

Jen Gress

From: Laval Means
Sent: Tuesday, June 16, 2020 3:34 PM
To: Jen Gress
Subject: FW: Garage ADU
Attachments: Garage-ADU Sketch.pdf

Here's some background on the Garage height issue. Something to think about.

From: Ryan Frey <ryan@continuumbuildergroup.com>
Sent: Friday, June 12, 2020 2:38 PM
To: Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>
Subject: Garage ADU

Hi Laval and Jeremy,

I just wanted to do a quick follow up today's discussion regarding ADU/Garages and gable roofs. Please see my attached rough sketch that shows what I think Jeremy was asking about. If you have a 20' wide garage with 8ft walls, allowing for 1' of floor framing and then go from that height at a 12:12 pitch, which is the max you should go on a roof, that leaves you with 4' of living space at 8' ceiling height. If you extend out the slope lessens as you stay under the 22' height limit (I stayed at 20' in drawing to account for stems walls and maybe a little slope on the lot) with 30' wide you have 8' of livable space and at 40' you have 10'. Dormers can help, but that main corridor is still small.

I think that if I had clients interested in doing an above garage ADU with the height limit of 22', I would encourage a shed roof, just from a cost stand point. On a 20x20 garage you can get 400 sf of living with shed roof, vs maybe 160-200 sf with gable and dormer.

Hope this helps the discussion.

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