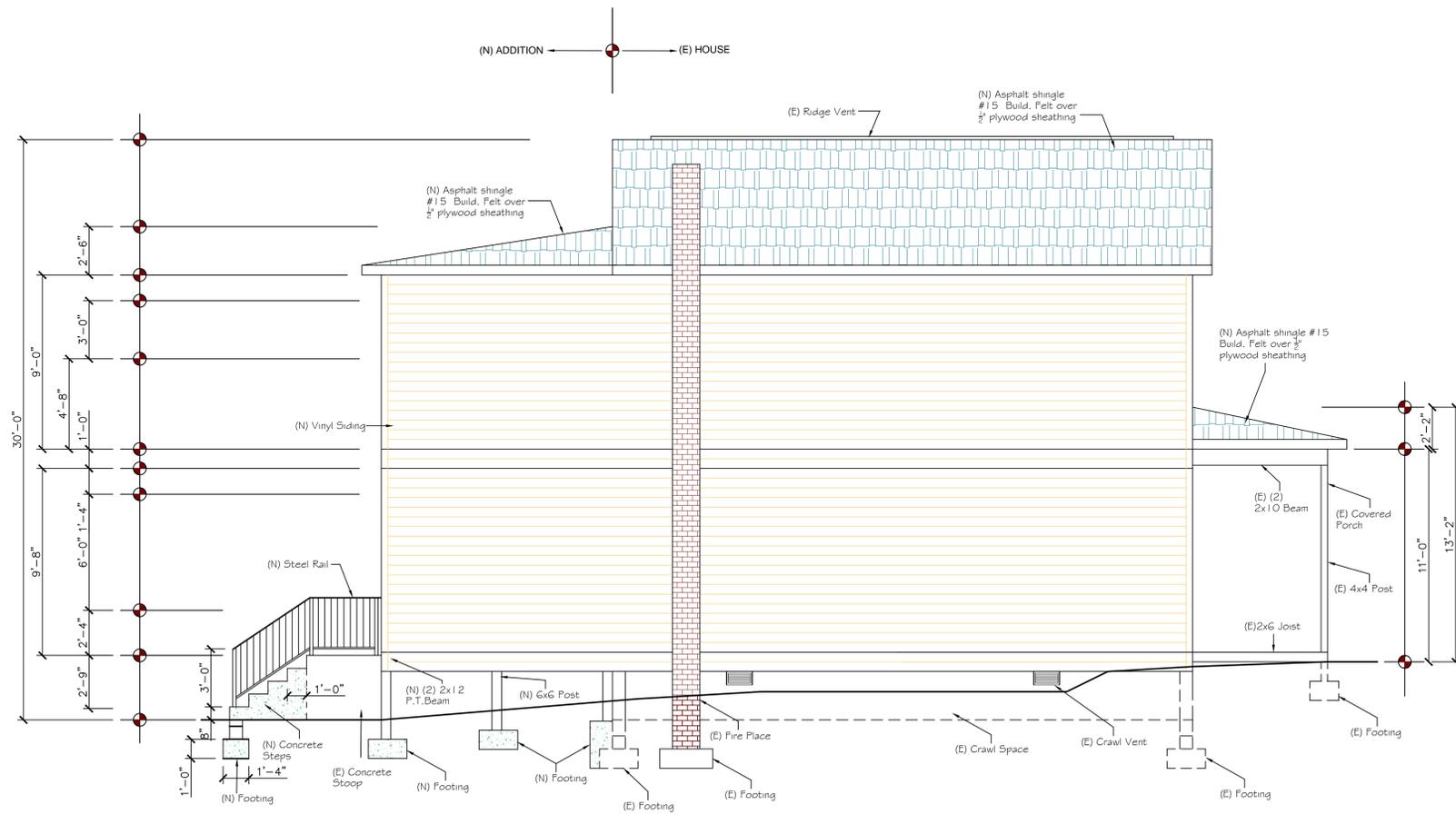
STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

CERTIFICATION

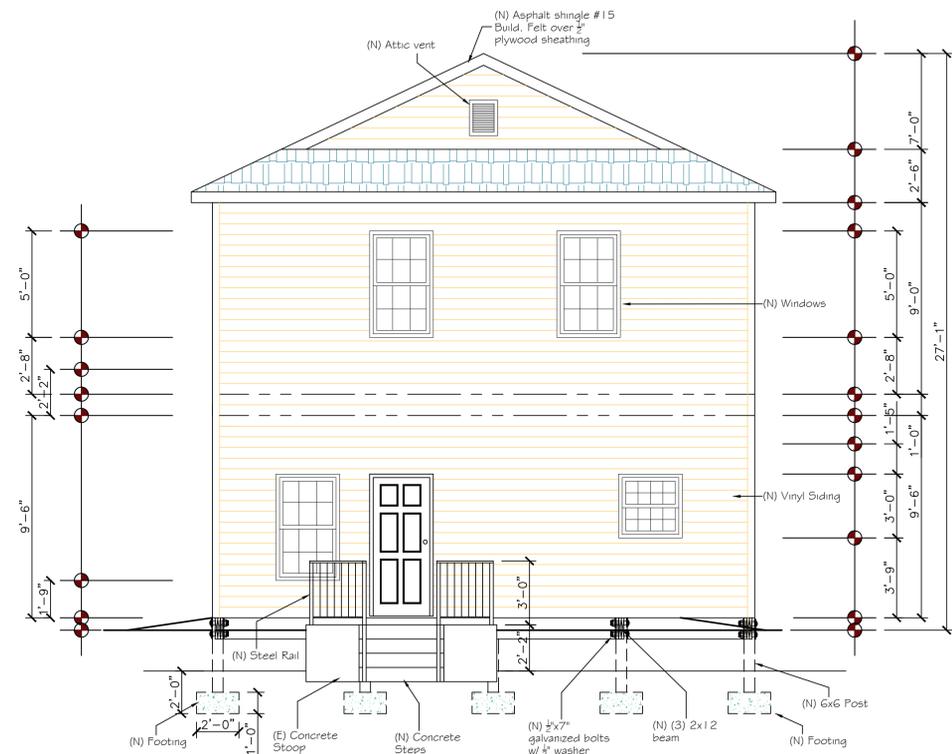
THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENDRACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

