

FLOOR PLAN GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 224 Golden Bear Dr, Lakeway, TX

Reference: (a) American National Standards Institute (ANSI) Z765-2021

In my opinion, regarding the above referenced property, the square footages (SF), as calculated from outside corner to outside corner, are outlined below:

Above Grade Finished Areas

3,451 SF - House, First Floor

1,632 SF - House, Second Floor

5,083 SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

0 SF - House, Lower Level - Walls against grade are assumed to be 0'0" thick

0 SF - Total sum of finished areas on levels that are wholly or partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

5,083 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

894 SF - Garage & Workshop/Storage (Above Grade)

105 SF - Attached Covered Entry & Patio

33 SF - Attached Covered Porch Adjacent to Mud Room

447 SF - Attached Rear Covered Porch

267 SF - Attached Second Floor, Rear Covered Deck

231 SF - Attached Second Floor, Rear Open Deck

Please contact me if you have any questions.

Sincerely,

Alan Birdsong

Floor Plan Graphics LLC

NOTES: (1) Square footage calculations are in accordance with reference (a).
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