

FLOOR PLAN

GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 65 Riviera Cv, Fredericksburg, 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

1,751 SF - Main House, First Floor

383 SF - Main House, Second Floor

2,134 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 are partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

2,134 SF - Main House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the Main House Totals above:

727 SF - Casita (Above Grade) (See Note 3)

548 SF - Garages 1 & 2 (Above Grade)

149 SF - Storage Above Garage (Above Grade)

275 SF - Main House Attached Front Covered Porch

230 SF - Main House Attached Rear Covered Porch

105 SF - Casita Attached Covered Porch

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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(3) Finished Areas Connected to the House - Finished areas that are connected to the main body of the house by other finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level. Finished Areas that are not connected to the house in such a manner cannot be included in the finished square footage of any level.