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JOHNSON & JOHNSON ARCHITECTURE

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Drawn by:
Jennifer D. Macdonald

LICENSED ARCHITECT PAUL W. JOHNSON No. C 21850 REN 9/30/2021 STATE OF CALIFORNIA

Development Plan Package for a Companion Unit Addition to the

Bielinski Residence

391 Via Del Norte City of San Diego Historic Resource # 560 La Jolla, CA 92037

Orig. Preparation Date:
03/16/2021
Revisions:

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Drawings:

Camera Views

Sheet #6 of 6

PTS #: 664916

J&J Job No.: 2019-13

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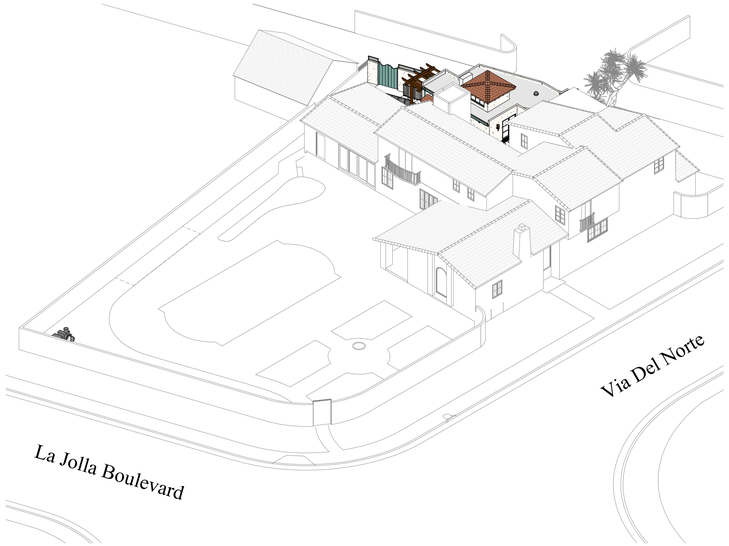
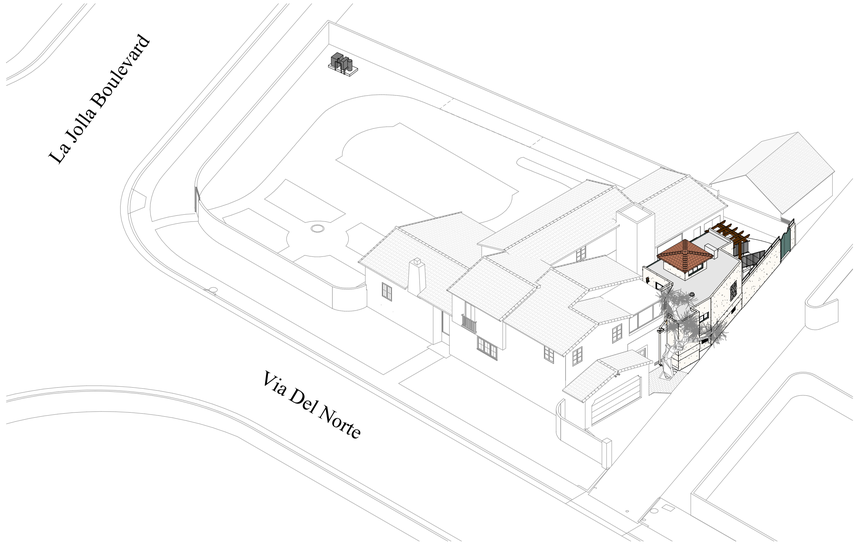