BK. 131-18

NOTE: ALL FASTENER IN CONTACT WITH P.T.WOOD SHALL BE G85 GALVANIZED OR STAINLESS STEEL



1
A-2 SIDE ELEVATION PLAN
SCALE: 1/4" = 1'-0"



1
A-2 REAR ELEVATION PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

A & X Construction Group
Design & Build Firm

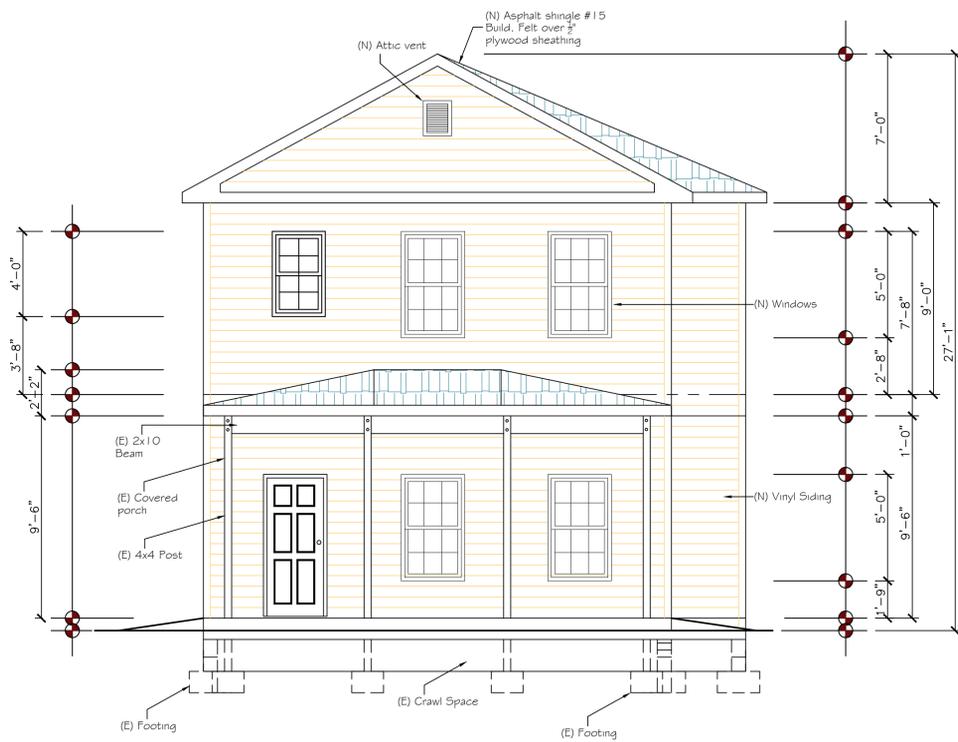
15575 Lee Road, Suite 100, Fairfax, VA 22033
(703) 722-2817 Fax (703) 477-2873
alex@axconstruction.com
www.axconstruction.com

Mr. Isaias Amaya Rivas
Residence Addition
2852 Hulls St Richmond, VA 23224
ARCHITECTURAL
EXIST. AND PROPOSED ELEVATION

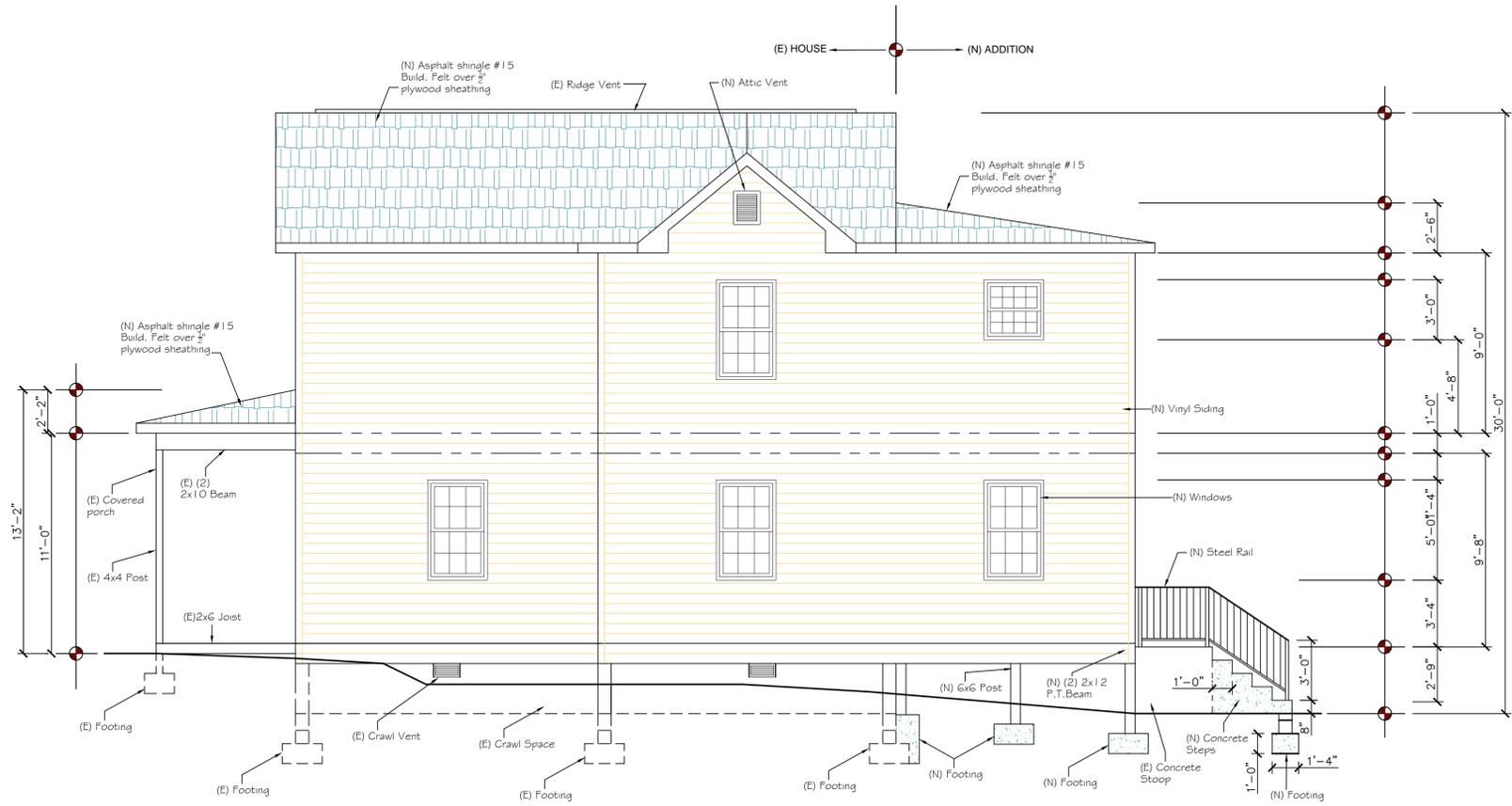
DESIGN BY: C. Guzman
DRAWN BY: C. Guzman
CHECKED BY: C. Guzman
SCALE: As Shown
DATE: 03-02-19
PROJECT No. IS-0834

