



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/09/2024  
Agenda Item: 4**

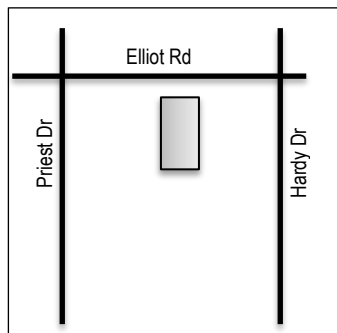
**ACTION:** Request a Use Permit to allow an amusement business for KIDS EMPIRE, located at 1245 West Elliot Road, Suite No. 113. The applicant is Kids Empire.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** KIDS EMPIRE (PL230307) is a proposed indoor playground for children aged 12 and under. The proposed use is located in the northeast corner of the Price Club Plaza, which consists of multiple suites. The request includes the following:

ZUP230071 Use Permit to allow an amusement business.



Property Owner  
Applicant  
Zoning District  
Site Area  
Building Area  
Vehicle Parking  
Bicycle Parking  
Hours of Operation

Costco Plaza Property LLC  
Alton Klein, Kids Empire  
PCC-2, SWOD  
177,376 s.f.  
12,538 s.f. (Suite 113)  
178 spaces provided on the entire parcel (25 min. required)  
3 Required  
10 a.m. to 8 p.m. Monday – Thursday  
10 a.m. to 10 p.m. Friday – Sunday

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lucas Jensen, Planner I (480) 350-8023

Department Director: Jeff Tamulevich, Community Development Director  
Legal review by: N/A  
Prepared by: Lucas Jensen, Planner I  
Reviewed by: Mailen Pankiewicz, Principal Planner

**COMMENTS**

The site is located south of Elliot Road and west of Priest Drive on the northeast parcel of the Price Club Plaza in Suite 113. Surrounding uses include restaurants, a plasma donation center, a fitness center, and furniture stores. The proposed use is a kid's indoor playground which consists of large play areas, seating, and a snack bar. Per the applicant's Letter of Explanation, the business plan requires a parent or guardian to accompany the children and does not allow drop offs.

**PUBLIC INPUT**

Staff has not received input from the public as of the publication of this report.

**POLICE INPUT**

The Police Department will not be requiring a security plan at this time.

**USE PERMIT**

The proposed use requires a Use Permit to allow an amusement business within the PCC-2 zoning district. The applicant provided a letter of explanation detailing the business operations. Below is an evaluation of the use in context of Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use has a lower parking ratio than previous retail uses and is not expected to increase pedestrian or vehicular traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the amusement business use is not expected to create a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; an amusement business is not expected to be detrimental to the surrounding business or properties.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is located in a commercial plaza and does not conflict with nearby businesses/uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use is conducted only on the interior of the business and fully staffed during all hours of operation.

**REASONS FOR APPROVAL:**

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

**CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. Hours of operation to end no later than 8:00 p.m. Monday through Thursday and no later than 10:00 p.m. Friday through Sunday.
4. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.

5. Prior to Certificate of Occupancy of Suite 113 on Lot 5 of Parcel B the applicant shall provide Planning staff an updated tenant list of all current tenants and square footages and total number of bike parking on site for verification of required bike parking or provide 2 bike loops per Tempe Detail 578, to meet the minimum 3 bike parking spaces for this use. Bike racks shall be located in a lighted area near entrance of the business and out of required ADA path or required landscape.
6. Verify all exterior doors shall meet 5.0-foot candles (contact Crime Prevention Coordinator on lighting modification questions Shawn Daffara at [Shawn\\_Daffara@tempe.gov](mailto:Shawn_Daffara@tempe.gov)).

#### **CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

#### **USE PERMIT:**

- The Use Permit is valid for Kids Empire and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

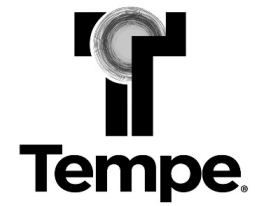
#### **HISTORY & FACTS:**

October 23, 1990            A Certificate of Occupancy was issued for the Suite 113 for a retail sales establishment.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)

[Section 6-308, Use Permit](#)

