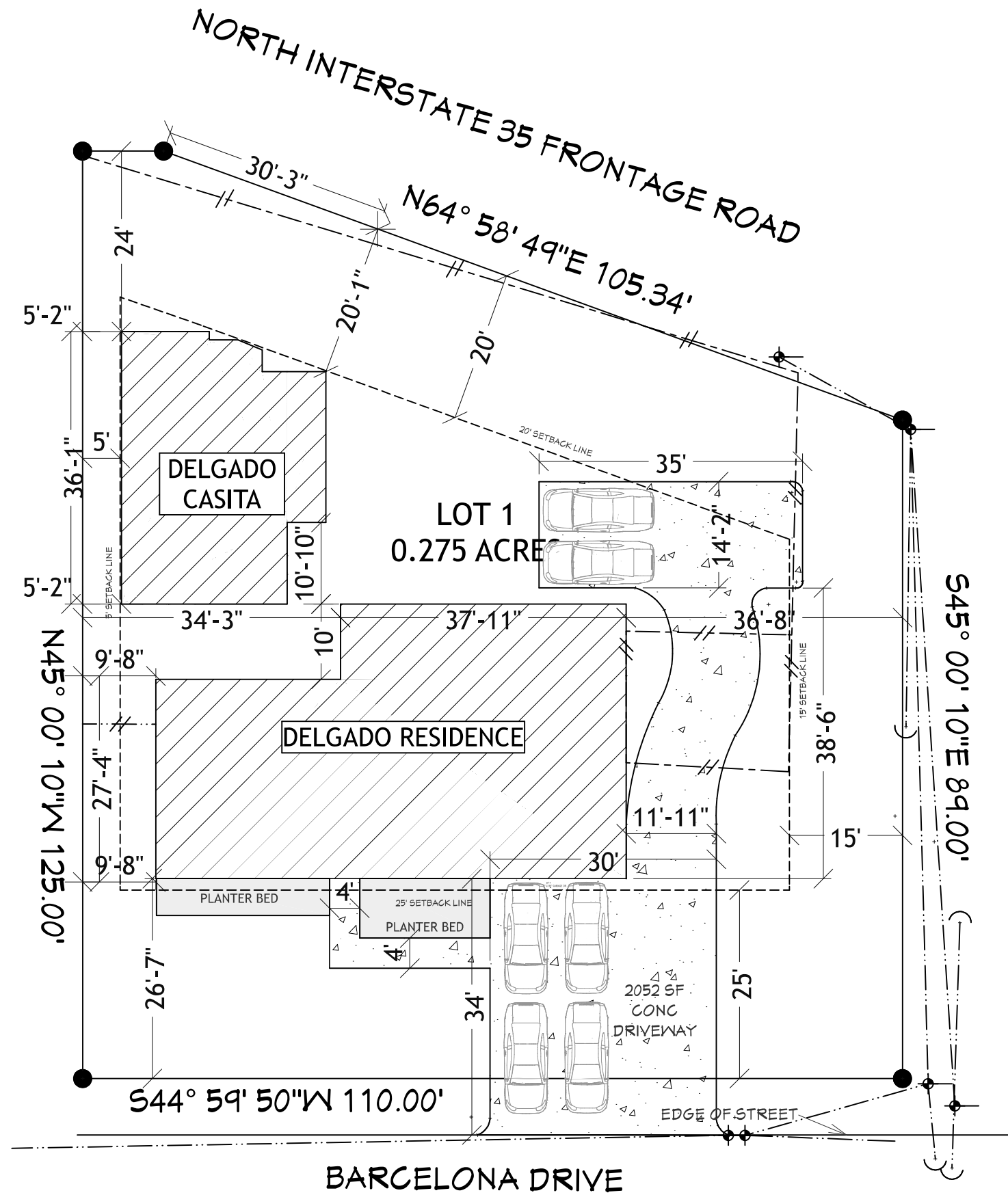




SITE PLAN
SCALE: 1/8" = 1'

COPYRIGHT INFORMATION: J. EDWARDS HOME DESIGNS PRODUCTS AND SERVICES ARE PROTECTED BY UNITED STATES COPYRIGHT LAW AND INTERNATIONAL TREATY PROVISIONS. ANY REPRODUCTION OR MODIFICATION BY ANY MEANS NOW KNOWN OR IN THE FUTURE, WITHOUT THE EXPRESS WRITTEN CONSENT OF J. EDWARDS HOME DESIGNS IS STRICTLY PROHIBITED. BY PURCHASING PLANS FROM J. EDWARDS HOME DESIGNS YOU ARE GRANTED THE RIGHT TO BUILD THAT HOME ONE TIME (UNLESS OTHERWISE STATED). ONLY THE ORIGINAL PURCHASER HAS THE RIGHT TO BUILD ONE HOME FROM THE PLANS PURCHASED. YOU MAY NOT RENT, LEASE, LOAN, GIVE, TRANSFER OR SELL THE PLANS. A CLIENT MAY PURCHASE PLANS FOR A BUILDER TO BUILD A HOME FOR THE CLIENT. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THE DESIGNER.