SHEET
A4
OF SHEETS

NOTE: ALL FASTENER IN CONTACT WITH P.T. WOOD SHALL BE G85 GALVANIZED OR STAINLESS STEEL



1 FRONT ELEVATION PLAN
A-2 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION PLAN
A-2 SCALE: 1/4" = 1'-0"

REVISIONS	BY

A & X Construction Group
Design & Build Firm

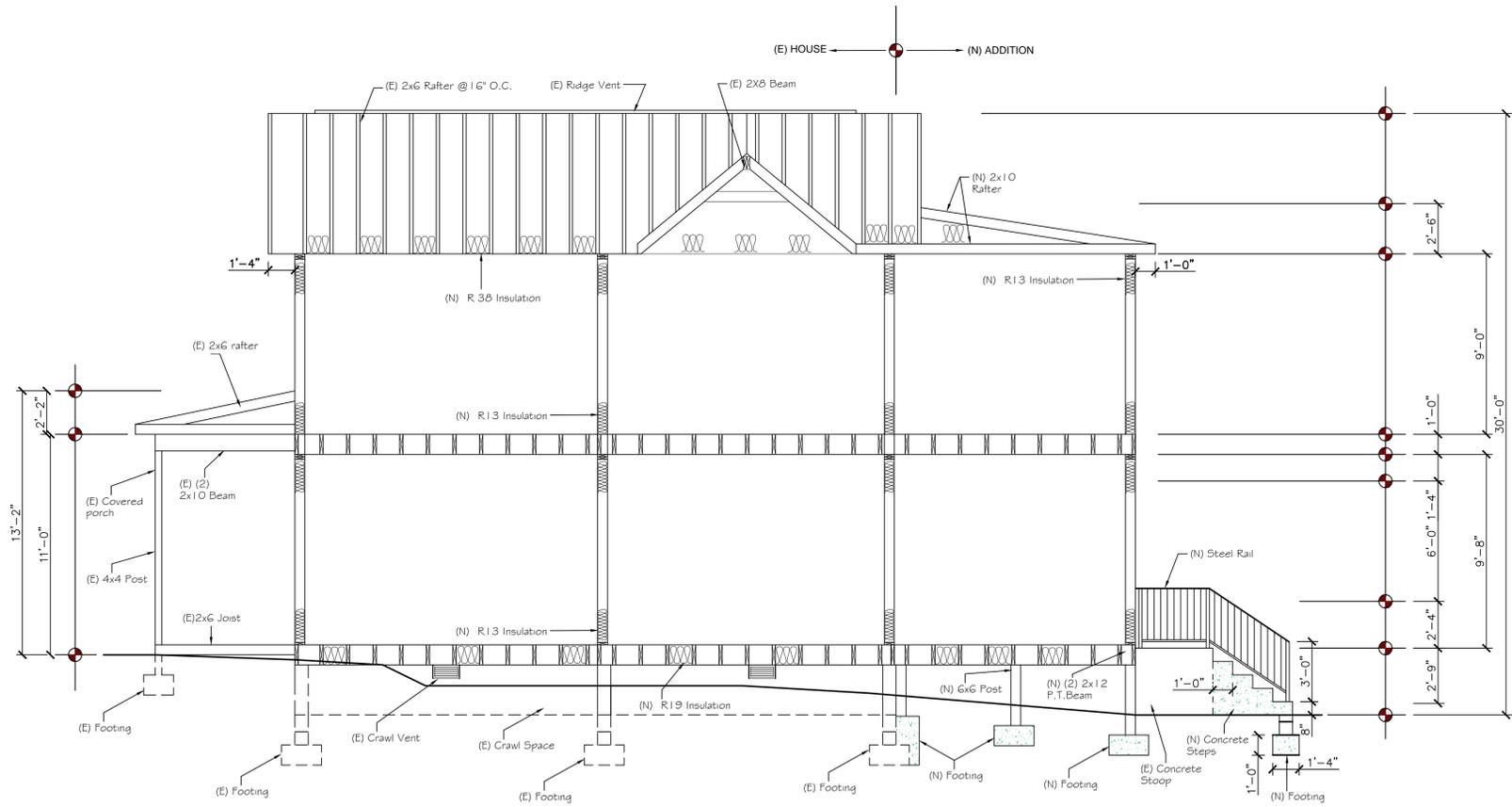
4000 W. 10th St. Suite 200
Arlington, VA 22202
(703) 707-1000
aandxconstructiongroup.com

