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The proposed 2016 entranceway/mudroom addition (to replace the pre-existing porch) and the 2001-2002 renovations will not increase the total interior volume of 1247 Westbrook Street beyond the 30% limitation.

The interior volume of the proposed 2016 entranceway/mudroom (1,129.7 feet, see below) plus the 2001-2002 renovations (340.95 feet, see below) total 1,470.65 volume feet. When the volume of the improvements (1,470.65) is divided by the pre-2001 interior volume of the house (17,049 feet, see below) the increase in the volume of the interior living space is 8.62%.

2001-2002 renovations: total interior volume increase of 340.95 feet as follows:

Second floor: six dormers installed

- One stairway window: 12 x 1.5 x 7.5 (volume 135 feet)
- Two small windows, one in the master bedroom and one in the guest room: each window 4 x 2 x 1.2 (total volume 19.2 feet)
- Two large windows, one in the master bedroom and one in the guest bath (each window 5 x 3.3 x 1.5 (total volume 49.5 feet)
- Master bath window: 4.5 x 7 x 1.5 (volume 47.25 feet)

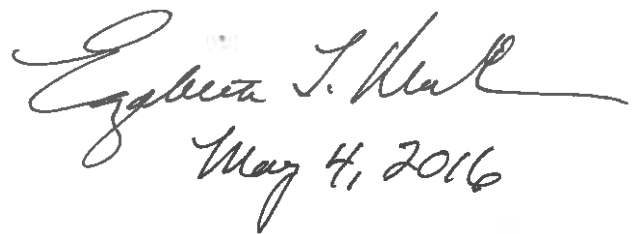
First floor dining room bay window installed: 12 x 5 x 1.5 (volume 90 feet)

Proposed 2016 renovation: total interior volume increase of 1,129.7

Entranceway/mudroom: 11 x 13 x 7.9 (volume 1,129.7 feet)

Total volume of interior living space prior to 2001 renovations: 17,049

- Second floor: 40 x 18 x 7.9 (volume 5,688 feet)
- First floor: 40 x 21 x 7.9 (volume 6,636 feet)
- Basement: 40 x 21 x 7.5 less 25% unfinished space (volume 6,300-1,575=4,725 feet)


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