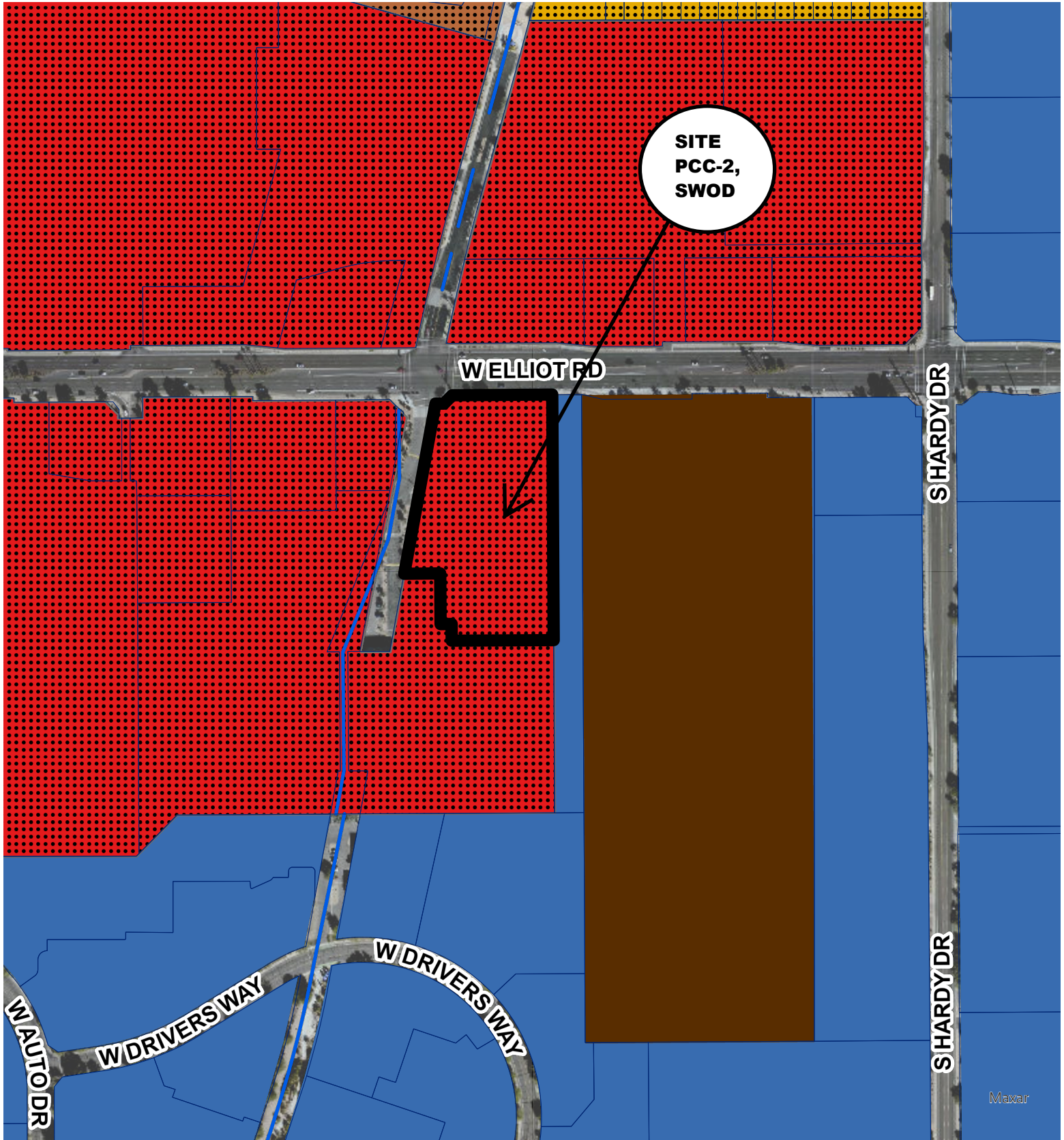


# DEVELOPMENT PROJECT FILE

for  
KIDS EMPIRE  
(PL230307)

## ATTACHMENTS:

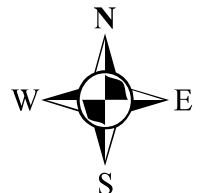
1. Location Map
2. Aerial Map
3. Site Photos
- 4-5. Applicant's Letter of Explanation
- 6-7. Site Plan
8. Floor Plans



- General Industrial District (GID)
- Planned Commercial Center General (PCC-2)
- Single-Family Residential (R1-4)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)
- Satellite Imagery 2022
- Parcels

- Twelve Point**  
CenterlineSubType
- ADOT
  - Canal
  - Monument
  - Private

- Railroad
  - Street
  - <all other values>
- Zoning District**
- Light Industrial District (LID)
  - General Industrial District (GID)
  - Heavy Industrial District (HID)





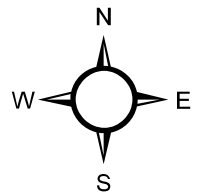
Tempe

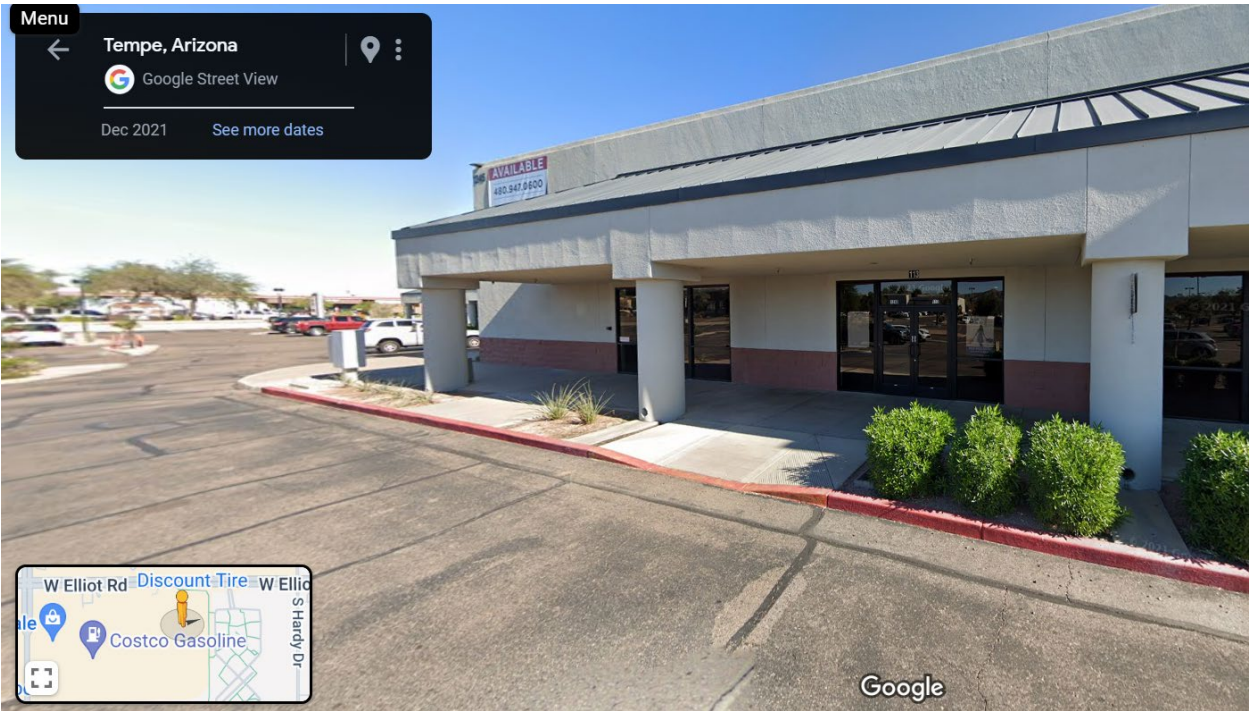
**KIDS EMPIRE**

**PL230307**



**Aerial Map**







City of Tempe AZ Planning Dept.

November 30, 2023

**RE: Use Permit request, Business plan and State of Benefits to the Community for Kids Empire**

To whom it may concern,

Kids Empire formally requests the City of Tempe's Planning Commission's consideration for a Use Permit to allow us to build out and operate a Kids Empire indoor playground.

We are proposing to build out and operate within the approx. 12,538 gross S.F. space located at 1245 W. Elliot Road Suite 113, Tempe, AZ 85284. Currently the space is zoned PCC-2, Planned Commercial Center General.

