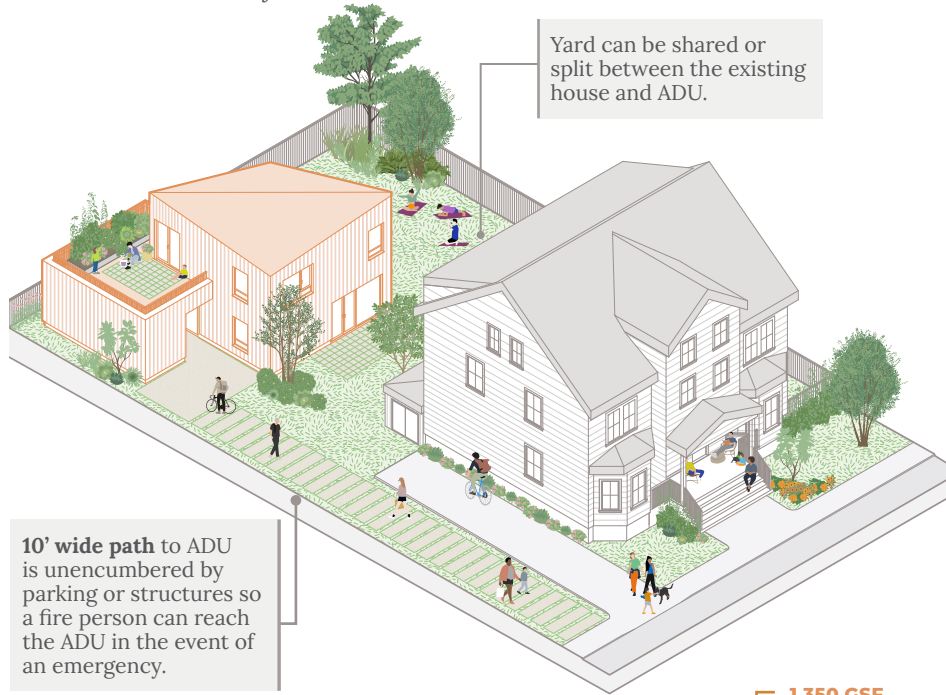


BUILD A LARGE ADU IN YOUR BACKYARD

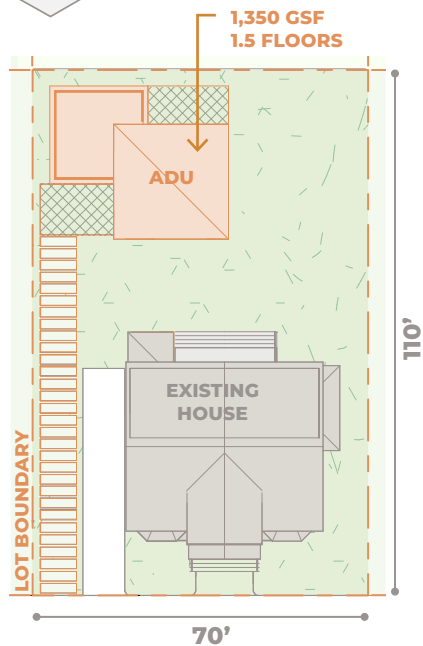


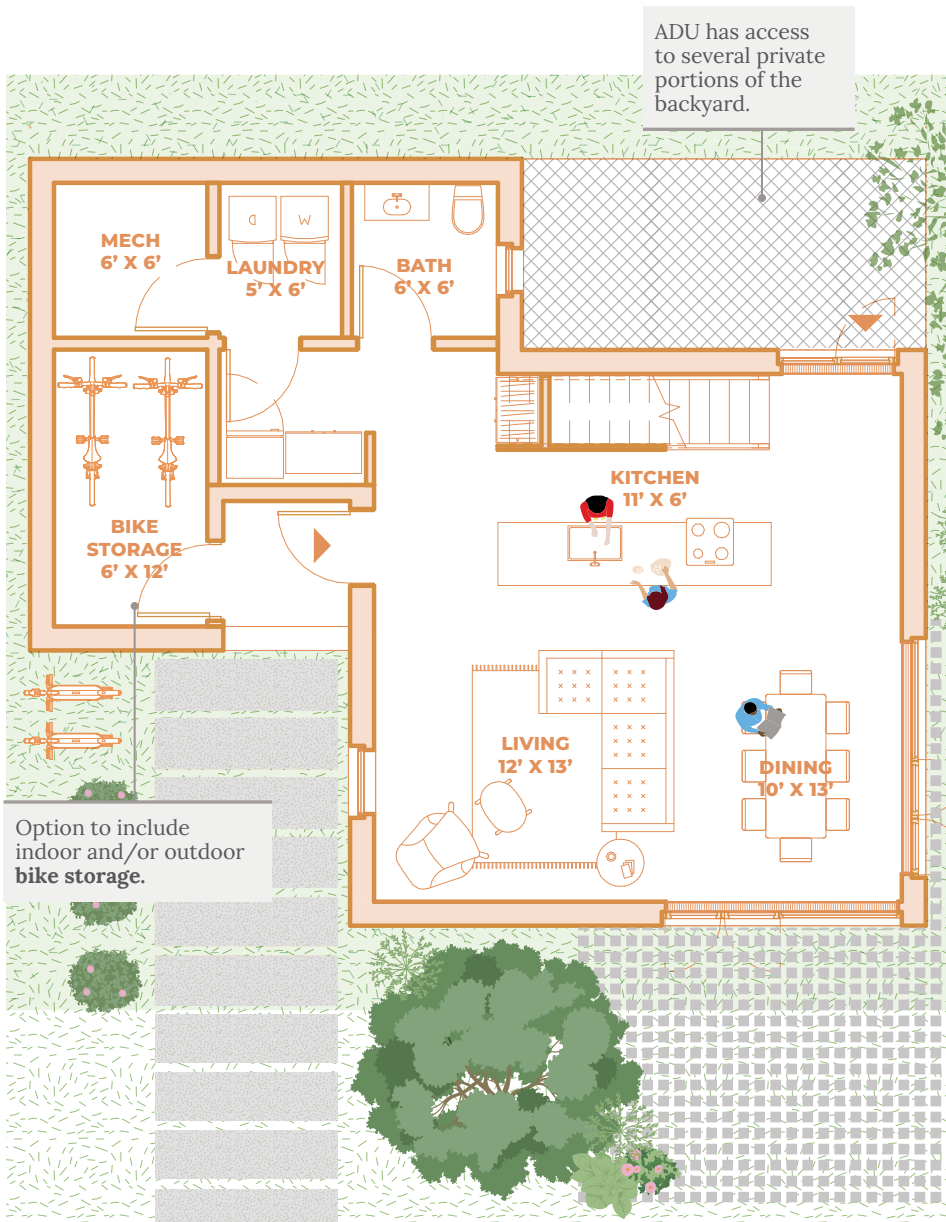
Put your backyard to work! As long as you have the space, you can put a standalone unit behind your main structure.



The scheme illustrated here is 1,350 gross square feet over one and a half floors. It would work well for a family or for multiple roommates living together. This design incorporates a roof deck and garden as well as space for bicycle parking. The ADU has two bedrooms, one and a half bathrooms, and a direct connection to a private yard and to the shared yard.

As with the smaller detached scheme shown before this one, having a detached ADU sited behind an existing house and more than twenty-five feet from the public right of way triggers the requirement for a ten foot wide area without trees or parked cars to allow emergency access to the ADU and also for the ADU to be sprinklered.

