

Valley County Planning and Zoning

PO Box 1350 • 700 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: PUD-23-02, C.U.P-23-11, DR-23-28, and SR-23-18 Alpine Storage – Final Development Plan

MEETING DATE: February 12, 2026

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT: Jeff Hatch, Hatch Design Architecture
200 W 36th ST, Boise, ID 83714

PROPERTY OWNER: Carmello Echanis
845 W Rollins ST, Boise, ID 83706

LOCATION: 450 South Samson Trail
Parcel RP18N03E169755 located in the SESE Section 16, T.18N, R3E,
Boise Meridian, Valley County, Idaho

SIZE: 2.81-acre Parcel

REQUEST: Self-Storage Facility - Commercial Use

EXISTING LAND USE: Bare Ground

Cam Echanis is requesting approval of the final development plan for a self-storage facility. Two buildings with 34 units will total 38,808-sqft on 2.81 acres. Total lot coverage is 31.7%. An individual septic system and individual well are proposed. A public pedestrian pathway would run along the eastern property line.

Access would be from S. Samson Road, a public road.

The site is addressed at 450 South Samson. This site is within the McCall Impact Area boundaries that were effective January 1, 2026.

This application was originally submitted to the Joint McCall Planning and Zoning Commission under City of McCall Code 3.10 Planned Unit Development. The administration of this application has transferred to Valley County with review by the Valley County Planning and Zoning Commission.

FINDINGS:

1. The Procedural History is included in the attached Facts and Conclusions for August 5, 2025.
2. At the McCall Area Planning and Zoning Commission public hearing on July 1, 2025, the Commission considered the revised materials, deliberated, closed the public hearing, and voted to instruct staff to prepared findings of fact, conclusions of law, and a decision

document consistent with approval of the applications based on commissioners deliberations and based on findings that the **criteria of Design Review and Scenic Route had been met.**

McCall Code 3.10 Planned Unit Development

3.10.09 Application Procedure

(G) Final Development Plan: Within eighteen (18) months after approval of the preliminary development plan, the applicant shall submit to the city a final development plan for the entire PUD or a final development plan for the first phase of development if the PUD has been approved for phased development. The applicant shall submit final development plans for any subsequent phases within the time limit specified in the approval of the preliminary development plan. (Ord. 883, 11-4-2010)

1. **The final development plan may be submitted to the commission** upon approval by the city of detailed improvement plans, including private street construction, utility locations, drainage, dedications of easements and public facilities, along with a proposed schedule for phasing. Any necessary agreements for maintenance, etc., shall be prepared and submitted for review and approval at this time.

2. **Items that shall be included in the final development plan are:**

(a) Drawings And Information: The final development plan shall be drawn in clear and legible form on good quality tracing paper or Mylar® drafting film at a reasonable size and scale to clearly show all required information. Ten (10) prints of the plan made from this drawing shall accompany the application.

(b) Information Required On The Plan: In addition to that required by the preliminary development plan, or otherwise specified by law, the following information shall be shown on the plan:

- (1) Reference points of identified existing surveys related to the PUD plan by distances and bearings and referenced to field book or map, including stakes, monuments or other evidence found on the ground and used to determine the boundaries of the PUD.
- (2) The location and width of streets and easements intercepting the boundary of the tract.
- (3) Easements and stormwater drainage facilities clearly identified and, if already of record, their recorded reference. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the PUD shall be shown. If the easement is being dedicated by the plan, it shall be properly referenced in the owner's certificates of dedication.
- (4) Identification of land to be dedicated for any purpose, public or private.
- (5) Other plans and studies as required at preliminary approval such as a grading plan, soils engineer report, traffic study, detailed landscaping and buffering plans where required.

(c) Additional Certificates Or Drawings: The following may be combined where appropriate:

- (1) A certificate signed and acknowledged by all parties having any recorded title interest in the land, consenting to the preparation and recording of the PUD.
- (2) A certificate signed and acknowledged as above, dedicating the land intended for public use, if any.
- (3) A certificate with the seal of and signed by the surveyor responsible for the survey.
- (4) A title report issued by the title insurance company verifying ownership by the applicant of real property that is to be dedicated to the public.
- (5) A copy of any deed restrictions applicable to the PUD.

(d) Design Plan: A detailed design plan for the PUD site including:

- (1) The location of proposed buildings and structures, parking and maneuvering areas and/or the location of allowable building areas of individual lots, if any.
- (2) Building setback lines, if any, that are to be made part of the PUD restrictions.

- (3) The location and type of proposed buildings, structures or improvements in common open space areas.
 - (4) The location and detailed information for all proposed streets, with approval by the city for public streets and fire marshal for private streets.
 - (5) A plan for water mains approved by the city and fire hydrants approved by the fire chief.
 - (6) A plan for sanitary sewer approved by the city.
 - (7) A plan for stormwater drainage with approval by the city.
 - (8) Plans for additional improvements such as pedestrian ways, street lighting, public utilities, street trees, etc. (Ord. 821, 2-23-2006, eff. 3-16-2006)
 - (9) The applicant shall provide the data as required by the digital data submittal standards policy. (Ord. 899, 5-24-2012)
- (e) Landscaping And Buffering Plan: A landscaping and buffering plan for common open space areas, the periphery of the PUD and other required locations. The plan shall show area to remain in natural vegetation; and, in a clear manner, the area, sizes, numbers and general types of plant and other materials to be used. Revegetation of common open space areas and periphery areas disturbed during the construction of services, dwellings or other facilities proposed during the construction schedule, if cannot be completed prior to occupancy of dwellings or as otherwise required by the conditions of approval, an improvement guarantee of a sufficient amount shall be required to assure timely completion.
- (f) Restrictive Covenants Or Conditions: The subdivider shall submit in final form any restrictive covenants or conditions that shall be applied to the subdivision, including architectural or design controls, organization of a homeowners' association, assessments, various homeowners' committees, easements, and a legal description of the property. Also to be submitted, if required, are the final bylaws and articles of incorporation of the homeowners' association.

