

CITY OF DEER PARK

Variance



LN-000692-2026

PERMIT #: LN-000692-2026 PROJECT:
ISSUED DATE: EXPIRATION DATE:
PROJECT ADDRESS: 1726 N PARK SIDE DR
OWNER NAME: Ferdinand A Iii & Eyvonne D CONTRACTOR:
Labua
ADDRESS: 1726 N Park Side Dr ADDRESS:
CITY: DEER PARK CITY:
STATE: TX STATE:
ZIP: 77536 ZIP:
PHONE:

PROJECT DETAILS

PROPOSED USE: SQ FT: 0
DESCRIPTION: Variance Of 11 St To The Front Of VALUATION: \$0.00
The Building Line To Construct A
Metal Pation Cover

PERMIT FEES

TOTAL FEES: \$250.00 PAID: \$250.00 BALANCE: \$0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY OF DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA' REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

4-23-26

REVIEWED FOR CODE COMPLIANCE BY

DATE

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A \$45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

4-23-2026

To: Deer Park Planning & Zoning Commission

From: Eyvonne LaBua
1726 N. Park Side Dr
Deer Park, Tx 77536
281-536-2128

I need to request a variance of 11 foot to the front building line to construct a metal patio cover at 1726 N. Park Side Dr. Deer Park, Tx.

This falls under the Front Yard Setback Ordinance which requires 25ft.

I appreciate your review of my request.

Thank you,


Eyvonne LaBua



Measure    

Click points on the map to measure distances and area

Length

11 ft Patio does encroach the Building Line requiring a Variance. See measurement to Walkway where

Patio is proposed. Advanced measurements  Measured **20 ft** Front Property line to

Walkway Elevation estimate

Min: 29 ft | Median: 30 ft | Max: 30 ft

Slope estimate

Min: 3% | Median: 4% | Max: 5%

Elevation profile

9.16 m





FOUNDATION NOTES:

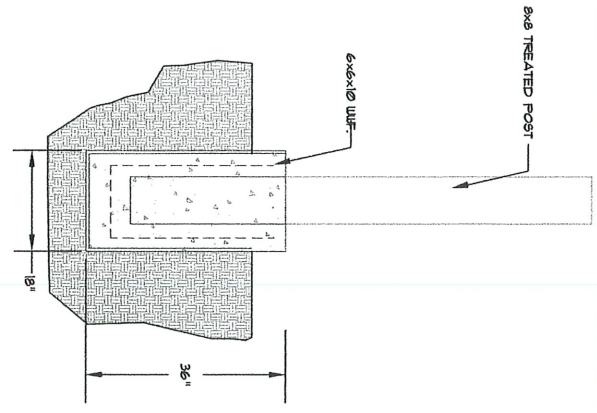
1. THE SOIL ON THIS SITE IS A CLAY HAVING A SOIL BEARING CAPACITY OF 3500 PSF. IN THE ABSENCE OF A SOIL REPORT, SOIL BEARINGS CAPACITY IS ASSUMED TO BE 3500 PSF.
2. THIS FOUNDATION DESIGNED FOR THE WORST SOIL CONDITION FOUND ON THIS PROJECT.
3. 3. 0" MINIMUM LAYER OF STRUCTURAL SELECTED FILL COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT MOISTURE CONTENT WITHIN 3% OF OPTIMUM.
4. 4. REINFORCED CONCRETE.
5. 5. C-CONCRETE 3000 PSI • 28 DAYS.
6. 6. F-REINFORCING 3" TOP 1" BOTTOM.
7. 7. 9" STRIP TIES @ 24" O.C.
8. 8. 1. BASED ON INSPECTION BEARING STRUCTURE IS OF 1. ADEQUATE STRENGTH TO SUPPORT NEW ADDITION.