Kids Empire is an indoor playground for children 12 years old and under. We have a large two-story playground and a smaller "toddler" playground for toddlers and infants. All children must be accompanied by a parent or guardian as we do not accept or allow drop offs, not even for reserved birthday parties or other group events like girl scouts events, etc. We are not a day care and we do not prepare or cook any food on the premises.

Kids Empire sells pre-packaged foods like chips, candy, cookies, and bottled drinks such as water, juice, and soda. Pizza and cakes are an "on demand" option for reserved birthday parties only. Our Operations team will contract with a local caterer or baker, and pizzeria. Pizza and cakes are not stored on premises and are only brought in at the time of the parties, thus we do not have a need to heat or cool these items. All plates, cups, and utensils are single use so there is no need for a 3-comp sink or other ware washing equipment. Leftovers are either given to party goers or thrown away after the party. I have included our menus for reference.

Our Hours of Operations are Monday through Thursday from 10am to 8pm and Friday through Sunday from 10am to 10pm and we staff 5 to 7 employees during our busiest peak shifts. Our peak hours on Monday's thru Friday's are 4pm to 8pm and Saturday's and Sunday's are from 2pm to 6pm.

Kids Empire will be utilizing an existing vacant space, we are not enlarging the footprint, changing the parking or landscaping. All existing drive aisles and fire lanes will remain as they are.

Our average total occupant load within our parks are approx. 142 guests per day with an approximate parent/child ratio of 90 parents and 52 children. The average number of employees will be five to seven per shift with a parking need of approx 25 spaces throughout the day. We have not seen any significant increase in vehicular or pedestrian traffic in adjacent areas as a result of our use.

Since we do not cook or prepare any food on the premises our parks do not emit odors or create smoke. We only play music inside our space. We have not had any issues of being a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.



Kids Empire positively contributes to the communities that we open in. Kids Empire helps landlords bring new concepts to their shopping centers or malls, provides jobs, and provide a safe, controlled environment for children to play. We have not see any deterioration of the neighborhoods or to the downgrading of property values in the communities we open in.

Where we are proposing to open our Tempe AZ Kids Empire is located in an existing shopping center anchored by Costco and surrounded by other retail and restaurant uses. Our use would be compatible and complementary to the existing surrounding structures and uses.

Kids Empires entire business model is to provide a safe, fun environment for kids 12 and under. We are not a day care, and we do not let parents drop off their children. Kids Empire's staff does not tolerate disruptive behavior either inside or outside the premises sure ensure our guests and their children's saftey and well-being.

Having a Kids Empire in the City of Tempe will provide a safe, climate-controlled play destination for kids 12 and under, year-round. In addition, Kids Empire will help to summon customers to the shopping center, provide jobs, and contribute to the overall economic development of the City of Tempe.

If you should have any questions, please do not hesitate to contact me.

Best Regards,



Alton M. Klein  
Dir. of Design and Entitlements  
Kids Empire  
714-292-2491

# KIDS EMPIRE RESPONSIBILITY MATRIX - OCTOBER 2022

SHELL	FURNISH BY		INSTALL BY		GENERAL NOTES
	EXISTING	KIDS EMPIRE LANDLORD	GC	KIDS EMPIRE LANDLORD	
EXTERIOR SHELL/PAIN	●				UNLESS NOTED OTHERWISE
ROOF ACCESS HATCH	●				UNLESS NOTED OTHERWISE
NEW UTILITY SERVICES TO BUILDING	●				ELECTRIC - WATER - SEWER EXIST.
FIRE PROOFING	●				OR AS REQUIRED BY LOCAL CODE
INSULATION	●				UNLESS NOTED OTHERWISE
METAL FRAMING/DECKING	●				UNLESS NOTED OTHERWISE
STOREFRONT SIGNAGE (INCLUDING BLADE SIGN IF REQUIRED)	●	●		●	INSTALL BY SIGN VENDOR (POWER BY G.C.)
STOREFRONT DOORS, GLASS, AND FRAMING	●				
EXTERIOR (REAR) SERVICE DOOR	●				
SPRINKLER MAIN TO SPACE	●				
INTERIOR CONCRETE SLAB	●				SMOOTH/FREE OF UNEVEN SURFACES, GLUE, THIN SET, AND MASTIC
<b>GENERAL</b>					
INTERIOR DOORS, FRAMES, HARDWARE			●	●	-
INTERIOR PARTITIONS - TAPE - PROVIDE LEVEL 4 FINISH			●	●	READY FOR FINISHES
INTERIOR ROOF JOISTS/STRUCTURE - PAINTED WHITE			●	●	
INTERIOR GRAPHICS & SIGNAGE		●		●	UNLESS NOTED OTHERWISE
ELECTRICAL SERVICE INTO SPACE AND PANELS	●		●	●	-
GENERAL ELECTRICAL WIRING			●	●	UNLESS NOTED OTHERWISE
TELEPHONE WIRING			●	●	UNLESS NOTED OTHERWISE
TELEPHONE CONDUIT (PULL WIRE)			●	●	UNLESS NOTED OTHERWISE
LIGHT FIXTURES, LAMPS, AND CONTROLS			●	●	GC TO PURCHASE FIXT. FROM APPROVED VEN.
EMERGENCY LIGHTS AND EXIT SIGNS			●	●	GC TO PURCHASE FIXT. FROM APPROVED VEN.
HVAC EQUIPMENT			●	●	HVAC PER MEP ENG. SPEC.
EXHAUST FANS			●	●	PER MEP ENG. SPEC.
MECHANICAL SUPPLY & RETURN DUCTING			●	●	PER MEP ENG. SPEC.
MECHANICAL CONTROLS			●	●	PER MEP ENG. SPEC.
SPRINKLER LINES & HEADS MODIFIED TO K.E. SPACE			●	●	MODIFICATION TO HEADS PER PROP. PLAN
FIRE EXTINGUISHERS			●	●	PER LOCAL CODE
FIRE ALARM SYSTEM			●	●	PER LOCAL CODE
RESTROOMS AND JANITOR'S CLOSET PER KIDS EMPIRE DESIGN			●	●	PER LOCAL CODE
PLUMBING (WASTE, VENT, & WATER) TO SPACE			●	●	PER LOCAL CODE
PLUMBING FIXTURES AND ACCESSORIES			●	●	PER LOCAL CODE
CEILING/DECK INSULATION AND SCRIM			●	●	PER LOCAL CODE
WALL INSULATION			●	●	PER LOCAL CODE
<b>FINISHES *NO ALTERNATIVE APPROVED WITHOUT KIDS EMPIRE CORP. APPROVAL</b>					
WALL PAINT			●	●	UNLESS NOTED OTHERWISE
EPOXY FLOORING			●	●	WITHIN LARGE PLAY EQUIPMENT ONLY
ALL FLOOR, WALL, WALL BASE AND TILE FINISH MATERIALS- SEE PLANS AND ELEVATIONS			●	●	PER KIDS EMPIRE SPECIFICATIONS
<b>EQUIPMENT</b>					
SAFE		●		●	-
ROOF PENETRATIONS FOR EXHAUST FANS			●	●	SUBJECT TO LL APPROVAL
PANTRY EQUIPMENT, INCLUDES WASHING MACHINE AND HAND SINK			●	●	GC TO INSTALL AND HOOK UP
COMPUTER SYSTEMS:DATA LINE (CAT6) & CONDUIT			●	●	GC TO INSTALL IT CONDUIT AND PULL STRING FROM MAIN DATA TELEPHONE ROOM TO INTERIOR DEMARC
SOUND SYSTEM			●	●	-
P.O.S. SYSTEM			●	●	-
<b>MISCELLANEOUS</b>					
MILLWORK		●		●	PER KIDS EMPIRE SPECIFICATIONS - GC TO MODIFY PORTION OF MILLWORK TO CONFORM TO ADA STANDARDS
ALL LOOSE TABLES AND SEATING		●		●	PER KIDS EMPIRE SPECIFICATIONS
WALL HUNG SHELVING AND BACKING		●		●	PER KIDS EMPIRE SPECIFICATIONS
ALL PLAY EQUIPMENT		●		●	-
RECEIVE & UNLOAD ALL FF&E DELIVERIES - GC TO CONFIRM ORDER AND INSPECT RECEIVED ITEMS DAMAGES UPON RECEIPT - DAMAGED ITEMS MUST BE TURNED AWAY OR CONTACT KIDS EMPIRE REPRESENTATIVE IMMEDIATELY		●		●	-
LOW VOLTAGE (INCLUDING DATA LINES, PHONE LINES, SPEAKERS, BURGULAR ALARM & CAMERAS)		●		●	-
STORE CLEANING			●	●	PROVIDE PROF. CLEANING BEFORE TURN OVER

