



**PROJECT CONTACTS:**

DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

TWO NEW 2-STORY ATTACHED SINGLE-FAMILY HOUSES  
IN RICHMOND'S MUSEUM DISTRICT

**3412 & 3412½ W. FRANKLIN ST.**

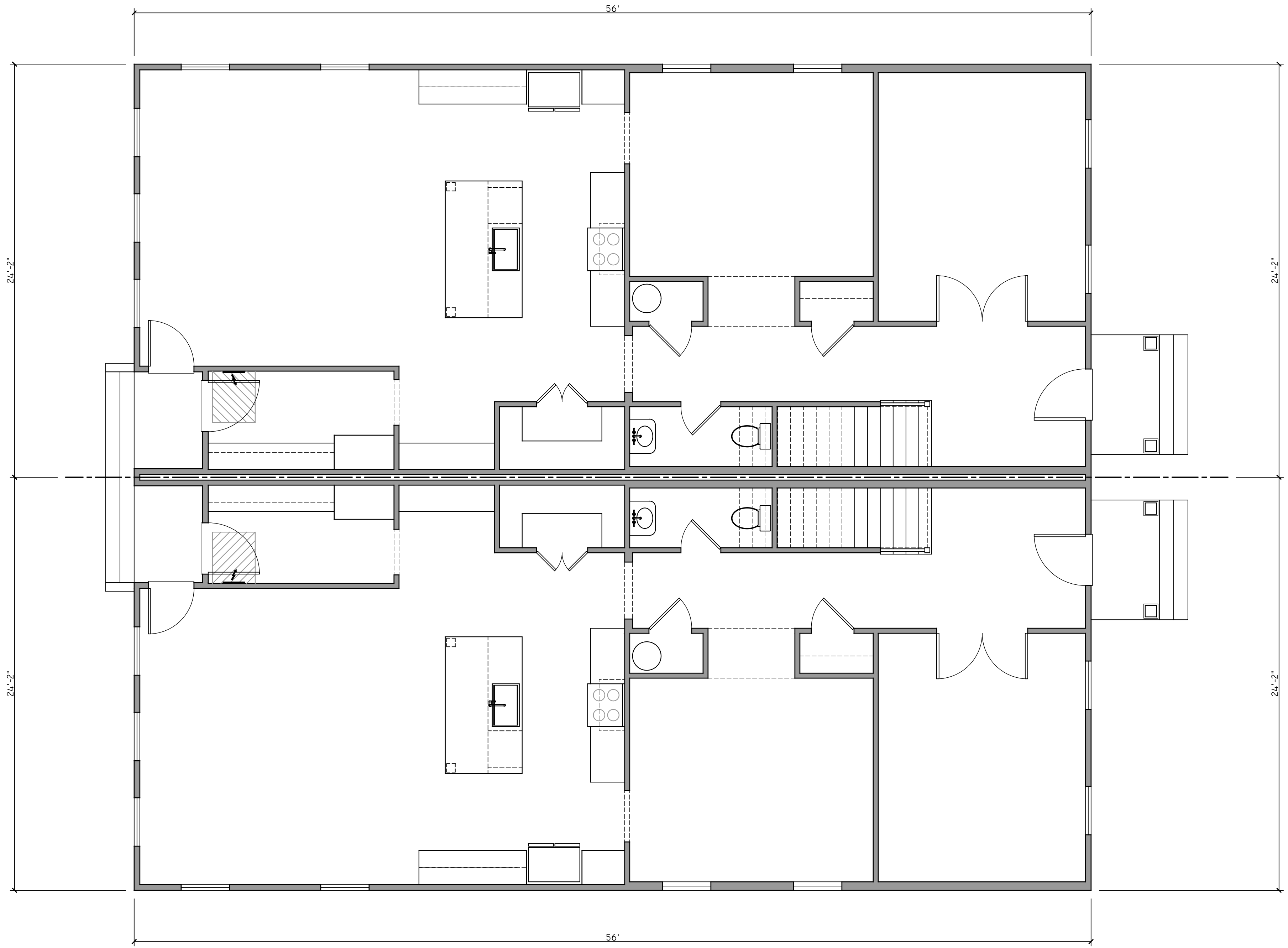
3412 & 3412½ W. FRANKLIN STREET  
RICHMOND, VIRGINIA 23221

