

FLOOR PLAN GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 2194 Boot Ranch Cir, 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

2,757 SF - Main House, First Floor

1,324 SF - Main House, Second Floor

4,081 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

4,081 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

406 SF - Casita 1 (Above Grade)

617 SF - Casita 2 (Above Grade)

661 SF - Casita 3 (Above Grade)

1040 SF - Garages 1 & 2 (Above Grade)

37 SF - Main House, Exterior Storage (Above Grade)

61 SF - Main House, Attached Covered Entry

102 SF - Main House, Attached Front Covered Porch

45 SF - Main House, Attached Side Porch Adjacent to Vestibule

73 SF - Main House, Attached Rear Covered Porch Adjacent to Mud Room

919 SF - Main House, Attached Rear Covered Porches

81 SF - Main House, Attached Second Floor, Deck

29 SF - Attached Casita 1, Covered Porch

622 SF - Attached Casita 2 & 3 Covered Porches

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.**