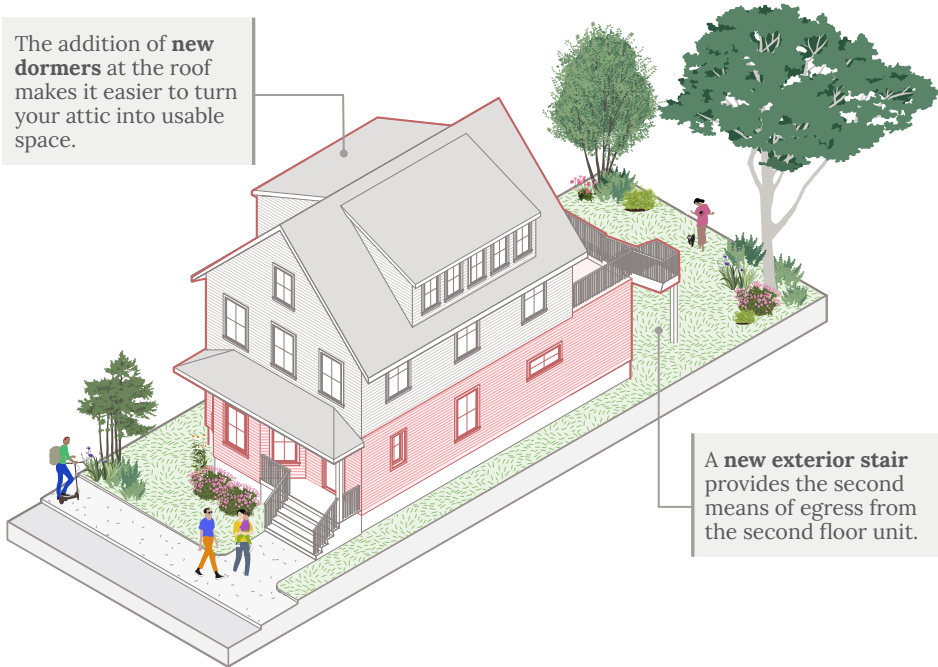


# CONVERT YOUR ATTIC



Design interventions like new dormers and new stairs can turn your attic from storage space into a new ADU, or expand your main unit so you can turn the ground floor into an ADU.

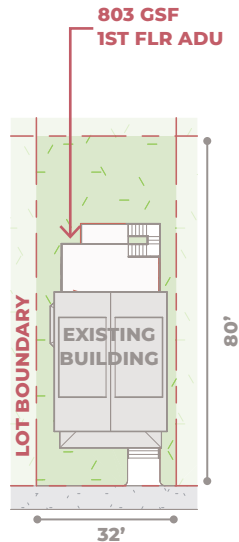
The addition of **new dormers** at the roof makes it easier to turn your attic into usable space.



