

LAKE STREET

CONC CURB

180.00 REC
180.17 MES

EXIST CONC WALK

OVERHANG

EXIST WOOD FENCE

15 FT SIDE YARD SETBACK

CONC CURB

ASPHALT DRIVE

WOOD FENCE

CONC

EXISTING STUCCO GARAGE

30 FT REAR YARD SETBACK

EXISTING BRICK PERVIOUS PATH

NEW OPEN JOINT DECK

BRICK PERVIOUS PATH

NEW 1 STORY ADDITION

EXISTING 2 1/2 STORY STUCCO RESIDENCE WITH BASEMENT AND GARAGE - 1432 ASBURY AVE

AC CONDENSERS ON PAD

NEW STEPS DOWN

EXIST STONE STEPS

EXIST CONC STEPS

PATIO

EXIST STONE WALL

BRICK WALL

COVERED CONC PORCH

CONC WALK

27 FT FRONT YARD SETBACK

5 FT INTERIOR SIDE YARD SETBACK

9.75'

4.25'

22.75'

5.85'

12.17'

9.95'

62.50 REC
62.50 MES

62.50 REC
62.50 MES

CONC WALK

CONC CURB

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

N

CITY OF EVANSTON ADOPTED BUILDING CODES • 2022 International Building Code (IBC) – (1 Local IBC Amendment) • 2021 International Existing Building Code (IEBC) • 2021 International Residential Code for One and Two Family Dwellings (IRC) – (Local IRC Amendments) • 2021 International Property Maintenance Code (IPMC) – (1 Local IPMC Amendment) • 2021 International Mechanical Code (IMC) – (Local IMC Amendments) • 2021 International Fuel Gas Code (IFGC) – (Local IFGC Amendments) • 2021 International Swimming Pool and Spa Code (ISPC) • 2020 NFPA 70 National Electric Code (NEC) – (Local NEC Amendments) • 2021 NFPA Life Safety Code • 2021 International Fire Code (IFC) – (Local IFC Amendments) • 2021 Illinois Stretch Energy Code The Illinois Stretch Energy Code has been adopted by the Evanston City Council and took effect on October 01, 2021. All permit applications received on or after that date must comply with the Stretch Code. Please use the resource guides below for helpful information. • Illinois Plumbing Code (Local Plumbing Code Amendment) • Illinois Accessibility Code <u>Code Resources</u> By of Evanston - Resource Guides International Code Council National Fire Protection Association Illinois Capital Development Board
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ARCHITECT'S CERTIFICATION

I CERTIFY THAT THESE DRAWINGS WERE PREPARED
UNDER MY DIRECT SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE THEY CONFORM TO
THE CANADIAN BUILDING CODES.

John A. Wilson

JOHN A. WILSON **P.Eng.** **PLATE 001-009863**

1. The Contractor shall inspect and verify all dimensions of the Project site and report to the Architect any discrepancies from these Drawings.
2. All measurements and drawings are reasonably accurate for the purpose of guiding. However, in the execution of the Work, each Contractor is to verify all dimensions with actual field conditions.
3. **DO NOT SCALE DRAWINGS.**
4. Ceiling heights as noted are taken from Finish Floor level.
5. **ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE FROM FINISH FACE OF PARTITION, OR FROM FACE OF MASONRY, OR FROM FACE OF CONCRETE UNLESS NOTED OTHERWISE.**
6. Stud spacings will conform to a maximum of 5/8" gypsum board, both faces, on metal studs. Stud spacing shall not exceed 16" on center **UNLESS NOTED OTHERWISE.**
7. Stud spacings will conform to a maximum of 5/8" gypsum board as indicated on drawings. U.N.O.
8. Contractor to coordinate trades to avoid interference between work items.
9. Conflicts between trades shall be resolved by mutual agreement. Lighting locations take precedence over ductwork and plumbing work. All discrepancies or conflicts should be reported to Architect for review.
10. All equipment shall be modified as required and additional joints and headers installed in order to properly center plumbing fixtures, light fixtures, registers, etc.
11. All joists, studs, rafters, trusses, and I beam's shall be spaced as to not interfere with HVAC grids, registers, etc. If structural members are needed to support mechanical members shall be doubled up or headered off as required with no spacing greater than indicated on drawings.
11. Provide headers, bracing and/or blocking as required to hold all electrical conduits, shelving, ductwork, pipes, changes, both accessories, millwork, cabinetry or the like.
12. Changes in floor materials shall occur at the centerline of doors and case openings unless otherwise indicated on Drawings.
13. All exterior walls and ceilings shall be ready to receive paint or wallcovering by Owner's painter.
14. Door knobs, levers, or pulls shall be installed at height of finish floor level and verified by the Architect.
15. Interior glass partitions for showeling, ductwork, Class 1 flame spread rating and interior trim material shall have a flame spread rating not less than Class 1.
16. Interior passage doors to be a minimum of 32" wide, U.N.O.
17. All new interior doors to be a minimum of 36" wide.
18. All new interior doors shall operate with a maximum 8 lbs. pull per door.
19. All doors used in conjunction with exits shall be readily accessible by the use of a key from the side from which egress is made.

