

FLOOR PLAN  
GRAPHICS

February 20, 2024  
File #014853.01.02  
Kevin McConnell  
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Via Email:

**Subject:** Square Footage (SF) calculation for 3309 Meredith 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**

|       |   |
|-------|---|
| 2,233 | SF - House, First Floor   |
| 1,429 | SF - House, Second Floor  |
| 3,662 | SF - Total sum of finished areas on levels that are entirely above grade - (ANSI Sect. 3.6) |

The following are not included in the House Totals above:

346 SF - Detached Garage (Above Grade)  
183 SF - Office adjacent to Detached Garage (Above Grade) - **See Note 3 Below.**  
131 SF - Attached Front Covered Porch with steps  
443 SF - Attached Rear Patio with steps

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.