



**FRONT ELEVATION
(SOUTHEAST)**

1
A2.1 3/16" = 1'-0"



**LEFT SIDE ELEVATION
(SOUTHWEST)**

2
A2.1 3/16" = 1'-0"



**RIGHT SIDE ELEVATION
(NORTHEAST)**

3
A2.1 3/16" = 1'-0"



**REAR ELEVATION
(NORTHWEST)**

4
A2.1 3/16" = 1'-0"

LESSIN RESIDENCE

NEW CONSTRUCTION

EXTERIOR ELEVATIONS

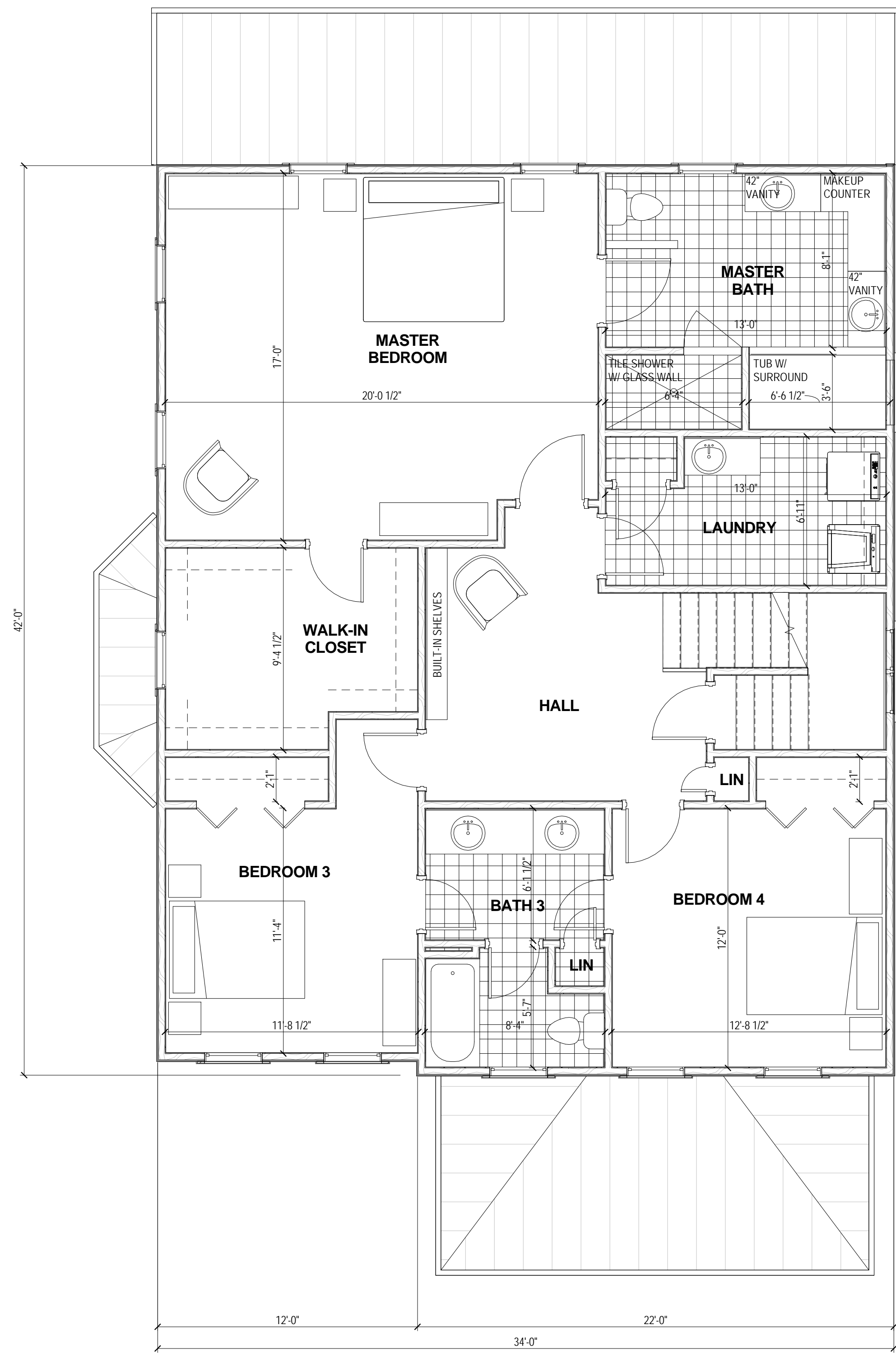
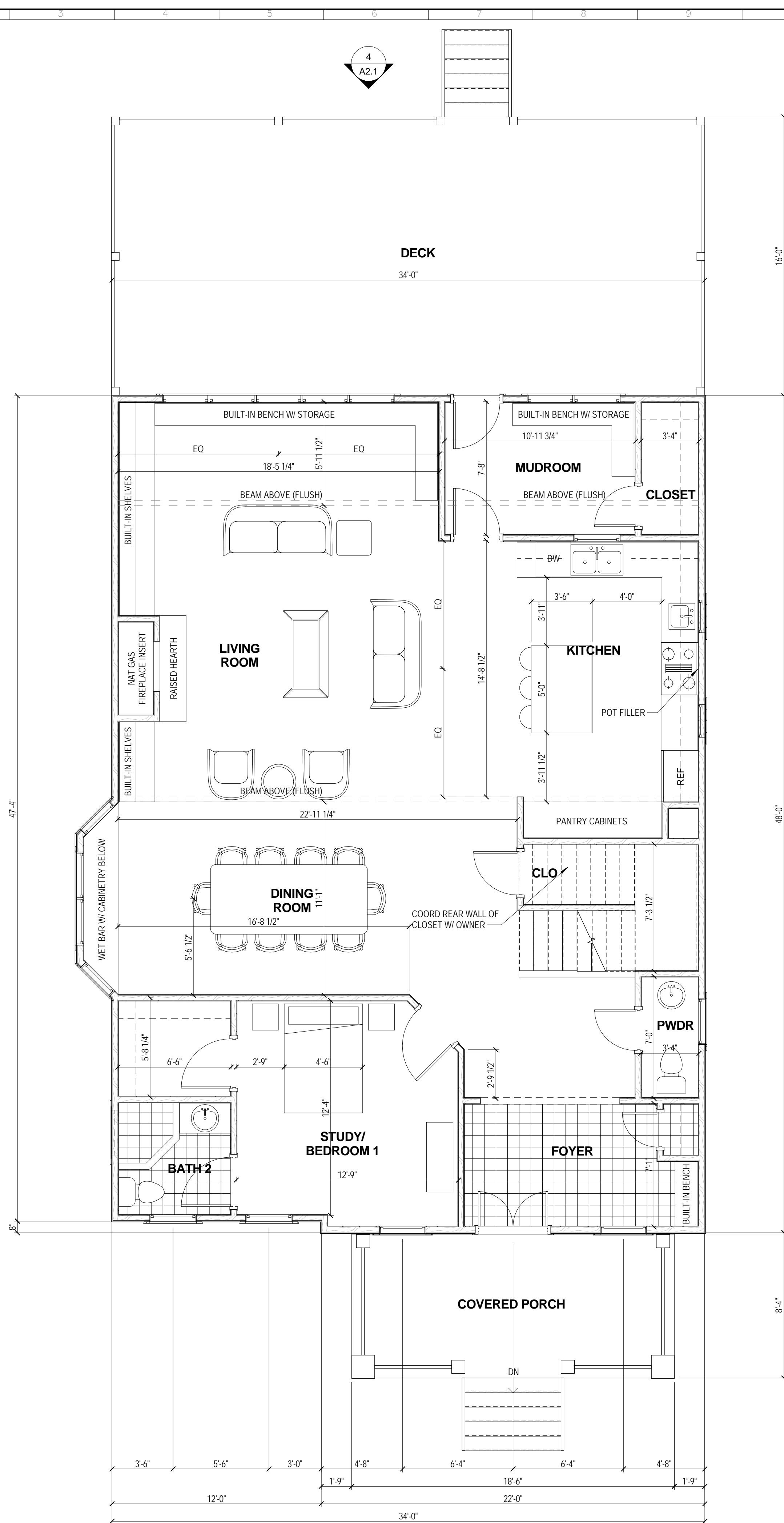
807 PEPPER AVENUE
RICHMOND, VIRGINIA 23226

DRAWN BY MCS
DESIGNED BY MCS/MCB
CHECKED BY MCB
DATE 06.14.17
SCALE 3/16" = 1'-0"
REVISIONS:

SHEET NO.