(H) Commission Recommendations On Final Plan: The commission shall recommend to the council [insert Board] approval, approval with modifications, or disapproval of the final development plan. The commission shall base an approval on evidence that the final development plan fulfills the requirements of the preliminary PUD approval and all applicable requirements of this title and title IX of this code have been met.

STAFF COMMENTS / QUESTIONS:

The code says, "Within eighteen (18) months after approval of the preliminary development plan, the applicant shall submit to the city a final development plan for the entire PUD or a final development plan for the first phase of development if the PUD has been approved for phased development."

The Valley County P&Z staff is now administering the application.

The Valley County P&Z Commission will make a recommendation to the Board of County Commissioners, using the listed McCall Code as guidance.

Note, there is a condition of approval prior to issuance of building permit, which includes a road mitigation agreement and deeding of right-of-way. (See Page 27 of the Find of Fact, Conclusions of Law, and Decision)

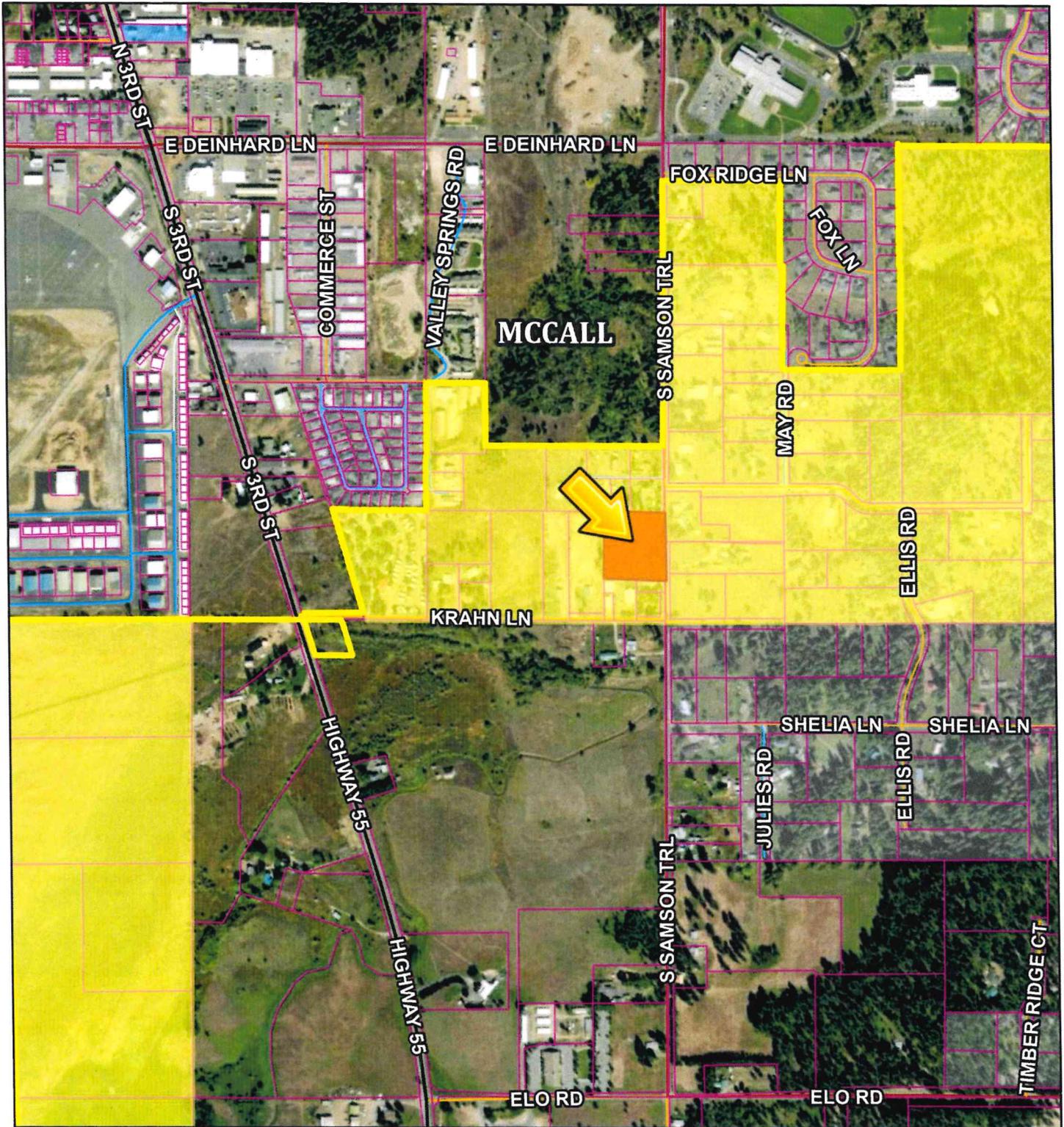
There is no subdivision of the units at this time, so title IX does not apply.

ATTACHMENTS:

- Location Map
- Aerial Map
- Assessor's Plat – T18N R3E Section 16
- ROS 14-346
- Submittal from applicant:
 - Final PUD Narrative for Alpine Storage, January 27, 2026
 - Site Plan and Drawings
 - FAA Form 7460-1
 - Signed Facts and Conclusions, McCall Area Planning and Zoning Commission, August 5, 2025

