

COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: May 12, 2020
Re: Outline Development Plan • Expansion of Cottage Grove Senior Housing • 1503 Houser Street

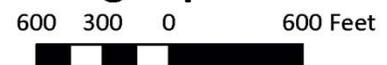
Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

JNB Senior 5, LP has submitted an outline development plan, see Page 5, for an expansion of the Cottage Grove senior housing development, located at 1503 Houser Street. Cottage Grove was originally constructed in 2000. It currently comprised of 14 buildings, has 40 one-bedroom units and 8 two-bedroom units. Cottage Grove is located on a 8.8 acres site, that is zoned R-L Large Scale Residential

The proposed expansion would add 19 two-bedroom units and 1 managers apartment, through the construction of 8 new duplexes and one new triplex. These new structures would be located on currently vacant areas, see exact location on Page 5. The proposed expansion would also convert 20 of the existing single bedroom units into two-bedroom units by adding on to the existing buildings. Existing parking areas would be expanded to accommodate the parking needs both the new and expanded dwelling units.



**Cottage Grove Senior Housing Expansion
Project Location**



The proposed project includes the construction of a private sanitary sewage lift station and an associated 80' private force main. This new force main will tie into the City sanitary sewer system at a manhole located in Houser Street that 40' north of the northern property line of Cottage Grove.



Currently all sewage from Cottage Grove flows into a different public sewer main, located immediately adjacent to the subject property, which runs south along Houser Street to a public lift station located at the Allen Street and Houser Street intersection. This lift station and associated force main does not have the excess capacity needed to adequately serve the proposed expansion of Cottage Grove. By constructing a private lift station and connecting into a different gravity sanitary sewer line that is located just to the north of Cottage Grove and on the other side of a crest, this issue will be resolved. Sewage on the north side of this crest flows north along Houser and is not routed through the lift station at Allen and Houser. This sanitary sewer main has ample capacity to serve all Cottage Grove, both the existing 48 units and the proposed expansion. All sewage from the Cottage Grove development, and not just that from the expansion, would be routed to flow this way. This would reduce the load on the Allen Street lift station, which is a beneficial outcome for the community.

The Iowa Finance Authority's (IFA's) Affordable Housing Tax Credit Programs will serve as the financial catalyst for the project, and the application has already been filed, by JNB Senior 5, LP. If IFA approves the applicants request for tax credits in August or September 2020, and the City of Muscatine approves the development plan, construction is expected to begin by the Spring of 2021, and units will be ready for occupancy in 2022.

If approved this apartment complex, all of which is currently rented to individuals with an income not exceeding 60% of the area median income (AMI), would be converted to a mixed income project. Eleven units would be reserved for those with income not exceeding 30% of the AMI, 21 units will be reserved for those with an income not exceeding 40% of the AMI, 21 units will be reserved for those with an income not exceeding 60% of the AMI, and 11 units will be rented at market rate without any income limitations. Occupancy will continue to be restricted those 55 and older.

The project would be managed by Pioneer Property Management, which is owned by Brian Fritz. Pioneer Property Management is the long-standing property manager of Cottage Grove. Chris Ales will serve as a Consultant to the owner. JNB Senior 5, LP, the entity which will own the project is jointly owned by Chris Ales (1/3) and Brian Fritz (2/3).

The subject parcel is located in the R-L Large Scale Residential Zoning District. All development within the R-L district must be in accordance with an approved development plan. Approval of the outline development plan by City Council, after a recommendation by the Planning and Zoning Commission is the first step in the approval of a development plan. An approved outline development plan, does not give the applicant the go ahead to construct the proposed development. Prior to the commencement of any development both a preliminary and final development plan must be approved by City Council, after recommendation by the Planning and Zoning Commission. The preliminary and final development plan include greater levels of details regarding the proposed development.

Approval of both the preliminary and final development plans would be based on a finding that they are in are in substantial compliance with the outline development plan and recognized principles of civic design, land use, and landscape architecture. Upon request the Planning and Zoning Commission may opt to concurrently review the preliminary and final development plan. Notification and opportunities for the public to offer comment, will be the same for action on any preliminary and final development as they are for this rezoning request. The preliminary and final development plans are required to include exact details on the following items.

- The location and dimensions of each building site, common open area, improvement, and indication of open spaces around buildings and structures
- A landscaping and tree planting plan
- Grading plan, to include the location of waterways on the site or on adjacent land, and drainage plan with sufficient control grades to indicate the intent of the developer.
- The location and size of all existing storm or sanitary sewers, water mains, or field drains within or readily accessible to the development.
- The location, size, grade, and specifications of all proposed water, proposed electric transmission lines, gas mains, and fire hydrants.

Staff is recommending approval of the outline development plan. The applicant's proposed project meets an important community need. Housing that is affordable, provides lower maintenance options for empty-nesters, retirees, and active seniors, and that is of high quality is a critical and growing community need. In this context senior housing does not mean nursing homes and assisted living facilities, but rather refers to housing that matches the needs of an aging population; low maintenance and designed with accessibility in mind which allows for seniors to remain in their home communities for longer.

In 2010, 25.5% of the City Muscatine's population and 26% of Muscatine County's population was over the age 55. This population will only continue to grow as the youngest Baby Boomers turn 55 in the coming years, with senior's living in the county searching for options closer to city amenities that also have less maintenance. The 2010 Census reported there were 11,466 people living in Muscatine County who were age 55 or older. The Housing Demand Study that was conducted for the City of Muscatine in 2017, projects that by 2025 that there will be

13,454 people age 55 or older living in Muscatine. While affordability is critically issue for housing for people of all ages, it is a particular importance for seniors due to the large number of senior subsisting on a fixed income. The other significant community benefit to constructing more of this type of housing is that it can also increase the availability of quality entry level or family-sized homes as seniors, retirees, or empty-nesters move out of traditional single-family dwellings.

Development at this location requires no additional construction or expansion of any public infrastructure. The proposed development would be beneficial to the existing sanitary sewer infrastructure as it would less the load on the Allen Street Lift Station. This development will make use of the existing private drive that connects to Houser Street, both this private drive and Houser Street, can easily handle the projected increase in traffic would result from the proposed expansion of Cottage Grove. Based on the Institute of Transportation Engineers Trip Generation Handbook, the proposed project would generate an additional 3.5 cars per hour, during the busiest hour of the day.

**AMENDED AND EXPANDED
OUTLINE DEVELOPMENT PLAN
FOR COTTAGE GROVE**

March 27, 2020

Introduction. In 2000, Chris Ales and associates developed Cottage Grove, a senior housing development at 1503 Houser Street, Muscatine, Iowa. The proposal is to expand the development to provide additional senior housing

- a. The project will continue to be known as Cottage Grove.
- b. The site contains 8.8 acres and is zoned R-L Large Scale Residential
- c. The site currently contains 40 one-bedroom rental units and 8 two-bedroom rental units, all of which are currently occupied. The existing units were recently upgraded with aluminum siding. The proposed development will add 20 two-bedroom units and will convert 20 existing one-bedroom units to two-bedroom units.

Features	2000 Development	Proposed Expansion
One-Bedroom Units	40	20
Two-Bedroom Units	8	48
Exterior	Wood upgraded to aluminum siding	Brick

- d. The new units will be compatible with the existing units, and the density is depicted on the Site Plan attached as Exhibit A.
- e. The Site Plan depicts the approximate locations and widths of the access way through the development from Houser Street.
- f. No areas are reserved for future use as school sites, parks, playgrounds, or similar features.
- g. No areas will be dedicated to public use.
- h. A landscaping will remain the same.
- i. Parking areas are shown on the Site Plan.
- j. The developer will be required to install 80 feet of new sewer line running to the North and a lift station.
- k. The developer is not aware of any existing easements on the site.

l. Bearings and distances to a corner of a Congressional district division are shown on the Preliminary and Final Plat.

m. Exhibit B identifies the owners and addresses of all properties within 200 feet of the perimeter of the site.

n. The legal description of the site is as follows:

Lots 1 and 2 of Breese and Co. Subdivision of Parts of the Northwest Quarter, Section 34, Township 77, Range 2 West, Muscatine County, Iowa, EXCEPT parts conveyed by Warranty Deeds recorded in Book 347 of Lots, pages 310 and 319, in the Muscatine County Recorder's office.

o. Gary Whitacre of Martin & Whitacre Surveyors & Engineers is the registered land surveyor, and his seal will be shown on the Final Plat.

Comprehensive Plan. The project is zoned R-L Large Scale Residential Development.

Adjoining Uses. Single family residences abut the project on the South, East, and Northeast. Iglesia El Shofar Inc. owns the property immediately to the North, and Crossroads Foundation owns the property directly to the West across Houser Street.

Topographic Features. There will be no changes in topography.

Limiting Conditions. The developer will be required to install 80 feet of new sewer line running to the North and a lift station.

Development Schedule. The Iowa Finance Authority's (IFA's) Affordable Housing Tax Credit will serve as the financial catalyst for the project, and the application has already been filed. If approved in August or September 2020, construction is expected to begin by the Spring of 2021, and units will be ready for occupancy in 2022.

Land Ownership. JNB Senior 5, LP, which is owned by Chris Ales (1/3) and Brian Fritz (2/3).

Property Owners. Exhibit B identifies the owners of all properties within 200 feet of the perimeter of the site.

Management of Project. The project will be managed by Pioneer Property Management, which is owned by Brian Fritz. Chris Ales will serve as a Consultant to the owner.

Contingencies. In addition to IFA's Affordable Housing Tax Credit, 70 percent tax increment financing for ten years are essential to the project's viability. In addition, Muscatine Public Housing Authority is being requested to provide 12 Section 8 Project Based Vouchers.

(INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL)

(MICHAEL H. OR TERESA L. KLEIST)

(RITA R. LAMB)

(JAGDISH D. OR MINAKHIBEN PATEL)

(ERIC AYRES OR ROSE ANN SMITH)

(BLAINE W. OR LINDA D. CURRY)

(JAMES L. NOBLE SR. OR MARY L. NOBLE)

(CRAIG OR SUSAN STEFFEN)

(JANET D. DITHARS)

(MURCATINE COMMUNITY SCHOOL DISTRICT)

CHANGES:
ADDED 14 NEH 2 BR APARTMENTS + MANAGERS APT
CONVERTED 20 APTS FROM ONE BEDROOM TO TWO BEDROOM
ALLOCATED SPACE FOR POSSIBLE ADDITIONAL PARKING IF NECESSARY

(KEITH A. FREESE)

(ZOLA D. HITSHELLE)

(BRIAN J. OR DIANNE L. SPORE)

(ROYCE R. OR BETTY M. HYINK)

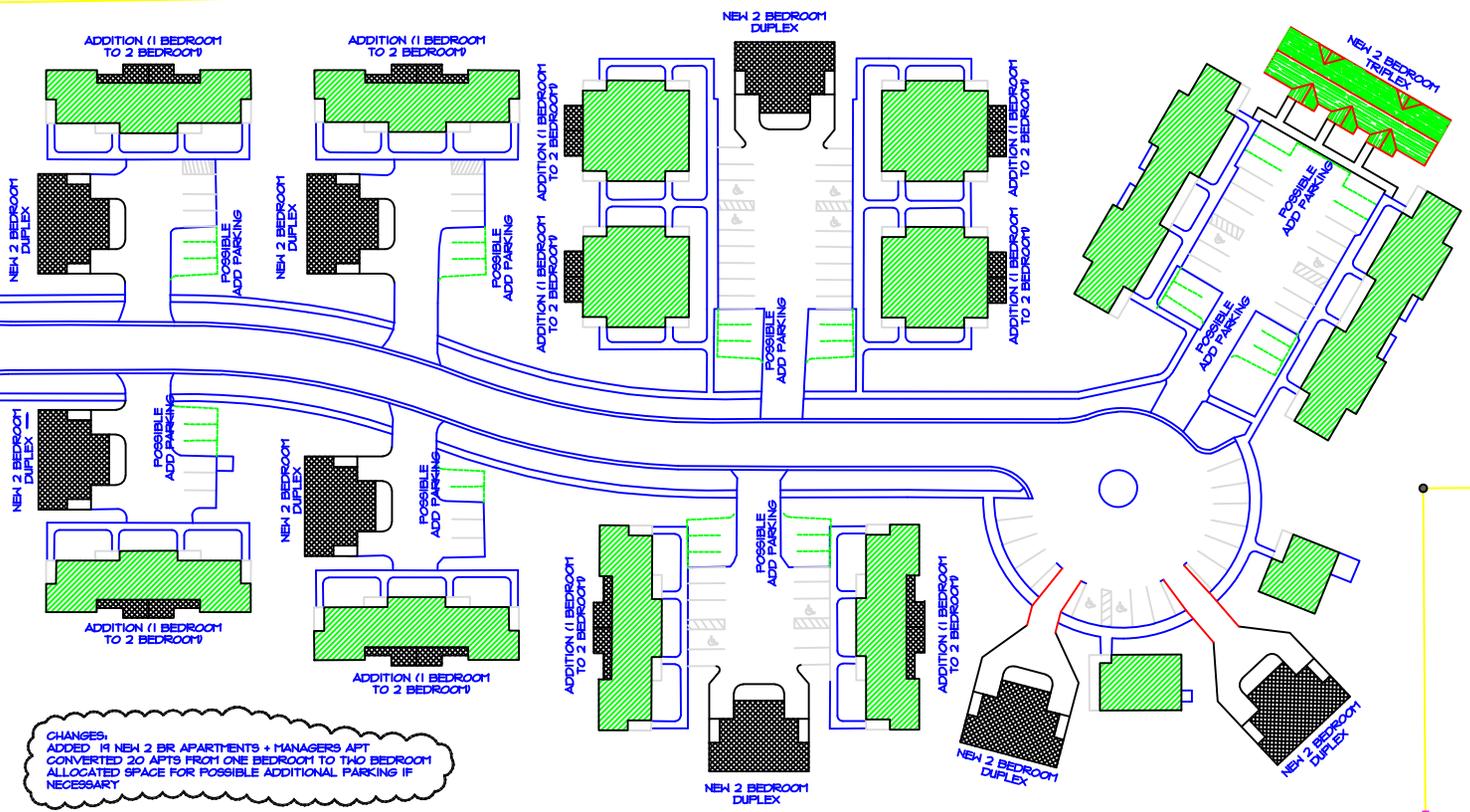
(JURGEN H. STRODA)

(STANLEY E. OR CHERYLE A. FREYERHUTH)

(ROBERT J. OR GEORGE ANN McCLURE)

(ANTHONY L. OR JERRI L. ROBISON)

(SHIRLEY J. HOWELL)



DEVELOPMENT NOTES:

SITE: 8.1 ACRES

ADDED 23 NEW 2 BR APARTMENTS + MANAGERS APT

CONVERTED 20 APARTMENTS FROM ONE BEDROOM TO TWO BY CONSTRUCTING ADDITIONS.

ALLOCATED SPACE FOR POSSIBLE ADDITIONAL PARKING.

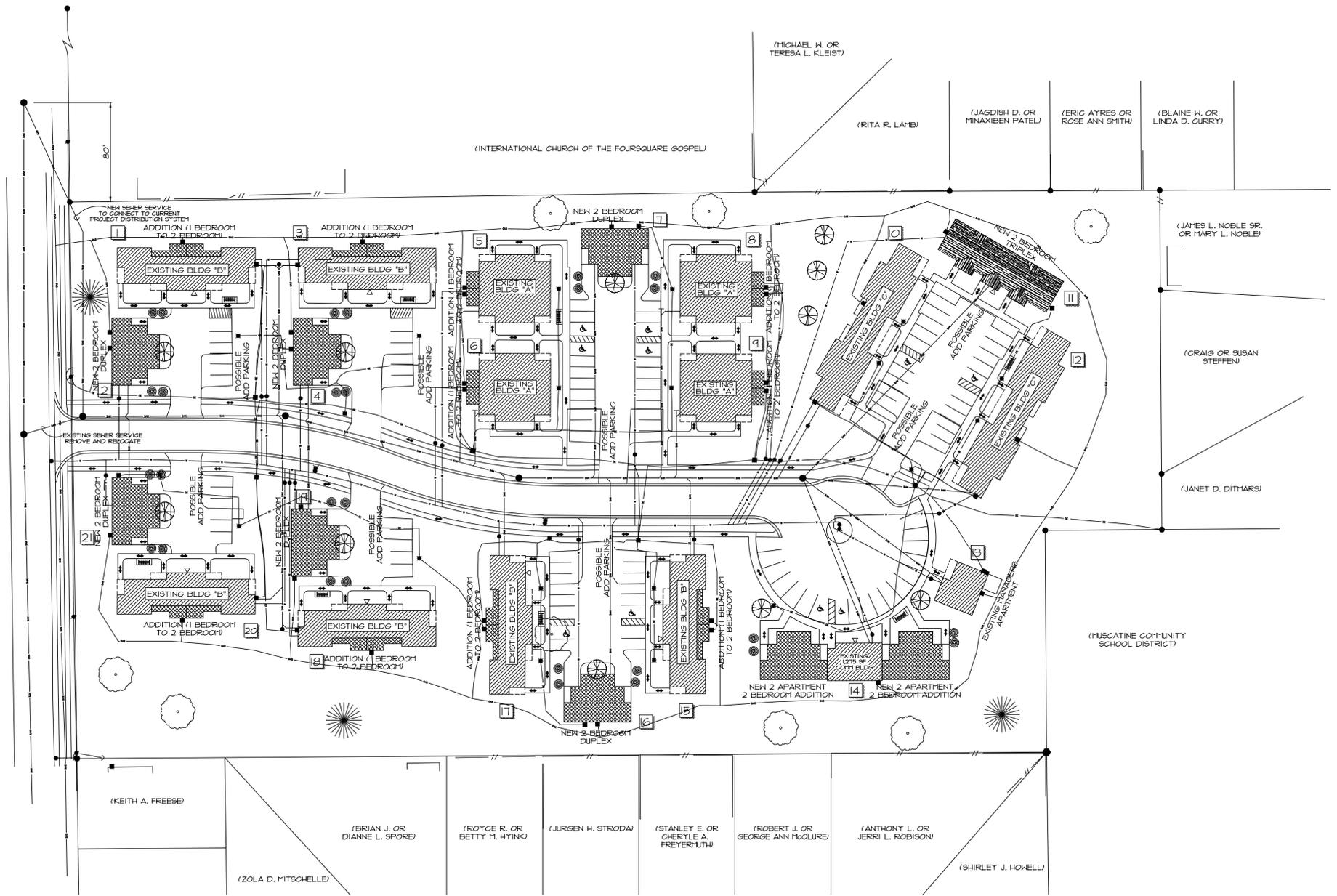
SECURITY CAMERA 

ACCESSIBLE ROUTE 

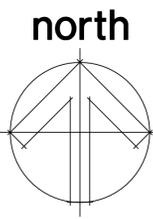
BICYCLE RACK 

BUILDING / APARTMENT MIX:

- BUILDING #1: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
- BUILDING #2: TYPE "E" (2) 2 BR APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) TYPE A UNIT
- BUILDING #3: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A, (3) VISITABLE UNITS
- BUILDING #4: TYPE "E" (2) 2 BR APARTMENTS - (1) ADA UNIT, (1) TYPE A UNIT
- BUILDING #5: TYPE "A" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (4) VISITABLE UNITS
- BUILDING #6: TYPE "A" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A, (3) VISITABLE UNITS
- BUILDING #7: TYPE "E" (2) 2 BR APARTMENTS - (1) ADA UNIT, (1) TYPE A UNIT
- BUILDING #8: TYPE "A" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (4) VISITABLE UNITS
- BUILDING #9: TYPE "A" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
- BUILDING #10: TYPE "C" (4) 2 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
- BUILDING #11: TYPE "D" (3) 2 BR APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) AV UNIT, (1) TYPE A UNITS
- BUILDING #12: TYPE "C" (4) 2 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
- BUILDING #13: MANAGERS APARTMENT (VISITABLE)
- BUILDING #14: TYPE "F" (4) 2 BR APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) AV UNIT, (2) TYPE A UNIT
- BUILDING #15: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
- BUILDING #16: TYPE "E" (2) 2 BR APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) TYPE A UNITS
- BUILDING #17: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (4) VISITABLE UNITS
- BUILDING #18: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
- BUILDING #19: TYPE "E" (2) 2 BR APARTMENTS - (1) ADA UNIT, (1) TYPE A UNIT
- BUILDING #20: TYPE "B" (2) 2 BR APARTMENTS, (2) 1 BR APARTMENTS - (4) VISITABLE UNITS
- BUILDING #21: TYPE "E" (2) 2 BR APARTMENTS - (2) TYPE A UNITS



