

INTRODUCED: May 9, 2022

AN ORDINANCE No. 2022-148

To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 13 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 3216 3rd Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of four single-family detached dwellings, with off-street parking, which use, among other things, is not currently allowed by section 30-412.4(1), concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 27 2022 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3216 3rd Avenue and identified as Tax Parcel No. N000-1072/001 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Resubdivision of Lots 14 and 15, Block 17, ‘Highland Park,’ in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated December 13, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of four single-family detached dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Sketch Showing the Resubdivision of Lots 14 and 15, Block 17, ‘Highland Park,’ in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated December 13, 2021, and entitled “Watchtower Homes, 3216 Third Avenue, Lot A and B,” prepared by Watchtower Homes & Construction, and dated August 6, 2021, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as four single-family detached dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than five off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed the height as shown on the Plans.

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. A different siding color shall be used for each dwelling.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a new five foot sidewalk on Pollock Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

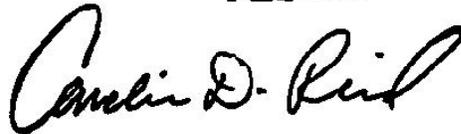
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Rind". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

2022-093

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0068

O & R Request

DATE: April 11, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit for the purpose of for the purpose of a four single-family detached dwellings, with off-street parking, within an R-6 Single-Family Attached Residential zoning district. The proposed use does not meet the current zoning requirements within sections 30-412.4(1), concerning lot area and width. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 6, 2022, meeting.

BACKGROUND: The property consists of a 9,800 sq. ft. (.22 acre) parcel of land. The property is located in the North Highland Park neighborhood. The property is improved with a one story, 1,188 sq. ft., single-family attached dwelling constructed in 1959.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary uses: Single-family houses, accessory dwelling units, and open space.

Secondary uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (54)

The current zoning for the property in question is R-6 Single-Family Attached Residential. Adjacent properties are located within the same R-6 district. The density of the proposed four units is 18 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 9, 2022

CITY COUNCIL PUBLIC HEARING DATE: June 13, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 6, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

9/28/2021

Property Address: 3216 3rd Avenue Date: _____
 Tax Map #: N0001072001 Fee: 300
 Total area of affected site in acres: 0.225

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: one (1) two-family detached dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Four (4) single-family detached dwellings
 Existing Use: one (1) two-family detached dwellings

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Charlie Wilson

Company: Baker Development Resources
 Mailing Address: 530 E Main St, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 8225428 Fax: ()
 Email: charlie@bakerdevelopmentresources.com

Property Owner: Walchtower Homes and Construction

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3912 Seminary Ave
 City: Richmond State: VA Zip Code: 23227
 Telephone: (804) 4860386 Fax: ()
 Email: kyle@watchtowerllc.com

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

September 28th, 2021

Revised: February 25, 2022

Special Use Permit Request

3216 Third Avenue, Richmond, Virginia

Map Reference Number: N000-1072/001

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 3216 Third Avenue (the "Property"). The SUP would authorize the construction of four (4) single-family detached dwellings on the Property. While the single-family detached dwelling use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature and requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southwest corner of the intersection of Third Avenue and Pollock Street. The Property is referenced by the City Assessor as tax parcel N000-1072/001. The Property is 70' wide by 140' in depth and contains approximately 9,800 square feet of lot area. The Property is improved with a one-story framed 1,188 square-foot two-family detached dwelling that is in relative disrepair. The lot is relatively flat and is afforded access in the rear by means of a north-south alley.



The properties in the immediate vicinity are developed with a wide range of residential densities. The predominant use is single-family detached, but there are also a fair number of two-family detached dwellings and even some smaller multi-family buildings within a couple blocks of the Property.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the single-family detached dwelling use. The surrounding properties to the north, east, west, and south are also zoned R-6. It is worth mentioning that there is enough lot width and lot area to develop the Property with four (4) single-family attached dwellings on the Property while also providing the requisite amount of off-street parking.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PURPOSE OF REQUEST

The Property is exceptionally large for the vicinity, consisting of two lots from the original Highland Park Subdivision. The Property has a lot width of 70', depth of 140', and contains approximately 9,800 square feet of lot area. With the Property having two frontages, the applicant would like to redevelop the Property with two single-family detached dwellings on the Third Avenue frontage and two single-family detached dwellings on the Pollock Street frontage. If these dwellings were attached, then this proposal could be achieved by-right. This would require a substantial portion of the Property to be used for parking, site access, and vehicle maneuverability.

