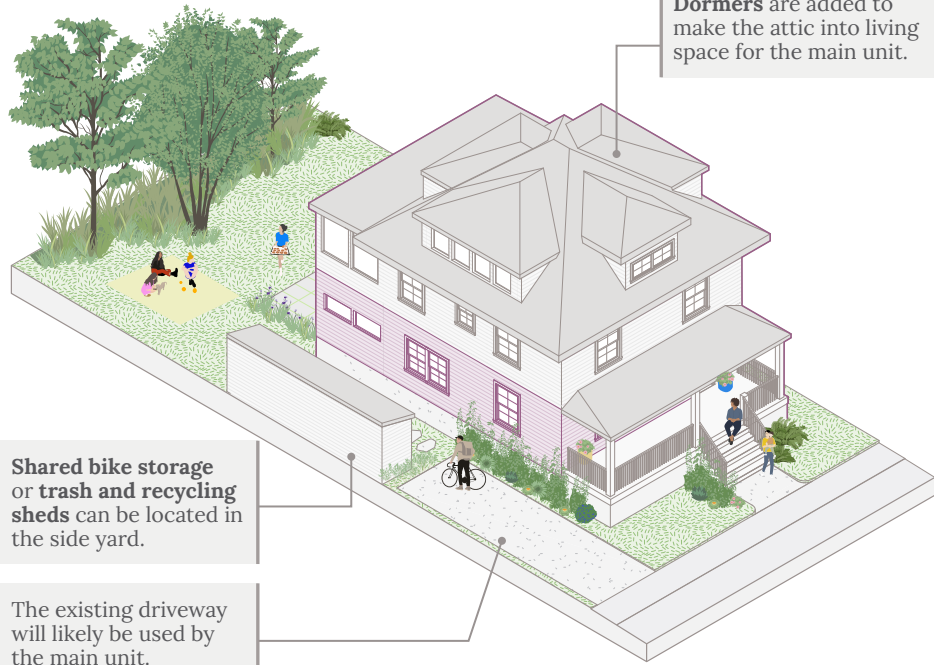


# EXTEND TO THE REAR



Do you have a large backyard? Consider extending your building to the rear to create space for the ADU.



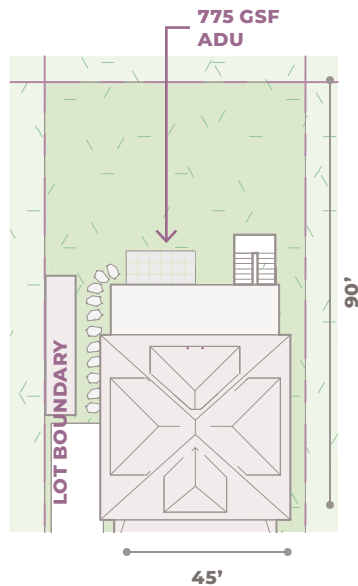
Dormers are added to make the attic into living space for the main unit.

Shared bike storage or trash and recycling sheds can be located in the side yard.

