

APPLICABLE CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE W DALLAS AMENDMENTS
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE W DALLAS AMENDMENTS
- 2021 INTERNATIONAL FUEL & GAS CODE W DALLAS AMENDMENTS
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE W DALLAS AMENDMENTS
- DALLAS CITY CODE, CHAPTER 61A DALLAS DEVELOPMENT CODE

PROJECT DATA

ZONING: PD07
 LOT AREA: 6000 SF
 LOT WIDTH: 80'2" ALONG WEBSTER STREET
 LOT DEPTH: 120' ALONG THEDFORD AVENUE
 LOT COVERAGE: 40% MAXIMUM (2600 SF) ALLOWABLE
 40% (2600 SF) CONCRETE FOUNDATION PROPOSED
 SETBACKS:
 FRONT YARD SETBACK: 25'-0" MINIMUM REQUIRED, 30'-10" PROPOSED
 SIDE YARD SETBACK: 5'-0" MINIMUM REQUIRED, 5'-0" PROPOSED
 REAR YARD SETBACK: 10'-0" MINIMUM REQUIRED, 13'-0" PROPOSED
 HEIGHT: 25'-0" MAXIMUM REQUIRED, 25'-0" PROPOSED

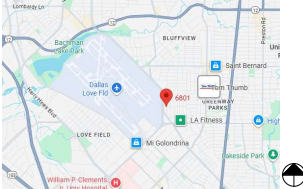
AREA / SQ FT TABULATION

8801 WEBSTER STREET		8803 WEBSTER STREET	
FIRST FLOOR AC / UNABLE GARAGE:	831 SF / 487 SF	FIRST FLOOR AC / UNABLE GARAGE:	831 SF / 487 SF
SECOND FLOOR AC / UNABLE:	1215 SF	SECOND FLOOR AC / UNABLE:	1215 SF
TOTAL UNABLE:	2046 SF	TOTAL UNABLE:	2046 SF
TOTAL AREA UNDER ROOF:	2463 SF	TOTAL AREA UNDER ROOF:	2463 SF

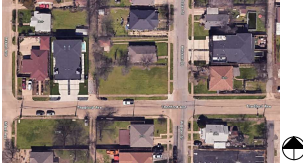
SHEET INDEX

- A0w PLOT PLAN AND ROOF PLAN
- A1w FLOOR PLANS
- A2w EXTERIOR ELEVATIONS
- A3w INTERIOR ELEVATIONS
- A4w CEILING POWER PLANS

LOCATION MAP



AERIAL PHOTO

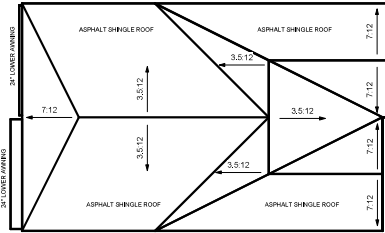


WEBSTER DUPLEX

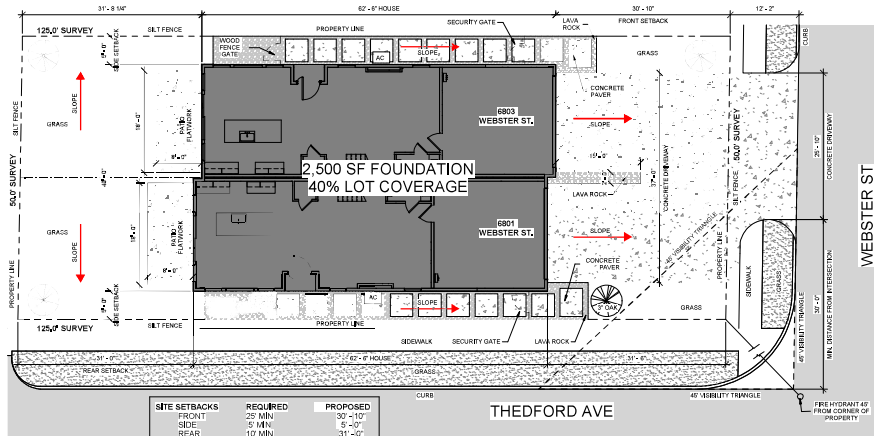
NEW HOUSE CONSTRUCTION

ADDRESS:
 6801 & 6803 WEBSTER ST.
 DALLAS, TX 75209

LEGAL DESCRIPTION:
 LOT 18, BLOCK D/2596
 WEBSTER & WOODS NORTH
 PARK ADDITION



2 ROOF PLAN
 1/8" = 1'-0"



SITE SETBACKS	REQUIRED	PROPOSED
FRONT	25' MIN	30'-10"
SIDE	5' MIN	5'-0"
REAR	10' MIN	31'-0"
LOT AREA	6000 SF MIN	6200 SF
LOT COVERAGE	40% MAX	40%
HEIGHT	25'-0" MAX	25'-0"

