

SPLIT YOUR UNIT

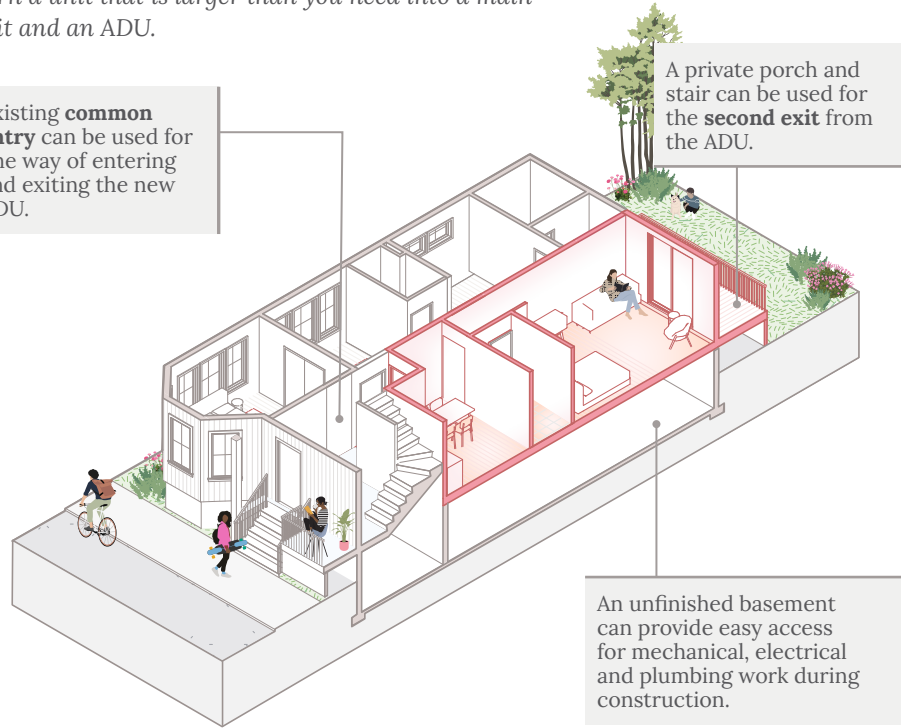


Turn a unit that is larger than you need into a main unit and an ADU.

Existing **common entry** can be used for one way of entering and exiting the new ADU.

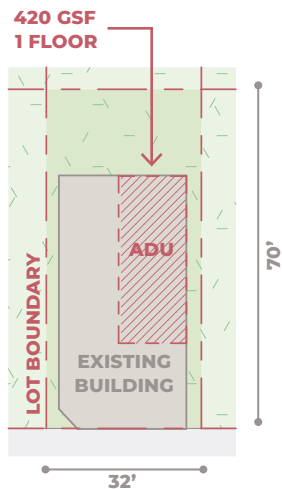
A private porch and stair can be used for the **second exit** from the ADU.

An unfinished basement can provide easy access for mechanical, electrical and plumbing work during construction.