1	ZONING REVIEW	2.19

TITLE

ADDITION AND ALTERATIONS
FOR
DIERDRE JORDAN
AND
ROBERT ROBINSON
1432 Asbury Avenue
Evanston, Illinois

JAWILSON ARCHITECTS,PC
3915 NORTH KENNETH AVENUE
CHICAGO, ILLINOIS 60641
PHONE: (312) 213-7542

COVER SHEET
SITE PLAN

ZONING REVIEW
PROJECT NUMBER
2532
SCALE
AS NOTED
DATE
FEBRUARY 19, 2026

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62.50 REC
62.50 MES

180.00 REC
180.17 MES

180.00 REC
180.19 MES

62.50 REC
62.50 MES

CONC WALK
CONC CURB

EXIST CONC WALK

REMOVE • REINSTALL
FENCE FIXED PANEL +
GATE PANEL

15 FT SIDE YARD SETBACK

EXIST WOOD FENCE

CONC CURB

12 ASPHALT DRIVE

WOOD FENCE

CONC

10

EXISTING
BRICK PERVIOUS
PATH

NEW OPEN JOINT DECK

5 FT INTERIOR SIDE YARD SETBACK

30 FT REAR YARD SETBACK

11 STUCCO GARAGE

8

NEW
1 STORY
ADDITION

1 EXISTING 2½ STORY STUCCO
RESIDENCE WITH BASEMENT AND