Refer to 1.1.1 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the load-bearing values in Table R-10.4.1 shall be assumed. TABLE R-10.4.1 PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION MATERIALS

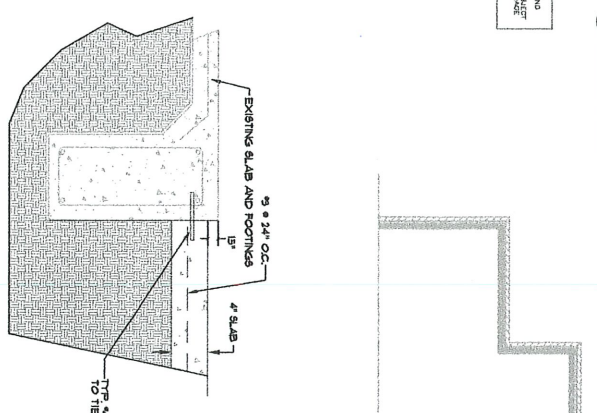
CLASS OF MATERIAL	LOADBEARING PRESSURE (pounds per square foot)
1. Compacted backfill	12,000
2. Sand/gravel and compacted rock	4,000
3. Sand/gravel and/or gravel (GV) and (GP)	3,000
4. Sand/gravel, sand, clayey sand, silty gravel and silty sand (SM, SC, GM and GC)	2,000
5. Clayey sand, silty clay, clayey silt, silt and silty clay (MH and CH)	1,500

SECTION 510.1 RC 2024
 ALL NEW REINFORCED CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC. (AISC) 305-16, 308-16, 308.5-16, 308.6-16, 308.7-16, 308.8-16, 308.9-16, 308.10-16, 308.11-16, 308.12-16, 308.13-16, 308.14-16, 308.15-16, 308.16-16, 308.17-16, 308.18-16, 308.19-16, 308.20-16, 308.21-16, 308.22-16, 308.23-16, 308.24-16, 308.25-16, 308.26-16, 308.27-16, 308.28-16, 308.29-16, 308.30-16, 308.31-16, 308.32-16, 308.33-16, 308.34-16, 308.35-16, 308.36-16, 308.37-16, 308.38-16, 308.39-16, 308.40-16, 308.41-16, 308.42-16, 308.43-16, 308.44-16, 308.45-16, 308.46-16, 308.47-16, 308.48-16, 308.49-16, 308.50-16, 308.51-16, 308.52-16, 308.53-16, 308.54-16, 308.55-16, 308.56-16, 308.57-16, 308.58-16, 308.59-16, 308.60-16, 308.61-16, 308.62-16, 308.63-16, 308.64-16, 308.65-16, 308.66-16, 308.67-16, 308.68-16, 308.69-16, 308.70-16, 308.71-16, 308.72-16, 308.73-16, 308.74-16, 308.75-16, 308.76-16, 308.77-16, 308.78-16, 308.79-16, 308.80-16, 308.81-16, 308.82-16, 308.83-16, 308.84-16, 308.85-16, 308.86-16, 308.87-16, 308.88-16, 308.89-16, 308.90-16, 308.91-16, 308.92-16, 308.93-16, 308.94-16, 308.95-16, 308.96-16, 308.97-16, 308.98-16, 308.99-16, 309.00-16.

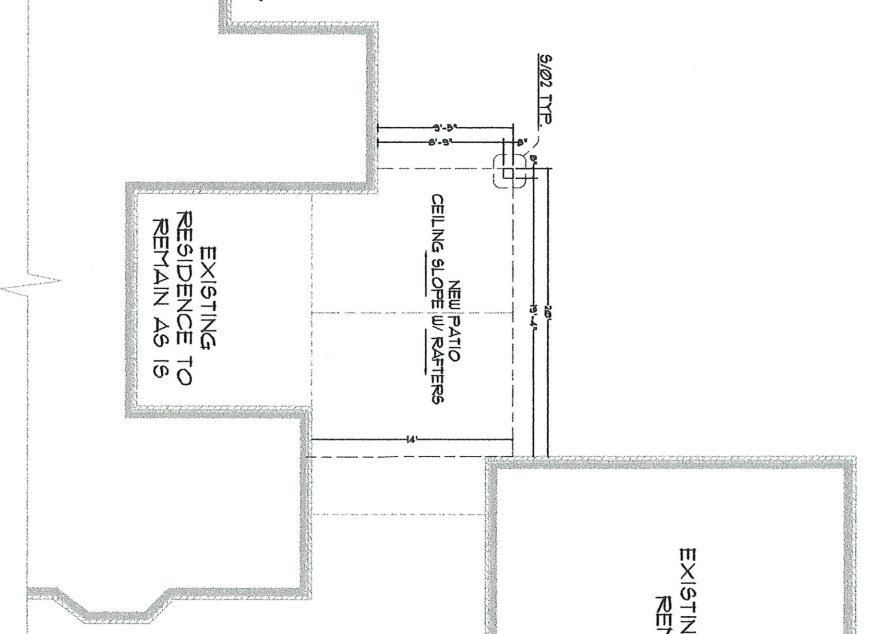
- GENERAL NOTES - CONTRACTOR:**
1. VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING FOUNDATIONS AND STRUCTURES.
 2. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM WITH LATEST EDITION.
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FOUNDATION SECTION DETAIL
 SCALE: NOT TO SCALE