LANDSCAPE SCHEDULE			
KEY	NAME	SIZE (AT TIME OF PLANTING)	COMMENT
	AUSTRIAN PINE	2 1/2" DIA - 5' TALL +/-	B & B
	HARD MAPLE	2 1/2" DIA - 5' TALL +/-	B & B
	PURPLE LEAF PLUM	2 1/2" DIA - 5' TALL +/-	B & B
	MUGO PINE	24"	POTTED



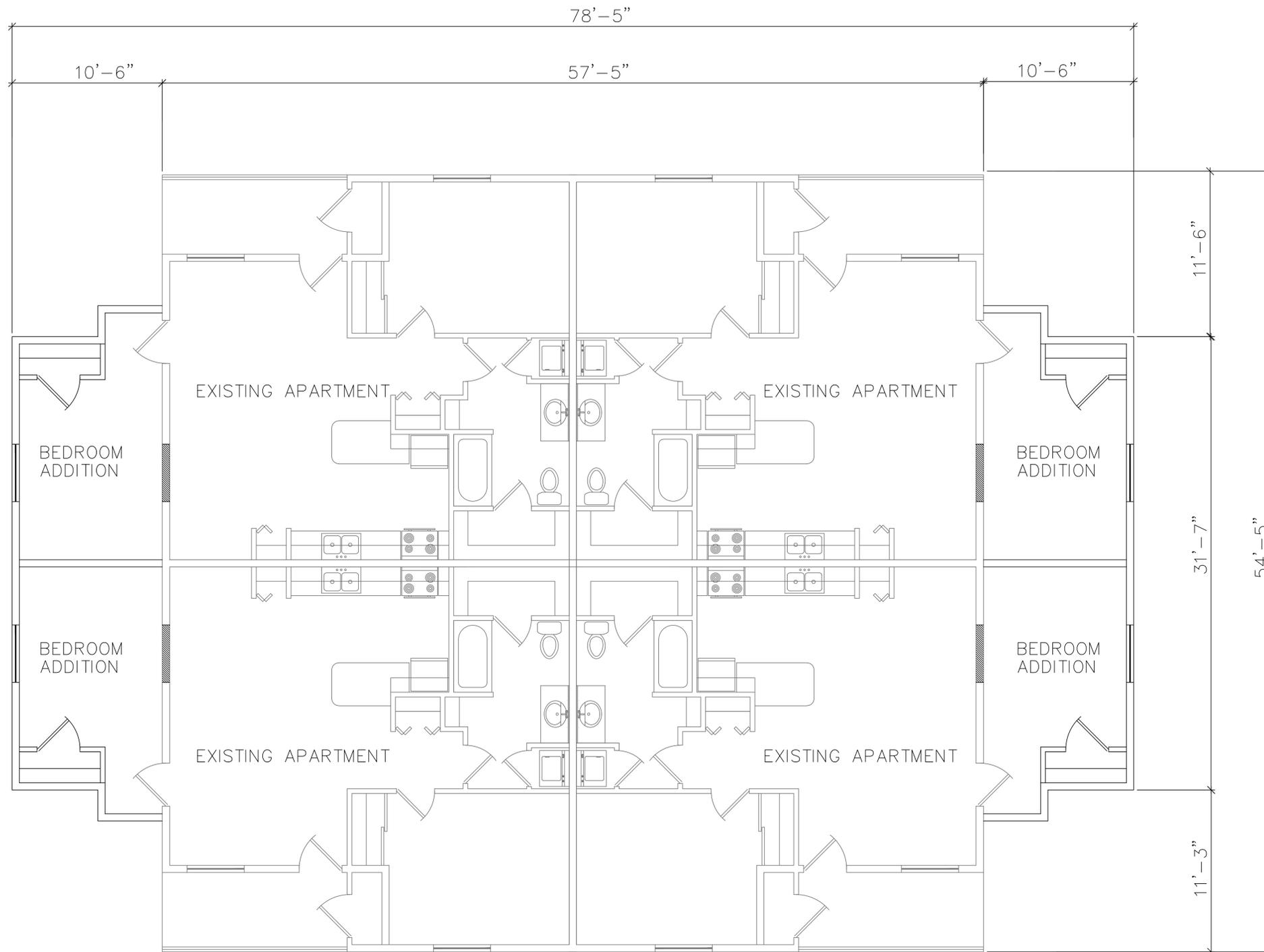
ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-----0"

**COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA**



**STOCK DESIGN
ARCHITECTURE**

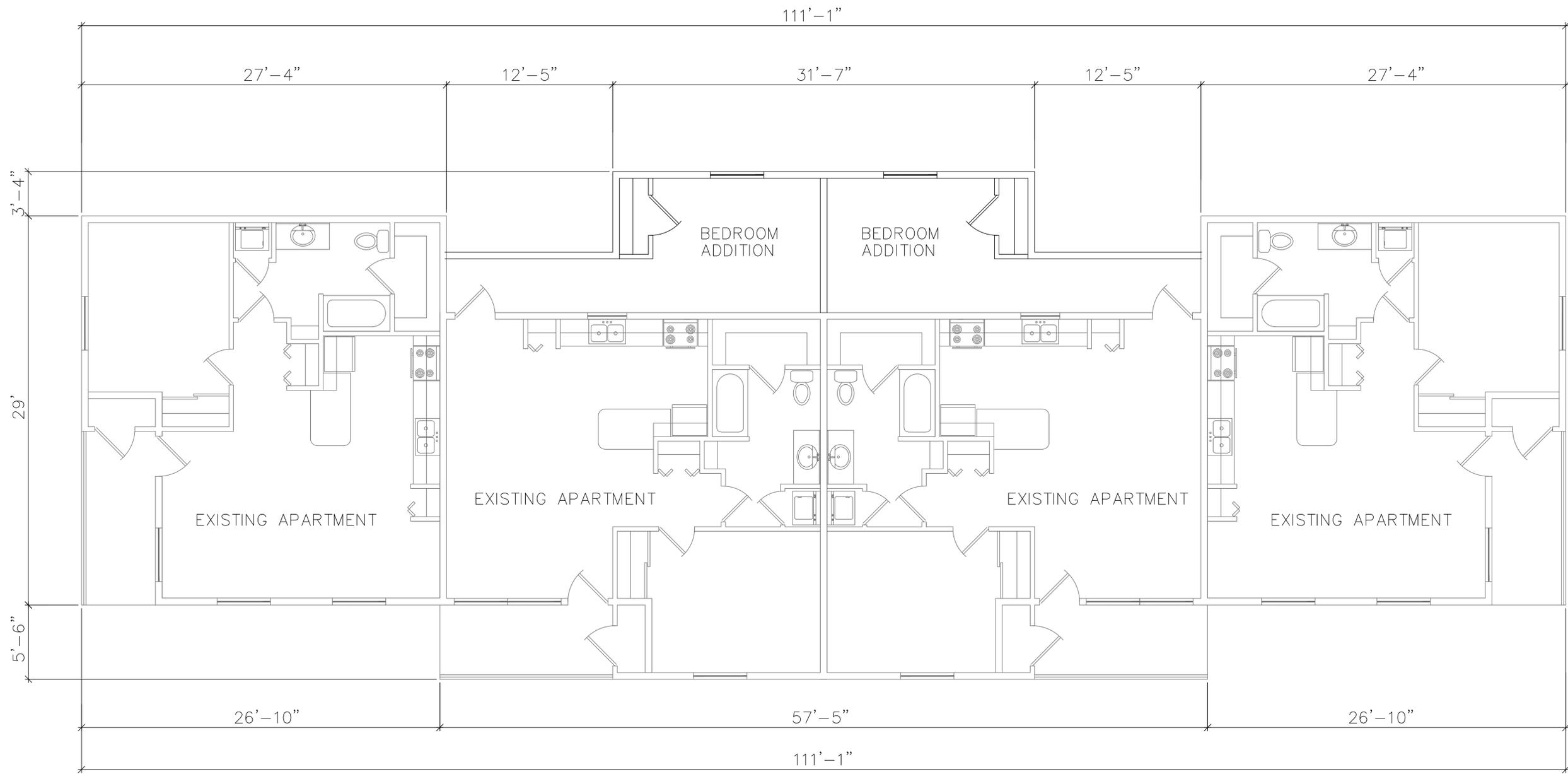
307 N. 36TH STREET SUITE 111
QUINCY, IL 62301
PHONE: 217-223-1795 FAX: 217-223-2357
EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM



EXISTING TYPE "A" BUILDING W/ ADDITION

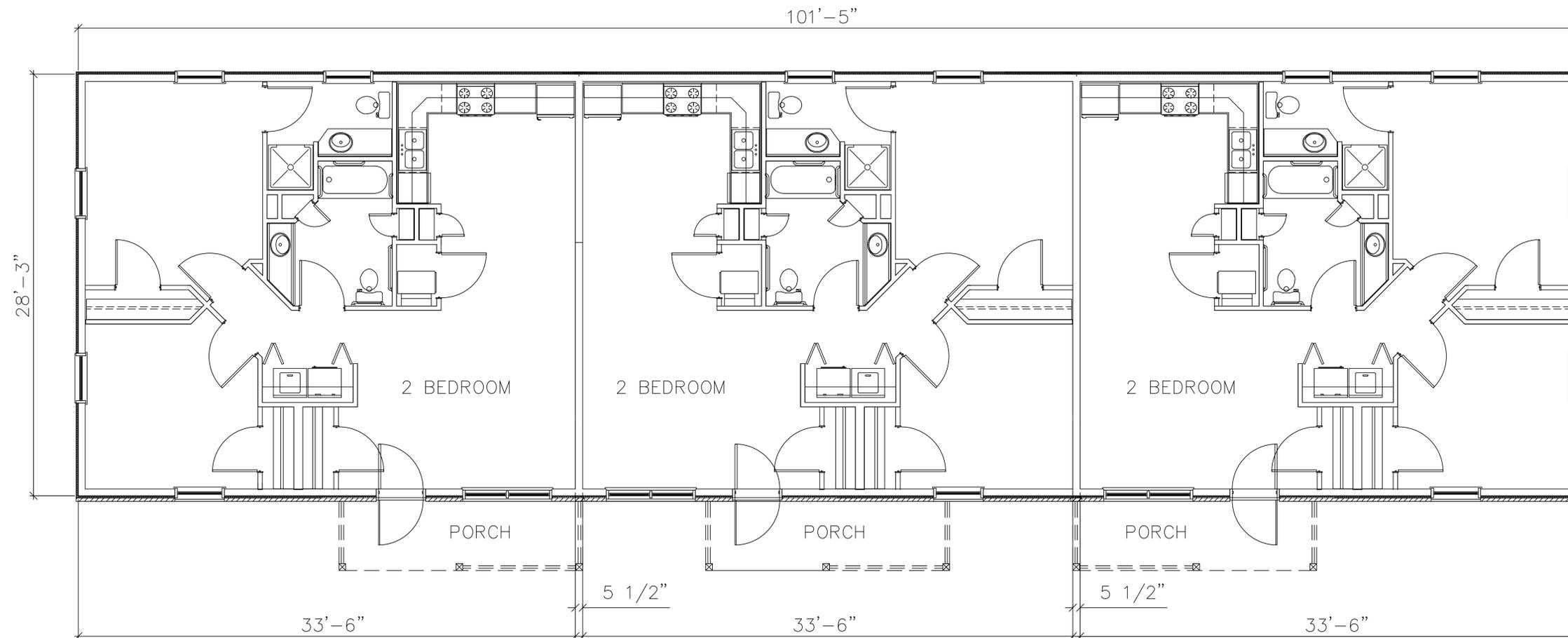
BUILDING AREA: 2,670 SF NET / 2,816 SF GROSS

