

DESIGN REVIEW	
Permit info: <u>DSRFY2021-0008</u>	
Application Date: <u>02/10/2021</u>	Rec'd by: <u>ES</u>
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>Michael W. Leo</u>	Name: <u>Dan Donegan</u>
Company: <u>Khaos Coffee, LLC</u>	Company: <u>Sunrise Asset Management, LLC</u>
Address: <u>4976 W. Willow Ln.</u>	Address: <u>P.O. BOX 140272</u>
City: <u>Boise</u>	City: <u>Garden City</u>
State: <u>ID.</u> Zip: <u>83703</u>	State: <u>ID.</u> Zip: <u>83714</u>
Tel.: <u>(805) 722-0959</u>	Tel.: <u>(208) 860-5483</u>
E-mail: <u>khaos.coffee@gmail.com</u>	E-mail: <u>dan.donegan@simplyleds.com</u>

**PROPERTY AND DESIGN INFORMATION** : tenant improvements   
 This application is a request to:     Construct New     Addition     Subdivision

Site Address: <u>108 W. 33rd St., Garden City, ID 83714, Unit #106</u>		
Subdivision Name: <u>R2734530320</u>	Lot: <u>4 to 7</u> <u>28 + 29</u>	Block: <u>N</u>
Tax Parcel Number: <u>Fairview Acres, Sub 4</u>	Zoning: <u>C-2</u>	Total Acres: <u>1.03</u>
Proposed Use: <u>Coffee Roasting w/retail store front</u>	Floodplain: <input checked="" type="radio"/> Yes <input type="radio"/> No	

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Quinty W. Lee 2-9-2021  
Signature of the Applicant (date)

Kathleen P. Lee 2-9-2021  
Signature of the Owner (date)

### APPLICATION INFORMATION REQUIRED

Note:

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

#### **ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent                 | <input checked="" type="checkbox"/> Affidavit of Legal Interest         |
| <input checked="" type="checkbox"/> Neighborhood Map   | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan  |   |
| <input type="checkbox"/> Landscape Plan  |   |
| <input checked="" type="checkbox"/> Schematic Drawing  |   |
| <input type="checkbox"/> Lighting Plan   |   |
| <input type="checkbox"/> Topographic Survey  |   |
| <input type="checkbox"/> Grading Plan  |   |
| <input type="checkbox"/> Will Serve Letter <b>**If required, must submit a Fire Flow Request</b> |   |
| <input type="checkbox"/> Ada County Approved Addresses   |   |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials                      |   |

## PLEASE CHECK THE FOLLOWING:

### INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

NA

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

**INFORMATION REQUIRED ON GRADING PLAN:**

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

***\*Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

***\*Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- Statement must include a list of the application materials to be waived and an explanation for the request.

KHAOS COFFEE, LLC  
4976 W. Willow Ln.  
Boise, Idaho 83703  
Michael Leo, Project Manager, 805-722-0959

City of Garden City  
Community Development/Design Review  
Garden City, Idaho

Site: 108 W. 33<sup>rd</sup> St., Suite #106, Garden City, Idaho

Pursuant to our Design Review application for 108 W. 33<sup>rd</sup>, Suite #106, we respectfully request approval to commence the remodel planned for this space. The site will be well maintained and managed to alleviate any impact on surrounding neighbors. This project will meet all current codes and regulations.

The following are the existing plans we have for suite #106:

1. Replace existing window on the SE side of suite 106, facing W. 33<sup>rd</sup> St., with a garage door with glass windows. This involves removing the window and blocks below the window and replacing with a windowed garage door. The opening will remain the same width as the currently existing window.
2. Replace existing garage door on SE side of suite 106, facing W. 33<sup>rd</sup> St., with a more appealing garage door that matches the other garage door with windows.
3. Designate the exterior space (currently a small parking space) on the SE side of the building, directly in front of the suite, as an outdoor seating space, with tables and chairs.
4. Enhance the outdoor seating area with potted plants and small trees to form a barrier and improve the aesthetics of the outdoor space. Evergreen shrubs or small trees will be included in this plan to maintain a year around appeal.
5. Provide shaded area to outdoor seating by putting in place appealing shade sails with appealing color.
6. Paint the SE side (store front) of the building.
7. Paint the NE side of the building (Stockton St.) alley side, 15' extending along Stockton St. (alley side of building) adding our business name and logo on the alley side wall.
8. Shared parking is currently being negotiated with neighbors.
9. Pedestrian painted sidewalk to be painted in the easement in front of our space. The walkway will be 5' wide x 30' long.
10. Put in place an outdoor lighting fixture over the front door.