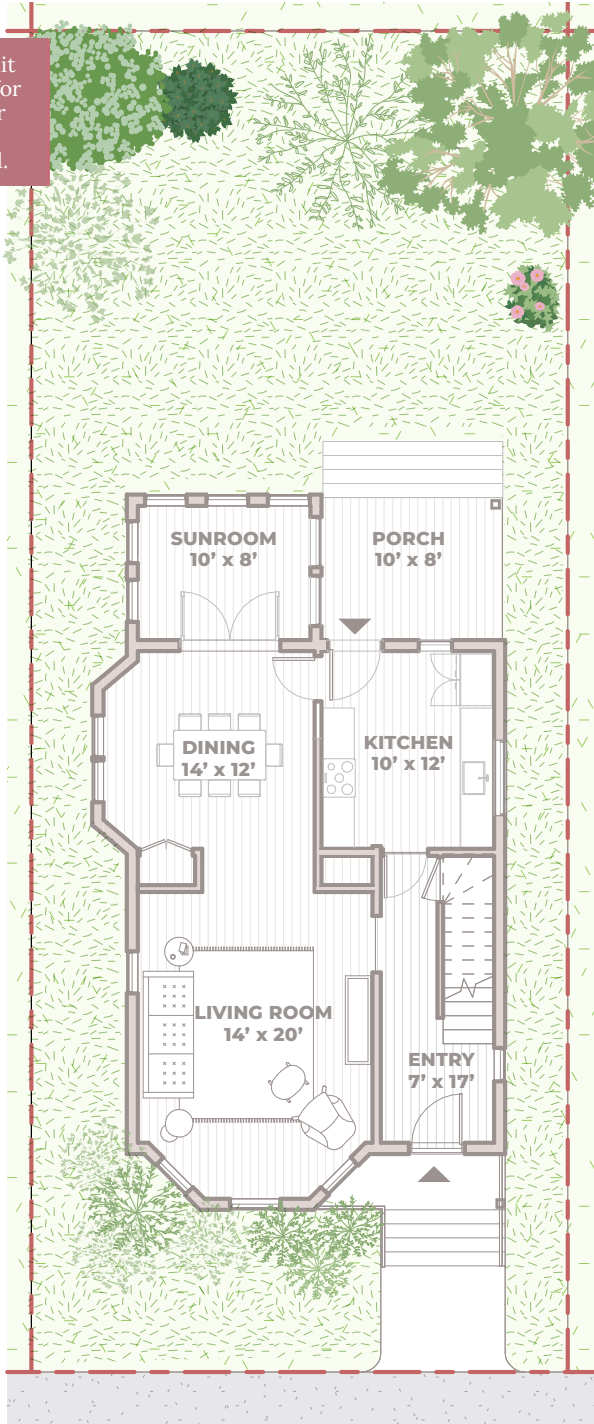
A **new exterior stair** provides the second means of egress from the second floor unit.

If you have an unfinished attic, you can convert it into livable space, which allows you to create an **internal ADU**. In this example, the attic space is added to the main unit, and the first floor is converted into the ADU.

Dormers are designed to preserve the original building's peak roofline, while also creating new living space and windows on the top floor. All units, including the ADU, share a common entrance and have access to shared utilities in the basement. Typically, a second stair will be needed to provide a second means of egress from the upper unit.



The existing unit is now too big for the homeowner and the attic is underutilized.



ORIGINAL FIRST FLOOR PLAN — SINGLE UNIT HOME

3/32" = 1'-0"

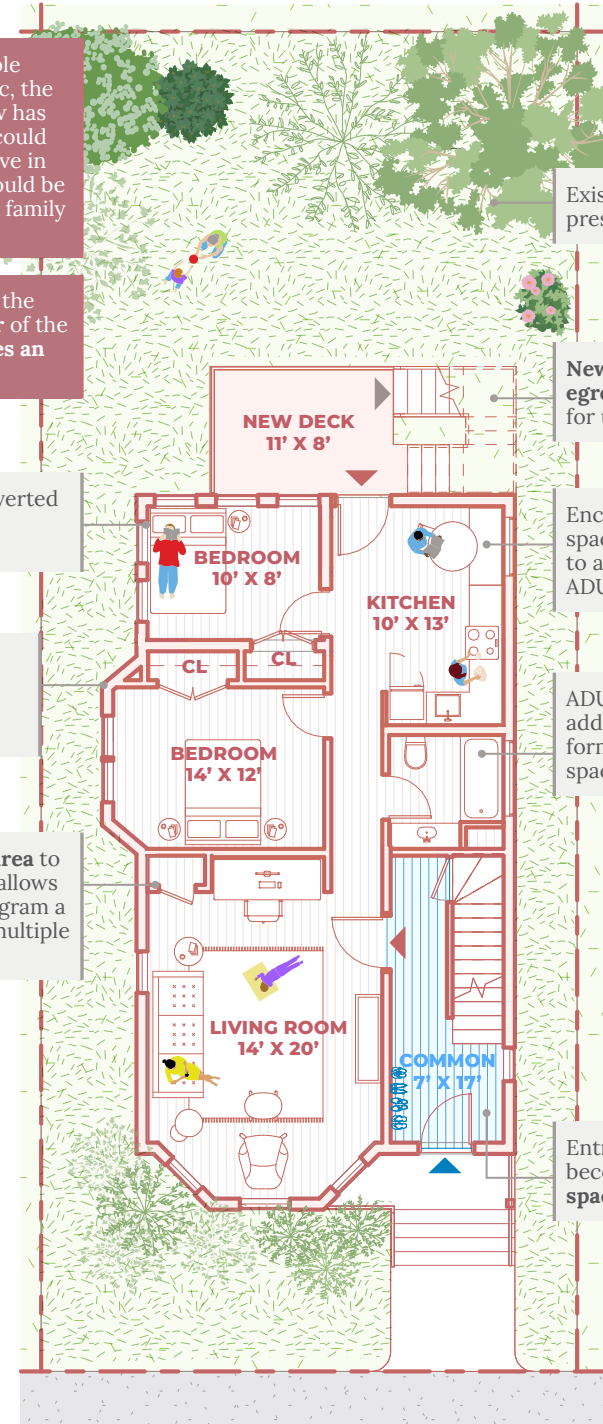
By creating livable space in the attic, the homeowner now has two units. One could be for them to live in and the other could be for a tenant or a family member.

