

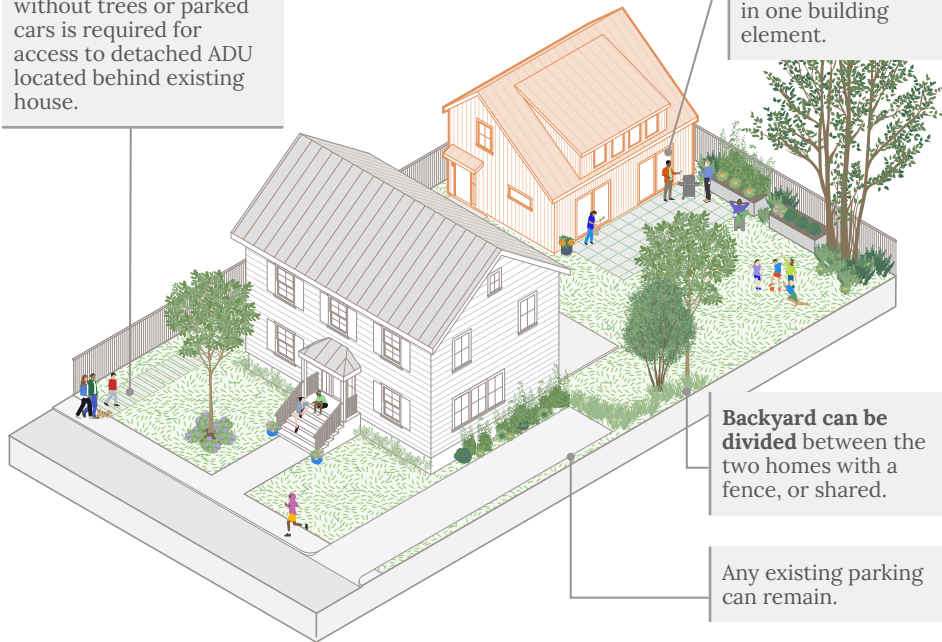
# BUILD A MID-SIZED ADU IN YOUR BACKYARD



Do you have a good sized backyard? Consider building a new “tiny house” or prefabricated ADU.

**Ten foot wide area** without trees or parked cars is required for access to detached ADU located behind existing house.

**Sliding doors** can be a cost effective way to combine doors and windows in one building element.

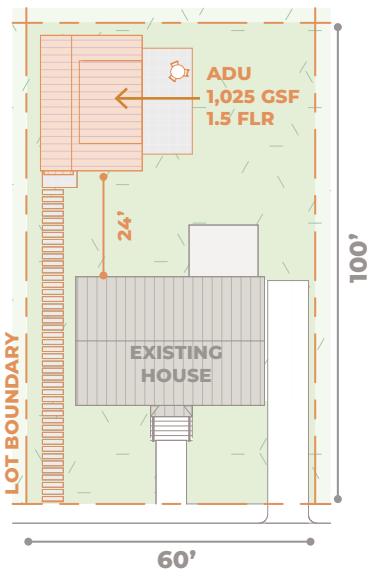


**Backyard can be divided** between the two homes with a fence, or shared.

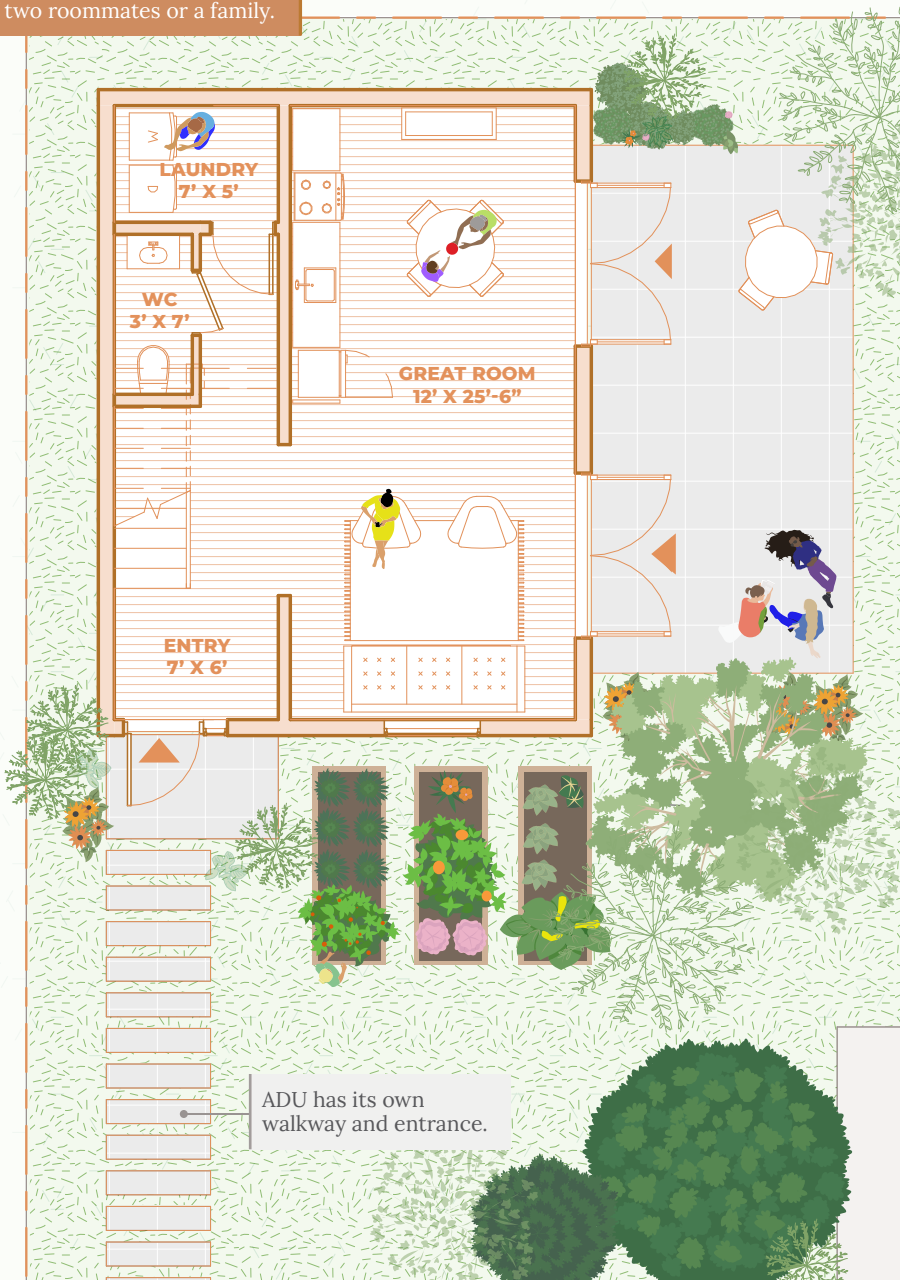
Any existing parking can remain.

