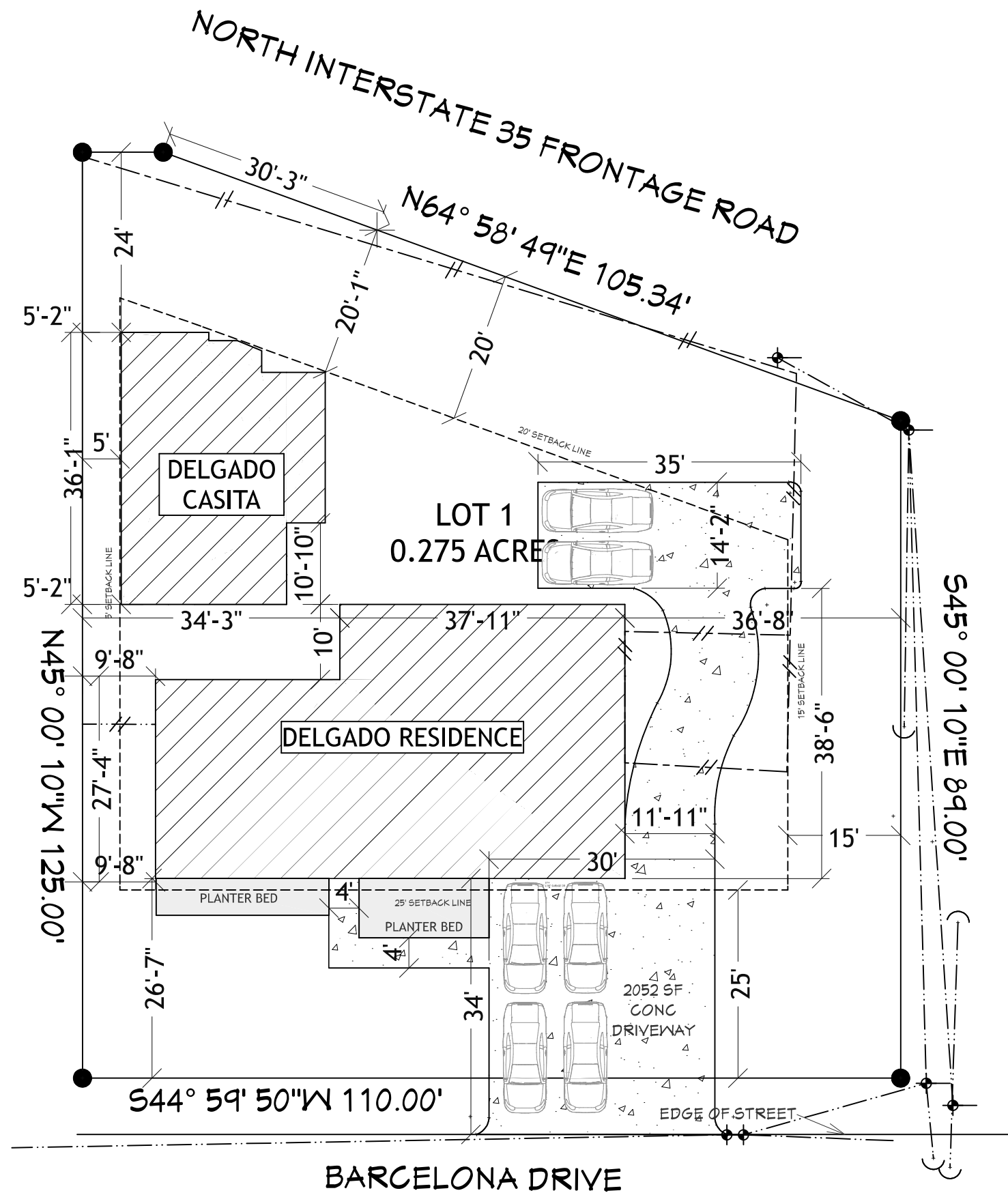




SITE PLAN
SCALE: 1/8" = 1'

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FINAL	
BUILDER:	
PROJECT ADDRESS 475 BARCELONA DR NEW BRAUNFELS, TX 78130	
DELGADO RESIDENCE	
DESIGNER: J. Edwards Home Designs	J. EDWARDS HOME DESIGNS, LLC 324 COMAL AVENUE NEW BRAUNFELS, TX 78130 WWW.JEDWARDSHOMEDESIGNS.COM JULIE@JEDWARDSHOMEDESIGNS.COM 817-460-4455
MEMBER A B D AMERICAN INSTITUTE of BUILDING DESIGN	
DATE: 11/5/2023	
SCALE: 1/4" = 1'	
SHEET: 2 OF 17	

Unit 101 Floor Plan

Top Floor:

- Bedroom 5: 13'-0" x 12'-0" (156 sq. ft.)
- Bath 5: 10'-0" x 6'-0" (60 sq. ft.)
- Kitchen: 8'-0" x 12'-0" (96 sq. ft.)
- Living: 12'-0" x 12'-0" (144 sq. ft.)
- Dining: 10'-0" x 10'-0" (100 sq. ft.)
- Balcony: 10'-0" x 10'-0" (100 sq. ft.)

Bottom Floor:

- Bedroom 4: 13'-0" x 12'-0" (156 sq. ft.)
- Bath 4: 10'-0" x 6'-0" (60 sq. ft.)
- Kitchen: 8'-0" x 12'-0" (96 sq. ft.)
- Living: 12'-0" x 12'-0" (144 sq. ft.)
- Dining: 10'-0" x 10'-0" (100 sq. ft.)
- Balcony: 10'-0" x 10'-0" (100 sq. ft.)

Central Hallway:

- Hall: 10'-0" x 10'-0" (100 sq. ft.)
- Bedroom 3: 13'-0" x 12'-0" (156 sq. ft.)
- Bath 3: 10'-0" x 6'-0" (60 sq. ft.)
- Kitchen: 8'-0" x 12'-0" (96 sq. ft.)
- Living: 12'-0" x 12'-0" (144 sq. ft.)
- Dining: 10'-0" x 10'-0" (100 sq. ft.)
- Balcony: 10'-0" x 10'-0" (100 sq. ft.)

Other Rooms:

- Bedroom 2: 13'-0" x 12'-0" (156 sq. ft.)
- Bath 2: 10'-0" x 6'-0" (60 sq. ft.)
- Kitchen: 8'-0" x 12'-0" (96 sq. ft.)
- Living: 12'-0" x 12'-0" (144 sq. ft.)
- Dining: 10'-0" x 10'-0" (100 sq. ft.)
- Balcony: 10'-0" x 10'-0" (100 sq. ft.)
- Bedroom 1: 13'-0" x 12'-0" (156 sq. ft.)
- Bath 1: 10'-0" x 6'-0" (60 sq. ft.)
- Kitchen: 8'-0" x 12'-0" (96 sq. ft.)
- Living: 12'-0" x 12'-0" (144 sq. ft.)
- Dining: 10'-0" x 10'-0" (100 sq. ft.)
- Balcony: 10'-0" x 10'-0" (100 sq. ft.)

EXISTING HOUSE BUILDING AREA		
FIRST FLOOR (AC)	1633	SF
REAR PORCH	379	SF
TOTAL UNABLE (AC)	1633	SF
BRICK LUG	0	SF
TOTAL SLAB	2027	SF