Mr. Isaias Amaya Rivas
Residence Addition
2852 Hulls St Richmond, VA 23224

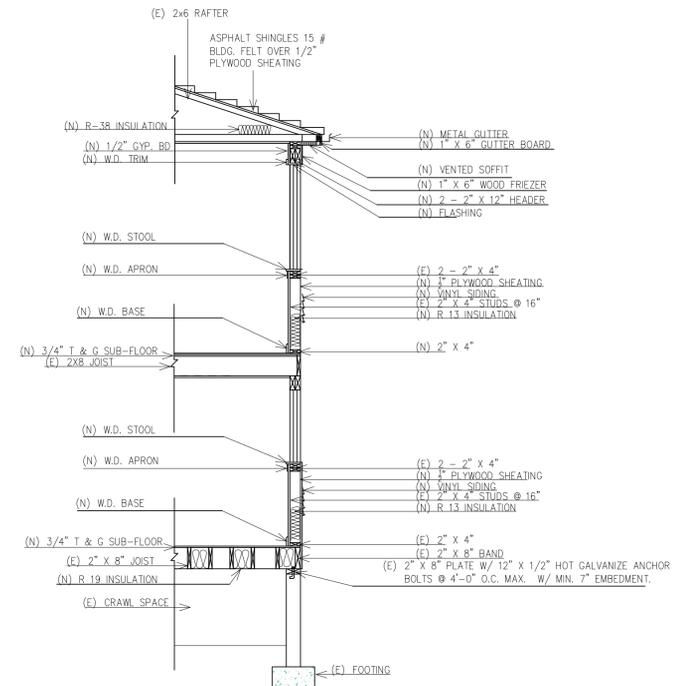
ARCHITECTURAL
EXIST. AND PROPOSED ELEVATION PLAN

DESIGN BY: C. Guzman
DRAWN BY: C. Guzman
CHECKED BY: C. Guzman
SCALE: As Shown
DATE: 03-02-19
PROJECT No. IS-0934

SHEET
A3
OF ___ SHEETS



1 BUILDING SECTION
A-5 SCALE: 1/4" = 1'-0"



2 PROPOSED WALL SECTION
A5 NO SCALE

REVISIONS	BY

A & X Construction Group
 Design & Build Firm

44124 Turf Field Sq, Chesley, VA, 20152
 (703) 722-2817 Cell (703) 477-2873

Mr. Isaias Amaya Rivas
 Residence Addition
 2852 Hulls St Richmond, VA 23224

ARCHITECTURAL
 BUILDING SECTION PLAN

DESIGN BY: C. Guzman
 DRAWN BY: C. Guzman
 CHECKED BY: C. Guzman
 SCALE: As Shown
 DATE: 03-02-19
 PROJECT No. IS-0934

SHEET
A5
 OF SHEETS

DRAWING INDEX		REVISIONS			
COVER SHEET					
A-0 COVER SHEET, GENERAL NOTES, BUILDING DATA, INDEX OF DWGS					
ARCHITECTURAL					
A 2 NEW FLOOR PLAN					
A 3 ELEVATION PLAN					
A 4 ELEVATION PLAN					
A 5 BUILDING SECTION PLAN					
S 1 FOUNDATION PLAN					
S 2 FLOOR FRAMING PLAN					
S 3 ROOF PLAN					

BUILDING CODE DATA

PROJECT NAME:	RESIDENCE ADDITION MR. ISAIAS ANAYA	AREA TABULATION SUMMARY:	TOTAL EXISTING GROSS FLOOR AREA : 1,385 S.F. TOTAL FRONT PORCH GROSS FLOOR AREA : 154 S.F. TOTAL NEW ADDITION GROSS FLOOR AREA : 612 S.F. TOTAL GROSS FLOOR AREA INCLUDING PORCH : 2,151 S.F.
PROJECT LOCATION:	2852 HULLS ST RICHMOND, VA 23224	USE GROUP CLASSIFICATION:	EXISTING RESIDENCE USE: R2
OWNER:	MR. ISAIAS ANAYA 10018 STEPPE DR MANASSAS, VA 20111	CONSTRUCTION:	EXISTING CONSTRUCTION CLASSIFICATION: TYPE 5 B
CONTACT PERSON:	CARLOS GUZMAN 44124 TURF FIELD SQ CHANTILLY, VA 20152 (703) 4772873	BUILDING USE:	RESIDENCE
DESIGNER:	CARLOS GUZMAN 44124 TURF FIELD SQ CHANTILLY, VA 20152 (703) 4772873	CONSTRUCTION TYPE:	5B
CODES USED FOR DESIGN:	- 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE - 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE	NUMBER OF STORY:	TWO
		SPRINKLED:	NO
		FIRE ALARM:	NO

**MR. ISAIAS ANAYA
RESIDENCE ADDITION**

**2854 Hulls St
Richmond, VA 23224**

STRUCTURAL NOTES

FLOOR LOAD: FLOOR: 40 PSF	FASTENER: ALL FASTENER IN CONTACT WITH PS WOOD SHALL BE G85 GALVANIZED OR STAINLESS STEEL.
ROOF LOAD: MIN. LL: 30 PSF GROUND SNOW LOAD (Pg): 30 PSF FLAT ROOF SNOW LOAD (Pf): 24 PSF SNOW EXPOSURE FACTOR (Ce): 1.0 SNOW LOAD IMPORTANCE FACTOR (Is) 1.0 THERMAL FACTOR (Ct): 1.1	CONCRETE: A. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI@ 28 DAYS. B. FOOTING SHALL BEAR ON UNDISTURBED SOIL WITH MIN. ALLOWABLE BEARING CAPACITY OF 1500 PSI. C. ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4-+/-". D. ALL CONCRETE SHALL BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE. E. ALL CONCRETE SHALL BE PLACED ACCORDING TO ACI 301 MANUAL. F. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% AIR STREINMENT.
WIND LOAD BASIC 3 Sec. GUST: 90 MPH WIND LOAD IMPORTANCE FACTOR (Iw): 1.0 WIND EXPOSURE: C INTERNAL PRESSURE COEFFICIENT: 0.18	