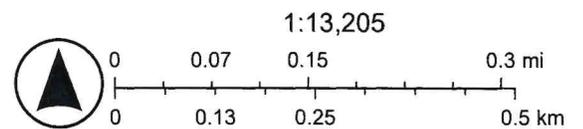
END OF STAFF REPORT

PUD-23-02 Alpine Storage - Location Map



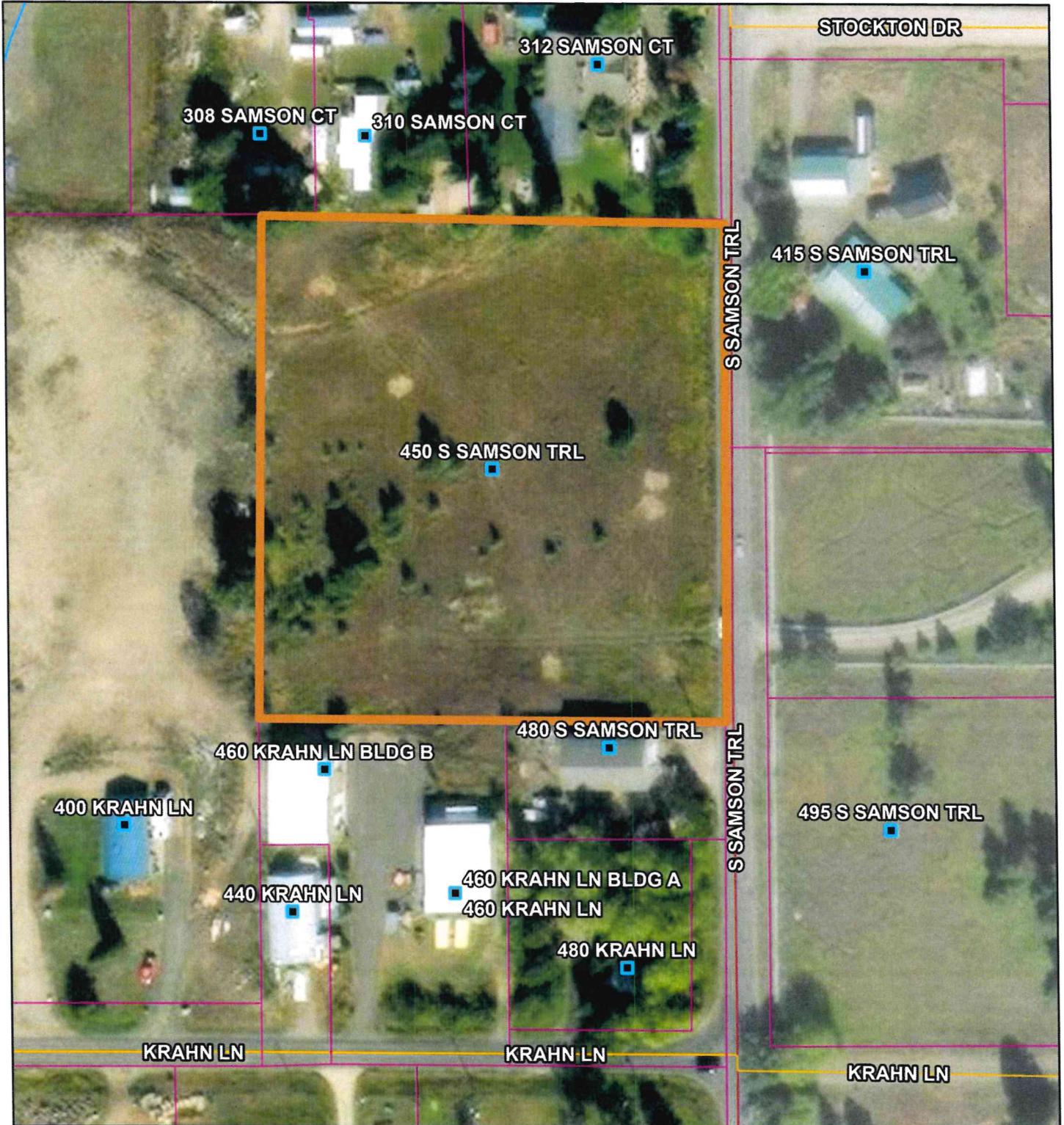
1/23/2026, 10:49:23 AM

- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries
- Roads**
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



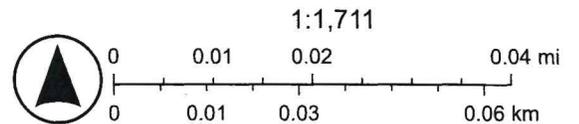
Vantor

PUD-23-02 Alpine Storage - Aerial Map



1/23/2026, 10:57:33 AM

- Address Points
- Parcel Boundaries
- Roads
 - COLLECTOR
- URBAN/RURAL
- PRIVATE