1 SITE / PLOT PLAN
 1/8" = 1'-0"

DESIGNER

DL design

P. 972.365.2044
 E. info@dl-design.com
 www.dl-design.com

NOTES

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THE STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER OR THE PERSON IN AUTHORITY OF THE PROJECT. IT IS RECOMMENDED THAT THE OWNER OR BUILDER OBTAIN COMPLETE ENGINEERING SERVICES (FOUNDATION, PLUMBING, AND STRUCTURAL) PRIOR TO COMMENCING CONSTRUCTION OF ANY KIND. ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS MUST BE PRECISELY FOLLOWED. THESE PLANS AND THEIR USE ARE THE PROPERTY OF DL DESIGN AND ARE NOT TO BE USED FOR CONSTRUCTION, REPRODUCED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DL DESIGN. ALL RIGHTS RESERVED.

SCALE

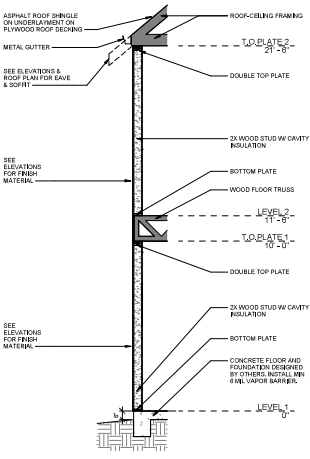
#	DESCRIPTION	DATE

PROJECT NAME
WEBSTER DUPLEX

SHEET TITLE
PLOT PLAN AND ROOF PLAN

DATE: 06/07/2020

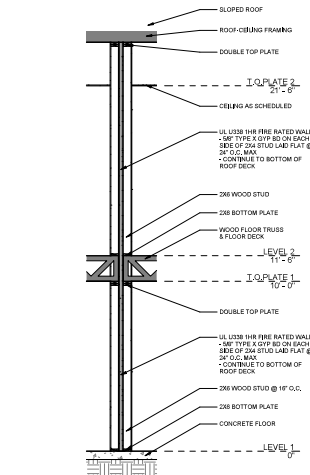
SHEET NO.
A0w



4 TYPICAL SIDE WALL SECTION
3/8" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 1 HR FIRE RATED COMMON WALL
3/8" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

DL design
P. 972.365.2644
E. info@dl-design.com
www.dl-design.com

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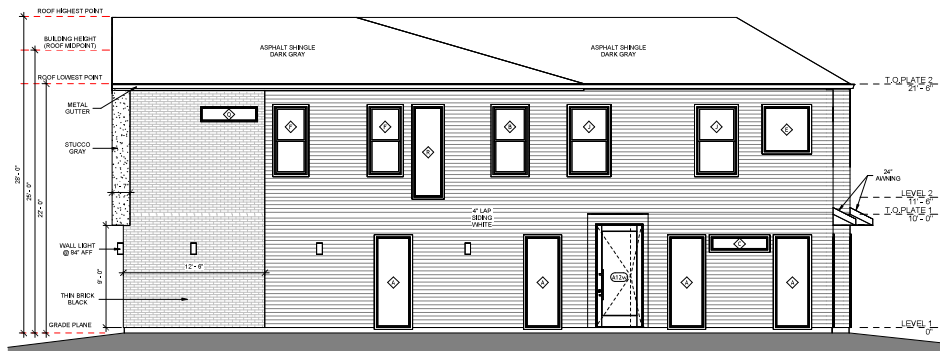
#	DESCRIPTION	DATE