## ABBREVIATIONS

A	AMPERE	FEC	FIRE EXTINGUISHER CABINET	O.C.	ON CENTER
A.D.A.	AMERICANS WITH DISABILITIES ACT	FHC	FIRE HOSE CABINET	OPC	OPENING PARTICLE
A.F.F.	ABOVE FINISHED FLOOR	F.T.C.	FIRE RETARDANT TREATED GAUGE	P.F.R.	PAIR
A.H.J.	AUTHORITY HAVING JURISDICTION	GA	GAUGE	PREFAB.	PREFABRICATED
ADNL	ADDITIONAL ALUMINUM BOARD	GC	GENERAL CONTRACTOR	P.T.L.	PRESSURE TREATED LUMBER
BLK.	BLOCKING	GRK	GYP. BD.	REF.	REFERENCE
BLCK	BLOCKING	H.M.	HOLLOW METAL	REQD.	REQUIRED
CAB.	CABINET	HW	HARDWARE	S.S.	STAINLESS STEEL
CLG.	CEILING	HT	HEIGHT	STD.	STANDARD
CLR.	CLEAR OPENING	HVAC	HEATING, VENTILATION & AIR CONDITIONING	STD.	STANDARD
COL.	COLUMNS	MAX.	MAXIMUM	TY.	TYRICAL
CONTR.	CONTRACTOR	M.D.F.	MEDIUM DENSITY FIBER BOARD	U.O.N.	UNLESS OTHERWISE NOTED
DWG.S.	DRAWINGS	MFR.	MANUFACTURER	V	VOLTS
E.C.	EXISTING TO BE CAPPED	MN.	MINIMUM	W.C.	W/RYL COMPOSITION TILE
ELEC.	ELECTRICAL	M.R.	MOISTURE RESISTANT	V.V.E.	VERIFY WITH EQUIPMENT
EQ.	EQUAL	N.T.S.	NOT IN CONTRACT	W	WITH
			NOT TO SCALE	W/O	WITHOUT
				N.I.C.	NOT IN CONTRACT
				W.H.	WATER-HEATER

# KIDS EMPIRE

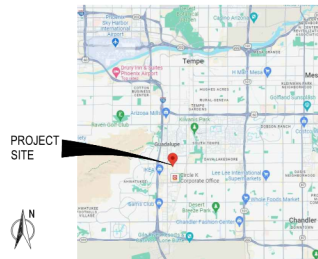
(FOR TENANT IMPROVEMENT PERMIT ONLY)