**NOT FOR  
CONSTRUCTION**

SET/REVISION:  
UDC REVIEW SET

DATE/MARK:  
08.02.2023

FIRST FLOOR PLAN  
**AI.1**



**01 | FIRST FLOOR PLAN**  
1/4" = 1'

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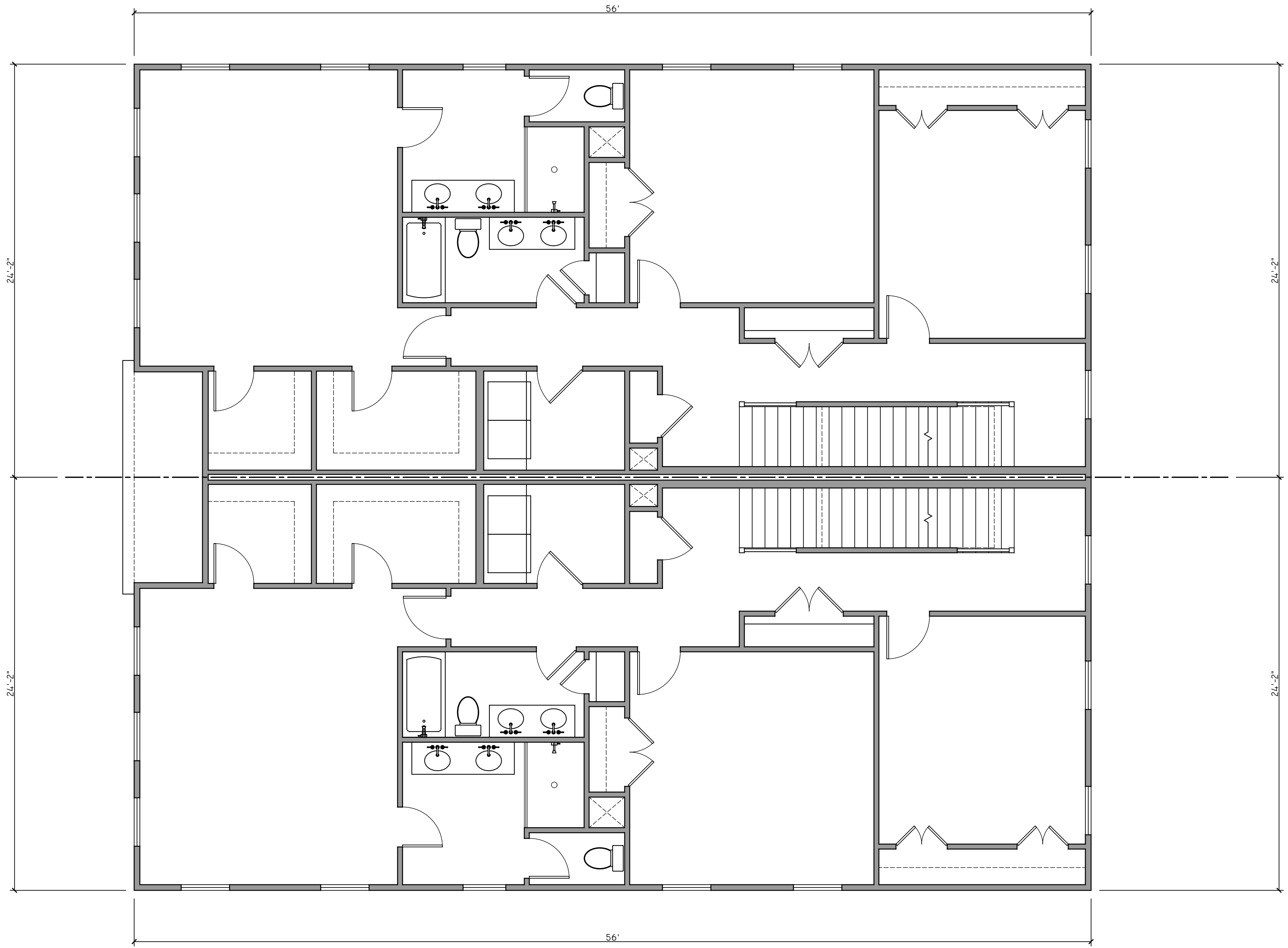
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SECOND FLOOR PLAN

**AI.2**



01 | SECOND FLOOR PLAN  
1/4" = 1'

