



ARCHITECTURAL SKETCH  
 FOR THE UNIVERSITY OF  
 CALIFORNIA  
 ARCHITECTURE DEPARTMENT

DATE: 08 27 03  
 DRAWN BY: K.G.S.

217 West Richmond Avenue  
Point Richmond, California  
2003

Owner: Jay and Linda Betts  
Project address: 217 W. Richmond Avenue, Point Richmond, CA  
Type of project: Commercial with upper level residence  
Neighborhood context: Historically Commercial, Point Richmond  
Historic District  
Building description: Wood frame, plaster & upper floor metal clad,  
3 story  
Legal description: Lot 3, Blk. 3, Amended Map #1,  
Town of Richmond  
Assessors parcel #: 558-164-002  
Zoning: MFR-1  
Existing use: Undeveloped  
Site area: 4800 sf  
Lot size, minimum: Not required  
Square footage: 4072 sf Commercial, 1150 sf residence  
F.A.R.: 1.1 total, (2.0 max.), 0.85 commercial  
Height: 35' w/ 4' high clear gazebo cupola roof,  
(35' max.)  
Setbacks: 0' FY, 0' & 10' SY, 45' RY  
(0' FY, 0' SY, 10' RY abutting residential req.)  
Interior yard space: 848 sf tot., 360 sf @ roof, 488 sf @ ground, 18%,  
(768 sf req., 16%)  
Parking: 2 proposed, (resid. 2 required, comm. not req.)  
Landscaping: See site/landscape plan  
Occupancy: B & R-3  
Type of construction: V N  
Exiting: 2 for resid., 2 for commercial, ea. flr., met  
Planning approvals req.: Design Review, Rezoning, Gen. Plan Amendment  
(MFR-1 to C-1 District)  
Exterior materials: See north elev., plaster comm., met. sidg resid.  
Roofing: See north elev., elastomer comm., clr. fg. resid.  
Lighting: See north elev., surface mount, projected down  
Surveyor: Dennis Boschetti, LS

Note: Requirements listed are for C-1 District

Jay Betts Architect