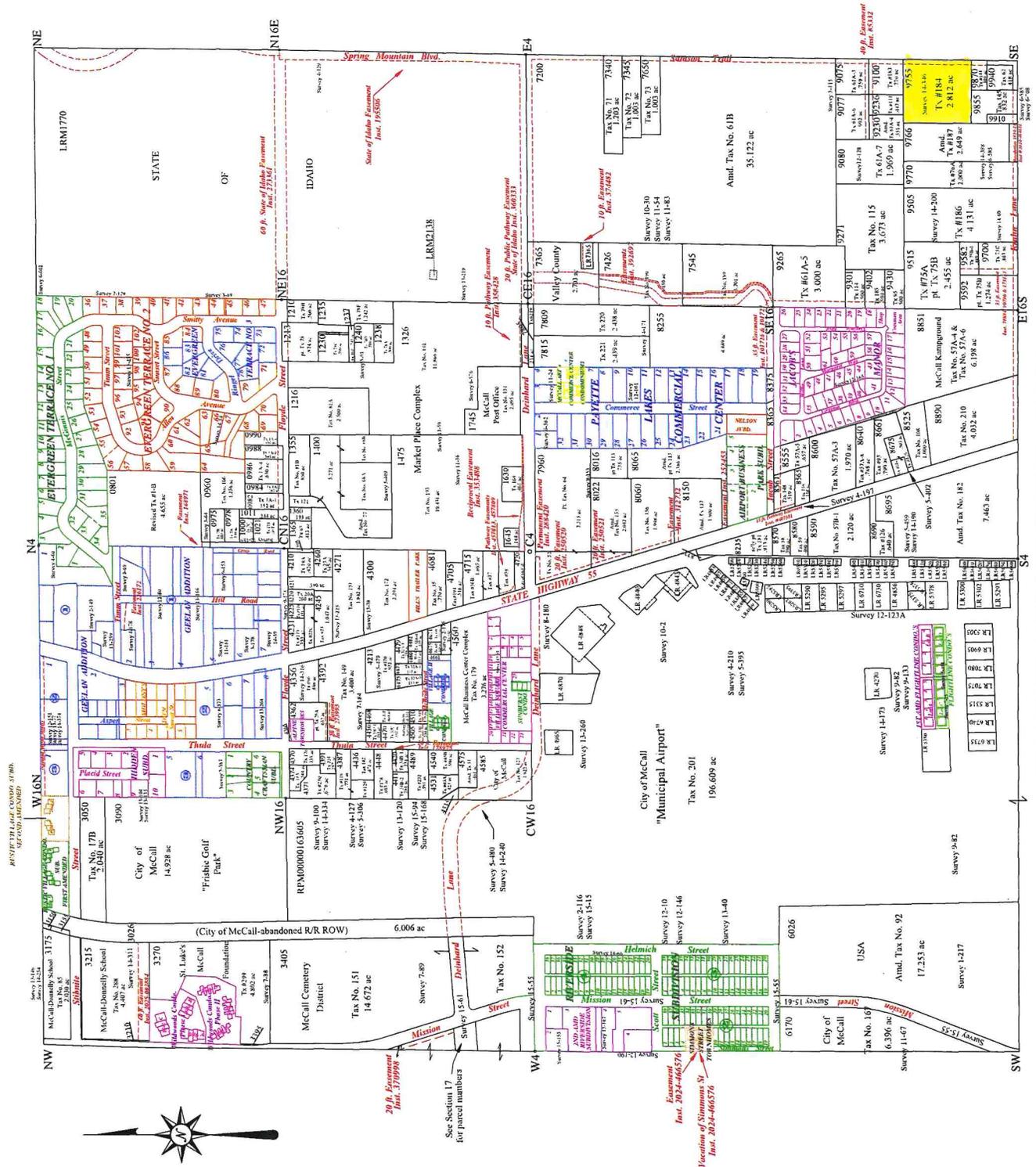
Microsoft, Vantor

PLAT TITLE

T W P . 1 8 N R O S E S E C . 1 6

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: 1" = 400 ft.
Date: 12/30/2025
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

From: Steve Thiessen <steve@hatchda.com>
Sent: Monday, February 2, 2026 2:52 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Abbey R. Germaine <ARG@elamburke.com>; Brian Oakey <boakey@valleycountyid.gov>;
Jeffery Hatch <jeff@hatchda.com>
Subject: Re: Alpine Storage Final PUD

Good afternoon Cynda,

I have attached the revised narrative. Section 4 addresses the key differences between the preliminary and final site plan. I have also attached the City approved elevations and renderings as Exhibit C in the narrative. Please review and let me know if you have any question or require additional information. Since this is not a public hearing, will be required to attend?

Thank you,
Steve

Steve Thiessen, AIT

Hatch Design Architecture
200 w. 36th Street, Boise, ID 83714
C: 208-598-5032
O: 208-475-3204 ex 5
D: 208-370-5992
E: steve@hatchda.com



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Final PUD Narrative Alpine Storage

January 27, 2026

Valley County Planning and Zoning
Attn: Cynda Herrick
700 South Main Street
PO Box 1350
Cascade, ID 83611

**RE: Final PUD application for Alpine Storage
450 S. Samson Rd., McCall, ID 83638**

1. Planned Unit Development:

The purpose of this PUD is to construct a 36,864 sq ft self-storage facility in the CC zone. The use of the PUD is required for a subdivision over 2 acres in the CC zone. The owner may pursue a condominium plat in the future. The principal amenities of the PUD will be a publicly dedicated pedestrian pathway running along Eastern boundary of the property, which will be lined with native and suitable plantings. The internal road and easements within the site will be private and will be maintained by the owner. Potable water will be provided by a private well. Sanitary sewage disposal will be provided by a private septic system.

- Property Size: 122,500 sq ft (2.81 acres)
- New building footprints: 36,864 sq ft
- Total Lot Coverage: 30.1%
- Drive aisles: 33.7% (41,294 sq ft)
- Landscaping/Open Space: 25.8% (31,613sq ft)
- Public right of way and pathway: 10.4% (12,729)

2. PUD Development Standards (MCC 3.10-08):

- Residential Density: N/A
- Landscaping: Please see landscape plans.
- Off Street Parking: Adequate parking is provided within the storage facility.
- Signs: A sign is not proposed with this project.
- Storm Water Management: Please see engineering documents.
- Open Space: Generous landscaping and sufficient snow storage areas are located throughout the site.



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3. Conditions of Approval

Prior to the application for a building permit.

- The applicant shall receive final engineering approval.
This is understood.
- The applicant shall receive approval of a Planned Unit Development Final Plan from the Valley County Board of Commissioners.
This is understood.
- The applicant shall revise the Geotechnical Report to better detail the necessary Footings & Foundation design based on the groundwater data and frequent frost depth.
This is understood.
- The applicant shall provide a copy of the submitted FAA Form 7460-1.
This is understood, please see the attached form.
- The applicant shall provide a revised set of civil plans addressing the comments of the Valley County Recreation Planner.
The site plan has been revised per the Valley County Recreation Planner's comments. Please see the revised site plan on Sheet A-1.0 and email from Dave Bingaman.
- The applicant shall dedicate 35' of roadway along South Samson Trail to Valley County and enter into a road maintenance agreement to mitigate for traffic impacts of the proposed development.
This is understood.
- The applicant shall provide proof of septic permit
This is understood.

The issuance of a certificate of occupancy

- The applicant shall reseed all disturbed areas with native grasses or wildflowers
This is understood.

4. Key Differences from the Preliminary PUD:

On June 17, 2024 the Valley County Board of County Commissioners (BOCC) approved PUD-23-2 and CUP-23-11. The BOCC remanded DR-23-28 and SR-23-18 back to the City of McCall's Planning and Zoning Commission (P&Z). The applicant worked with the City of McCall and the P&Z to come up with a site layout and elevations that would ultimately receive design review and scenic route approvals. The findings and conclusion approving the design review and scenic route applications were adopted on August 5, 2025. These continued discussions and deliberations resulted in considerable changes to the site layout that was originally approved by the BOCC.



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The building count was reduced from three to two. This allowed for an east-west orientation, pulling the buildings away from Samson Trail and lessening the building frontage. The preliminary PUD's site plan is attached as **Exhibit A**. The final PUD's site plan is attached as **Exhibit B**. The table below compares the final and preliminary PUD.