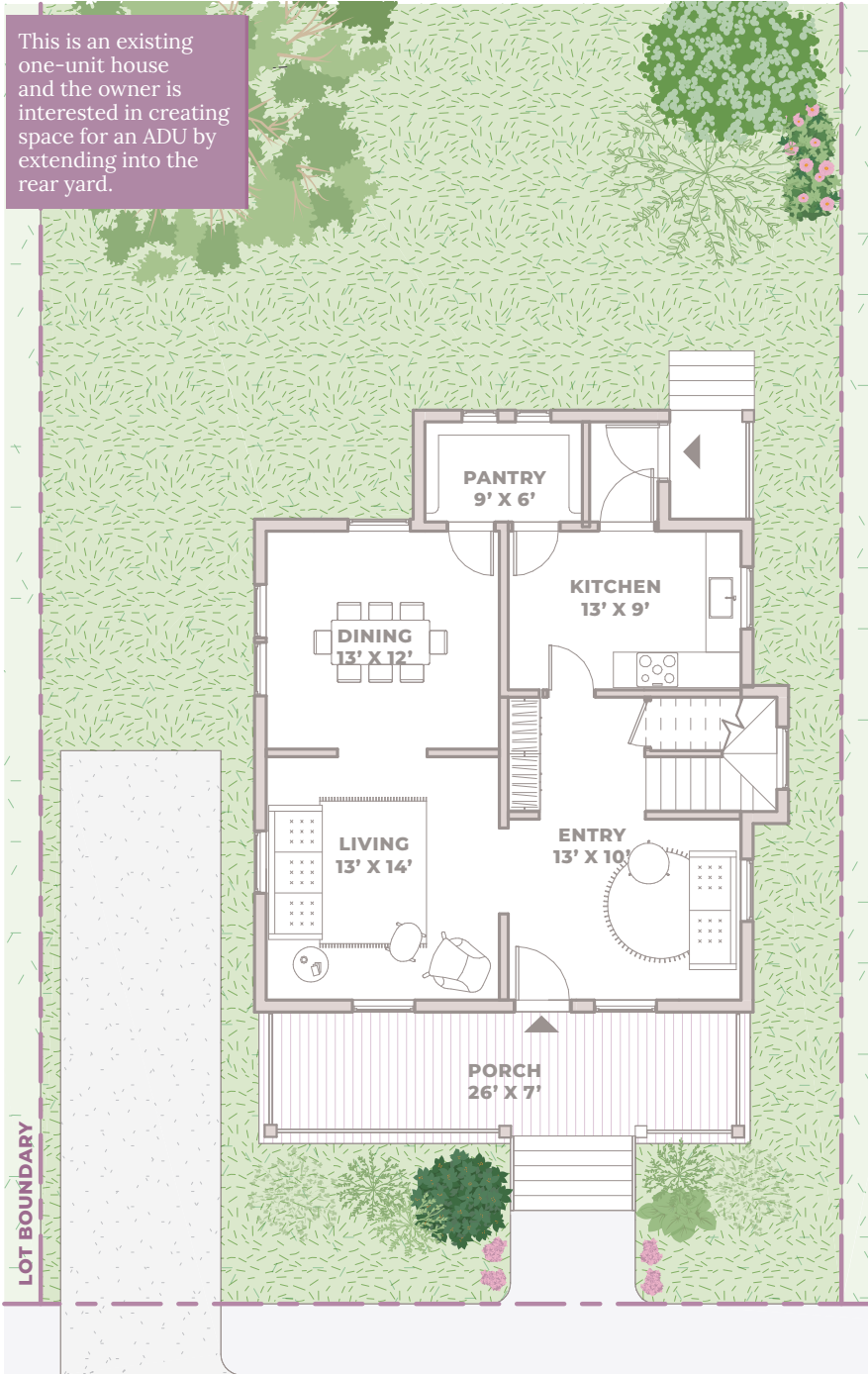
The existing driveway will likely be used by the main unit.

If you have enough backyard space, consider extending your house toward the rear to create room for a new ADU. In this example, the homeowners also added dormers to create livable space in the attic, but similar results could be achieved without dormers.

These changes convert the single-unit house into a home with a four-bedroom main unit and a one-bedroom ADU. The ADU occupies the first level, while the main unit occupies the second and third levels. Both units share a common entry. Since the building has only two units and a shared entrance close to the street, sprinklers will not be required.



This is an existing one-unit house and the owner is interested in creating space for an ADU by extending into the rear yard.