**COSTCO PLAZA**  
1245 WEST ELLIOT ROAD  
SUITE 113  
TEMPE, AZ 85284

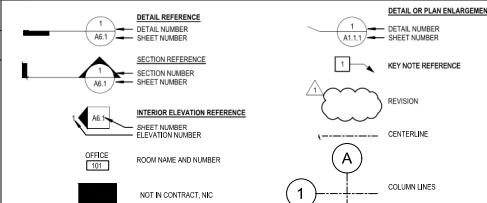
## SHEET INDEX

SHEET NUMBER	SHEET NAME	REV.	DATE	REMARKS
<b>GENERAL</b>				
G100	PROJECT INFORMATION AND NOTES			
G110	GENERAL PROVISIONS, REQUIREMENTS, AND NOTES			
G120	ACCESSIBILITY DETAILS			
ALTA1	ALTA NPS1 TIE/LAND SURVEY - SHEET 1 (FOR REFERENCE)			
ALTA2	ALTA NPS1 TIE/LAND SURVEY - SHEET 2 (FOR REFERENCE)			
<b>ARCHITECTURE</b>				
A100	OCCUPANCY AND EGRESS PLAN			
A110	FLOOR PLAN			
A120	FURNITURE PLAN			
A130	REFLECTED CEILING PLAN			
A131	ENLARGED REFLECTED CEILING PLANS			
A140	FINISH PLAN PLAN			
A141	FINISH SCHEDULE			
A200	EXTERIOR ELEVATIONS			
A210	INTERIOR ELEVATIONS			
A220	ENLARGED RESTROOM PLANS AND ACCESSORY ELEVATIONS			
A400	ENLARGED RESTROOM ELEVATIONS			
A420	RESTROOM ELEVATIONS & SPECS			
A430	ENLARGED PANTRY PLANS AND ELEVATIONS			
A440	ENLARGED EXERCISE AREA #3 FLOOR PLAN & ELEVATIONS			
A450	FRAMING PLANS			
A500	DETAILS			
A600	DOORS & HARDWARE SCHEDULES & DETAILS			
<b>PLUMBING</b>				
P100	PLUMBING SPECIFICATIONS			
P120	PLUMBING FLOOR PLANS			
P130	PLUMBING FLOOR PLANS			
P200	PLUMBING ISOMETRIC			
P300	PLUMBING SCHEDULES & DETAILS			
<b>MECHANICAL</b>				
M100	MECHANICAL SPECIFICATIONS			
M110	HVAC ROOF PLAN			
M120	HVAC FLOOR PLAN			
M200	HVAC SCHEDULES AND DETAILS			
M300	HVAC ENERGY COMPLIANCE			
<b>ELECTRICAL</b>				
E100	ELECTRICAL SPECIFICATIONS			
E120	ELECTRICAL POWER PLAN			
E200	ELECTRICAL LIGHTING PLAN			
E300	GENERAL NOTES, SYMBOLS, & PANEL SCHEDULE			
E400	ELECTRICAL ENERGY COMPLIANCE			
<b>PLAY EQUIPMENT (SHEETS ARE FOR REFERENCE ONLY)</b>				
PE100	TODDLER PLAY EQUIPMENT LAYOUT (FOR REFERENCE ONLY)			
PE200	PLAY EQUIPMENT ISOMETRIC (FOR REFERENCE ONLY)			
PE300	PLAY EQUIPMENT SLEDGE RUN LAYOUT (FOR REFERENCE ONLY)			
PE400	PLAY EQUIPMENT OVERVIEW (FOR REFERENCE ONLY)			
PE500	PLAY EQUIPMENT SPECIFICATIONS (FOR REFERENCE ONLY)			

## VICINITY MAP



## PROJECT LEGEND



## PROJECT DIRECTORY

<b>TENANT:</b> KIDS EMPIRE TEMPE AZ COSTCO PLAZA, LLC 8605 SANTA MONICA BLVD #8934 WEST HOLLYWOOD, CA 90069	<b>ARCHITECT:</b> PETER S. MACRAE, AIA 74 ORCHARD DRIVE WORTHINGTON, OH 43080 EMAIL: PMACRAE@MACRAEARCHITECTURE.COM TEL: 614-204-6805
<b>TENANT CONTACT:</b> ALTON KLEIN DIRECTOR OF DESIGN & ENTITLEMENTS 620 ARROWHEADWAY LAVERNE, CA 91750 EMAIL: ALTON@MIDSEMPRE.US TEL: 714-928-2491	<b>PROJECT CONTACT:</b> BOB KICICA EMAIL: BKICICA@MACRAEARCHITECTURE.COM TEL: 419-799-1180
<b>BLDG OWNER:</b> CITIVEST INC. 4300 VON KARMAN AVENUE SUITE 200 NEWPORT BEACH, CA 92660 ATTN: MICHELE BARCOCK (LEASING DIRECTOR) EMAIL: MBARCOCK@CITIVESTINC.COM TEL: 949-972-0321	<b>MEP CONSULTANT:</b> XCON GLOBAL 545 N. DIXIE/CLAY AVENUE BEKLEY, OH 43026 ENGINEER OF RECORD: MOHAMED EL-SAYED EMAIL: MOHAMED.ELSAVED@XCONGLOBAL.COM TEL: 614-208-4868 PROJECT CONTACT: TRAVIS YODER EMAIL: TRAVIS.YODER@XCONGLOBAL.COM TEL: 404-947-2978

## APPLICABLE CODES

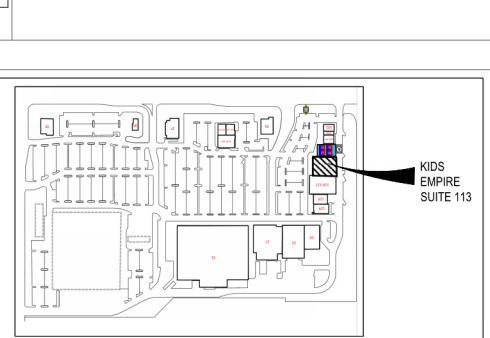
ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:	CONSTRUCTION TYPE: V-8	FULLY SPRINKLERED
2018 INTERNATIONAL BUILDING CODE W/ TEMPE AMENDMENTS	NUMBER OF STORIES: 1-3 STORY	SQUARE FOOTAGE: 12,538 SQ FT
2018 INTERNATIONAL PLUMBING CODE W/ TEMPE AMENDMENTS	AMENDMENTS	OCCUPANCY: A-3
2018 INTERNATIONAL MECHANICAL CODE W/ TEMPE AMENDMENTS		
2015 INTERNATIONAL FUEL GAS CODE W/ TEMPE AMENDMENTS		
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ TEMPE AMENDMENTS		
2018 INTERNATIONAL FIRE CODE W/ TEMPE AMENDMENTS		
2017 NATIONAL ELECTRICAL CODE (NEC)		
2017 ICC ANSIA 117.1 (2009 EDITION)		

## SCOPE

TENANT IMPROVEMENT FOR NEW INDOOR PLAYGROUND IN EXISTING LEASED SPACE.

