

# 2602 Pickwick Lane Austin, Texas



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**FLOOR PLAN**  
GRAPHICS

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Joanie Capalupo  
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Via Email:

**Subject:** Square Footage (SF) calculation for 2602 Pickwick Ln, 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**

3,513 SF - House

3,513 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**

3,513 SF - House Total (sum of Above Grade and Below Grade Finished areas)

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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