

Property Owners – Alberto and Veronica Santillana

Property address – 252 Wildwood San Antonio Tx 78212

Neighborhood – Olmos Park Terrace

Narrative – construct new 400 +/- square foot “granny flat” type casita/apartment for elderly father who is turning 90 in May 2023. The intent of the detached structure is to match in style, colors and materials the existing early Texas wood storage shed at rear of property as well as the main house which is a Thorman rock house. The detached dwelling will not be visible from street, and shall be a wood framed structure sitting on a slab on grade, and pull water and power from main house services. Time is of the essence as the purpose of the house is to provide care and shelter for ageing father.

Div 02 – Existing Conditions

- a) Remove landscaping where new structure will be built
- b) Protect adjacent brick paver patio and adjacent sod and landscaping

Div 03 - Concrete

- a) Concrete to be 3000 psi
- b) Type 2 base substrate to be compacted and have a minimum thickness of 12 inches
- c) Prepare slab with 10 mill vapor barrier
- d) Steel at matt to be #4 and 12 inches on center each way
- e) Steel at beams to include two #6’s top and bottom with #3 stirrups at 12 inches on center
- f) Engineered drawing from foundation is currently pending

Div 04 – Masonry - not used

Div 05 – Metals - not used

Div 06 – Woods and Plastics

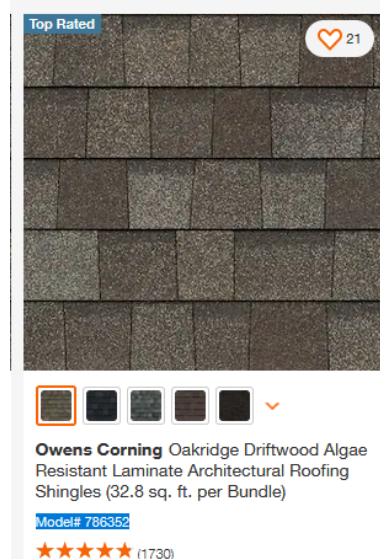
- a) Load bearing lumber at walls to be 2x4 #2 yellow pine
- b) Joist to be 2x8 #2 yellow pine
- c) Rafter to be 2x6 #2 yellow pine
- d) Nails to be 3.5 inch 16D
- e) Fire blocking, mid wall height, at all walls

Project	Santillana Residence Casita "granny flat"	Drawing Document - seeking Certificate of Appropriateness
Address	252 W wildwood San Antonio TX	Note - The intent of this document is to convey existing conditions and or proposed construction and concept in order to attain certificate of appropriateness

- f) Exterior wall veneer to be 1/2inch BC plywood with 1x2 battens nailed at 12 inches on center, to match existing house and adjacent shed
 - a. Plywood sheeting to act as exterior wall bracing
- g) Exterior wall trim to be 1x4
- h) All exterior wood to be paint grade

Div 07 – Thermal and Moisture

- a) Tyvek all exterior walls
- b) 30 pound felt paper on roof
- c) 30 year dimensional shingles on roof to match existing house and adjacent shed, match to be in style and color – see proposed match below



Project Santillana Residence Casita "granny flat"	Drawing Document - seeking Certificate of Appropriateness
Address 252 W wildwood San Antonio TX	Note - The intent of this document is to convey existing conditions and or proposed construction and concept in order to attain certificate of appropriateness

Div 08 – Doors and windows

- a) 3 ft wide x 6ft 8in exterior steel door to match existing shed



- b) Typical door
- c) Windows to be Sliding aluminum to match existing shed windows
- d) If acceptable by COSA historic we could upgrade from aluminum to vinyl or clad

Div 09 - Finishes

- a) ½ drywall at interior
- b) Interior flooring to be ceramic, finish materials tbd
- c) Interior paints to be Sherwin Williams, series and colors tbd
- d) Interior wood trim to match main house interior

Div 10 - Specialties

- a) Bathroom specialties TBD

Div 11 – Equipment – not used

Div 12 – Furnishings – not used

Div 21 – Fire Suppression – not used

Project	Santillana Residence Casita "granny flat"	Drawing Document - seeking Certificate of Appropriateness	
Address	252 W wildwood San Antonio TX	Note -	The intent of this document is to convey existing conditions and or proposed construction and concept in order to attain certificate of appropriateness

Div 22 – Plumbing

- a) Domestic water to be pex
- b) Sanitary and vents to be pvc
- c) Fixtures tbd
- d) Water heater to be low boy electric

Div 23 - HVAC

- a) HVAC to be electric ductless mini-split
- b) Exhaust fan to vent to exterior at bathroom
- c) Exhaust fan/hood to vent to exterior at kitchen

Div 26 – Electrical

- a) Casita to have independent subpanel
- b) Circuitry to be configured by electrical contractor
- c) Lighting to be cans and ceiling fans
- d) GFIs to be used in kitchen and bathroom
- e) Light fixture types and finishes tbd

Project	Santillana Residence Casita "granny flat"	Drawing Document - seeking Certificate of Appropriateness
Address	252 W wildwood San Antonio TX	Note - The intent of this document is to convey existing conditions and or proposed construction and concept in order to attain certificate of appropriateness