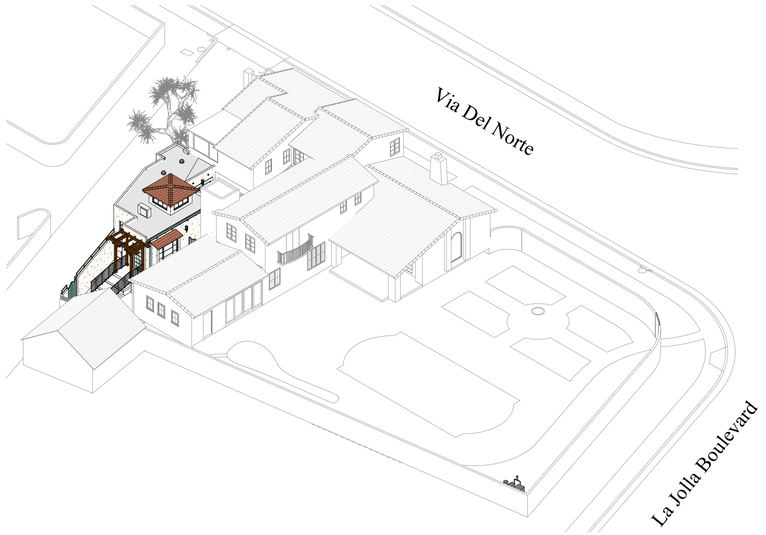
Northeast Axonometric

north



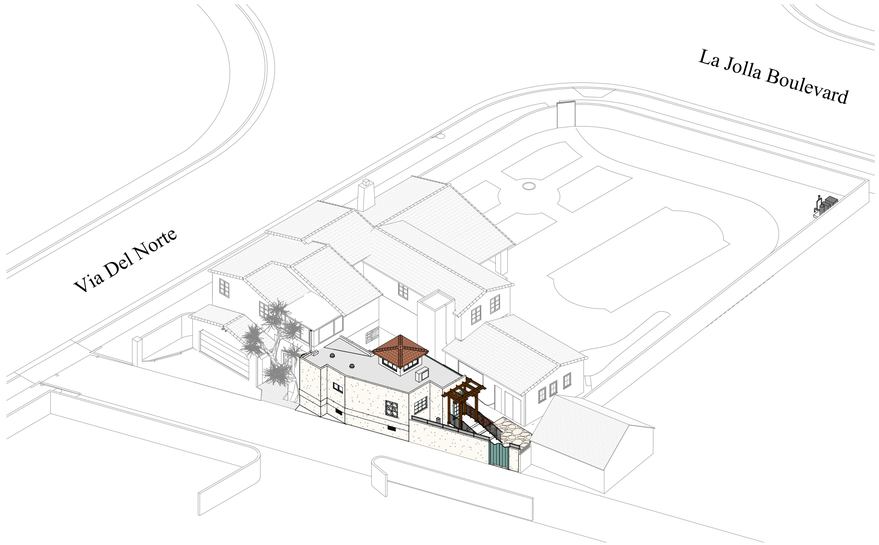
Northwest Axonometric

north



Southeast Axonometric

north



Southwest Axonometric

north

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Drawings:

Axonometrics

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PTS #: 664916

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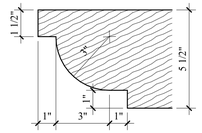


Proposed Carved Rafter Tail Profile

3" = 1'-0"

Proposed carved rafter tail profile is differentiated from the existing historic rafter tail profile while being symapthetic to the architectural style.

