

# JOINER DESIGN CO.

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## Expansion Calculations

**Project:** Mike & Sandy Litcher  
260 Summit Street  
Portland, Maine

**Date:** May 14, 2012

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**Note:** Calculations based on site measurements of existing structure and plans for proposed addition prepared by Joiner Design Co.

### **Existing Structure:**

Main House = 32'-10" x 22'-8"	= 744.22 sq. ft.
Right Side Ell = 8'-0" x 17'-10"	= 142.67 sq. ft.
Garage = 24'-0" x 22'-0"	= 528.00 sq. ft.
Rear Deck = 32'-10" x 8'-0"	= 262.67 sq. ft.
Front Portico = 32'-10" x 3'-8"	= 120.39 sq. ft.
<b>Subtotal = 1,797.95 sq. ft</b>	

### **Proposed Second Floor Expansion:**

Main House = 32'-10" x 22'-8"	= 744.22 sq. ft.
Right Side Ell = 8'-0" x 17'-10"	= 142.67 sq. ft.
Space over Garage = (24'-0" x 22'-0") - (2'-0" x 4'-0" x 4)	= 496.00 sq. ft.
<b>Subtotal = 1,382.89 sq. ft.</b>	

### **Summary:**

Proposed second floor expansion may not exceed 80% of existing first floor footprint. **1,797.95 square feet x 80% = 1,438.36 sq. ft.**

**1,382.89 sq. ft. < 1,438.36 sq. ft.      OK**

