
1457 W Roscoe Ave.

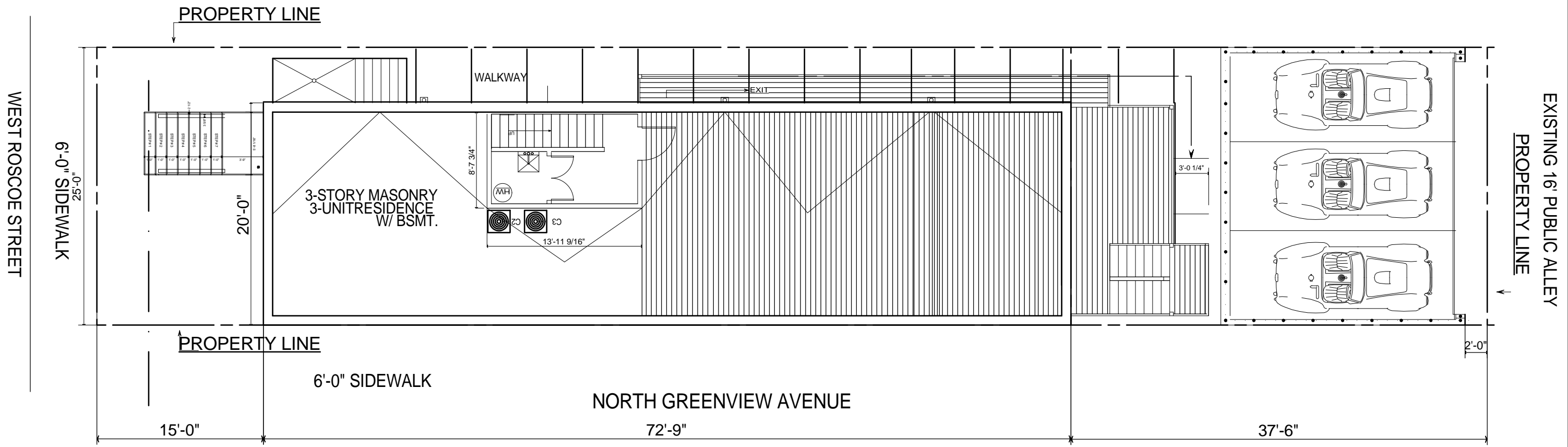
Zoning Data Sheet

Lot Dimensions 25' x 125.25'
Lot Area 3131.25 SF

	Current Building/Lot	Proposed Zoning Allowance	Proposed Building
Zoning Classification	RT-3.5	RM-4.5	RM-4.5
FAR	1.8	1.7	1.4
Building Footprint	24.23' x 78.5'	23' x 72.75'	20' x 72.75'
Building Area	5706 sqft	5,323 sqft	4,365 sqft
Building Height	35	45	38
Front Setback	14.92'	15'	15'
Rear Setback	24'	37.5'	37.5'
Sidyard	0'	5'	5'
Units	5	4	3
Parking	2	1 per unit	3

Additional Notes:

- Proposed building will eliminate the curb cut on Greenview to improve traffic conditions
- Proposed building will eliminate the brick & concrete fence along Roscoe/Greenview




SITE PLAN
 SCALE: 1/2" = 1'-0"

SHEET NO.

