

## FLOOR PLAN GRAPHICS

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Via Email:

**Subject:** Square Footage (SF) calculation for 137 Firebird, Lakeway, 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**

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2,647 SF - House, Main Level

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2,647 SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6)

### **Below Grade Finished Areas**

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1,811 SF - House, Lower Level - Walls against grade are assumed to be 1'0" thick

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1,811 SF - Total sum of finished areas on levels that are wholly or partly below grade - (ANSI Sect. 3.6)

### **Total Finished Areas**

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4,458 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

693 SF - Garage (Above Grade)

170 SF - Attached Front Covered Porch and Breezeway, Main Level

588 SF - Attached Rear Covered Decks and Stairs, Main Level

773 SF - Attached Covered Porch and Covered Patios with Stairs, Lower Level

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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