Proposed 3 story brick building
Dempster and Pitner, Evanston

October 18, 2017
**PITNER AVE**  
**DEMPSTER STREET**  
**16' ALLEY**  
**GARDEN**  

- **3' Side Yard Setback**  
- **27' Front Yard Setback**  
- **25' Rear Yard Setback**  
- **15' Side Yard Setback**  

**ASPHALT PARKING LOT:**  
- **10 PARKING SPACES AT 9'x18' EACH, PLUS TWO HC SPACES,**  
- **20' ASPHALT DRIVE AISLE, TOTAL LOT 63' x 56'**  

- **5' HIGH WOOD SLAT FENCE**  
- **3 STORY MASONRY VENEER BUILDING**  
- **WALKWAY, TYP.**  

- **5' HIGH GARBAGE ENCLOSURE**  
- **CONCRETE SIDEWALK**  
- **GRASS PARKWAY**  

- **LANDSCAPE GROUPINGS, TYP.**  
- **EXISTING DEMPSTER PARKWAY TREES**  
- **NEW PARKWAY TREES ALONG PITNER GATE**  

- **OPEN TRELLIS ENTRY CANOPY**  
- **5' DECORATIVE IRON / MESH TRELLIS FENCE**  
- **5' WOOD SLAT FENCE**  

- **CONCRETE WALK**  
- **PARKWAY TREE (3 - 3" CAL.) FROM THE EVANSTON LIST OF TREES**  

- **ALL PLANTINGS TO BE NATIVE SPECIES:**  
  - **DECORATIVE TREE 1 (5 - 1 1/2" CAL.) SMALL, NATIVE**  
  - **DECORATIVE TREE 2 (5 - 1 1/2" CAL.) SMALL, NATIVE**  
  - **FLOWERING PERENNIAL #1 (48" max spacing, gal. size)**  
  - **FLOWERING PERENNIAL #2 (48" max spacing, gal. size)**  
  - **SHRUB #1 (18" spacing)**  
  - **GROUND-COVER #1 (spacing - 18")**  
  - **VINE TYPE #1 (spacing 18")**  

- **TELEPHONE POLE**  
- **REDWOOD CHIPS ON GROWING MEDIUM BASE ON "WEED SHIELD" FABRIC BASE AT GROUND COVER LOCATIONS**  
- **"NO STEP" CURB AT HC SPACES**  
- **VINES SET TO CLIMB OPEN TRELLIS ENTRY CANOPY**  
- **VINES AT DECORATIVE IRON FENCE SET TO CLIMB FENCE**  
- **IRON FENCE WRAPS CORNER 15' LANDSCAPE BARRIER, STAKE PEGGED 24", TYP.**  
- **FUTURE POSSIBLE DRIVE GATE LOCATION, BRING CONDUIT FOR FUTURE POWER GATE NEEDS**  

- **GRASSES, TYP.**  
- **GARBAGE PULL BOX**  
- **PARKING BENCH**  
- **POROUS PAVER WALKWAY ACCESSIBLE NO STEP PATH FROM PARKING TO INTERIOR (MAX SLOPE 1:20)**  

- **STAGGERED WOOD BOARD FENCE**  
- **STAGGERED WOOD BOARD FENCE MASONRY FENCE ELEV & NOTES**  
- **METAL MESH FRONT FENCE PRELIM. LANDSCAPING PLAN & NOTES**  

[Energy Compliance Statement]

[Licensee Statement]
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