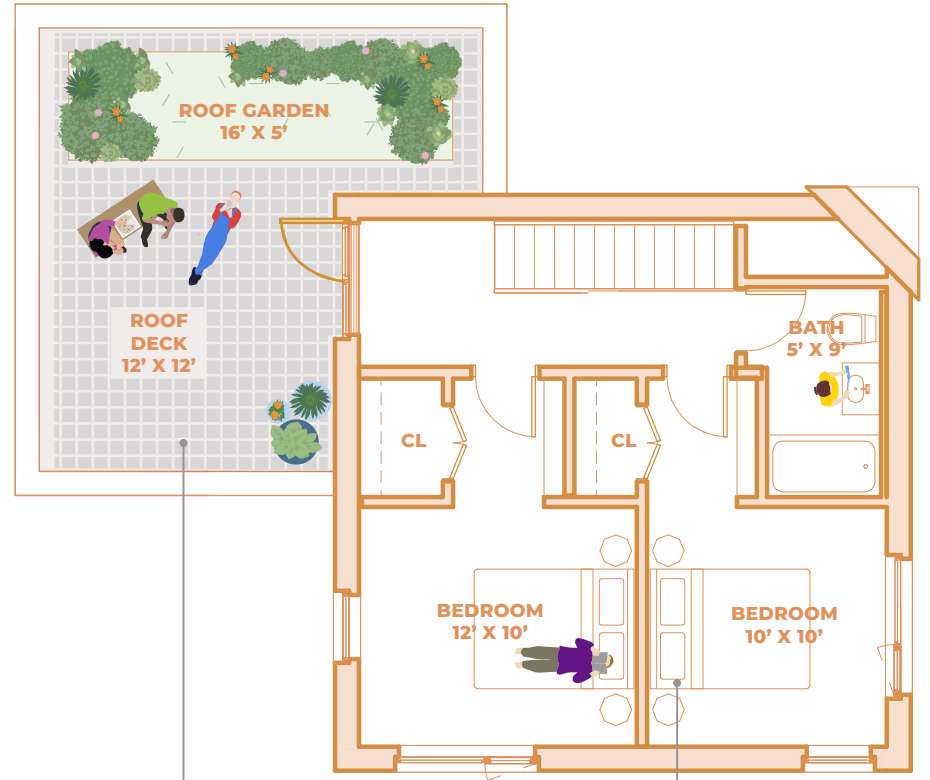




ENLARGED FLOOR PLAN: ADU FIRST FLOOR

1/8" = 1'-0"

Currently, this owner has family who are looking for a space to rent. They have enough space in their backyard to build a large ADU that would comfortably fit them.



This particular design includes a flat roof over part of the first story that allows for a **roof deck** on top. You can add a roof garden, or another program of your choosing. If preferred, you could also do a pitched roof instead.

An ADU of this size is able to create **two larger bedrooms**, which will suit larger households. Each bedroom also has access to a large closet.

ENLARGED FLOOR PLAN: ADU SECOND FLOOR

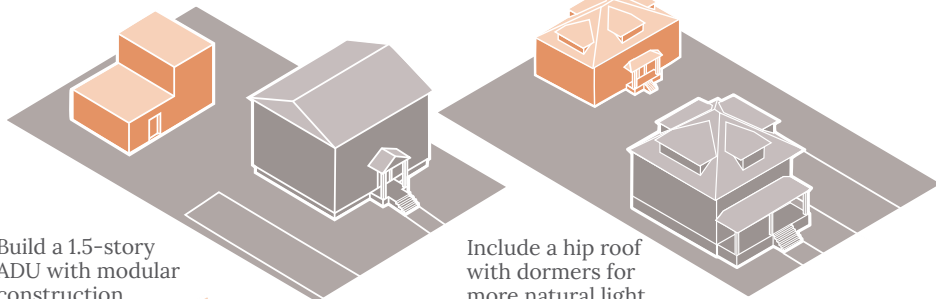
1/8" = 1'-0"



ADU has space for a private deck and a large portion of the backyard, which tends to be ideal for **large households**.

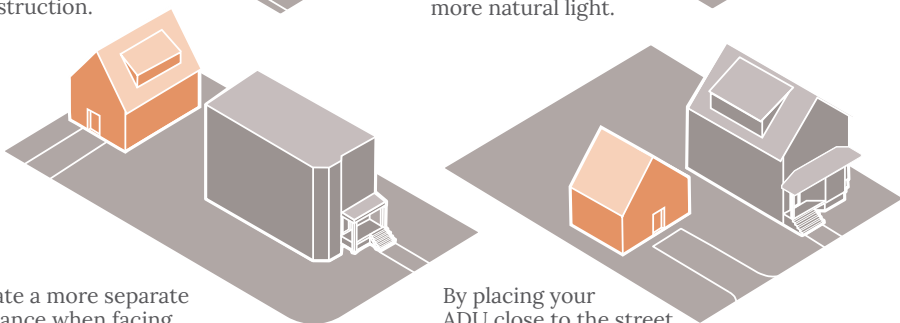


MORE WAYS TO BUILD A LARGE ADU IN YOUR BACKYARD



Build a 1.5-story ADU with modular construction.

Include a hip roof with dormers for more natural light.



Create a more separate entrance when facing a different street from the main unit.

By placing your ADU close to the street, you can create an accessible, separate entrance.

The ADU shown on the last few pages features a very shallow pitched roof over a half-story for the second floor. A more typical half story is done with a simple gable roof that is the same size as the building's footprint. Alternatively, you could do a hip roof with dormers. The style of the roof can match the main building or be an opportunity to try something new.

Modular construction is also a viable option if you are building a detached ADU. You will want to make sure to budget for site work, connecting utilities and hiring design professionals to assist in specifying the modular house that will be code-compliant on your lot and meet your programmatic needs. This approach may streamline the construction process and reduce on-site building time.

This West Roxbury detached ADU manages to be large while clearly being accessory to the principal structure and smaller than other homes nearby.



This 1,350 square foot ADU in Cambridge is an example of the largest size ADU allowed in the existing ADU zoning for Mattapan. (Architect and photo: Hubert Murray)



Modular construction still has some challenges on Boston's tight sites, but in some cases it can be a more cost effective and efficient path for building an ADU.