However, the owner wishes to construct detached dwellings as they are more palatable for homeownership and also more consistent with the development character in the immediate vicinity. In order to create detached dwellings which better meet the needs of homebuyers in the neighborhood, the needed lot width and lot area for single-family detached dwellings in the R-6 district is not met. Furthermore, the front and side yard setbacks for the dwellings facing Pollock Street are not met. Therefore, a SUP is required in order to permit the proposed development. The proposal would meet all other applicable R-6 district requirements. As a result, this SUP is more about dwelling and site configuration than it is about density.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The four (4) single-family detached dwellings would each be two stories in height and of a traditional neighborhood design. The dwellings fronting 3rd Avenue would each contain three bedrooms and two-and-one-half bathrooms, totaling 1,618 square feet of finished floor area. The dwellings would have an open floor plan on the ground floor with kitchen and living area. The second floors would each contain three bedrooms—one of which being a master bedroom suite overlooking the unit's backyard.

The dwellings fronting Pollock Street would contain approximately 1,364 square feet of living area. They would contain a first-floor bedroom with en suite bath along with an open living/dining area and additional half bath. The second floor would contain two bedrooms with a jack-and-jill bathroom.

Usable outdoor space is provided for each single-family dwelling in the form of front porches and fenced rear yards and decks. The buildings would be clad in quality building materials including cementitious lap siding in order to ensure durability. To add a sense of variety, the exterior colors of each dwelling will vary. The proposed buildings' massing and architectural styles were designed in order to remain consistent with other dwellings found in the vicinity.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and the provision of five off-street parking spaces for the new dwelling units will create no congestion on streets, roads, alleys or any other public right of way. Having two frontages will maximize the utilization of on-street parking for use of future residents and their visitors. Furthermore,

the Property lies within walking distance to two bus routes: the "3" routes, which operates at 15-minute intervals and connects the Property to Jackson Ward, Downtown, VCU, Manchester, and greater Southside; and the "20" route, which operates at 30-minute intervals and runs an "orbital" route to connect the Property to Brookland Park Boulevard, Scott's Addition, the Museum District, Carytown, Westover Hills, and Southside Plaza. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population. The same density could be achieved on the Property by-right if utilizing attached dwellings.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. More importantly, the proposed massing is largely consistent with the underlying R-6 zoning district requirements. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality residential development. The request offers compatibility with the City's Master Plan in terms of use and is consistent with the density otherwise permitted by the underlying zoning regulations while having a more desirable layout. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

SCALED CITY
BASELINE

20.5' X 42.5' EASEMENT FOR
OFF STREET PARKING
FOR LOTS A,B,C & D

20' ALLEY

POLE

PROPOSED CONC.
ALLEY APRON

TREE ID:
29061
"TBD"

VEGETATIVE
SCREENING OF
VEHICLES

EASEMENT FOR
LOTS A, B, C & D
FOR REFUSE
MANAGEMENT

(FENCE/SUPERCAN
SCREENING)

ACCESS/SUPERCAN
EASEMENT

MULCH BED
WITH
LANDSCAPING

16

LOT D
3,150
Sq.Ft.

PROPOSED
2-STORY
FRAME

LOT C
1,750
Sq.Ft.

PROPOSED
2-STORY
FRAME

LOT A
2,450
Sq.Ft.

PROPOSED
2-STORY
FRAME

LOT B
2,450
Sq.Ft.

PROPOSED
2-STORY
FRAME



TREE ID:
29062
"TBD"

TREE ID:
29179
"TBD"

PROPOSED 5' CONC. WALK

CURB

FIRE
HYD.

D.I.

PROPOSED
CURB CUT
RAMP

POLLOCK STREET

50' R/W

TREE ID:
23832
"TBD"

TREE ID:
22489
"ACER SACCHARUM"

D.I.