ATTACHED GARAGE - 1432 ASBURY AVE

AC CONDENSERS
ON PAD

NEW STEPS
DOWN

6

EXIST CONC
STEPS

5

PATIO

EXIST STONE
WALL

EXIST STONE
STEPS

BRICK WALL

2

COVERED CONC PORCH

3

CONC WALK

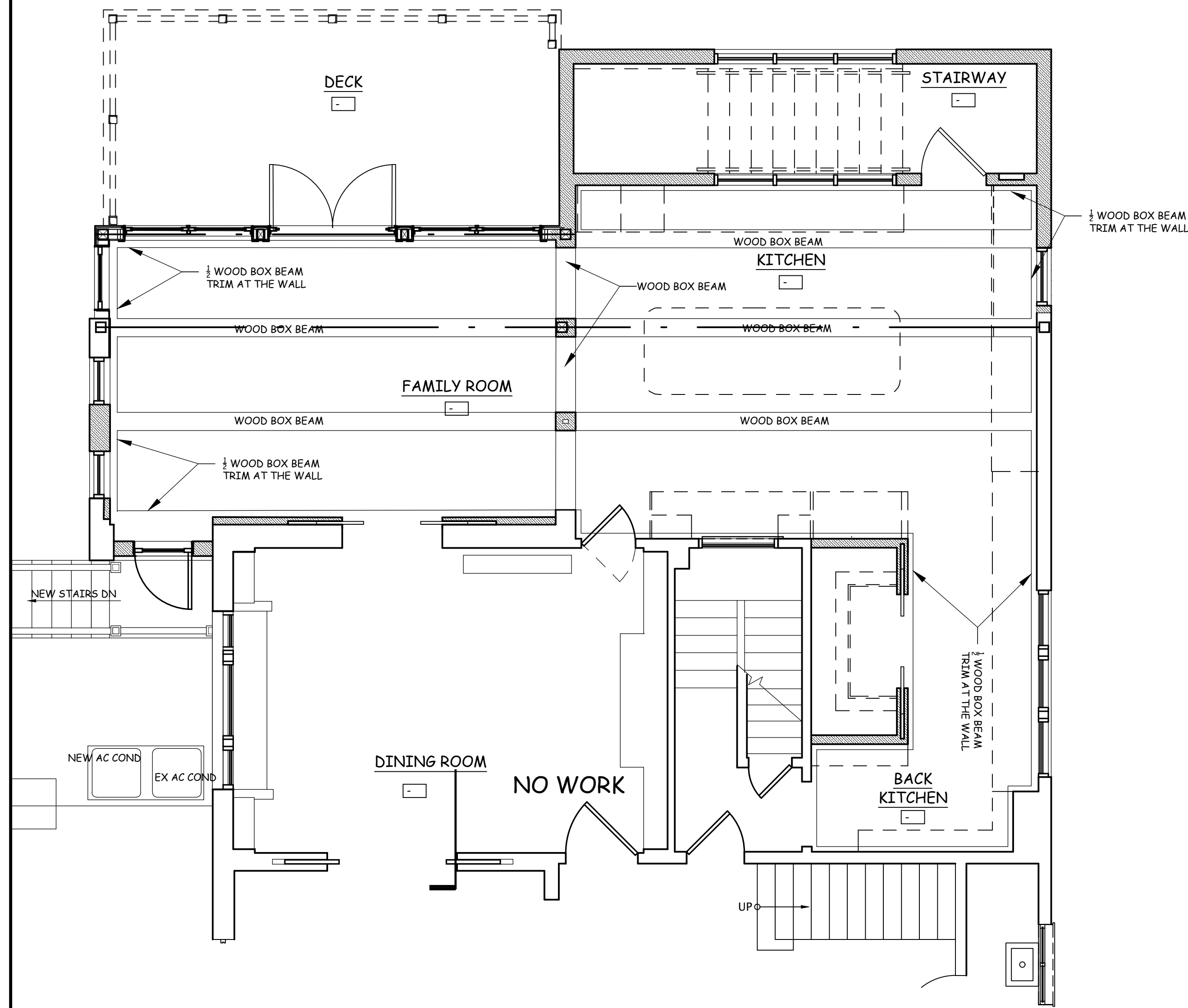
27 FT FRONT YARD SETBACK

OVERHANG

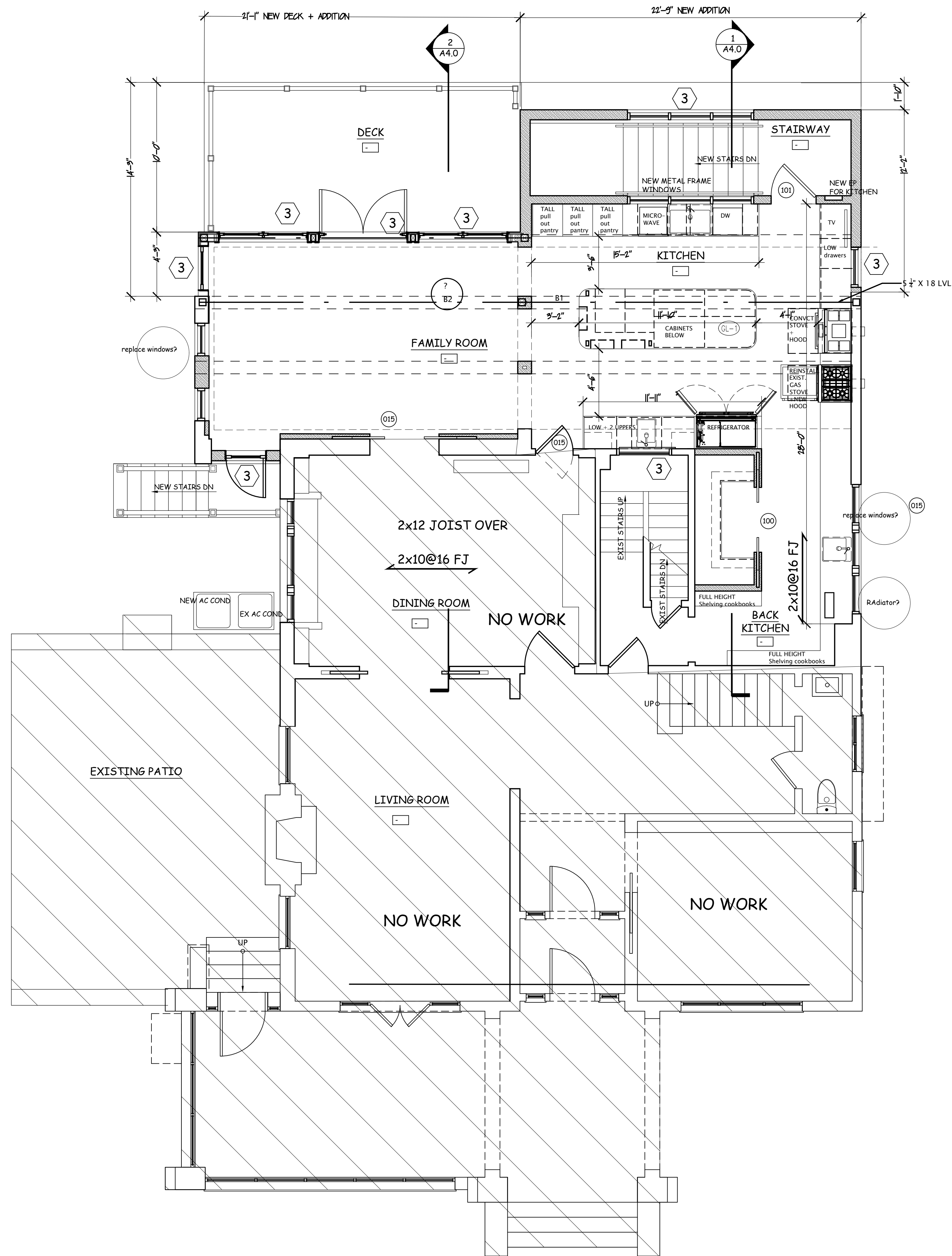
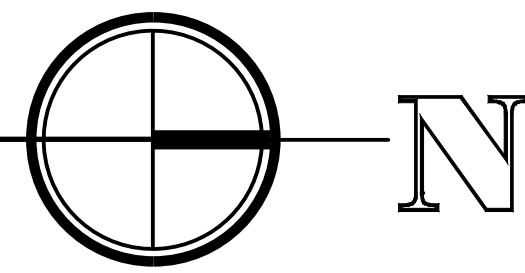
SITE NO	DESCRIPTION	BUILDING LOT COVERAGE	IMPERVIOUS SURFACE COVERAGE
1.	EXISTING RESIDENCE	2184.5 SF	2184.5 SF
2.	COVERED OPEN PORCH	139.76/2 = 69.9 SF	139.76/2 = 69.9 SF
3.	CONC WALK		182 SF
4.	-	-	-
5.	PATIO, STEPS AND WALLS		440.4 SF
6.	AC CONDENSER PAD		13.0 SF
7.	OPEN JOINT DECK	203.5 SF NR <3%LA	-
8.	ONE STORY ADDITION	368.4 SF	368.4 SF
9.	NEW BRICK PERVIOUS PATH		-
10.	EXIST BRICK PERVIOUS PATH		-
11.	STUCCO GARAGE		469.4 SF
12.	ASPHALT AND CONC DRIVE		982.6 SF
	TOTAL	2622.8 SF	4710.2 SF