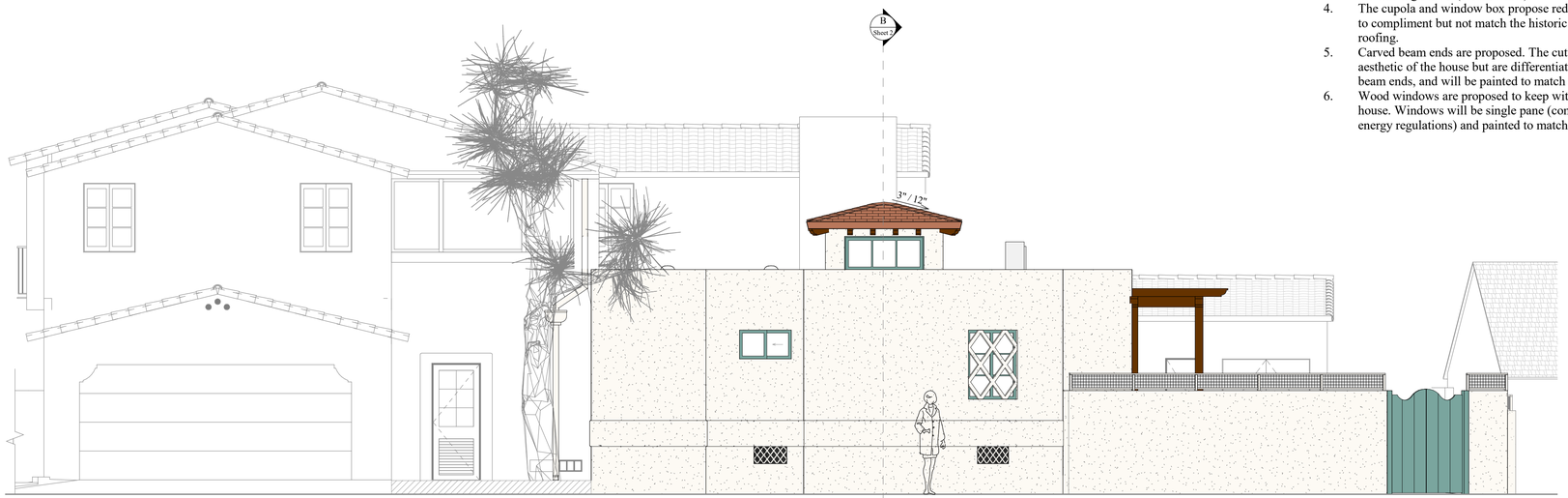
Existing Carved Rafter Tail Profile

Not to Scale

Note: existing elements to remain are identified with grey lines and text, proposed new or altered elements are identified with black lines and text

Exterior Finish Material Notes

1. Project will comply with the Secretary of the Interior's Standards for Rehabilitation.
2. Exist. historic Primary Dwelling Unit (P.D.U.) features the original stucco finish and red Mission barrel clay tile roofing.
3. All walls of the Companion Unit (C.U.) addition and replacement site walls propose stucco with a contemporary medium sand finish to differentiate the addition from the historic portion, painted to match the existing P.D.U (cream white)
4. The cupola and window box propose red terracotta flat slab shingle tile to compliment but not match the historic red Mission barrel tile roofing.
5. Carved beam ends are proposed. The cut profiles maintain the Spanish aesthetic of the house but are differentiated from the historic carved beam ends, and will be painted to match existing (dark brown).
6. Wood windows are proposed to keep with the aesthetic of the historic house. Windows will be single pane (complying with all applicable energy regulations) and painted to match existing (celadon green).



West Elevation

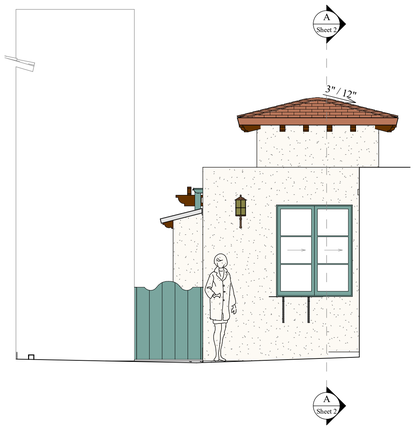
1/4" = 1'-0"

South Elevation

1/4" = 1'-0"

East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"