GENERAL PROJECT NOTES

THE CONTRACTOR SHALL VISIT SITE AND VERIFY ALL DIMENSIONS, GRADES AND ALL OTHER CONSTRUCTION CONDITIONS BEFORE THE BID. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR A THOROUGH KNOWLEDGE OF ALL OBSERVABLE BUILDING CONDITIONS AND SYSTEMS. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES UNCOVERED TO THE ARCHITECT.

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB)CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. OTHERWISE THE BID WILL SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED.

ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES OF CITY OF RICHMOND, AND IBC 2012. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.

WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.

THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.

THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. DO NOT SCALE DRAWINGS. CLARIFICATION OR INFORMATION REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON WRITTEN REQUEST, BY THE OWNER.

DIMENSIONS ARE FROM FACE FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.

ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS, OR DETAILS, EXCEPT AS NOTED. ALL NOTES, MATERIALS, AND DETAILS SHALL GOVERN SUBSEQUENT SECTIONS AND DETAILS DRAWN FOR EXPLANATORY PURPOSES.

CONTRACTOR SHALL SUBMIT FOR OWNER'S REVIEW ALL FINISH STANDARD SAMPLES, SHOP DRAWINGS, PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS, AND PRODUCT LITERATURE IN A TIMELY MANNER. PERFORM ALL WORK AND INSTAL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP. FABRICATION SHALL BEGIN ONLY AFTER OWNER'S REVIEW AND APPROVAL OF SHOP DRAWINGS.

REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN TEN (10) WORKING DAYS OF THE AWARD OF THE CONTRACTOR FOR CONSTRUCTION TO THE OWNER AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE OWNER AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED, TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.

CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS BLOCKING, FRAMING FASTENERS, CLIPS, ADHESIVES AND SEALANTS AS REQUIRED FOR COMPLETION OF DETAILS EVEN THOUGH NOT SPECIFICALLY INDICATED ON DRAWINGS. DETAILS ARE NOT INTENDED TO SPECIFICALLY DIRECT CONTRACTOR AS TO METHOD OF FRAMING OR SUPPORT.

WOOD MATERIALS SHALL MEET ALL APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL BUILDING CODES.

ALL PIPES AND WIRING SHALL BE CONCEALED AND LOCATED WITHIN THE CEILING PLENUM, WALL THICKNESS, OR OTHER FURRED LOCATIONS, AS INDICATED ON THE PLANS, PROVIDE FURRING AROUND DUCTWORK, PIPING, ETC. WITH MATERIAL TO MATCH SURROUNDING FINISHES. COORDINATE ATYPICAL SITE CONDITIONS WITH ARCHITECT PRIOR TO ENCAPSULATION.

CONSULT ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF OPENINGS OR RECESSES FOR PANELS, FIXTURES, LOUVERS, DUCTS, ETC. PROVIDE SUCH PANELS AS REQUIRED.

SMOKE DETECTORS SHALL BE LOCATED IN THE CENTER OF THE CEILING. PLACEMENT OF WALL OR CEILING ACCES PANELS SHALL BE REVIEWED WITH THE ARCHITECT.

ALL DUCT PENETRATIONS THROUGH WALLS, RATED OR OTHERWISE, SHALL BE FULLY FRAME AND SEALED AT PERIMETER.

ALL OPENINGS PENETRATING ROOF SHALL BE THOROUGHLY FLASHED AND SEALED TO ENSURE WATERPROOF SEAL.

ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROOF WARRANTY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OTHERS INCLUDING BUT NOT LIMITED TO TELEPHONE, DATA AND "FURNISHED AND/OR INSTALLED- OWNER- PROVIDED" ITEMS. CONTRACTOR SHALL COORDIANTE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS OF THE WORK WHICH WILL RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.

CONTACT ARCHITECT FOR CLARIFICATION IF EXISTING OUTLET HEIGHTS OR LOCATIONS DO NOT MATCH THAT INDICATED IN THE ELECTRICAL DRAWINGS. REPLACE EXISTING ELECTRICAL DEVICES AND COVER PLATES TO MATCH THOSE SPECIFIED. CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH REPLACEMENT.

THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST OTT THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACES(S), THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.

THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY COVERING, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES TO REMAIN AT THE JOB SITE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES ATTRIBUTABLE TO HIS OPERATION, REPAIRS, OR REPLACEMENT WITHOUT ADDITIONAL CHARGE TO THE PARTY AFFECTED.

REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OF FIRE.

IMMEDIATELY PRIOR TO THE OCCUPANCY OF ANY PHASE, THE CONTRACTOR SHALL CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIALS AND EQUIPMENT AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE OWNER.

THE CONTRACTOR SHALL CLEAN WINDOWS AND WINDOW COVERINGS AND SHALL VACUUM THE INSIDE OF CONVECTOR ENCLOSURES WHERE/IF ON PREMISES, IMMEDIATELY PRIOR TO OCCUPANCY.

PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER.