In this example, the whole first floor of the building becomes an ADU.

Sunroom is converted to second ADU bedroom.

Dining room is converted to a bedroom in the ADU.

Adding a work area to the living room allows residents to program a large room for multiple uses.



Existing trees are preserved.

New exterior egress stair added for upper unit.

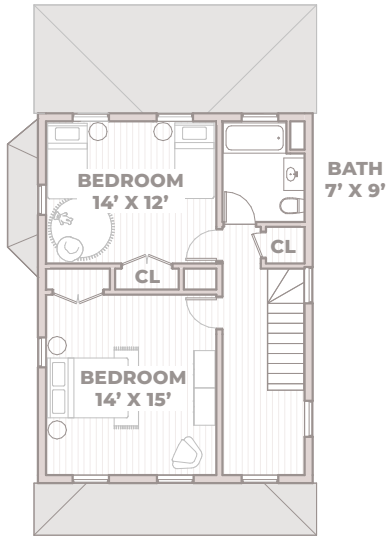
Enclosed porch space can be used to accommodate ADU kitchen.

ADU bathroom added in part of former kitchen space.

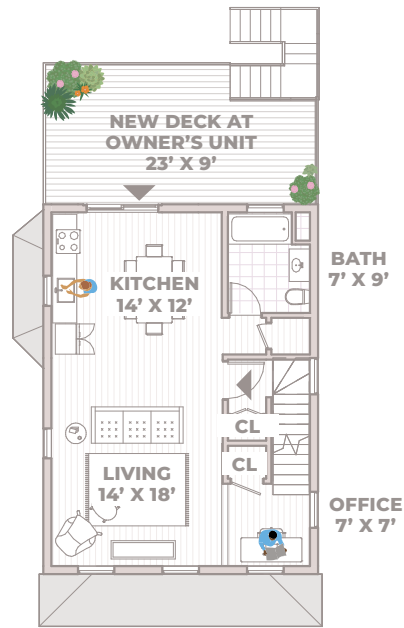
Entry hall becomes common space.