We feel the proposed exterior improvements would be an appealing renovation to this area of the existing building, enhancing the space, attracting attention, and generating an overall better experience.

We kindly request your consideration for approval of this project as submitted. Please contact us with any further questions or if you require any further information, 805-722-0959, Michael Leo, Project Manager.

Thank you,

  
Michael Leo, Project Manager, Khaos Coffee, LLC  
805-722-0959/khaos.coffee@gmail.com

KHAOS COFFEE, LLC  
4976 W. Willow Ln.  
Boise, Idaho 83703  
Michael Leo, Project Manager, 805-722-0959  
khaos.coffee@gmail.com

Site: 108 W. 33<sup>rd</sup> St., Suite #106, Garden City, Idaho

Garden City Design Review Committee,

Khaos Coffee would like to thank Garden City Development Services and their staff, for their consideration and professionalism regarding this project. We are grateful to have the opportunity to work with you.

Unit #106 is a 1400 sq. ft. space. It is part of an existing 28,500 sq. ft. building. No major construction projects will impact business activities in this area. This will be an interior remodel with minor alterations to the store front and exterior area.

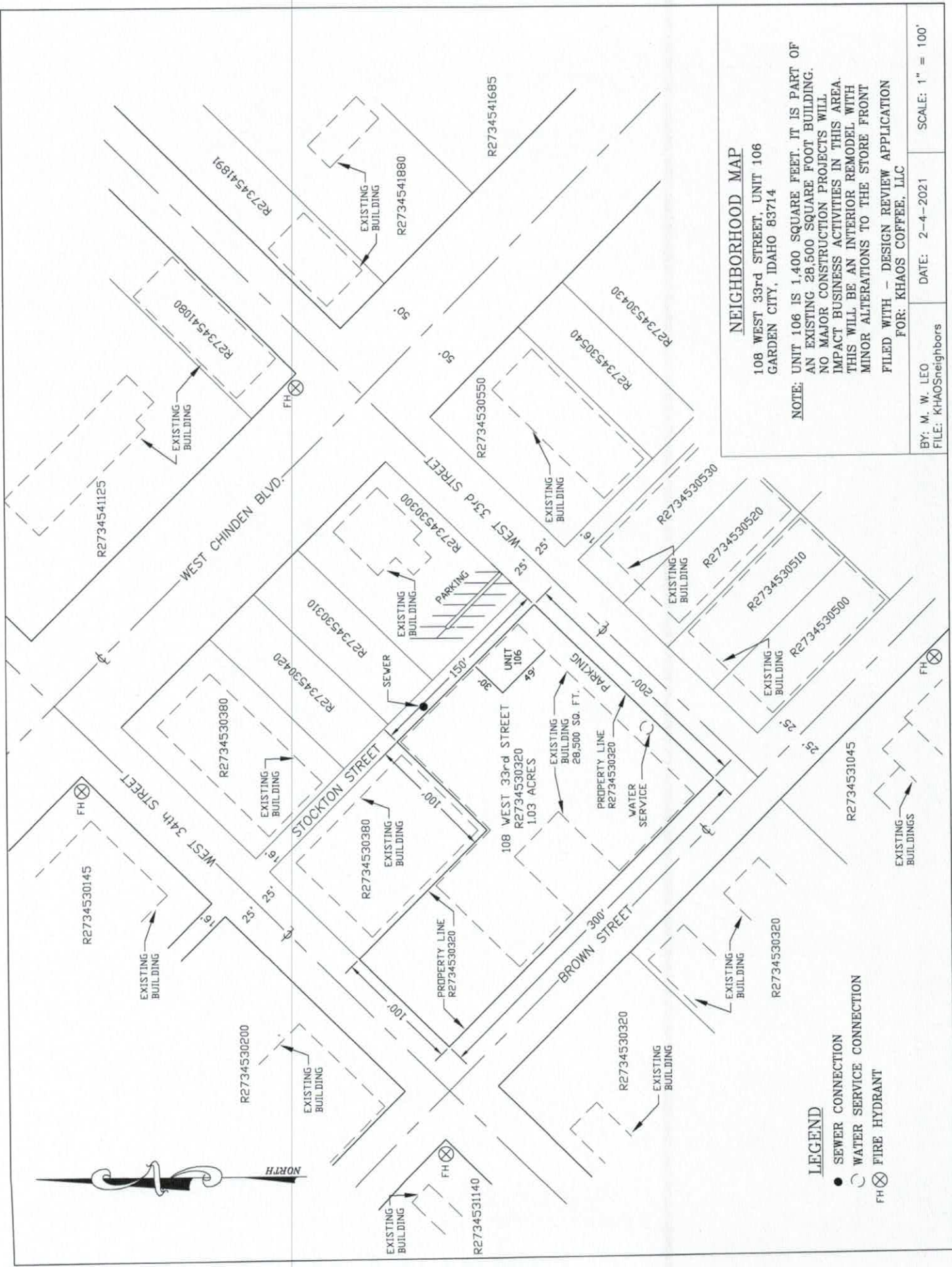
It is our intent to establish a coffee roasting business, Khaos Coffee, LLC, with a small retail store front including seating space, and a small bakery at the location, 108 W. 33<sup>rd</sup> St., Unit 106, Garden City, Idaho. We will be in compliance with C-2 Zoning by operating with a store front combined with a small-scale food processing facility (coffee roasting).

