

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
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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

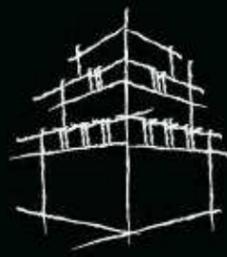
2nd Floor Livable UNIT A

2nd Floor Livable UNIT A

809 SF

809 SF

1618 SF

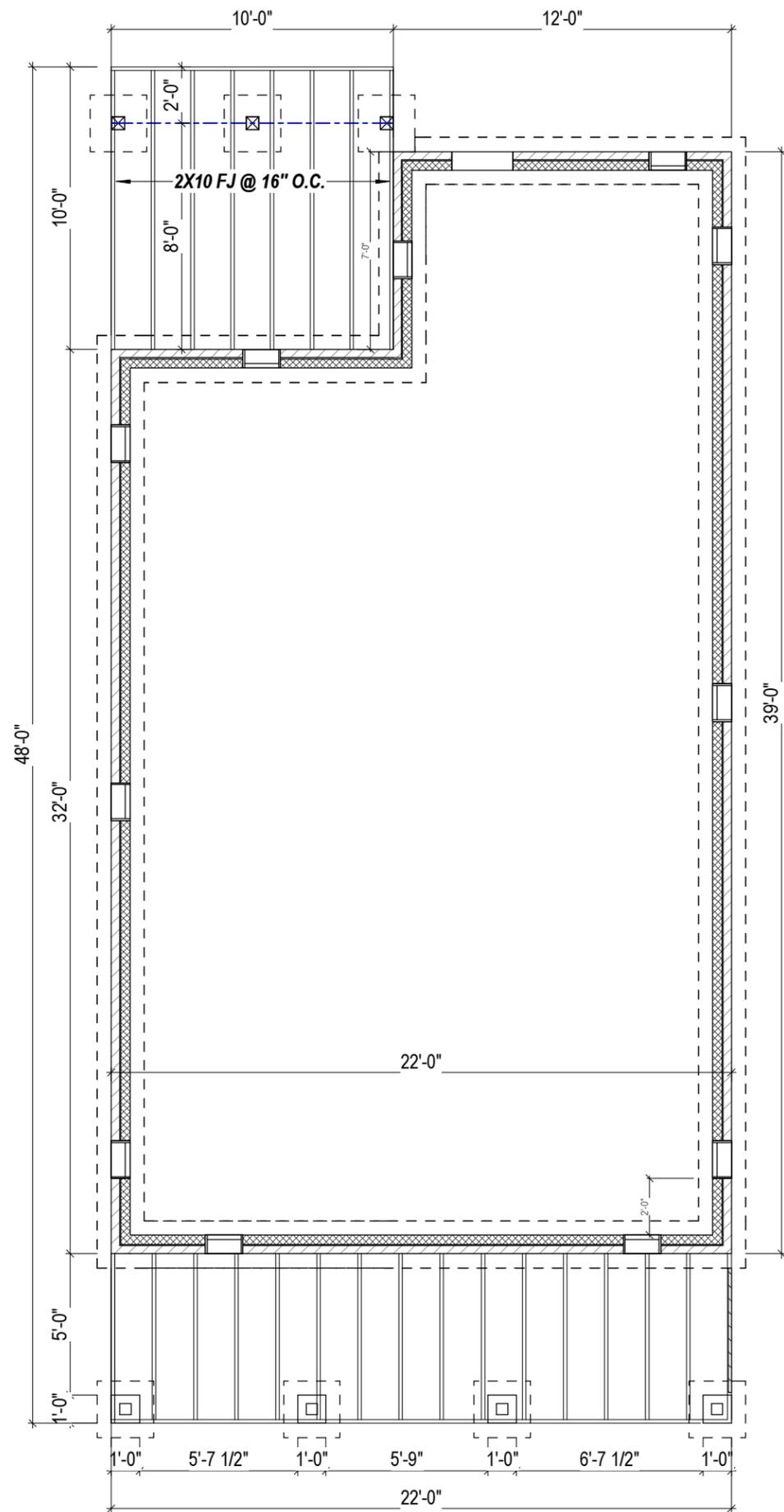


WATCHTOWER
homes & construction

