



## Garage Permit Requirements

- Garage – New build or pre-made kit, containing 3 or more walls, attached or detached from main structure
- SRA (Sabine River Authority) Property – If the building structure is on SRA land you must provide a copy of SRA permit to build before the City can issue a permit
- 1 Set of Site Plans – A landscape architectural plan, and a detailed engineering drawing of proposed improvements to a given lot, to include;
  - Legal description (lot, block, subdivision)**
  - North area & scale**
  - Property lines & lot dimensions**
  - All easements**
  - Proposed structure & all existing buildings**
  - Driveways & sidewalk dimensions**
  - Setbacks for front, rear & sides**
- 1 Set of Foundation Plans – Conventional rebar slab foundation – Regionally accepted practices – Foundation detail (Reference IRC) **or** Engineered plans or Post tension foundation – Engineered foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC
- 1 Set of Building Plans – Construction or working drawing (blueprints) that define all the construction specification of a residential house such as dimensions, materials, layouts, installation methods and techniques, to include;
  - Floor plan**
  - Exterior elevations**
  - Roof design**
  - Mechanical design**
  - Electrical design**
  - Plumbing design**
  - Construction details**
  - Window/door schedule**
  - Masonry on wood details**
  - Sheer wall details**
  - Energy compliance report ([www.energycodes.gov](http://www.energycodes.gov))**

NOTE: if pre-made kit, please see attached for specifications

- Contractor Registration **required** for General, Electrician, Plumber, Mechanical, Irrigator and Backflow Tester

NOTICE: per city ordinance *Ch. 66 Utilities, Art. II, Dev. 1, Sec. 66-32 Utility Easements* – Easement accessibility

NOTE: once application and plans are received an reviewed more information may be requested for completion

## Description & Documents

The 22' x 24' x 10' 2-Car Low Maintenance Garage features two 9' x 8' overhead garage doors, a window and a prehung entry door. The garage has a 1' overhang on the gables and a 2' overhang on the eaves.

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum soffit and fascia included
- Includes roof edge, nails and hardware
- Building plans included

**Dimensions:** 22'W x 24'L x 10'H

**Brand Name:** Menards



## Specifications

**Product Type:** Garage

**Entry Style:** Eave

**Overall Depth:** 24 foot

**Square Footage:** 528 square foot

**Rafter/Truss Spacing:** 24 inch

**Number of Overhead Doors:** 2

**Number of Service Doors:** 1

**Number of Windows:** 1

**Soffit Type:** Aluminum

**Siding Type:** Vinyl

**Garage Type:** 2 Car

**Overall Width:** 22 foot

**Sidewall Height:** 10 foot

**Roof Framing Type:** Truss

**Roof Pitch:** 6/12

**Overhead Door Size:** 9' x 8'

**Service Door Size:** 36" x 80"

**Exterior Wall Framing:** 2 x 4

**Roofing Type:** Asphalt Shingles

**Includes:** Building Plans