

ZONING DATA

PER LIBERTYVILLE ZONING MAP

O-1 PROFESSIONAL SERVICE OFFICE DISTRICT
VETERINARY HOSPITAL - NON PERMITTED USE
SETBACKS (PER MUNICIPAL CODE ZONING SECT. 34C DISTRICT REGULATIONS 150.88)
O-1 FRONT YARD = 25'
O-1 CORNER SIDE YARD = 25'
O-1 INTERIOR SIDE YARD = 15'
O-1 REAR YARD = 20'
O-1 OFF-STREET PARKING =

MAXIMUM BUILDING HEIGHT = 2 1/2 STORIES OR 35' (OR 30' W/ NO IMPACT ON YARD REQUIREMENTS)

PROPOSED BUILDING HEIGHT: 30'-0"

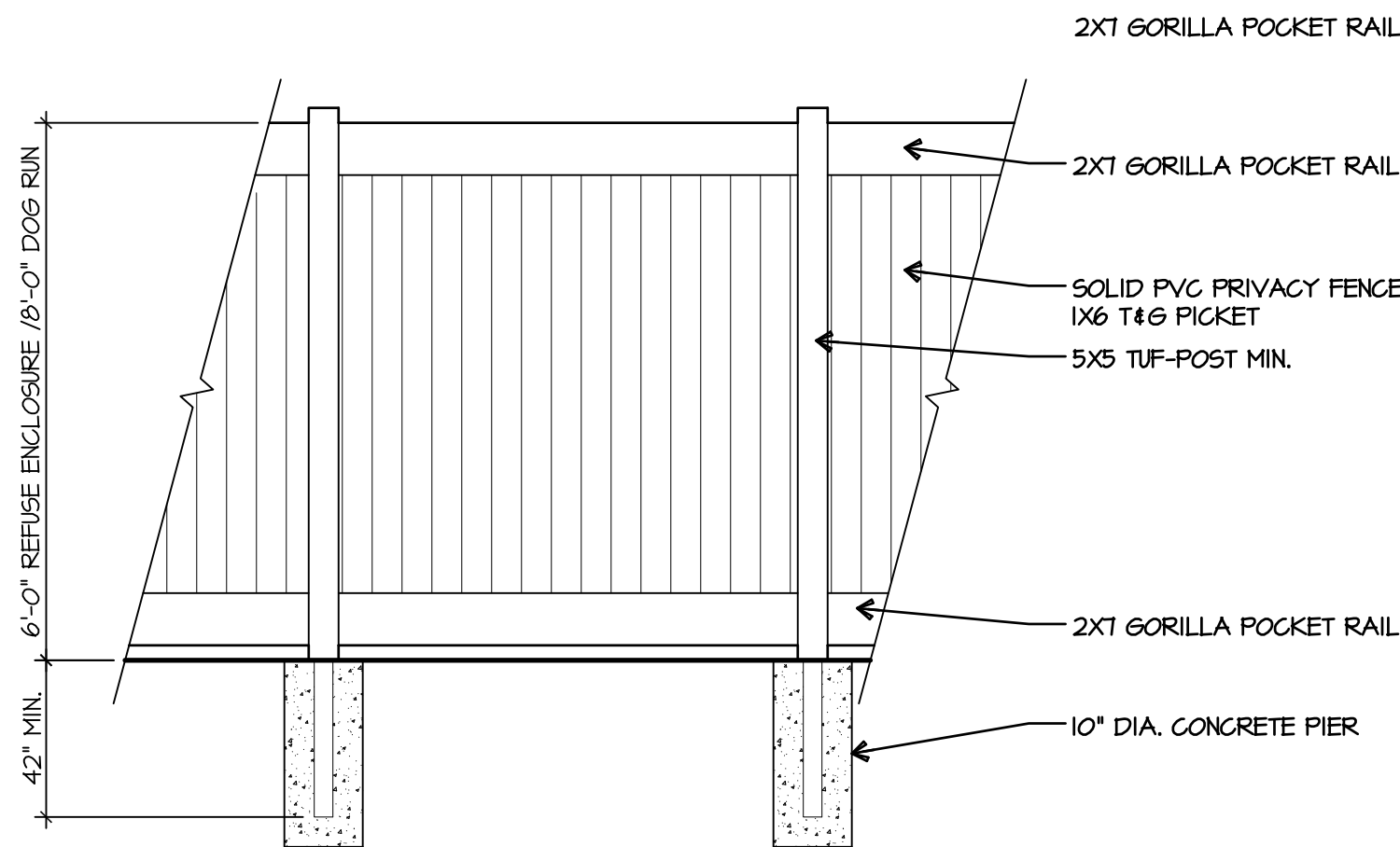
TOTAL SITE AREA = 28,175 SF
BUILDING GROSS AREA = 6,900 SF
BUILDING FOOT PRINT = 5,900 SF
MAXIMUM LOT COVERAGE (0.85)= 23,948 SF
PROPOSED IMPERVIOUS = 17,150 SF
LANDSCAPE AREA = 11,025 SF

