

MIS2016-007- 304 EMMA JANE STREET
 MISCELLANEOUS - LOCATION MAP = [icon]

0 25 50 100 150 200 Feet

SAM HOUSTON

EMMA JANE

SF-7

PD-52

DAVY CROCKETT

DICKEY

GOLIAD



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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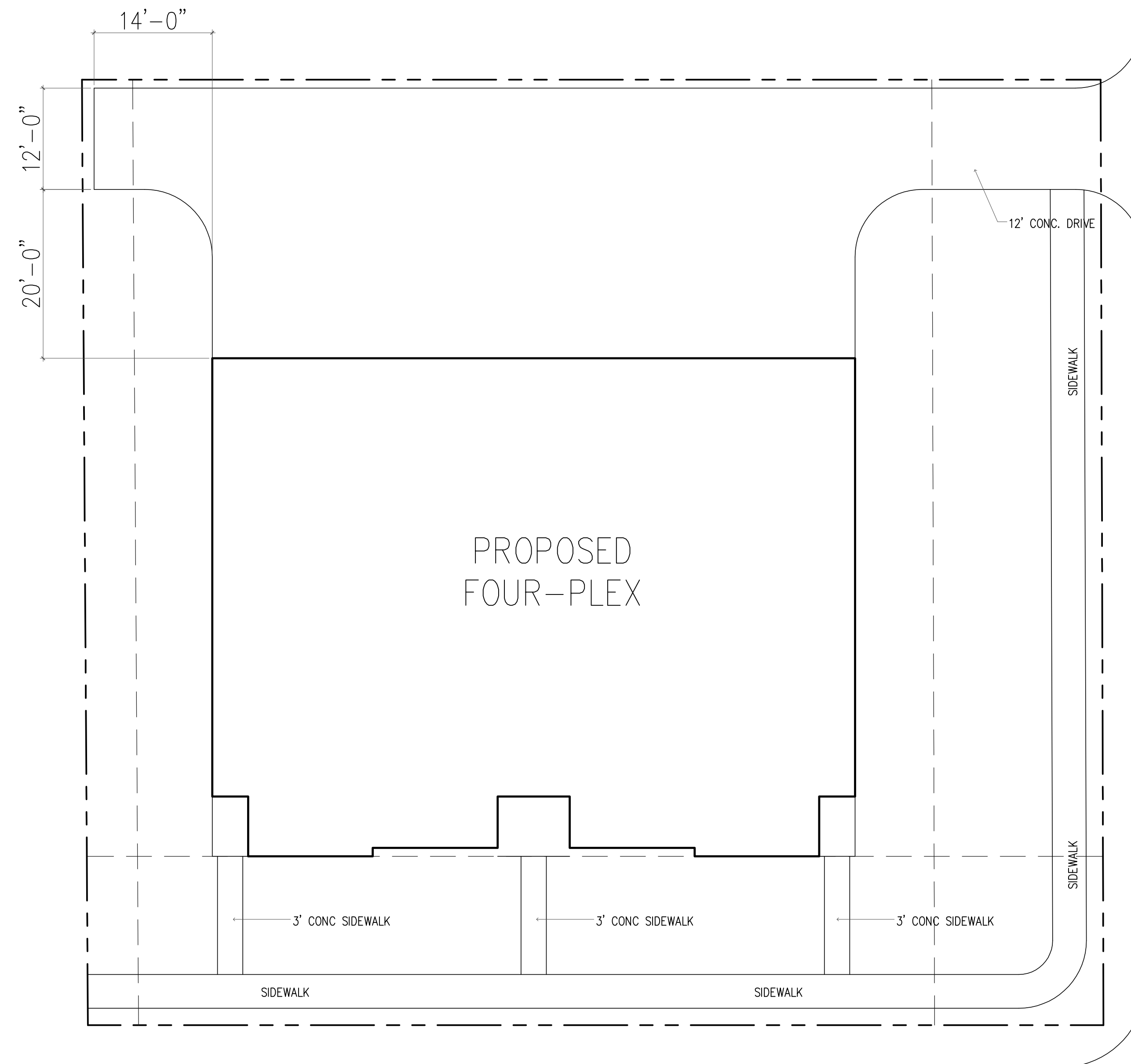
City of Rockwall
March 9, 2016
Planning and Zoning Department
David Gonzales

We are requesting consideration of special request for furtherance of neighborhood preservation. The property of concern is 304 Emma Jane Street, being lots 33 and 34 at the northwest corner of Emma Jane Street and Houston Street. Our request is to develop a four plex project as indicated in the attached preliminary plans. We appreciate your consideration of this project.

