



LIEF MIDTOWN - COMPILED PROJECT SET

301 W. OSBORN ROAD, PHOENIX, AZ 85013 - APN 118-38-128G - 22 JAPANDI RESIDENCES IN A 1971 CONCRETE BUILDING

Design Development basis. The Architect of Record's current Schematic Design (Brian Fracasse, Taylor:Fracasse Architecture, 07.12.26 rec'd 08.23.26) is the source of truth for the plans. Bound here at 11x17 in the order a capital partner reads it: the brand and the vision, the Architect of Record's design with every elevation and floor enlarged, the twenty-two residences, the site (survey, city site plan, street elevations), the City program with the decisions register, the code and scope basis, the building systems, the design-development progress plans on the VRF basis, the rooftop lease, and finally the existing-structure record, field measurements and the owner's cross-check for those who want the detail. Open decisions proceed on stated assumptions. Full-length documents (IBC synopsis 158 pp, GPR 34 pp, lookbook 109 pp, Phase II proposal) are separate attachments.

NOT FOR CONSTRUCTION. Internal owner work product. Issue 09.03.26.

OWNER / DEVELOPER LIEF Development Arizona, LLC (Jesse Fowler)
 ARCHITECT OF RECORD Taylor:Fracasse Architecture, Inc. - Brian Fracasse, NCARB, AIA
 CIVIL Orangewood Engineering - Tobin Kopp, PE
 INTERIOR PARTITIONS Xtrata Strata / SABS
 BRAND LIEF Development Arizona, LLC (source of truth: liefmidtownphx.com)

Sources of truth: 1 TFA code review - 2 TFA plans + X-refs - 3 owner as-builts (field 3.25.25, ALTA 2019, GPR + structural report) - 4 T-Mobile plans 25.01.17. Owner rulings 9/3: parking 51; level datums L2 +11'-5", L3 +24'-5", L4 +36'-5".

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Letter-size documents two-up at 100%; drawing sheets scaled to fit 11x17. Full-size (30x42) sheets are produced from the Revit DD file.		
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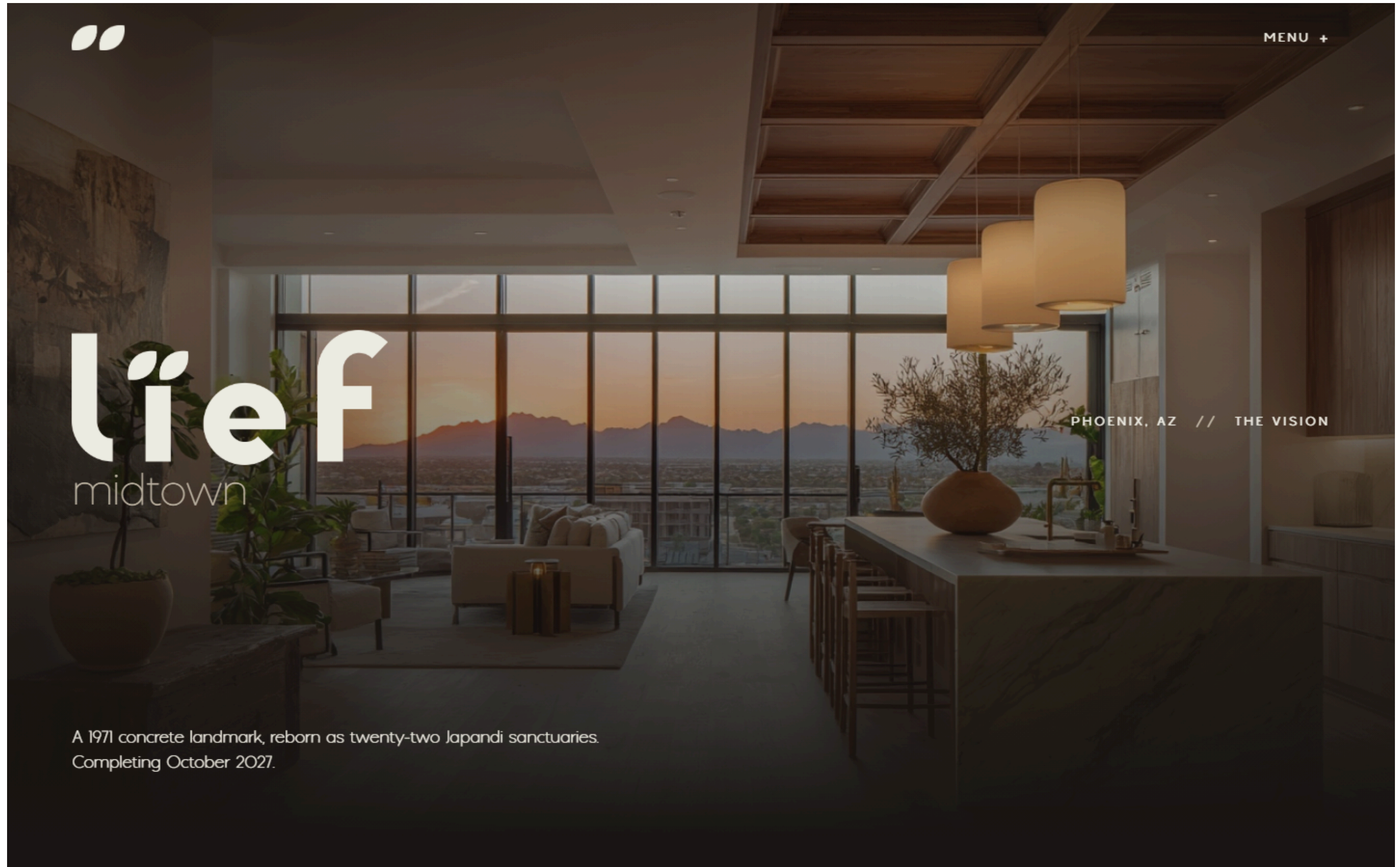


liefmidtownphx.com is the single source of truth for the brand (LIEF Development Arizona). Homepage screenshot, gallery imagery, the palette with uses, typography, and the drawing-set brand rules. First, because every page that follows is read through it.

AUTHORITY: Brand authority: liefmidtownphx.com (LIEF Development Arizona)

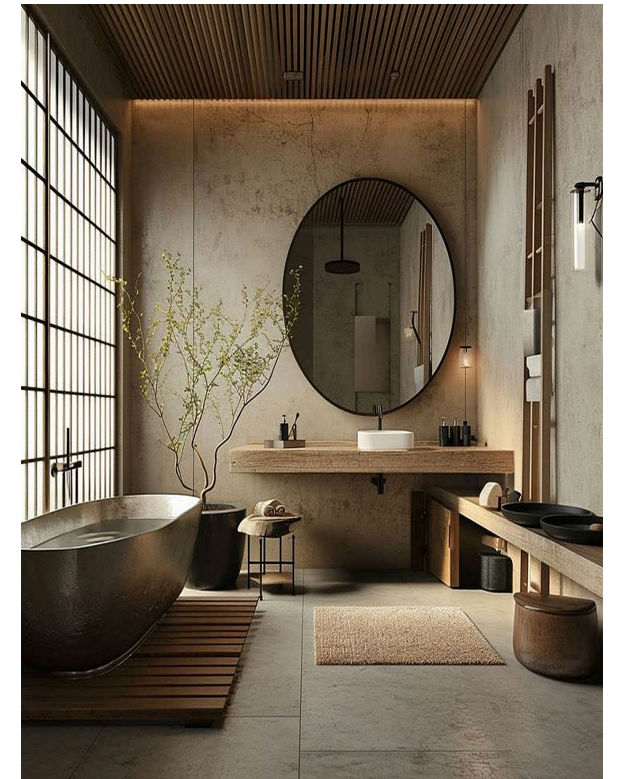
3 pages

liefmidtownphx.com - THE PROJECT SITE, BRAND SOURCE OF TRUTH (lookbook download: /lookbook)



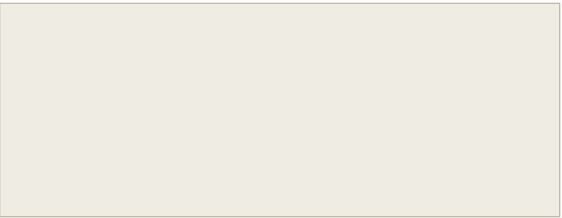
Screenshot of <https://liefmidtownphx.com> taken 09.03.26 (1440 x 900). Lookbook: /lookbook. Selections: /selections. hello@liefdev.com

BRAND IMAGERY (site gallery / lookbook direction)

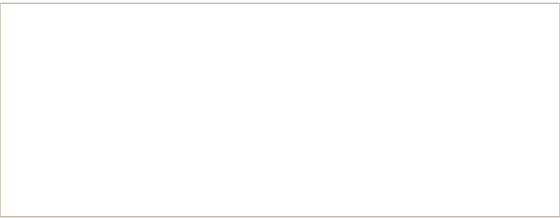


Wide-plank white oak, hand-troweled plaster, honed stone, concealed light; wabi-sabi, karesansui, kintsugi, hygge (lookbook philosophy). Images from liefmidtownphx.com/assets.

BRAND PALETTE, TYPOGRAPHY, GUIDELINES



GREEK VILLA
SW 7551 #EFECE3
foundation - walls, ceilings, stucco



EXTRA WHITE
SW 7006 #FFFFFF
foundation



LOGGIA
SW 7506 #C2B8A7
grounded neutral



BLONDE OAK
- #CBB38C
wide-plank oak floors



OLIVE
- #777E63
desert green accent



SUCCULENT
SW 9650 #636C64
nature accent, tile



GOLDENROD
SW 6677 #E8B15A
a tasteful touch - desert sunset



BRICK PAVER
SW 7599 #894534
earthy richness, handcrafted details



URBANE BRONZE
SW 7048 #5E5345
anchor - depth and strength



TRICORN BLACK
SW 6258 #303030
anchor - refined drama

TYPOGRAPHY
Japandi Regular / Bold / Light - headings, body, labels (site CSS --sans / --serif / --label). Pila - the wordmark 'The Lief'.
Wordmark and logo art: handoff/branding (logo-black.png, logo-cream.png). Fonts: handoff/branding/fonts.

VOICE (brand guide 01.17.25)
Scandinavian minimalism, Japanese tranquility, Arizonan serenity. Lowercase wordmark 'lief' with the dieresis; quiet confidence over grandeur; kerning as breathing space.

GUIDELINES FOR THE DRAWING SET
- Every generated page: Japandi type, Greek Villa field, Urbane Bronze header band, Loggia rules, Brick Paver for flags.
- Palette on the architect's sheets: the placeholder 'Ivory/Limestone/Sand/Taupe/Clay/Walnut/Sage/Mineral' palette on A1-O.A4-O is replaced by this palette (owner overlay). Exterior finishes on A5.O/A5.I remain the AOR's proposal (Greek Villa SW 7551 is shared with the brand); the owner overlay on those sheets flags the brand palette for reconciliation.
- Never 'Lief' or 'LIEF' in titles when the dieresis is available: LĪEF.

LOOKBOOK: 'Selections & Materials - The Look Book' (LIEF Development Arizona), 109 pp, is the separate attachment: Osborn Plans/LOOKBOOK-2026-09-02/selections-web-2.pdf (print edition selections-full-2.pdf, 80 MB).



ARCHITECT OF RECORD - SCHEMATIC DESIGN 07.12.26 (owner-corrected)

Taylor:Fracasse Architecture, rec'd 08.23.26, on Brian's title block. The design first: cover render and the street elevations, then each floor plan sheet followed by that floor enlarged to the full page. Owner overlays: 302 to 301, brand palette on AI-O..A4-O; plan linework darkened on the plan sheets only.

AUTHORITY: Design authority

8 sheets + 4 enlarged elevations + 5 enlarged floor plans

The Lief

22 Japandi Residences in Adaptive Re-Use



SHEET INDEX	
CS.1	COVER SHEET
A0.1	BASEMENT FLOOR PLAN, NOTES
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A2.0	SECOND FLOOR PLAN, NOTES
A3.0	THIRD FLOOR PLAN, NOTES
A4.0	FORTH FLOOR PLAN, NOTES
A5.0	BUILDING ELEVATIONS, NOTES
A5.1	BUILDING ELEVATIONS, NOTES

lief

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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

lief

revisions:

ISSUE DATE: 07.12.26
JOB NUMBER: 26-035
SCALE: AS NOTED
DRAWN: BF
CHECKED: BF
TITLE: COVER SHEET

CS - 1

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EXTERIOR FINISHES

SYNTHETIC STUCCO
COLOR: GREEK VILLA
FINISH: SAND

SYNTHETIC STUCCO
COLOR: IRON ORE
FINISH: SAND

SYNTHETIC PANELS
COLOR: SW 7033
FINISH: ESPRESSO

RAILING/GUARD PANELS
MANUF: VIEWRAIL
STYLE: SIDE MNT
FINISH: ALUMINUM

PAINT KEY

KEY:	DESCRIPTION:
P1	SHERWIN WILLIAMS RSW 1042, SH0.3 WHITE
P2	SHERWIN WILLIAMS RWS 913, SH1AKE
P3	SHERWIN WILLIAMS RWS 6222, RIVERGRAY

BUILDING MATERIAL LEGEND

STUCCO SYSTEM, PAINTED	STONE VENEER OVER THINSET, T.B.D.
------------------------	-----------------------------------

- KEY NOTES
- 1

TYPICAL EXTERIOR WALL WITH INTEGRAL SYNTHETIC STUCCO FINISH OVER 1" FOAM INSULATION ON 2x6 MIN STUDS AT 16" O.C. (OMEGA ESR-141)

2

PAINTED 6"X11" WALL

3

ROOF SCUPPER

4

EXTERIOR WALL SCONCE LIGHT FIXTURE

5

CMU BLOCK SITE SCREEN WALL

6

LOW-E ALUMINUM FRAMED DOUBLE PANE WINDOW SYSTEM

7

LOW-E ALUMINUM FRAMED DOUBLE PANE DOOR SYSTEM

8

FINISHED GRADE, MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.

9

ELECTRICAL METERS AND SERVICE

10

LOW-E ALUMINUM INSULATED GARAGE DOOR

11

FIRE RISER ROOM SIGNAGE PER DOOR SCHEDULE

12

ALUMINUM RAILING SYSTEM

13

FOAM ROOF SYSTEM BEYOND

14

12" H. BUILDING IDENTIFICATION SIGNAGE, ILLUMINATED (WITH 1" BRUSH STROKES) PROVIDED AT (3) LOCATIONS AS SHOWN

15

BUILDING OWNER SIGNAGE, AS PROVIDED UNDER SEPARATE PERMIT, PROVIDE POWER AS PER CEILING PLAN AND ELECTRICAL ENGINEERING

16

3/4" CHANNEL SCROED REVEAL BY TRY REGLET (P10-25-TS)

17

SYNTHETIC WOOD LOOK PANELS OVER EXTERIOR SUBSTRATE

18

24-UNIT MAIL CENTER

MAG ONE COAT STUCCO COMPLIANCE PROGRAM	INSULATION SPECIFICATIONS
WESTERNUMLTRAKOTE ONE-KOTE STUCCO SYSTEM (GG-ES ESR-141) OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. INSTALL SYSTEM FLASHING, WEED SCREEDS, CONTROL JOINTS AND ACCESSORIES IN ACCORDANCE WITH GG-ES ESR-141. MANUFACTURER'S INSTALLATION REQUIREMENTS AND APPROVED CONSTRUCTION DOCUMENTS.	ROOF: R-36 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GASF. WALL T: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, (GG-ES ESR-2642). INSTALL PER GG-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS.
THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSULATION CARD FROM THE STUCCO MANUFACTURER. APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.	WALLS: R-18 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GASF. WALL T: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, (GG-ES ESR-2642). CLOSED-CELL SPF SHALL BE SPRAY-APPLIED AS INDICATED IN DETAILS TO PROVIDE CONTINUOUS COVERAGE, FILL CRACKS AND VOIDS, AND IMPROVE AIR-SEALING CONTINUITY OF THE WALL ASSEMBLY.
SPRAY FOAM ROOFING ASSEMBLY	FRAME EXTERIOR WALL ASSEMBLY
SPRAY FOAM ROOFING SHALL BE 1" (104) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. MINIMUM 1/2" (104) ROOF SHEATHING WITH ALL EDGES BLOCKED. FINISH SHALL BE THREE COATS AUSTIN ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PAINTED TO MATCH RESIDENCE COLOR AND SHALL HAVE #30 SILICA AGGREGATE EMBOSSMENT ON WYLE FIBER TO STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO ENSURE ADHESION OF AGGREGATE. PROVIDE 24" x 24" RUBBER NAT. CRUSH BLOCKS AT ALL PARAPET SLEEVES AT LOWER ROOF AREAS.	WESTERNUMLTRAKOTE ONE-KOTE STUCCO SYSTEM (GG-ES ESR-141) OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. 1/2" APA RATED WOOD STRUCTURAL PANEL SHEATHING, EXPOSURE 1, CONFORMING TO PS 1 OR PS 2, AS APPLICABLE. R-18 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GASF. WALL T: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION. WEED SCREED - AS MANUFACTURED BY TRY REGLET CORP. (SEE ANGLE/SLUG OF EXTENDED ALUMINUM 1047 TRIM). CORNER REINFORCEMENT - 1/2" LATH CORP. 800K, CORNER FOR EXTERIOR ANGLES (PER TRY REGLET INSTALLATION INSTRUCTIONS).



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



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

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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

taylor:fracasse architecture

revisions:

ISSUE DATE:

07.12.26

JOB NUMBER:

26-035

SCALE:

AS NOTED

DRAWN:

BF

CHECKED:

BF

TITLE:

CONCEPTUAL
ELEVATIONS, NOTES

A5.0

PRELIMINARY NOT FOR CONSTRUCTION



EXTERIOR FINISHES

SYNTHETIC STUCCO
COLOR: GREEK VILLA
SW 7551
FINISH: SAND

SYNTHETIC STUCCO
COLOR: IRON ORE
SW 7069
FINISH: SAND

SYNTHETIC PANELS
COLOR: SW 7033
FINISH: ESPRESSO

RAILING/GUARD PANELS
COLOR: SW 7033
FINISH: ESPRESSO

PAINT KEY

KEY:	DESCRIPTION:
P1	SHERWIN WILLIAMS SW 7033, GREEK VILLA
P2	SHERWIN WILLIAMS SW 7033, GREEK VILLA
P3	SHERWIN WILLIAMS SW 7033, GREEK VILLA

BUILDING MATERIAL LEGEND

STUCCO SYSTEM PAINTED	STONE VENEER OVER THINSET, T.B.D.
--------------------------	--------------------------------------

KEY NOTES

- TYPICAL EXTERIOR WALL WITH INTEGRAL SYNTHETIC STUCCO FINISH OVER 1" FOAM INSULATION ON 2x6 MIN STUDS AT 16" O.C. (SEE ESR-147).
- PAINTED STEEL WALL.
- ROOF SCUPPER.
- EXTERIOR WALL SCOUR LIGHT FIXTURE.
- CMU BLOCK SITE SCREEN WALL.
- LOW-E ALUMINUM FRAMED DOUBLE PANE WINDOW SYSTEM.
- LOW-E ALUMINUM FRAMED DOUBLE PANE DOOR SYSTEM.
- FINISHED GRADE, MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.
- ELECTRICAL METERS AND SERVICE.
- LOW-E ALUMINUM INSULATED GARAGE DOOR.
- FIRE RISER ROOM SIGNAGE PER DOOR SCHEDULE.
- ALUMINUM RAILING SYSTEM.
- FOAM ROOF SYSTEM BEYOND.
- 12" H. BUILDING IDENTIFICATION SIGNAGE, ILLUMINATED (WITH 1" BRUSH STROKES) PROVIDED AT (3) LOCATIONS AS SHOWN.
- BUILDING OWNER SIGNAGE, AS PROVIDED UNDER SEPARATE PERMIT. PROVIDE POWER AS PER CEILING PLAN AND ELECTRICAL ENGINEERING.
- 3/4" CHANNEL SCROED REVEAL BY FRY REGLET CORP. (#10-25-TS).
- SYNTHETIC WOOD LOOK PANELS OVER EXTERIOR SUBSTRATE.
- 24-UNIT MAIL CENTER.

