

PROPOSED MEMORY CARE FACILITY AND INDEPENDENT LIVING COTTAGES
 LOCATION: 515, 517, 519 W RAND ROAD, ARLINGTON HEIGHTS, IL 60004
 PROPOSED ZONING : INSTITUTIONAL
 PROPOSED USE: MEMORY CARE (NURSING HOME) FACILITY & INDEPENDENT LIVING COTTAGES

BUILDING SETBACKS:
 FRONT: 25'-0"
 SIDE: 25'-0"
 REAR: 30'-0"

PROPOSED BUILDING S.F.
 MEMORY CARE FACILITY = 38,685 S.F.
 INDEPENDENT COTTAGES = 6,220 S.F. (2 TOTAL COTTAGES)
 TOTAL S.F. = 44,905 S.F.

TOTAL BEDS: 72 MEMORY CARE BEDS
 TOTAL UNITS: 2 COTTAGES (4 INDEPENDANT DWELLING UNITS)

OCCUPANT USE:
 MEMORY CARE FACILITY: 1-2
 INDEPENDANT COTTAGES: R-2

LOT S.F. = 182,748 S.F. (4.195 ACRES)
 PIN NUMBERS = 03-18-204-003
 03-18-204-007

MAXIMUM LOT COVERAGE: @ 30% - 54,824 S.F.
 @ 40% - 73,099 S.F.
 CURRENT LOT COVERAGE: 24.5% - 44,905 S.F.

MAXIMUM HEIGHT: 45'-0" PROPOSED HEIGHT: 23'-9 1/2"

PARKING STALLS: NURSING HOME FACILITY- 1 STALL PER 2 BEDS
 DUPLEXES ELDERLY 60+ - 2 STALLS PER DWELLING UNIT

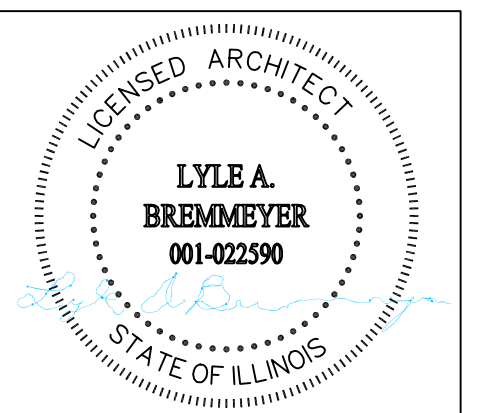
PARKING CALCULATION:
 NURSING HOME FACILITY
 # OF STALLS = .5 STALLS X 72 BEDS
 # OF STALLS = 36

DUPLEXES - ELDERLY 60+
 # OF STALLS = 2 STALLS X 4 DWELLING UNITS
 # OF STALLS = 8

TOTAL # OF STALLS = 44 STALLS MIN. REQUIRED

TOTAL STALLS PROVIDED = 42 STANDARD STALLS
 2 HANDICAP STALLS
 44 MEMORY CARE STALLS PROVIDED
 4 COTTAGE GARAGE STALLS
 4 COTTAGE DRIVEWAY STALLS
 52 TOTAL STALLS PROVIDED

NOTE:
 VERIFY KNOX BOX LOCATION
 WITH LOCAL FIRE DEPARTMENT



**Lyle Andrew Bremmeyer, NCARB
 ARCHITECTURAL SERVICES**

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 Vancouver, Washington 98662
 (360) 892-9090
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Email:
 AndyB@WedgwoodServices.com

STATES LICENSED:

Washington	Wyoming
Oregon	New Mexico
Michigan	Texas
Colorado	Arizona
Florida	Nevada
Utah	Montana
Georgia	Missouri
Idaho	Illinois

**RJ DEVELOPMENT
 LLC**
 401 Central Street SE
 Olympia, Washington 98501
 (360) 528-3343
 E-mail: jeff@rjdevelopment.com

**PROPOSED
 WAVERLY INN
 MEMORY CARE
 FACILITY**

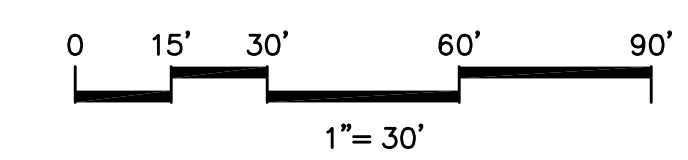
515 W RAND ROAD
 ARLINGTON HEIGHTS, IL

SCALE: AS NOTED
 DATE OF ISSUE: 03-15-16

DESIGN DOCUMENTS	APPROVAL	
PERMIT DOCUMENTS		
BD DOCUMENTS		
CONTRACT DOC.		
REVISIONS	DATE	SUBJECT
▲		
▲		
▲		

SITE PLAN

SHEET NO.
A1.0
 PROJECT NO.



SITE PLAN
 Scale: 1"=30'-0"

WAVERLY INN MEMORY CARE & COTTAGES

ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE PLANS



GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., THE COUNTY PUBLIC WORKS DEPARTMENT, THE VILLAGE OF GLEN ELLYN, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
 2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS.
 3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
 4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
 5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
 6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, PEARSON BROWN ASSOCIATES. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
 7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
 8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
 9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
 10. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY PEARSON BROWN ASSOCIATES. SEE PEARSON BROWN ASSOCIATES DRAWINGS FOR UTILITY LOCATIONS. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
 11. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
 12. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY PEARSON BROWN ASSOCIATES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.
 13. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
 14. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PATIO ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
 15. A NEW, FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED FOR ALL AREAS WITH NEW LANDSCAPE PLANTINGS.
- EXISTING SITE INFORMATION**
- THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY PEARSON BROWN ASSOCIATES.
- THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.
- THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS LANDSCAPING ORDINANCE.