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



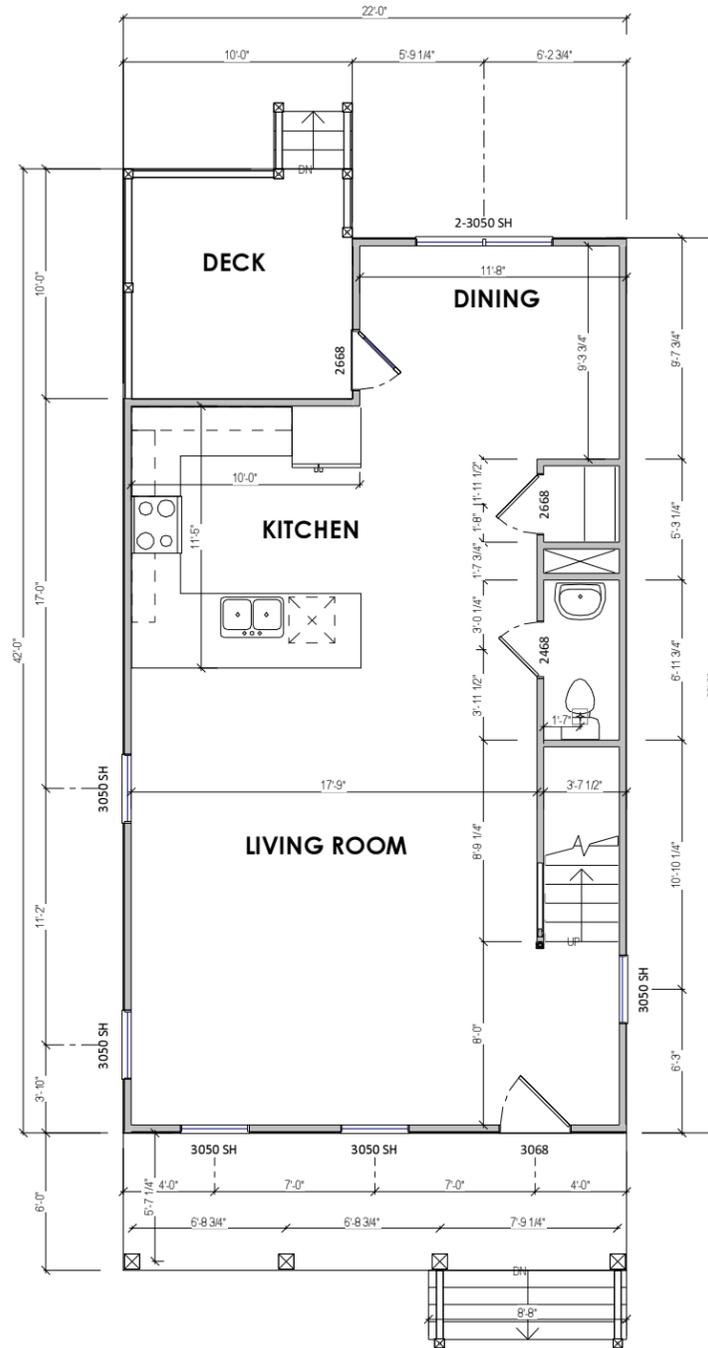
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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

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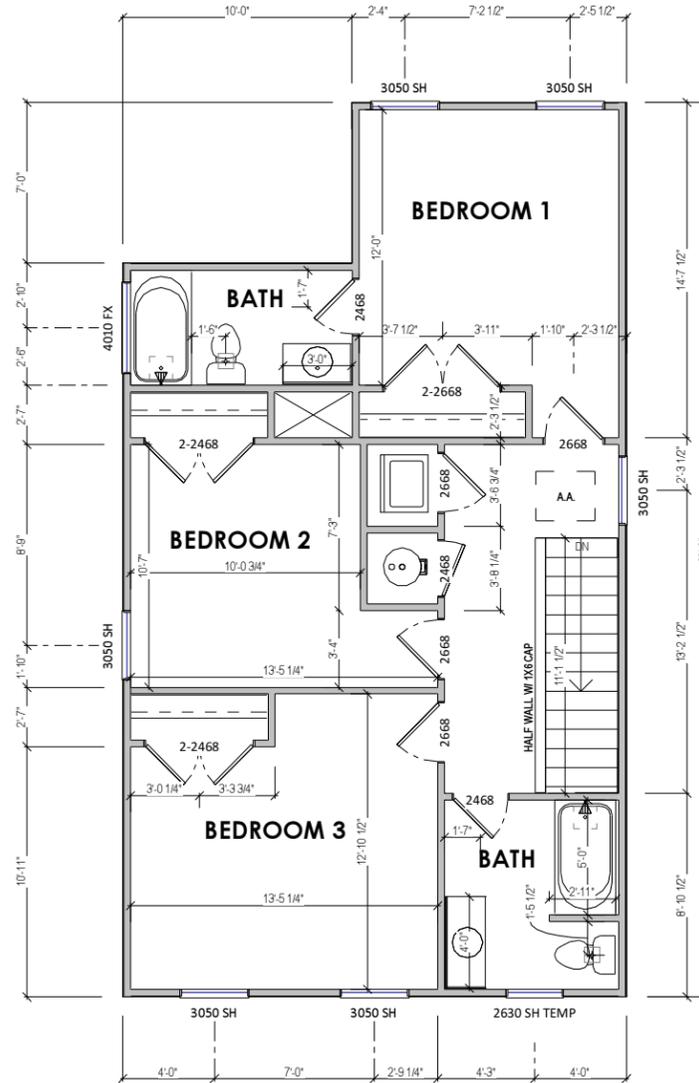
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