<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCK DESIGN ARCHITECTURE</p> <p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 217-223-1795 FAX: 217-223-2357 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p> 
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EXISTING TYPE "B" BUILDING W/ ADDITION
 BUILDING AREA: 2,700 SF NET / 2,832 SF GROSS

<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCKDESIGN ARCHITECTURE</p> <p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 217-223-1795 FAX: 217-223-2357 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>
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TWO BEDROOM THREE PLEX BUILDING "D" PLAN

BUILDING AREA: 2,700 SF NET / 2,865 SF GROSS
 (3) APTS X 955 SF = 2,865 SF GROSS

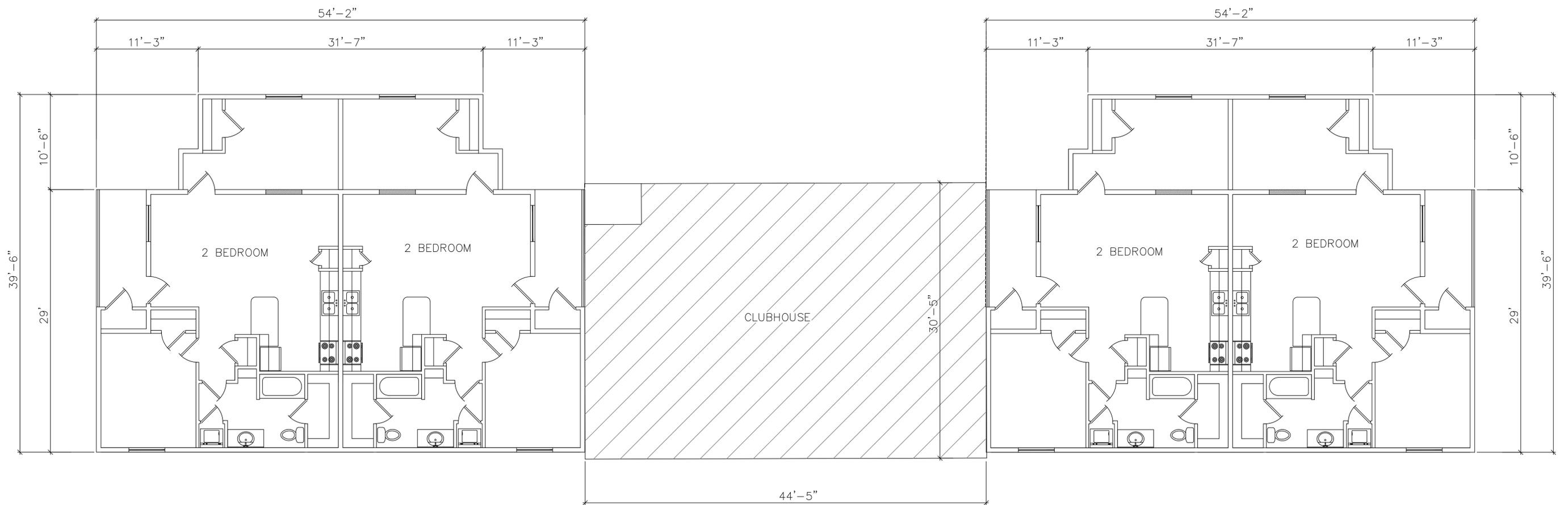
<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	
	<p>STOCK DESIGN ARCHITECTURE</p>
	<p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301</p>
	<p>PHONE: 217-223-1795 FAX: 217-223-2357 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>



TWO BEDROOM TYPE "E" DUPLEX BUILDING

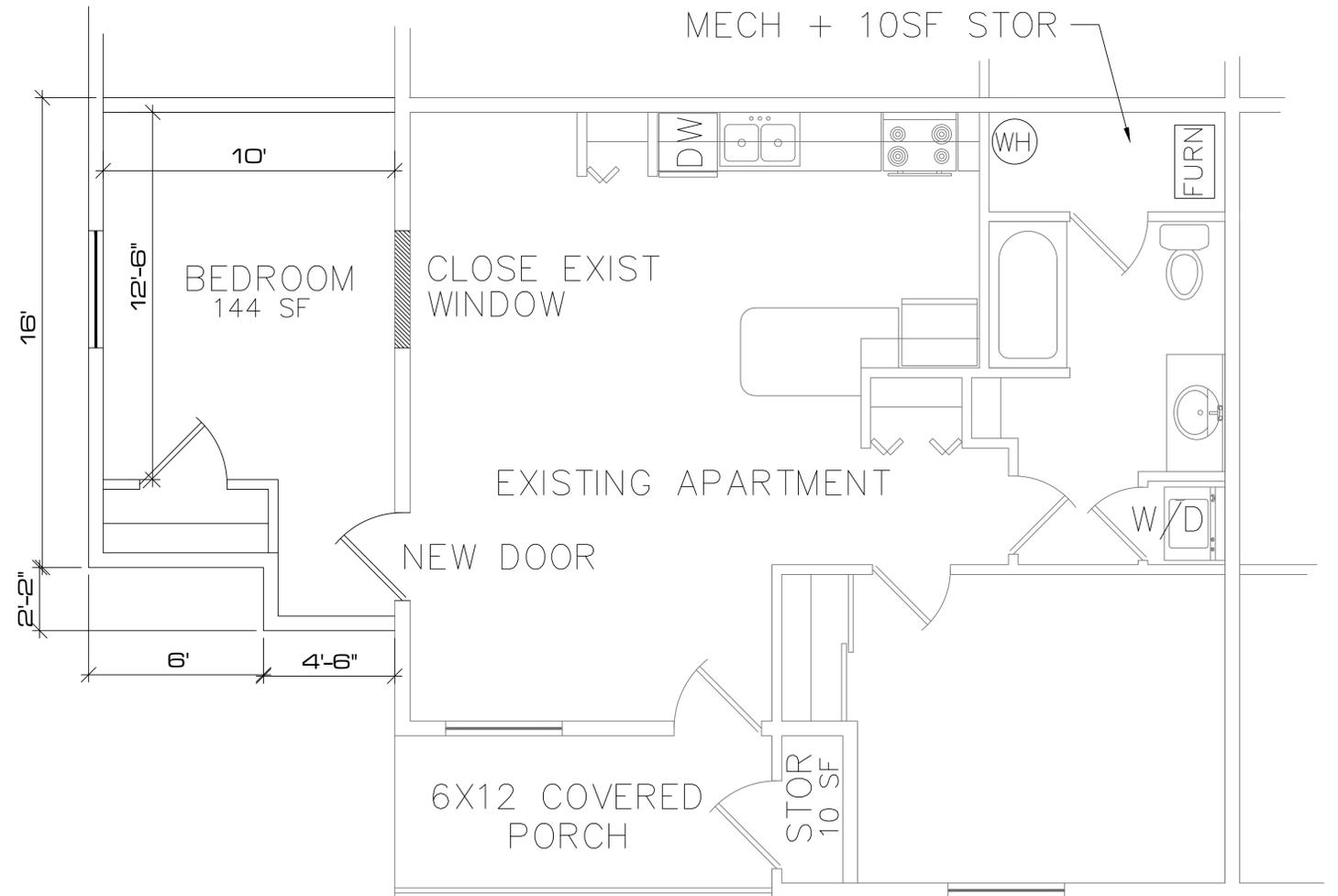
BUILDING AREA: 1,736 SF NET / 1,812 SF GROSS

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	<p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301</p>	
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EXISTING TYPE "F" BUILDING (4 PLEX ADJACENT TO CLUBHOUSE)
 BUILDING AREA: 1,736 SF NET / 1,812 SF GROSS (NOT COUNTING CLUBHOUSE)