PERIMETER LANDSCAPE REQUIRED PER 13-2 - 10 FEET ALONG EVERY LOT LINE

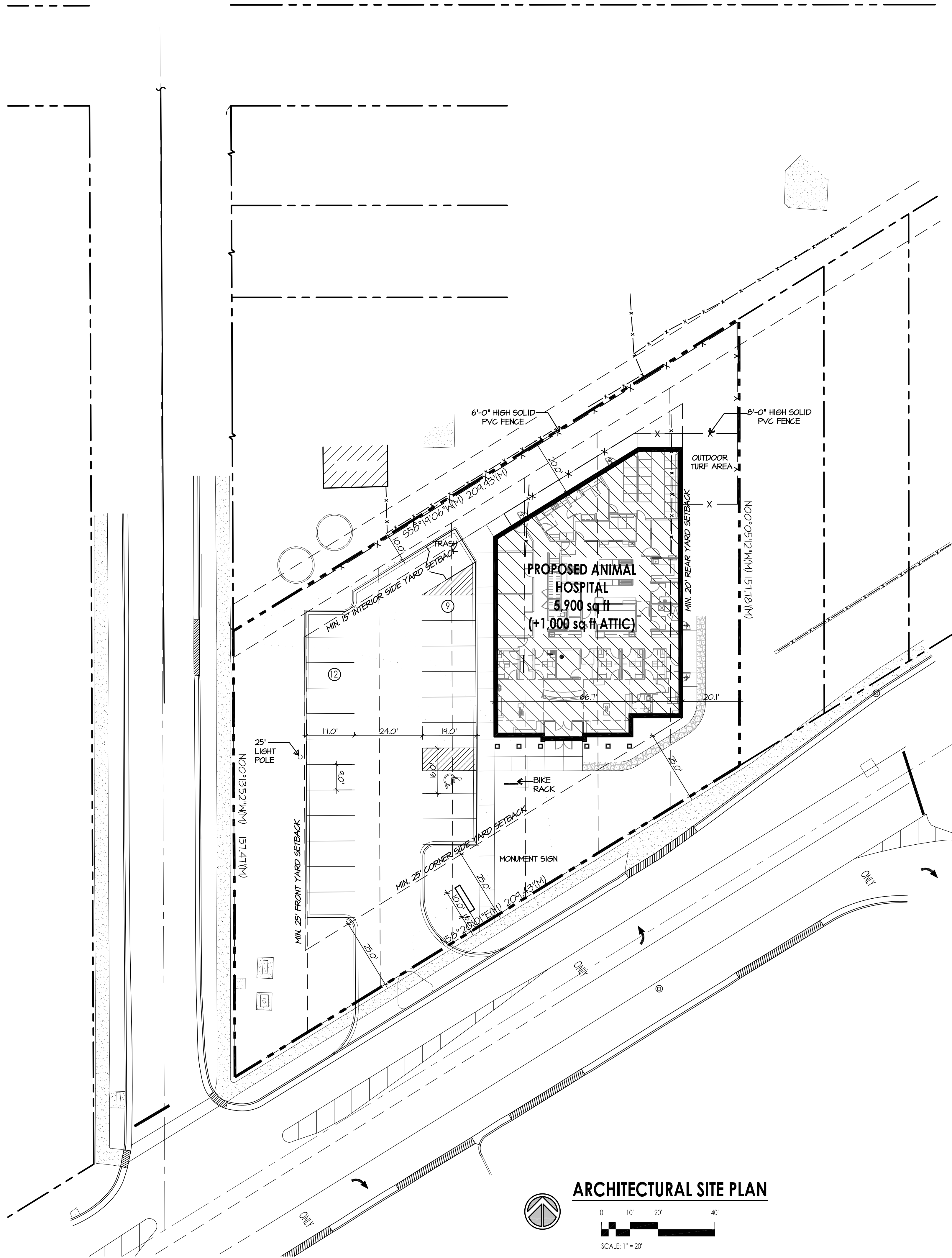
TREE PLANINTING ISLANDS REQUIRED PER 13-3.2CP - 10% OF PARKING AREA TO BE INTERNAL LANDSCAPING: PARKING AREA = 8,900 S.F. ; PROPOSED INTERNAL LANDSCAPING 914 S.F. (9.75%)

FENCING PER ARTICLE 13

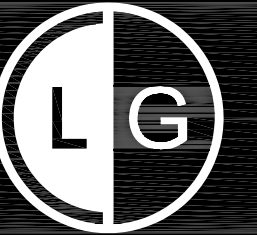
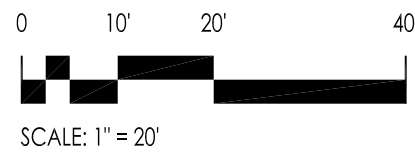
MAXIMUM FLOOR AREA RATIO 0.5, PROPOSED FLOOR AREA RATIO = 0.25
PARKING REQUIREMENTS (PER ZONING CODE SECTION 150.32 OFF-STREET PARKING)
1 SPACE/250SF
PARKING LOADING AREA CALCULATION
TOTAL FLOOR AREA= 6,551 S.F. - 100 S.F.(DOG RUNS) = 5,851
5,851/250= 24 SPACES REQUIRED
ACTUAL SPACES PROVIDED = 21 SPACES (1 HANDICAP SPACES)



1 PVC FENCE DETAIL
A-0.1 1/2" = 1'-0"



ARCHITECTURAL SITE PLAN



LINDENGROUP

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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

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DRAWN DESCRIPTION

DATE

2016-0029

PROJECT NUMBER

FILE NUMBER

7-21-2016

DATE

TMH

DRAWN BY

FINAL REVIEW

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ARCHITECTURAL
SITE PLAN

SHEET NAME

A-0.1

SHEET

OF