

FLOOR PLAN
GRAPHICS

October 8, 2025

File #015938.01.02

Chris Petri
Moreland Properties/Petri Group

Via Email:

Subject: Square Footage (SF) calculation for 7505 Clematis Cove, 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

2,234 SF - House, First Floor

1,094 SF - House, Second Floor

3,328 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 are partly below grade - (ANSI Sect. 3.6)

Total Finished Areas

3,328 SF - House Total (sum of Above Grade and Below Grade Finished areas)

The following are not included in the House Totals above:

546 SF - Garage (Above Grade)

672 SF - Detached Garage

252 SF - Attached Front Covered Porch

764 SF - Attached Rear Pergola Covered Decks and Covered Deck 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).
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