	Final PUD	Preliminary PUD
Building Count	2	3
Unit Count	34	37
Total Building Footprints	36,864 SF	38,886 SF
Lot Coverage	30.1%	31.7%

These changes also caused the street façade and elevations to change. The City of McCall approved elevations and renderings are attached as **Exhibit C**.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE

Exhibit A

Preliminary PUD Site Plan
(exhibit on following page)



THIS PLAN IS THE PROPERTY OF MATCH DESIGN ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATCH DESIGN ARCHITECTURE. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED. MATCH DESIGN ARCHITECTURE ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.

NEW CONSTRUCTION FOR:
ECHANIS STORAGE
450 S SAMSON TRAIL, MCALL, ID

DATE: MAY 08, 2018	PROJECT: ECHANIS STORAGE
DRAWN BY: J. H. HARRIS	SCALE: AS SHOWN
CHECKED BY: J. H. HARRIS	DATE: 05/08/18
PROJECT NUMBER: 23118	

SITE PLAN

A-1.0
SHEET

SITE RECAP

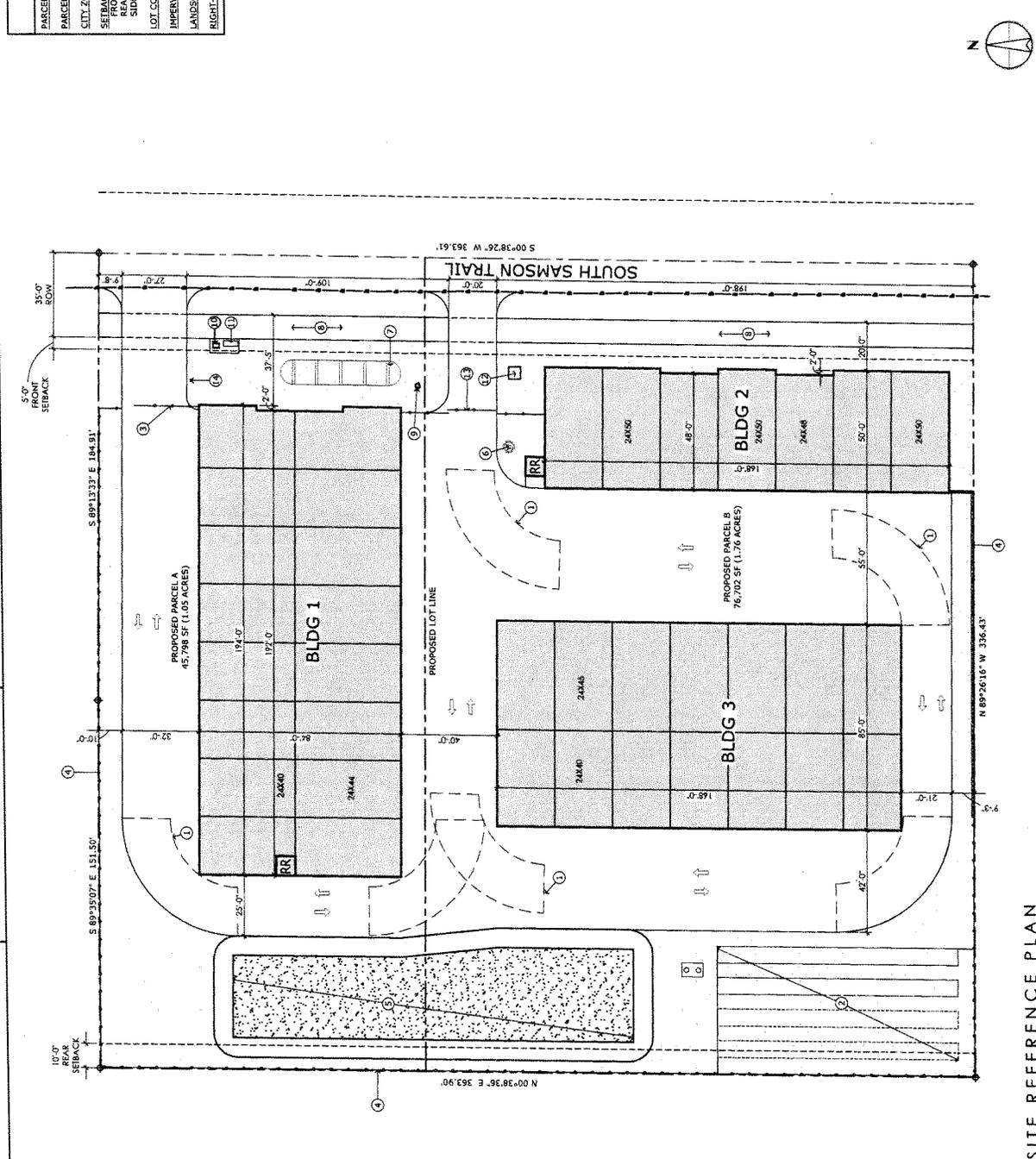
PARCEL #: RP1803E169755
 PARCEL AREA INCLUDING RIGHT-OF-WAY: TOTAL - 2.81 ACRES (122,500 S.F.)
 CITY ZONING: CC
 SETBACKS:
 FRONT 5'-0"
 REAR 10'-0"
 SIDES 0'-0"
 LOT COVERAGE (BLDG. FOOTPRINTS): 38,886 SF (31.7%)
 IMPERVIOUS SURFACE (DRIVE AISLES / PATHWAYS): 41,744 SF (34.1%)
 LANDSCAPING / DETENTION / PERMEABLE SURFACE: 32,779 SF (26.8%)
 RIGHT-OF-WAY: 9,091 SF (7.4%)

BUILDING AREA RECAP

BUILDING 1	TOTAL AREA:	16,224 SQ. FT.
BUILDING 2	TOTAL AREA:	8,382 SQ. FT.
BUILDING 3	TOTAL AREA:	14,280 SQ. FT.
TOTAL OVERALL AREA:		38,886 SQ. FT.