FOUNDATION SECTION DETAIL
 SCALE: NOT TO SCALE



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- FLOOR PLAN NOTES:**
1. ELECTRICAL SYMBOLS TO BE EXCLUDED TO NEW ADDITION.
 2. PATIO AREA TO REMAIN.
 3. EXISTING CONCRETE SLAB TO REMAIN AS IS.
 4. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

PROPOSED ADDITION
 2006 DEERVALLEY STREET
 DEER PARK, TEXAS 77536



NEW ADDITION
 FLOOR PLAN, DETAILS & ELEVATION PLANS
A1.01

TABLE B(10)(1) EVERYWHERE FOR STRUCTURAL MEMBERS

ITEM	RECEPTION OF MATERIALS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
1	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—
2	Concrete	3x4 @ 12" x 4 @ 12"	—
3	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—
4	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—
5	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—
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28	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—
29	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—

TABLE B(10)(2) SCHEDULED PARTNER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF PARTNER SCHEDULE	TYPE	IMMEDIATE SUPPORTS	DEFERRED SUPPORTS
1	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—	—	—
2	Concrete	3x4 @ 12" x 4 @ 12"	—	—	—
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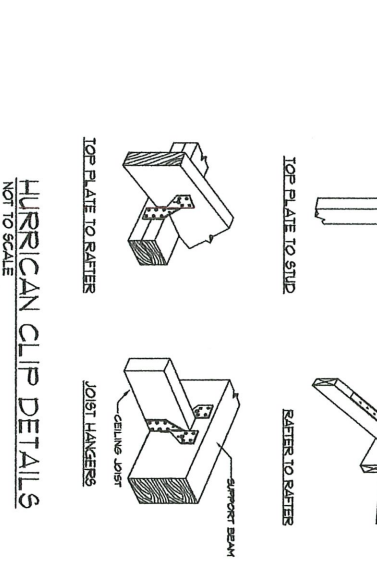
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29	Reinforcing bars	3x4 @ 12" x 4 @ 12"	—	—	—