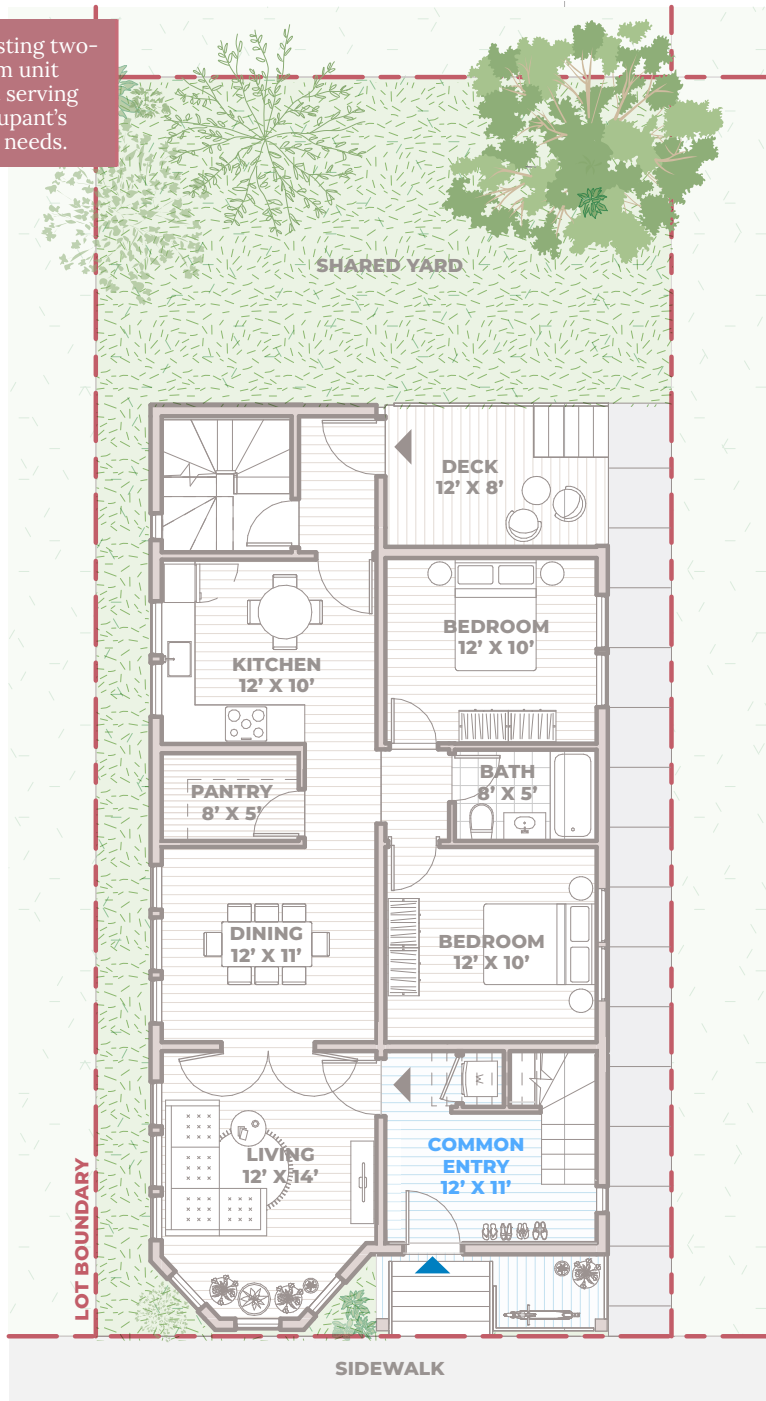


If your unit is too large for your household now, you can split it, converting the extra space into an ADU. A two- or three-bedroom unit can become two smaller units: a one-bedroom unit and a studio ADU for instance. The ADU could be used to host a family member with more privacy, be rented out for income, or be home to a live-in caregiver. This scheme is designed to work well with the typical two- and three-unit houses found throughout Boston, which usually have one two- or three-bedroom unit on each floor.

If the building features an unfinished basement and the new ADU is on the first floor, plumbing and electrical updates can be done in the basement without disturbing units above the ADU.