Respectfully,

Wayne Mershawn (agent)
2313 Ridge Road
Rockwall, TX 75087
972-722-9302
mershawnarch@gmail.com

Louis Losanes (owner)
1180 Crestcove Drive
Rockwall, TX 75087
972-816-9663



EMMA JANE STREET

HOUSTON STREET

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY DETAIL OF CONSTRUCTION
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT
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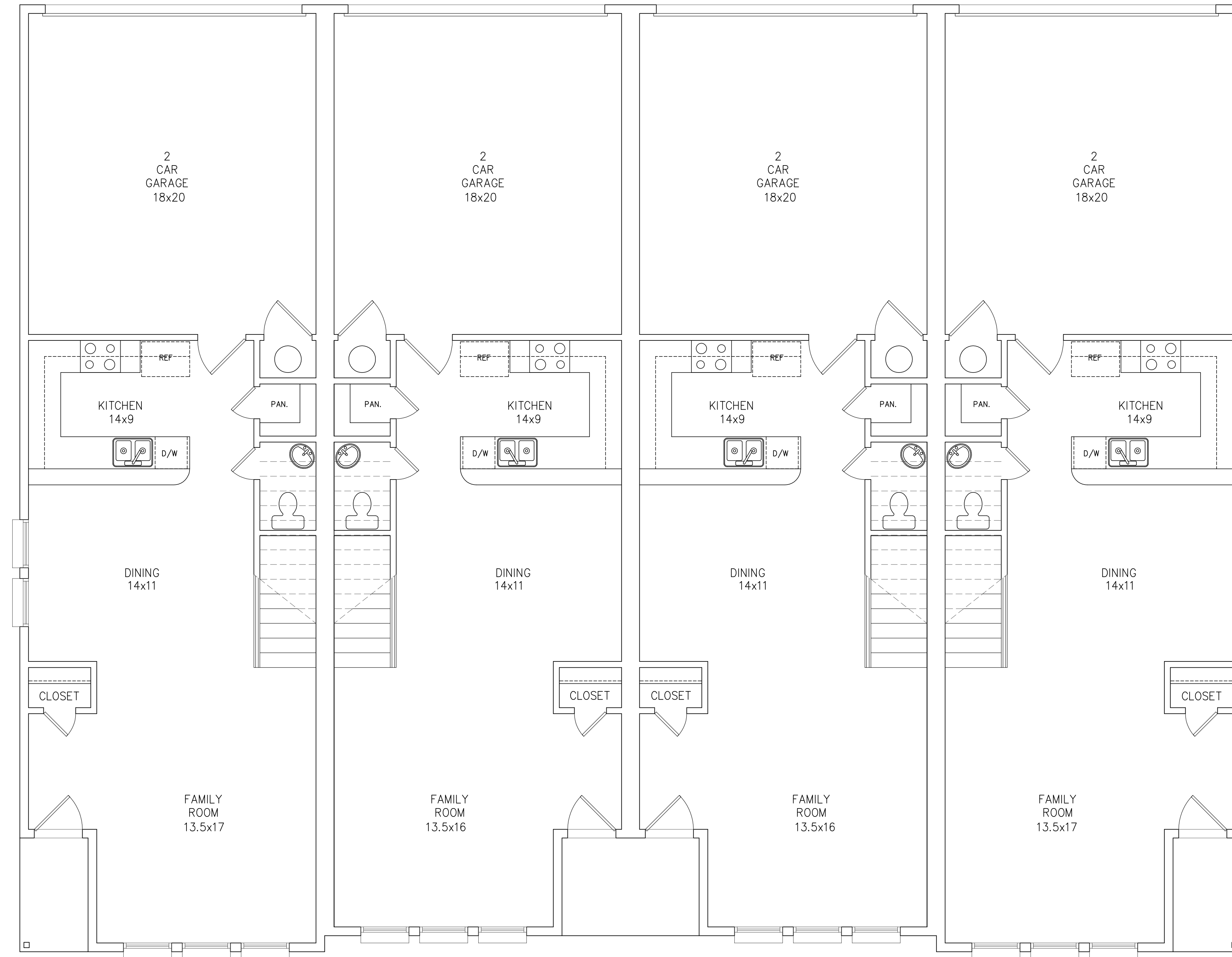
**FOUR-PLEX
ROCKWALL, TX
SITE PLAN**