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Drawings:
Elevations

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PTS #: 664916

J&J Job No.: 2019-13

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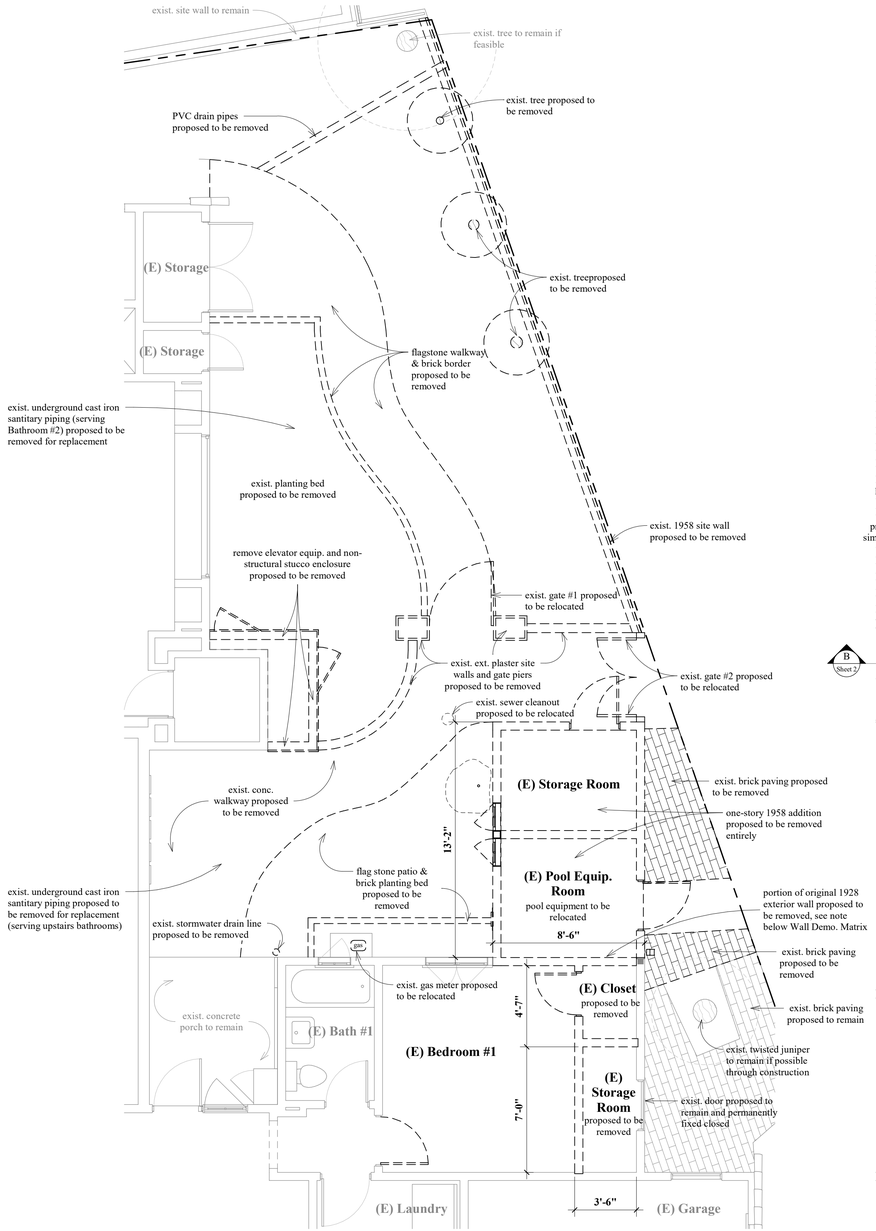