CITY OF DEER PARK GENERAL NOTES

1. ALL FRAMING MEMBERS SHALL BE 42 CD SYP
2. ALL TOP PLATES SHALL BE POLYMERIZED
3. ALL VALTERS, HIPS AND RIDGE MEMBERS SHALL BE MINIMUM 2x6
4. ALL 2x4 STUD WALLS SHALL BE 1/2" ON CENTERS AS PER IBC TABLE R602.2(5)
5. PER SECTION 1003.1.2 DISAPPEARING STAIRS SHALL HAVE A MINIMUM 30" CLEARANCE TO THE BOTTOM OF THE STAIRS AND A 30" MINIMUM CLEARANCE TO THE TOP OF THE STAIRS. THE CLEARANCE SHALL BE PROVIDED IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING AS AS PER IBC SECTION 1003.1.2.2
6. STRIPM BRACKETS ALL TB AND SHOWNERS LOCATIONAL SHALL BE NONCONCRETE FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 695 OR C 1109 AS PER IBC R602.4.1
7. ELECTRIC SHALL BE NONCONCRETE FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 695 OR C 1109 AS PER IBC R602.4.1
8. ELECTRIC SHALL BE NONCONCRETE FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 695 OR C 1109 AS PER IBC R602.4.1
9. ALL BATH RECEPTACLES (SINKS, TUBS, SHOWERS, TOILETS, SHT) SHALL BE NONCONCRETE FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 695 OR C 1109 AS PER IBC R602.4.1
10. INSULATION TO BE VERIFIED FOR THE ALL TO EXCEED 25 WITH AN ACCOMPANYING SVOCE-RECORDED INDEX NOT TO EXCEED 40 MEN PER IBC SECTION 1003.1.2.2
11. PROVIDE CORROSION RESISTANT MIND STRAPPING PER ALDI
12. ALL WINDOWS TO COMPLY WITH RC01
13. ALL WINDOWS TO COMPLY WITH RC01
14. MASONRY VENEER SHALL BE ANCHORED TO SUPPORTING WALL WITH CORROSION RESISTANT METAL STRAPPING PER ALDI
15. ANCHORS SHALL BE SPACED NO MORE THAN 24" OC HORIZONTALLY AND VERTICALLY AND SHALL NOT MORE THAN 24" FROM FACE OF WALL VERT
16. ANCHOR BOLTS TO BE MINIMUM 1/2" DIAMETER AND EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE EVERY 4' OC ON ALL EXTERIOR WALLS
17. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
18. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
19. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
20. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE FINISH FLOOR LEVEL AT LEAST 20 INCHES DEEP AND A MINIMUM OF 4 INCHES (102 MM) OVERLAP WITH FINISH FLOOR AND A MINIMUM OF 6 INCHES (152 MM) OVERLAP WITH FINISH FLOOR
21. REBAR SCREEDERS - PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE FINISH FLOOR AND SHALL BE OF A TYPE THAT WILL NOT TRAP WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING
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HURRICAN CLIP DETAILS NOT TO SCALE



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9. ALL BATH RECEPTACLES (SINKS, TUBS, SHOWERS, TOILETS, SHT) SHALL BE NONCONCRETE FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 695 OR C 1109 AS PER IBC R602.4.1
10. INSULATION TO BE VERIFIED FOR THE ALL TO EXCEED 25 WITH AN ACCOMPANYING SVOCE-RECORDED INDEX NOT TO EXCEED 40 MEN PER IBC SECTION 1003.1.2.2
11. PROVIDE CORROSION RESISTANT MIND STRAPPING PER ALDI
12. ALL WINDOWS TO COMPLY WITH RC01
13. ALL WINDOWS TO COMPLY WITH RC01
14. MASONRY VENEER SHALL BE ANCHORED TO SUPPORTING WALL WITH CORROSION RESISTANT METAL STRAPPING PER ALDI
15. ANCHORS SHALL BE SPACED NO MORE THAN 24" OC HORIZONTALLY AND VERTICALLY AND SHALL NOT MORE THAN 24" FROM FACE OF WALL VERT
16. ANCHOR BOLTS TO BE MINIMUM 1/2" DIAMETER AND EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE EVERY 4' OC ON ALL EXTERIOR WALLS
17. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
18. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
19. GLAZING IN DOORS AND ENCLOSURES FOR USE IN HAZARDOUS AREAS SHALL BE PER IBC SECTION 1003.1.2.2
20. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE FINISH FLOOR LEVEL AT LEAST 20 INCHES DEEP AND A MINIMUM OF 4 INCHES (102 MM) OVERLAP WITH FINISH FLOOR AND A MINIMUM OF 6 INCHES (152 MM) OVERLAP WITH FINISH FLOOR
21. REBAR SCREEDERS - PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE FINISH FLOOR AND SHALL BE OF A TYPE THAT WILL NOT TRAP WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING
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NEW ADDITION

SCHEDULES, NOTES, & WALL SECTION

A1.04

PROPOSED ADDITION

2006 DEERVALLEY STREET
DEER PARK, TEXAS 77536

GARZA DESIGNS

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