Khaos Coffee, with the approval of the application, would like to remodel the interior to suit the roasting equipment, a small bakery, and retail space with service to customers including a coffee bar and bakery service. We are also upgrading the exterior store front to add to the appeal of the space. The roasting equipment will be operating with an "after-burner" to cleanse and suppress coffee roasting emissions.

We will be working within the guidelines of Garden City's Development Services and Design Review committees, to work within designated codes and parameters. Our goal is to become a destination business that is fully functional, while remaining comfortable, safe, and aesthetically pleasing. We are invested in being an asset to our neighbors and community, while creating options for those seeking artisan roasted coffee, complimentary goods, and an enticing meeting place.

Thank you,

  
Kathleen Leo, owner/Michael Leo, Project Manager



**NEIGHBORHOOD MAP**

108 WEST 33rd STREET, UNIT 106  
GARDEN CITY, IDAHO 83714

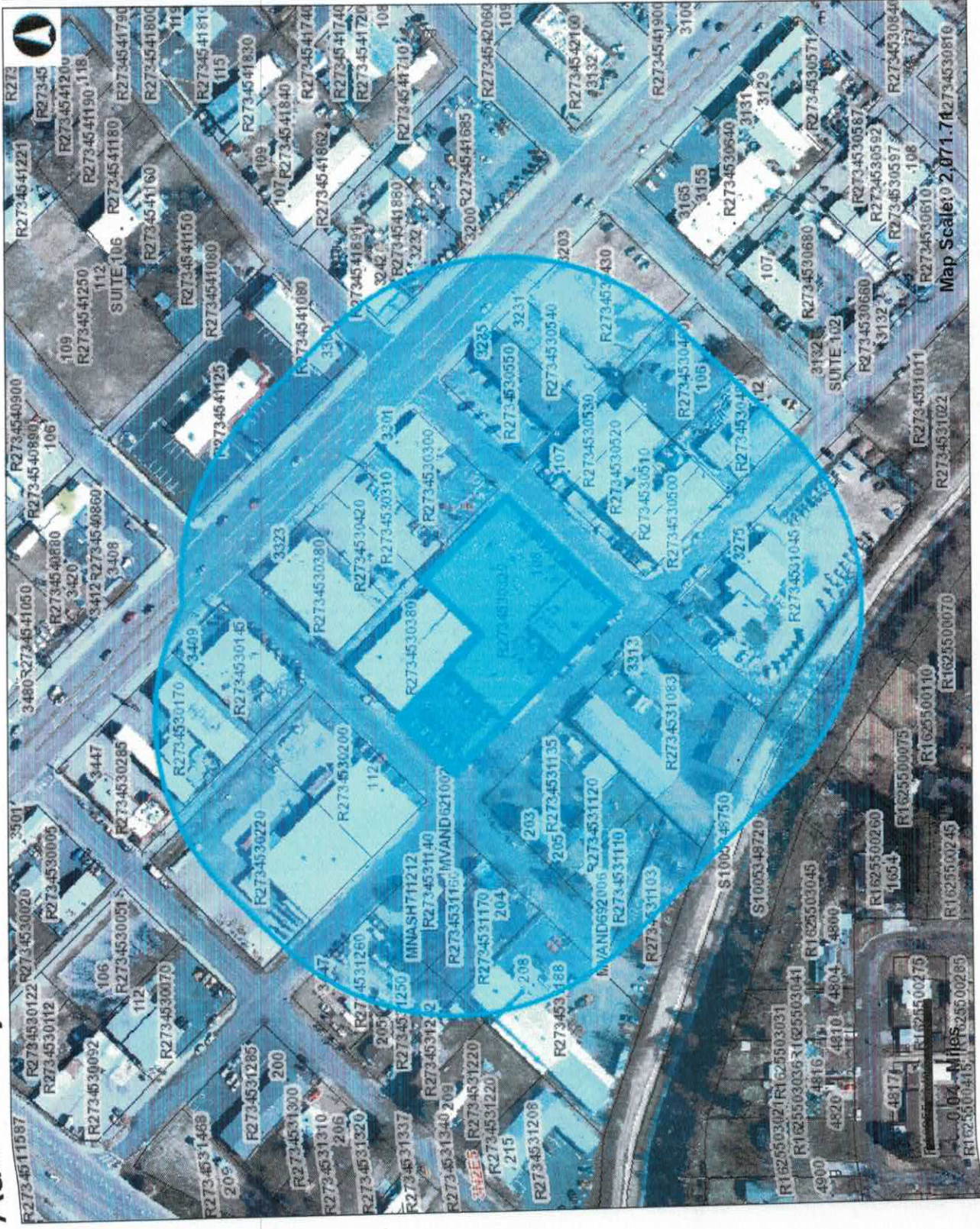
**NOTE:** UNIT 106 IS 1,400 SQUARE FEET. IT IS PART OF AN EXISTING 28,500 SQUARE FOOT BUILDING. NO MAJOR CONSTRUCTION PROJECTS WILL IMPACT BUSINESS ACTIVITIES IN THIS AREA. THIS WILL BE AN INTERIOR REMODEL WITH MINOR ALTERATIONS TO THE STORE FRONT FILED WITH - DESIGN REVIEW APPLICATION FOR: KHAOS COFFEE, LLC

- LEGEND**
- SEWER CONNECTION
  - WATER SERVICE CONNECTION
  - FH ⊗ FIRE HYDRANT



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

# Ada County Assessor



### Legend

- Railroad
- Roads (<2,000 scale)
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
- condos
- Parcels
- CountyBoundary

10/26/2020

Map Scale 1:2,071.71

0.04 Miles



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

November 30, 2020

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 108 West 33<sup>rd</sup> Street

Fire hydrant serving this address: #1007

Fire flow Garden City is able to provide is 1750 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely, **Chad  
Vaughn**

Digitally signed by Chad Vaughn  
DN: cn=Chad Vaughn, o=Garden  
City Public Works, ou=Water  
Department,  
email=cvaughn@gardencityidah  
o.org, c=US  
Date: 2020.11.30 08:37:35 -07'00'

Garden City Public Works Water Division

cc:  
Applicant  
File



6015 Glenwood Street Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of ~~Idaho~~ <sup>Washington</sup> )  
County of ~~Ada~~ <sup>Thurston</sup> )

I, Sunrise Asset Management LLC PO Box 140272  
Name Address

Garden City Idaho 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Michael Leo PO Box 493, Joseph, OR 97846  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 10<sup>th</sup> day of December, 2020