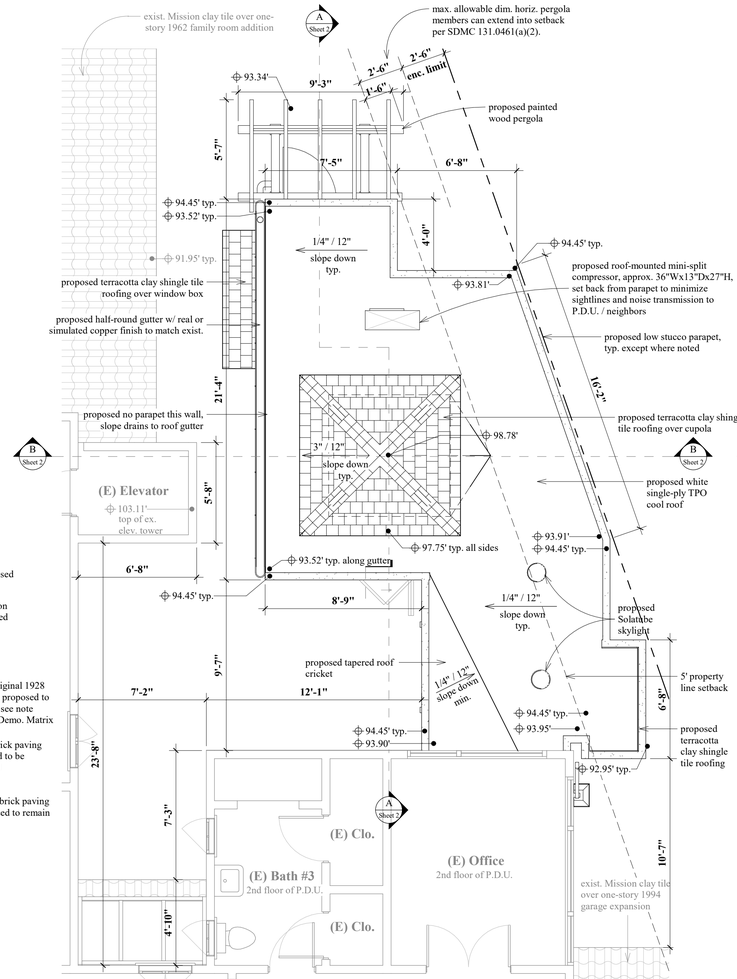
Proposed Site / Ground Floor Demo. Plan

1/4" = 1'-0"

0' 4' 8'

Wall Demolition Matrix				
	total linear feet of exist. exterior wall	total linear feet of proposed ext. wall demo.	percentage of exist. wall proposed for demo.	percentage of exist. wall proposed to remain
1st floor	344'-10" LF	34'-10" LF	10.1%	89.9%
2nd floor	227'-8" LF	0 LF	0%	100%

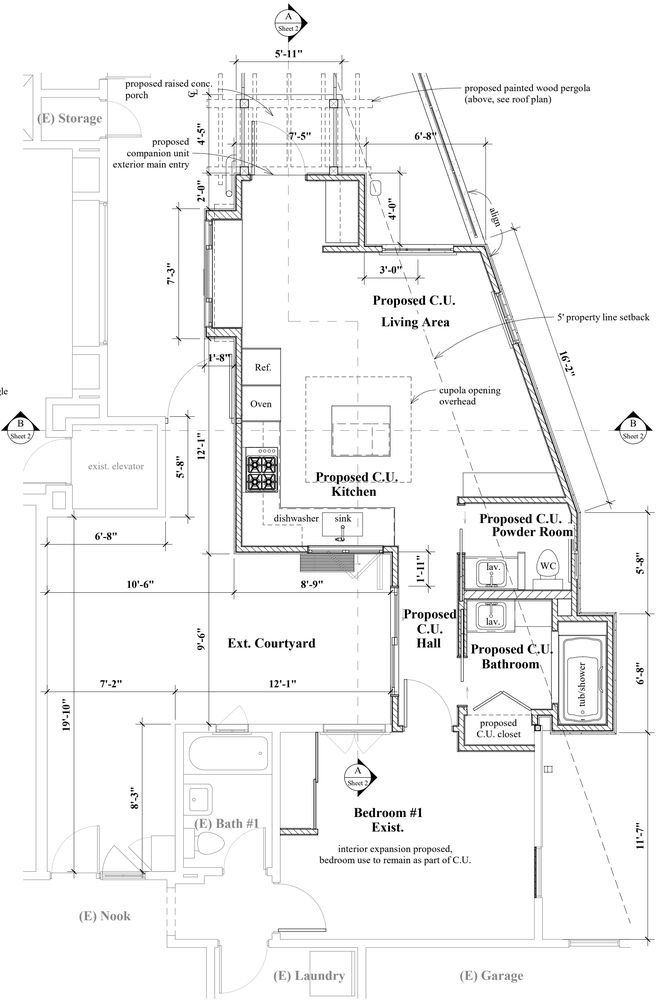
Note: The interior wall between the exist. pool equipment room and Bedroom #1 is a portion of the original 1928 exterior wall that was captured inside the 1958 addition and is proposed to be removed. Only the first floor portion of the wall up to 9'-0" is proposed to be removed/altered to make the addition connection to the exist. primary dwelling unit. The remaining wall above to the 2nd floor roof will remain.