MAG ONE COAT STUCCO COMPLIANCE PROGRAM	INSULATION SPECIFICATIONS
WESTERMLTRAKOTE ONE-KOTE STUCCO SYSTEM (CC-ES ESR-147) OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. INSTALL SYSTEM FLASHING, WEED SCREEDS, CONTROL JOINTS AND ACCESSORIES IN ACCORDANCE WITH CC-ES ESR-147. MANUFACTURER'S INSTALLATION REQUIREMENTS AND APPROVED CONSTRUCTION DOCUMENTS.	ROOF: R-36 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GAP. WALLS: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, CC-ES ESR-2642. INSTALL PER CC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS.
THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSULATION CARD FROM THE STUCCO MANUFACTURER. APPROVED APPLICATION BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.	WALLS: R-14 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GAP. WALLS: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, CC-ES ESR-2642. INSTALL PER CC-ES REPORT, MANUFACTURER'S REQUIREMENTS AND DETAILS.
SPRAY FOAM ROOFING ASSEMBLY	HYBRID WALL INSULATION ASSEMBLY: R-14 MIN. FIBERGLASS BATT INSULATION INSTALLED WITH 1" MIN. GAP. WALLS: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, CC-ES ESR-2642. CLOSED-CELL SPF SHALL BE SPRAY-APPLIED AS INDICATED IN DETAILS TO PROVIDE CONTINUOUS COVERAGE, FILL CRACKS AND VOIDS, AND IMPROVE AIR-SEALING CONTINUITY OF THE WALL ASSEMBLY.
SPRAY FOAM ROOFING ASSEMBLY	FRAME EXTERIOR WALL ASSEMBLY
SPRAY FOAM ROOFING SHALL BE 1" (104) THICK SPRAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. MINIMUM 1/2" (104) ROOF SEATING WITH ALL EDGES BLOCKED. FINISH SHALL BE THREE COATS ACETYLENE ELASTOMERIC PAINT. THE SECOND COAT SHALL BE PAINTED TO MATCH RESIDENCE COLOR AND SHALL HAVE 1/8" (104) ELASTOMERIC ENDOCAST ON WIRE BARS TO STILL PLASTIC. A FINAL MOST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO ENSURE ADHESION OF AGGREGATE. PROVIDE 24" x 24" RUBBER MAT FLASH BLOCKS AT ALL PARAPET SLEEVES AT LOWER ROOF AREAS.	WESTERMLTRAKOTE ONE-KOTE STUCCO SYSTEM (CC-ES ESR-147) OVER APPROVED WATER-RESISTIVE BARRIER AND LATH. 1/2" APA RATED WOOD STRUCTURAL PANEL SHEATHING EXPOSURE 1, CONFORMING TO PS 1 OR PS 2, AS APPLICABLE. R-14 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE PER ASTM C665 WITH 1" MIN. GAP. WALLS: CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION, CC-ES ESR-2642. WEED SCREED - AS MANUFACTURED BY FRY REGLET CORP. FOR EXTERIOR ANGLE (SEE NOTES, REINSTALLATION INSTRUCTIONS).



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



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

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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

taylor:fraccasse architecture

revisions:

ISSUE DATE:	07.12.26
JOB NUMBER:	26-035
SCALE:	AS NOTED
DRAWN:	BF
CHECKED:	BF
TITLE:	CONCEPTUAL ELEVATIONS, NOTES

A5.1

PRELIMINARY NOT FOR CONSTRUCTION

WEST ELEVATION - enlarged from TFA A5.0 - the AOR's conceptual elevation, as issued 07.12.26 (finishes per A5.0 / A5.1 key)



2

WEST ELEVATION

SCALE: 1/8"=1'-0"

NORTH ELEVATION - enlarged from TFA A5.0 - the AOR's conceptual elevation, as issued 07.12.26 (finishes per A5.0 / A5.1 key)



EAST ELEVATION - enlarged from TFA A5.1 - the AOR's conceptual elevation, as issued 07.12.26 (finishes per A5.0 / A5.1 key)



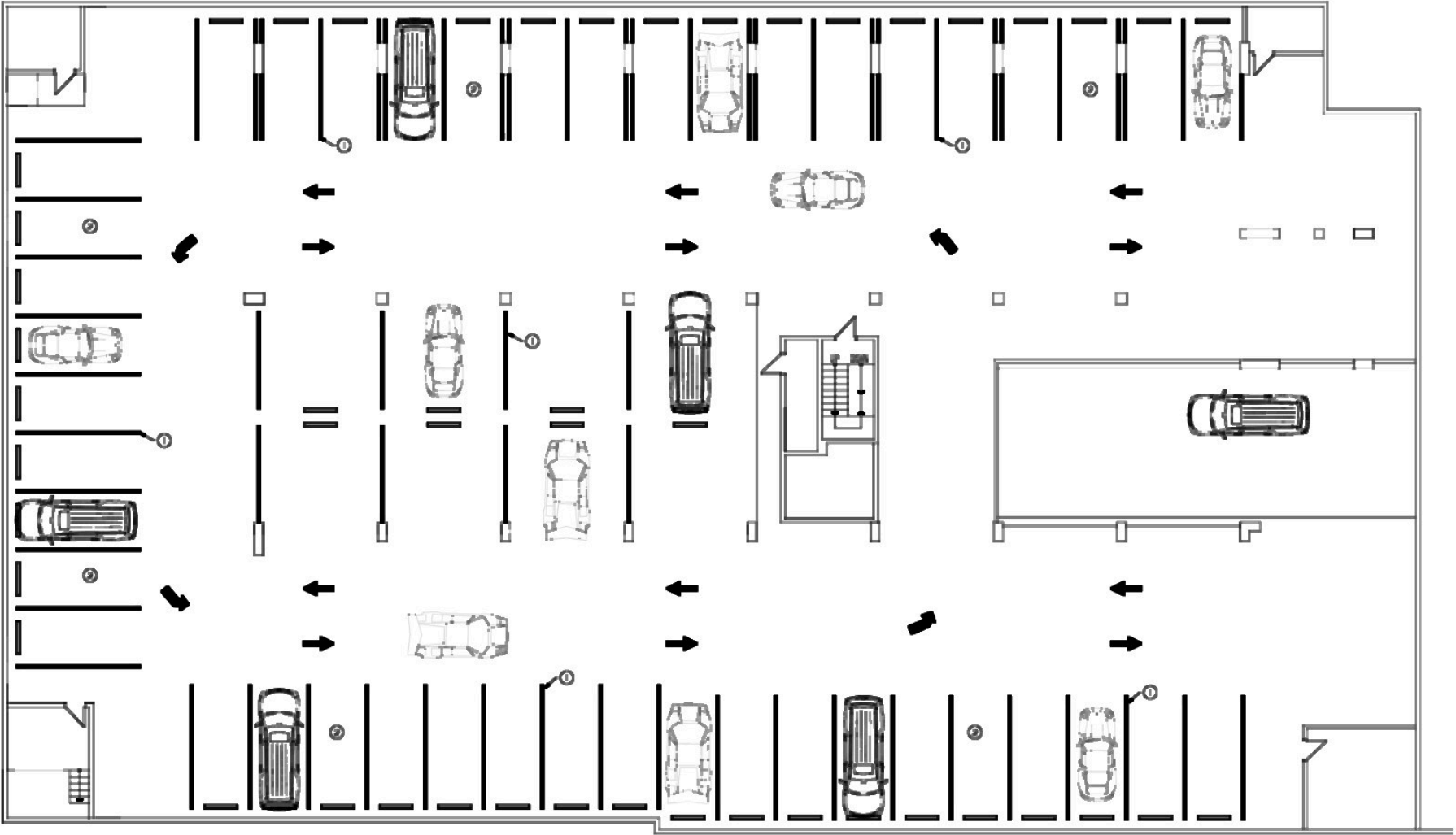
4

EAST ELEVATION

SCALE: 1/8"=1'-0"

SOUTH ELEVATION - enlarged from TFA A5.1 - the AOR's conceptual elevation, as issued 07.12.26 (finishes per A5.0 / A5.1 key)





FLOOR PLAN-BASEMENT/PARKING
SCALE: 1/8\"/>

GENERAL NOTES

1. COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING, UNLESS OTHERWISE NOTED.

2. COORDINATE ALL DEMOLITION WORK WITH NEW PLAN TO ENSURE EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVEALED ACCORDINGLY.

3. FIELD VERIFY EXISTING EQUIPMENT AND CONDITIONS PRIOR TO COMMENCING DEMOLITION. REPORT ANY DISCREPANCIES FROM PLAN TO THE ARCHITECT, IMMEDIATELY.

4. GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER SHALL REMOVE OR REPLACE AS REQUIRED ANY DAMAGED MATERIALS, FINISHES, AND EQUIPMENT SCHEDULED TO REMAIN IN PLACE.

5. WHEREVER EXISTING EQUIPMENT, PAVING, ETC., ARE REQUIRED TO BE REMOVED, SUCH REMOVAL IS TO INCLUDE ALL INCLUSTERS, HANGERS, ETC., AFTER REMOVAL, ALL FLOORS, WALLS, AND CEILINGS SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.

6. ALL DIMENSIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR IS TO FIELD VERIFY REFERENCES ALL PLANS AND ADJUST AS ACCORDINGLY.

7. ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNERS DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TERMS TO BE SALVAGED.

8. PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO: ENLIGHTENING, FLOORING, ETC., SHOWN WITH NEW MEP DRAWINGS.

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PRELIMINARY
NOT FOR
CONSTRUCTION

KEY NOTES

- 1. 4" WIDE WHITE PAINTED SORTING MARKING TYPE
- 2. REGULAR PARKING SPACE (8'0" X 20'0" L TYPE)

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PRELIMINARY
NOT FOR
CONSTRUCTION

THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013



ARCHITECT OF RECORD

DATE: 07.12.26

JOB NUMBER: 24-000

SCALE: AS NOTED

DRAWN: UP

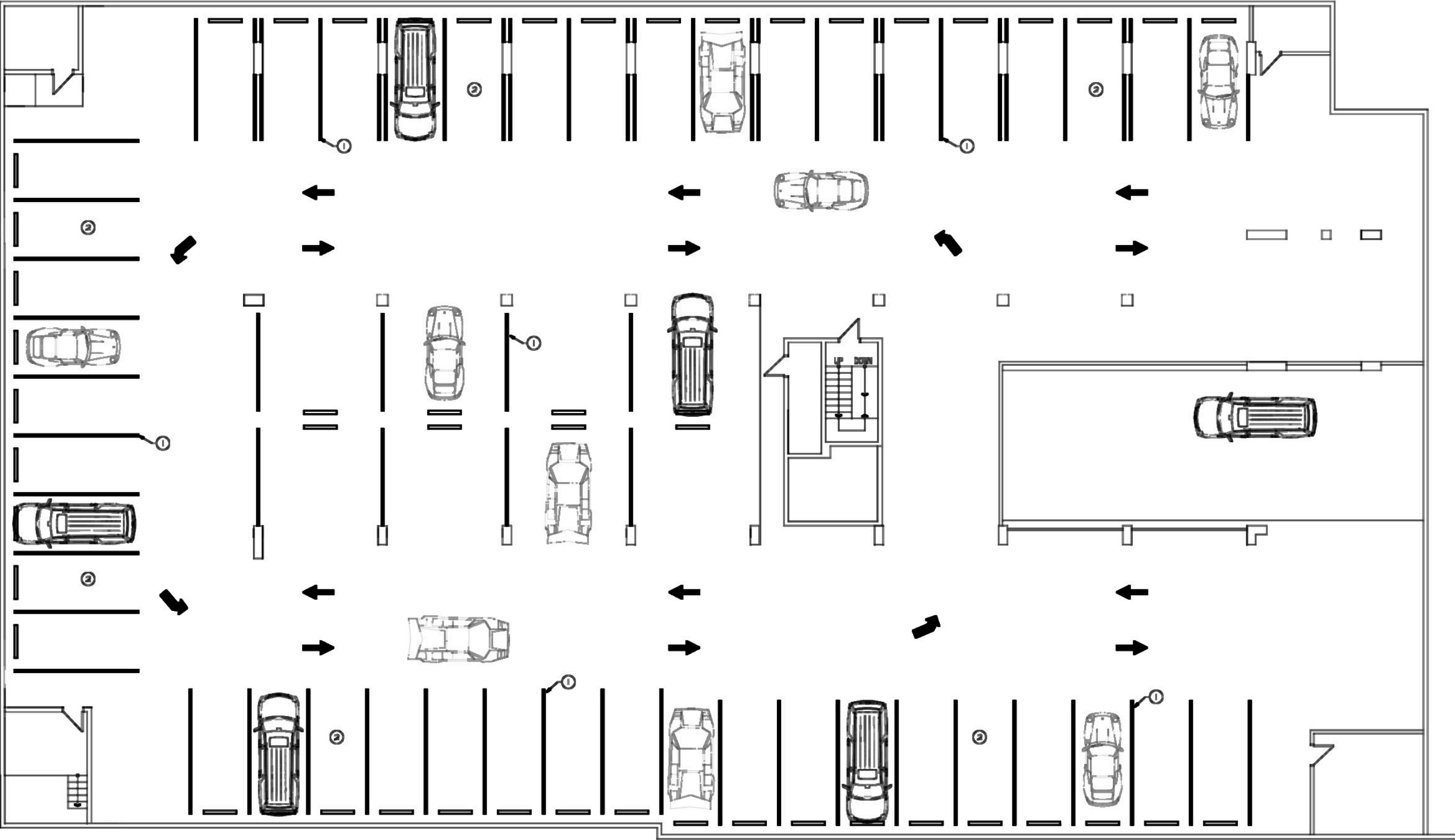
CHECKED: UP

TITLE: BASEMENT/
PARKING PLAN, NOTES

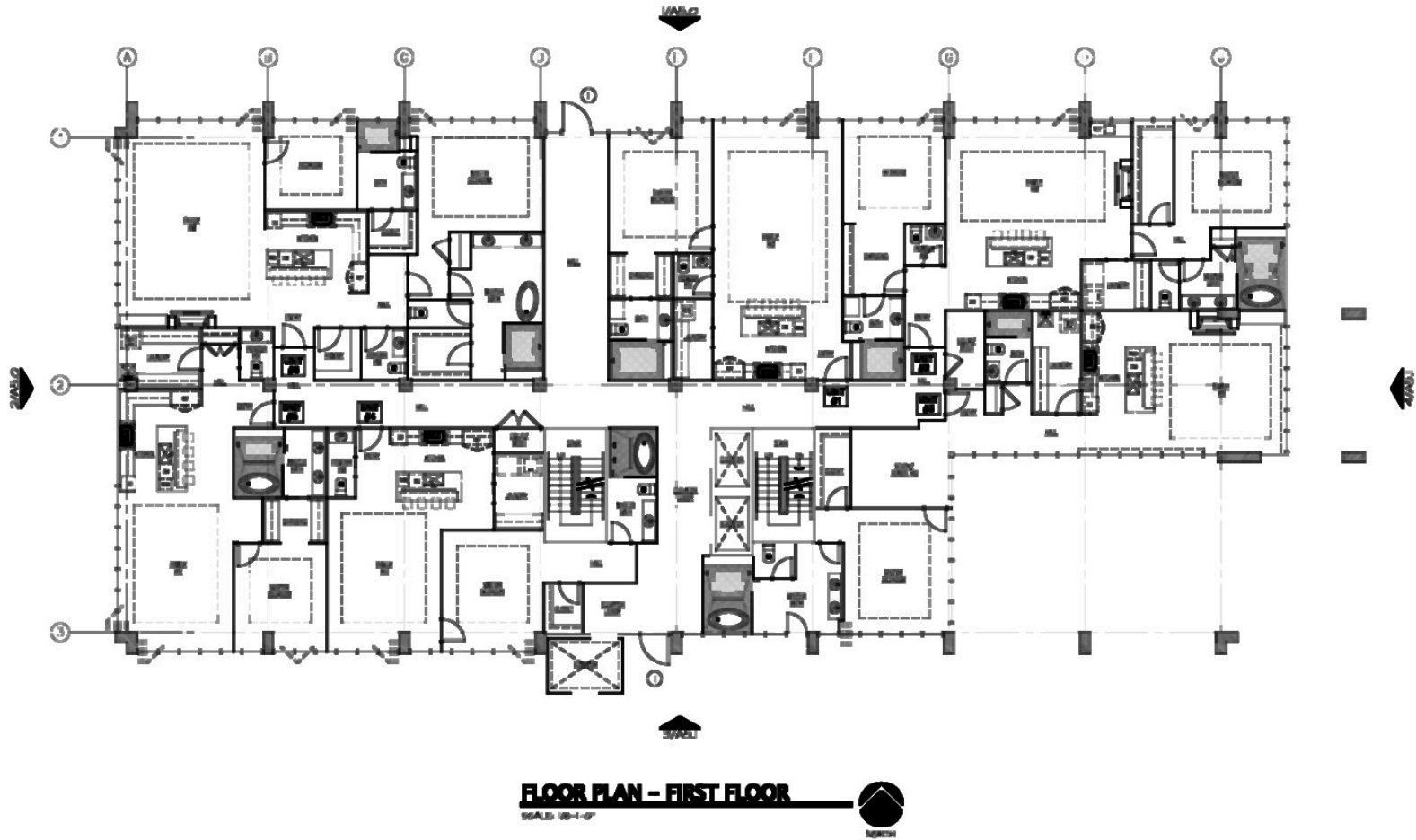
A0.1

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN - BASEMENT / PARKING (AO.1) - enlarged from the AOR's sheet, not to scale at 11x17



FLOOR PLAN-BASEMENT/PARKING
SCALE: 1/8"=1'-0"
NORTH



GENERAL NOTES

1. COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING, UNLESS OTHERWISE NOTED.

2. COORDINATE ALL CONSTRUCTION WORK WITH NEW PLAN TO ENSURE EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVEALED ACCORDINGLY.

3. FIELD VERIFY EXISTING EQUIPMENT AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. REPORT ANY DISCREPANCIES FROM PLAN TO THE ARCHITECT, IMMEDIATELY.

4. GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER SHALL REMOVE OR REPLACE AS REQUIRED ANY DAMAGED MATERIALS, FINISHES, AND EQUIPMENT SCHEDULED TO REMAIN IN PLACE.

5. WHENEVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL IS TO INCLUDE ALL INSULATED, HANGERS, ETC. AFTER REMOVAL, ALL FLOORS, WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.