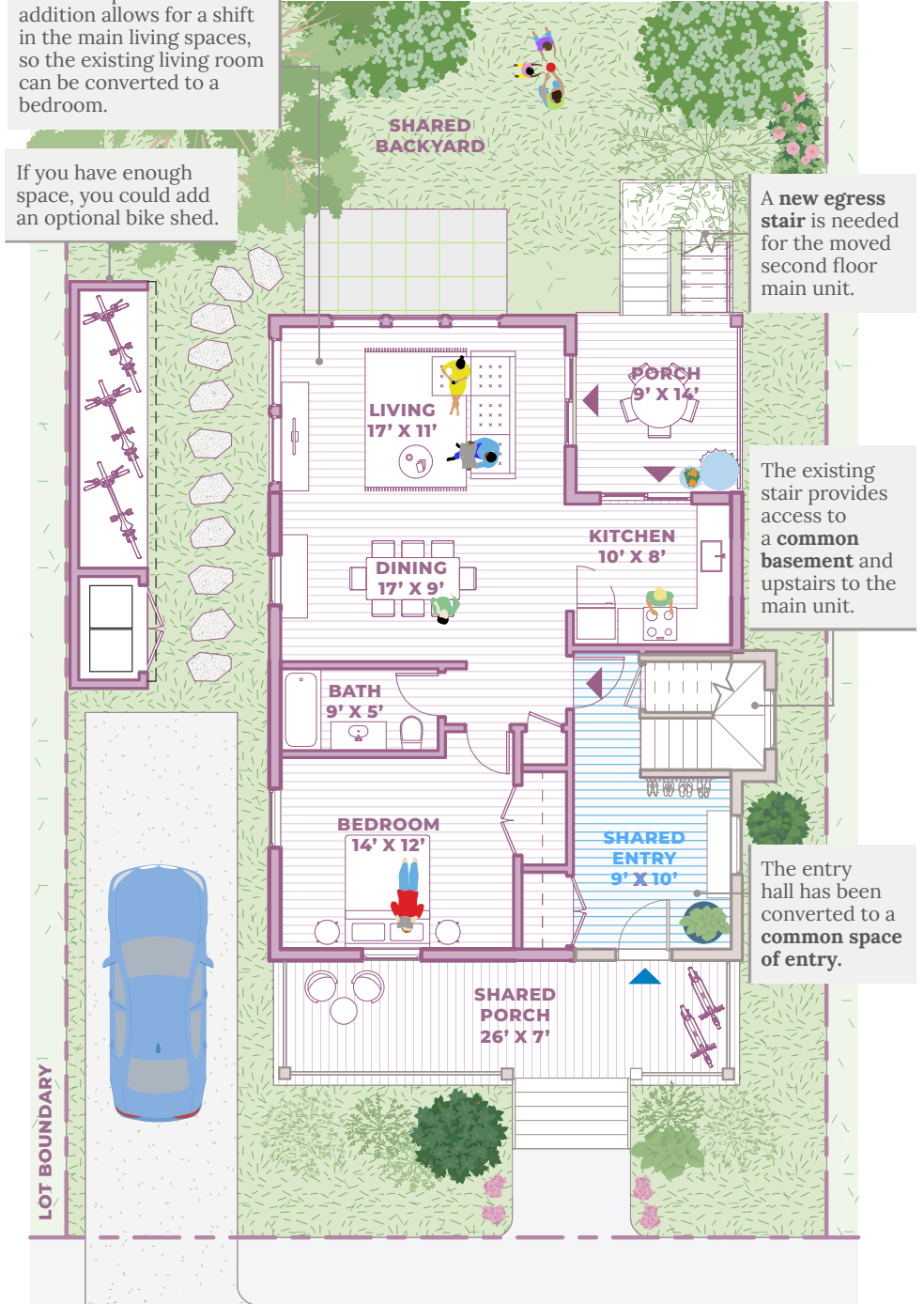


ORIGINAL FIRST FLOOR PLAN

3/32" = 1'-0"

The 130 square foot addition allows for a shift in the main living spaces, so the existing living room can be converted to a bedroom.

If you have enough space, you could add an optional bike shed.



FIRST FLOOR PLAN WITH ADU

3/32" = 1'-0"

A new egress stair is needed for the moved second floor main unit.

The existing stair provides access to a common basement and upstairs to the main unit.

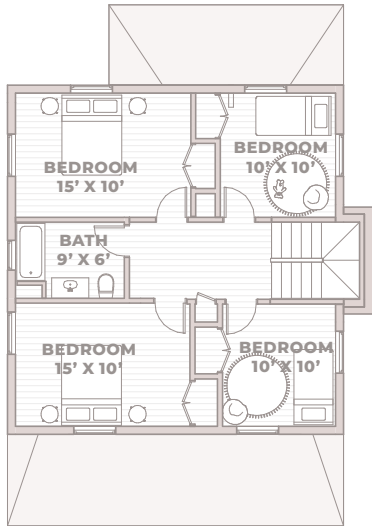
The entry hall has been converted to a common space of entry.

Currently, the owner has an unfinished attic that is underutilized and is interested in turning it into a liveable space.

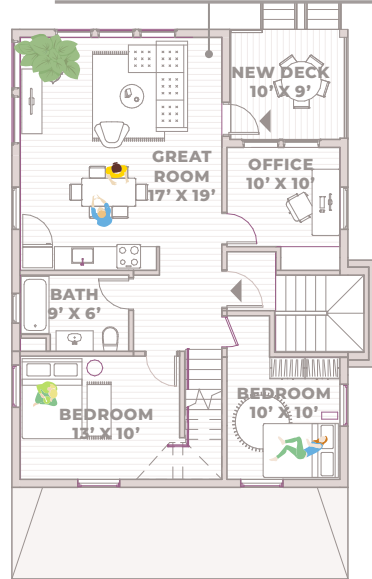
Second floor bedrooms move up to the finished attic, making space for a living area, office, and a **new deck** for the main unit.