Scale:	1"=10'-0"
Date:	02/03/2015
Project No.:	160106
Designed:	CS
Drawn:	CS
Checked:	GW

SHEET
A1 OF
6

No.	Date	Revision	By

medical commercial
 churches
mershawn
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 residential institutional
 restaurants
architects
 PHONE: 972-722-9302
 FAX: 972-249-2081



SQUARE FOOTAGE (3B)		SQUARE FOOTAGE (2B)	
FIRST FLOOR	698	FIRST FLOOR	683
SECOND FLOOR	1040	SECOND FLOOR	831
GARAGES/SHOP	349	GARAGES/SHOP	349
PORCH	30	PORCH	30
TOTAL	2117	TOTAL	1893

GENERAL NOTES:

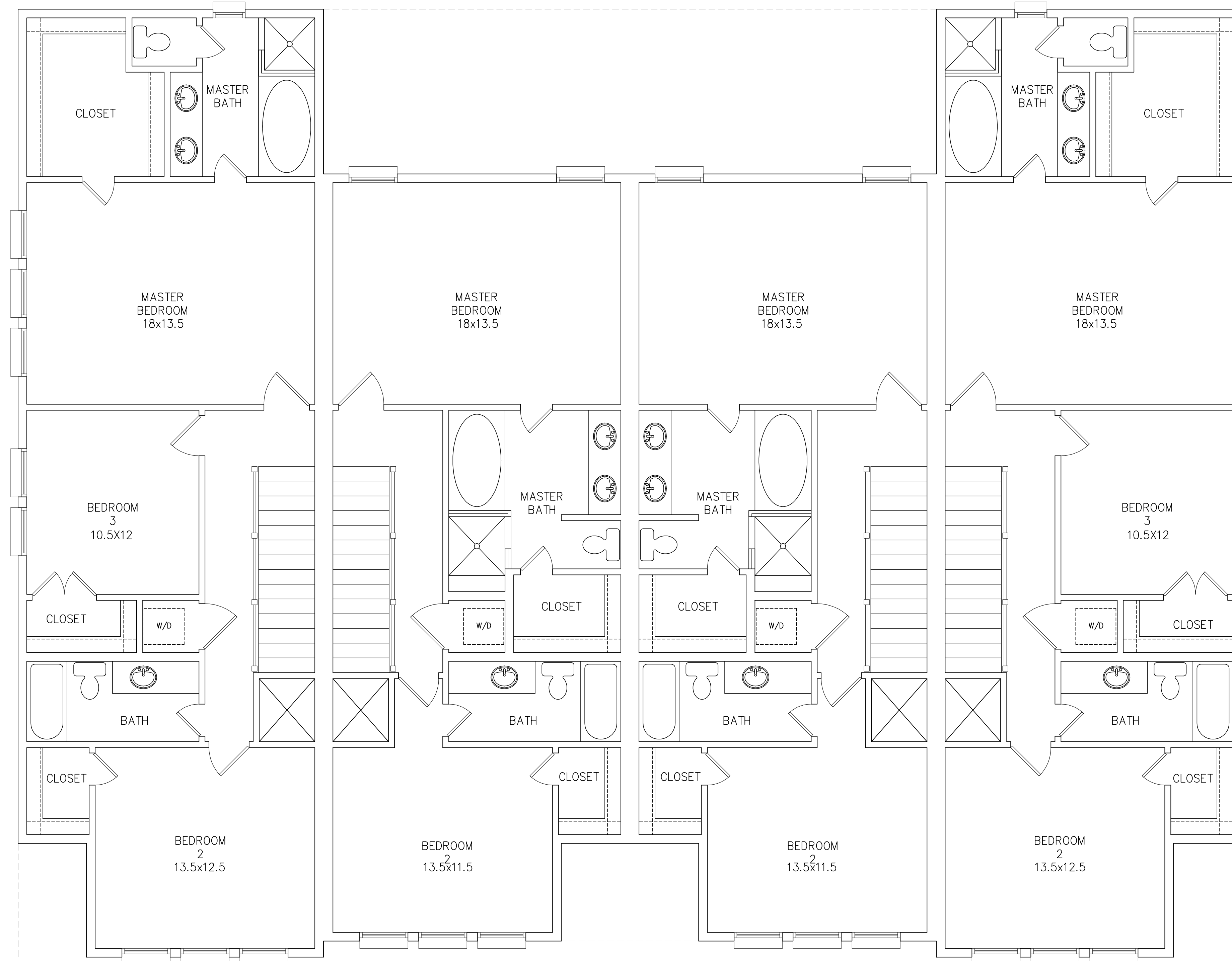
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No.	Date	Revision	By