- KEYNOTES**
1. LINES INDICATE FIRE ENGINE ACCESS.
 2. PROPOSED SEPTIC LOCATION.
 3. SECURITY GATE.
 4. PROPOSED FENCE.
 5. PROPOSED DETENTION POND, SEE CIVIL DRAWINGS.
 6. PROPOSED WELL LOCATION.
 7. PROPOSED 30,000 GALLON FIRE CISTERN.
 8. PROPOSED 10' WIDE GRAVEL PATHWAY.
 9. PROPOSED FIRE DEPT. CONNECTION.
 10. PROPOSED PUBLIC BIKE RACK.
 11. PROPOSED PUBLIC BENCH.
 12. PROPOSED TRANSFORMER LOCATION.
 13. GATED EMERGENCY ACCESS ONLY.
 14. ACCESS KEYPAD.

- GENERAL NOTES**
1. ALL INTERNAL DRIVE AISLES WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
 2. ALL STORMWATER TO REMAIN ONSITE.
 3. THE SEPTIC SYSTEM AND WELL WILL BE A PRIVATE SYSTEM AND WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.



SITE REFERENCE PLAN
SCALE: 1"=20'-0"

Exhibit B

Final PUD Site Plan
(exhibit on following page)



HATCH DESIGN ARCHITECTURE
 1515 S. STATE ST. SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-2555
 FAX: (303) 733-2555
 WWW: HATCHDESIGNARCH.COM

ALPINE STORAGE

NEW CONSTRUCTION FOR:

450 S SAMSON TRAIL, MCCALL, ID

DATE: 10/27/2023	SCALE: AS SHOWN
DRAWN BY: J. HATCH	DATE: 10/27/2023
CHECKED BY: J. HATCH	DATE: 10/27/2023
DATE: 10/27/2023	DATE: 10/27/2023

SITE PLAN
 SHEET NO. A-1.0

SITE RECAP

PARCEL #: R418ND0169755
 PARCEL AREA (INCLUDING RIGHT-OF-WAY): TOTAL - 3.81 ACRES (122,500 S.F.)
 CITY ZONING: CC

SETBACKS:
 FRONT: 5'-0"
 REAR: 10'-0"
 SIDES: 0'-0"

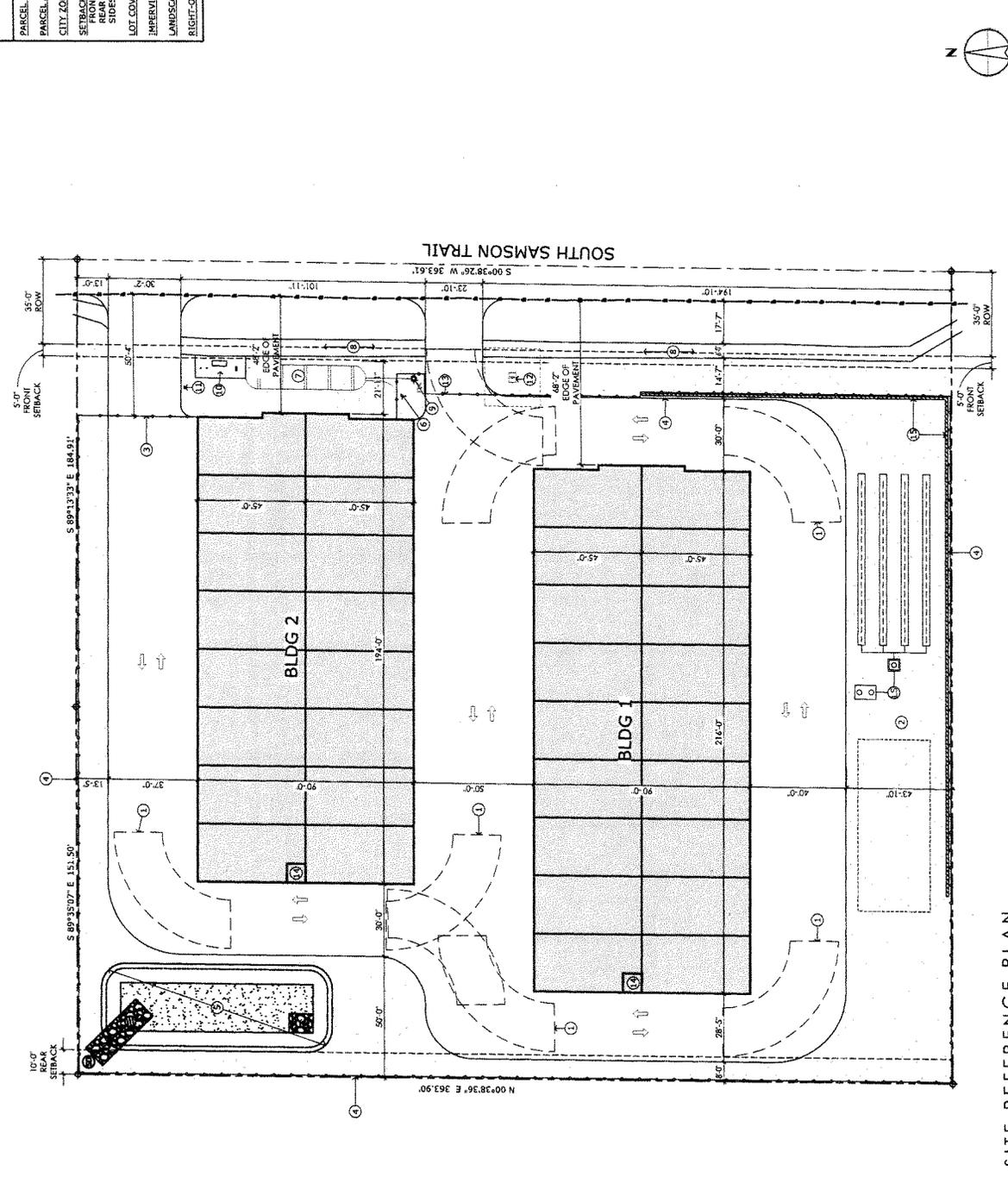
LOT COVERAGE (BLDG. FOOTPRINTS): 36,864 SF (30.1%)
 IMPERVIOUS SURFACE (DRIVE AISLES): 41,294 SF (33.7%)
 LANDSCAPING / DETENTION / PERMEABLE SURFACE: 31,613 SF (25.8%)
 RIGHT-OF-WAY: 17,729 SF (14.4%)

BUILDING AREA RECAP

BUILDING 1	TOTAL AREA:	19,512 SQ. FT.
BUILDING 2	TOTAL AREA:	17,352 SQ. FT.
TOTAL OVERALL AREA:		36,864 SQ. FT.