- WORK TO INCLUDE:
- NEW NON-LOAD BEARING PARTITIONS
  - NEW INTERIOR FINISHES
  - NEW HVAC DUCT WORK & DIFFUSERS
  - NEW LIGHTING
  - NEW PLUMBING FOR EQUIPMENT SINKS

NOTE: EXTERIOR MODIFICATIONS LIMITED TO NEW SIGNAGE



## SITE DATA

<b>OWNER:</b> CITIVEST INC. ADDRESS: 4300 VON KARMAN AVENUE SUITE 200 NEWPORT BEACH, CA 92660	<b>REVISIONS:</b>
<b>CONTACT:</b> MICHELE BARCOCK PHONE: (949) 527-3621 EMAIL: MBARCOCK@CITIVESTINC.COM	12/06/23
<b>LOT AREA (LOT 5):</b> 177,376 SQ FT	
<b>LEGAL DESCRIPTION:</b> SEE ALTA SURVEY SHEETS	
<b>ZONING:</b> PCC-2 PLANNED COMMERCIAL CENTER GENERAL	
<b>PROVIDED PARKING (ENTIRE LOT):</b> 178 SPACES	
<b>REQUIRED PARKING (NEW USE):</b> 1 SPACE / 500 SQ FT FOR AMUSEMENT PARK USE	
12,538 SQ FT / 500 SQ FT = 25.076 = <b>25 SPACES REQUIRED</b>	
<b>REQUIRED BIKE PARKING:</b> 3 SPACES	
<b>REQUIRED BIKE PARKING (NEW USE):</b> 1 SPACE / 5,000 SQ FT FOR AMUSEMENT PARK USE	
12,538 SQ FT / 5,000 SQ FT = 2.51 = <b>3 SPACES REQUIRED</b>	



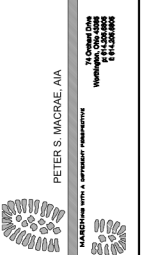
## KID'S EMPIRE

COSTCO PLAZA  
1245 WEST ELLIOT ROAD  
SUITE 113  
TEMPE, AZ 85284

ENGINEERING INFO:

PROFESSIONAL STAMP:

ARCHITECT INFO:



ISSUE TYPE:

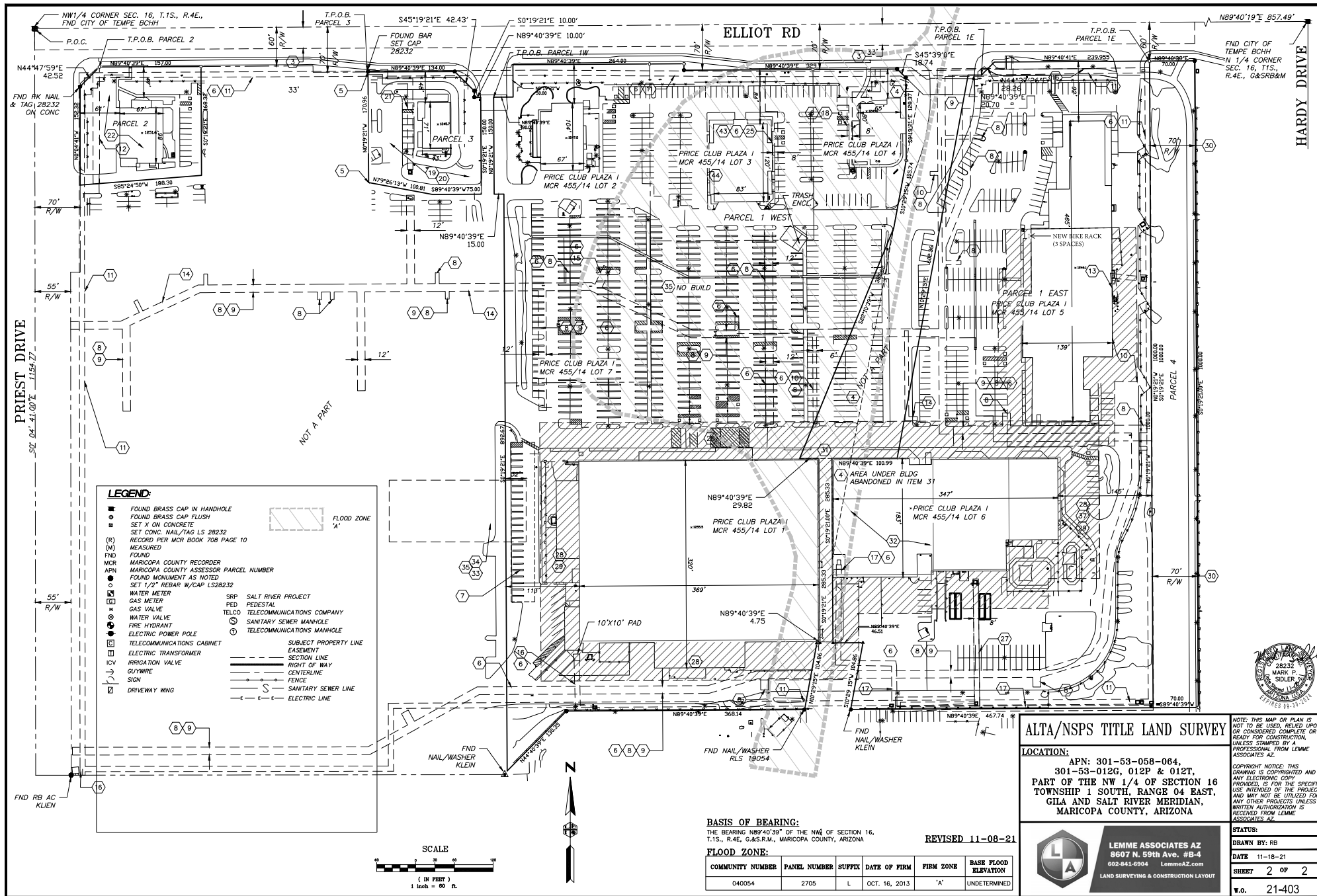
REVIEW SET 09/12/23

DRAWN BY:

ATE JOB NUMBER: 23032

TITLE SHEET: GENERAL PROJECT INFORMATION AND NOTES

SHEET NUMBER: G100



- LEGEND:**
- FOUND BRASS CAP IN HANDHOLE
  - FOUND BRASS CAP FLUSH
  - SET X ON CONCRETE
  - SET CONC. NAIL/TAG LS 28232
  - (R) RECORD PER MCR BOOK 708 PAGE 10
  - (M) MEASURED
  - FND FOUND
  - MCR MARICOPA COUNTY RECORDER
  - APN MARICOPA COUNTY ASSESSOR PARCEL NUMBER
  - APN FOUND MONUMENT AS NOTED
  - APN SET 1/2" REBAR W/CAP LS28232
  - WATER METER
  - GAS METER
  - GAS VALVE
  - WATER VALVE
  - FIRE HYDRANT
  - ELECTRIC POWER POLE
  - TELECOMMUNICATIONS CABINET
  - ELECTRIC TRANSFORMER
  - IRRIGATION VALVE
  - GUYWIRE
  - SIGN
  - DRIVEWAY WING
  - SRP SALT RIVER PROJECT
  - PED PEDESTAL
  - TELCO TELECOMMUNICATIONS COMPANY
  - SM SANITARY SEWER MANHOLE
  - TM TELECOMMUNICATIONS MANHOLE
  - SUBJECT PROPERTY LINE
  - EASEMENT
  - SECTION LINE
  - RIGHT OF WAY
  - CENTERLINE
  - FENCE
  - SANITARY SEWER LINE
  - ELECTRIC LINE
  - FLOOD ZONE "A"