SP-1

1457 WEST ROSCOE CORP

 2919 N. SHEFFIELD
 CHICAGO, ILLINOIS 60657
 773.472.2040

RESIDENCE
1457 WEST ROSCOE
 CHICAGO, ILLINOIS

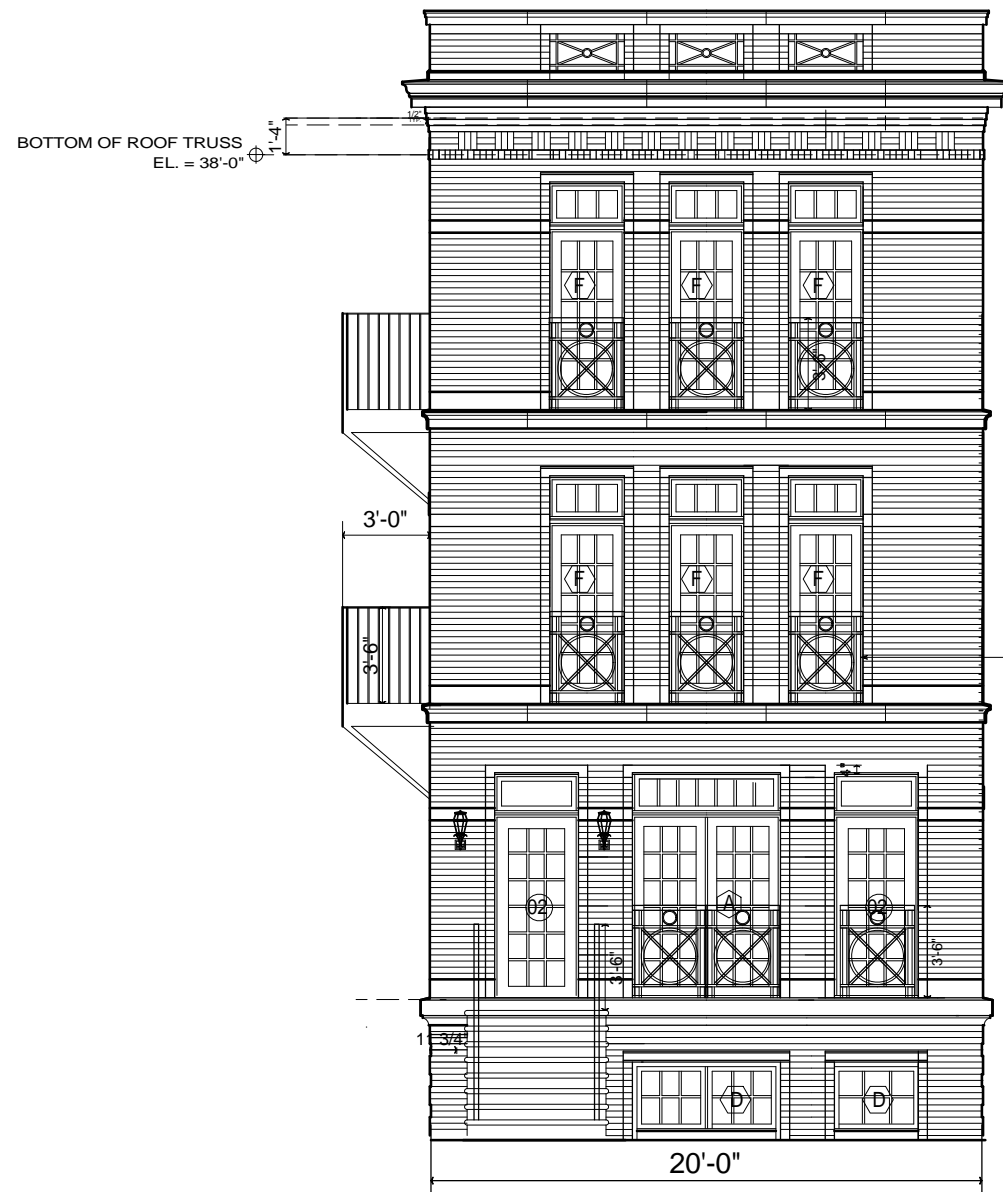
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WEST ROSCOE AVENUE 

NORTH ELEVATION

SCALE: 1/2" = 1'-0"

SHEET NO.