Daniel Donegan  
Signature

Subscribed and sworn to before me the day and year first above written

*Alyssa Kelly*

Notary Public for ~~Idaho~~ Washington ~~etc~~

ALYSSA KELLY  
Notary Public  
State of Washington  
My Appointment Expires  
Jun 15, 2021

Residing at: 8225 Martin Way E, Lacey, WA 98516

My Commission expires June 15<sup>th</sup>, 2021

20F2 *etc*  
1 of 1

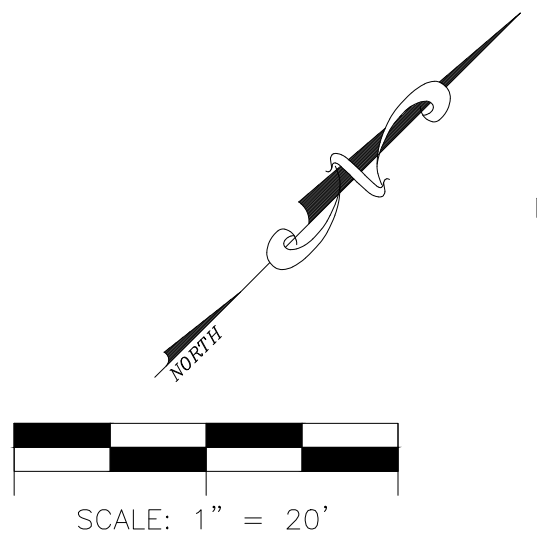
04-13-18

## **Waiver Request**

### **Design Review**

KHAOS COFFEE, LLC is requesting a waiver for the following items:

1. Irrigation Ditch: This site does not have an irrigation ditch running through it or near it.
2. Sidewalk: This site has special considerations making it difficult to adhere to the basic sidewalk standards. It has been proposed (CUP Meeting 1/2021) to paint a sidewalk in front of the building to help guide pedestrian traffic. We are planning on painting a 5 ft. wide x 30 ft. long sidewalk in the easement in front of the building.
3. Landscaping: Our outdoor space is completely paved over. It has been proposed that we provide potted plants to enhance the outdoor area in front of the building (CUP Meeting 1/2021). We are planning on enhancing the area with potted evergreen trees and shrubs as well as seasonal flowers and greenery.
4. Topographic Survey: Not applicable to this site.
5. Grading Plan: Not applicable to this site.



VICINITY MAP  
1" = 200'

108 WEST 33rd STREET  
R2734530320  
1.03 ACRES

25'

NO SETBACK

EXISTING BUILDING  
28,500 SQUARE FEET

20'  
SETBACK

STOP SIGN  
FACING 33rd STREET

PARKING

WATER  
SERVICE

PROPERTY LINE  
R2734530320

200'

PAINTED SIDEWALK  
STREET DRAIN

25'

WEST 33rd STREET

25'

POWER POLE

NO SETBACK

30'  
48'  
UNIT 106  
1,400  
SQ. FT.

TRASH  
ENCLOSURE

STORE FRONT  
OUTSIDE SEATING

STOP SIGN

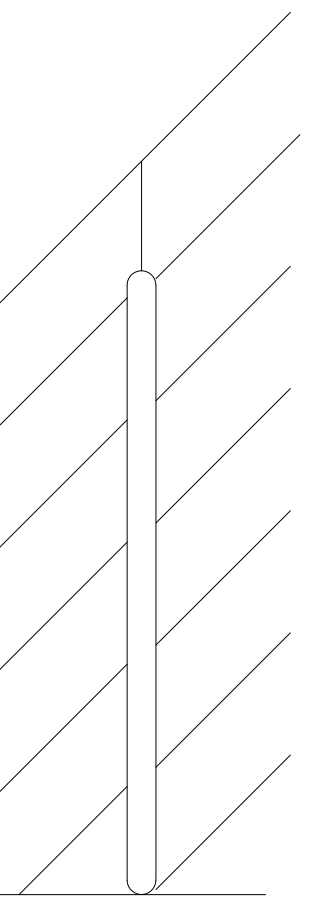
16'

STREET LIGHT ON  
SOUTH SIDE OF  
W. 33RD ST.

TO CHINDEN BLVD.