- KEYNOTES**
1. LINES INDICATE FIRE ENGINE ACCESS.
 2. PROPOSED SEPTIC LOCATION.
 3. SECURITY GATE.
 4. PROPOSED FENCE.
 5. PROPOSED DETENTION POND, SEE CIVIL DRAWINGS.
 6. PROPOSED WELL LOCATION.
 7. PROPOSED 30,000 GALLON FIRE CISTERN.
 8. EXISTING RECYCLED ASPHALT PATHWAY.
 9. PROPOSED FIRE DEPT. CONNECTION.
 10. PROPOSED PUBLIC AMENITIES, SEE SHEET A-1.1.
 11. ACCESS KEYPAD.
 12. PROPOSED TRANSFORMER LOCATION.
 13. GATED EMERGENCY ACCESS ONLY.
 14. PROPOSED RESTROOM.
 15. PROPOSED RETAINING WALL, SEE CIVIL DRAWINGS.

- GENERAL NOTES**
1. ALL INTERNAL DRIVE AISLES WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
 2. ALL STORMWATER TO REMAIN ONSITE.
 3. THE SEPTIC SYSTEM AND WELL WILL BE A PRIVATE SYSTEM. THESE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.



SITE REFERENCE PLAN
 SCALE: 1"=20'-0"

Exhibit C

Approved Elevations and Rendering
(exhibit on following page)

HATCH DESIGN
 ARCHITECTURE
 200 WEST 34TH ST
 BOISE, IDAHO 83718
 PHONE (208) 455-2200
 FAX (208) 455-2205
 COMMERCIAL DIV.
 MARCH DESIGN
 ARCHITECTURE



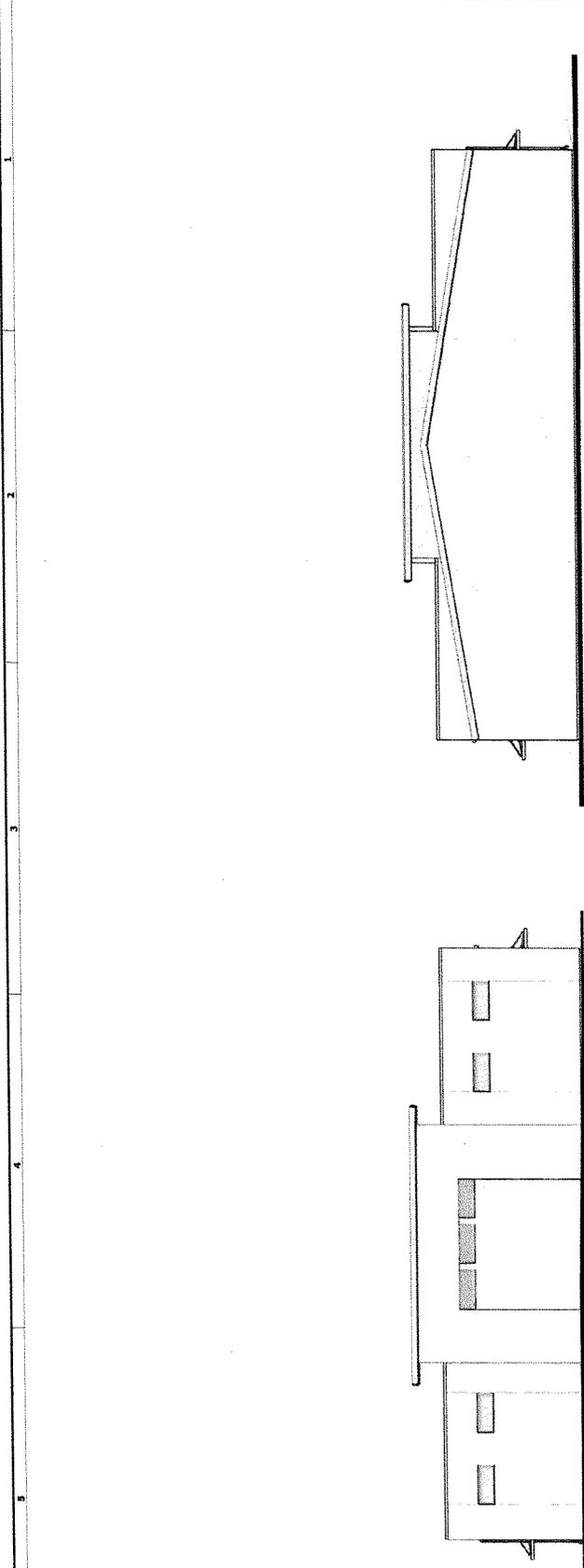
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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
ALPINE STORAGE
 MCCALL, IDAHO

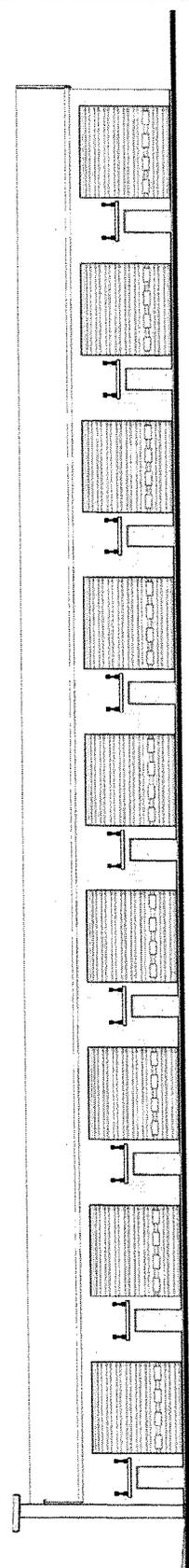
DATE: April 2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 JOB NUMBER: 20116
 SHEET TITLE: BUILDING ELEVATIONS