GENERAL PROJECT NOTES

	EXISTING PARTITION / CONSTRUCTION TO REMAIN
	NEW DRYWALL PARTITION (N/A)
	PARTITION TYPE
	NEW / RELOCATED DOOR TYPE
	NEW / RELOCATED WINDOW TYPE

SCOPE OF WORK

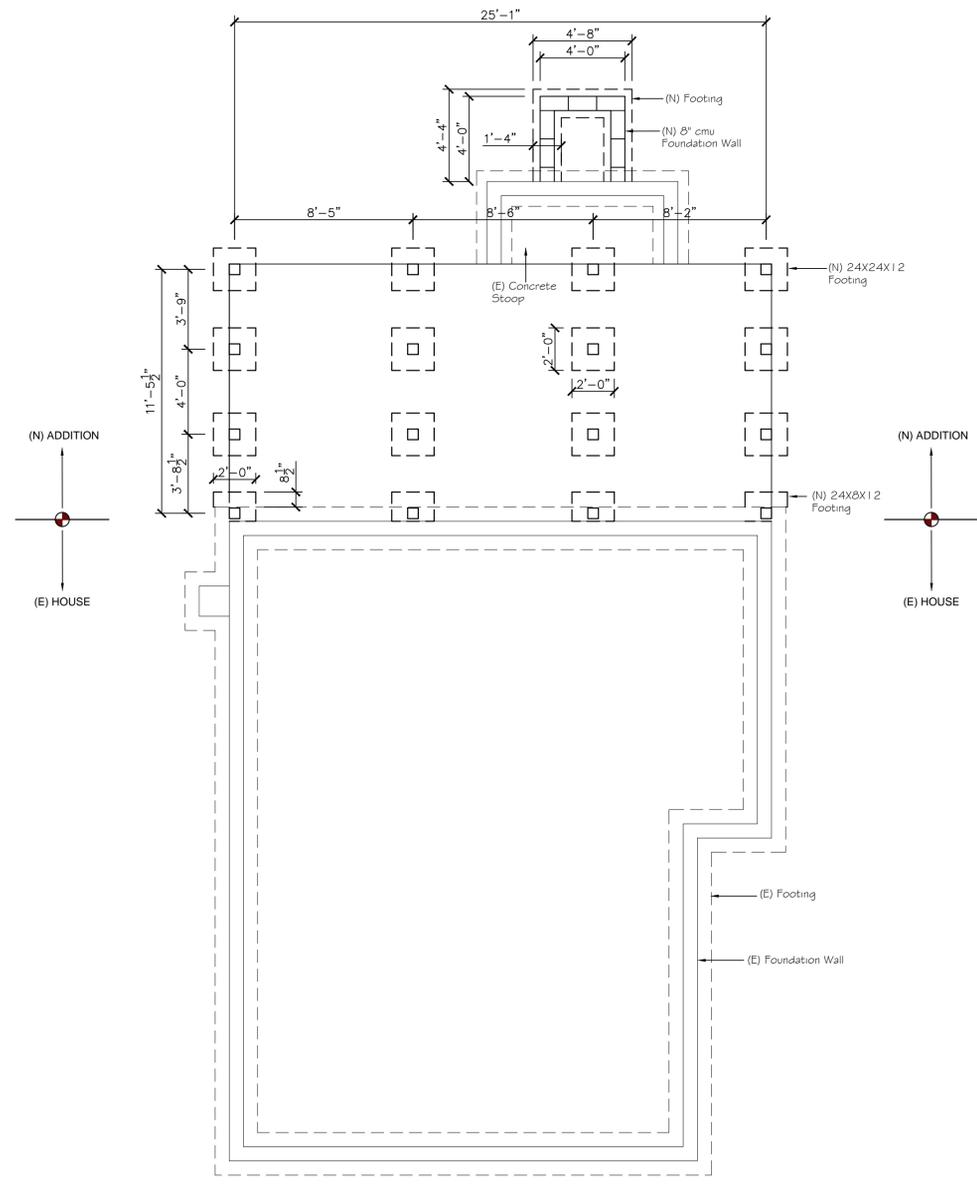
ERECT TWO STORY REAR ADDITION AND INTERIOR REMODELING, IT WILL INCLUDED NEW HVAC, NEW PLUMBING, AND NEW ELECTRICAL WIRING.

REVISIONS BY

REVISIONS	BY

VICINITY MAP - N.T.S.