**ALTA/NSPS TITLE LAND SURVEY**

**LOCATION:**  
 APN: 301-53-058-064,  
 301-53-012G, 012P & 012T,  
 PART OF THE NW 1/4 OF SECTION 16  
 TOWNSHIP 1 SOUTH, RANGE 04 EAST,  
 GILA AND SALT RIVER MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

**BASIS OF BEARING:**  
 THE BEARING N89°40'39"E OF THE NW 1/4 OF SECTION 16,  
 T.1S., R.4E, G.A.S.R.M., MARICOPA COUNTY, ARIZONA

**FLOOD ZONE:**

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
040054	2705	L	OCT. 16, 2013	"A"	UNDETERMINED

**REVISD 11-08-21**

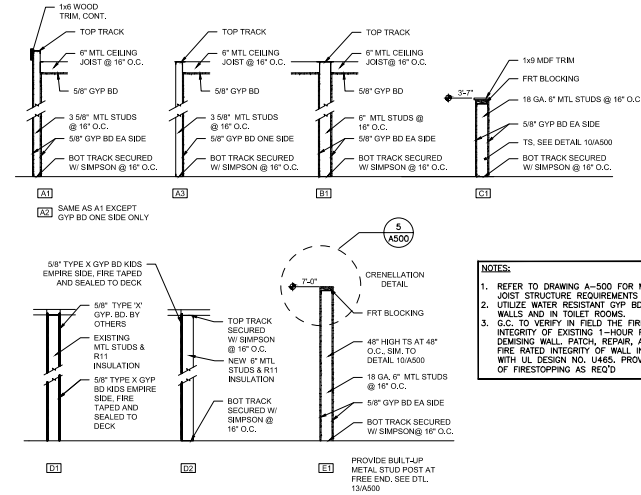
**LEMME ASSOCIATES AZ**  
 8807 N. 59th Ave. #B-4  
 602-841-6904 LemmeAZ.com  
 LAND SURVEYING & CONSTRUCTION LAYOUT

**NOTE:** THIS MAP OR PLAN IS NOT TO BE USED, RELED UPON, OR CONSIDERED COMPLETE OR READY FOR CONSTRUCTION, UNLESS STAMPED BY A PROFESSIONAL FROM LEMME ASSOCIATES AZ.

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**STAMPS:**  
 DRAWN BY: RB  
 DATE: 11-18-21  
 SHEET: 2 OF 2  
 W.O.: 21-403

### PARTITION TYPES



**NOTES:**  
 1. REFER TO DRAWING A-500 FOR METAL STUD AND JOIST STRUCTURE REQUIREMENTS  
 2. UTILIZE WATER RESISTANT GYP. BD AT ALL WET WALLS AND IN TOILET ROOMS.  
 3. G.C. TO VERIFY IN FIELD THE FIRE RATED INTEGRITY OF EXISTING 1-HOUR FIRE RATED DEMISING WALL, PATCH, REPAIR, AND RESTORE FIRE RATED INTEGRITY OF WALL IN ACCORDANCE WITH UL DESIGN NO. U465. PROVIDE ALL MEANS OF FIRESTOPPING AS REQ'D.

### GENERAL NOTE

PLAYGROUND EQUIPMENT IS DESIGNED BY A SEPARATE VENDOR DIRECTLY ENGAGED BY KIDS EMPIRE. PLAYGROUND EQUIPMENT IS SHOWN FOR REFERENCE ONLY. MACRAE ARCHITECTURE IS NOT RESPONSIBLE FOR EQUIPMENT CODE COMPLIANCE UNDER THIS SUBMITTAL.

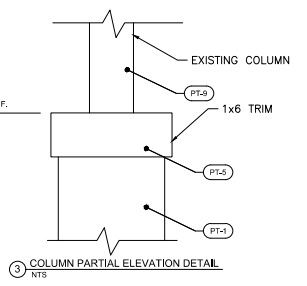
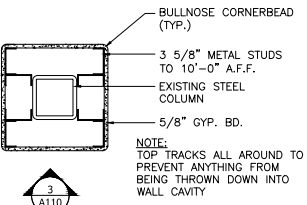
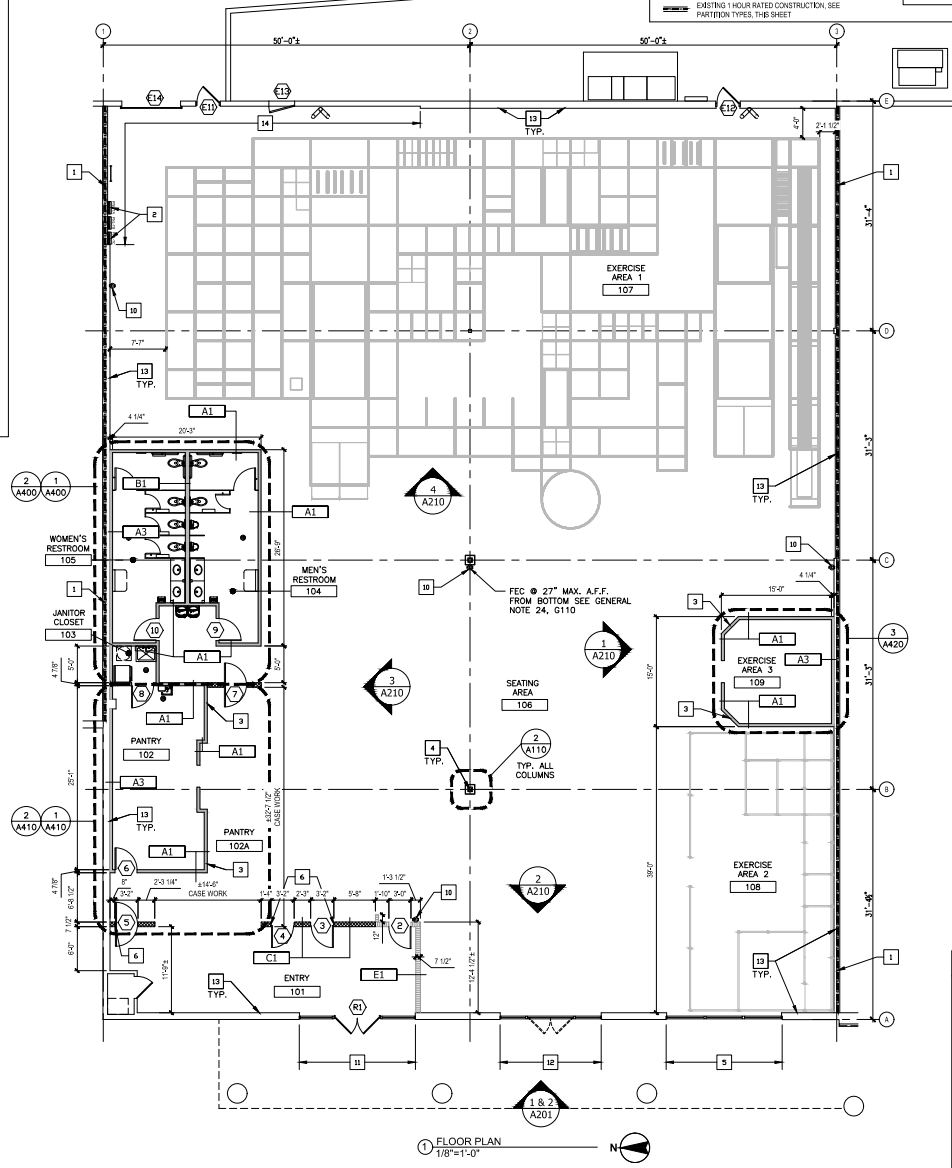
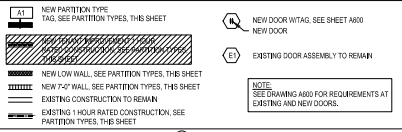
### KEYED NOTES