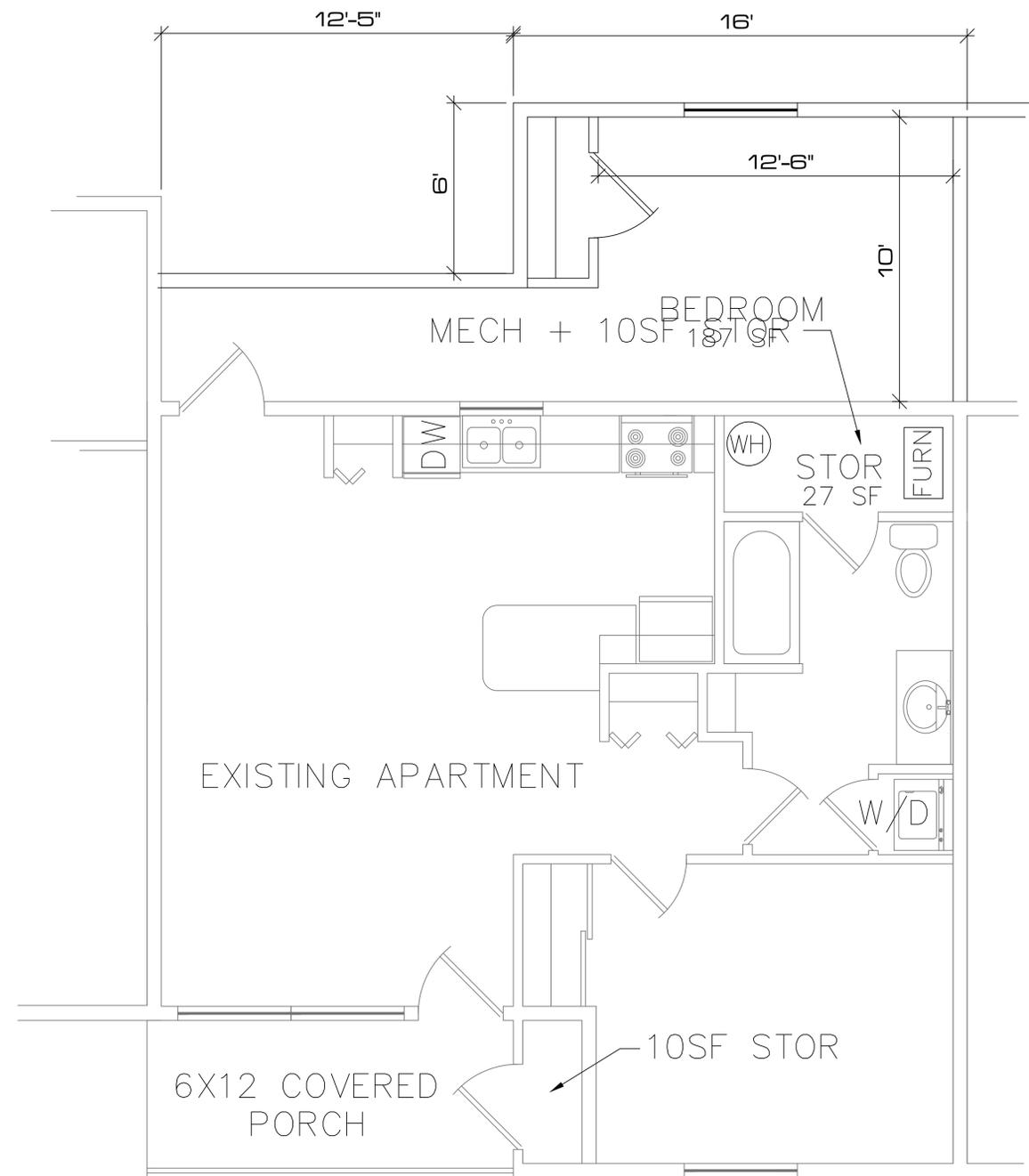
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BUILDING "A" BEDROOM ADDITION

ADDITION RENTABLE AREA = 160 SQ. FT. NET / 178 SQ. FT. GROSS.
 EXISTING APARTMENT RENTABLE AREA = 708 SQ. FT. NET / 728 SQ. FT. GROSS.

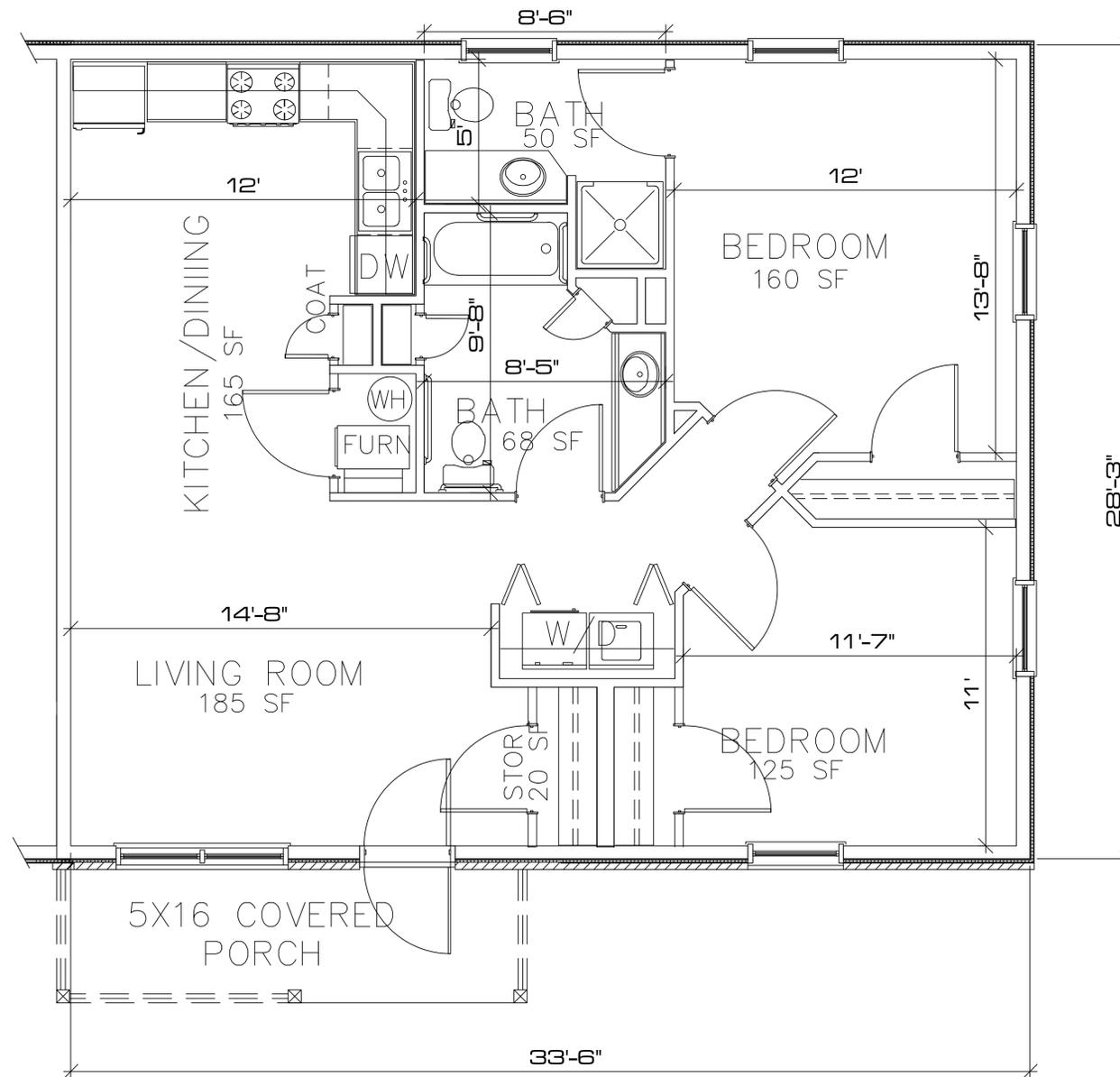
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BUILDING "B" BEDROOM ADDITION

ADDITION RENTABLE AREA = 202 SQ. FT. NET / 225 SQ. FT. GROSS.
 EXISTING APARTMENT RENTABLE AREA = 708 SQ. FT. NET / 728 SQ. FT. GROSS.

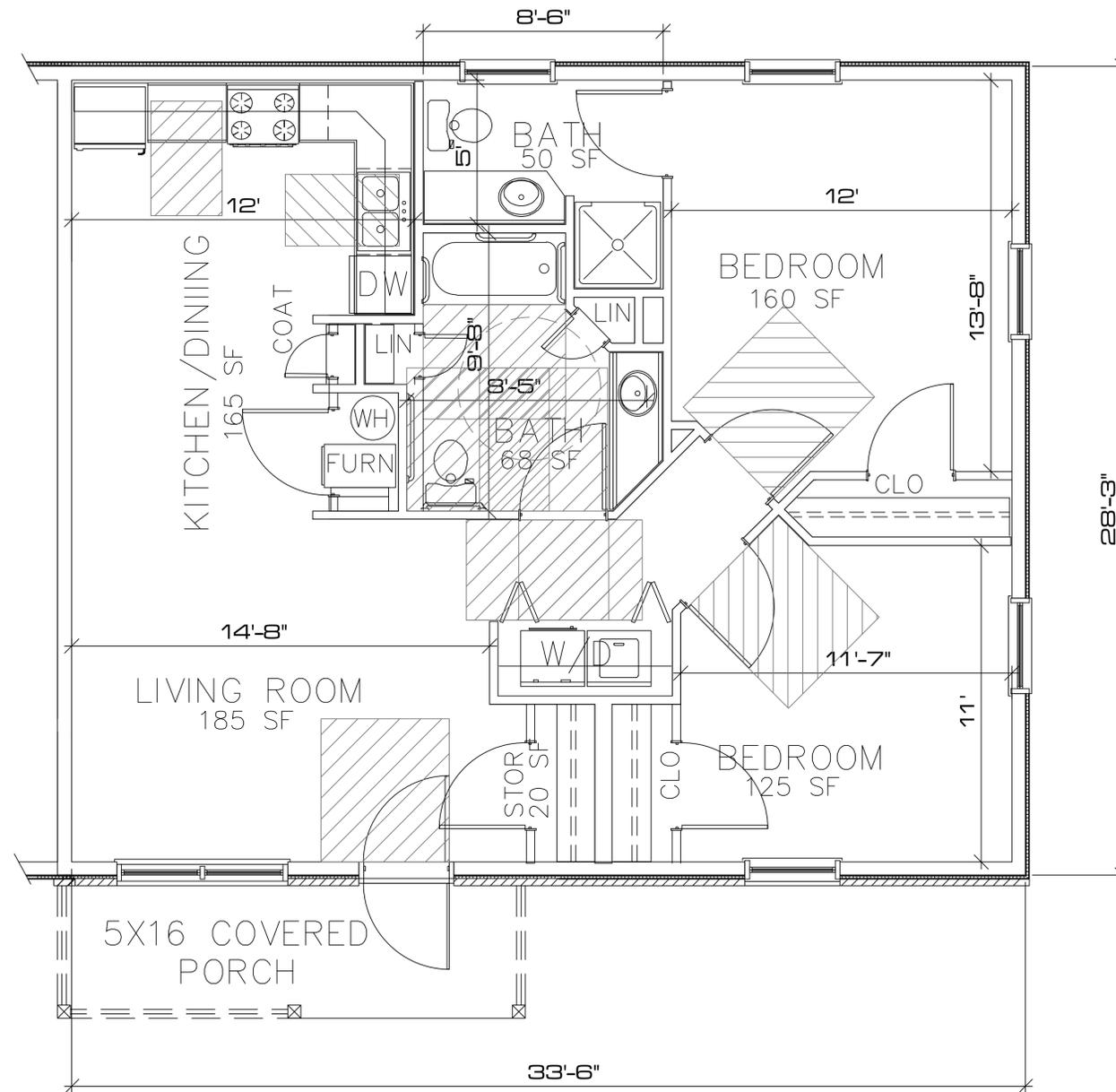
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TWO BEDROOM APARTMENT PLAN BUILDING "D"

NEAT RENTABLE AREA = 900 SQ. FT. NET / 955 SQ. FT. GROSS.

