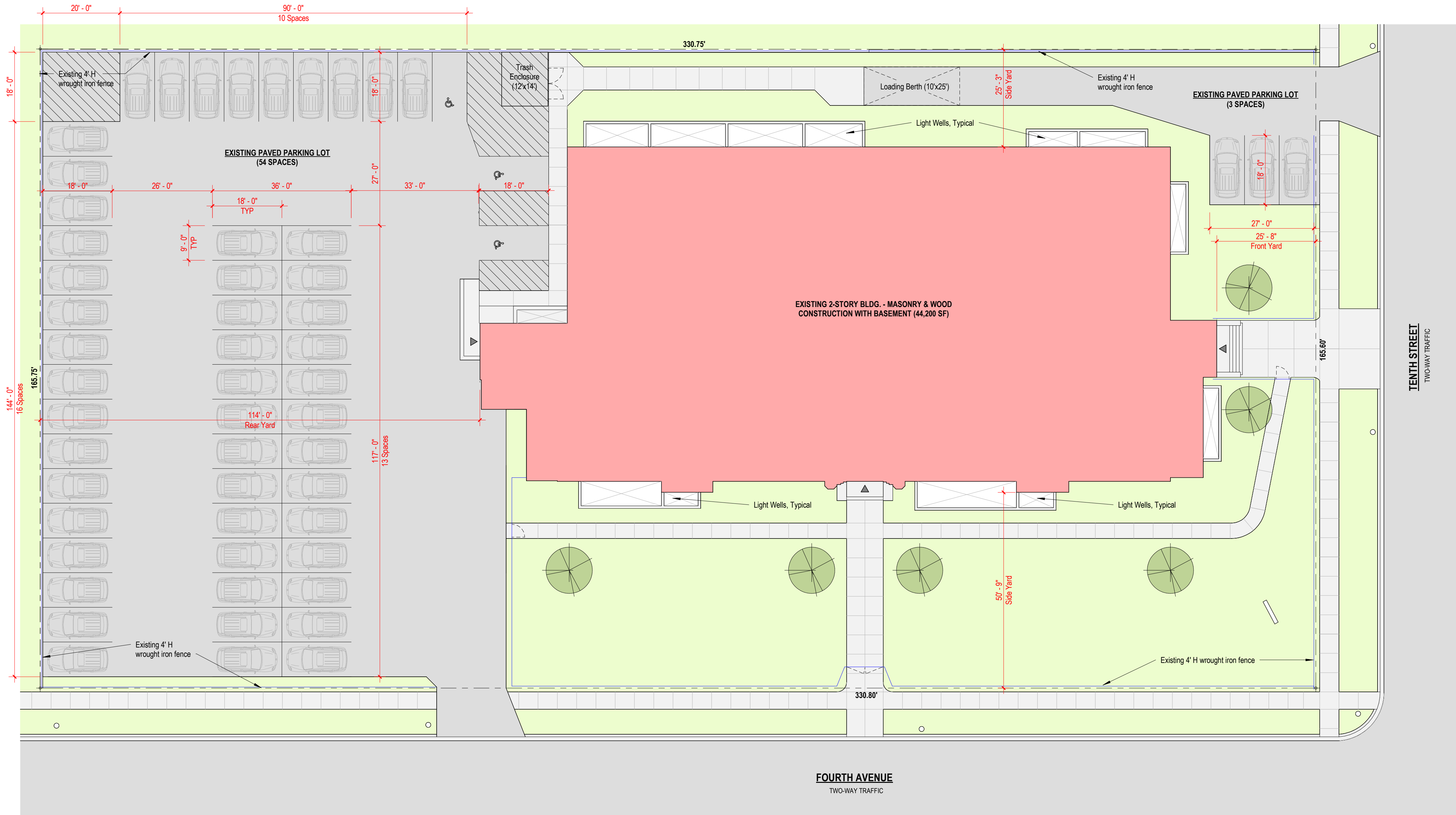
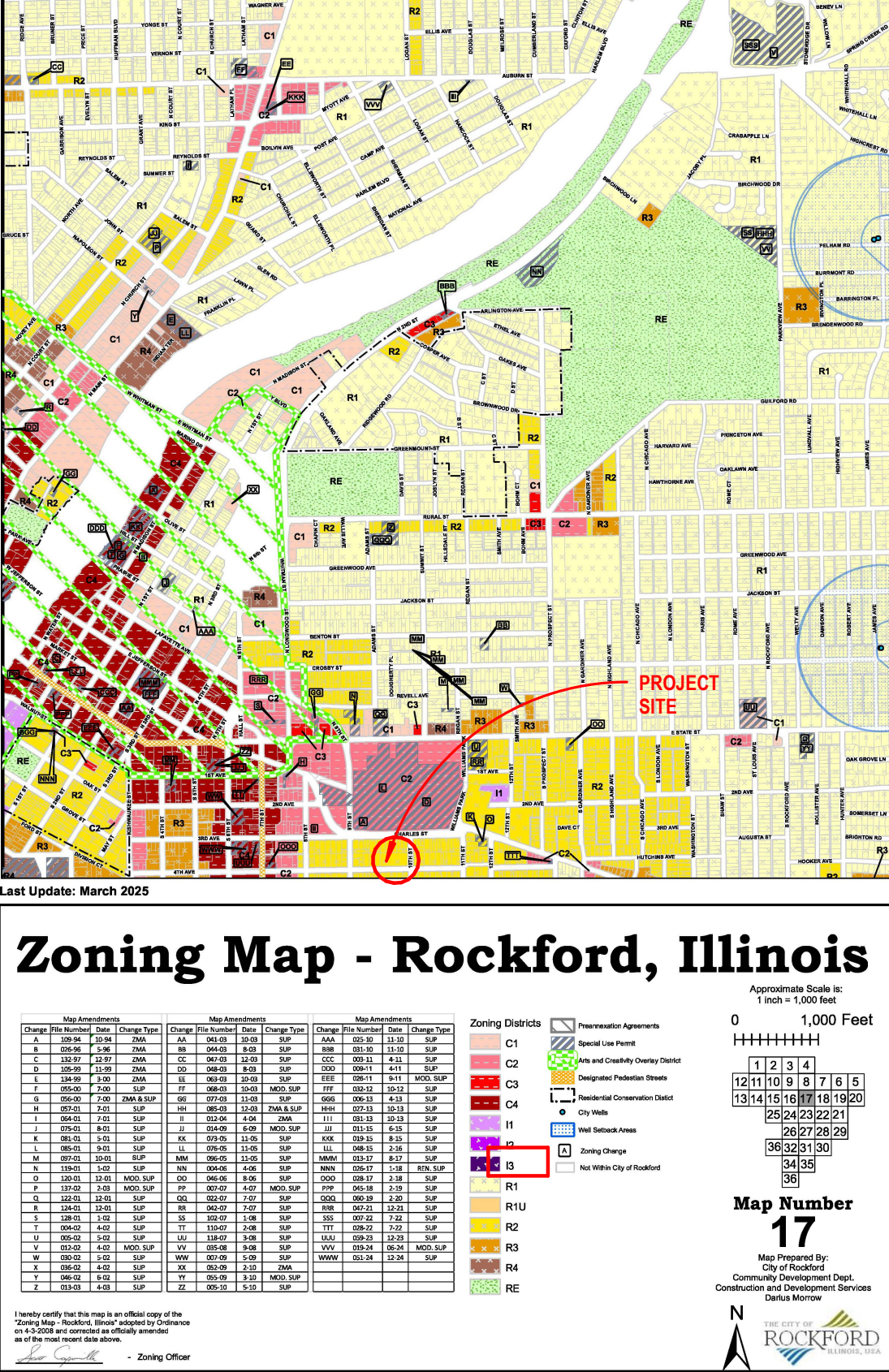




