

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)

MULCH BED  
WITH  
LANDSCAPING

16

ACCESS/SUPERCAN  
EASEMENT

LOT D  
3,150  
Sq.Ft.

PROPOSED  
2-STORY  
FRAME

LOT C  
1,750  
Sq.Ft.

PROPOSED  
2-STORY  
FRAME

7' UTILITY  
EASEMENT

LOT A  
2,450  
Sq.Ft.

PROPOSED  
2-STORY  
FRAME

LOT B  
2,450  
Sq.Ft.

PROPOSED  
2-STORY  
FRAME

PROPOSED 5' CONC. WALK

CURB

TREE ID:  
29062  
"TBD"

TREE ID:  
29179  
"TBD"

FIRE  
HYD.

PROPOSED  
CURB CUT  
RAMP

POLLOCK STREET  
50' R/W

TREE ID:  
23832  
"TBD"

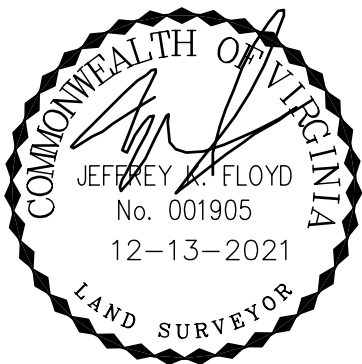
TREE ID:  
22489  
"ACER SACCHARUM"

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  
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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