A-4.0
 BUILDING ELEVATIONS

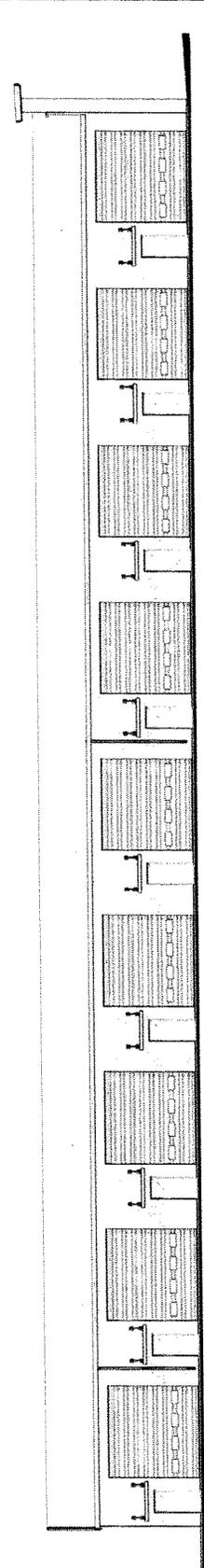


BUILDING 1 - WEST ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING 1 - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING 1 - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING 1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

HATCH DESIGN
ARCHITECTS
200 WEST 90TH ST
BOISE, IDAHO 83718
OFFICE: (208) 475-2004
COMMERCIAL ZONE
CONTRACT NO. 2004-0001



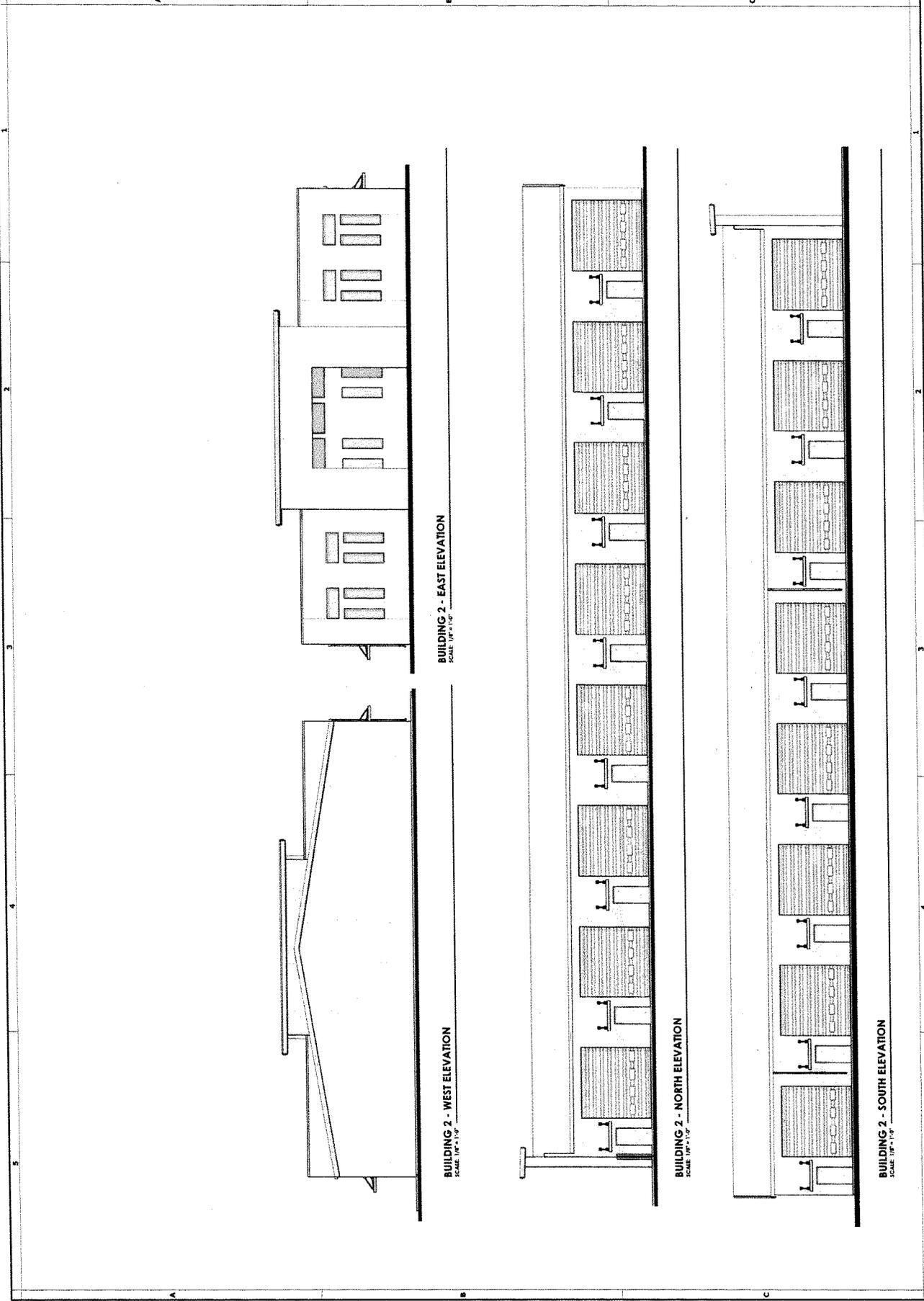
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NEW CONSTRUCTION FOR:
ALPINE STORAGE
MCCALL, IDAHO

DATE: 06/17/2014
DRAWN BY: JRM
CHECKED BY: JRM
JOB NUMBER: 23116
SHEET TITLE:
BUILDING ELEVATIONS

DATE: 06/17/2014
DRAWN BY: JRM
CHECKED BY: JRM
JOB NUMBER: 23116
SHEET TITLE:
BUILDING ELEVATIONS

A-4.1



BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