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www.kracower.com

1 SITE LOCATION AERIAL
Scale: 1"=100'

COVER-SHEET

WAVERLY INN MEMORY CARE & COTTAGES

ARLINGTON HEIGHTS, ILLINOIS

REVISIONS	
DATE	DESCRIPTION
11-23-2015	VILLAGE REVIEW
01-22-2016	△ REV. PER VILLAGE COMMENTS
03-30-2016	△ PERMIT

LANDSCAPE PLAN SHEET INDEX	
SHEET #	SHEET TITLE
CVR	COVER SHEET
LP-1	NORTH LANDSCAPE PLAN
LP-2	SOUTH LANDSCAPE PLAN
LP-3	PLANTING DETAILS
LP-4	PLANT LIST
TS-1	TREE SURVEY AND PRESERVATION PLAN

SHEET TITLE	ISSUED FOR:	DATE:
PROJECT NUMBER:	21523.0	DESIGNED BY:
SCALE:	AS SHOWN	REVIEWED BY:
DATE:	11-17-15	PROJECT MANAGER:
SHEET NUMBER:	CVR	

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**WAVELY INN
 MEMORY CARE & COTTAGES**
 ARLINGTON HEIGHTS, ILLINOIS

SOUTH LANDSCAPE PLAN

SHEET TITLE:

ISSUED FOR: DATE:

PERMIT	03-30-2016
REV. PER VILLAGE COMMENTS	01-22-2016
VILLAGE REVIEW	11-23-2015

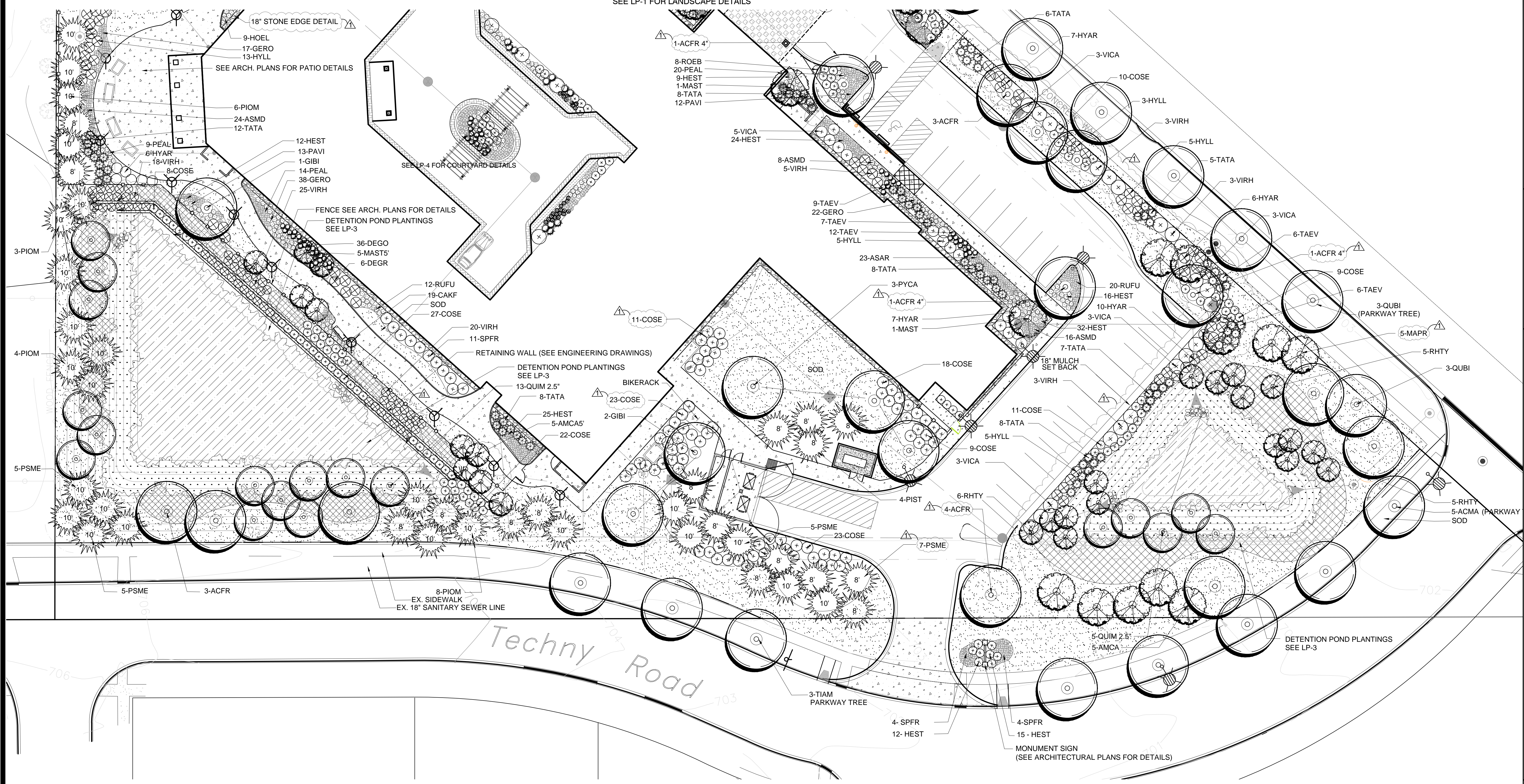
PRINCIPAL:

PROJECT NUMBER: 21523.0	DESIGNED BY: LD
SCALE: AS SHOWN	REVIEWED BY: LD
DATE: 11-17-15	PROJECT MANAGER: LD

SHEET NUMBER:

LP-2

SEE LP-1 FOR LANDSCAPE DETAILS

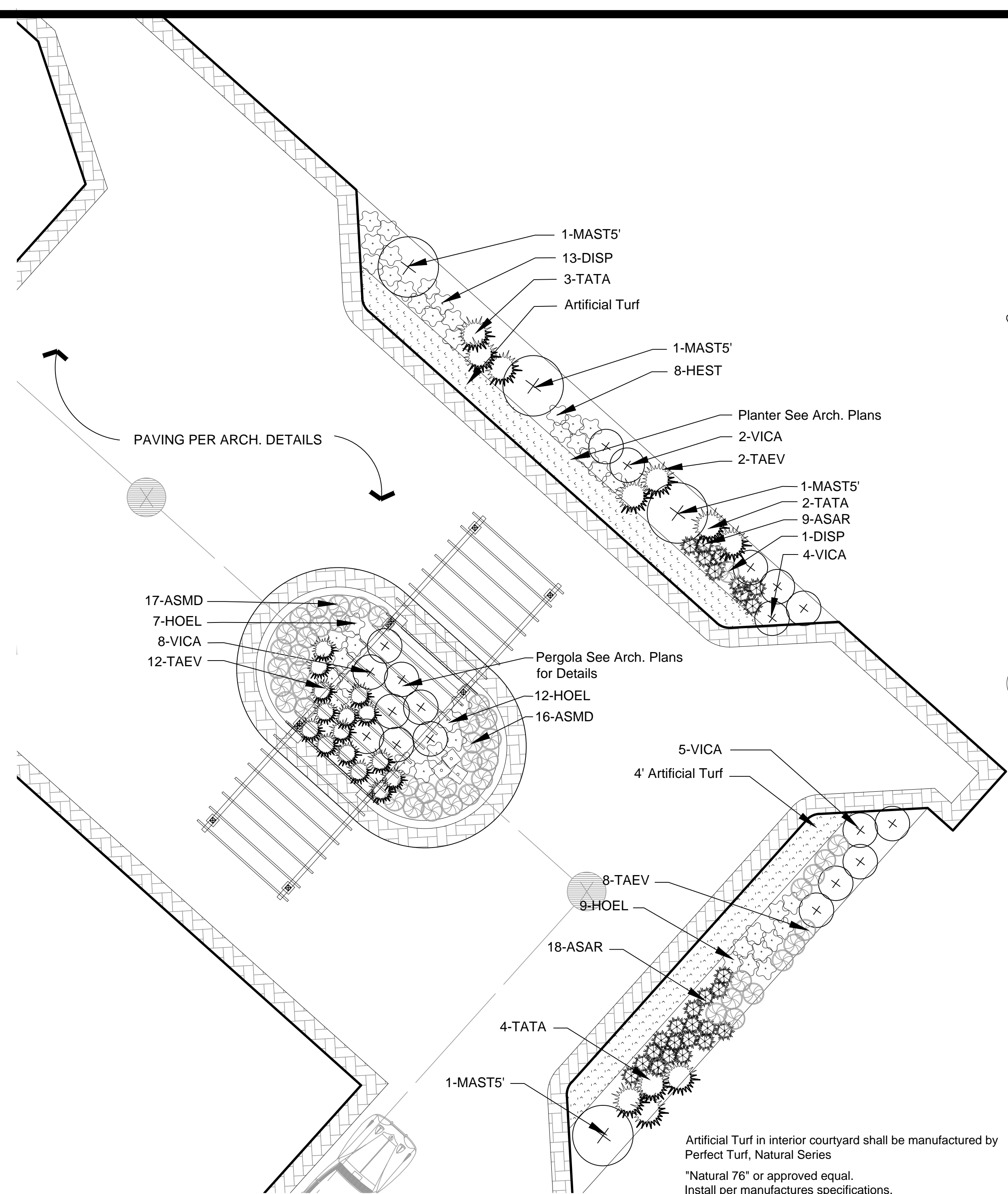


Detention Basin LEGEND

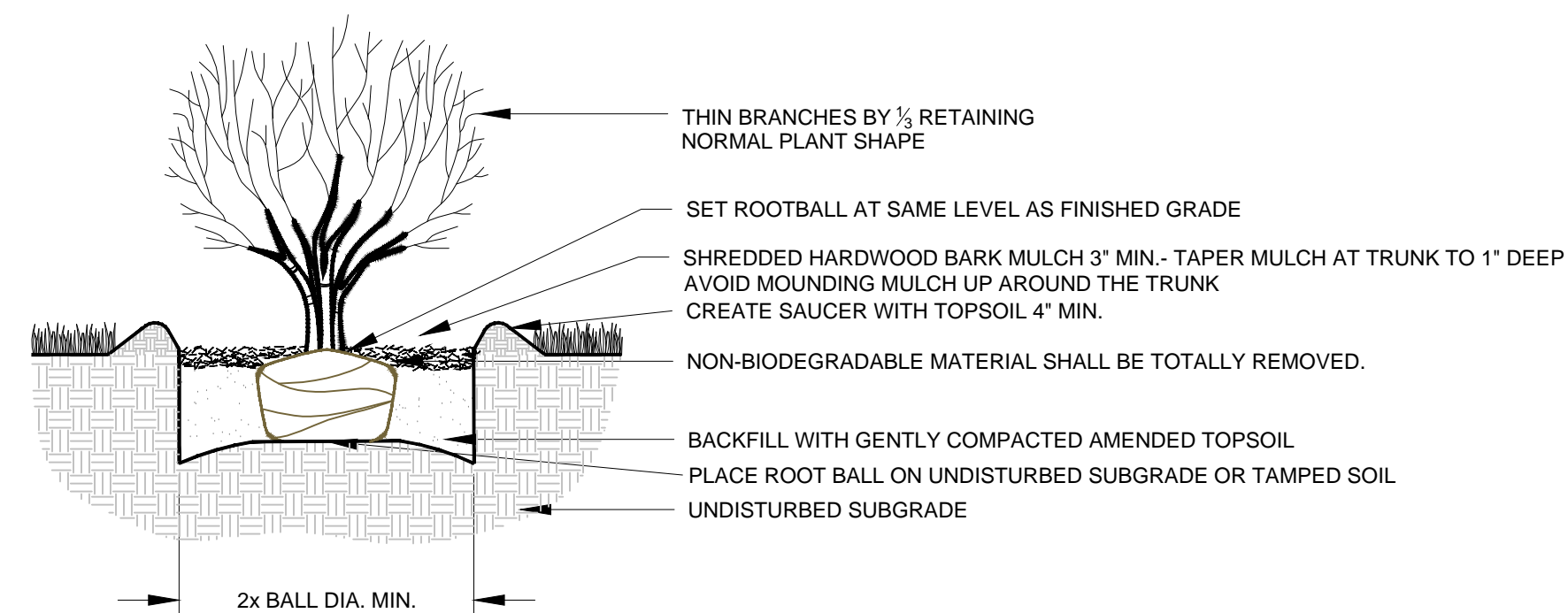
SOD	
Grasses Forbs Plug Mix-North & South Facing Slopes	
Native Plug Mix-Pond Bottom	
Native Grass Plug Mix	