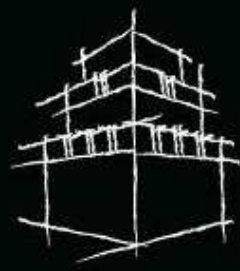
2nd Floor Livable UNIT A

2nd Floor Livable UNIT A

809 SF

809 SF

1618 SF

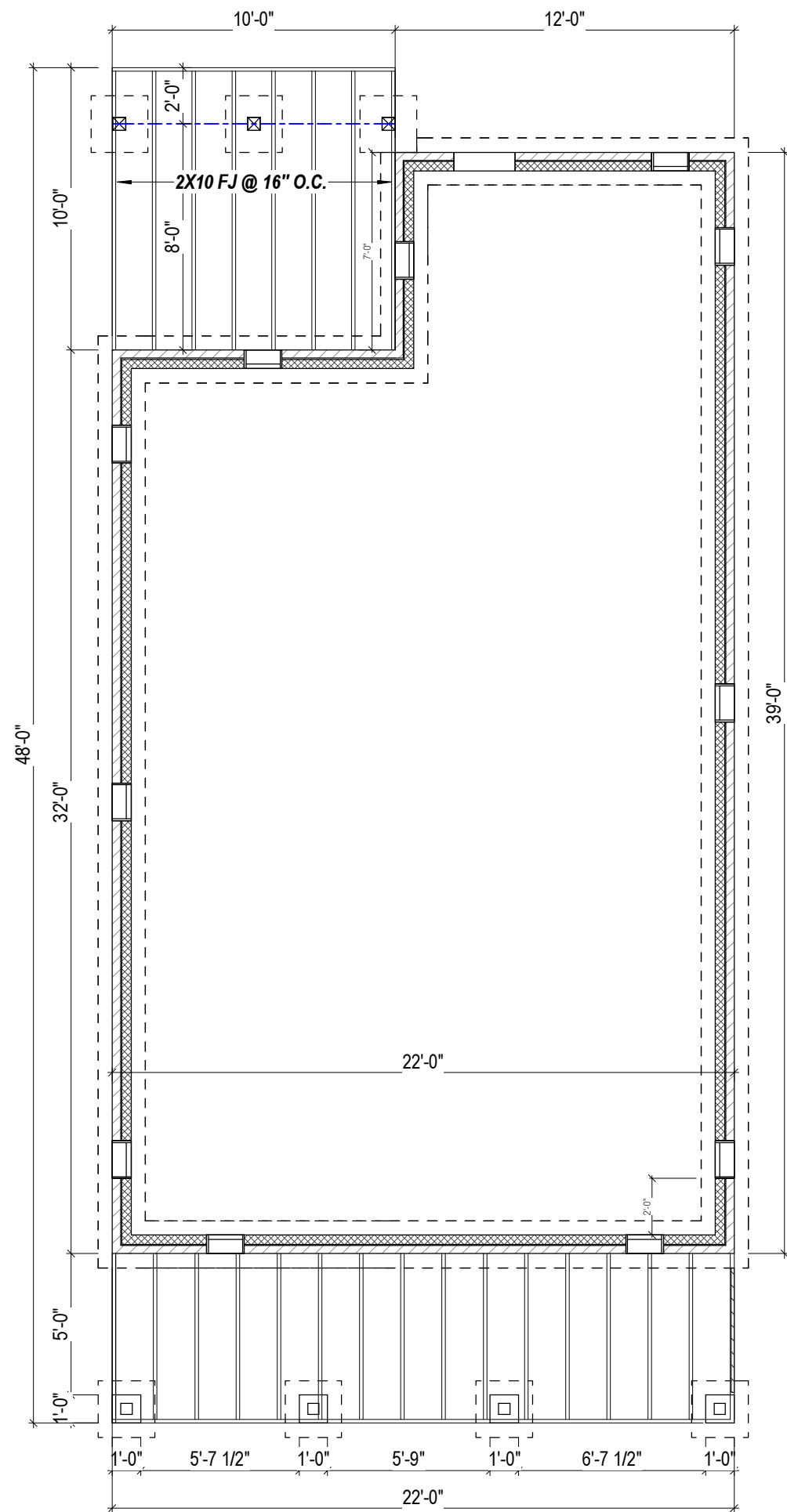


WATCHTOWER  
homes & construction

# *ENGINEERING SET*

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**1 FOUNDATION PLAN**  
 A-1.00 3/16" = 1'-0" 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**

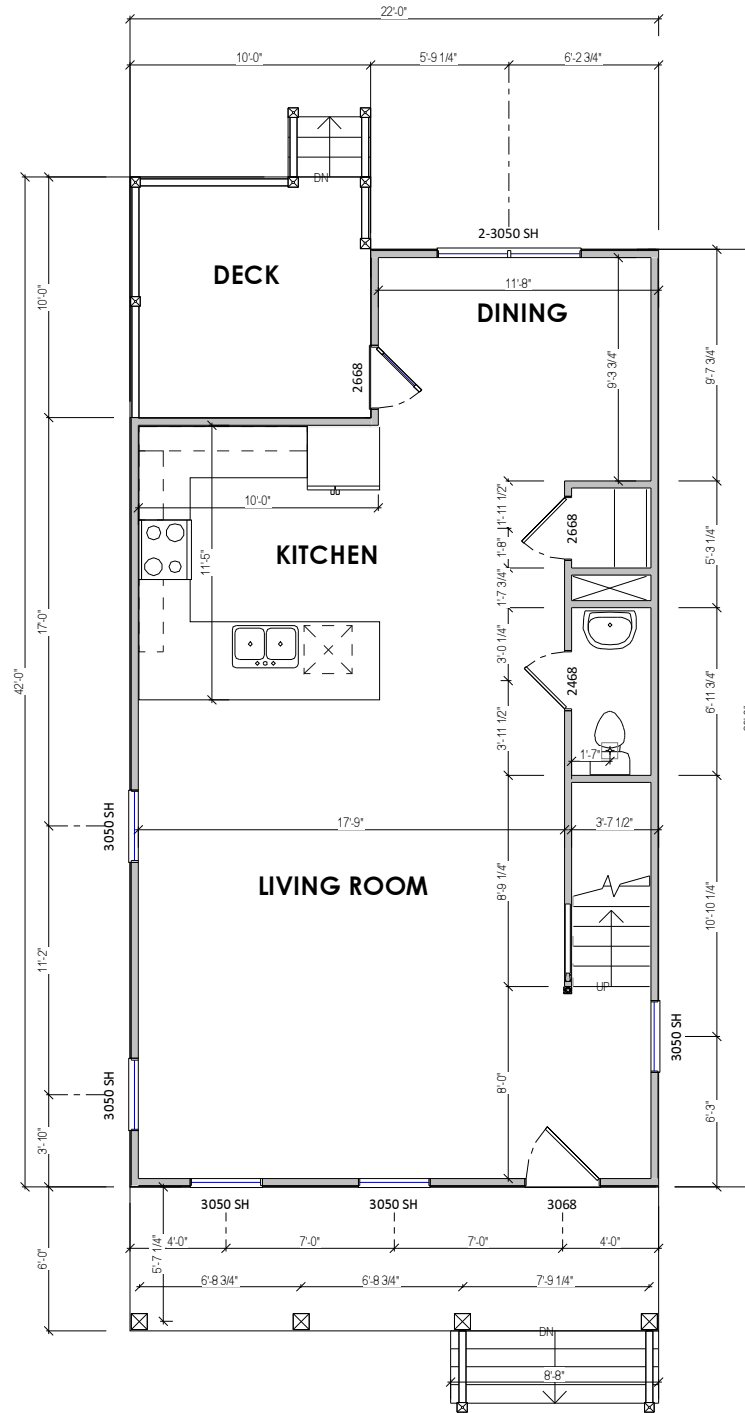
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**PINNACLE DESIGN**