FIRST FLOOR PLAN CONVERTED TO ADU

3/32" = 1'-0"

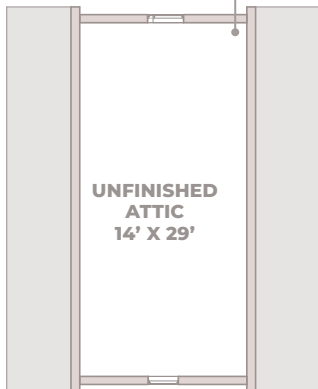


SECOND FLOOR ORIGINAL FLOOR PLAN



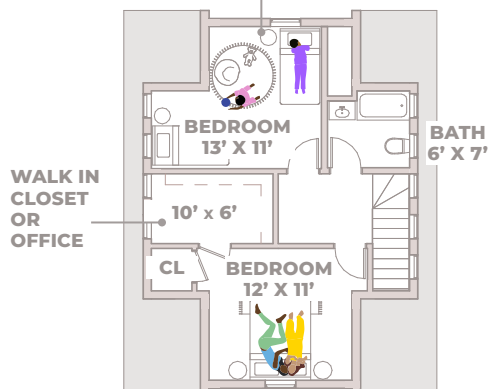
SECOND FLOOR REVISED (MAIN UNIT)

The unfinished attic was underutilized storage space.



THIRD FLOOR ORIGINAL FLOOR PLAN

The homeowner now has a two-story unit with two bedrooms and two bathrooms above an ADU.



THIRD FLOOR REVISED (MAIN UNIT)

1/16" = 1'-0"



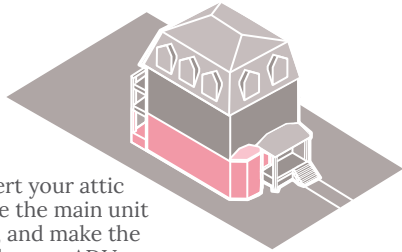
New dormers added to create additional light and headroom for the third floor living space.

Stairs between levels 2 and 3 are internal to the owner's unit.

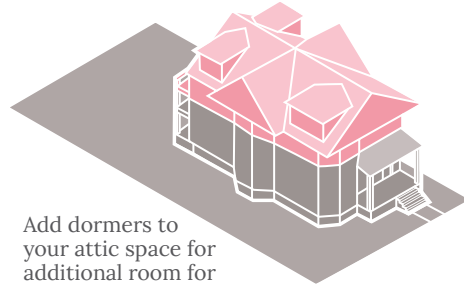
Basement can be common space or designated to a specific unit.

Front hall becomes common entry.

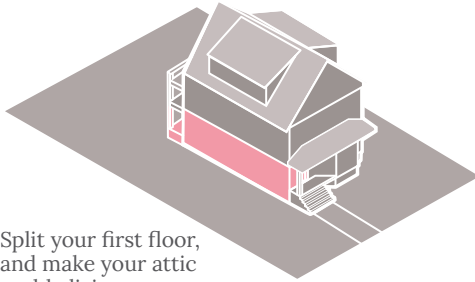
# MORE WAYS TO CONVERT YOUR ATTIC



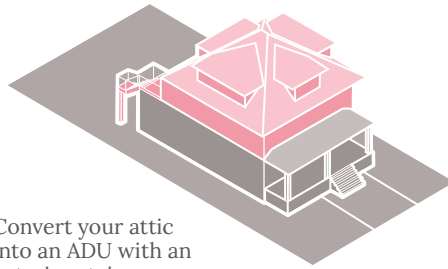
Convert your attic to give the main unit room, and make the first floor an ADU.



Add dormers to your attic space for additional room for an ADU.



Split your first floor, and make your attic usable living space.



Convert your attic into an ADU with an exterior stair.

**The design shown on the previous spreads illustrates the ADU on the first floor and the main unit above. Alternatively, you could convert your attic into an ADU while keeping the original first and second floors as the main unit.** To implement this, your architect would need to design in two means of egress from the attic that are separate from the stair within the first and second floor main unit.

There are several ways to alter your home's roof or add dormers that can increase habitable space and access to natural light. Additionally, depending on local zoning regulations and the maximum allowable height, you might be able to convert your attic from a half-story (pitched roof) into a full story with a flat roof. This would significantly increase the space available for an ADU on the top floor.

This house in Allston has existing, gabled dormers.



Shed dormers, like these in Jamaica Plain, are also common features in Boston, and can be added to some homes to convert an attic to an ADU.