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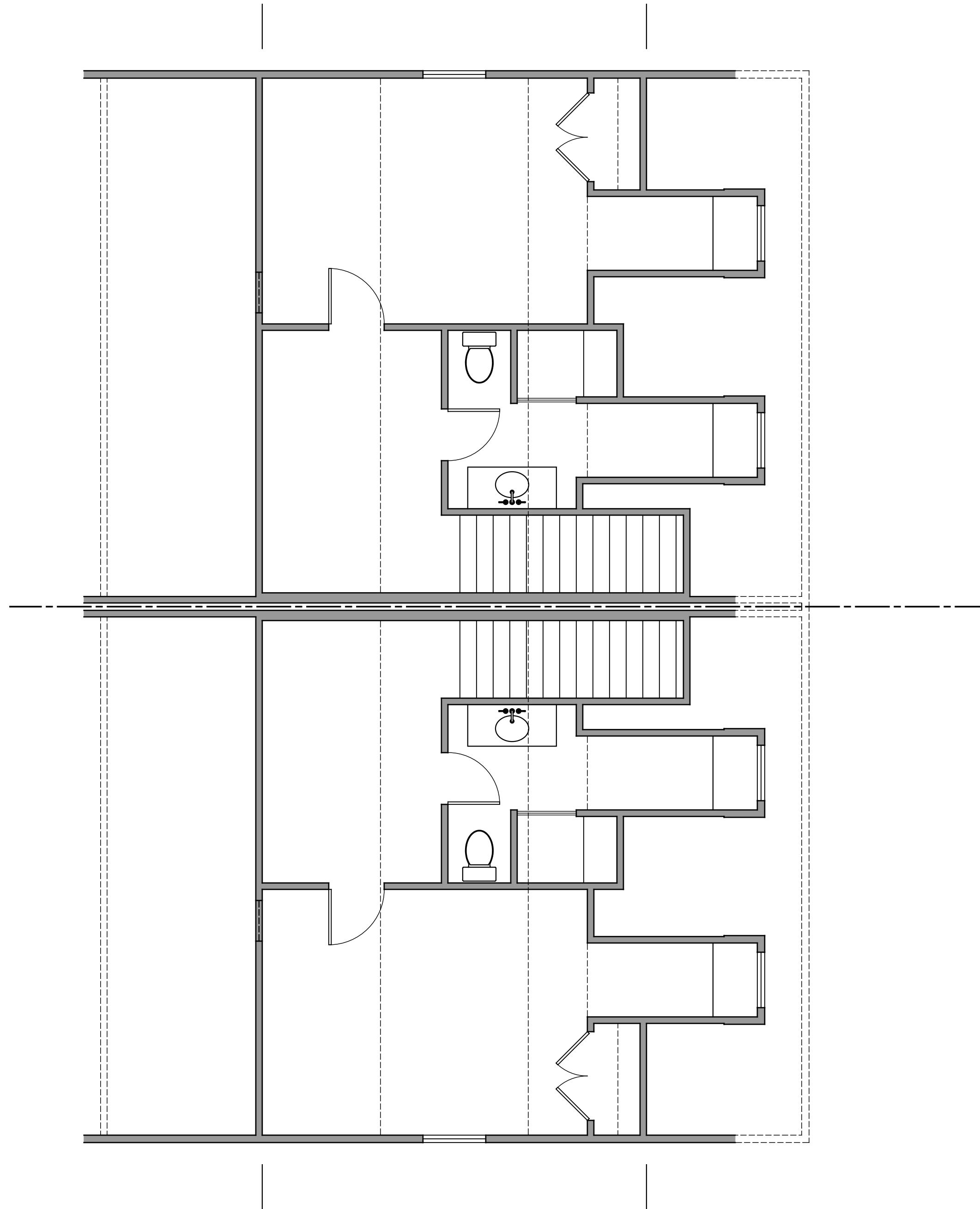
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THIRD FLOOR PLAN

**AI.3**



01 | THIRD FLOOR PLAN  
1/4" = 1'

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**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PORCH PIERS	SELECTION PER DEVELOPER
02	BRICK FOUNDATION	SELECTION PER DEVELOPER
03	HARDIE LAP SIDING - 7" EXPOSURE	COLOR PER DEVELOPER
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	HARDIE SOFFIT	VENTED WHERE APPLICABLE, FACTORY WHITE
06	BEADBOARD PORCH CEILING	NON-VENTED, PAINTED PER DEVELOPER
07	DORMER SIDING - HARDIE FLAT SHEET	PAINTED PER DEVELOPER
08	ENTRY DOORS PER DEVELOPER (SIZE PER SCHEDULE)	PAINTED PER DEVELOPER
09	DECORATIVE DOOR SURROUND	TBD, PAINTED WHITE
10	VINYL WINDOWS (SIZE PER SCHEDULE)	PREFINISHED WHITE
11	8" SQUARE PORCH COLUMNS	SELECTION PER DEVELOPER- PAINTED OR FACTORY WHITE
12	FRONT PORCH - COMPOSITE TRIM WITH T&G DECKING	PAINTED WHITE FRAME, DECKING PAINTED PER OWNER
13	FRONT PORCH - WOOD "RICHMOND" RAIL OR IRON RAIL	SELECTION PER DEVELOPER
14	REAR DECK - TREATED WOOD STAIRS & DECKING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
16	MAIN ROOF & REAR PORCH ROOF - ASPHALT SHINGLES	SELECTION PER DEVELOPER
17	FRONT PORCH ROOF - STANDING SEAM METAL	SELECTION PER DEVELOPER

**EXTERIOR FINISH NOTES:**

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.
- SEE SPECIFICATIONS BY OWNER



01 | FRONT ELEVATION  
1/4" = 1'

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FRONT  
EXTERIOR ELEVATION

**A2.1**

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LEFT SIDE  
EXTERIOR ELEVATION

**A2.2**



01 | LEFT SIDE ELEVATION  
1/4" = 1'

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01 | REAR ELEVATION  
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REAR EXT. ELEVATION

**A2.3**

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RIGHT SIDE  
EXTERIOR ELEVATION

**A2.4**



01 | RIGHT SIDE ELEVATION  
1/4" = 1'