A2.1

JOB NO. 53160086.00



PRELIMINARY
NOT FOR CONSTRUCTION

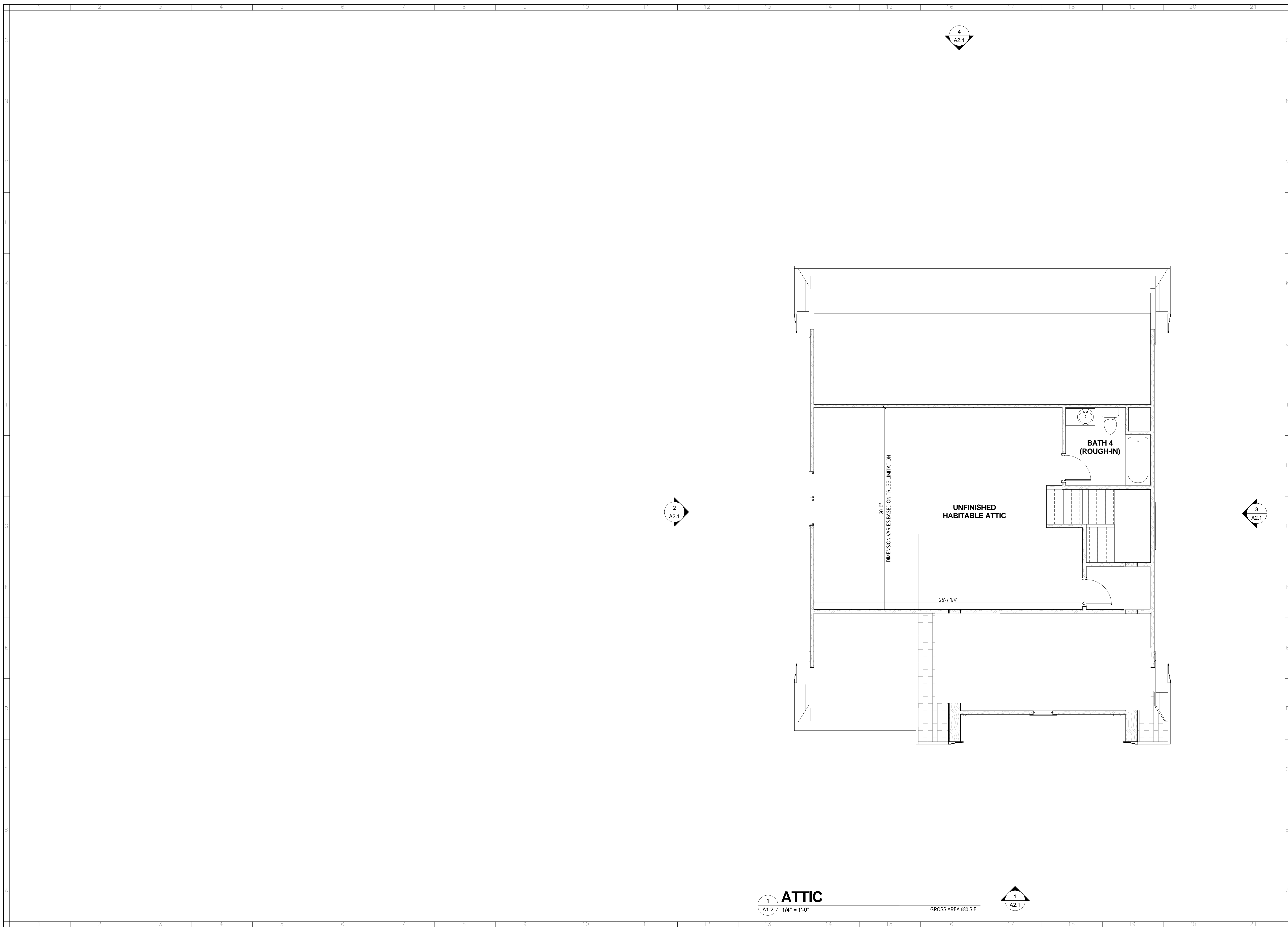
LESSIN RESIDENCE
NEW CONSTRUCTION
ATTIC FLOOR PLAN
807 PEPPER AVENUE
RICHMOND, VIRGINIA 23226

