

FLOOR PLAN
GRAPHICS

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Via Email:

Subject: Square Footage (SF) calculation for 618 E 49th St, 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

1,278 SF - Main House, First Floor

1,310 SF - Main House, Second Floor

2,588 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

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

Total Finished Areas

2,588 SF - Main House Total (sum of Above Grade and Below Grade Finished areas)

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

472 SF - Garage Apartment (Above Grade)

526 SF - Garage (Above Grade)

283 SF - Decked Storage & Stairs Adjacent to Garage Apartment

250 SF - Carport

149 SF - Attached Main House Front Covered Porch

452 SF - Attached Main House 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).
 - (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.