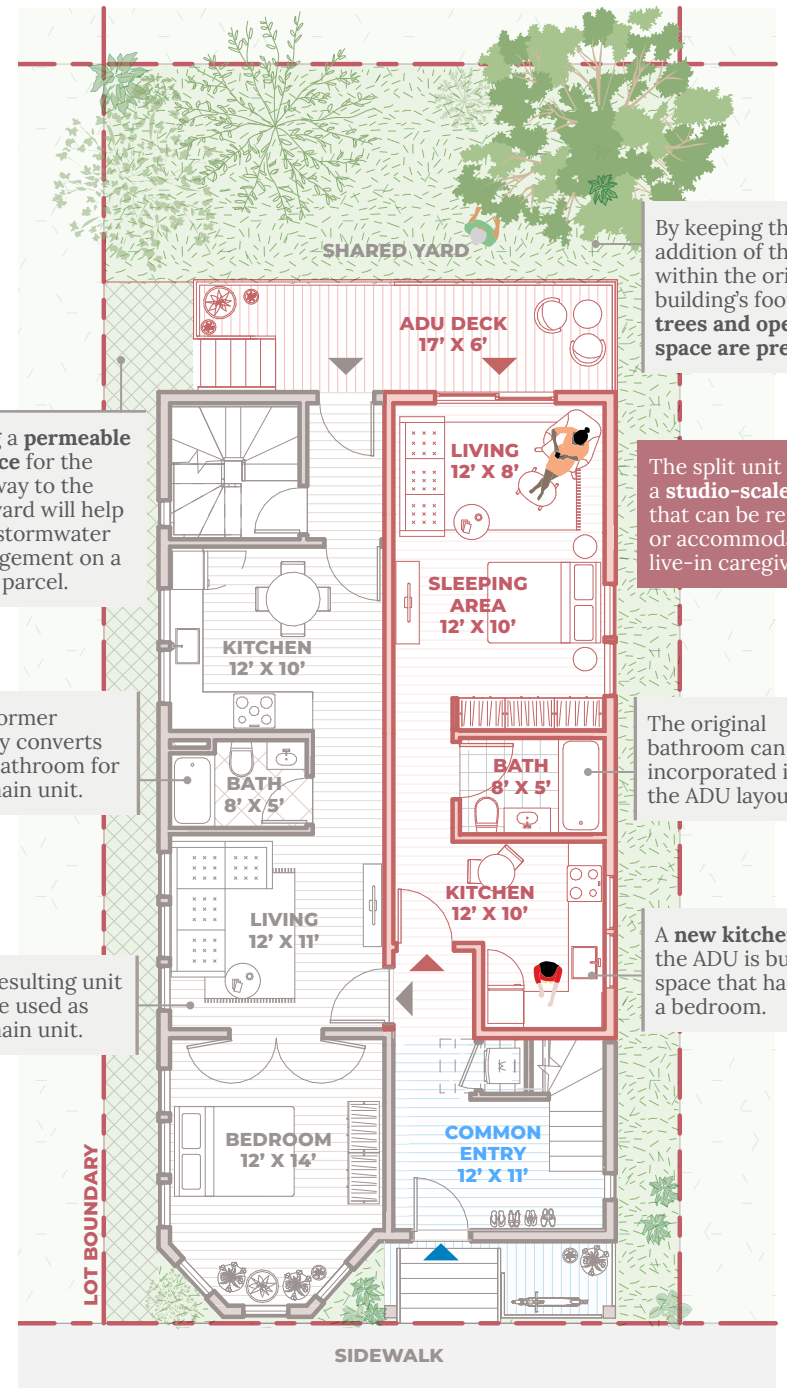


The existing two-bedroom unit was not serving the occupant's current needs.



ORIGINAL FLOOR PLAN WITH 2 BEDROOM UNIT

3/32" = 1'-0"



Using a permeable surface for the walkway to the backyard will help with stormwater management on a small parcel.

The former pantry converts to a bathroom for the main unit.

The resulting unit can be used as the main unit.

By keeping the addition of the ADU within the original building's footprint, trees and open space are preserved.

The split unit now has a studio-scale ADU that can be rented out or accommodate a live-in caregiver.

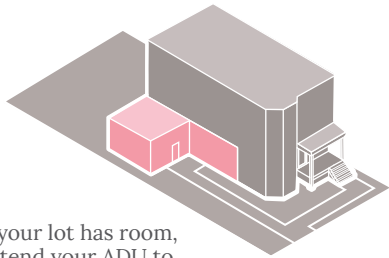
The original bathroom can be incorporated into the ADU layout.

A new kitchen for the ADU is built in space that had been a bedroom.

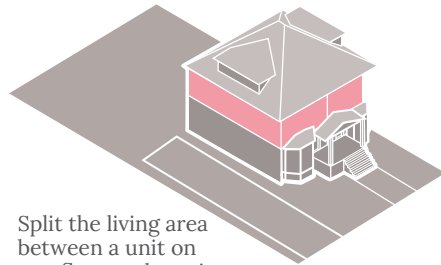
FLOOR PLAN OF 1 BEDROOM UNIT WITH STUDIO ADU

3/32" = 1'-0"

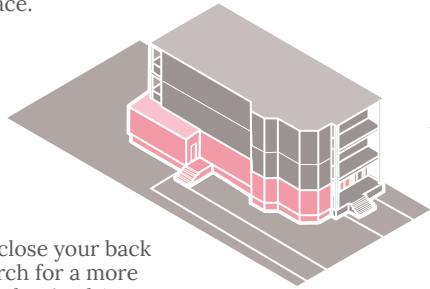
MORE WAYS TO SPLIT YOUR UNIT



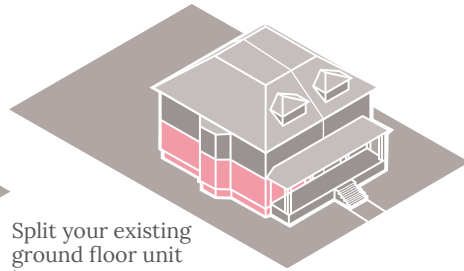
If your lot has room, extend your ADU to the side for additional space.



Split the living area between a unit on one floor and a unit above.



Enclose your back porch for a more ample-sized ADU.



Split your existing ground floor unit into two.

Different versions of this ADU can be adapted to fit your specific building and lot. If you have ample space in the backyard, you could accommodate a larger ADU by enclosing the back porch, therefore increasing the available area for the new unit. Alternatively, if you have a larger side yard, you might consider adding a side extension on the first floor, which would provide additional room for a one- or two-bedroom ADU.

The example used for the book illustrates an ADU designed for a typical two- or three-unit house. The concept of splitting your unit can also be applied to other types of buildings. For wider building types, for example, splitting your unit to create an ADU could yield a more spacious design for your ADU. In these cases you could also choose to create a different entrance on the front for the new unit. There are many examples of side-by-side duplexes in Boston that can serve as an inspiration.

The Split Your Unit design shown on the previous spreads is designed to work well with classic stacked duplex and triplex buildings like this example found in Boston's Allston neighborhood.



An existing semi-detached home could also split their living space between a unit on the first floor and a unit on the second floor. In most cases, this would require the addition of a second means of egress for the second floor unit, similar to this historic example found in Somerville.



If your home is wider than usual, like this precedent in Mattapan, then you may consider splitting it and providing a separate entry door for the ADU.