DRAWN BY MCS
DESIGNED BY MCS/MCB
CHECKED BY MCB
DATE 06.14.17
SCALE 1/4" = 1'-0"
REVISIONS:

SHEET NO.

A1.2

JOB NO. 53160086.00



4
A2.1

2
A2.1

3
A2.1

1
A1.2
ATTIC
1/4" = 1'-0"
GROSS AREA 680 S.F.

1
A2.1

Note: This exhibit plat is compiled from plats and deeds of record and a field survey by Balzer and Associates, Inc., dated November 21, 2016. Boundary Line information on this plat taken from plat by Steven. B. Kent & Associates, dated June 25, 1996 and recorded July 1, 1996 in Instrument No.: 9613526. This plat is done without the benefit of a title report and is subject to information disclosed by such. Not all improvements and no easements are shown.

INSTR. No. 9613526

JOHN F. HODGSON
AND BRIDGET M.
HODGSON
PARCEL ID:
W021-0158/001
INSTR. No.: 2013-748
#728 ST.
CHRISTOPHER ROAD

CATHERINE A.
POHANKA
PARCEL ID:
W021-0255/012
INSTR. No.:
2012-22169
#726 ST.
CHRISTOPHER ROAD

DAVIS S. WRINKLE
AND MARY J.
WRINKLE
PARCEL ID:
W021-0255/011
INSTR. No.:
2007-29549
#724 ST.
CHRISTOPHER ROAD

***CURRENT OWNER**
JEFFREY A. LESSIN
PARCEL ID: W021-0255/013
INSTR. No.: 2011-20371