On the third floor, **new bedrooms and a new bathroom** for the main unit would have great views and ample access to **natural light**.

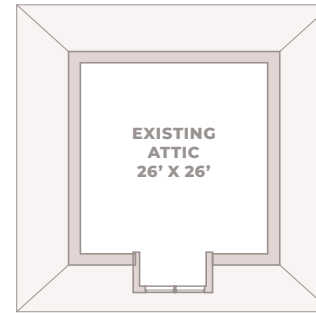
The main unit has a new stair added above the second floor stair to lead to additional bedrooms on the third floor.



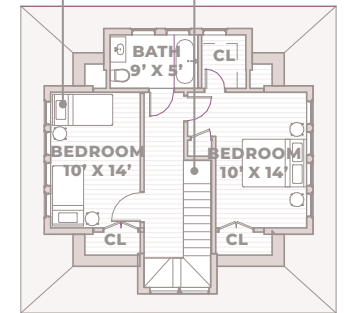
ORIGINAL SECOND FLOOR PLAN



SECOND FLOOR PLAN — MAIN UNIT ADDITION

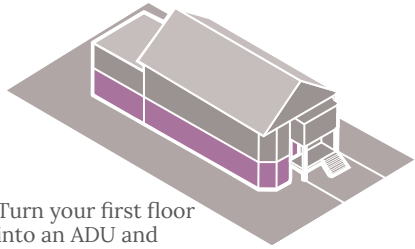


THIRD FLOOR PLAN — UNFINISHED ATTIC

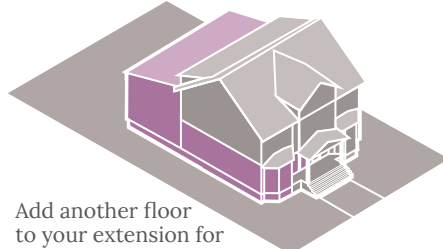


THIRD FLOOR PLAN — MAIN UNIT THIRD FLOOR

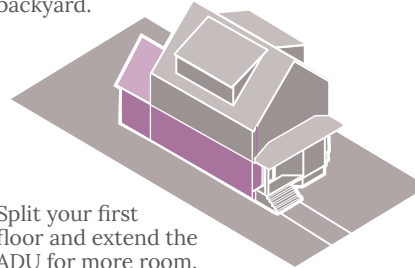
# MORE WAYS TO EXTEND TOWARDS THE BACKYARD



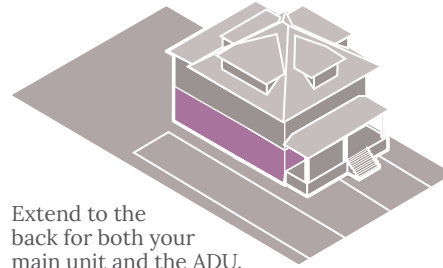
Turn your first floor into an ADU and extend into the backyard.



Add another floor to your extension for additional space.



Split your first floor and extend the ADU for more room.



Extend to the back for both your main unit and the ADU.

The design on the previous pages illustrates a one bedroom ADU occupying part of the first floor and the conversion of an existing entry room into a common entry space for both units. If a homeowner has the space and budget for it, an additional bedroom or office could also be added in the new addition.

As shown in the scheme on the previous pages, the addition of hipped dormers at the roof adds more living space at the third floor, while maintaining the existing ridge lines and architectural style of the original building. Alternatively, the homeowner could choose to proceed only with the backyard extension while keeping the unfinished attic or converting it to one finished space with skylights and the existing dormer window.

Some homeowners may prefer using the second or third floor for the ADU and to use the addition added in the back to add more space to the main unit or to convert it to a living space better suited to aging in place or for people with mobility concerns. While the ADU will always be smaller than the main unit, there are no rules dictating which unit should occupy the top or bottom levels.

This Jamaica Plain project included a two-story rear addition adding two new units to an existing home (that was simultaneously renovated). The addition also extended beyond the side of the original home, so the new units on this lot are larger than most ADUs.



This Jamaica Plain rear addition created new garage and outdoor living area. A similar approach could be taken to build an ADU.



In this example of a multi-unit house in Cambridge with an addition in the back, the stair to the basement could be used as one of the egress doors from a potential ADU.