1 SCHEMATIC SITE PLAN
1/16" = 1'-0"

ZONING DATA	
Address:	1358 4th Avenue, Rockford, IL 61104
Zoning District:	R-2 (Two-Family Residential)
Lot Area:	54,806 sf (1.258 acres)
Min. Lot Area:	8,800 sf
Min. Lot Width:	80.0'
Permitted Uses:	One & Two Unit Residential
Proposed Use:	Multi-Family Residential (Requires Zoning Variance)
Min. Lot Area/DU:	3,850 sf
Max. DU:	15
Proposed DU:	31 (Requires Zoning Variance)
Setbacks:	Required: Existing:
Front Yard (East):	25.0' 25'-8" (No Change)
Side Yard (North):	66.0' (total combined) 25'-3" (No Change)
Side Yard (South):	66.0' (total combined) 50'-9" (No Change)
Rear Yard (West):	30.0' 114'-0" (No Change)
Max. Building Height:	35.0'
Existing Floor Areas:	
Basement:	14,708 sf
First Floor:	14,756 sf
Second Floor:	14,652 sf
Total Area:	44,116 sf (No Change)
Impervious Surface Ratio:	0.40 (21,922.40 sf)
Proposed Impervious Area:	
Required Parking:	Required: 62 (2/DU) Proposed: 57 (Requires Zoning Variance)
Required Loading:	1 (10' x 25') Berth 1
DWELLING UNIT DATA	
Floor:	Quantity: Two-Bedroom: One-Bedroom:
Basement:	9 4 5
First Floor:	5 5 5
Second Floor:	12 8 4
Total:	31 17 14
Note: Schematic design & data shown is preliminary and is subject to change.	