#807 PEPPER AVENUE

25,308 SQ.FT.
0.581 ACRE

PARCEL A
A PORTION OF LOT 6
WESTHAMPTON

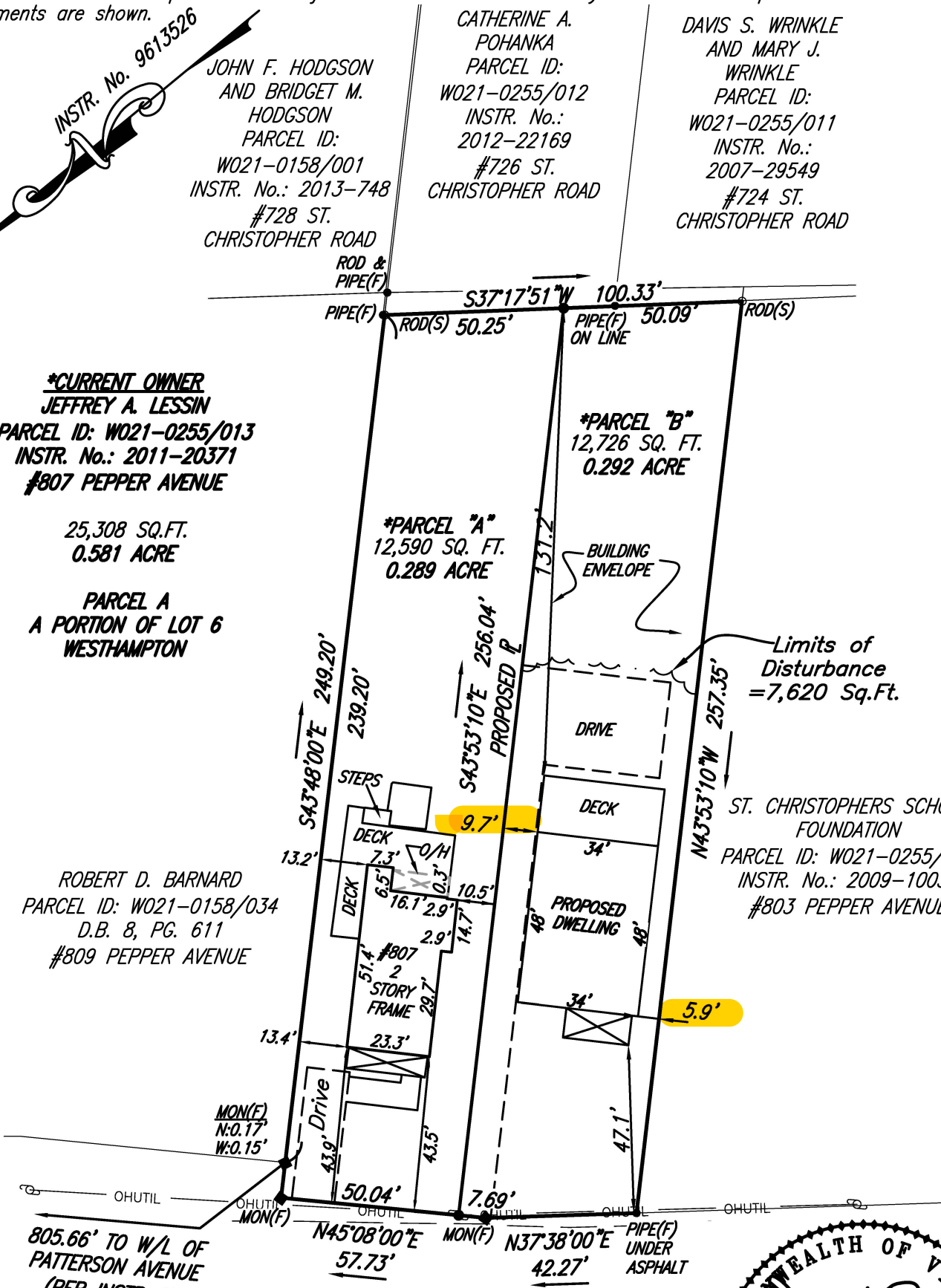
***PARCEL "B"**
12,726 SQ. FT.
0.292 ACRE

***PARCEL "A"**
12,590 SQ. FT.
0.289 ACRE

Limits of
Disturbance
= 7,620 Sq.Ft.

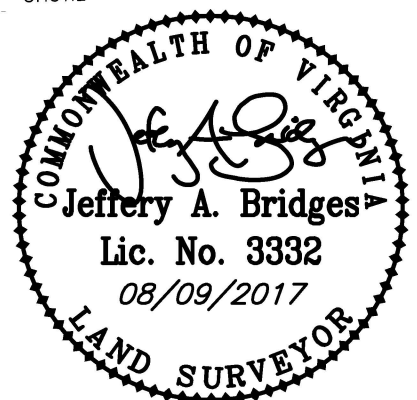
ST. CHRISTOPHERS SCHOOL
FOUNDATION
PARCEL ID: W021-0255/014
INSTR. No.: 2009-10032
#803 PEPPER AVENUE

ROBERT D. BARNARD
PARCEL ID: W021-0158/034
D.B. 8, PG. 611
#809 PEPPER AVENUE



805.66' TO W/L OF
PATTERSON AVENUE
(PER INSTR. No.
9613526)

PEPPER AVENUE
(VARIABLE WIDTH R/W)

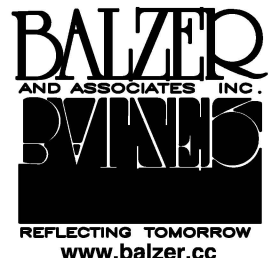


Rev: 08/09/2017 Add Drive
Rev: 07/20/2017
Add Drive and LOD
DATE: 06/19/2017
SCALE: 1"=40'
JOB NO: 55170497.HS
RE: Jeff Lessin

CHK: JAB
DWG: BCH

Exhibit Plat Showing
TWO PARCELS OF LAND ALONG
THE SOUTH LINE OF PEPPER AVENUE
City of Richmond, Virginia

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •



15871 City View Drive Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • Fax (804) 794-2635

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