

FLOOR PLAN GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 3205 Hayden Bend, Bee Cave, 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

2,321 SF - Main House, First Floor

1,524 SF - Main House, Second Floor

3,845 SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

0 SF - Main 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

3,845 SF - Main House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

70 SF - Main House, Second Floor - Loft - Accessible via Ladder. (Above Grade) **See Note 3 below.**

835 SF - Main House, Garage and Water Heater closet (Above Grade)

378 SF - Guest House, Main Level (Above Grade) **See Note 4 Below.**

96 SF - Guest House, Mid Level (Above Grade) **See Note 4 Below.**

340 SF - Guest House, Upper Level (Above Grade) **See Note 4 Below.**

49 SF - Guest House, Upper Level - Loft - Accessible via Ladder. (Above Grade) **See Note 3 below.**

31 SF - Guest House, Main Level - Exterior Storage (Above Grade) **See Note 4 Below.**

250 SF - Main House - Attached Front Covered Porch

137 SF - Main House - Attached Front Pergola Covered Porch

366 SF - Main House - Attached Rear Covered Terrace

108 SF - Main House - Rear Grill area

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) Ceiling Height Requirements - To be included in finished square footage calculations, finished areas must have a ceiling height of at least 7 ft. If a room's ceiling is sloped, at least one-half of the finished

square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft. may be included in finished square footage.

- (4) **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.