1 SOUTH LANDSCAPE PLAN
 Scale: 1" = 20'

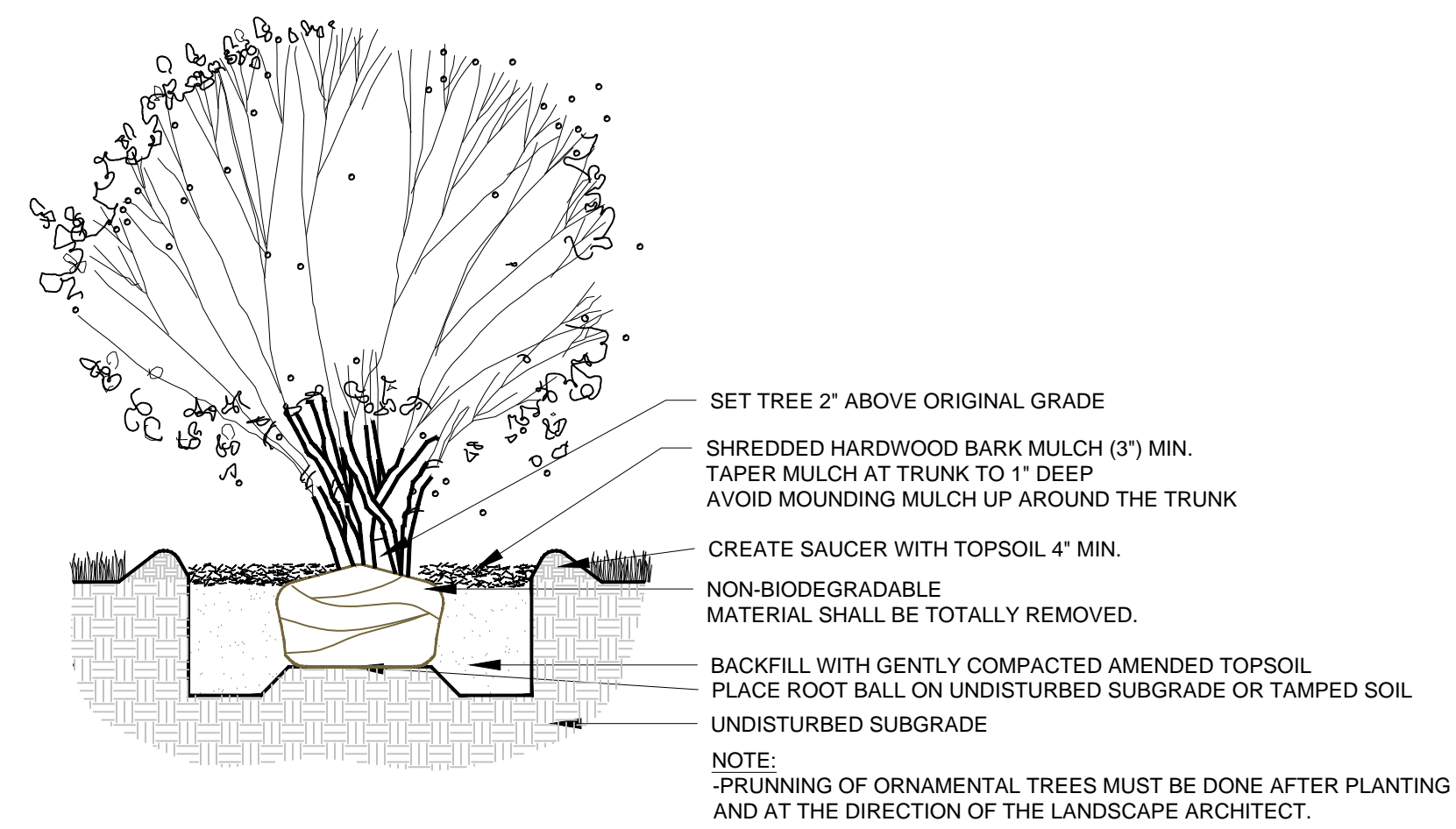
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