6. ALL DIMENSIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR IS TO FIELD VERIFY DIMENSIONS, ALL PLANS AND ADJUSTERS ACCORDINGLY.

7. ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNERS DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TERMS TO BE SALVAGED.

8. PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO: RAVEL, LIGHTING, PLUMBING, ETC. EXEMPT FROM NEW MEP DRAWINGS.

KEY NOTES

1. FLOOR FINISHES SHALL HAVE A MINIMUM DRAINAGE OF 1/4" PER FOOT. FINISHES IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE FINISHED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT (VERTICAL TO 1/4" HORIZONTAL IS PERMITTED).



SABS COMPOSITE TABLE			
COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	2"	[Symbol]
ROOF (PORTICO & ENTRY)	EPS	14"	[Symbol]
WALL (7" THICK)	EPS	8"	[Symbol]
WALL (7" THICK)	EPS	14"	[Symbol]
WALL (7" THICK)	CONCRETE	8"	[Symbol]
COLUMN	EPS	12" X 12"	[Symbol]
WALL	CONCRETE	1"	[Symbol]
WALL	CONCRETE	12" X 12"	[Symbol]

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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

lief

ARCHITECT

DATE: 07.12.26

SCALE: AS NOTED

DRAWN: OF

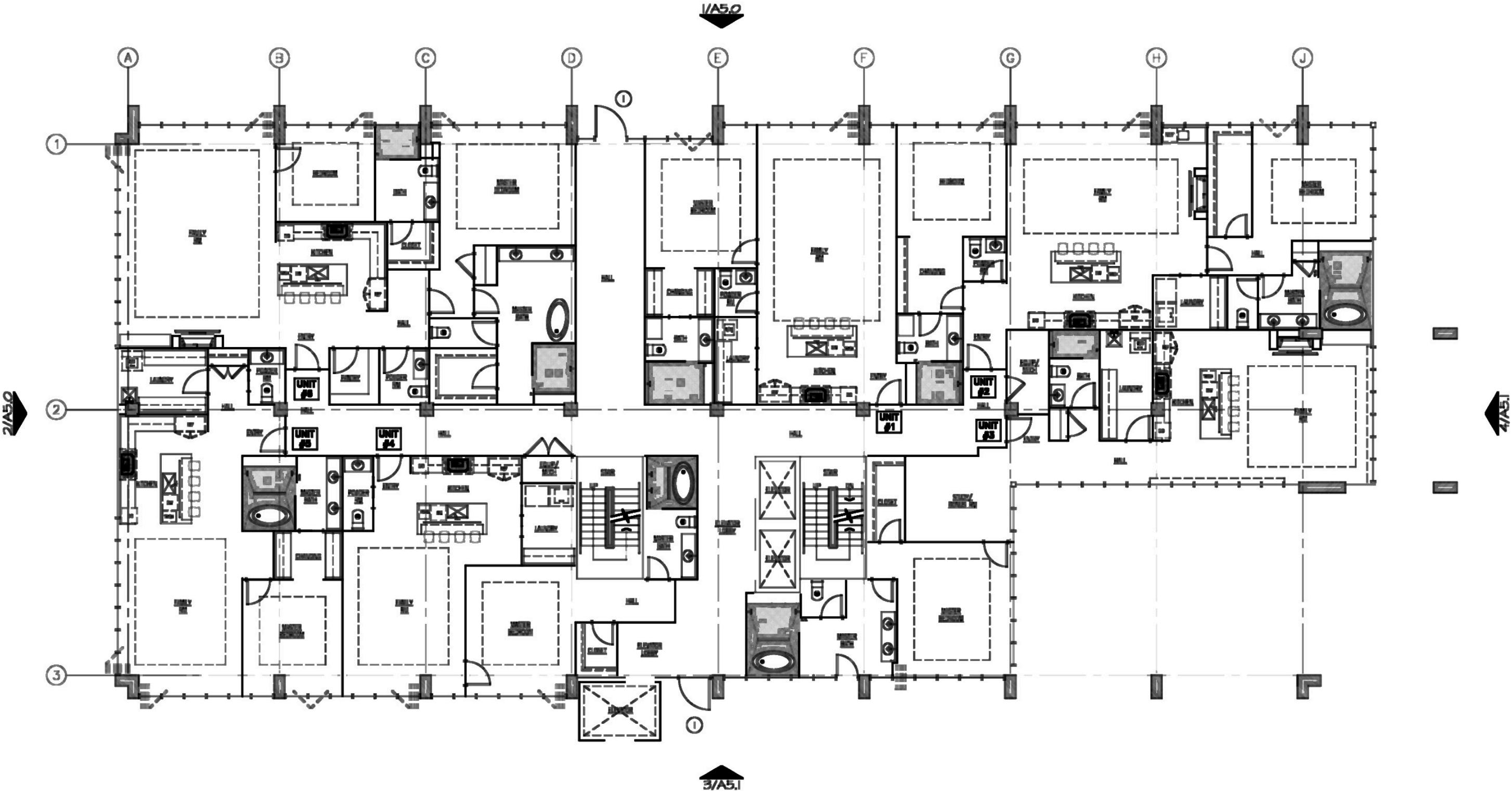
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TITLE: 1st FLOOR PLAN, NOTES

A1 - 0

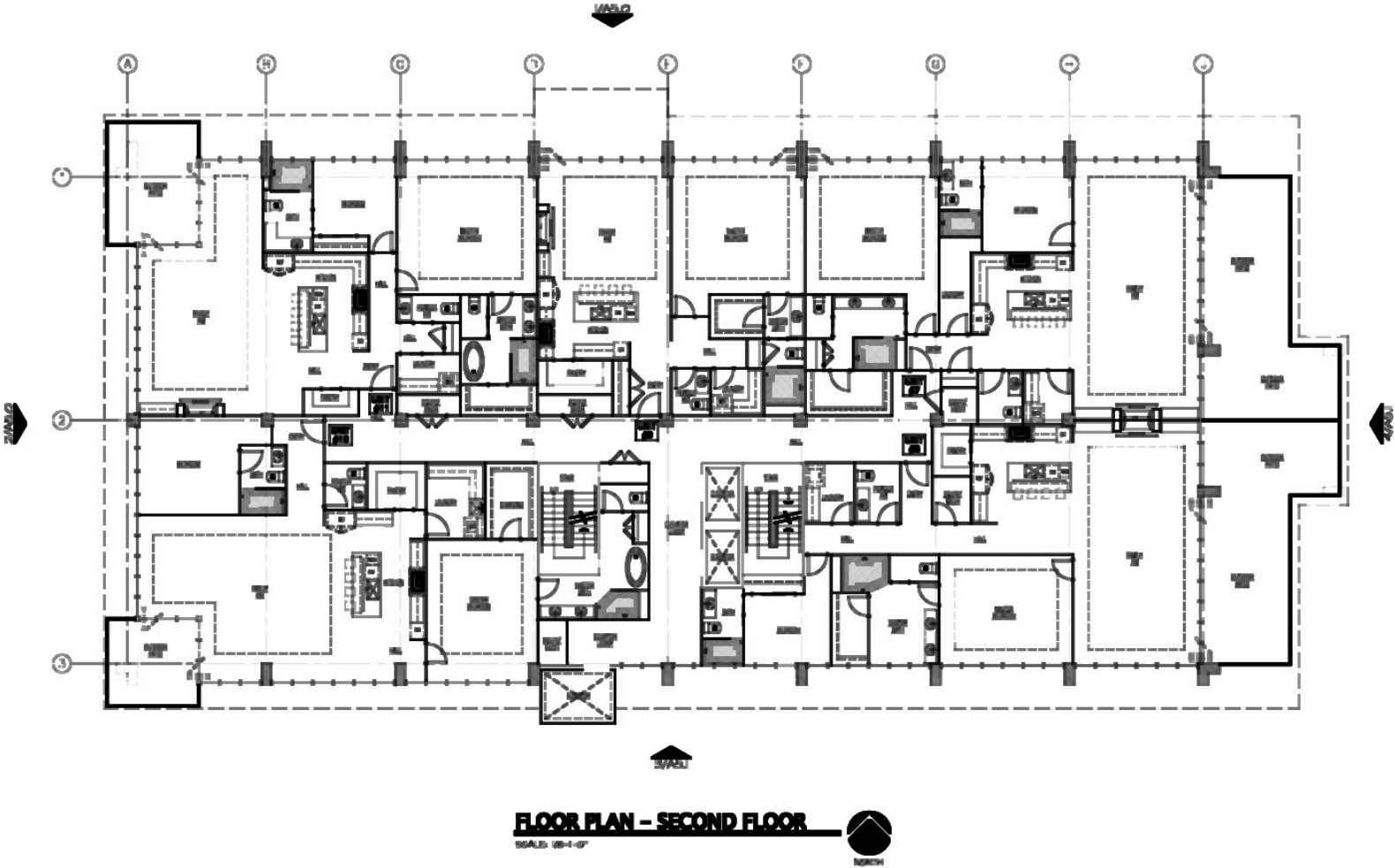
NOT FOR CONSTRUCTION

FLOOR PLAN - FIRST FLOOR (AI-O) - enlarged from the AOR's sheet, not to scale at 11x17



FLOOR PLAN – FIRST FLOOR
SCALE: 1/8"=1'-0"





FLOOR PLAN - SECOND FLOOR

SCALE: 1/8"=1'-0"



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 7. ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNER'S DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TERMS TO BE OBTAINED.
 8. PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO: RAVEL, EXISTING PLUMBING, ETC. EXEMPT FROM NEW MEP DRAWINGS.

INTERIOR COLOR PALETTE



SARS COMPOSITE TABLE

COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	2"	
ROOF (PORTICO & ENTRY)	EPS	14"	
WALL (7" THICK)	EPS	7"	
WALL (7" THICK)	CONCRETE	14"	
WALL (7" THICK)	CONCRETE	6"	
COLUMN	EPS	12" X 12"	
COLUMN	CONCRETE	12"	
FLOOR	EPS	12" X 12"	
FLOOR	CONCRETE	12"	

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THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013



ARCHITECT OF RECORD

DATE: 07.12.26

JOB NUMBER: 24-000

SCALE: AS NOTED

DRAWN: DP

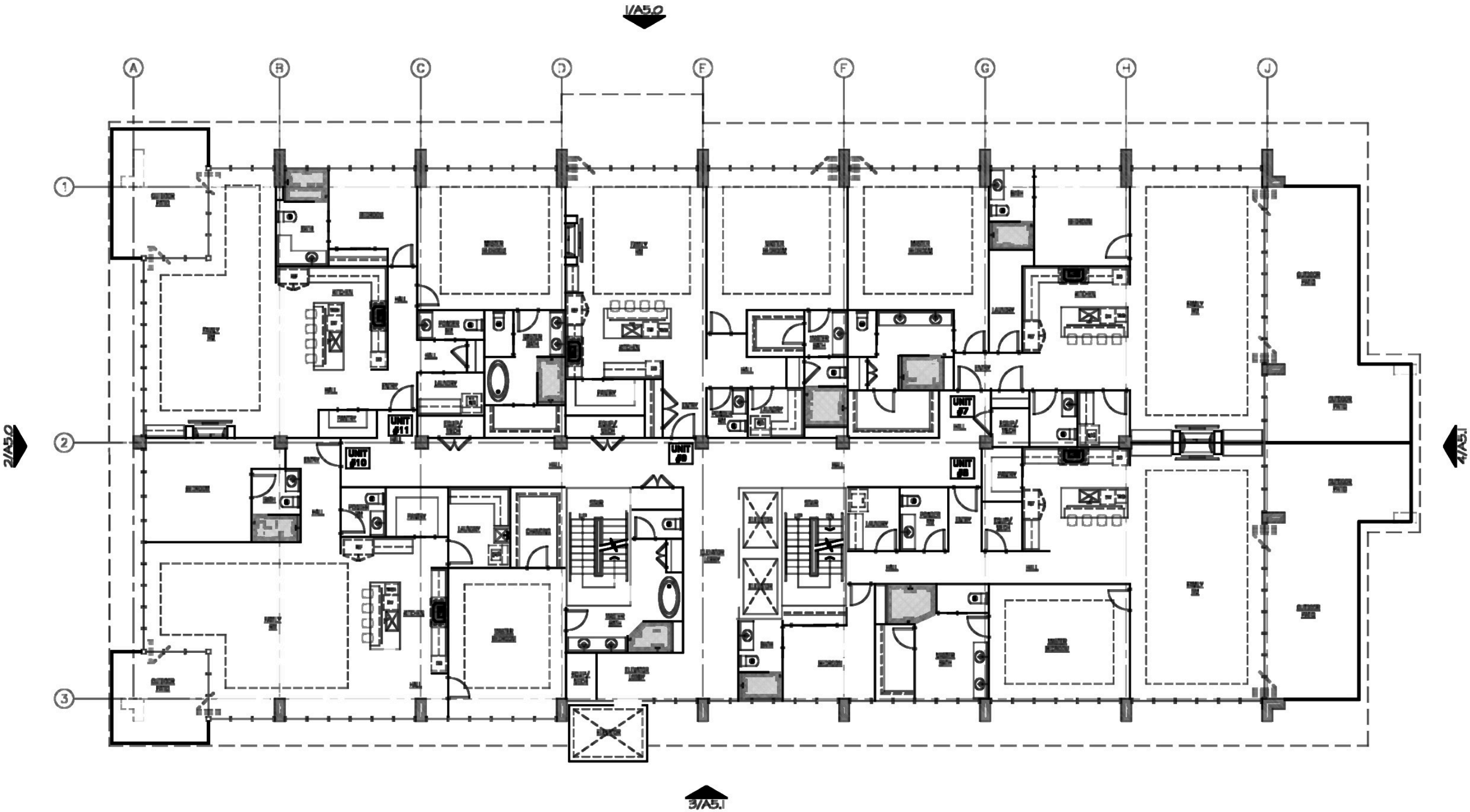
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A2 - 0

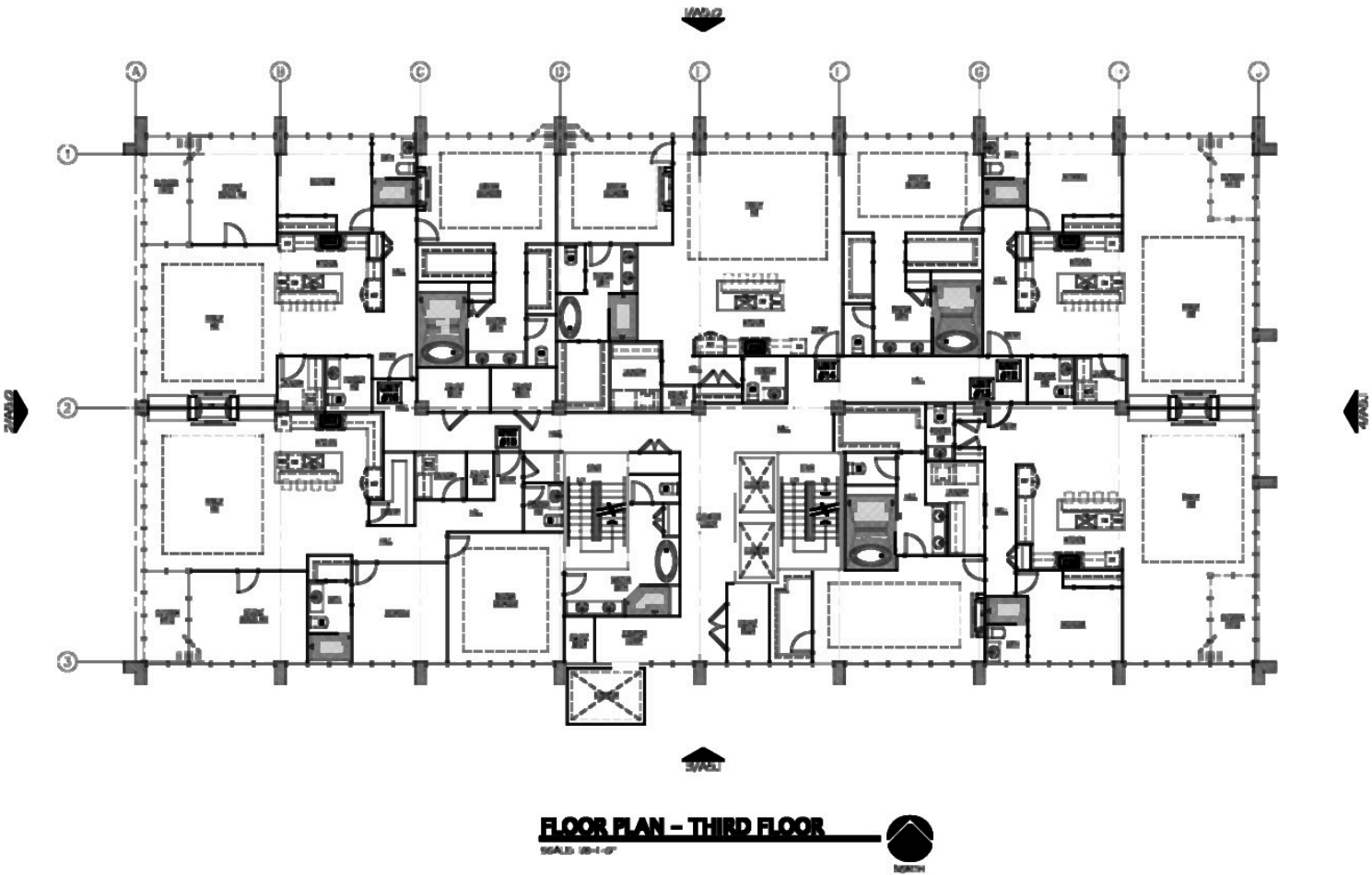
PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN - SECOND FLOOR (A2-O) - enlarged from the AOR's sheet, not to scale at 11x17



FLOOR PLAN - SECOND FLOOR
SCALE: 1/8"=1'-0"





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INTERIOR COLOR PALETTE

SARS COMPOSITE TABLE

COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	2"	
ROOF (PORTICO & ENTRY)	EPS	14"	
WALL (7" THICK)	EPS	6"	
WALL (7" THICK)	CONCRETE	14"	
WALL (7" THICK)	CONCRETE	6"	
COLUMN	EPS	12" X 12"	
COLUMN	CONCRETE	12"	
FLOOR	EPS	12" X 12"	
FLOOR	CONCRETE	12"	

THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
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PHOENIX, AZ 85013