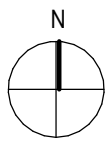
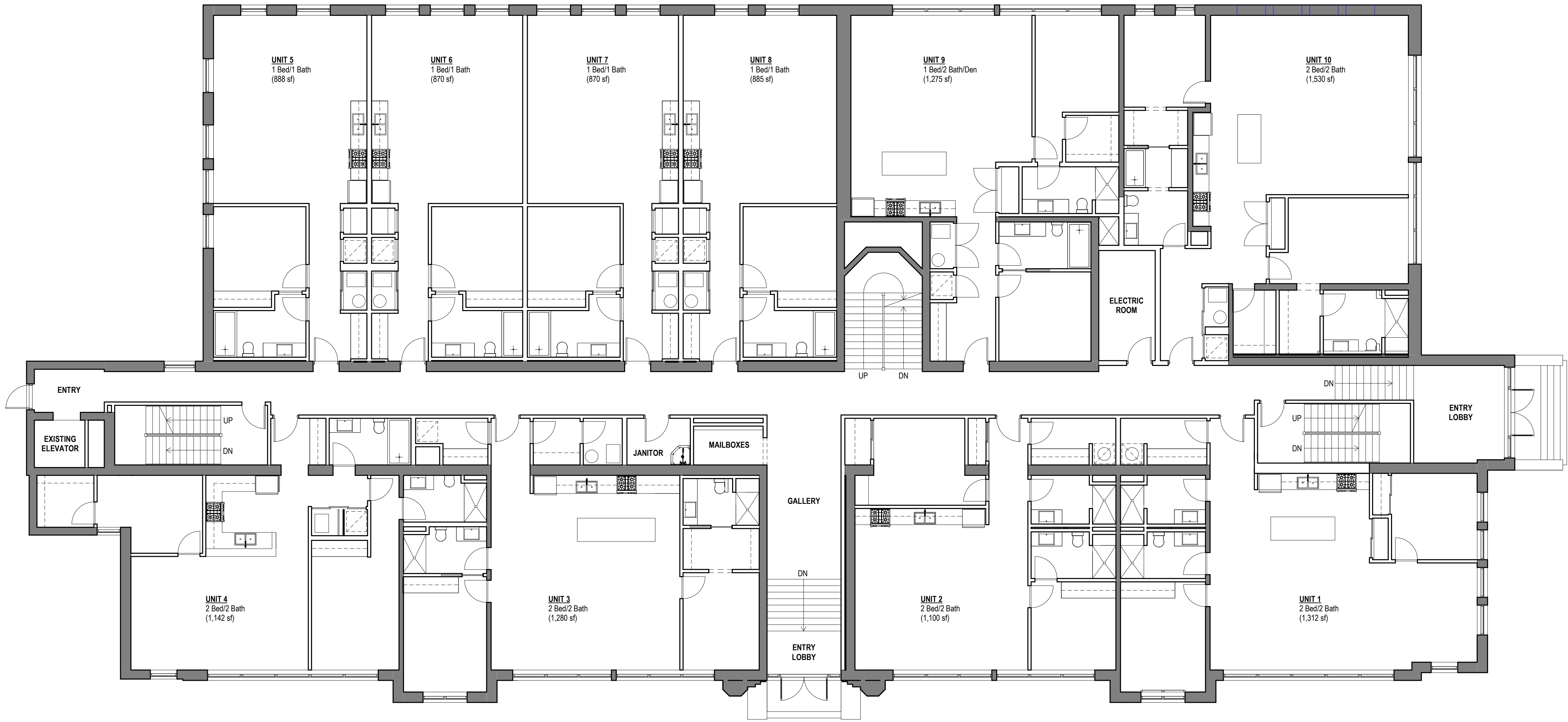
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FILORAMO TALSMAN
ARCHITECTURE

1463 W WILLOW ST.
CHICAGO, ILLINOIS 60642
INFO@FTACOM

PRELIMINARY
SCHEMATIC

SHEET NO:	PROJECT NAME:		CERTIFICATION:	
	WIGHT SCHOOL LOFTS			
PRINT DATE:	1583 4TH AVENUE, ROCKFORD, IL 61104			
SHEET NAME:	OWNER:			
SCHEMATIC SITE PLAN	ROCKFORD PROJECT LLC			