- EXISTING 1-HR FIRE RATED DEMISING WALL TO REMAIN, V.L.F. PATCH & REPAIR AS REQUIRED.
- EXISTING AND NEW ELECTRICAL EQUIPMENT - REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- PROVIDE BACKING FOR SPEAKER/AV AT 82" A.F.F., SEE ENLARGED PLAN FOR LOCATION.
- EXISTING STRUCTURAL COLUMN TO REMAIN. GC TO PROVIDE NEW COLUMN WRAP - REFER TO DETAIL 2A110 FOR ADDITIONAL INFO.
- EXISTING STOREFRONT TO REMAIN.
- PROVIDE FRT BLOCKING IN THE WALL FOR THE GATE HINGES.
- EXISTING EXTERIOR DOOR TO BE REMOVED AND OPENING INFILLED TO MATCH ADJACENT WALL CONSTRUCTION, EXTERIOR FINISH TO MATCH ADJACENT EXTERIOR FINISH.
- NEW FINES WALL AND ALUMINUM STOREFRONT TO MATCH EXISTING.
- EXISTING STRUCTURAL COLUMN TO REMAIN. NO COLUMN WRAP FOR THIS COLUMN.
- FIRE EXTINGUISHER. COORDINATE FINAL LOCATIONS WITH LOCAL AHA! PRIOR TO INSTALLATION. FIRE EXTINGUISHERS MOUNTED AT 48" A.F.F. OR PER LOCAL FIRE MARSHAL. FIRE EXTINGUISHERS SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY. SEE GENERAL NOTE NO. 24 / SHEET 0001.
- GC TO MODIFY EXISTING STOREFRONT GLAZING SYSTEM AS REQUIRED TO RELOCATE ENTRY DOORS CENTERED IN OPENING.
- GC TO REMOVE AND SALVAGE EXISTING ENTRY DOORS FOR RELOCATION AND INFILL WITH STOREFRONT GLAZING SYSTEM TO MATCH EXISTING.
- GC TO FIELD VERIFY IF EXISTING FURRED GYP BD WALLS AT PERIMETER WALLS EXTEND TO THE METAL DECK/STRUCTURE ABOVE. IF NOT EXISTING, GC TO CONTINUE FURRED WALLS UP TO METAL DECK/STRUCTURE ABOVE.
- EXPOSED CMU WALL IN THIS AREA. GC TO COORDINATE SCOPE WITH KIDS EMPIRE CONSTRUCTION MANAGER IN THIS AREA PRIOR TO BID.

### GENERAL NOTES:

- NOTHING MAY ATTACH TO LANDLORD'S BULKHEAD, OVERHEAD FLOOR/ROOF DECKING, NOR EXISTING CEILING SYSTEM. ANY TENANT EQUIPMENT MUST BE SUPPORTED ON THE FLOOR, FROM UNSTRUCTURED STRUCTURE SPANNING BETWEEN LANDLORD'S STRUCTURAL MEMBERS, OR SUPPLEMENTAL STRUCTURAL TRAINING AND/OR F.R.T. BLOCKING BY TENANT.
- ENSURE SMOOTH, FLUSH, AND ADA COMPLIANT FLOOR TRANSITION AT ALL FLOOR TRANSITIONS WITHIN TENANT SPACE. PROVIDE MAXIMUM PROFILE 1/8" SLUTTER STRIP (OR EQUAL) AT FLOORING CHANGES. REDUCER STRIPS ARE NOT PERMITTED. TYPICAL FLOOR FINISHES SHALL BE SLIP-RESISTANT AND SHALL NOT POSE A TRIPPING HAZARD.

### FLOOR PLAN LEGEND



**KID'S EMPIRE**  
 COSTCO PLAZA  
 1245 WEST ELLIOT ROAD  
 SUITE 113  
 TEMPE, AZ 85284

ENGINEERING INFO:  
  
 PROFESSIONAL STAMP:

ARCHITECT INFO:  
 PETER S. MACRAE, AIA  
 Licensed Architect  
 ARCHITECTURE

ISSUE TYPE:  
 REVIEW SET 09/12/23

REVISIONS:

CITY OF TEMPE  
 APPROVAL STAMP

DRAWN BY:  
 A/E JOB NUMBER: 23032  
 TITLE SHEET:  
 FLOOR PLAN  
 SHEET NUMBER:  
**A110**  
 AS INDICATED