ARCHITECT

DATE

SCALE

CHECKED

TITLE

NOTES

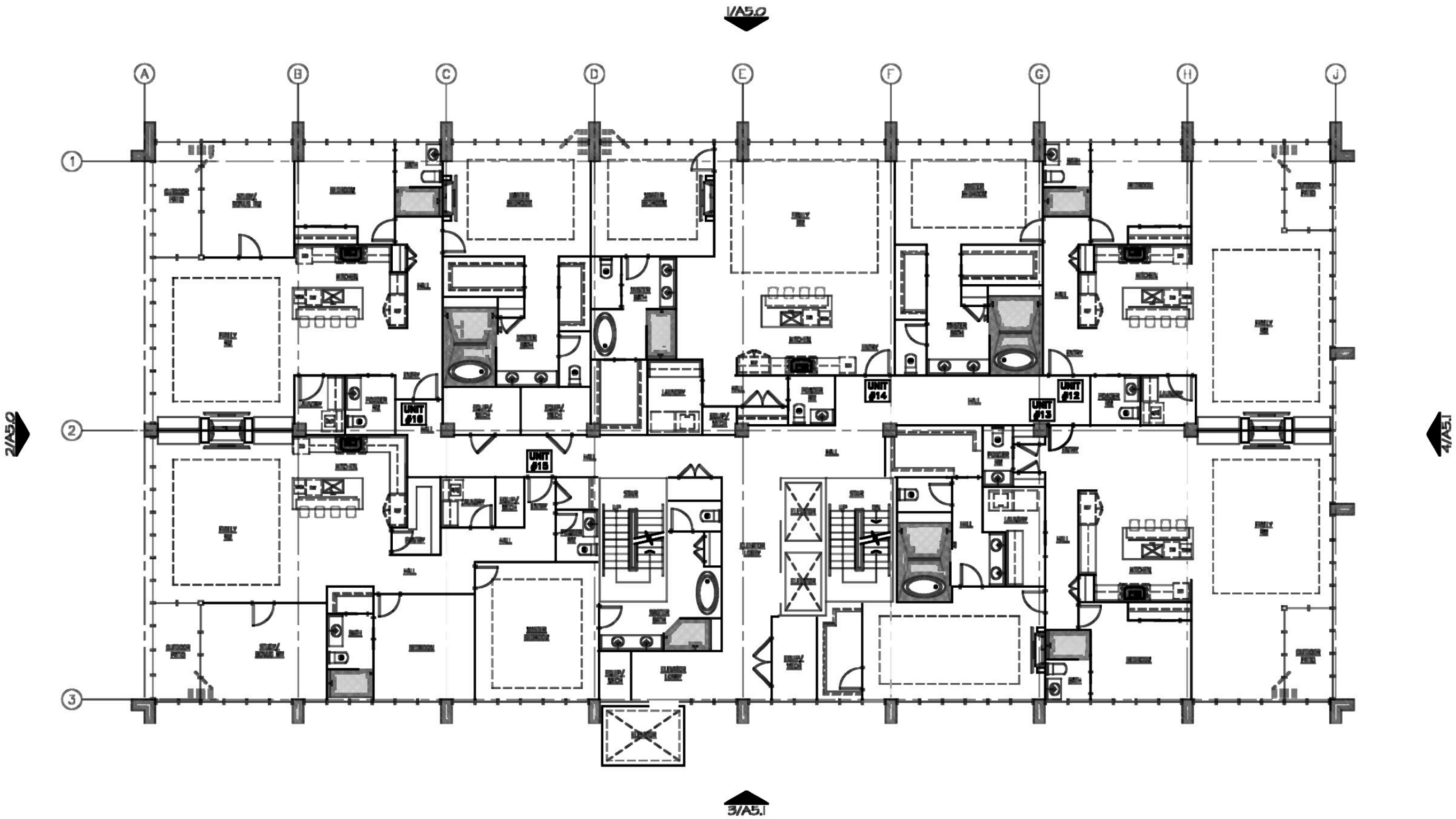
3rd FLOOR PLAN

NOTES

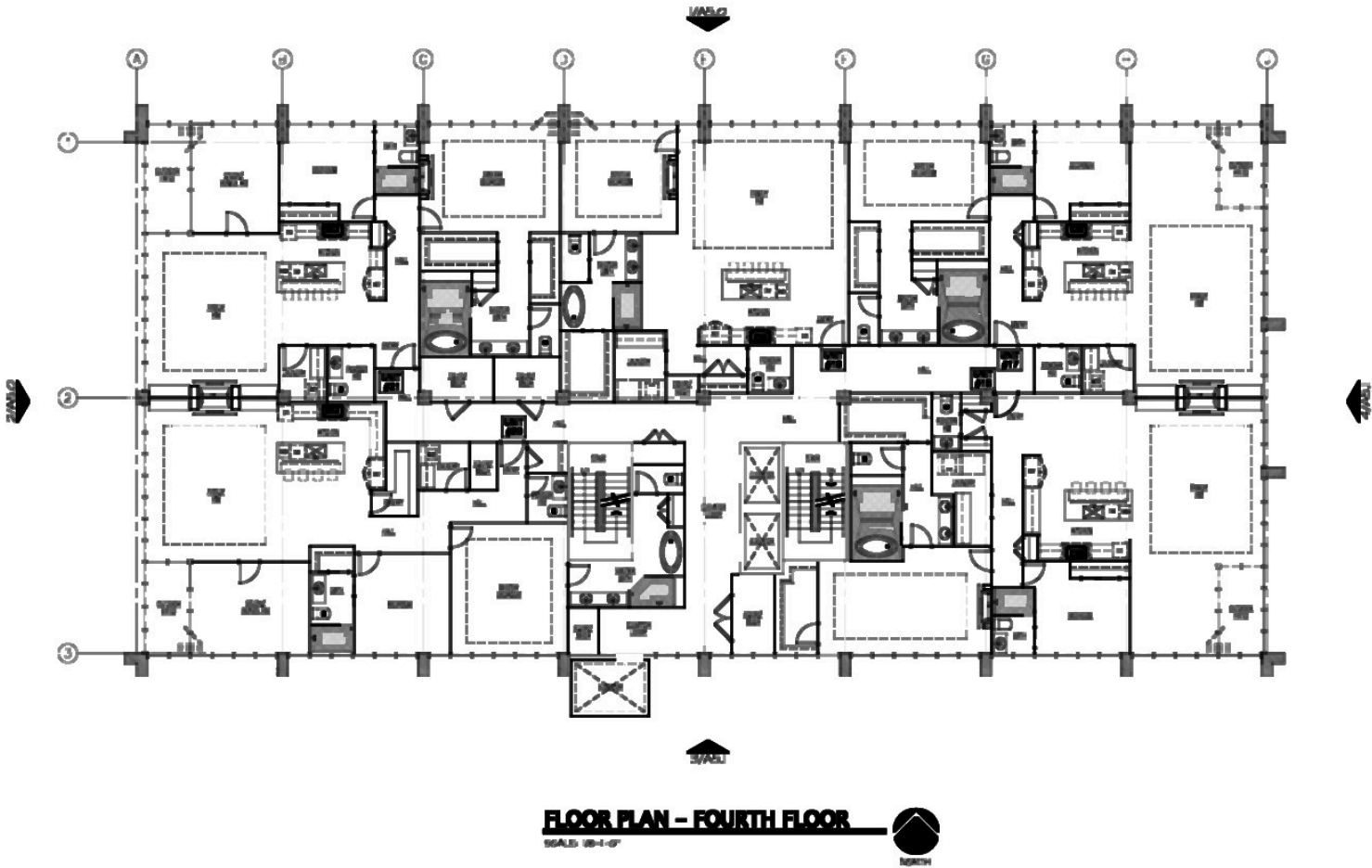
A3 - 0

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN - THIRD FLOOR (A3-O) - enlarged from the AOR's sheet, not to scale at 11x17



FLOOR PLAN – THIRD FLOOR
SCALE: 1/8"=1'-0"
NORTH



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INTERIOR COLOR PALETTE

SARS COMPOSITE TABLE

COMPONENT	MATERIAL	THICKNESS	LEGEND
ROOF	EPS	2"	
ROOF (PORTICO & ENTRY)	EPS	1"	
WALL (7" THICK)	EPS	7"	
WALL (6" THICK)	EPS	6"	
COLUMN	EPS	12" X 12"	
FLOOR	EPS	12" X 12"	

THE LIEF - 22 JAPANDI RESIDENCES
ADAPTIVE RE-USE
301 W. OSBORN ROAD
PHOENIX, AZ 85013

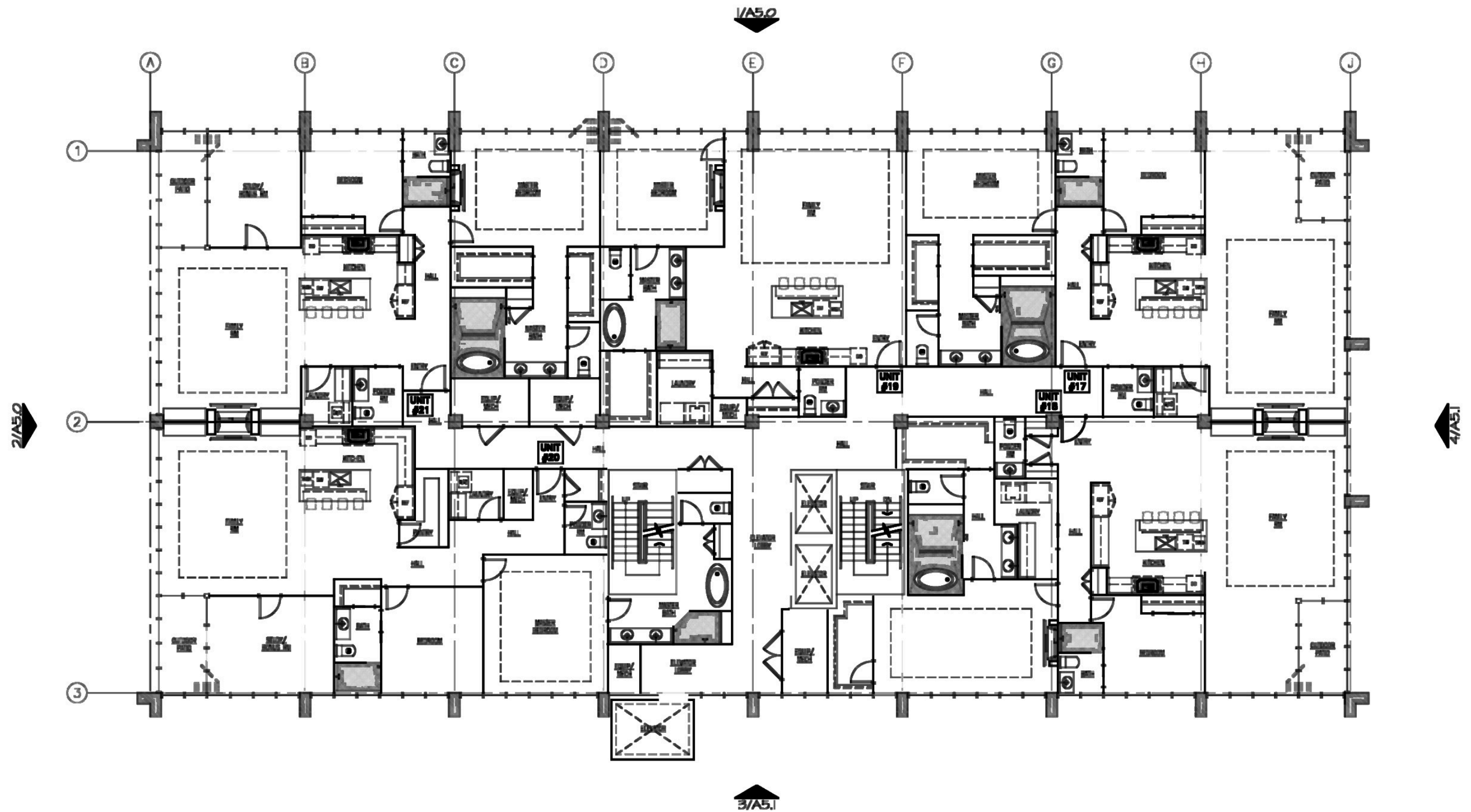
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ISSUE DATE: 07.12.26
JOB NUMBER: 24-000
SCALE: AS NOTED
DRAWN: DP
CHECKED: DP
TITLE: 4th FLOOR PLAN, NOTES

A4 - 0

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN - FOURTH FLOOR (A4-O) - enlarged from the AOR's sheet, not to scale at 11x17



FLOOR PLAN - FOURTH FLOOR
SCALE: 1/8"=1'-0"



$$\frac{1}{\sqrt{\pi}} \int_0^x \frac{1}{t} dt = -\frac{1}{\sqrt{\pi}} \ln x + C$$


SYNTHETIC STUCCO
COLOR: POW. GRE
SW 7069
FINISH: SAND



RAILING/GUARD PANEL
 MANUF: VERNAL
 STYLE: SIDE MNT
 CNTR ROBS
 FINISH: ALUMINUM

DESCRIPTION:

IN WILLIAMS
322 RIVERWAY

MEASURED IN THE DIRECTION OF TRAVEL. EXCEPT WHERE SHOWN OTHERWISE, PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2 PERCENT HORIZONTAL (2 PERCENT).

MAKING GOAT STEED COMPLIANCE EASIER

VESTI-KULTRAKOTE ONE-KOAT STUCCO SYSTEM, ICC-ES
E-1471, OVER APPROVED WATER RESISTIVE BARRIER AND
LATH INSTALL SYSTEM FLASHING, WEEP SCOUTS, CONTROL
JOINTS AND ACCESSORIES IN ACCORDANCE WITH ICC-ES
E-1471, MANUFACTURER'S INSTALLATION REQUIREMENTS
AND APPROVED CONSTRUCTION DOCUMENTS.

THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATION BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

QUALITY MANAGEMENT SYSTEM

1. LAY A FOAM ROOFING SHAL 1/4" (1 INCH) THICK SKAYED IN PLACE POLYURETHANE FOAM APPLIED TO PREPARED PLYWOOD DECK. MINIMUM 1/2" (1 INCH) ROOF WEATHING WITH ALL EDGES BLOCKED. FINISH SHALL BE THREE COATS ACRYLIC ELASTOMERIC PAINT. THE SECOND COAT SHALL BE REPRESENTED TO MATCH RESIDENCE COLOR AND SHALL HAVE 100 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO ENSURE APPLICATION OF AGGREGATE PROVIDE 24" x 24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SHELVES AT LOWER ROOF AREAS.

REGULATION SPECIFICATIONS

* 38 FIBERGLASS BATT INSULATION, ASTM C665, R-VALUE:
FIBR® ASTM C910, N/A; 1" MIN. BASE WALL THICKNESS
SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642.
INSTALL PER ICC-ES REPORT, MANUFACTURER'S REQUIREMENTS
AND DETAILS.

FRAME EXTERIOR WALL ASSEMBLY

R-19 FIBERGLASS BATT INSULATION, ASTM C-665, R-VALUE
FIBERGLASS C-518, WITH 1" MIN. BASF WALLTITE CLOSED-CELL
SPRAY POLYURETHANE FOAM INSULATION, ICC-ES ESR-2642

B AOR SHEET NOTES - ENLARGED

WALL WITH INTEGRAL SYNTHETIC
 FIBER FOAM INSULATION ON 2X6 MIN
 CRUEGA EGR-1211

—

LONG LIGHT FIXTURE

GREEN WALL.

RAISED DOUBLE PANE WINDOW SYSTEM

FRAMED DOUBLE PANEL DOOR SYSTEM

MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.

RS AND SERVICE.

SULATED GARAGE DOOR

SIGNAGE PER DOOR SCHEDULE

SYSTEM

■ BEYOND

IFICATION SIGNAGE, ILLUMINATED WITH 1" RED/VD AT (3) LOCATIONS AS SHOWN. SIGNAGE AS PROVIDED UNDER SEPARATE COVER AND PERMITTING PLAN AND ELECTRICAL

DEED REVEAL BY FRY REGLET #PCS-25-75

LOOK PANELS OVER EXTERIOR SUBSTRATE.





UNIT SYNOPSIS - 22 RESIDENCES, PLANS FROM THE CURRENT AOR SET

Chart plus one page per residence with the unit cropped from the TFA SD floor plan (not the older website plans), key plan, and website data.

AUTHORITY: Marketing data (website); geometry per Part B

chart + 22 residence pages

22 RESIDENCES - UNIT SYNOPSIS (liefmidtownphx.com, read O9.O3.26)

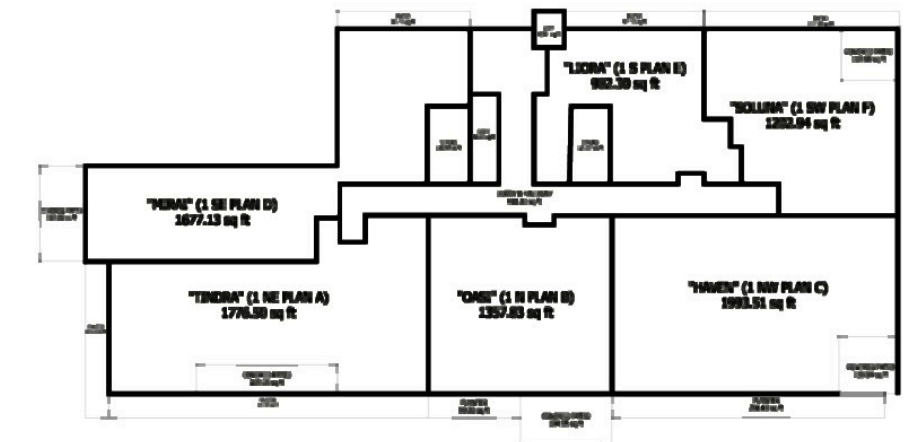
UNIT	NAME	LEVEL	PLAN	BATHS	INTERIOR SF	OUTDOOR SF	EXPOSURE	LIST PRICE	\$/SF	NAME MEANING
101	MIRAI	Level One	1 Bed + Den	2	1,677	276	Southeast corner	\$1,388,070	\$828	
102	LIRA	Level One	1 Bed	15	982	97	South	\$799,969	\$815	
103	SOLUNA	Level One	1 Bed	15	1,202	119	Southwest corner	\$1,030,121	\$857	
104	HAVEN	Level One	2 Bed	25	1,993	139	Northwest corner	\$1,639,688	\$823	
105	OASI	Level One	1 Bed	15	1,357	194	North	\$1,117,373	\$823	
106	TINDRA	Level One	2 Bed	25	1,776	169	Northeast corner	\$1,479,098	\$833	
201	VISTA	Level Two	2 Bed + Den	25	2,044	830	Southeast corner	\$1,812,458	\$887	
202	UME	Level Two	1 Bed	15	871	104	South	\$722,085	\$829	
203	SUNA	Level Two	1 Bed	15	954	116	Southwest corner	\$874,029	\$916	
204	AERIS	Level Two	2 Bed + Den	25	2,028	522	Northwest corner	\$1,737,593	\$857	
205	SAIKA	Level Two	1 Bed	15	1,357	306	North	\$1,153,968	\$850	
206	KAIA	Level Two	2 Bed + Den	25	2,101	927	Northeast corner	\$1,877,864	\$894	
301	SATORI	Level Three	2 Bed + Den	25	1,929	135	Southeast corner	\$1,627,148	\$844	
302	LUMIN	Level Three	2 Bed + Den	25	1,843	116	Southwest corner	\$1,549,315	\$841	
303	MIZUYA	Level Three	2 Bed	25	1,894	136	Northwest corner	\$1,599,030	\$844	
304	ELYRA	Level Three	1 Bed	15	1,259	97	North	\$1,065,613	\$846	
305	VERRA	Level Three	2 Bed	25	1,929	136	Northeast corner	\$1,627,555	\$844	
401	HARMONIA	Penthouse	2 Bed + Den	25	1,929	135	Southeast corner	\$1,647,113	\$854	
402	AURORA	Penthouse	2 Bed + Den	25	1,843	116	Southwest corner	\$1,568,325	\$851	
403	ALTA	Penthouse	2 Bed	25	1,894	136	Northwest corner	\$1,618,650	\$855	
404	MORI	Penthouse	1 Bed	15	1,259	97	North	\$1,078,688	\$857	
405	SERENIA	Penthouse	2 Bed	25	1,929	136	Northeast corner	\$1,647,525	\$854	

TOTAL 36,050 SF Interior - \$30,661,278 list - 22 residences (6/6/5/5) - 51 secured garage stalls

Source: liefmidtownphx.com residence pages (marketing SF and prices, not code area). Unit numbers per the LIEF convention (clockwise from SE). The unit plans that follow are cropped from the AOR's CURRENT SD floor plans (TFA 07.12.26), not the older website plans; unit boundaries are approximate until the AOR's partition file arrives (F-17).