DISTRICT			R1
HISTORIC DISTRICT			RID6E
LOT AREA	7,200 SF REQD MIN		11,262 SF
BUILDING SETBACKS	REQ'D MIN	EXISTING	PROPOSED
FRONT YARD	27'	28.88'	NC
STREET SIDE YARD	15'	5.83'	5.83' EXTEND FROM EXISTING WALL
INTERIOR SIDE YARD	5'	3.95' GARAGE	6.74' AT ARCH ENTRYWAY
REAR YARD	30'	78.5'	90.6'
BUILDING HEIGHT	REQD MAX	EXISTING	PROPOSED
PRINCIPAL STRUCTURES	35' MAX	42.5' EXIST RES	13.75' ADDITION
DETACHED GARAGE	28' MAX	14'	NC

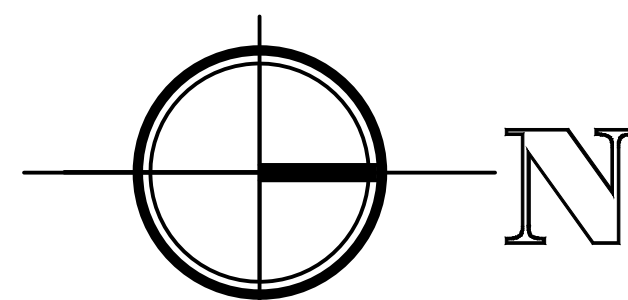
	ADDRESS	STREET SIDE YARD	FRONT YARD
1	1432	5.84'	
2	1316	41.43'	
3	1322	13.22'	
4	1330	19.27'	33.0'
5	1454	24.1'	
6	1313	22.7'	
7	1319	31.77'	
8	1323	30.35'	
9	1327	23.6'	63.9'



KITCHEN FAMILY ROOM CLG PLAN
SCALE: 1/4" = 1'-0"



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



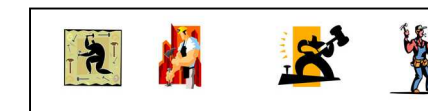
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GENERAL NOTES