1
S-1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

A & X Construction Group
 Design & Build Firm

4155 Surf Road, Suite 200, VA 23065
 (703) 722-2817 Fax (703) 477-2873
 aaxconstructiongroup@aaxgroup.net

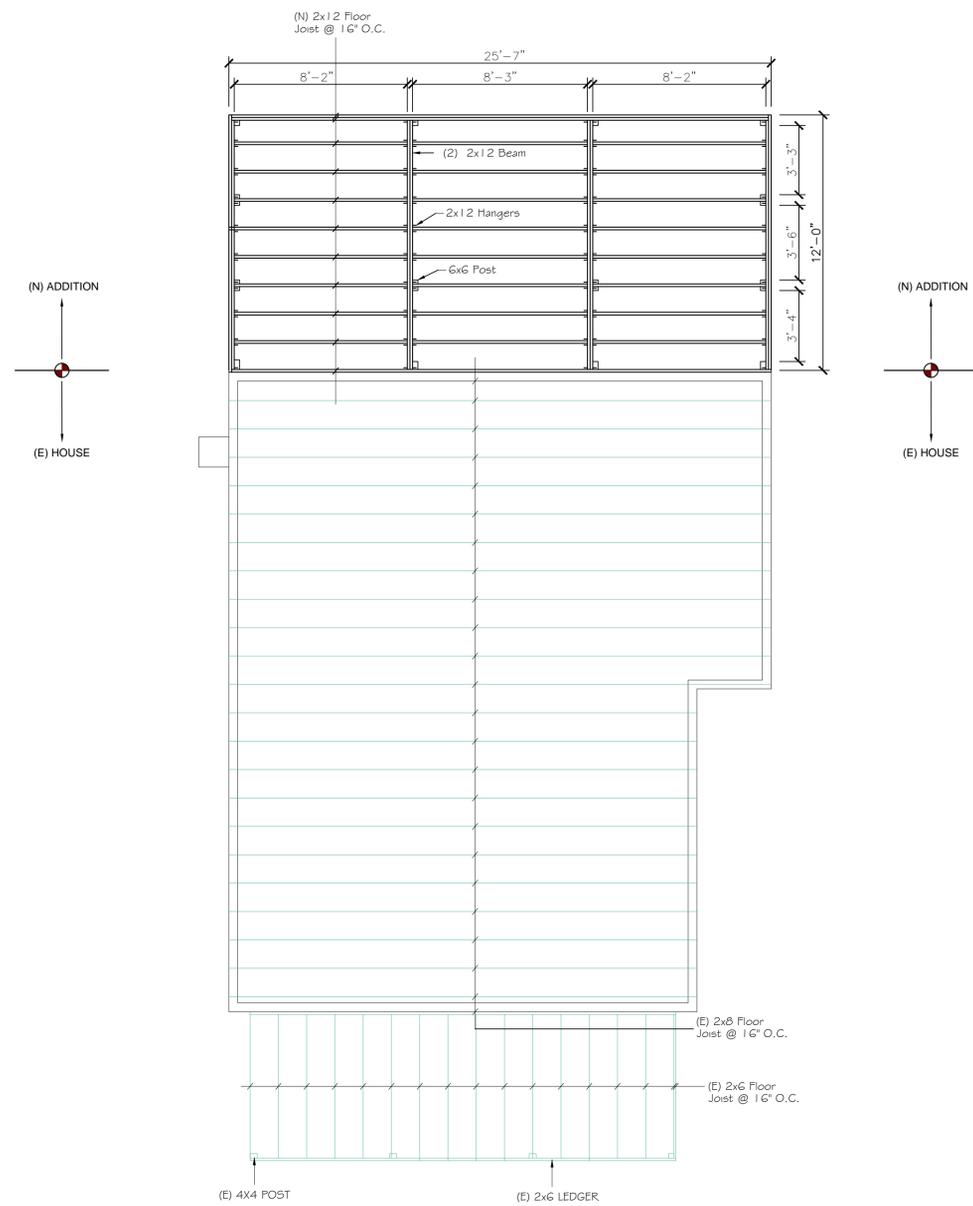
Mr. Isaias Amaya Rivas
 Residence Addition
 2852 Hulls St Richmond, VA 23224

STRUCTURAL

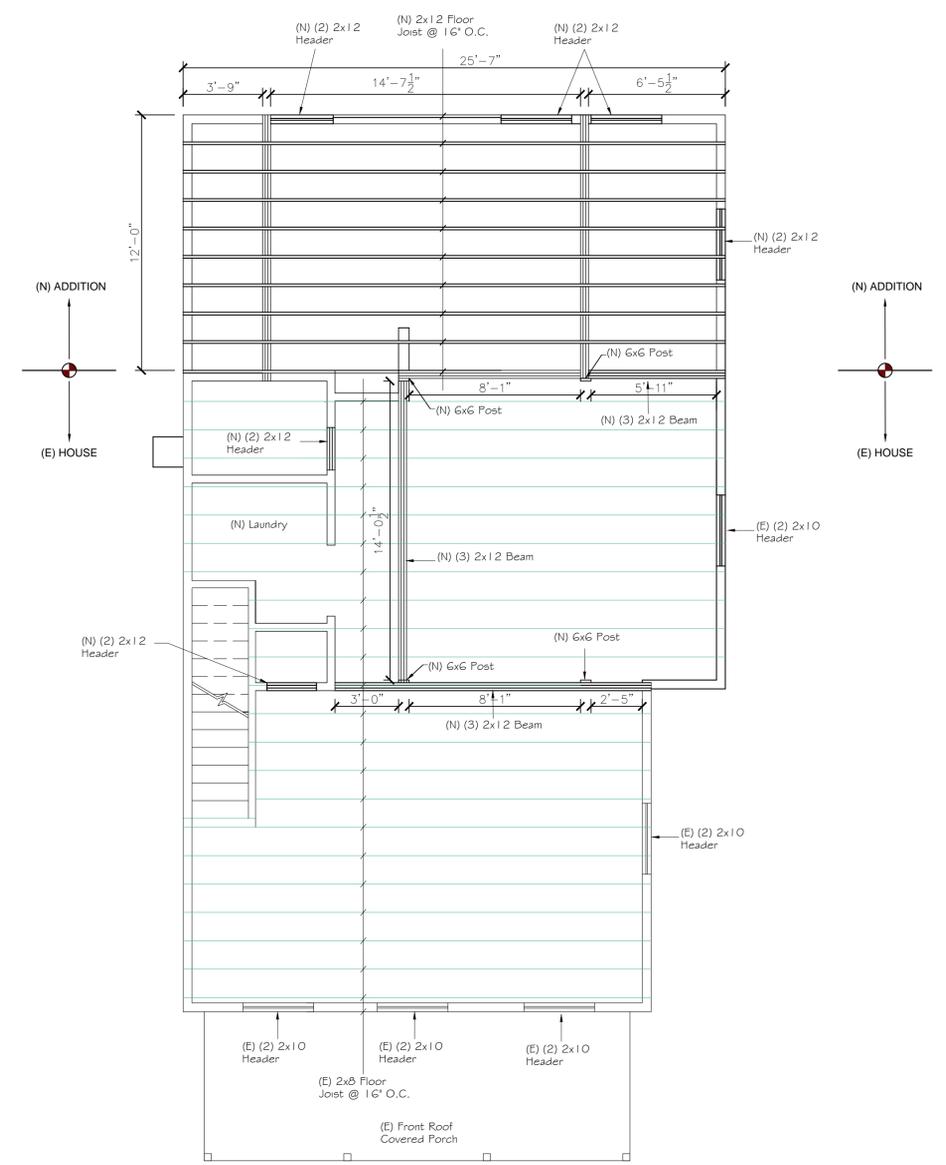
EXISTING AND PROPOSED FOOTING PLAN

DESIGN BY: C. Guzman
 DRAWN BY: C. Guzman
 CHECKED BY: C. Guzman
 SCALE: As Shown
 DATE: 03-02-19
 PROJECT No. IS-0934