**This detached, new build ADU is a 1.5 story, 1,025 square foot standalone cottage.** It is suitable for a small household with one or two occupants. The version shown utilizes a saltbox style roof and large dormer on one side of the roof facing the backyard.

The ADU is positioned so the backyard could be divided into two separate spaces or used in common by both homes. A minimum 10-foot-wide fire access path is maintained on one side of the house, unencumbered by parked cars, so that the fire department can access the ADU in the event of an emergency. Because of the distance from the public right of way, the ADU will require sprinklers.



This owner is seeking a means of additional income, and wants to build an ADU that is large enough to rent to a pair of two roommates or a family.



ADU has its own walkway and entrance.

ENLARGED FIRST FLOOR PLAN: ADU

1/8" = 1'-0"



Walk-in closet to provide ample storage space.

The full bathroom is located off the stair landing, allowing for a compact floorplan and privacy.

Using a dormer to increase floor area is a way to add visual interest and keep the building massing scaled to its context.

ENLARGED SECOND FLOOR PLAN: ADU

1/8" = 1'-0"





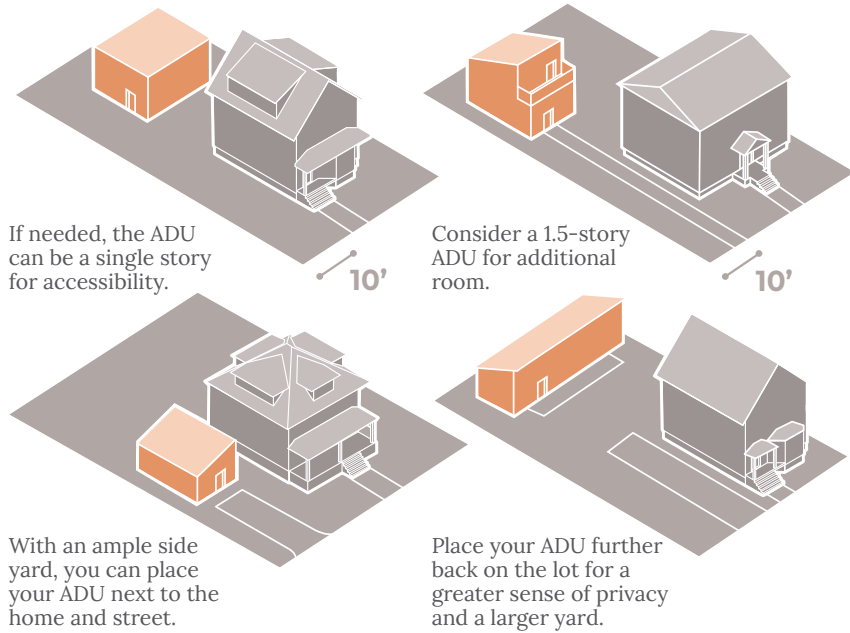
With the extra lot space between the main unit and the ADU, additional outdoor programs, such as **garden boxes**, can be included.







# MORE WAYS TO BUILD A MID-SIZED ADU IN YOUR BACKYARD



**A detached ADU in the backyard can come in many different sizes and shapes.** Start by thinking about the best spot for your backyard ADU, making sure you can create a ten-foot-wide access path for fire safety and avoid disturbing any existing trees. Once you have identified the ideal spot, you can explore different design alternatives with your architect or find inspiration from other ADUs that better suit your needs. This type of ADU may also be possible in your side yard if it is large enough.

A modular ADU could be a great option for this design, offering flexibility and efficiency in the building process. Some common prefabricated or modular ADUs include studio units, one-bedroom layouts, and even two-bedroom designs. These modular options can be customized to fit your space and needs, often with quicker installation times compared to traditional construction.

Mid-sized accessory buildings are already found in many parts of Boston.



In this example of a one-story ADU on a large lot, the glass doors and sidelites function both for egress and access to light and air.



Since a detached ADU will only need to comply with the residential code, it can sometimes be smaller than internal or attached ADUs added to two- or three-unit buildings. (image: Perry Builders)