3	DESIGN REVIEW	04.08.26
2	ZONING REVIEW	03.09.26
1	DESIGN REVIEW	02.13.26

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Evanston, Illinois

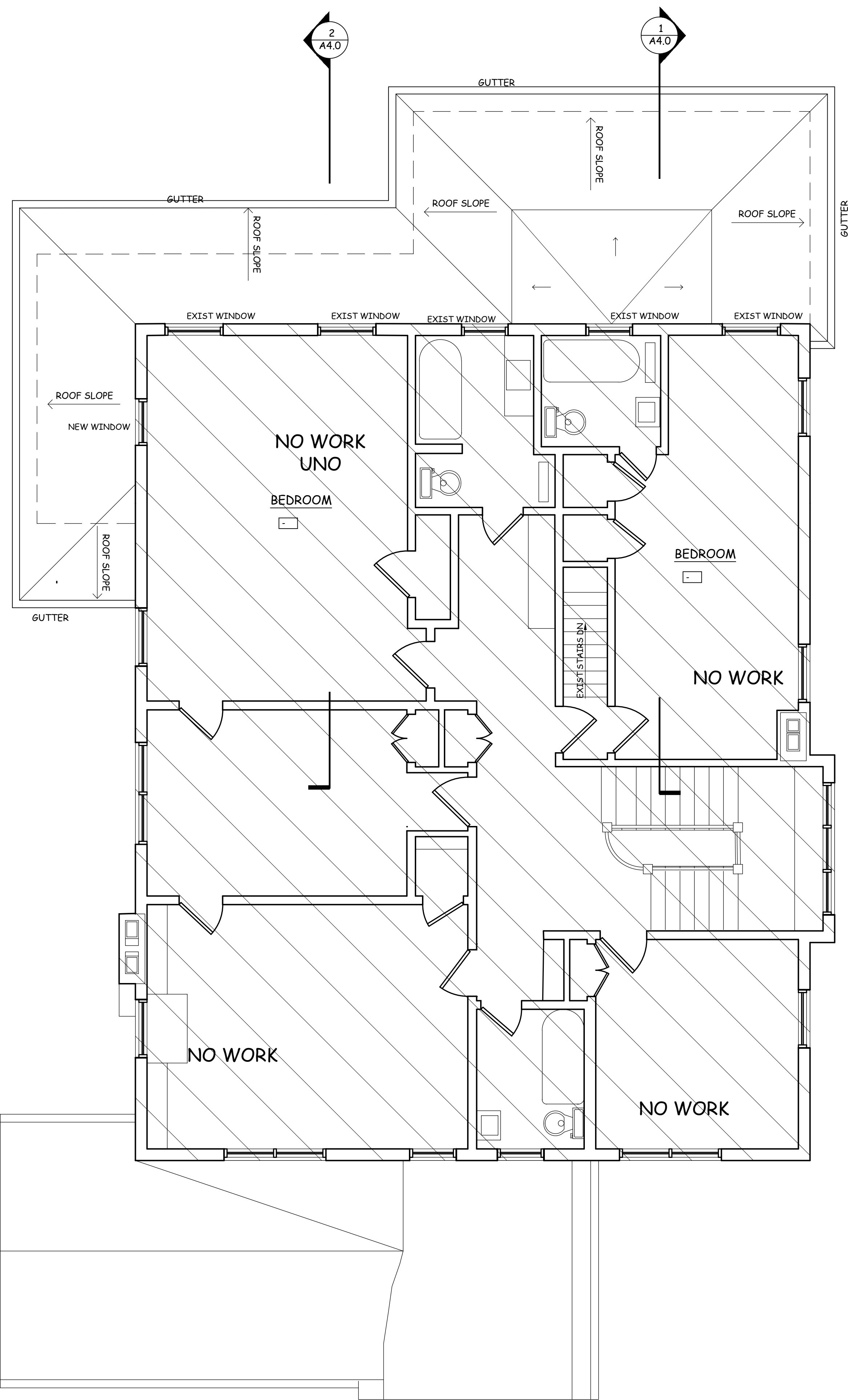
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DRAWING