CURB

3rd AVENUE

60' R/W

SKETCH SHOWING THE RESUBDIVISION
OF LOTS 14 AND 15, BLOCK 17,
"HIGHLAND PARK"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

DATE: 12-13-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 210213917

WATCHTOWER HOMES

3216 Third Avenue

Lot A & B

AREA CALCULATIONS

1st Floor Livable UNIT A

1st Floor Livable UNIT A

809 SF

809 SF

2nd Floor Livable UNIT A

2nd Floor Livable UNIT A

809 SF

809 SF

1618 SF

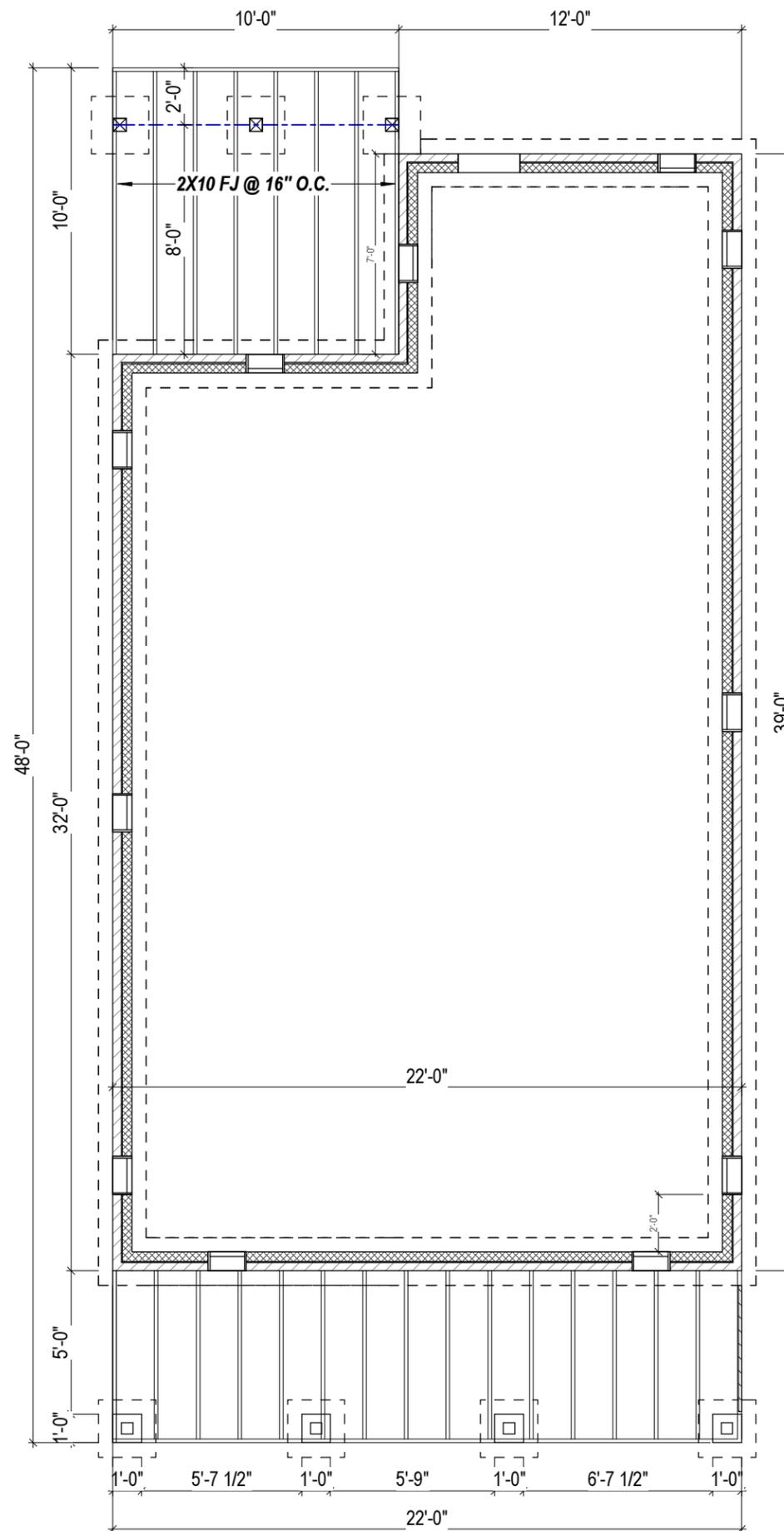


WATCHTOWER
homes & construction

ENGINEERING SET

© Copyright 2021
 This Drawings and Design in-
 whole or in-part shall not be
 reproduced or copied