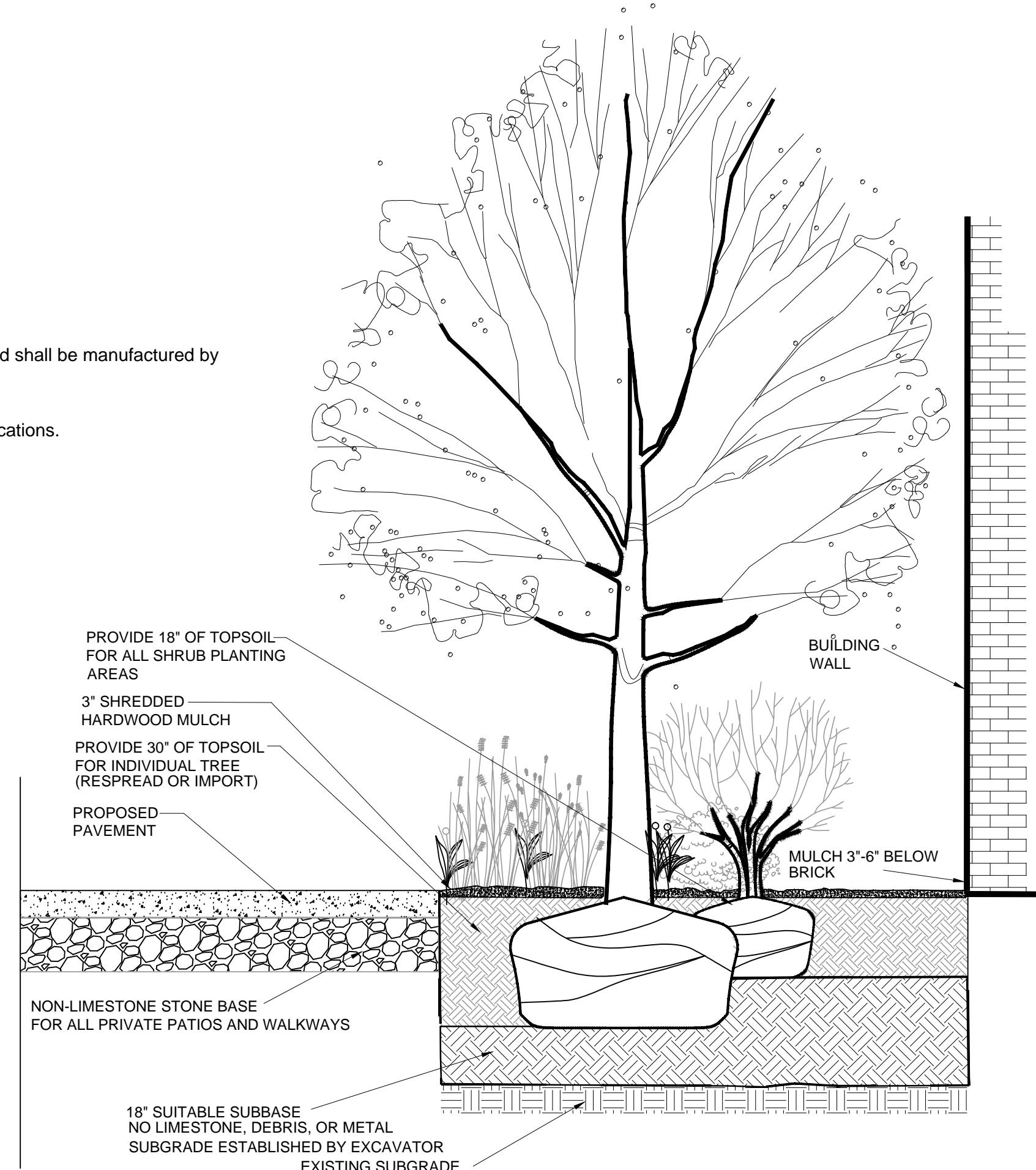
1 COURTYARD PLANTING DETAIL
SCALE: N.T.S.