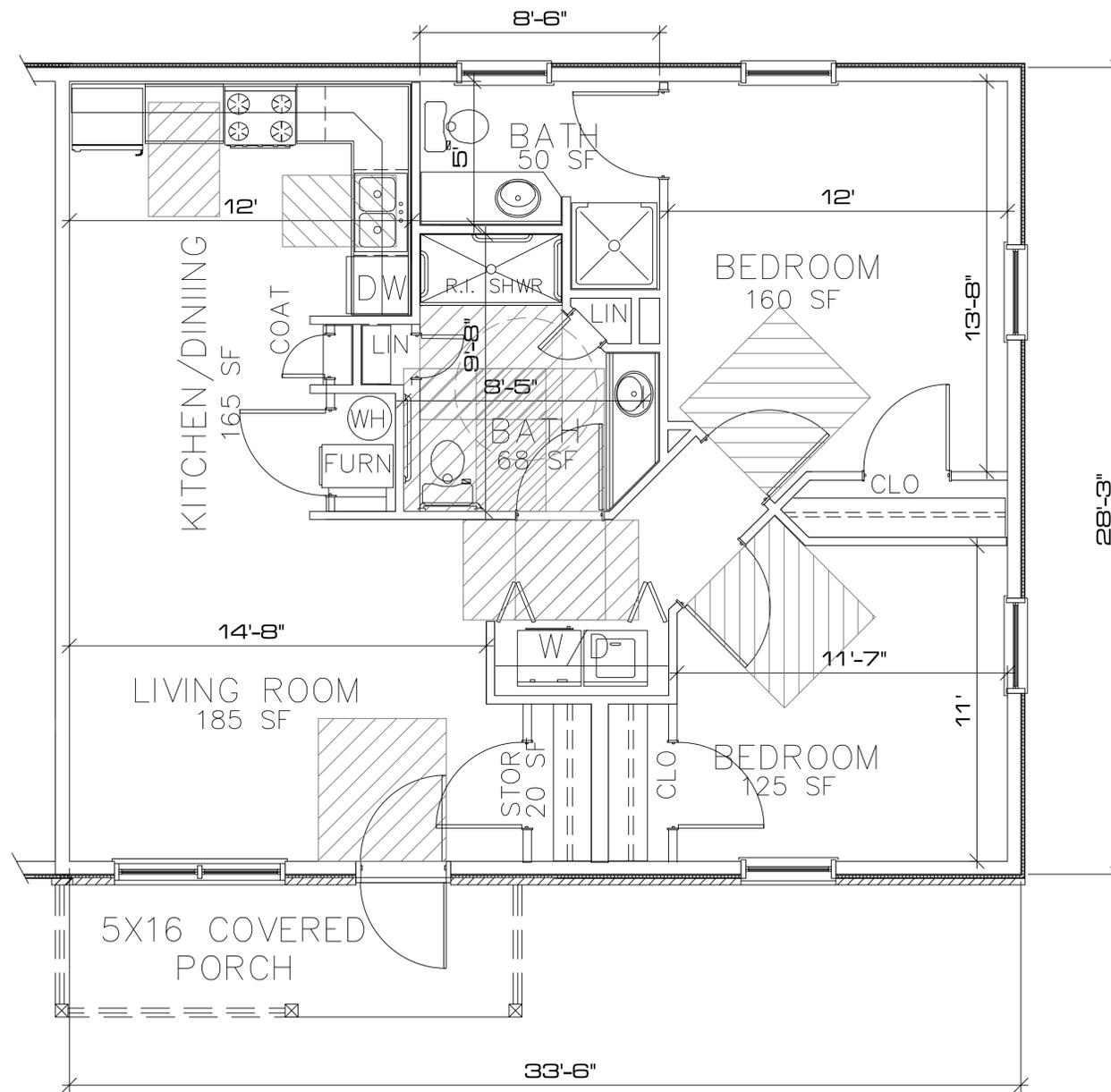
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	<p>PHONE: 217-223-1795 FAX: 217-223-2357</p>	
	<p>EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>	



TWO BEDROOM ADA
 APARTMENT PLAN BUILDING "D"

NEAT RENTABLE AREA = 900 SQ. FT. NET / 955 SQ. FT GROSS.

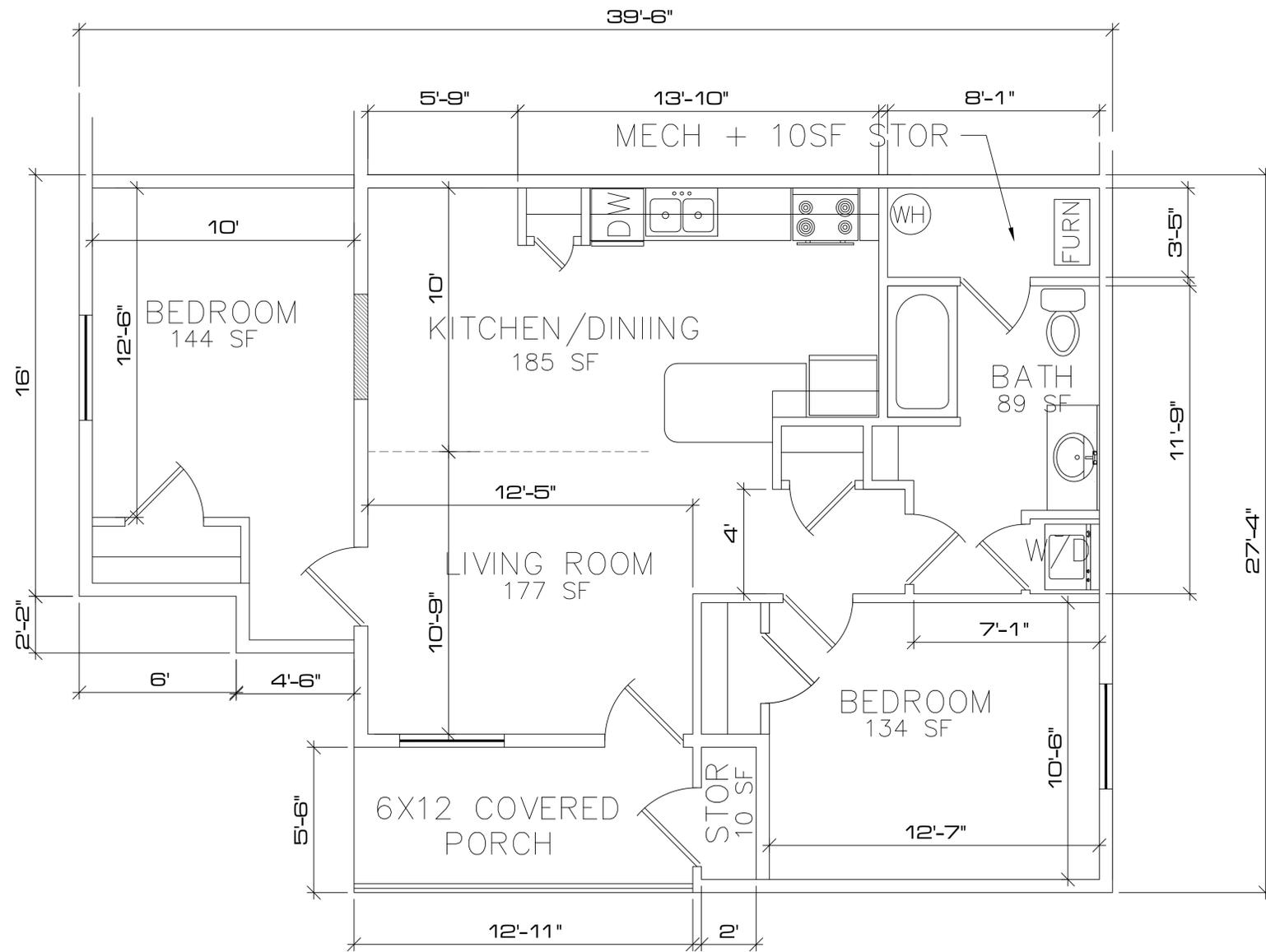
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	<p>EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>	
	<p>© 2011 STOCK DESIGN ARCHITECTURE</p>	



TWO BEDROOM ADA WITH ROLL IN SHOWER
 APARTMENT PLAN BUILDING "D"

NEAT RENTABLE AREA = 900 SQ. FT. NET / 955 SQ. FT GROSS.

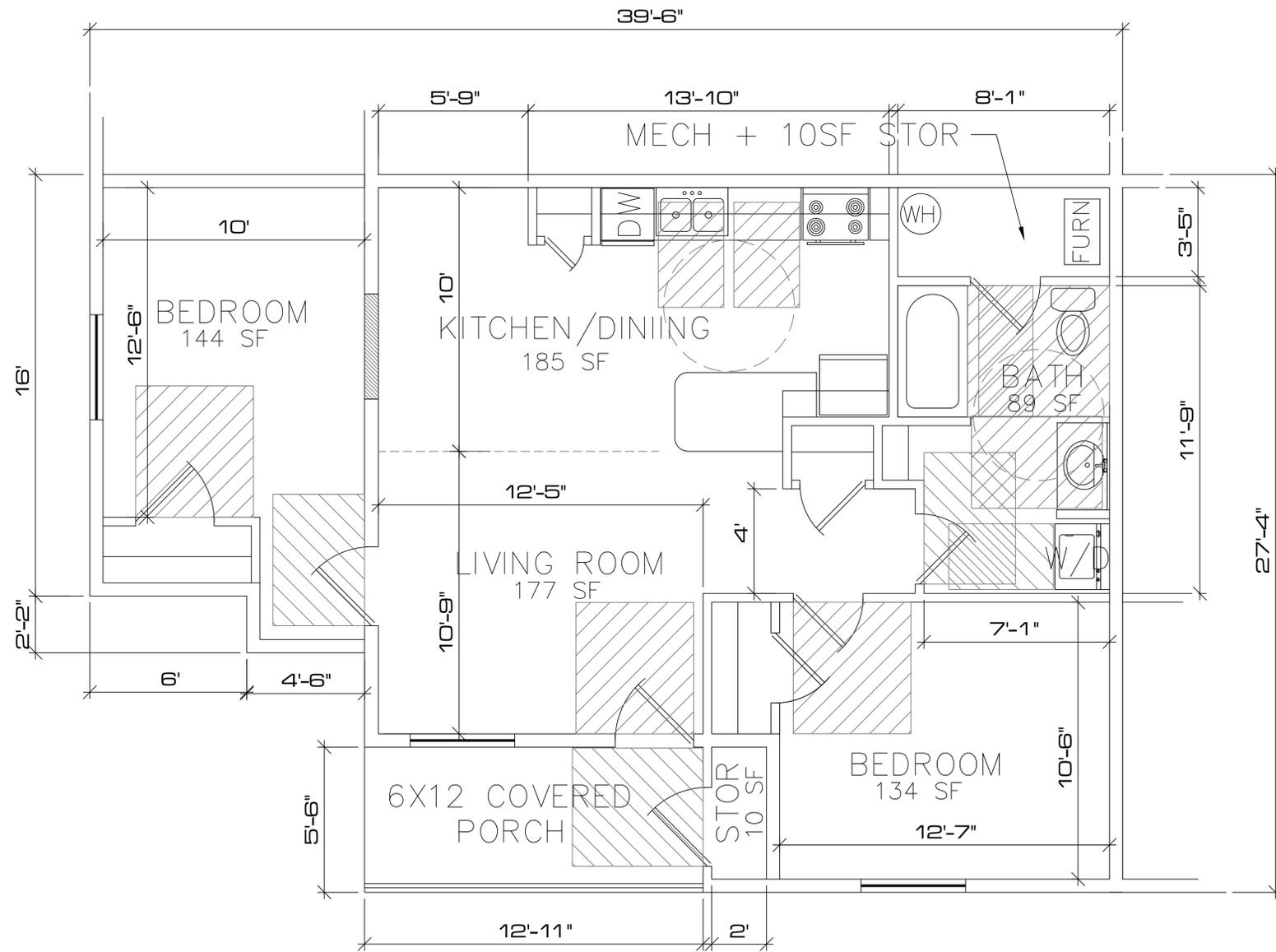
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TWO BEDROOM APARTMENT PLAN (BUILDING "E & F")