1 FOUNDATION PLAN
 A-1.00 3/16" = 1" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT
WATCHTOWER HOMES
 PROJECT
NEW CONSTRUCTION

ADDRESS
3216 3rd Ave. A & B
 SHEET
Crawl Space Plan

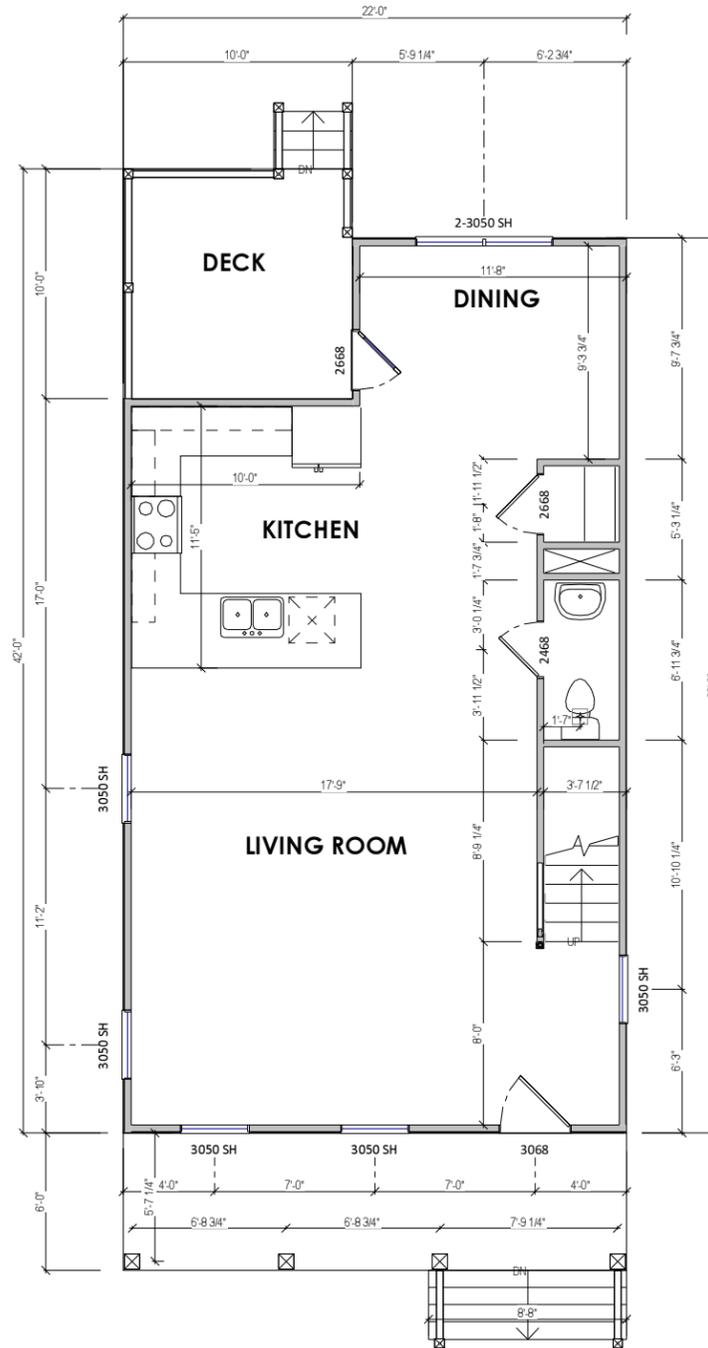
ISSUE DATE
 8/6/2021 3:13:14 PM

DRAWN BY
PINNACLE DESIGN

SHEET NUMBER
A-1.00

NOTE:

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 1ST FLOOR PLAN
 A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2021

This Drawings and Design in- whole or in-part shall not be reproduced or copied



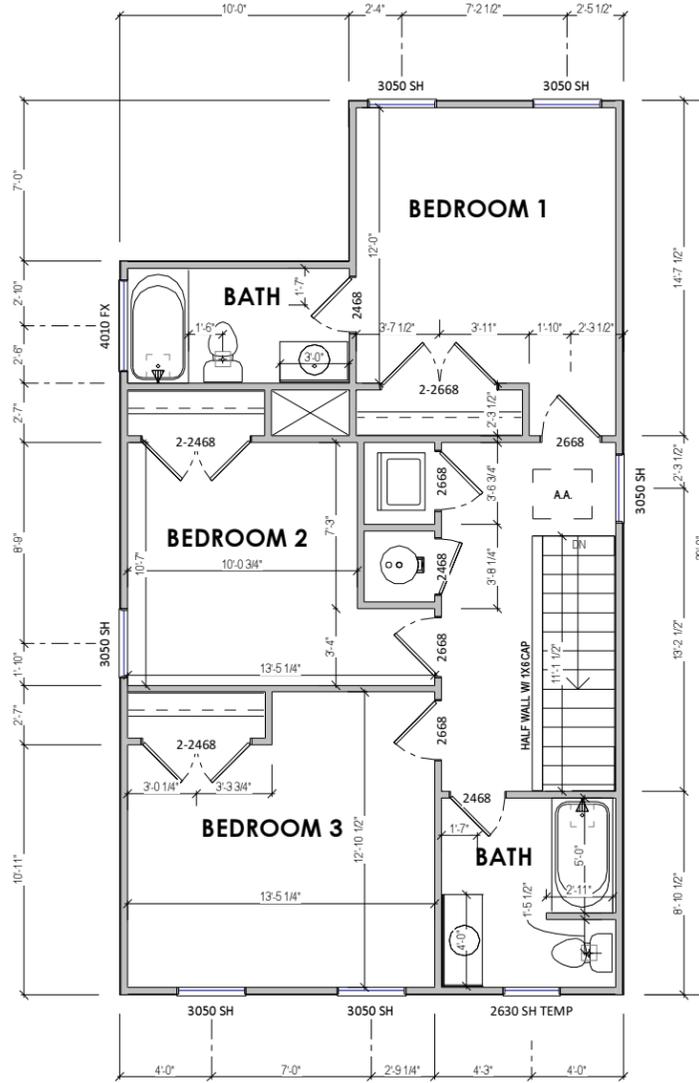
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

ADDRESS	3216 3rd Ave. A & B
SHEET	First Floor

ISSUE DATE	8/6/2021 3:13:15 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.00

NOTE:

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 2ND FLOOR PLAN
 A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2021
 This Drawings and Design in-
 whole or in-part shall not be
 reproduced or copied



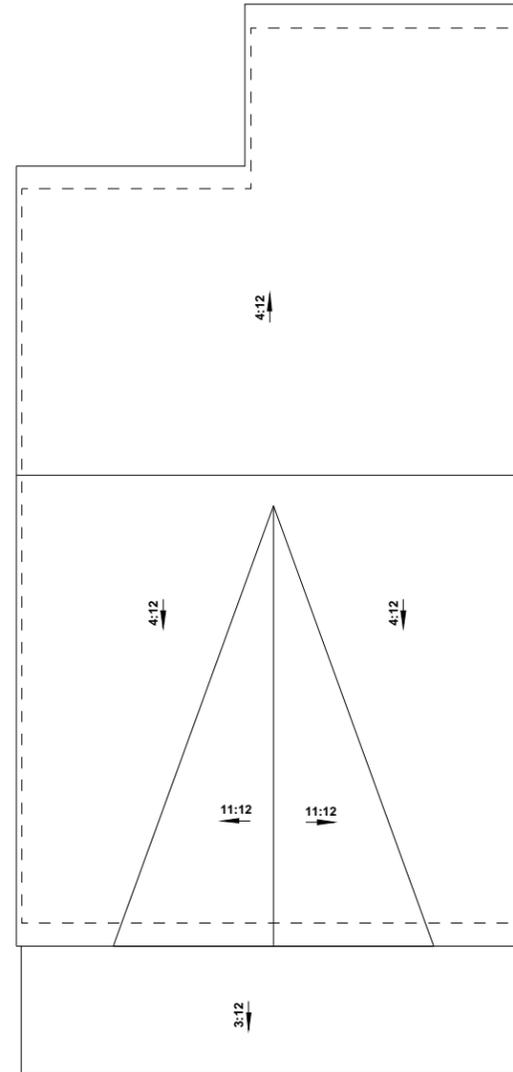
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