NE-1

**1457 WEST
ROSCOE CORP**

2919 N. SHEFFIELD
CHICAGO, ILLINOIS 60657
773.472.2040

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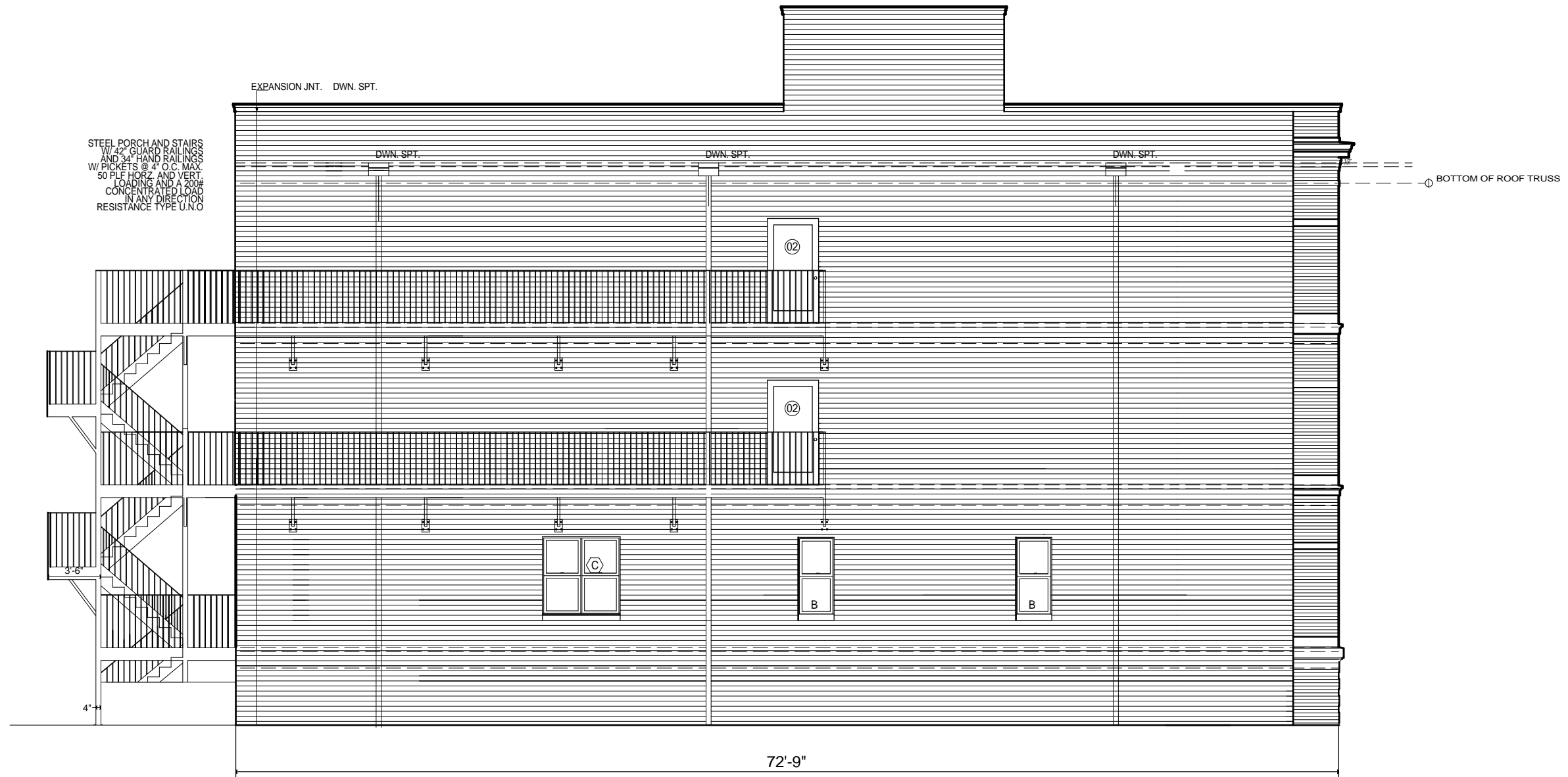
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NOTICE



EAST ELEVATION

1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/2" = 1'-0"

SHEET NO.