SHEET **S1**
 OF ___ SHEETS



1
S-2 **FIRST FLOOR FRAMING PLAN**
SCALE: 1/4" = 1'-0"



2
S-2 **SECOND FLOOR FLOOR FRAMING PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS	BY

A & X Construction Group
Design & Build Firm

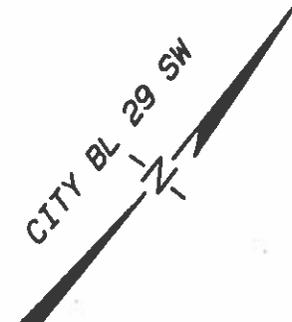
44154 Surf Field Sq. Chantilly, VA, 20152
(703) 722-2800 Fax: (703) 477-2813
aandxconstructiongroup@verizon.net

Mr. Isaias Amaya Rivas
Residence Addition
2852 Hulls St Richmond, VA 23224

STRUCTURAL
EXIST. AND PROPOSED FRAMING PLAN

DESIGN BY: C. Guzman
DRAWN BY: C. Guzman
CHECKED BY: C. Guzman
SCALE: As Shown
DATE: 03-02-19
PROJECT No. IS-0934

SHEET **S2**
OF SHEETS



HULL STREET

NO. 2854

NO. 2852

NO. 2850

2-STORY
FRAME
DWELLING
(UNDER
RENOVATION)

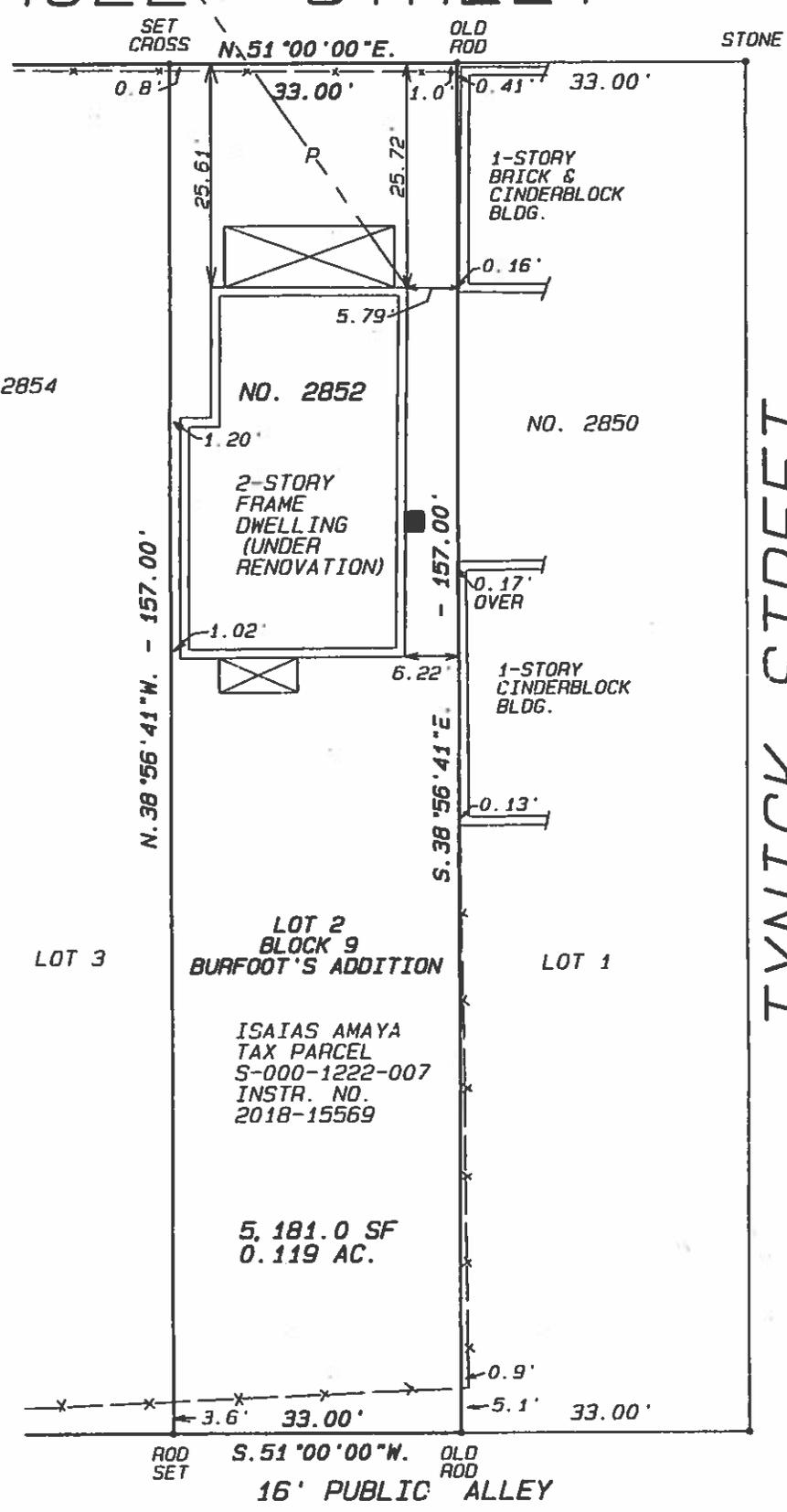
1-STORY
CINDERBLOCK
BLDG.

LOT 2
BLOCK 9
BURFOOT'S ADDITION

ISAIAS AMAYA
TAX PARCEL
S-000-1222-007
INSTR. NO.
2018-15569

5,181.0 SF
0.119 AC.

TYNICK STREET



P= OVERHEAD POWER

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STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

FILE 5-1222