WEBSTER DUPLEX
PROJECT NAME: WEBSTER DUPLEX
PROJECT ADDRESS: 6801 & 6868 WEBSTER ST., DALLAS, TX 75209
DATE: 04/26/2020

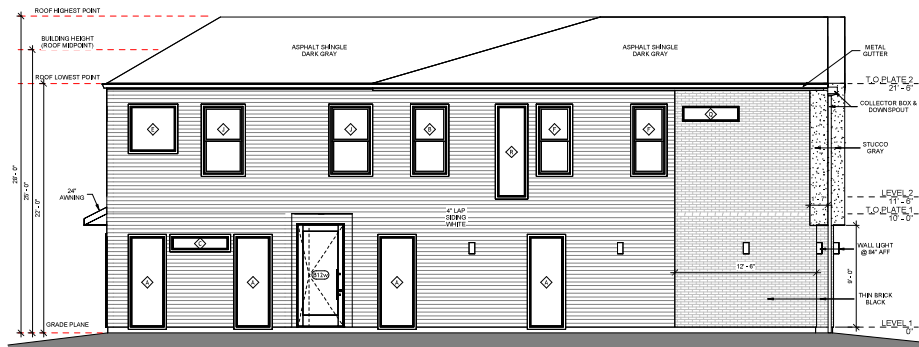
EXTERIOR ELEVATIONS

DATE: 04/26/2020

SHEET NO. **A2w**



2 RIGHT ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"

DESIGNER
DL design
P. 972.365.2644
E. info@dlarchitecturaldesign.com
www.dlarchitecturaldesign.com

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#	DESCRIPTION	DATE

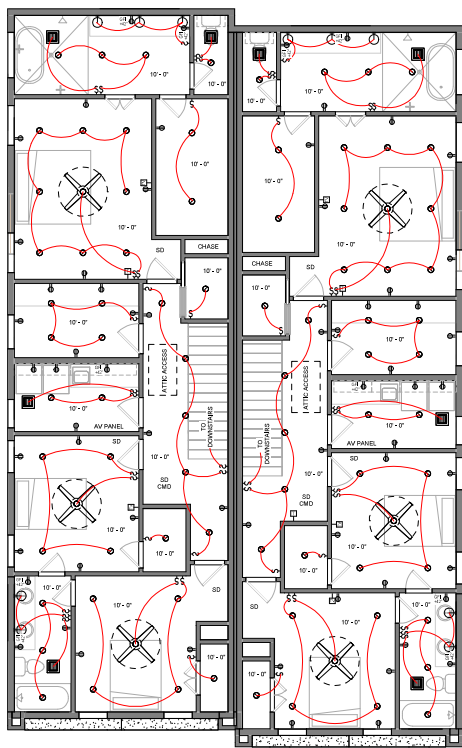
#	DESCRIPTION	DATE

PROJECT NAME
WEBSTER DUPLEX
Project Address
6801 & 6803 WEBSTER ST., DALLAS, TX 75209
DATE: 06/07/2020

SHEET TITLE
EXTERIOR ELEVATIONS

DATE: 06/07/2020
SHEET NO.
A3w

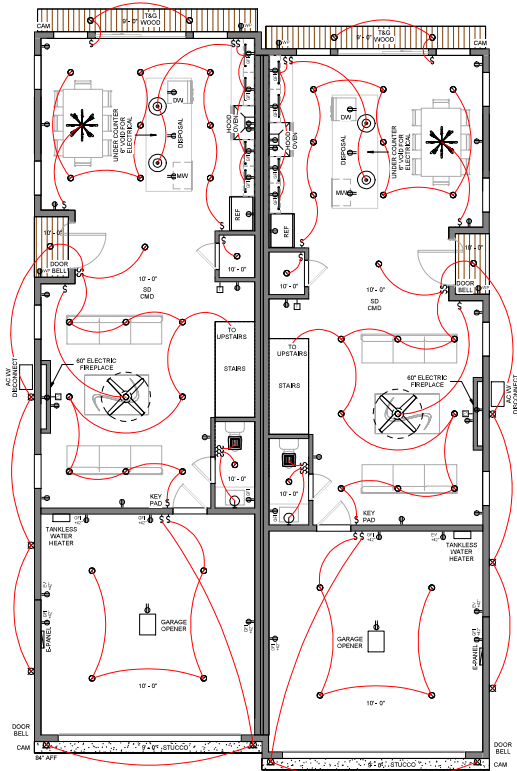
SD - SMOKE DETECTOR
 CMD - CARBON MONOXIDE DETECTOR



6801 WEBSTER ST

6803 WEBSTER ST

2 2ND FLOOR CEILING/POWER PLAN
 1/4" = 1'-0"



6801 WEBSTER ST

6803 WEBSTER ST

1 1ST FLOOR CEILING/POWER PLAN
 1/4" = 1'-0"

DESIGNER

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SCALE

#	DESCRIPTION	DATE

PROJECT NAME
WEBSTER DUPLEX

PROJECT ADDRESS
 6801 & 6803 WEBSTER ST., DALLAS, TX 75209
 DATE: 06/26/2020

SHEET TITLE

CEILING / POWER PLANS

DATE:

06/26/2020

SHEET NO.

A4w