**FOUR-PLEX
 ROCKWALL, TX
 FLOOR PLAN**

Scale:	1/4"=1'-0"
Date:	02/03/2015
Project No.:	160106
Designed:	CS
Drawn:	CS
Checked:	GW



GENERAL NOTES:

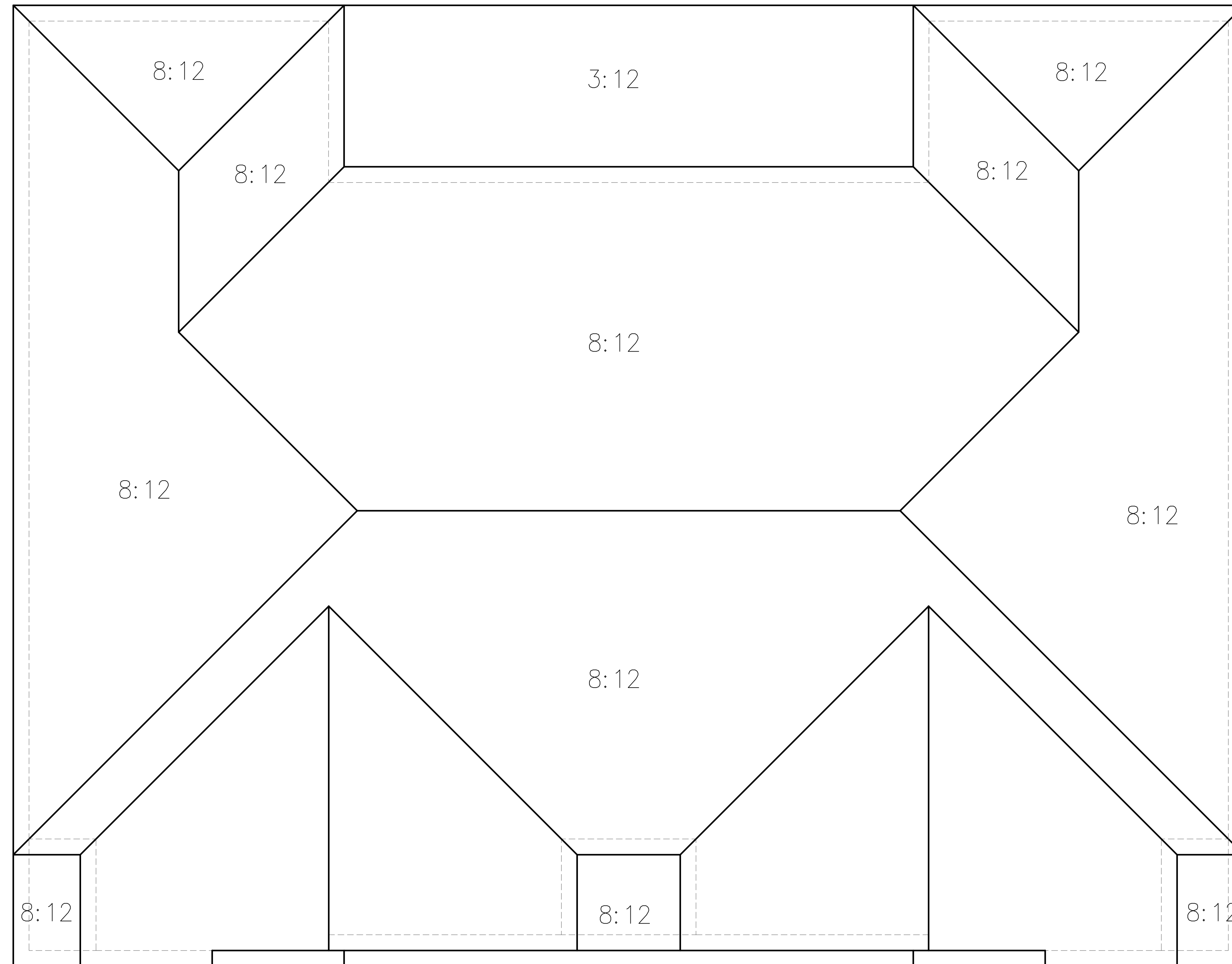
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**FOUR-PLEX
 ROCKWALL, TX
 FLOOR PLAN**

