

SKETCH/AREA TABLE ADDENDUM

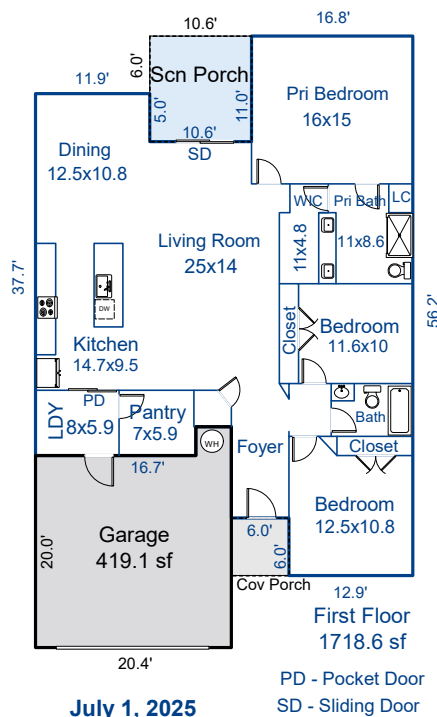
SUBJECT INFO

File No.:	Parcel No.:		
Property Address: 2605 E Oak Island Dr			
City: Oak Island	County: Brunswick	State: NC	ZipCode: 28465
Owner:			
Client: Aylssa Bleau		Client Address:	
Verifier Name: Paul Hayden - Size Matters		Inspection Date: 07/01/2025	

SKETCH

2605 E Oak Island Dr, Oak Island NC

1,719 SF



Disclosure: Interior walls and room sizes are approximate

Floor Plan by Size Matters 910-797-0439

NC Real Estate License 249188

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1718.6	207.0	1718.6	First Floor		56.2 x	12.9 =	725.0
GAR	Garage	1.0	419.1	86.8	419.1			50.2 x	3.9 =	195.8
P/P	Scn Porch	1.0	116.6	43.2				39.2 x	2.1 =	82.3
	Cov Porch	1.0	36.0	24.0	152.6			29.7 x	20.4 =	605.9
								11.9 x	5.0 =	59.5
								16.7 x	3.0 =	50.1
	Net LIVABLE	cnt	1 (rounded)		1,719	6 total items			(rounded)	1,719

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SKETCH

Scn Porch (P/P)

10.60 x 5.00 = 53.00
10.60 x 6.00 = 63.60
Total area: 116.60

Cov Porch (P/P)

6.00 x 6.00 = 36.00
Total area: 36.00

Garage (GAR)

20.40 x 20.00 = 408.00
3.70 x 3.00 = 11.10
Total area: 419.10

First Floor (GLA1)

56.20 x 12.90 = 724.98
50.20 x 3.90 = 195.78
39.20 x 2.10 = 82.32
29.70 x 20.40 = 605.88
11.90 x 5.00 = 59.50
16.70 x 3.00 = 50.10
Total area: 1718.56