FIRST FLOOR PLAN
1ST REFLECTED
CEILING PLAN

ZONING REVIEW	DRAWING NUMBER
PROJECT NUMBER 2532	
SCALE AS NOTED	A2.0
DATE APRIL 8, 2026	



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

GENERAL NOTES

2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

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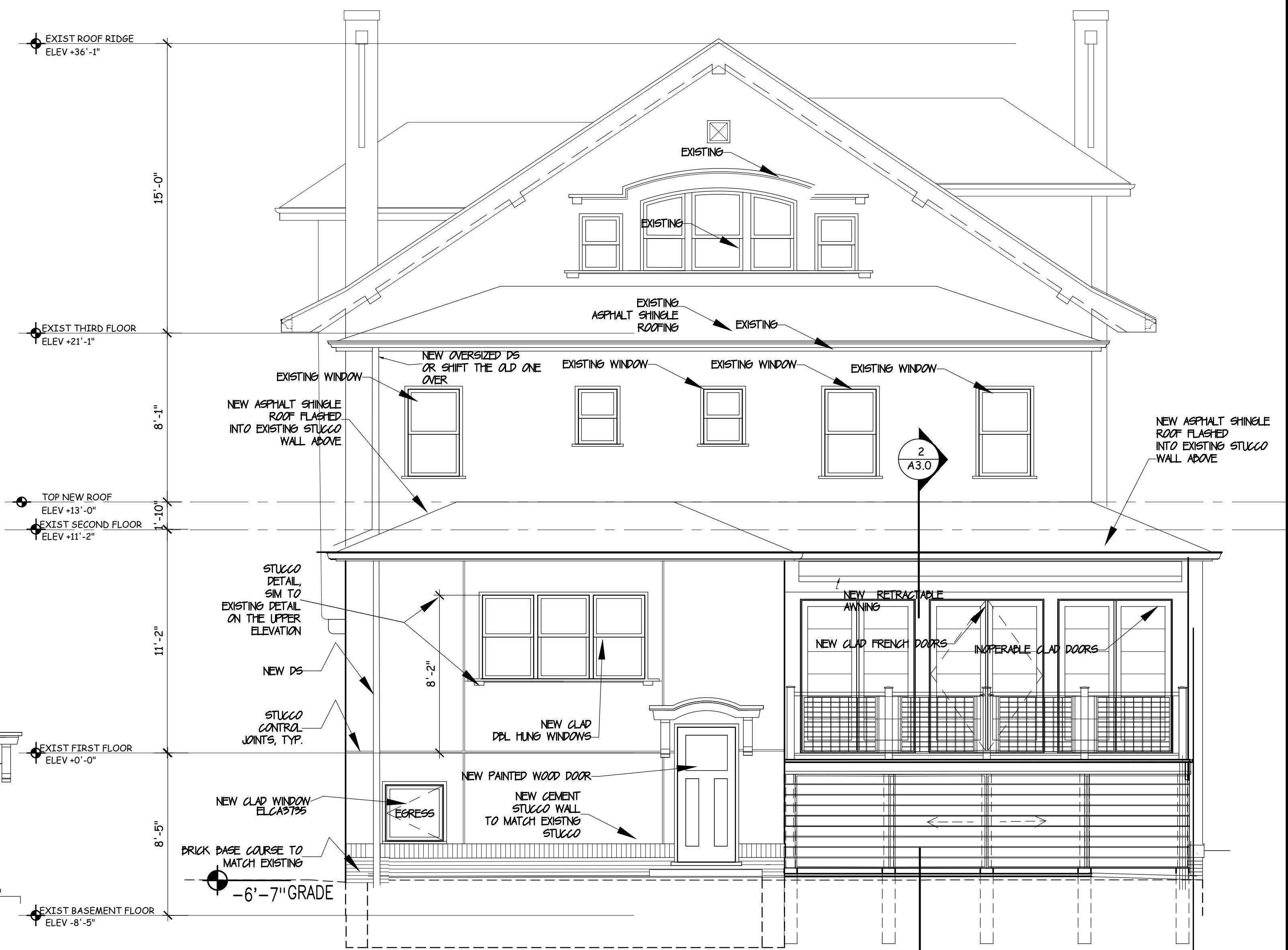
DRAWING
SECOND FLOOR
ROOF PLAN

DRAWING NUMBER
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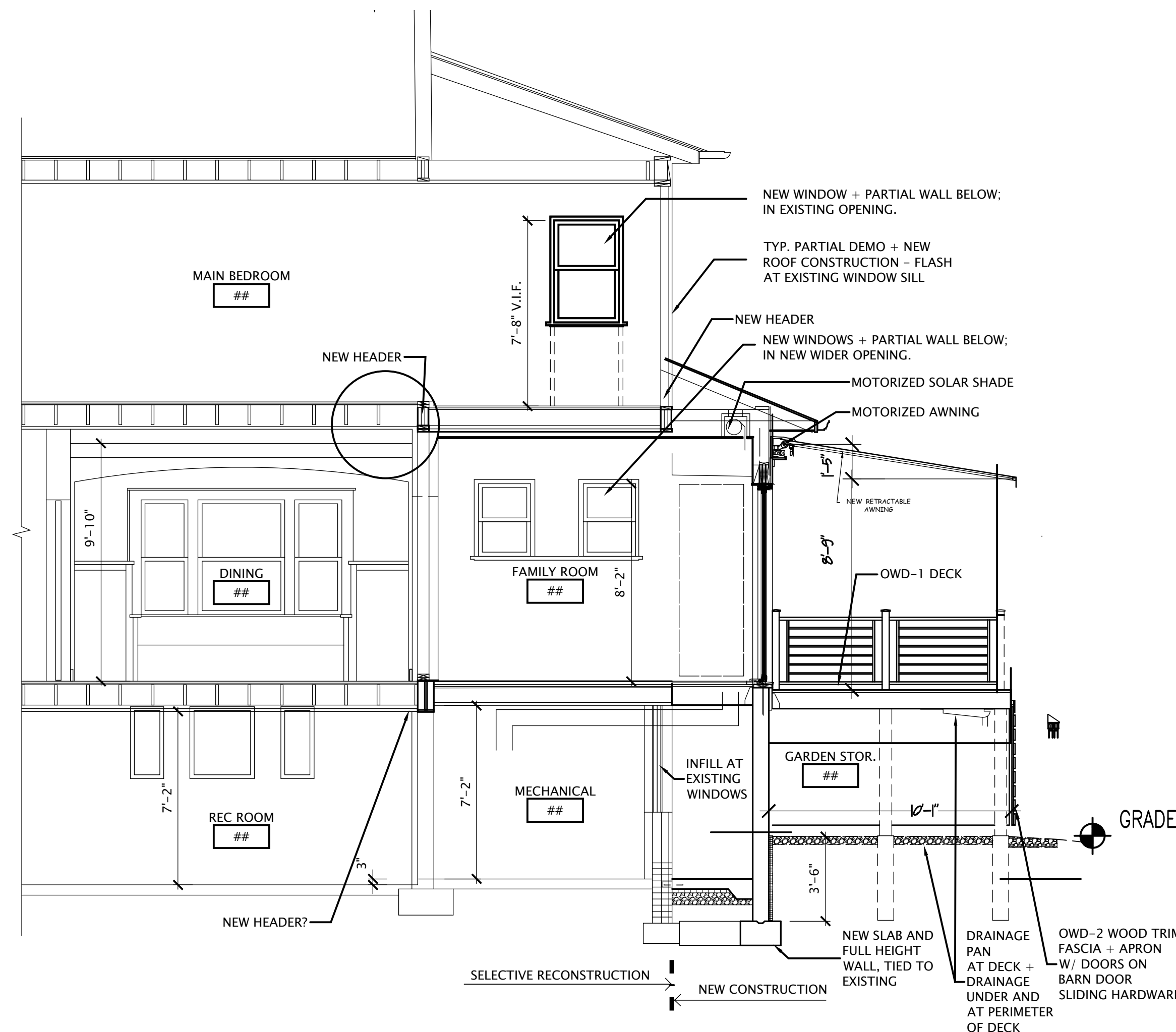
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EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