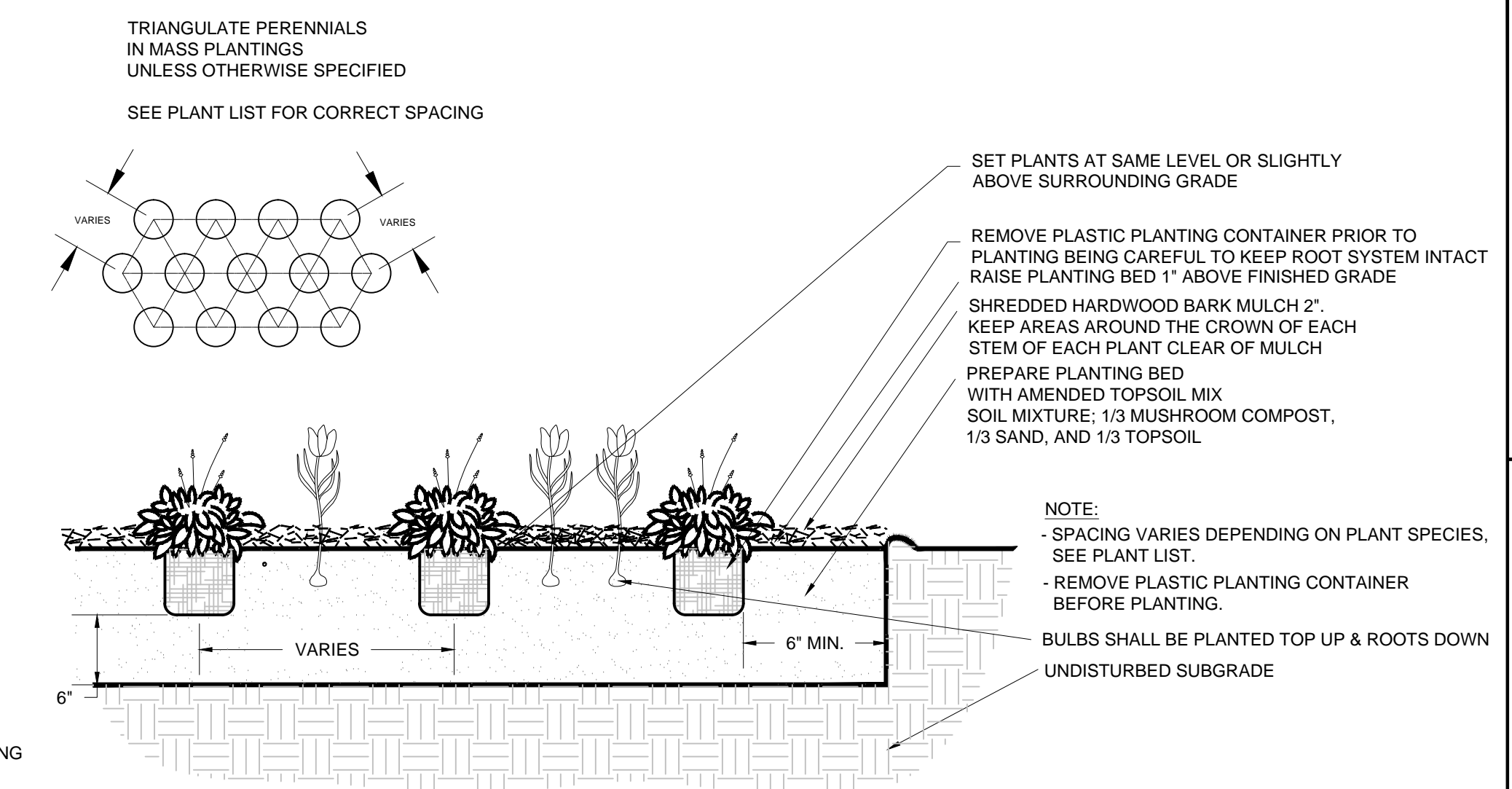
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



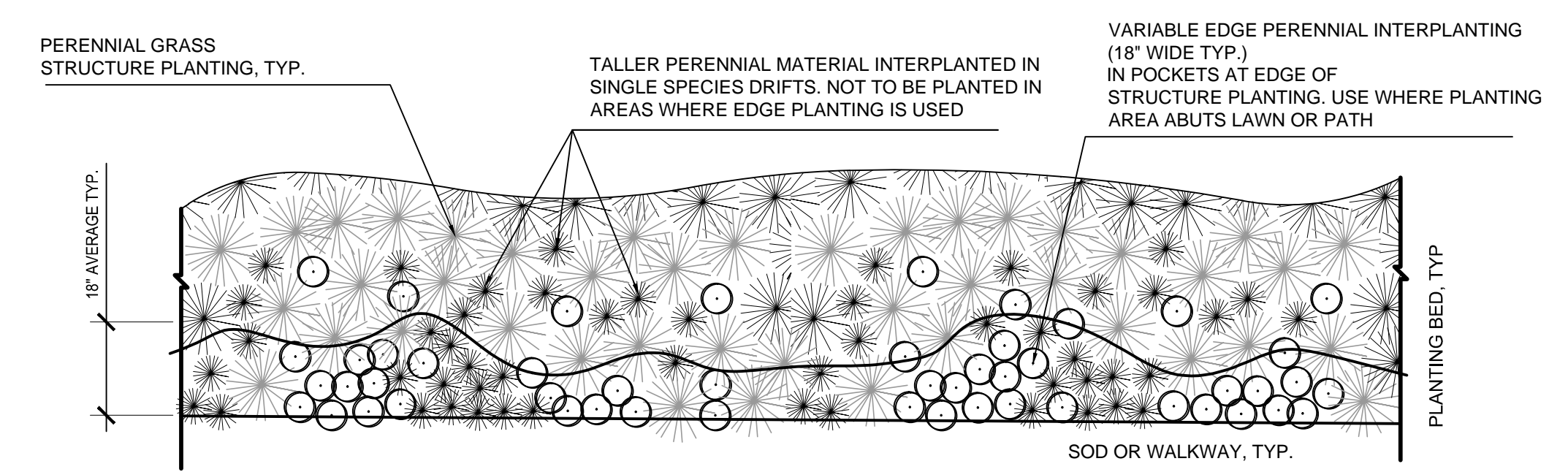
3 ORNAMENTAL TREE PLANTING DETAIL
SCALE: N.T.S.