NEAT RENTABLE AREA = 868 SQ. FT. NET / 906 SQ. FT GROSS.

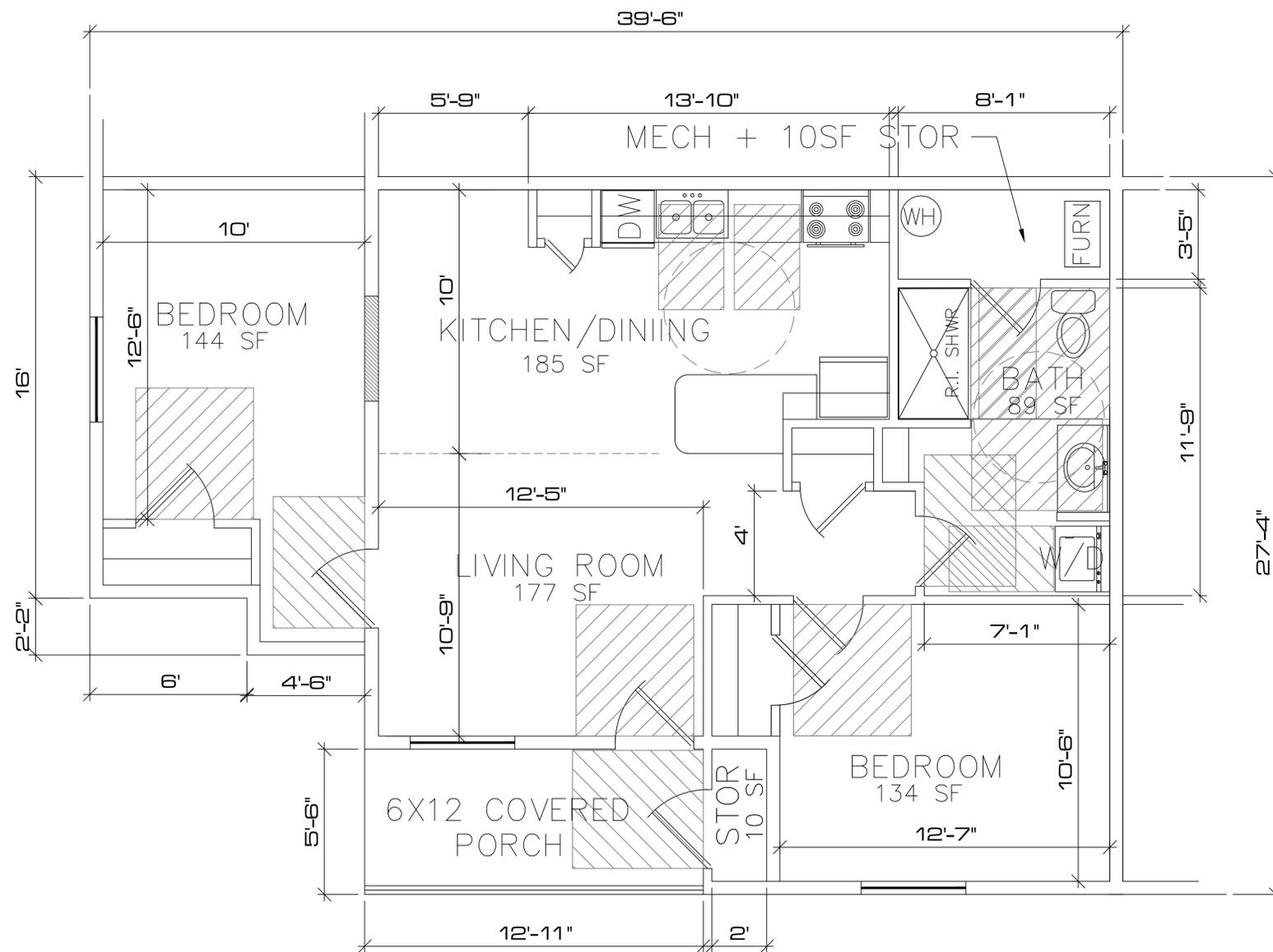
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TWO BEDROOM ADA
 APARTMENT PLAN (BUILDING "E & F")

NEAT RENTABLE AREA = 868 SQ. FT. NET / 906 SQ. FT. GROSS.

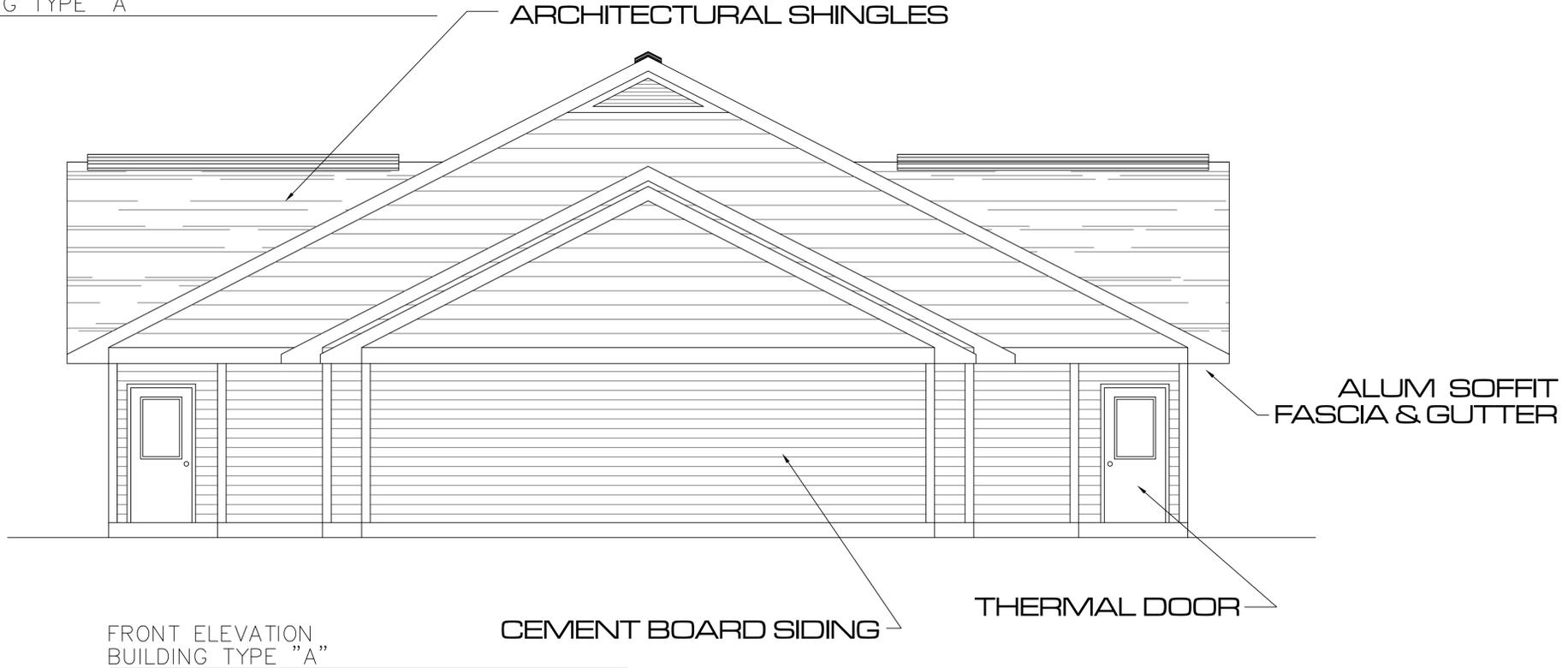
<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCK DESIGN ARCHITECTURE 307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 217-223-1795 FAX: 217-223-2357 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>
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TWO BEDROOM ADA WITH ROLL IN SHOWER
 APARTMENT PLAN (BUILDING "E & F")

NEAT RENTABLE AREA = 868 SQ. FT. NET / 906 SQ. FT GROSS.