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

PROJECT ADDRESS
DELGADO RESIDENCE

BUILDER:
475 BARCELONA DR
NEW BRAUNFELS, TX 78130

FINAL

DATE:
11/5/2023

SCALE:
1/4" = 1'

SHEET:
2 OF 17

Architectural floor plan of a two-story house. The plan shows a symmetrical layout with a central hallway. The left side includes a living room, kitchen, and three bedrooms. The right side includes a living room, kitchen, and three bedrooms. The central hallway connects the two sides. The plan also shows a front porch, a rear porch, and a central courtyard. Dimensions are provided for each room.

Left Side (Top):

- BEDROOM 5: 12' 0" x 12' 0" (366 sq. ft.)
- BATH 5: 5' 0" x 5' 0" (25 sq. ft.)
- C KITCHEN: 10' 0" x 12' 0" (120 sq. ft.)
- C LIVING: 12' 0" x 12' 0" (144 sq. ft.)
- BEDROOM 4: 12' 0" x 12' 0" (144 sq. ft.)
- BATH 4: 5' 0" x 5' 0" (25 sq. ft.)

Right Side (Top):

- BEDROOM 6: 12' 0" x 12' 0" (366 sq. ft.)
- BATH 6: 5' 0" x 5' 0" (25 sq. ft.)
- C KITCHEN: 10' 0" x 12' 0" (120 sq. ft.)
- C LIVING: 12' 0" x 12' 0" (144 sq. ft.)
- BEDROOM 7: 12' 0" x 12' 0" (144 sq. ft.)
- BATH 7: 5' 0" x 5' 0" (25 sq. ft.)

Central Hallway:

- HALL: 10' 0" x 12' 0" (120 sq. ft.)
- HALL: 10' 0" x 12' 0" (120 sq. ft.)

Front Porch:

- FRONT PORCH: 12' 0" x 12' 0" (144 sq. ft.)

Rear Porch:

- REAR PORCH: 12' 0" x 12' 0" (144 sq. ft.)

Central Courtyard:

- CENTRAL COURTYARD: 12' 0" x 12' 0" (144 sq. ft.)

Left Side (Bottom):

- BEDROOM 3: 12' 0" x 12' 0" (366 sq. ft.)
- BATH 3: 5' 0" x 5' 0" (25 sq. ft.)
- C KITCHEN: 10' 0" x 12' 0" (120 sq. ft.)
- C LIVING: 12' 0" x 12' 0" (144 sq. ft.)
- BEDROOM 2: 12' 0" x 12' 0" (144 sq. ft.)
- BATH 2: 5' 0" x 5' 0" (25 sq. ft.)

Right Side (Bottom):

- BEDROOM 8: 12' 0" x 12' 0" (366 sq. ft.)
- BATH 8: 5' 0" x 5' 0" (25 sq. ft.)
- C KITCHEN: 10' 0" x 12' 0" (120 sq. ft.)
- C LIVING: 12' 0" x 12' 0" (144 sq. ft.)
- BEDROOM 9: 12' 0" x 12' 0" (144 sq. ft.)
- BATH 9: 5' 0" x 5' 0" (25 sq. ft.)

Central Hallway:

- HALL: 10' 0" x 12' 0" (120 sq. ft.)
- HALL: 10' 0" x 12' 0" (120 sq. ft.)

Front Porch:

- FRONT PORCH: 12' 0" x 12' 0" (144 sq. ft.)

Rear Porch:

- REAR PORCH: 12' 0" x 12' 0" (144 sq. ft.)

Central Courtyard:

- CENTRAL COURTYARD: 12' 0" x 12' 0" (144 sq. ft.)



1R1S	1 R00 1 SHELF
2R2S	2 R00S 2 SHELVES
AFF	AUOVE FINISH FLOOR
A/V	AUDIO VISUAL
C.O.	CASING OPENING
COVD	COVERED
CPT	CARPET
DBL	DOUBLE
D/O	DOUBLE OVEN
SEP	GARBAGE DISPOSAL
D.V.	DIRECT VENT
DW	DISHWASHER
F.F.	FINISHED FLOOR
F.R.	FLOOR
K/S	KNEE SPACE
MICRO	MICRO
REF /REFG	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SHEDS	SHEDS
TS&G	TONGUE AND GROOVE
U.C.	UNDER COUNTER
WAC	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTENER

AWH	AWHING
DC	DOUBLE CASEMENT WINDOW
DH	DOUBLE HUNG
DL	DOUBLE LIGHT
DR	DOOR
FX	FIXED GLASS
HDR HT	HEADER HEIGHT
LS	LEFT SLIDER WINDOW
LT	LITE
O.H.D.	OVERHEAD DOOR
OPNG	OPENING
PCT	POCKET DOOR
PNL	PANEL
PT	PASS THROUGH
RS	RIGHT SLIDER WINDOW
SC	SINGLE CASEMENT WINDOW
SH	SINGLE HUNG
SLD	SLIDER
STL	STEEL
TRANS	TRANSOM

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