Scale:	1/4"=1'-0"
Date:	02/03/2015
Project No.:	160106
Designed:	CS
Drawn:	CS
Checked:	GW



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RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
MERSHAWN ARCHITECTS
 MEDICAL COMMERCIAL CHURCHES
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX : 972-249-2081

No.	Date	Revision	By

FOUR-PLEX
ROCKWALL, TX
ROOF PLAN

Scale:	1/4"=1'-0"
Date:	02/03/2015
Project No.:	160106
Designed:	CS
Drawn:	CS
Checked:	GW

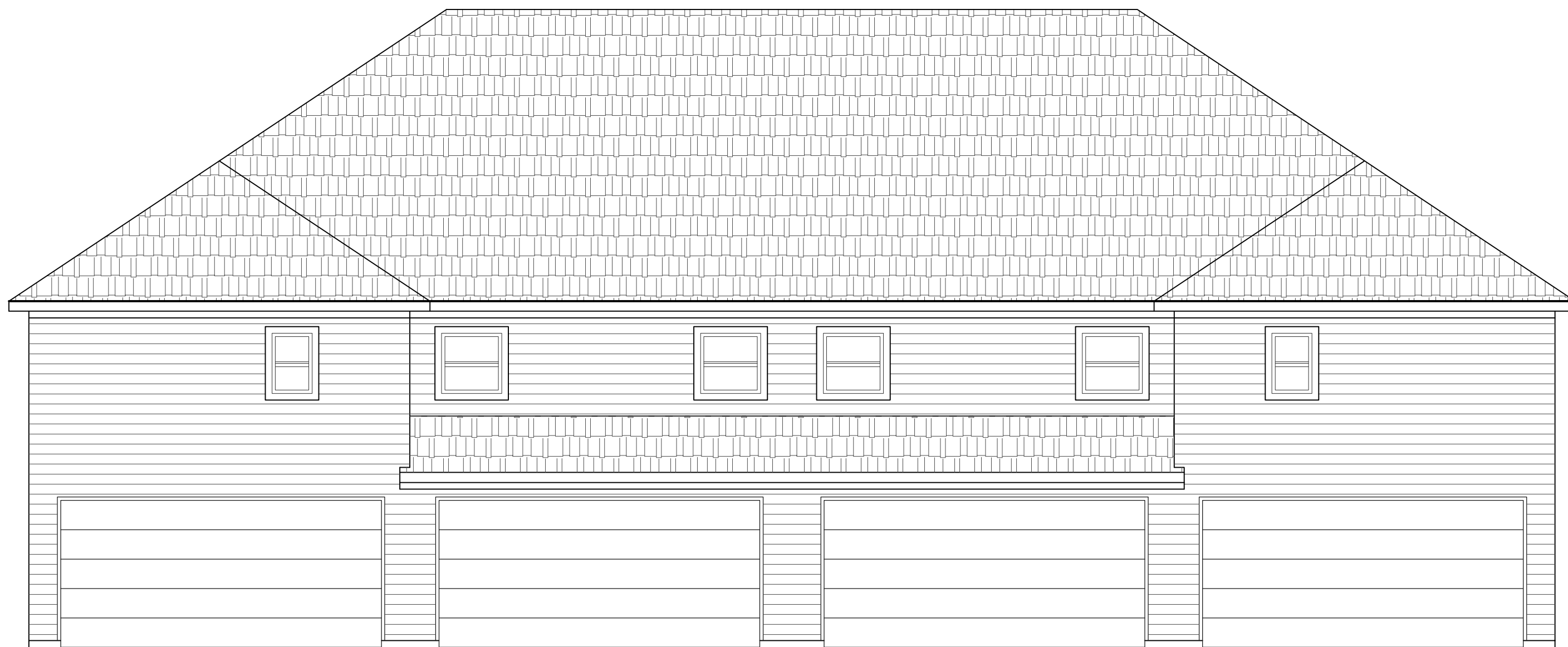
SHEET
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 OF
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FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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No.	Date	Revision	By

**FOUR-PLEX
 ROCKWALL, TX
 ELEVATIONS**

Scale:	3/16"=1'-0"
Date:	02/03/2015
Project No.:	160106
Designed:	CS
Drawn:	CS
Checked:	GW