ISSUE DATE	8/6/2021 3:13:15 PM
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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

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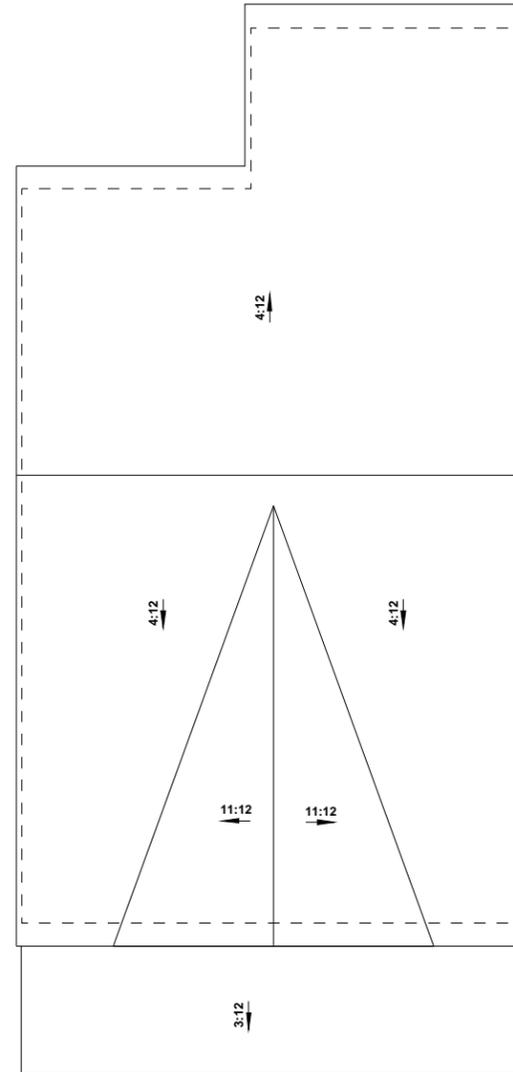
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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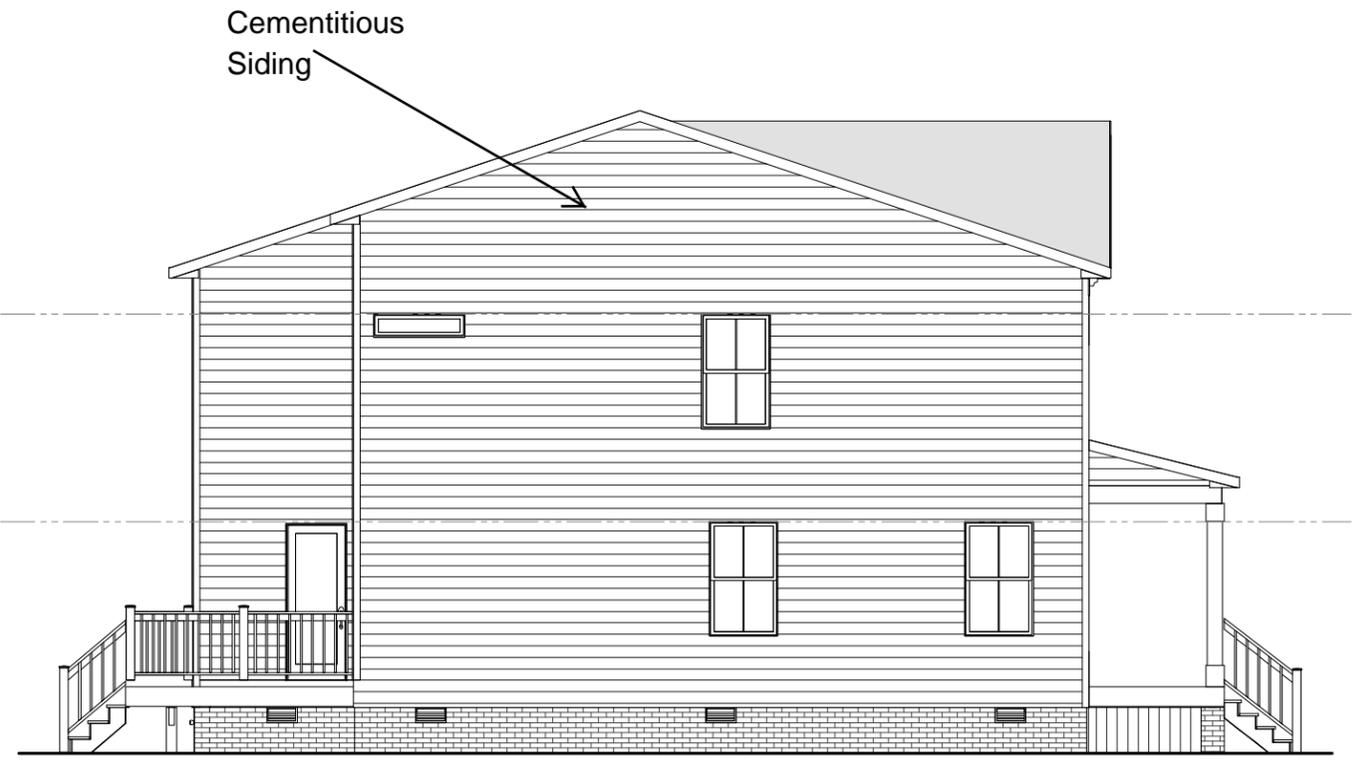
CLIENT	WATCHTOWER HOMES
PROJECT	NEW CONSTRUCTION

