

FLOOR PLAN GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 400 Academy Dr, Austin, 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

1,338	SF - House, Main Level
1,440	SF - House, Upper Level
2,778	SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

1,576	SF - House, Lower Level - Walls against grade are assumed to be 22" thick
1,576	SF - Total sum of finished areas on levels that are wholly or partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

4,354	SF - House Total (sum of Above Grade and Below Grade Finished areas)
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The following are not included in the House Totals above:

569	SF - Decked Attic Storage (Above Grade)
122	SF - Lower Level Potting Shed (Below Grade)
113	SF - Attached Upper Level Screened Porch
151	SF - Attached Main Level Front Covered Porch
163	SF - Attached Main Level Side Covered Porch
125	SF - Attached Main Level Rear Deck
156	SF - Belvedere

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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