The floor plan shows a two-story house with the following layout:

- First Floor:**
 - Family Room:** Located at the front left, featuring a large fireplace and a television.
 - Kitchen:** Adjacent to the family room, equipped with a refrigerator, stove, and a breakfast bar with four stools.
 - Dining Room:** Located between the kitchen and the living room, featuring a large chandelier.
 - Living Room:** Located at the front right, featuring a large fireplace and a television.
 - Master Bedroom:** Located at the back right, featuring a large bed and a television.
 - Master Bathroom:** Adjacent to the master bedroom, featuring a bathtub, toilet, and vanity.
 - Laundry:** Located between the kitchen and the master bedroom, featuring a washer and dryer.
 - Hall:** A central hallway connecting the living room, dining room, kitchen, and bedrooms.
 - Entry:** A small entry area with a coat closet and a shoe closet.
- Second Floor:**
 - Family Room:** Located at the front left, featuring a large fireplace and a television.
 - Kitchen:** Adjacent to the family room, equipped with a refrigerator, stove, and a breakfast bar with four stools.
 - Dining Room:** Located between the kitchen and the living room, featuring a large chandelier.
 - Living Room:** Located at the front right, featuring a large fireplace and a television.
 - Master Bedroom:** Located at the back right, featuring a large bed and a television.
 - Master Bathroom:** Adjacent to the master bedroom, featuring a bathtub, toilet, and vanity.
 - Laundry:** Located between the kitchen and the master bedroom, featuring a washer and dryer.
 - Hall:** A central hallway connecting the living room, dining room, kitchen, and bedrooms.
 - Entry:** A small entry area with a coat closet and a shoe closet.

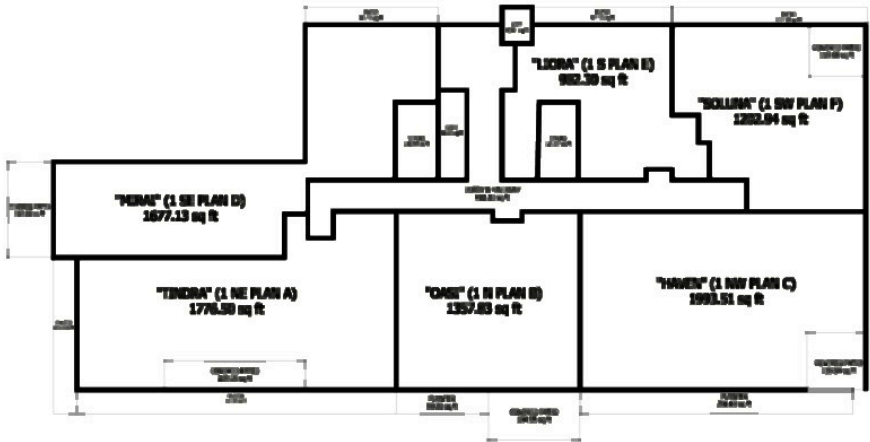
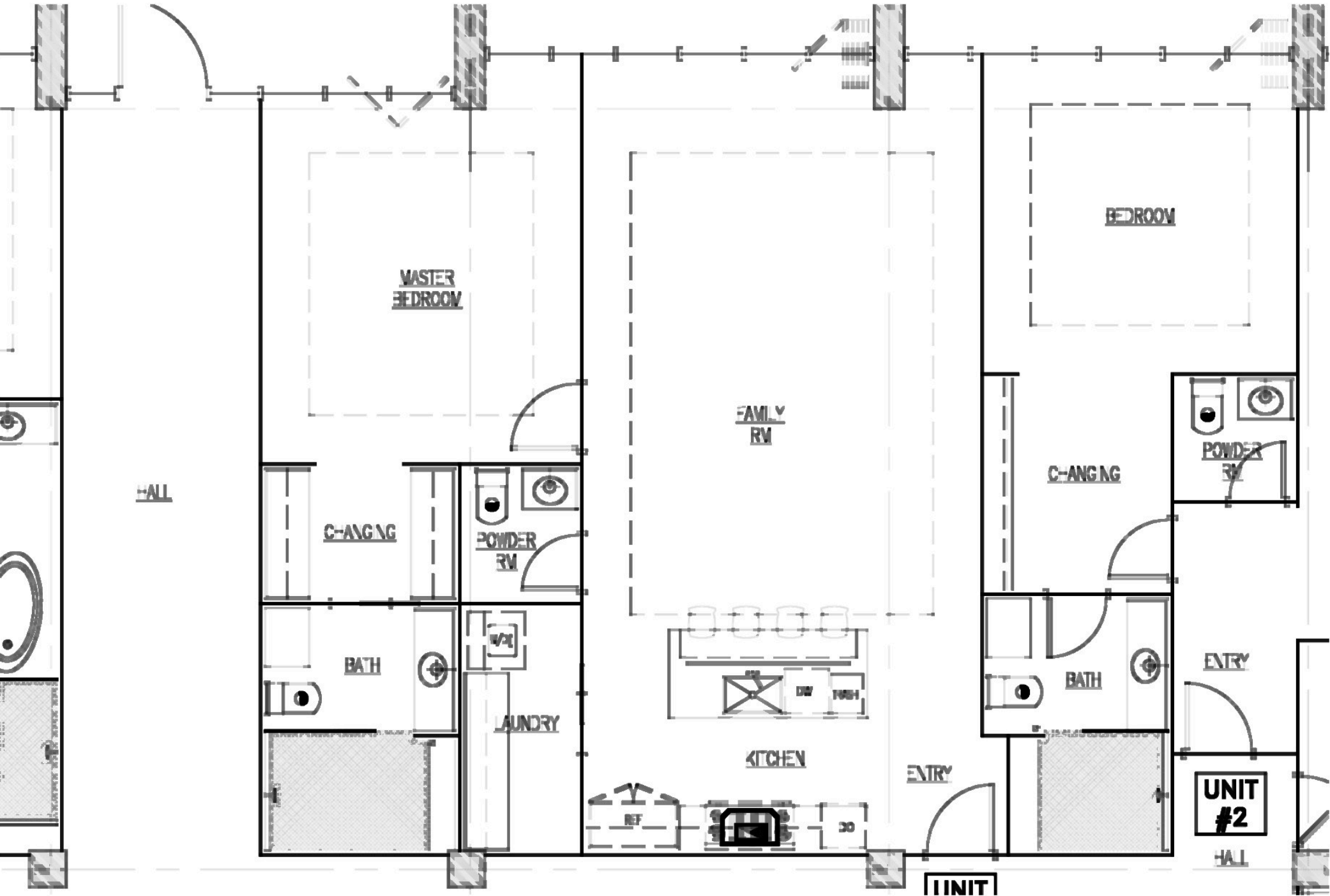


LEVEL	Level One
PLAN	1 Bed + Den / 2 bath
INTERIOR	1,677 SF
OUTDOOR	276 SF
EXPOSURE	Southeast corner
LIST PRICE	\$1,388,070
\$ / SF	\$828

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (Jesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A-I-O (current architect plan, line weights enhanced), boundary approximate

102 LIORA

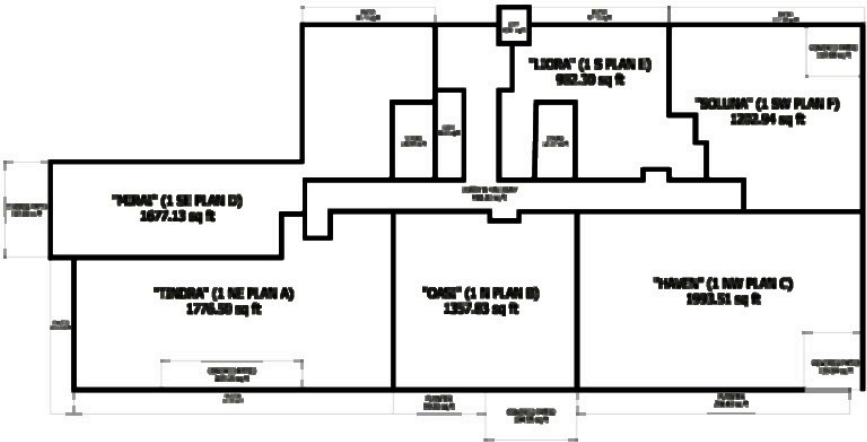
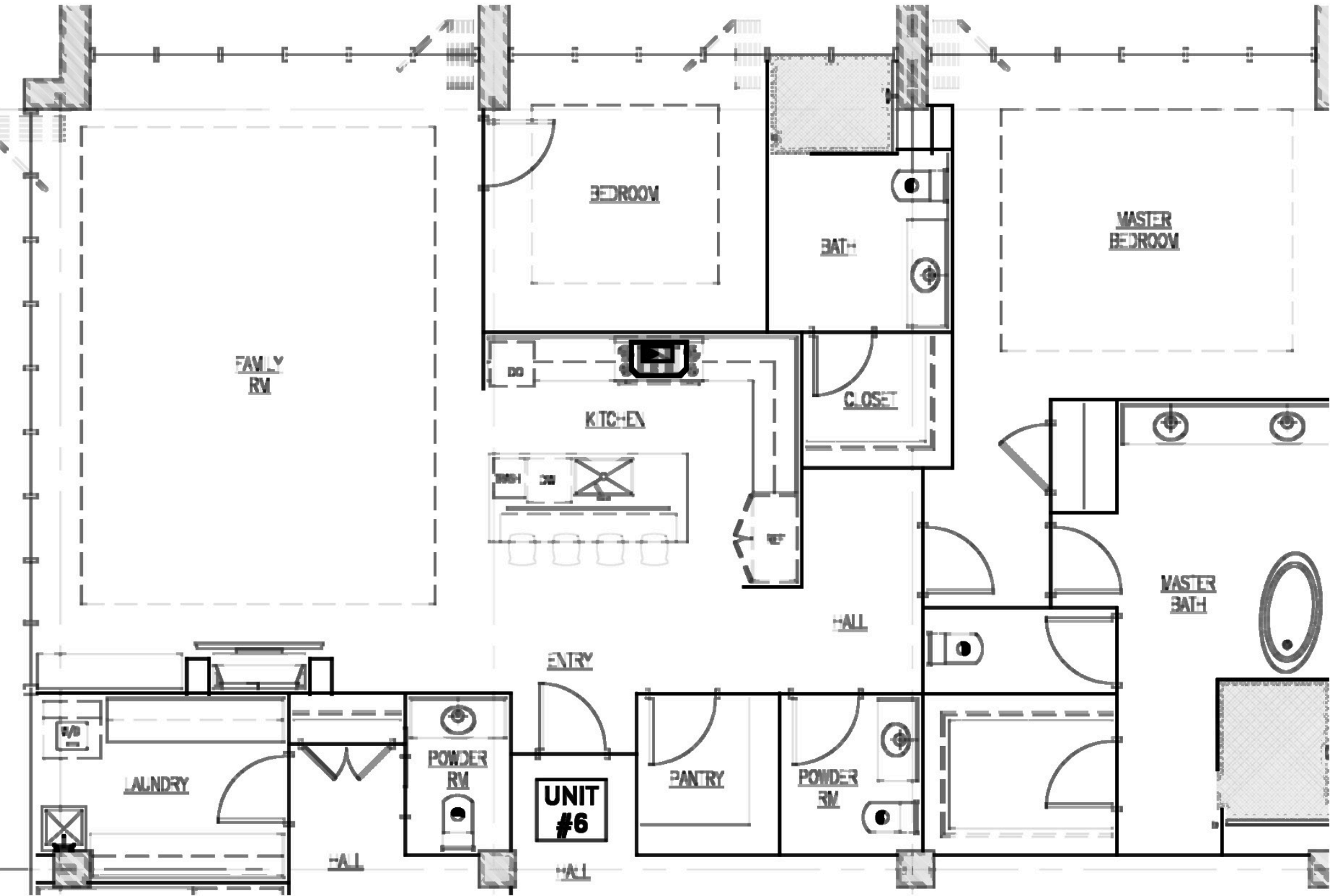


LEVEL	Level One
PLAN	1 Bed / 1.5 bath
INTERIOR	982 SF
OUTDOOR	97 SF
EXPOSURE	South
LIST PRICE	\$799,969
\$ / SF	\$815

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A1-O (current architect plan, line weights enhanced), boundary approximate

103 SOLUNA

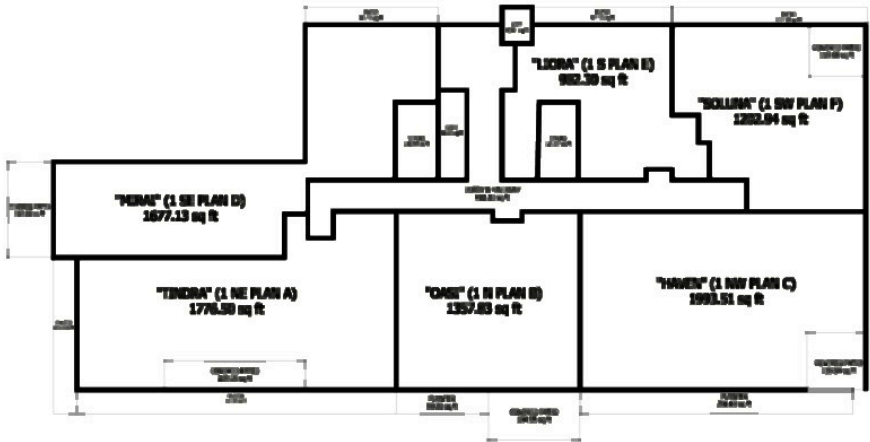
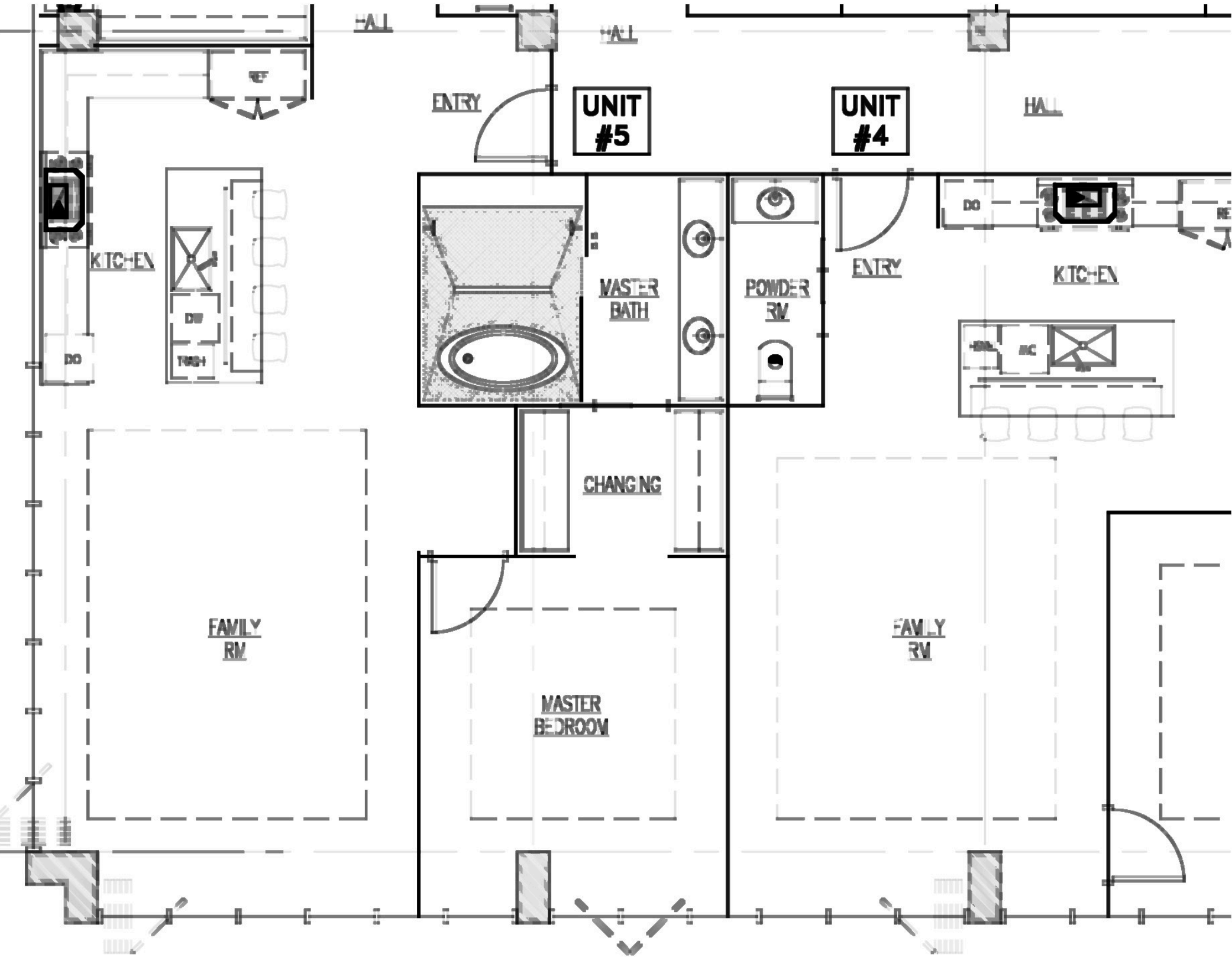


LEVEL	Level One
PLAN	1 Bed / 1.5 bath
INTERIOR	1,202 SF
OUTDOOR	119 SF
EXPOSURE	Southwest corner
LIST PRICE	\$1,030,121
\$ / SF	\$857

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A1-O (current architect plan, line weights enhanced), boundary approximate