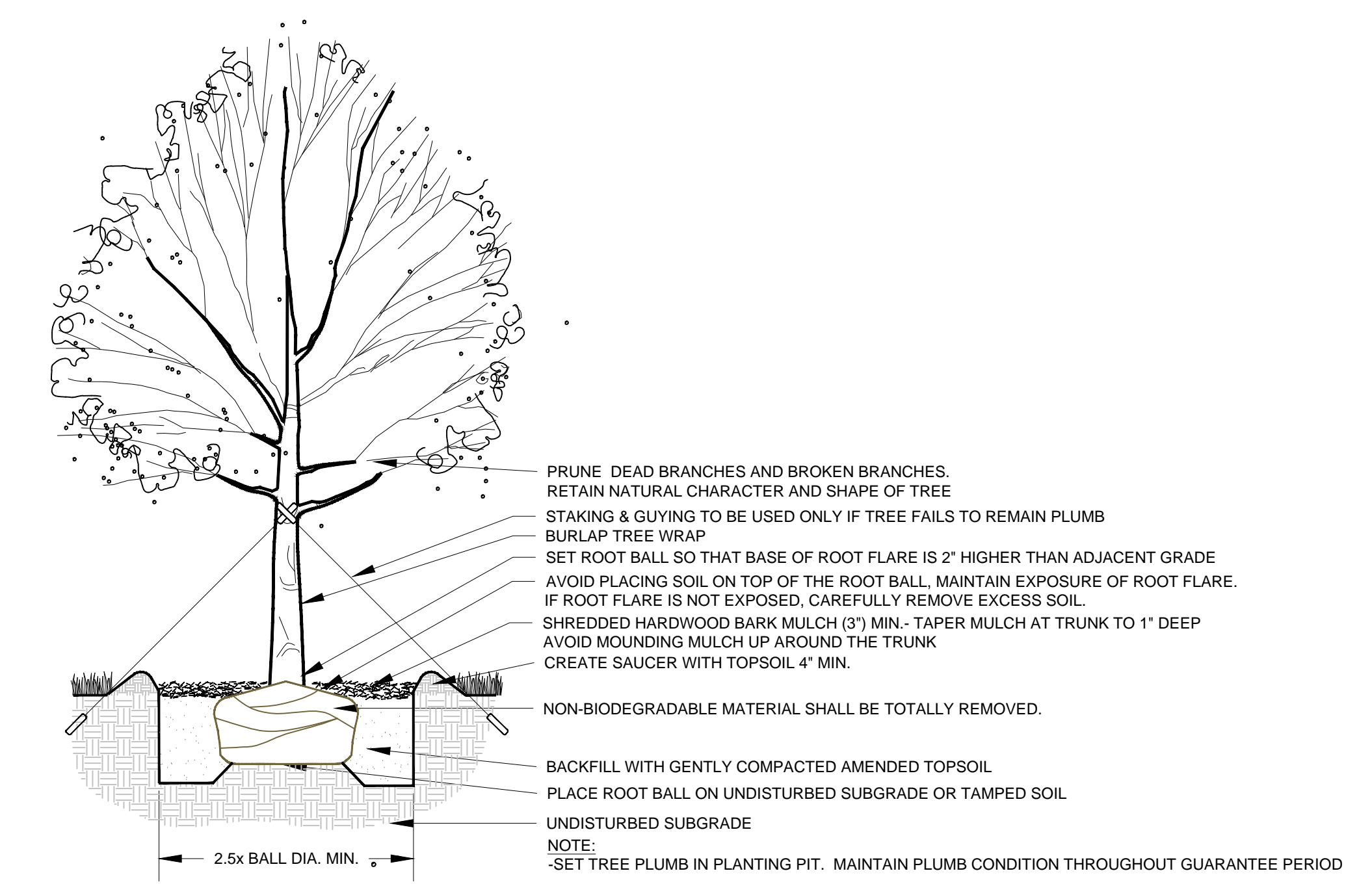
4 TYPICAL BUILDING PLANTING DETAIL
SCALE: N.T.S.



5 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



6 PERENNIAL & GRASS EDGE PLANTING DETAIL
SCALE: N.T.S.



7 TREE PLANTING DETAIL
SCALE: N.T.S.

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ISSUED FOR:	DATE:
PERMIT	03-30-2016
REV. PER VILLAGE COMMENTS	01-23-2016
VILLAGE REVIEW	11-23-2015
PRINCIPAL:	
PROJECT NUMBER:	DESIGNED BY:
21523.0	LD
SCALE:	REVIEWED BY:
AS SHOWN	LD
DATE:	PROJECT MANAGER:
11-17-15	LD
SHEET NUMBER:	
LP-3	

SPECIFICATIONS

1. Field Verification

The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features

The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense in a reasonably short period of time with as little inconvenience to the Owner as possible.

3. Planting Techniques

All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

4. Inspection of Plant Material

All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the ground to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant no the very tip of the branches.

5. Plant Substitution

Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. Planting Soil

A. Topsoil Testing
The Contractor shall engage an approved agronomic soil testing laboratory. The cost of topsoil testing to be borne by the Contractor. Landscape architect shall approve in writing contractor's proposed soil testing laboratory.

