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**17 Cushing Street Revisions 3/31/15**

**Garage - Reduction of 400 Square Feet**

The garage footprint has been reduced by 78 square feet as a result of decreasing the depth of the garage by 3 feet. Additionally, the habitable space over the garage has been eliminated, with a new ceiling height of less than 7 feet, resulting in a reduction 322 square feet.

**First Floor - Reduction of 132 Square Feet**

The bathroom/mudroom located at the new side entry on the rear east side of the house has been reconfigured into a more compact shape. At the same time, the exterior wall has been moved in towards the body of the house by 2 feet, resulting in a reduction of 122 square feet.

The stair enclosure on the rear west side of the house has been reduced to a bump out of 6 feet 6 inches instead of 7 feet, and the offset from the rear corner has been increased to 1 foot (instead of 6 inches), resulting in a reduction of 10 square feet.

**Second Floor - Reduction of 48 Square Feet**

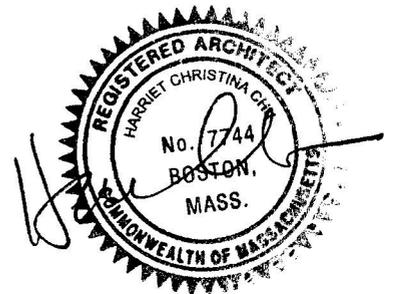
The exterior wall on the rear east side of the master bedroom has been brought in towards the body of the house by 2 feet, resulting in a reduction of 38 square feet.

The stair enclosure on the rear west side has been reduced in a similar fashion as the first floor. The bump out is now 6 feet 6 inches instead of 7 feet, and the offset from the rear corner has been increased to 1 foot (instead of 6 inches), resulting in a reduction of 10 square feet.

**The total reduction is 580 square feet (from 4,899 square feet to 4,319 square feet.)**

**The FAR has been reduced from .567 to .499 (4,319 ÷ 8,640.)**

**The reduction of 580 square feet represents a reduction of 12%.**



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Residential Architecture