

FLOOR PLAN  
GRAPHICS

May 17, 2026

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Via Email:

**Subject:** Square Footage (SF) calculation for 1311 Kent Ln, 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**

2,339 SF - House, First Floor

1,172 SF - House, Second Floor

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3,511 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

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0 SF - Total sum of finished areas on levels that are wholly are partly below grade - (ANSI Sect. 3.6)

**Total Finished Areas**

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3,511 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

565 SF - Garage (Above Grade)

41 SF - Attached Front Covered Porch

402 SF - Attached Rear Patio

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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