GENERAL NOTES

4	2d COA REVIEW	05.05.26
3	COA REVIEW	03.24.26
2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

TITLE
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DRAWING

EXISTING AND NEW
WEST ELEVATIONS

DRAWING NUMBER
2d COA REVIEW
PROJECT NUMBER
2532
SCALE
AS NOTED
DATE
MAY 5, 2026

A3.0



4	2D COA REVIEW	05.05.26
3	COA REVIEW	03.24.26
2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

TITLE

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DRAWING

PROPOSED AND EXISTING NORTH ELEVATIONS

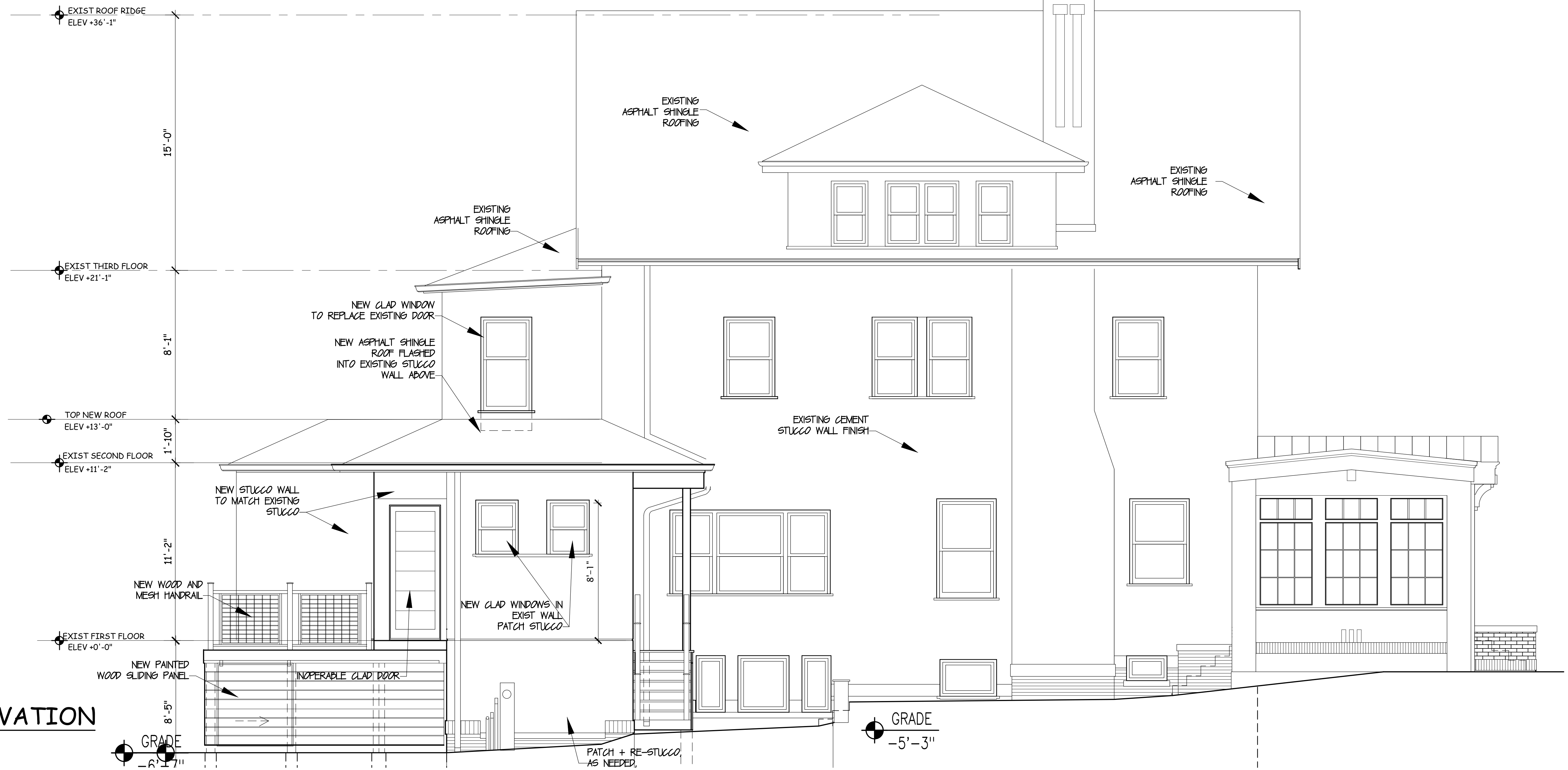
DRAWING NUMBER	
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2D COA REVIEW
PROJECT NUMBER
2532
SCALE
AS NOTED
DATE
MAY 5, 2026