STOCKTON STREET

PARKING



SEWER

POWER POLE

SITE PLAN

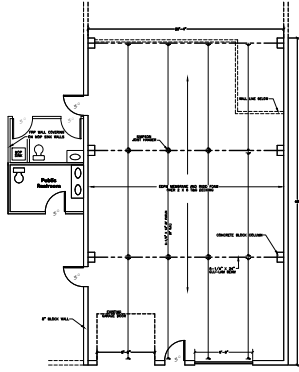
108 WEST 33rd STREET, UNIT 106  
GARDEN CITY, IDAHO 83714  
PARCEL #R2734530320 - 1.03 ACRES  
UNIT 106 IS PART OF AN EXISTING  
28,500 SQUARE FOOT BUILDING

FILED WITH - DESIGN REVIEW APPLICATION  
FOR: KHAOS COFFEE, LLC

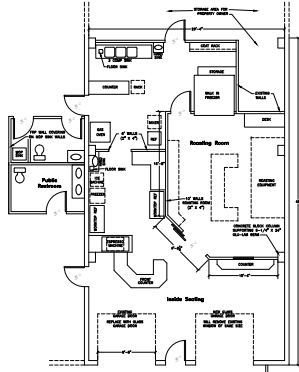
BY: M. W. LEO  
FILE: KHAOS11X17

DATE: 2-4-2021

SCALE: 1" = 20'



EXISTING STRUCTURE  
1/4" = 1'  
1400 SQUARE FEET



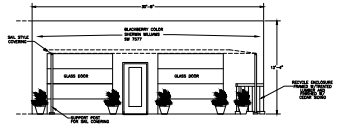
NEW FLOOR PLAN  
1/4" = 1'  
1400 SQUARE FEET

**STRUCTURAL NOTES**

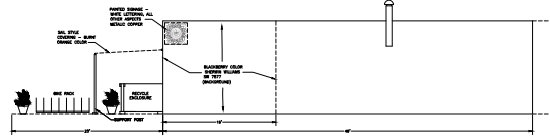
1. ALL WORK SHALL BE ACCORDING TO THE REQUIREMENTS OF THE
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10. ALL WORK SHALL BE ACCORDING TO THE REQUIREMENTS OF THE

TRAVIS IMPROVEMENTS FOR KHAKS COFFEE, LLC	108 W. 33RD STREET UNIT 108 DENVER, CO 80202 1-30-2021
TRAVIS IMPROVEMENTS FOR KHAKS COFFEE, LLC	108 W. 33RD STREET UNIT 108 DENVER, CO 80202 1-30-2021