Proposed Roof Plan

1/4" = 1'-0"

0' 4' 8'



Proposed First Floor Plan

1/4" = 1'-0"

0' 4' 8'

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Drawings: Demolition, First Floor & Roof Plans

Sheet #3 of 5

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J&J Job No.: 2019-13

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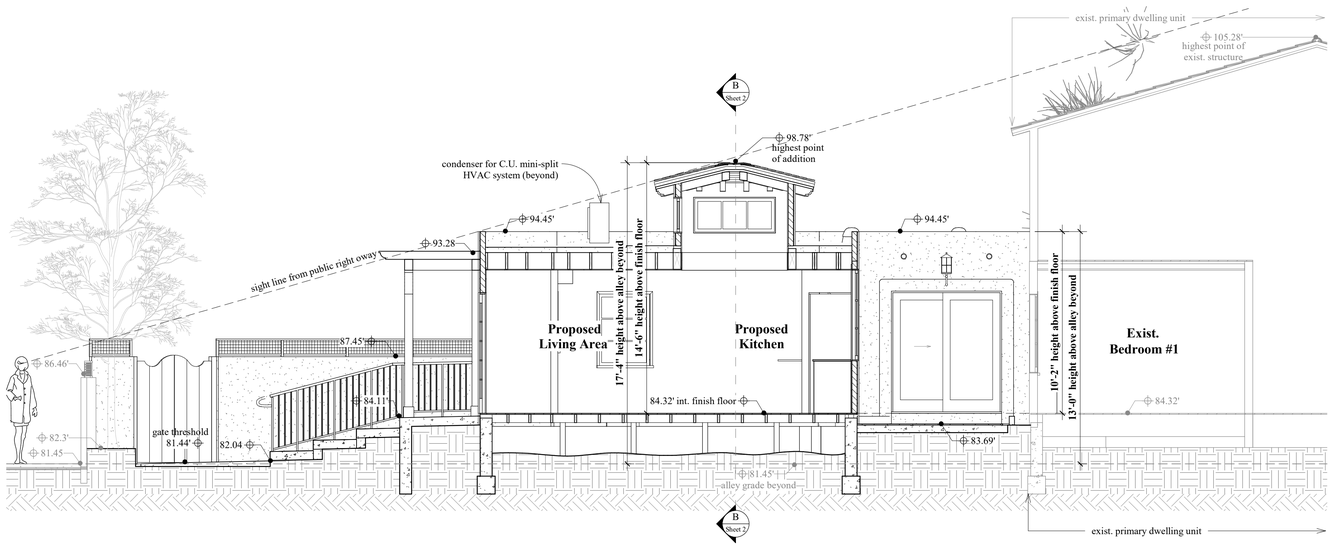
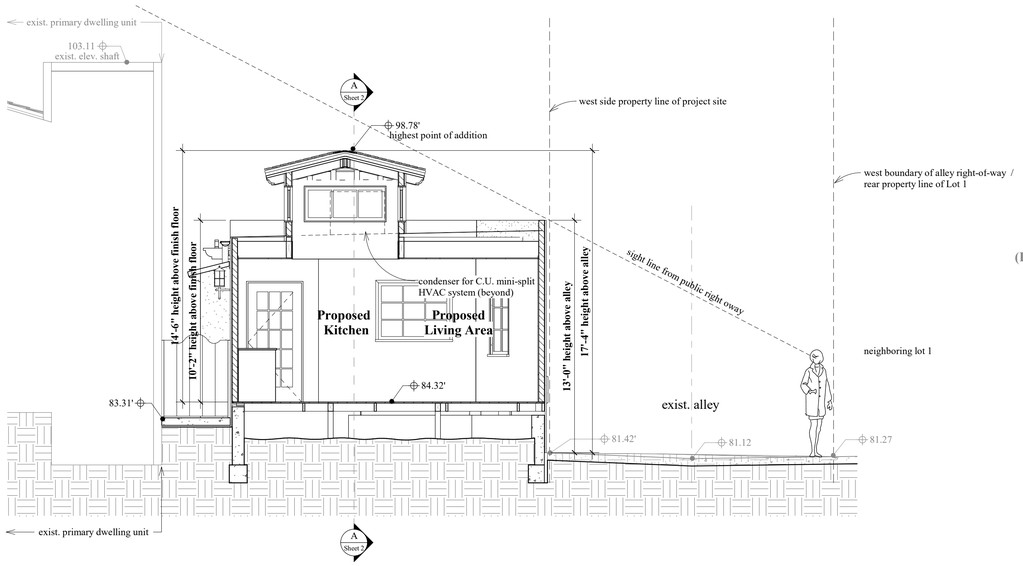