ADDRESS	3216 3rd Ave. A & B
SHEET	2nd Floor Plan

ISSUE DATE	8/6/2021 3:13:15 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.60

GENERAL ROOF PLAN NOTES:

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O..
TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE
BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL
FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS
BROKEN
OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING
DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER
TO VERIFY
THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER
MANUFACTURERS
SPECIFICATIONS.



1 ROOF PLAN
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2021
This Drawings and Design in-
whole or in-part shall not be
reproduced or copied



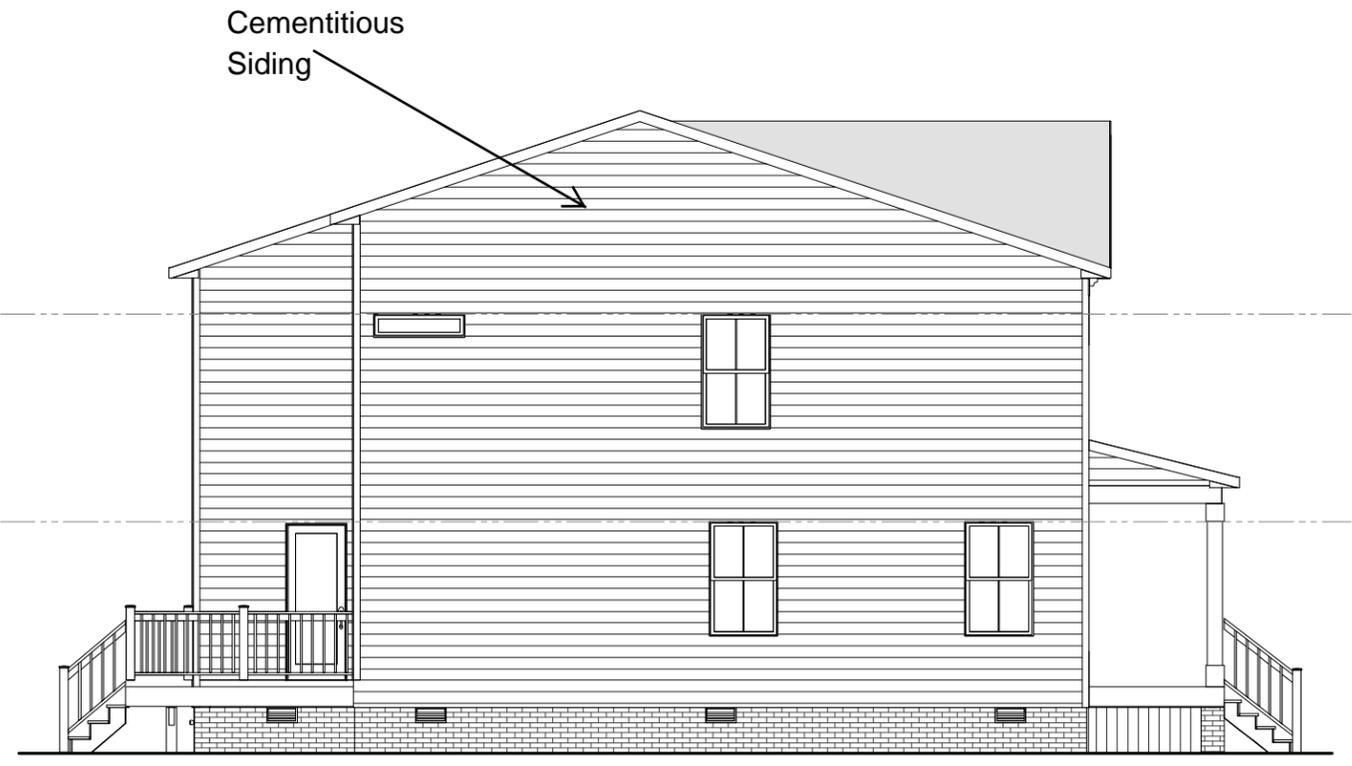
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