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

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SHEET NUMBER	A-2.70



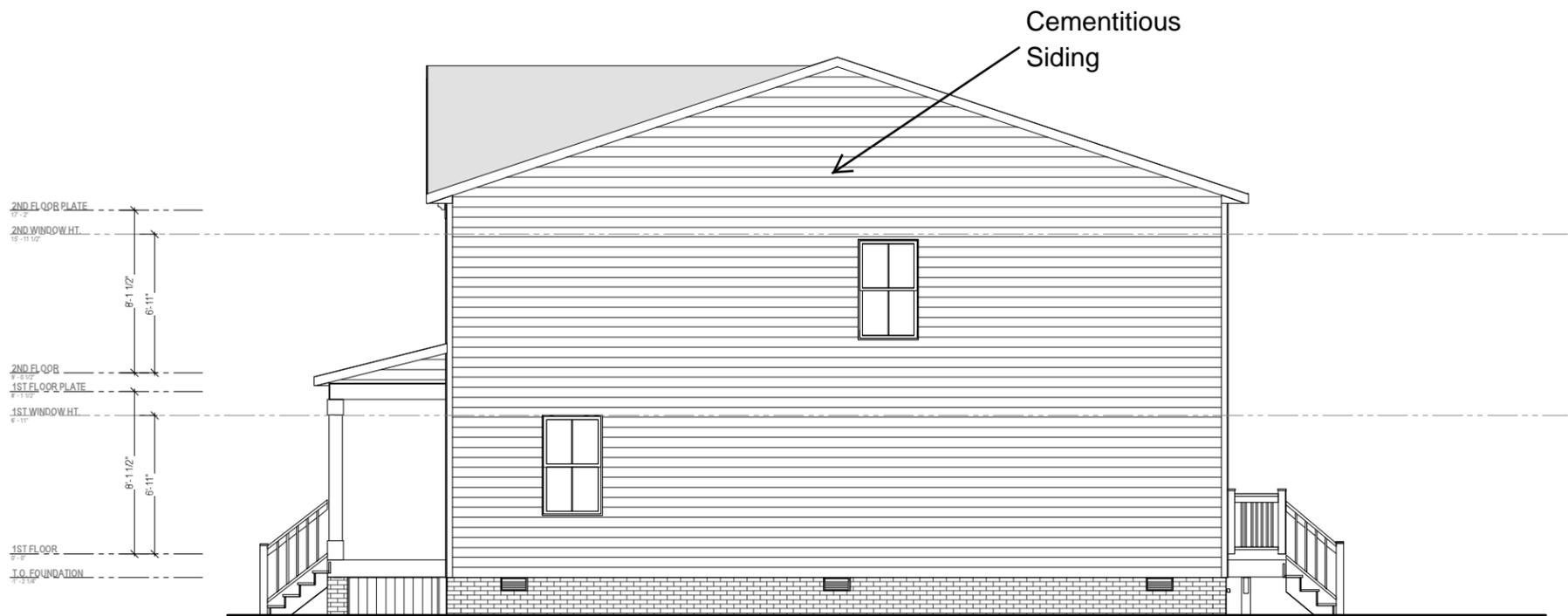
1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



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

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CLIENT
WATCHTOWER HOMES

PROJECT
NEW CONSTRUCTION

ADDRESS
3216 3rd Ave. A & B

SHEET
Elevations

ISSUE DATE
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PINNACLE DESIGN

SHEET NUMBER
A-3.10