A1



**SOUTHEAST ELEVATION - FRONT**  
1/4" = 1'

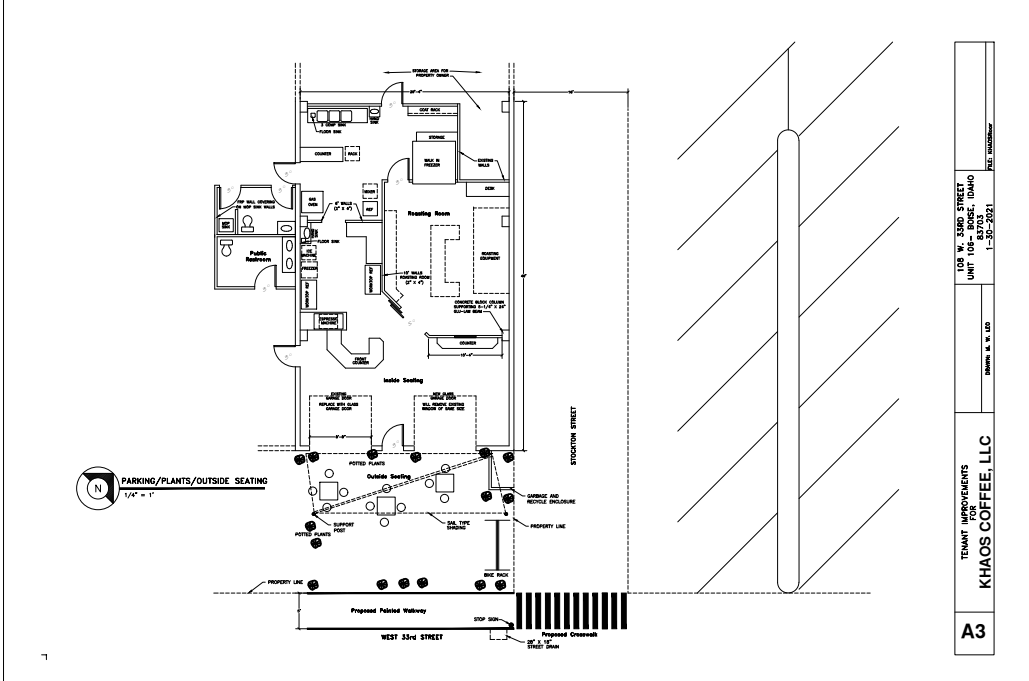


**NORTHEAST ELEVATION**  
1/4" = 1'

TRUANT ARCHITECTS FOR <b>KHAOS COFFEE, LLC</b>	108 W. 1360 STREET UNIT 108 - BOISE, IDAHO 83725-2821 TEL: 208.333.8181
	DRAWN BY: M. LEO

**A2**



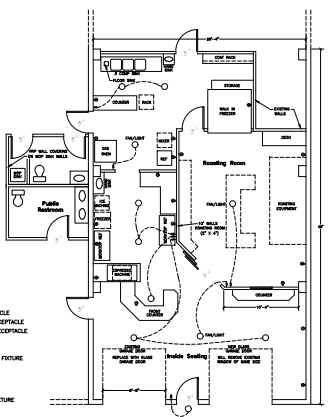


TENANT IMPROVEMENTS  
**KHAOS COFFEE, LLC**  
 105 W. 34th STREET  
 UNIT 104 - BOSTON, MA 02118  
 617-552-3331  
 DATE: 11/20/2024

**A3**

NOT TO SCALE

- ⊞ SWITCH
- ⊞ DIMMER SWITCH
- ⊞ DUPLEX RECEPTACLE
- ⊞ QUADPLEX RECEPTACLE
- ⊞ SPLIT DUPLEX RECEPTACLE
- ⊞ 200 RECEPTACLE
- LIGHT FIXTURE
- ⊞ RECESSED LIGHT FIXTURE
- △ TELEPHONE
- ⊞ SPEAKING
- ⊞ CABLE TV
- ⊞ FLUORESCENT FIXTURE

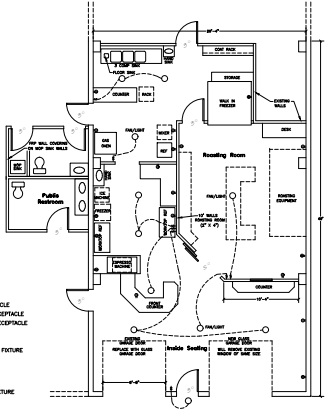


**ELECTRICAL PLAN**  
 1/4" = 1'  
 1400 SQUARE FEET

**E1**  
 TENANT IMPROVEMENTS FOR  
**KHAOS COFFEE, LLC**  
 DRAWN BY: LAD  
 108 W. 53RD STREET  
 UNIT 108 - BOISE, IDAHO  
 1-252-2021  
 RIZ ARCHITECTS

NOT TO SCALE

- 1 SWITCH
- 2 DIMMER SWITCH
- 3 DUPLEX RECEPTACLE
- 4 QUADPLEX RECEPTACLE
- 5 SPLIT DUPLEX RECEPTACLE
- 6 220V RECEPTACLE
- 7 LIGHT FIXTURE
- 8 RECESSED LIGHT FIXTURE
- 9 TELEPHONE
- 10 SPEAKING
- 11 CABLE TV
- 12 FLUORESCENT FIXTURE



 ELECTRICAL PLAN  
1/4" = 1'  
1400 SQUARE FEET

**E1**

TENANT IMPROVEMENTS FOR  
**KHAOS COFFEE, LLC**

108 W. 53RD STREET  
UNIT 108 - BOISE, IDAHO  
1-252-2021  
RIZ ARCHITECTS

OWNER: N. LIU