A3.1

PROPOSED SOUTH ELEVATION

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



EXISTING SOUTH ELEVATION

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



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GENERAL NOTES

4	2D COA REVIEW	05.05.26
3	COA REVIEW	03.24.26
2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

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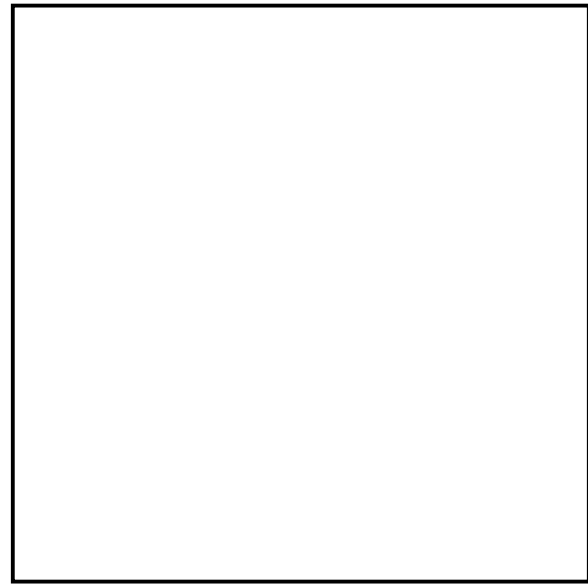
NEW AND EXISTING
SOUTH ELEVATIONS

DRAWING NUMBER
2D COA REVIEW
PROJECT NUMBER
2532
SCALE
AS NOTED
DATE
MAY 5, 2026

A3.2



REVISED NORTHWEST RENDERING



GENERAL NOTES

3	2D COA REVIEW	05.05.26
2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

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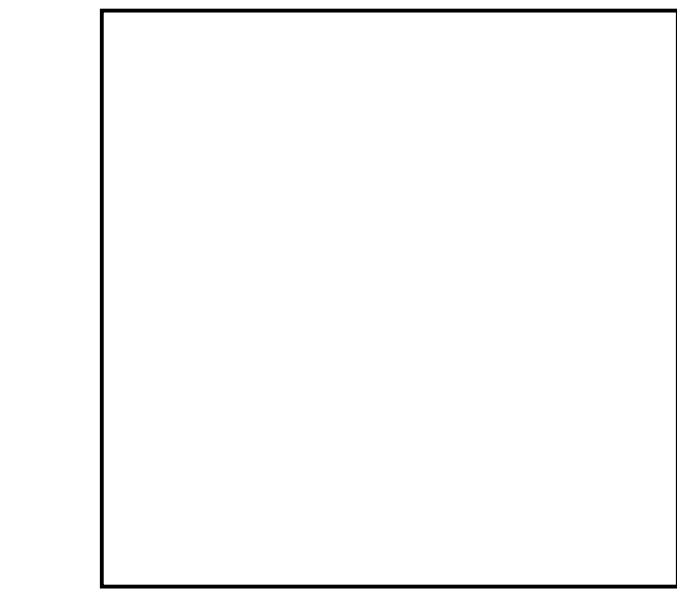
DRAWING
NORTHWEST
RENDERING

2D COA REVIEW	DRAWING NUMBER
PROJECT NUMBER	
2532	
SCALE	
A5 NOTED	
DATE	
MAY 5, 2026	

A3.5



REVISED SOUTHWEST RENDERING



GENERAL NOTES

3	2D COA REVIEW	05.05.26
2	ZONING REVIEW	02.19.26
1	DESIGN REVIEW	02.04.26

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DRAWING
SOUTH WEST
RENDERING

2D COA REVIEW	DRAWING NUMBER
PROJECT NUMBER	A3.6
2532	
SCALE	
A5 NOTED	
DATE	
MAY 5, 2026	