B. Required topsoil Tests

1. Chemical analysis indicating:
a. Chemical Analysis: pH, Phosphate phosphorous, potassium, calcium, magnesium, cation exchange capacity, organic matter, available phosphorous potassium, exchangeable magnesium, percent base saturation, soluble salts by saturation, extract, estimated nitrogen release, and sodium adsorption ratio.
b. Nutrient data to be given in parts per million (ppm).

2. Physical properties including:
a. Organic content
b. Particle size distribution including percentages of sand, silt, and clay; USDA textural class designation and sand fractionation by ASTM D 422-63

C. Landscape Architect shall approve the topsoil source prior to site delivery.

D. At the discretion of the Landscape Architect soil handling procedures and spreading operations will be demonstrated for conformance approval for conformance with industry standards

E. Planting soil mix shall be protected from water and wind erosion by some type of temporary vegetative cover. All erosion methods shall be approved by the landscape architect.

F. Topsoil for landscape work shall be furnished as specified below:

1. A fertile, friable, sandy, loamy surface soil without admixture of subsoil and free of stones, stumps, root, trash, debris, and other materials deleterious to plant growth.
a. Particle size distribution - Loam texture having the proper mix of sand, silt and clay distribution to give favorable fertility, water drainage, and water holding capacity for plant growth as well as soil strength.
2. The pH range shall be 6.8 to 7.4. Topsoil that does not meet this pH range will be amended by the addition of pH adjusters approved by the Landscape Architect.
3. Organic content shall not be less than 4% and not greater than 8% determined by loss through ignition.

7. Mulch
All shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded hardwood or bark mulch. Perennial, groundcover and annual flower beds shall be mulched with 2" of decomposed compost.

8. Pre-emergent Herbicide

All shrub beds, individual tree rings and groundcover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Watering shall continue until all sod areas are thoroughly knit to the ground.
Provide 6" of topsoil minimum for all sod areas.

10. Seeding

All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil

Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by those other than Landscape Contractor).

B. Seed Mixture Application Rate
Kentucky Bluegrass (4 varieties): 70%
Perennial Ryegrass: 10%
Redtop or Creeping Red Fescue: 20%

C. Fertilization

Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two tons ground agricultural limestone and 1,000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering

Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

E. Establishment

Turf is being established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

11. Preliminary Acceptance

All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Warranty

A. Warranty: Warrant that all work in this section shall be free from defects of materials and workmanship for a period of one (1) year from the date of acceptance of the project. Warrant all plant materials, including pre-tagged or pre-purchased materials, for a period of one year from the date of acceptance to be a good, healthy and flourishing condition.

B. Acceptance Procedure:

1. Completion of Work: Upon completion of the work, a review will be made by the Landscape Architect upon written notice requesting such a review submitted by the Contractor at least (10) days in advance of the anticipated date. The purpose of the review shall be to determine whether or not the contractor has completed all the work of the contract, including maintenance of all planted areas.

2. Review for Substantial Completion: This review shall take place at the same time as the maintenance review. The Landscape Architect will make a review to begin the warranty of planting areas and initiate the 60 day maintenance period on the date requested by the Contractor, as above specified, or as soon thereafter as possible. Of the work is found to be in compliance with the Contract Documents, the Landscape Architect will notify in writing the Contractor and owner of the beginning of the warranty period.

3. Warranty Period: Make periodic inspections during the warranty period to determine what changes should be made to the maintenance program. Submit in writing to the Landscape Architect any recommended changes. Upon completion of the warranty period submit a request for a review at least ten (10) days in advance of the anticipated date.

4. Review for Final Acceptance: The Landscape Architect will make a review for Final Acceptance of the Contract work, including maintenance but exclusive of replacements. If the work is found to be in compliance, the Architect will recommend acceptance by the Owner, exclusive of possible replacement of plants subject to warranty. If there are any deficiencies in the maintenance, the contractor will be notified of these deficiencies in writing and the work shall be subject to re-review before acceptance.

13. Maintenance

A. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings.

B. Maintenance Periods: Perform landscape maintenance, as specified hereunder, for the following periods:

1. Initial Maintenance: The Contractor is responsible for maintenance of each area until it has been granted preliminary acceptance by the Architect and the warranty period is formally started. Begin maintenance immediately upon delivery to the site and as each plant and each portion is planted, and continue until the end of the 60 day maintenance period.

2. Work Not Included: Maintenance of project after the 60 day required maintenance period performed by the Owner's work forces and are not apart of this Contract.

14. Final Acceptance

All plant material (excluding annual flowers), shall be guaranteed for one year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner.

15. Site Cleanup

The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect.

SPECIFICATIONS

SHEET TITLE

ISSUED FOR: DATE:

PERMIT	03-30-2016
REV. PER VILLAGE COMMENTS	07-22-2016
VILLAGE REVIEW	11-23-2015

PRINCIPAL:

PROJECT NUMBER:	DESIGNED BY:
21523.0	LD
SCALE:	REVIEWED BY:
AS SHOWN	LD
DATE:	PROJECT MANAGER:
11-17-15	LD

SHEET NUMBER:

LP-5

ALLEN L. KRACOWER & ASSOCIATES, INCORPORATED
LANDSCAPE ARCHITECTS
100 NORTH ROCKDALE AVENUE, SUITE 200 | LAKE BLUFF, ILLINOIS 60048



**WAVERLY INN
MEMORY CARE & COTTAGES**
ARLINGTON HEIGHTS, ILLINOIS