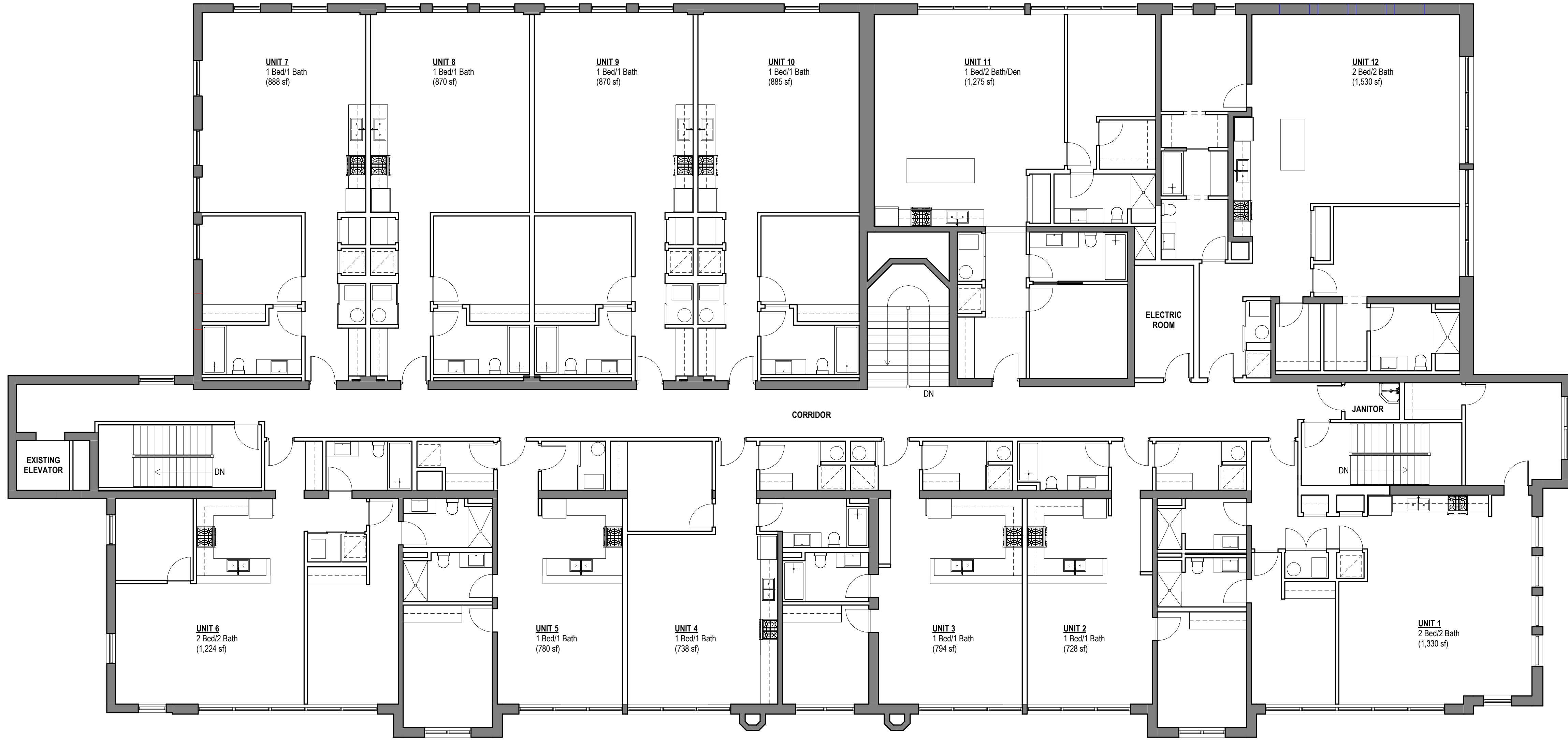


CONSTRUCTION LEGEND

Existing Construction

New Construction

① SCHEMATIC FIRST FLOOR PLAN
1/8" = 1'-0"



CONSTRUCTION LEGEND

Existing Construction

New Construction

CERTIFICATION:

No. Date Issue Description

PROJECT NAME:
WIGHT SCHOOL LOFTS

1333 4TH AVENUE, ROCKFORD, IL 61104

OWNER:
ROCKFORD PROJECT LLC

SHEET NO:
A102

PRINT DATE:
11/10/25

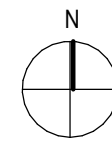
SHEET NAME:
SCHEMATIC SECOND FLOOR PLAN

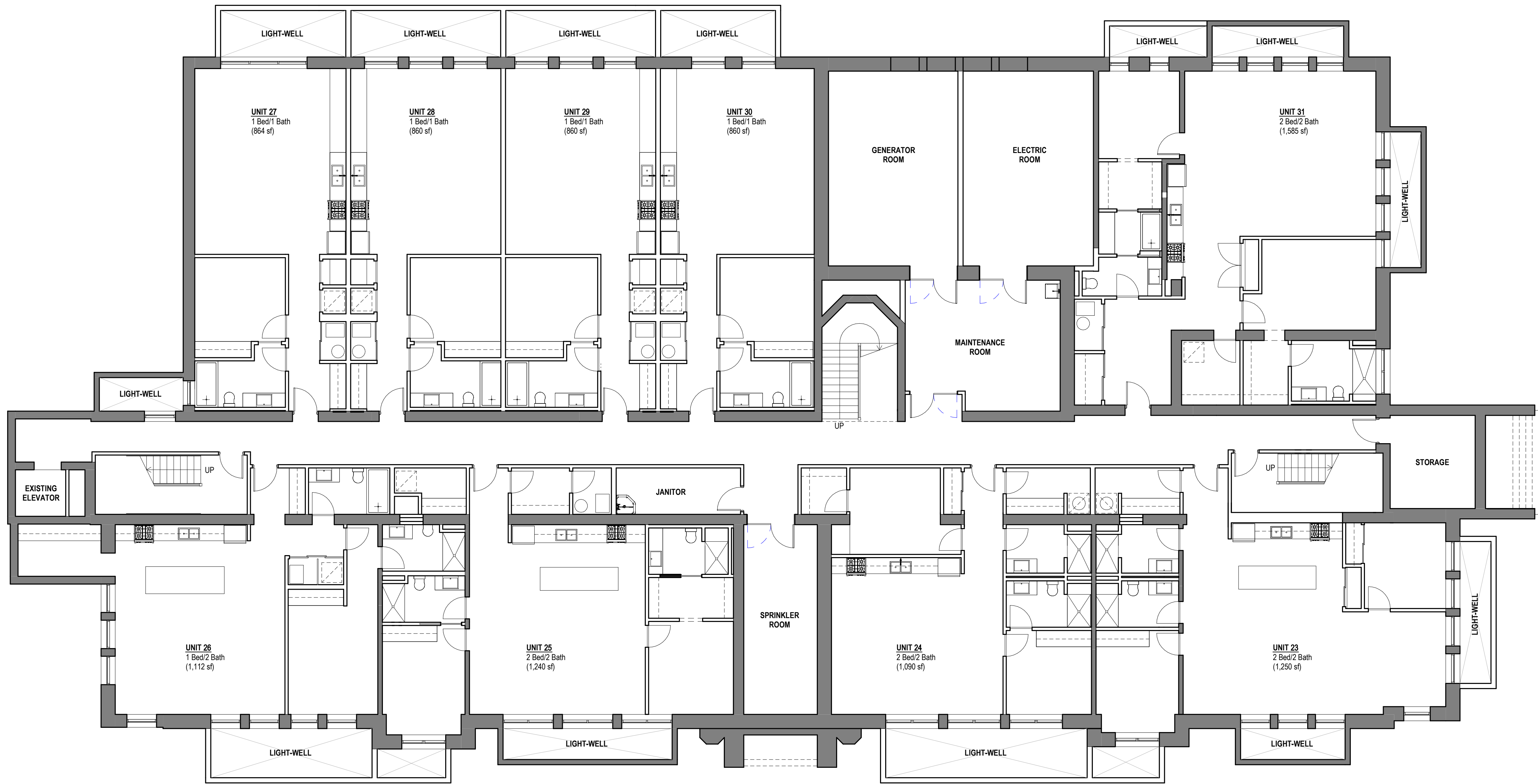
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① SCHEMATIC SECOND FLOOR PLAN
1/8" = 1'-0"





CONSTRUCTION LEGEND

Existing Construction

New Construction

SHEET NO:

A103

PROJECT NAME:

WIGHT SCHOOL LOFTS

No. Date Issue Description

CERTIFICATION:

PRINT DATE: 11/10/25
SHEET NAME: SCHEMATIC BASEMENT PLAN

1333 4TH AVENUE, ROCKFORD, IL 61104
OWNER: ROCKFORD PROJECT LLC

PRELIMINARY
SCHEMATIC

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