

FLOOR PLAN GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 716 Laurel Valley Rd, 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

3,099 SF - Main House, Main Level

717 SF - Main House, Upper Level 1, Left

1,015 SF - Main House, Upper Level 2, Right

4,831 SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

Below Grade Finished Areas

1,593 SF - Main House, Lower Level - Walls against grade are assumed to be 0'0" thick

1,593 SF - Main Total sum of finished areas on levels that are wholly or partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

6,424 SF - Main House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the Main House Totals above:

1017 SF - Cabana, Main Level (Above Grade)

455 SF - Cabana, Lower Level, Office & Vestibule (Below Grade)

517 SF - Main House, Garage 1 (Above Grade)

633 SF - Cabana, Garage 2 (Below Grade)

296 SF - Main Level Attached Front Covered Decks

56 SF - Main Level Attached Covered Grill

138 SF - Cabana Attached Front Covered Porch

101 SF - Cabana Attached Rear Covered Porch

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).
 - (2) This document and its respective floor plans are the property of Floor Plan Graphics and are licensed to the above named person for his or her exclusive use until such time as the listing agreement is terminated or the property has sold. Floor Plan Graphics LLC retains the rights and ownership of all intellectual properties that it produces.
 - (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.