<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCK DESIGN ARCHITECTURE</p> <p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 217-223-1795 FAX: 217-223-2357 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>
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<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCK DESIGN ARCHITECTURE</p>	
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	<p>EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>	

ALUM SOFFIT
FASCIA & GUTTER

ARCHITECTURAL SHINGLES



FRONT ELEVATION
BUILDING TYPE "B"

VINYL WINDOWS

CEMENT BOARD SIDING
THERMAL DOOR

ARCHITECTURAL SHINGLES



END ELEVATION
BUILDING TYPE "B"

CEMENT BOARD SIDING

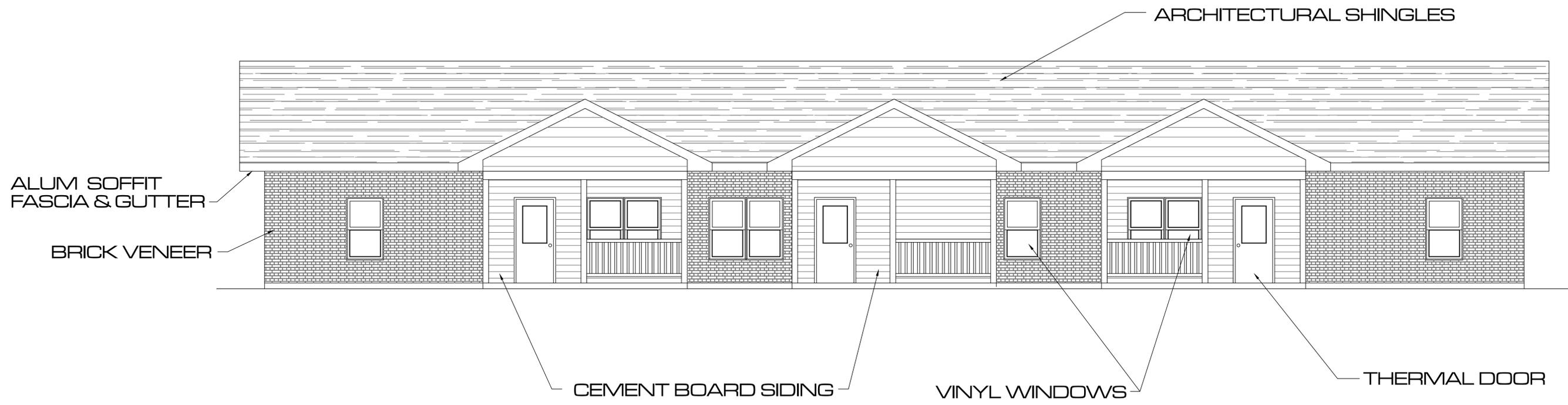
THERMAL DOOR

**COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA**

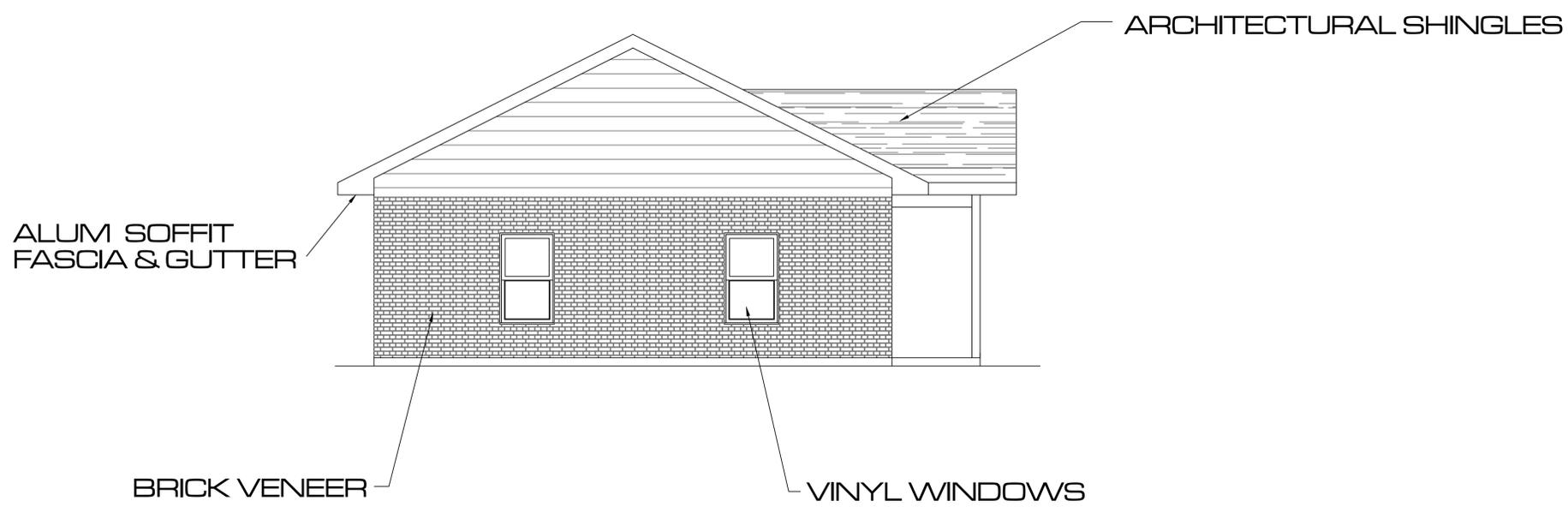
STOCK DESIGN
ARCHITECTURE
307 N. 36TH STREET SUITE 111
QUINCY, IL 62301
PHONE: 217-223-1795 FAX: 217-223-2357
EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM



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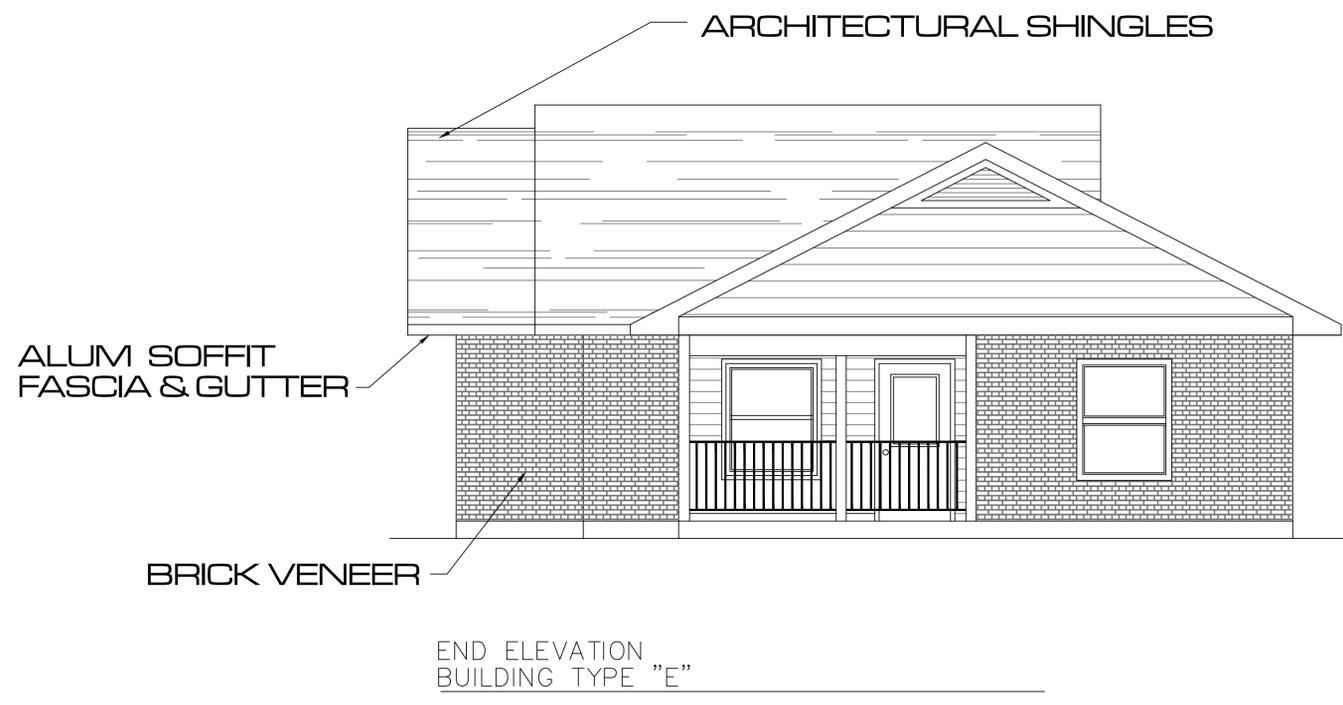
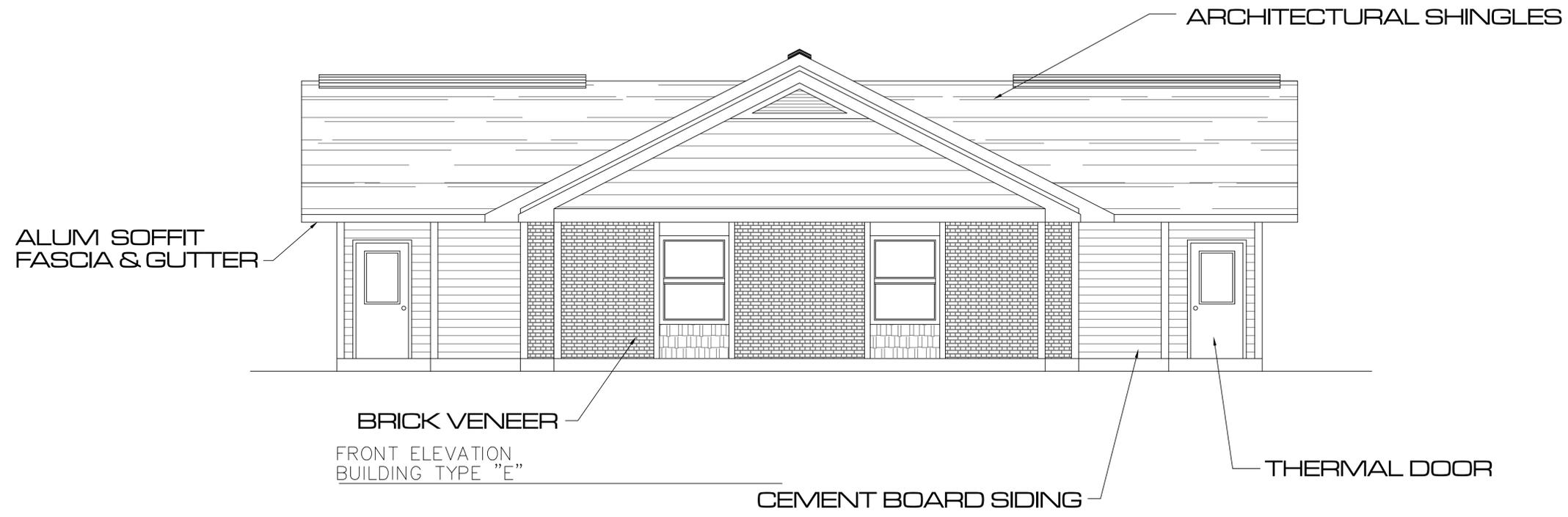


FRONT ELEVATION
BUILDING TYPE "D"



END ELEVATION
BUILDING TYPE "D"

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