ADDRESS	3216 3rd Ave. A & B
SHEET	Roof Plan

ISSUE DATE	8/6/2021 3:13:15 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.70



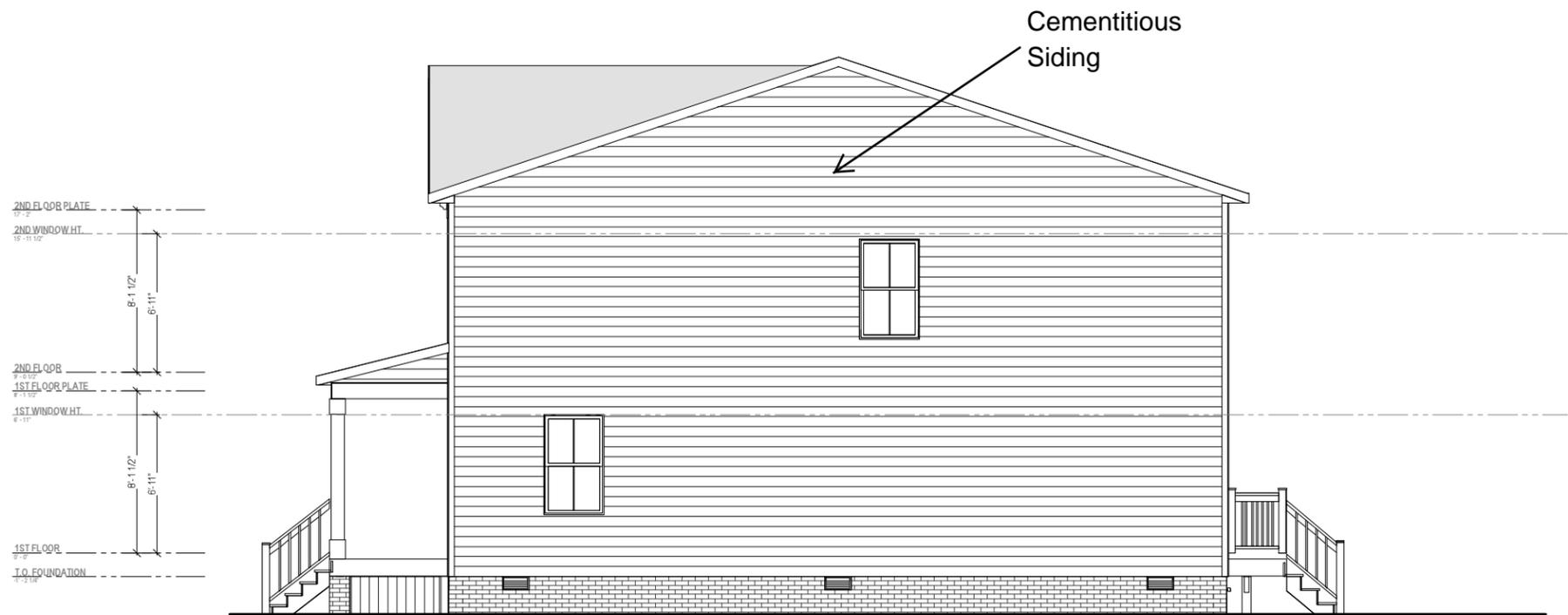
1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 LEFT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



1 REAR VIEW
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 RIGHT VIEW
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2021
 This Drawings and Design in-
 whole or in-part shall not be
 reproduced or copied



CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION
ADDRESS	3216 3rd Ave. A & B
SHEET	Elevations
ISSUE DATE	8/6/2021 3:13:16 PM
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10