Section A - North-South

1/4" = 1'-0"

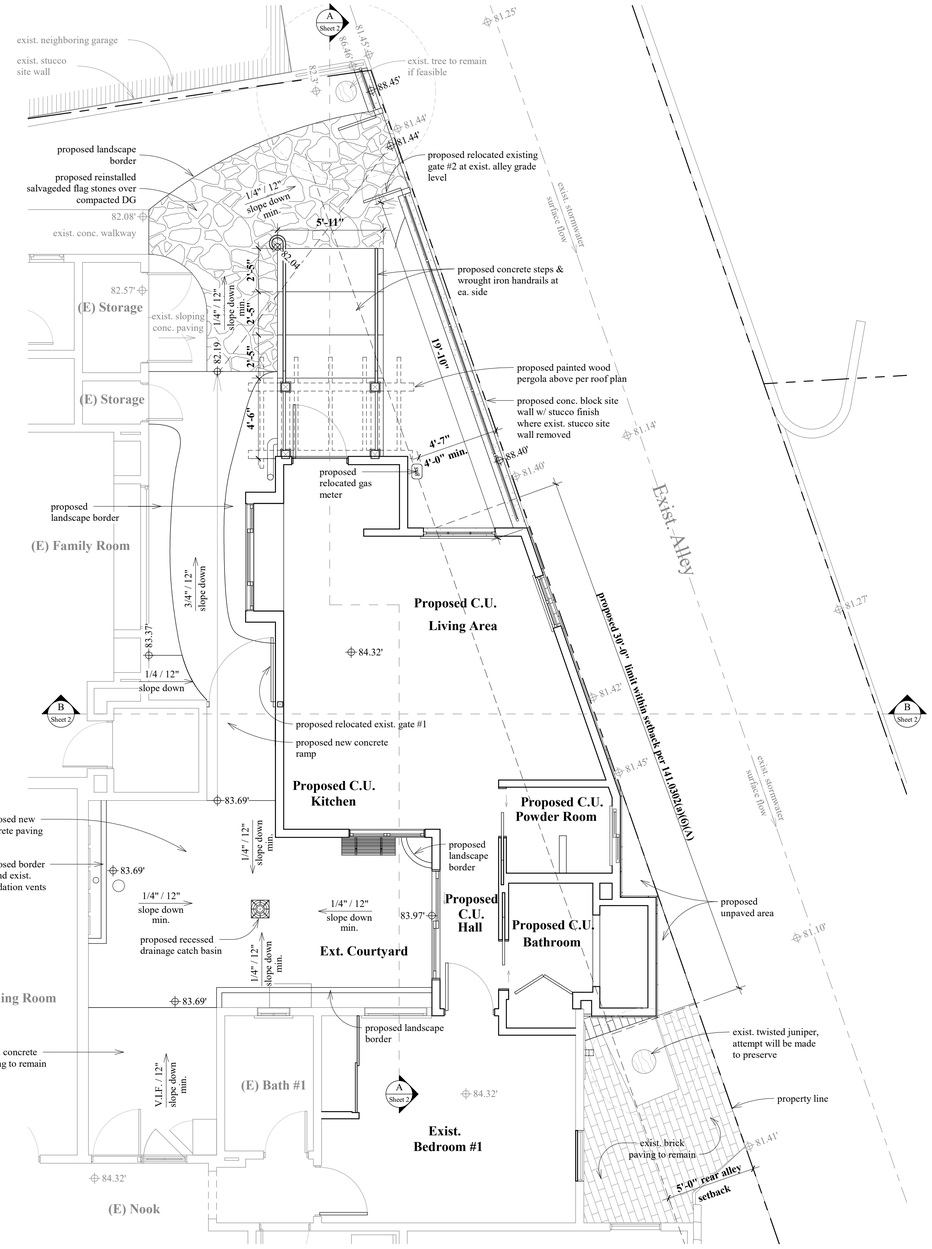
0' 4' 8'



Section B - East-West

1/4" = 1'-0"

0' 4' 8'



Companion Unit Enlarged Site Plan

1/4" = 1'-0"

0' 4' 8'

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Drawings: Enlarged Site Plan & Site Sections

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