104 HAVEN

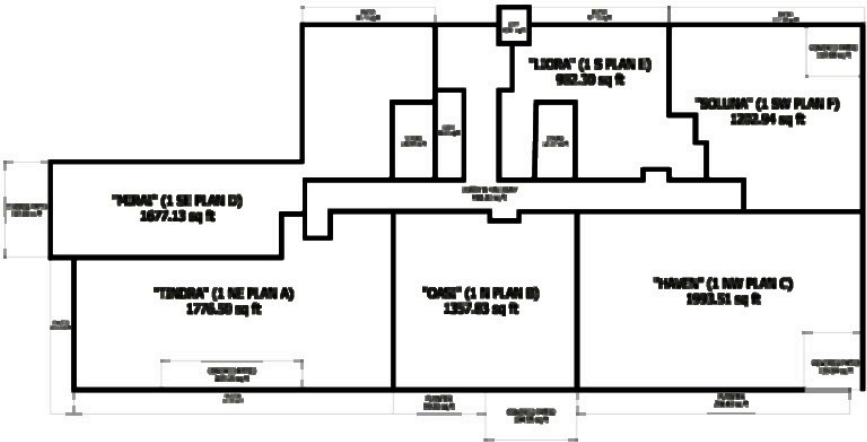
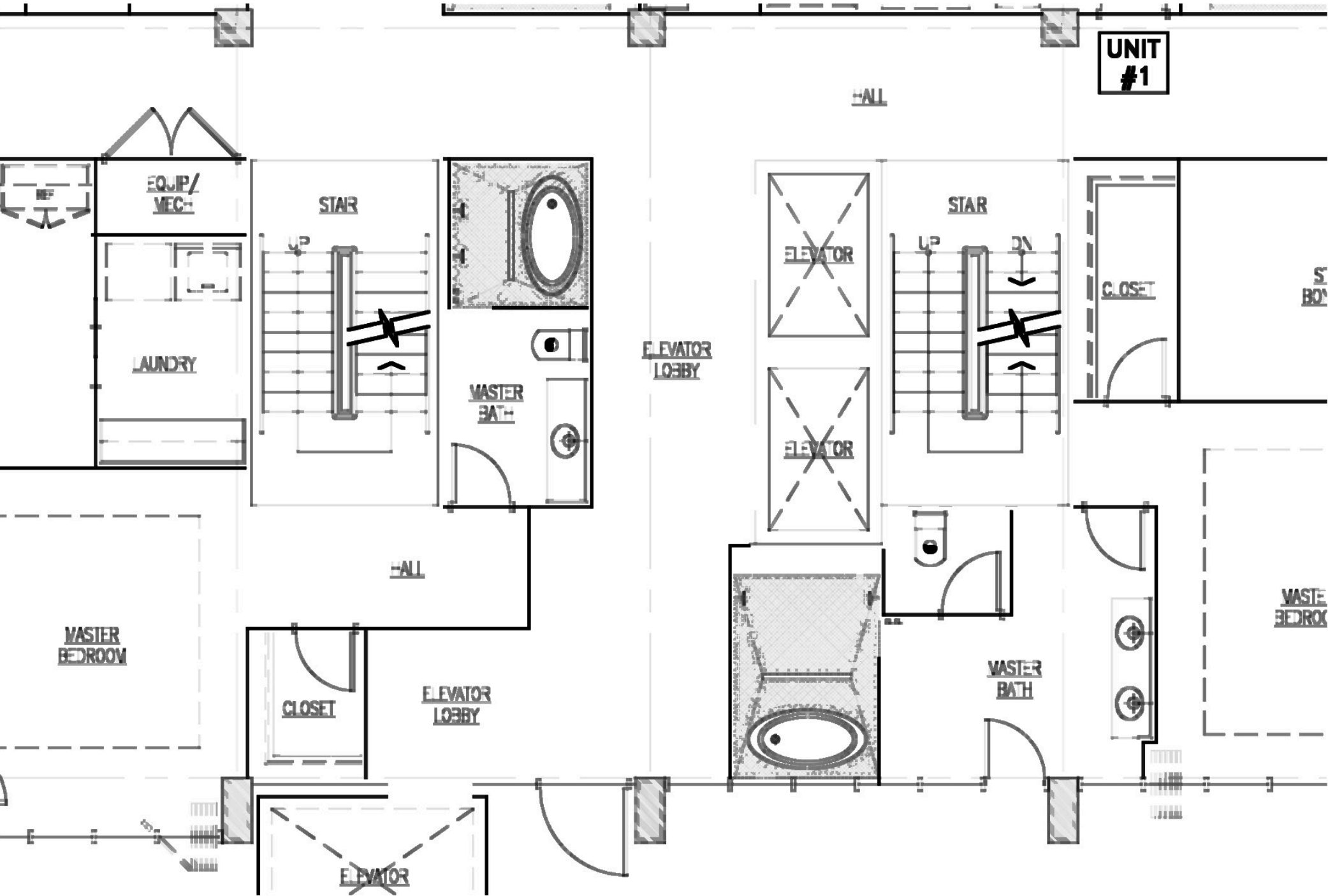


LEVEL	Level One
PLAN	2 Bed / 2.5 bath
INTERIOR	1,993 SF
OUTDOOR	139 SF
EXPOSURE	Northwest corner
LIST PRICE	\$1,639,688
\$ / SF	\$823

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A1-O (current architect plan, line weights enhanced), boundary approximate

105 OASI

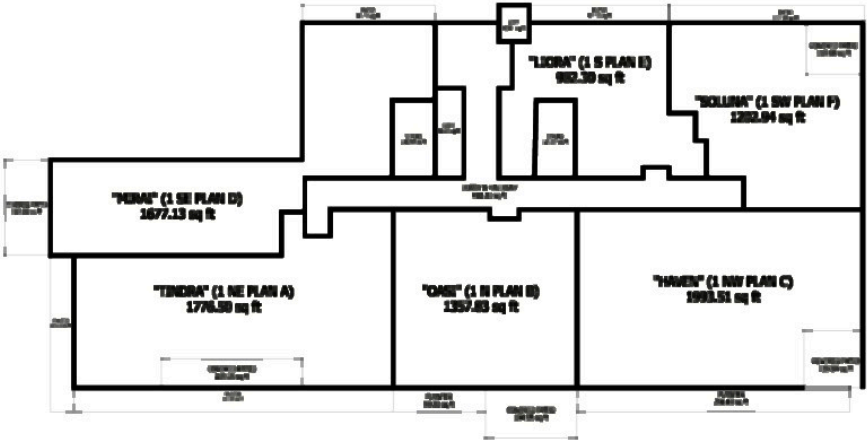
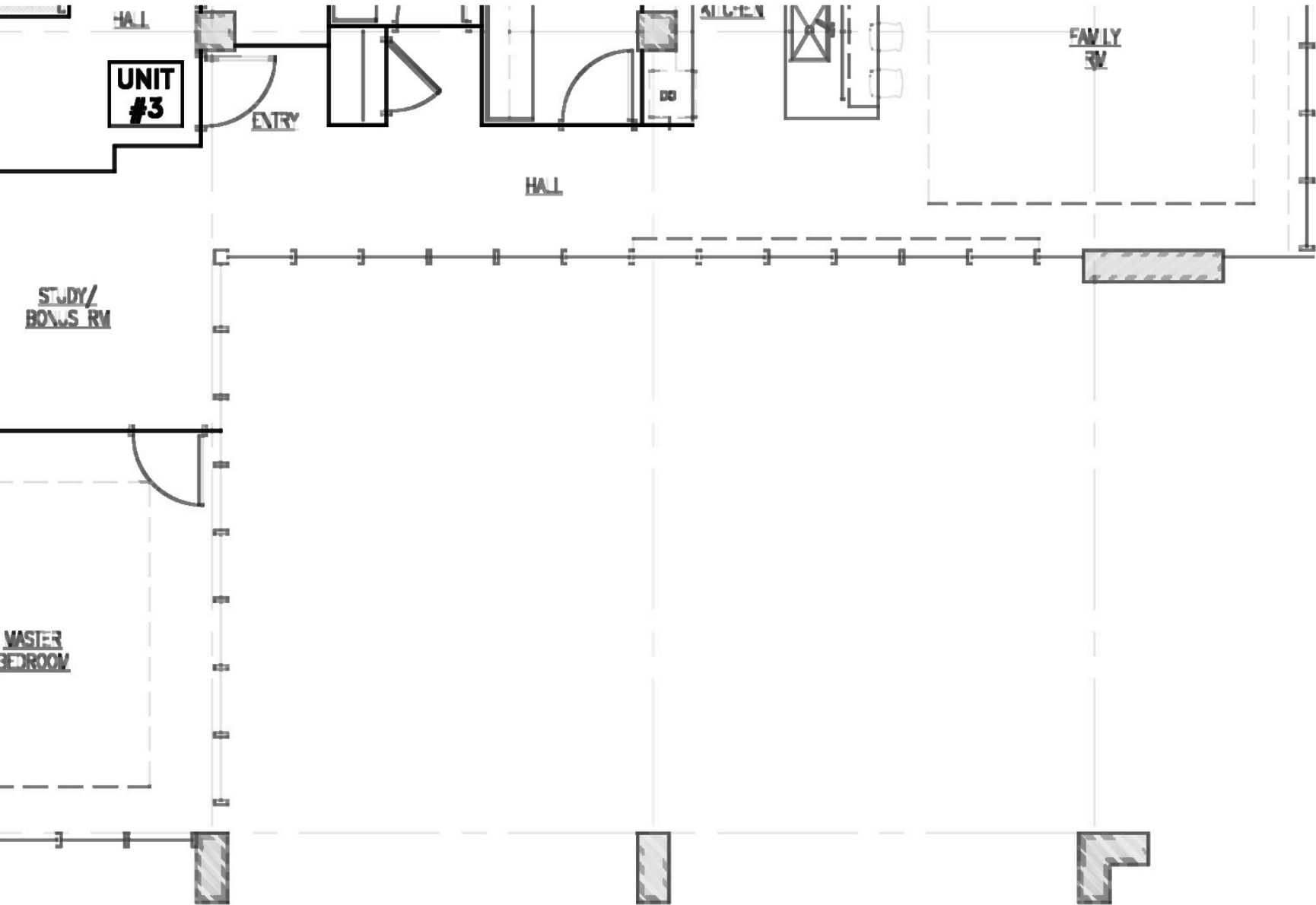


LEVEL	Level One
PLAN	1 Bed / 1.5 bath
INTERIOR	1,357 SF
OUTDOOR	194 SF
EXPOSURE	North
LIST PRICE	\$1,117,373
\$ / SF	\$823

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A1-O (current architect plan, line weights enhanced), boundary approximate

106 TINDRA

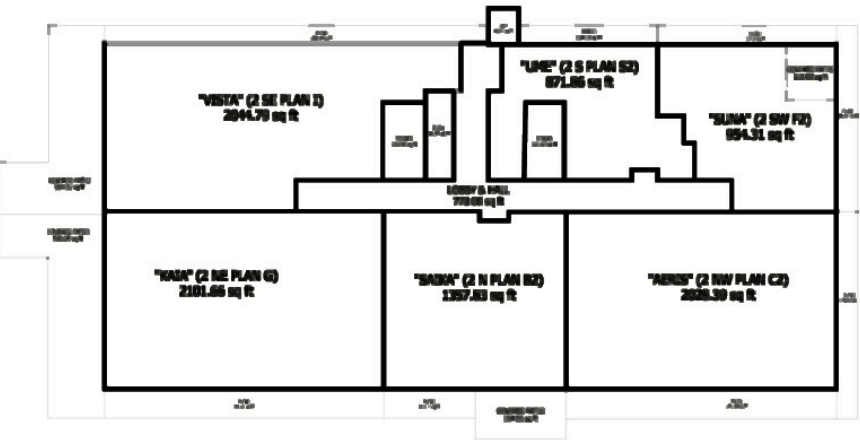
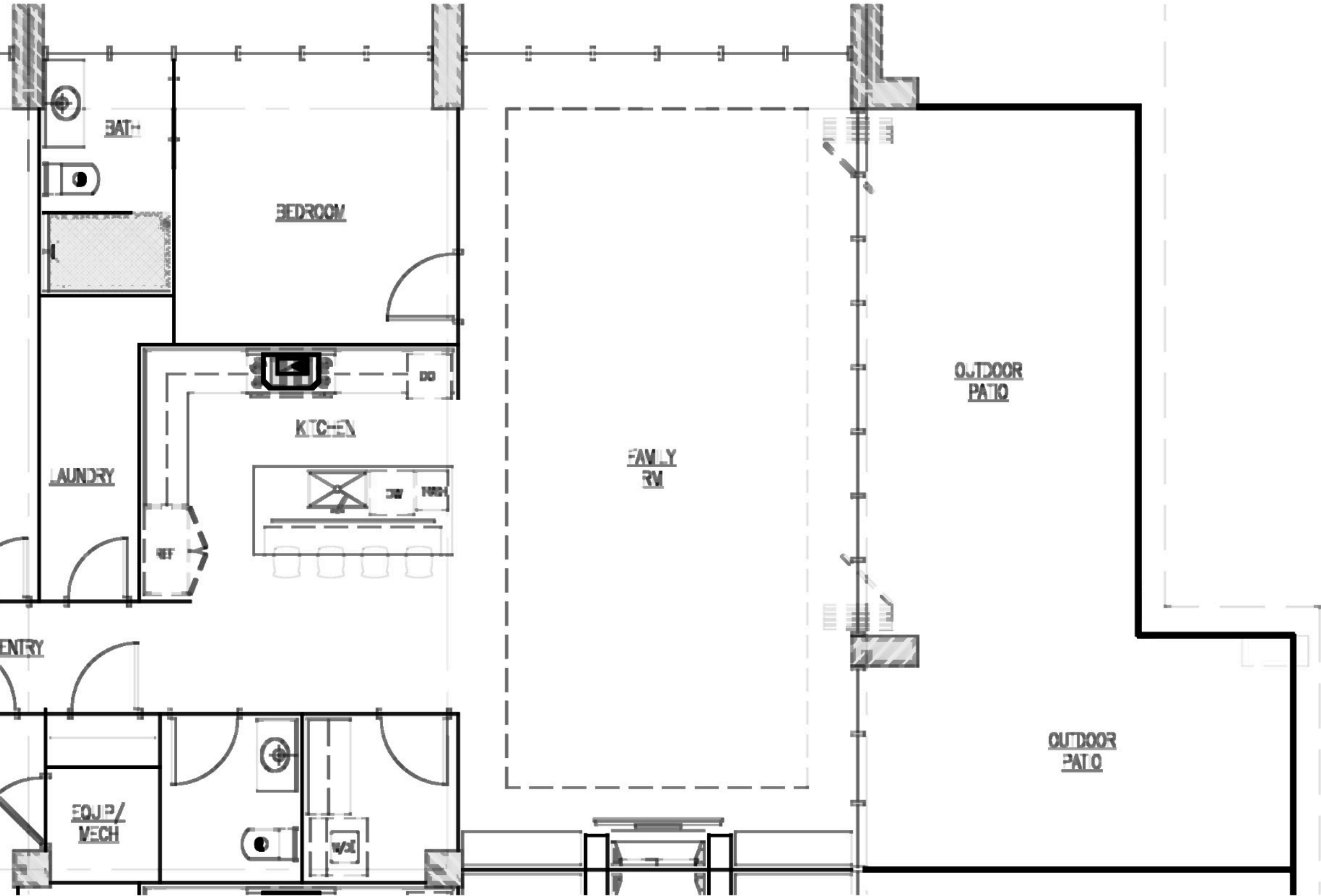


LEVEL	Level One
PLAN	2 Bed / 2.5 bath
INTERIOR	1,776 SF
OUTDOOR	169 SF
EXPOSURE	Northeast corner
LIST PRICE	\$1,479,098
\$ / SF	\$833

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A1-O (current architect plan, line weights enhanced), boundary approximate

201 VISTA

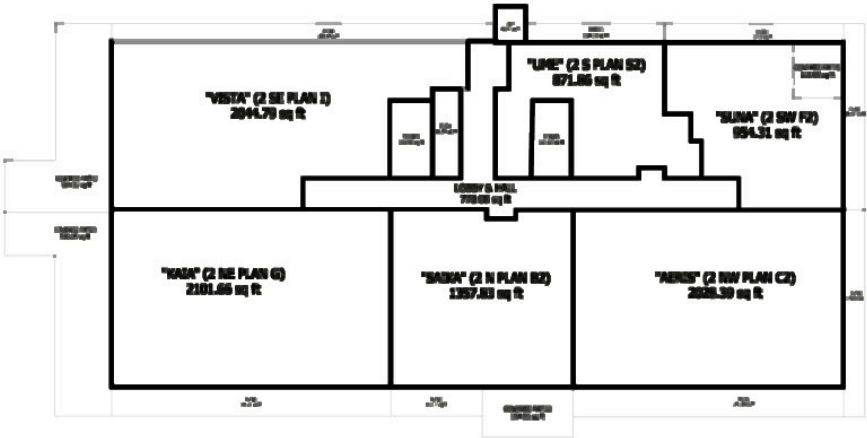
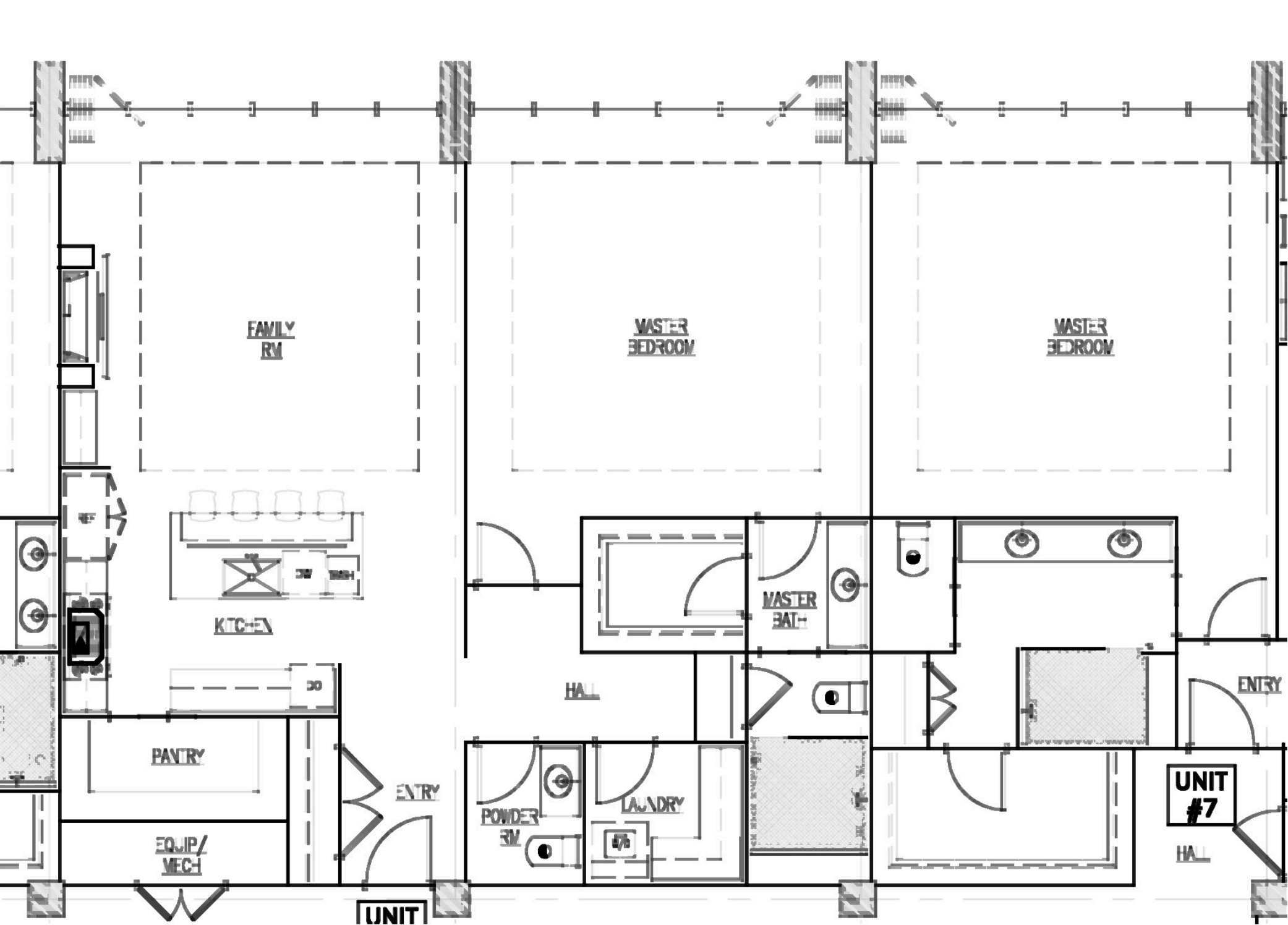