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

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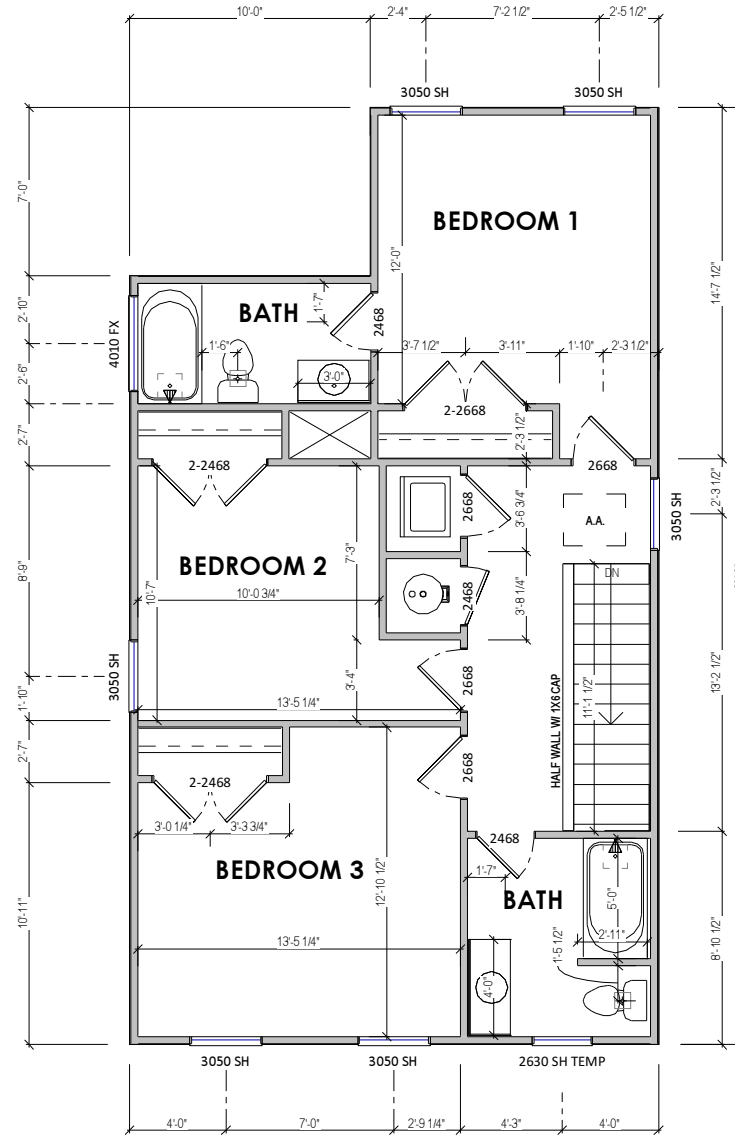
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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SHEET NUMBER	A-2.00

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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