EE-1

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 ROSCOE CORP**

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 773.472.2040

RESIDENCE

1457 WEST ROSCOE

CHICAGO, ILLINOIS

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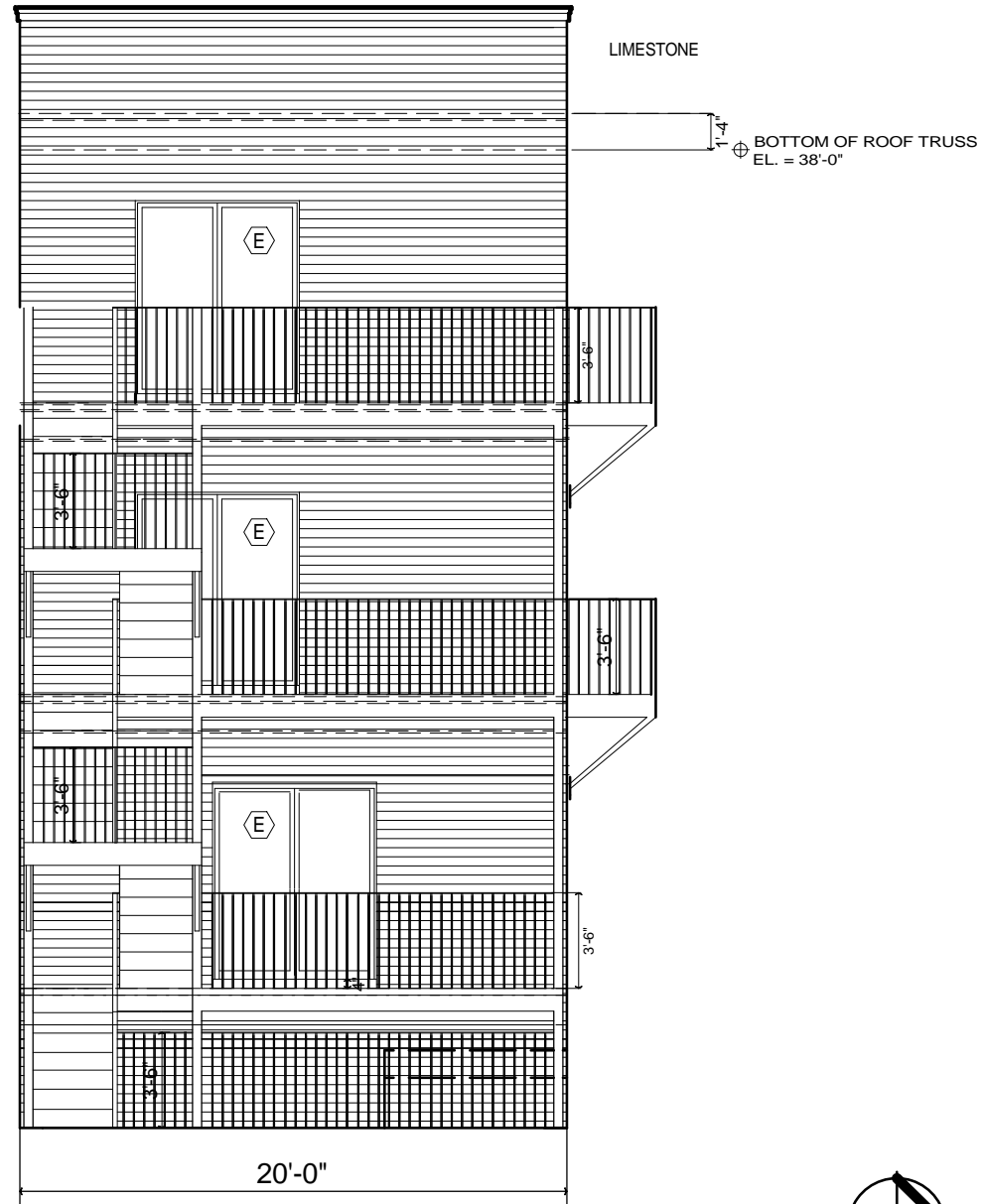
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NOTE:

STEEL PORCH AND STAIRS
 W/ 42" GUARD RAILINGS
 AND 34" HAND RAILINGS
 W/ PICKETS @ 4" O.C. MAX.
 50 PLF HORZ. AND VERT.
 LOADING AND A 200#
 CONCENTRATED LOAD
 IN ANY DIRECTION
 RESISTANCE TYPE U.N.O



SOUTH ELEVATION
 SCALE: 1/2" = 1'-0"

SHEET NO.

SE-1

**1457 WEST
 ROSCOE CORP**

2919 N. SHEFFIELD
 CHICAGO, ILLINOIS 60657
 773.472.2040

RESIDENCE

1457 WEST ROSCOE

CHICAGO, ILLINOIS

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 NOTE:
 SCALE:

BOTTOM OF ROOF TRUSS
EL. = 38'-0"

STEEL PORCH AND STAIRS
W/ 42" GUARD RAILINGS
AND 34" HAND RAILINGS
W/ PICKETS @ 4" O.C. MAX.
50 PLF HORZ. AND VERT.
LOADING AND A 200#
CONCENTRATED LOAD
IN ANY DIRECTION
RESISTANCE TYPE U.N.O

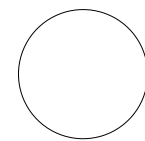
15'-0"

72'-9"

37'-6"



NORTH NORTH GREENVIEW AVENUE



WEST ELEVATION

SCALE: 1/2" = 1'-0"

SHEET NO.

WE-1

1457 WEST
ROSCOE CORP

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CHICAGO, ILLINOIS 60657
773.472.2040

RESIDENCE

1457 WEST ROSCOE

CHICAGO, ILLINOIS



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