LEVEL	Level Two
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	2,044 SF
OUTDOOR	830 SF
EXPOSURE	Southeast corner
LIST PRICE	\$1,812,458
\$ / SF	\$887

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate

202 UME

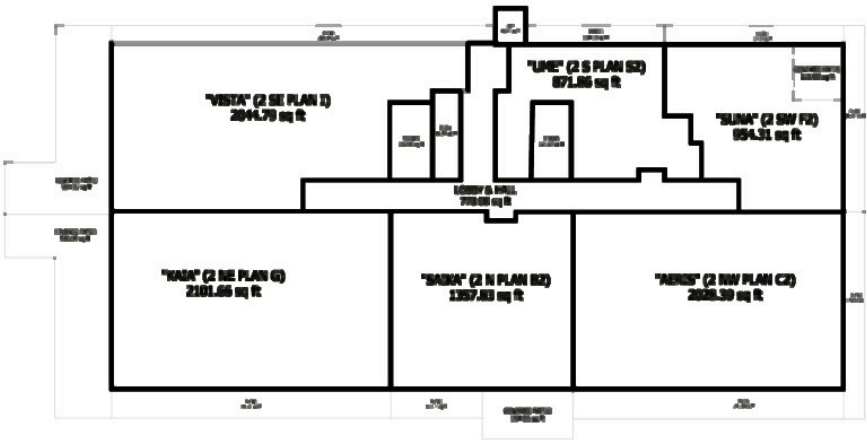
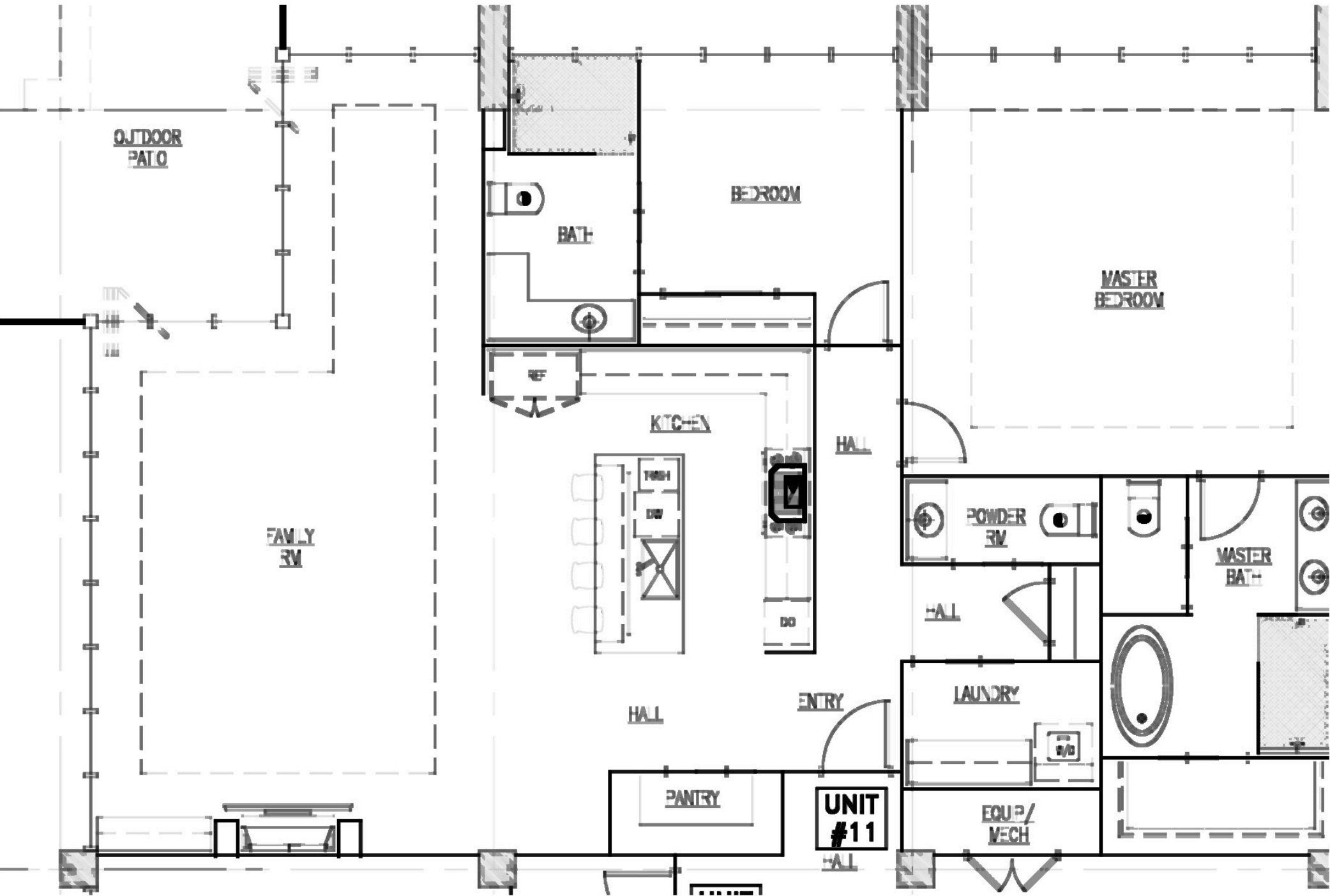


LEVEL	Level Two
PLAN	1 Bed / 1.5 bath
INTERIOR	871 SF
OUTDOOR	104 SF
EXPOSURE	South
LIST PRICE	\$722,085
\$ / SF	\$829

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate

203 SUNA

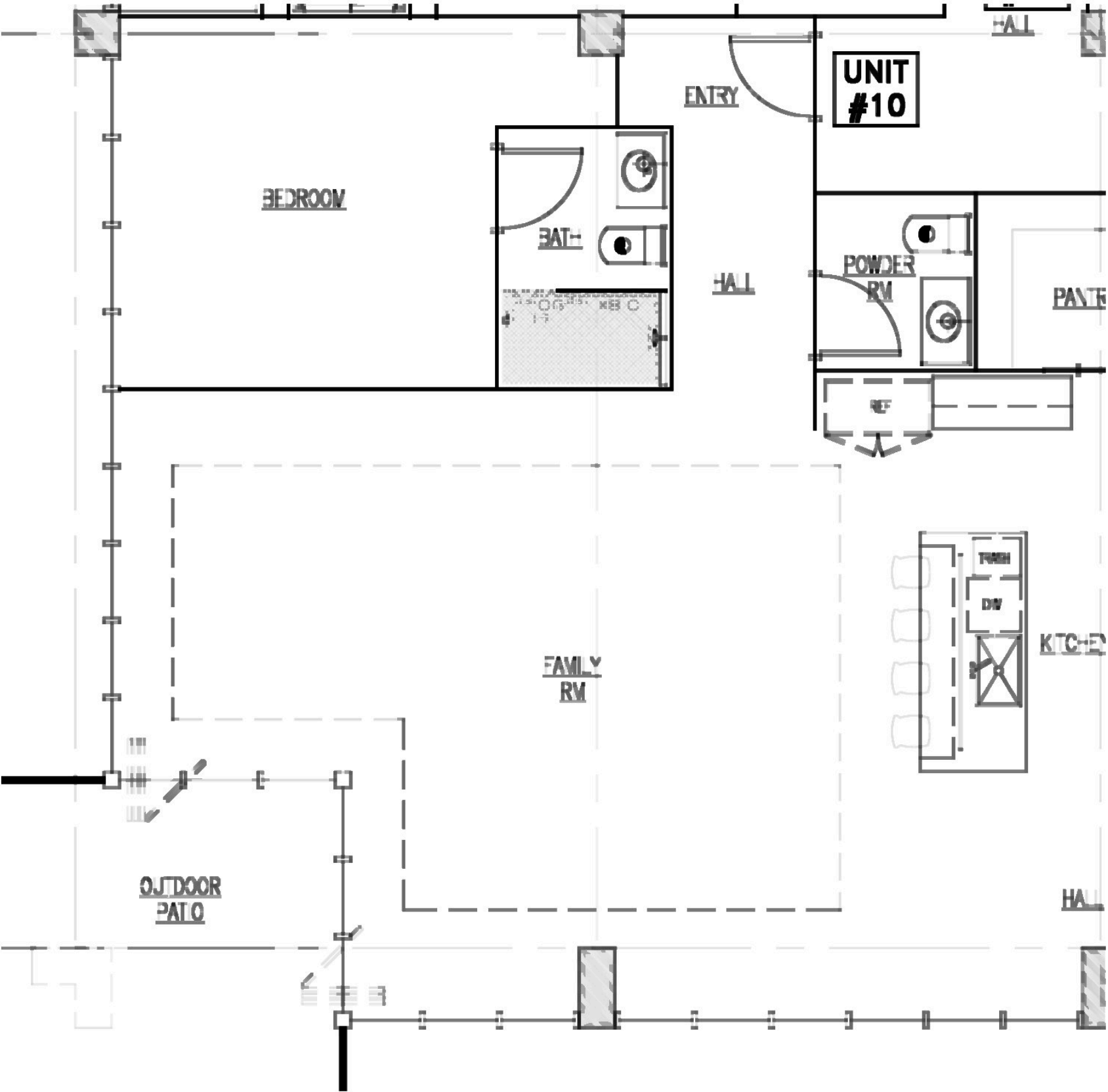


LEVEL	Level Two
PLAN	1 Bed / 1.5 bath
INTERIOR	954 SF
OUTDOOR	116 SF
EXPOSURE	Southwest corner
LIST PRICE	\$874,029
\$ / SF	\$916

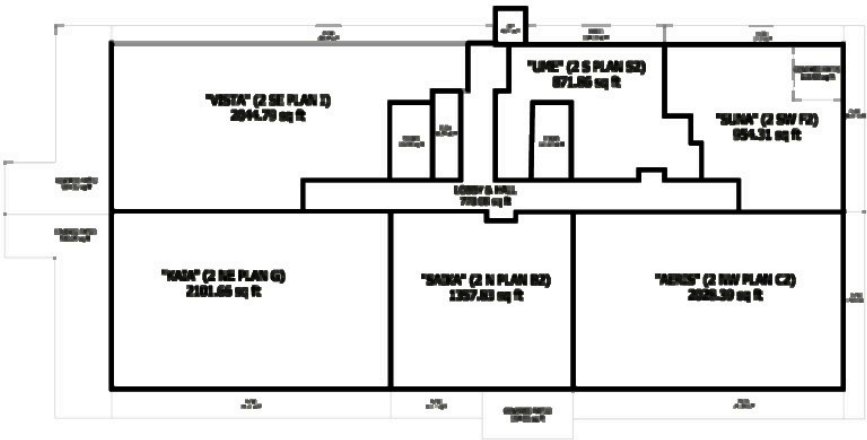
Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate

204 AERIS



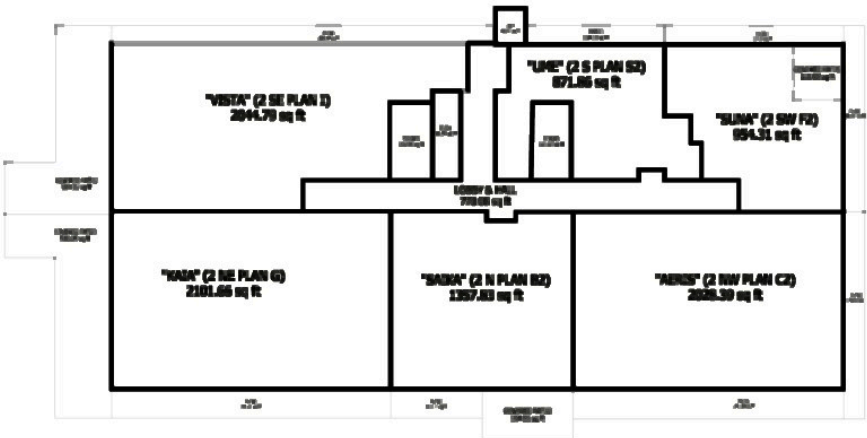
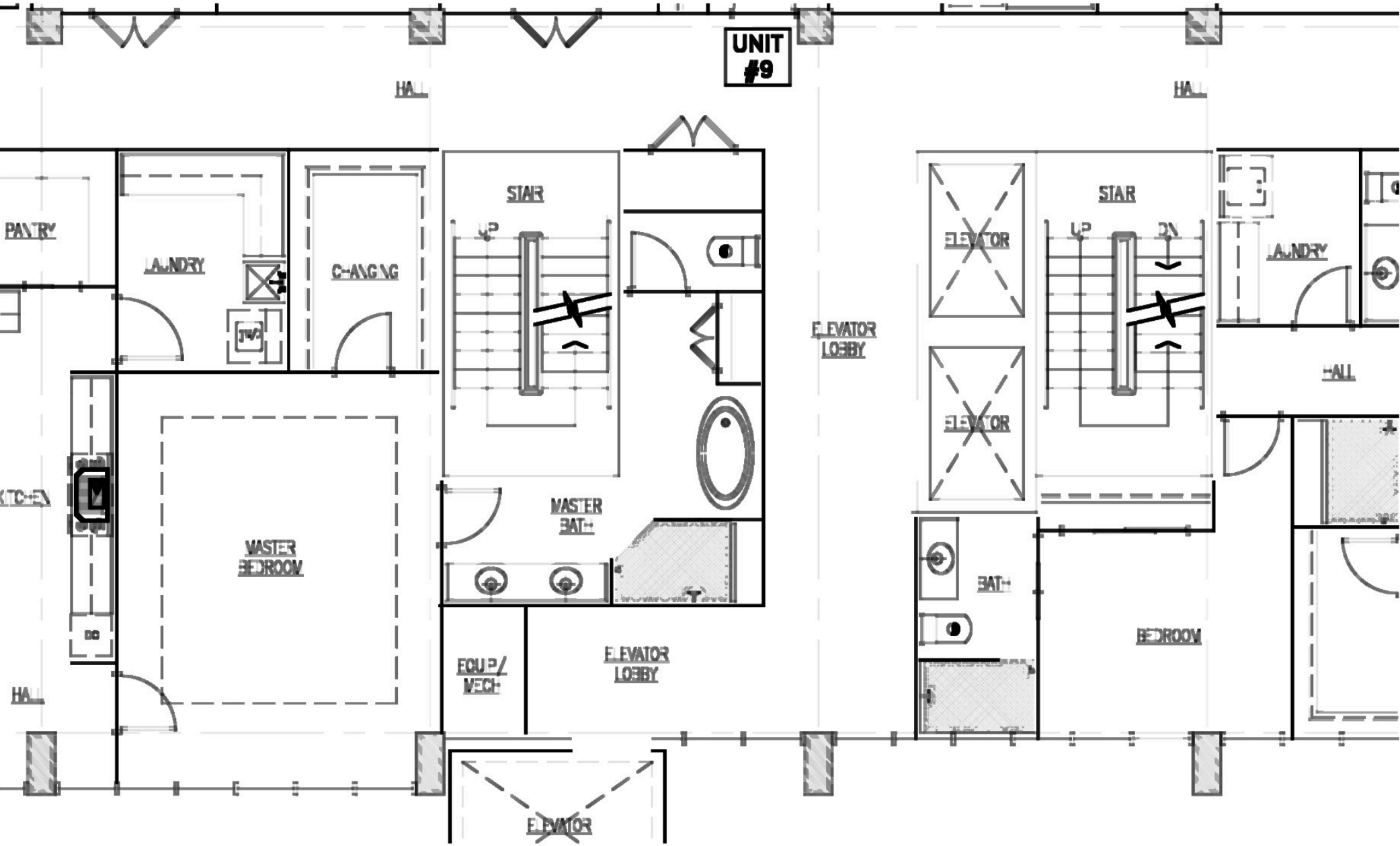
PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate



LEVEL	Level Two
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	2,028 SF
OUTDOOR	522 SF
EXPOSURE	Northwest corner
LIST PRICE	\$1,737,593
\$ / SF	\$857

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

205 SAIKA

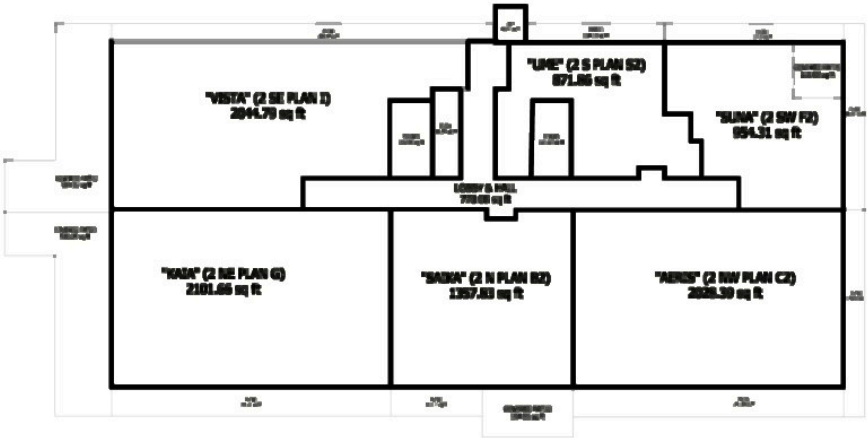
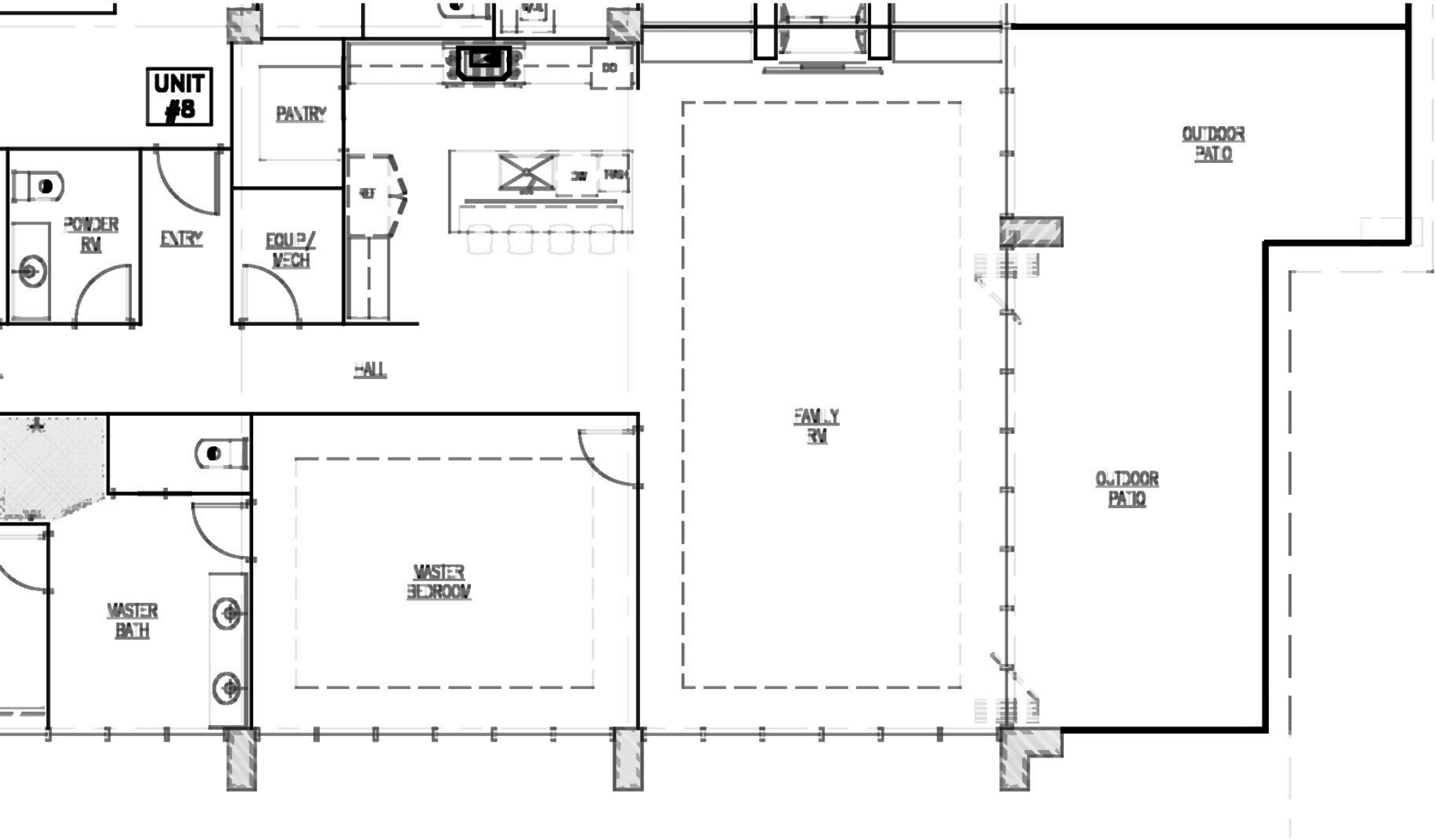