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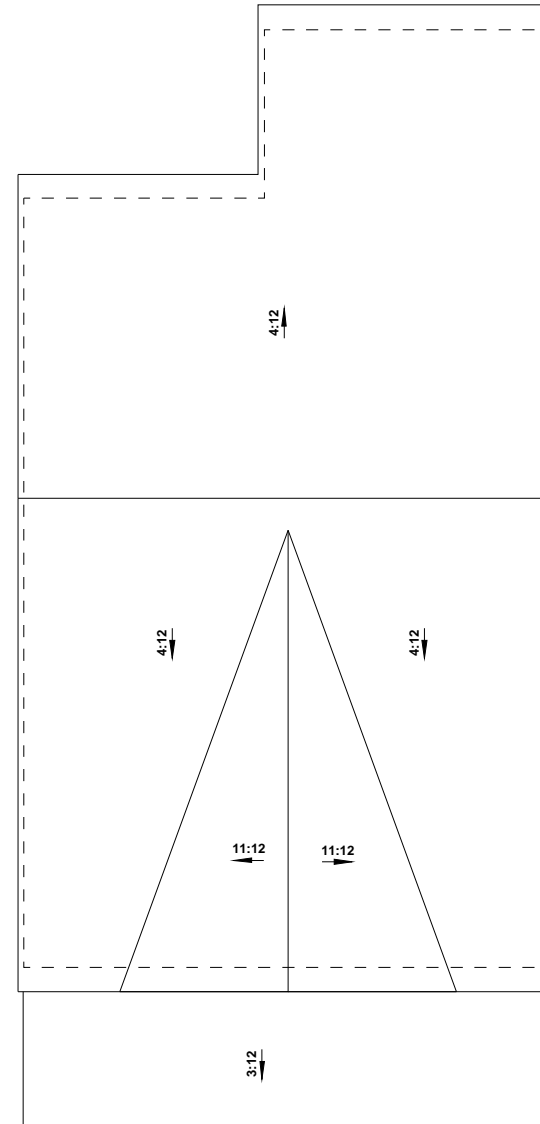
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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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

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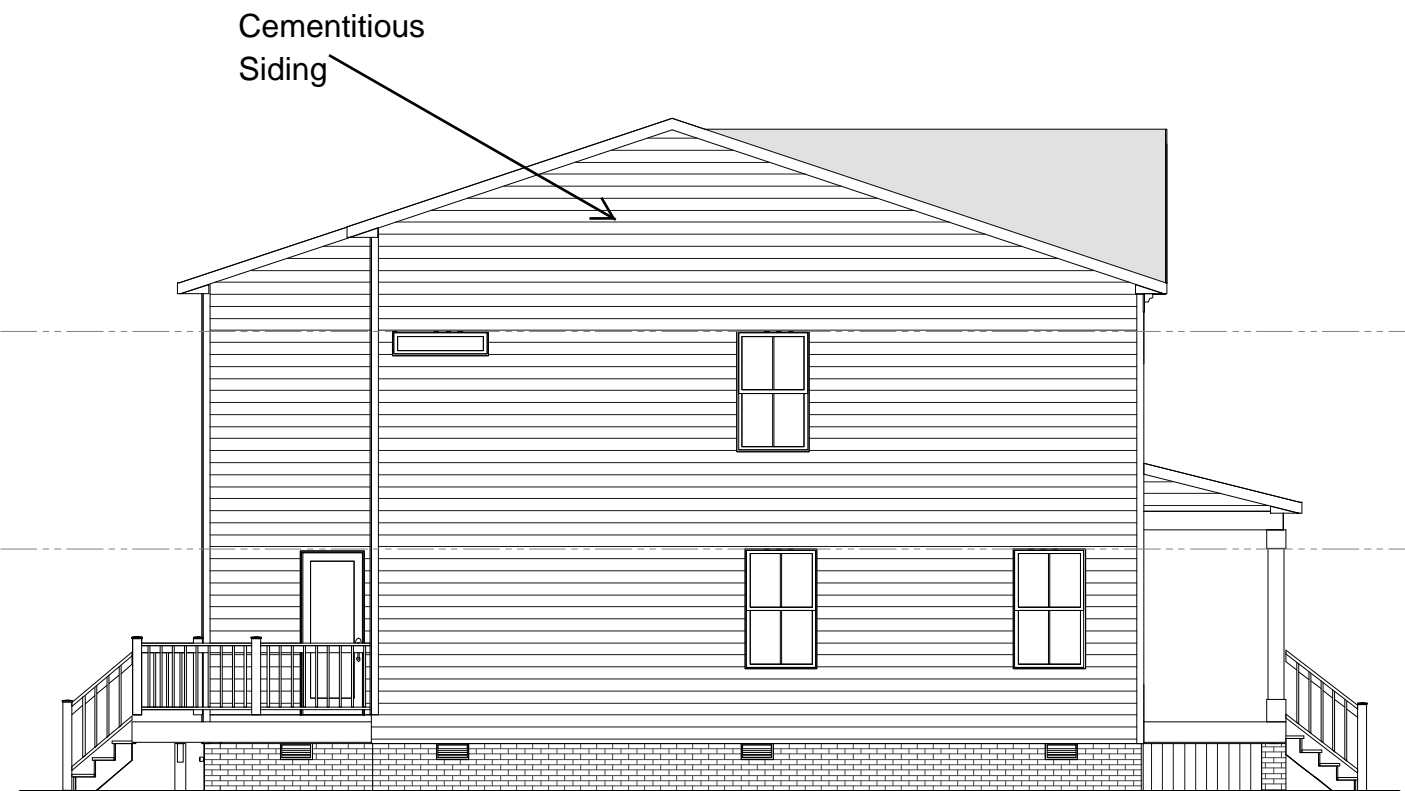
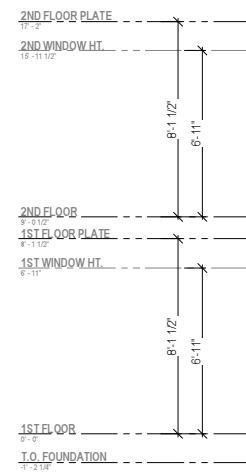
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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**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

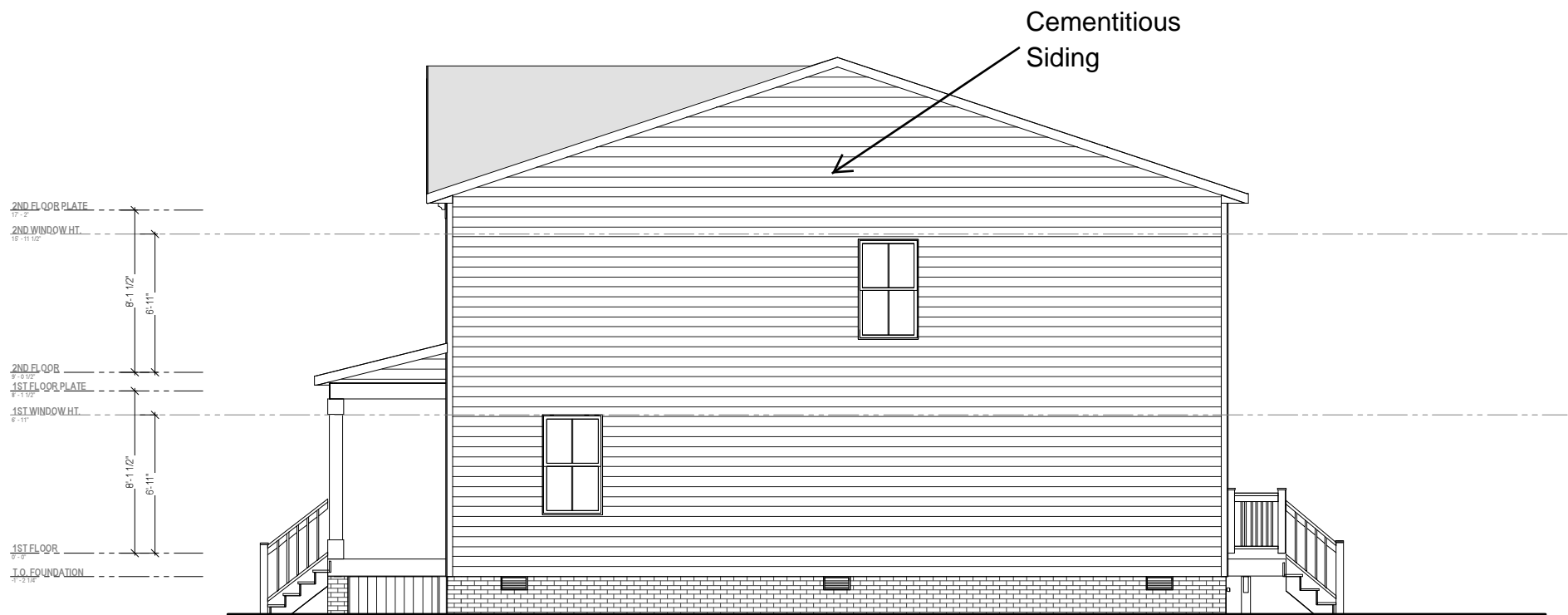
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CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION
ADDRESS	3216 3rd Ave. A & B
SHEET	Elevations
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**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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

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CLIENT  
**WATCHTOWER HOMES**

PROJECT  
**NEW CONSTRUCTION**

ADDRESS  
**3216 3rd Ave. A & B**

SHEET  
**Elevations**

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**A-3.10**