LEVEL	Level Two
PLAN	1 Bed / 1.5 bath
INTERIOR	1,357 SF
OUTDOOR	306 SF
EXPOSURE	North
LIST PRICE	\$1,153,968
\$ / SF	\$850

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate

206 KAIA

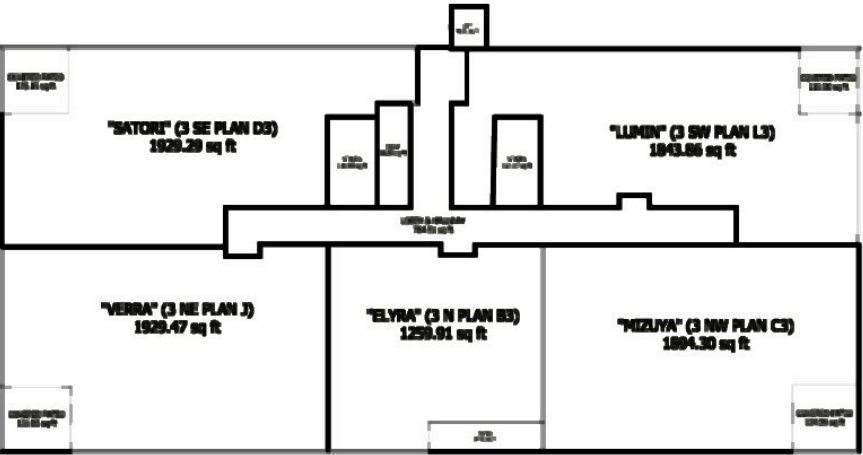
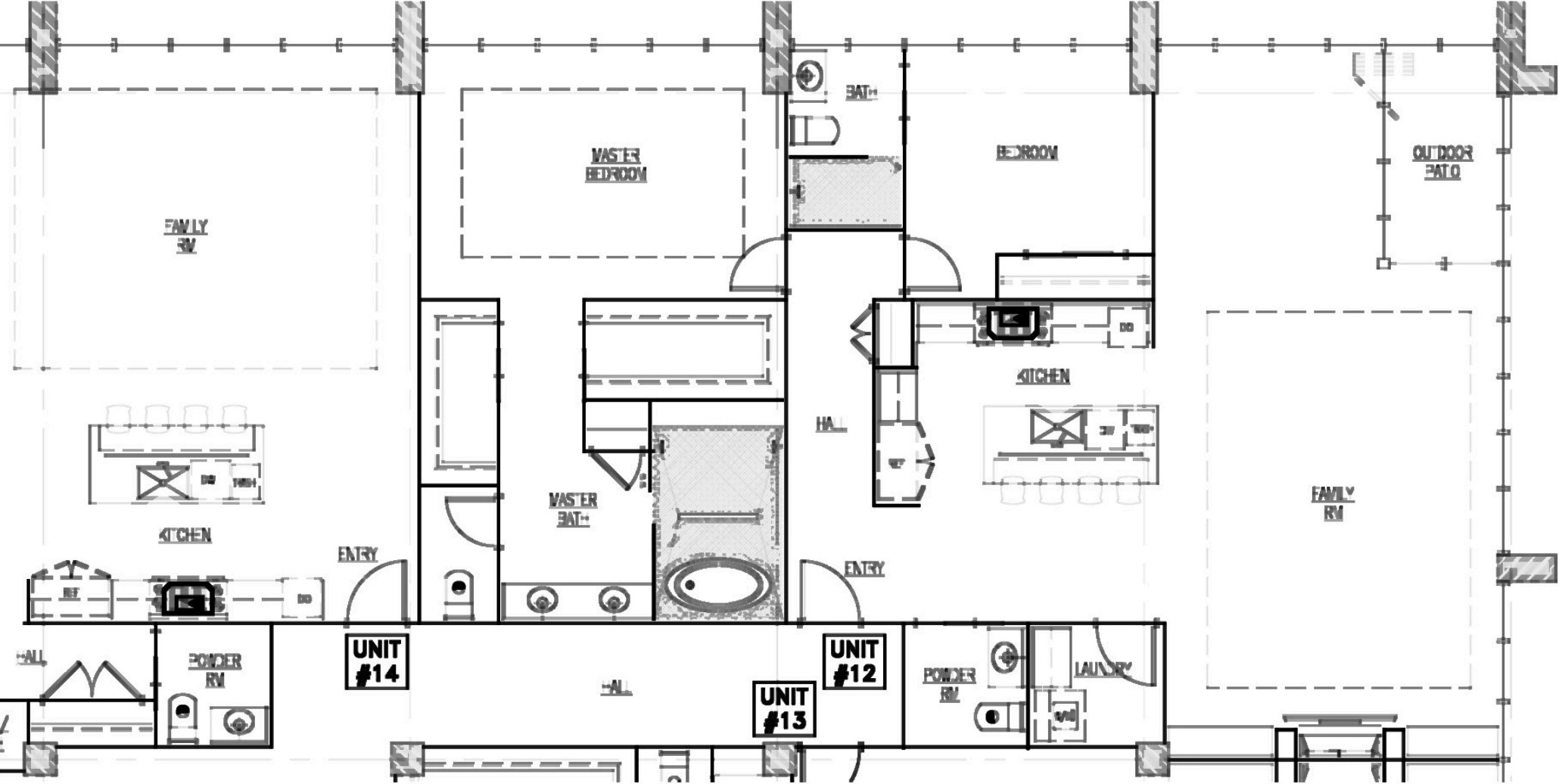


LEVEL	Level Two
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	2,101 SF
OUTDOOR	927 SF
EXPOSURE	Northeast corner
LIST PRICE	\$1,877,864
\$ / SF	\$894

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A2-O (current architect plan, line weights enhanced); boundary approximate

301 SATORI

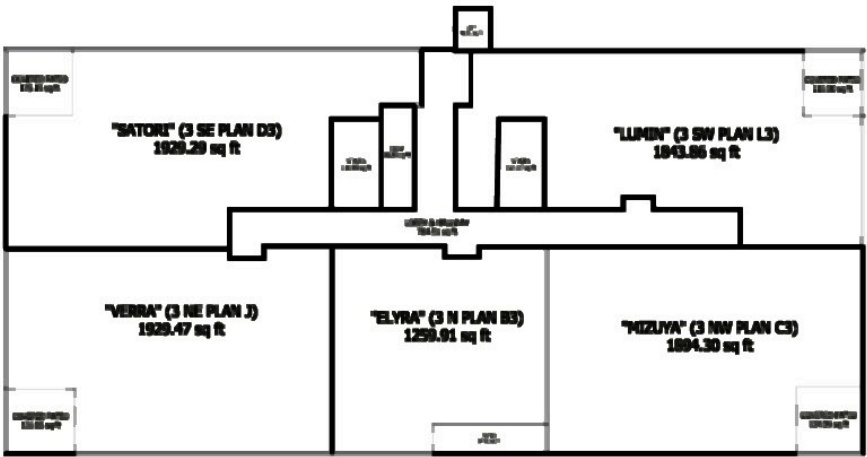
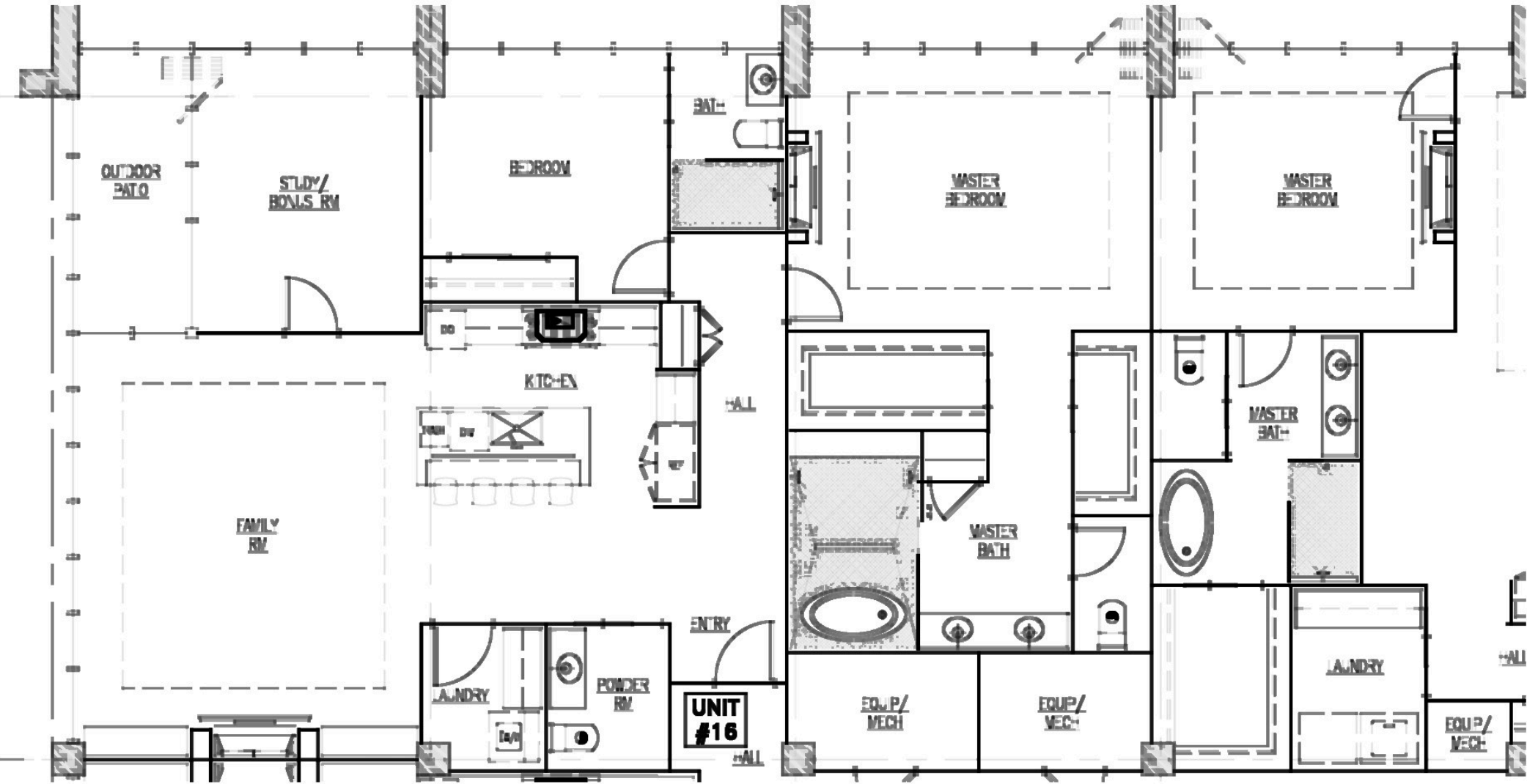


LEVEL	Level Three
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	1,929 SF
OUTDOOR	135 SF
EXPOSURE	Southeast corner
LIST PRICE	\$1,627,148
\$ / SF	\$844

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A3-O (current architect plan, line weights enhanced); boundary approximate

302 LUMIN

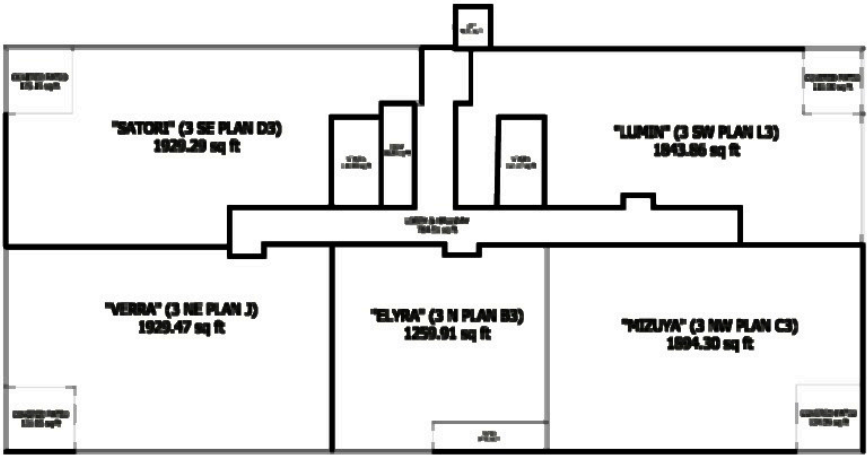
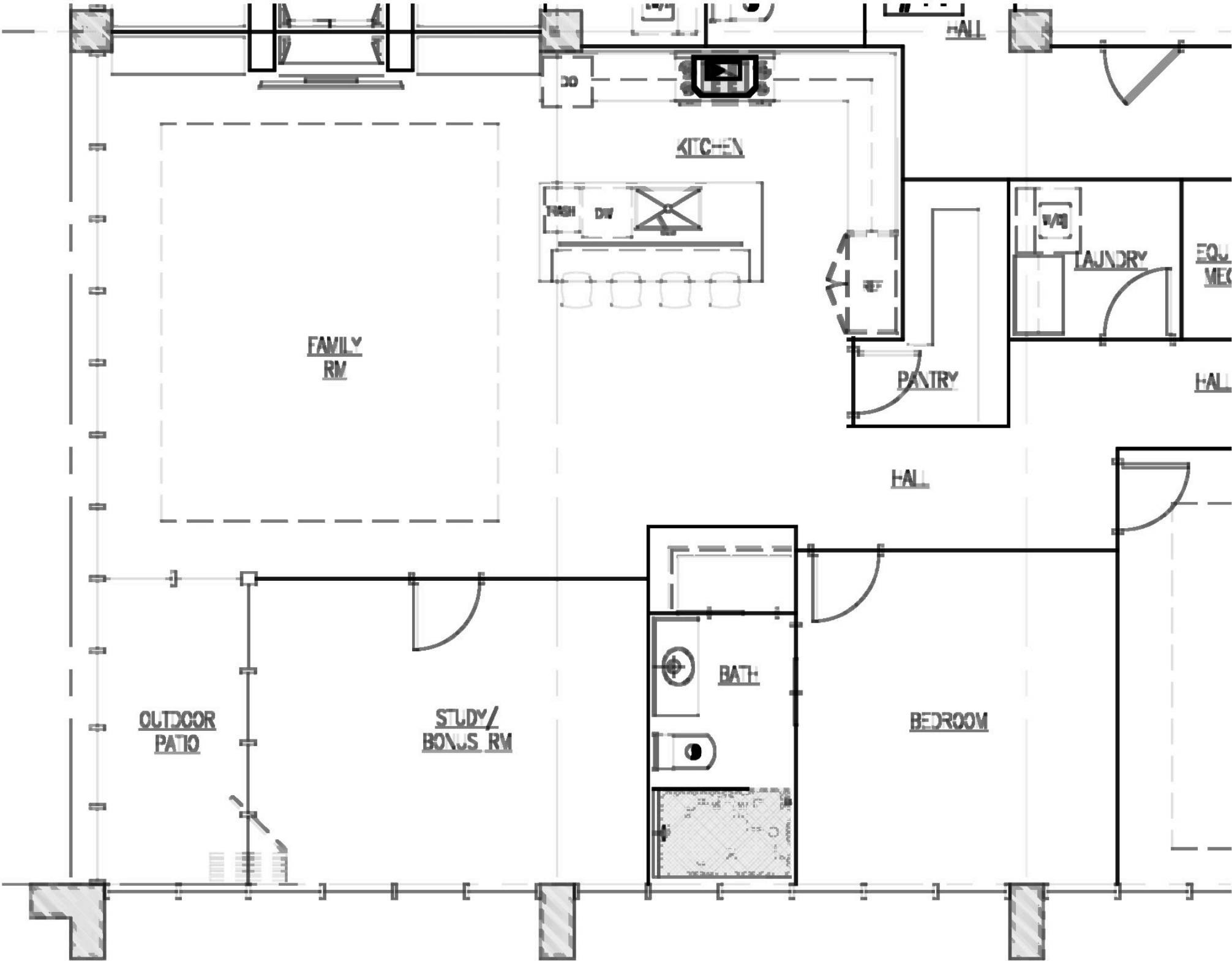


LEVEL	Level Three
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	1,843 SF
OUTDOOR	116 SF
EXPOSURE	Southwest corner
LIST PRICE	\$1,549,315
\$ / SF	\$841

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A3-O (current architect plan, line weights enhanced); boundary approximate

303 MIZUYA

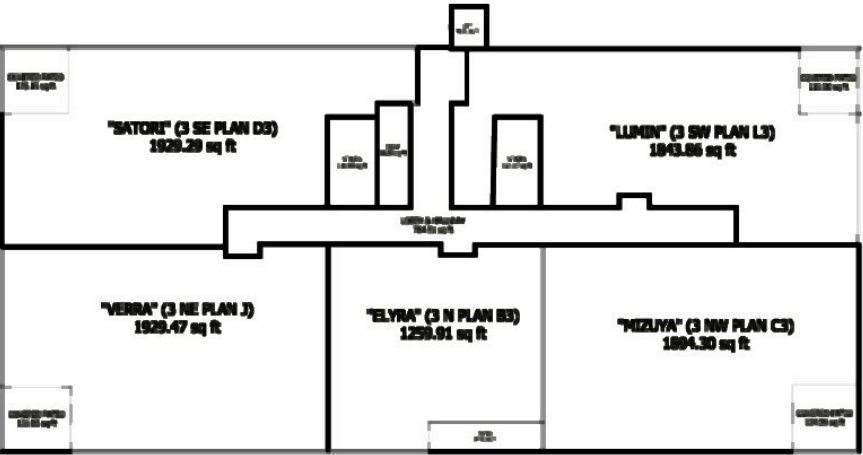
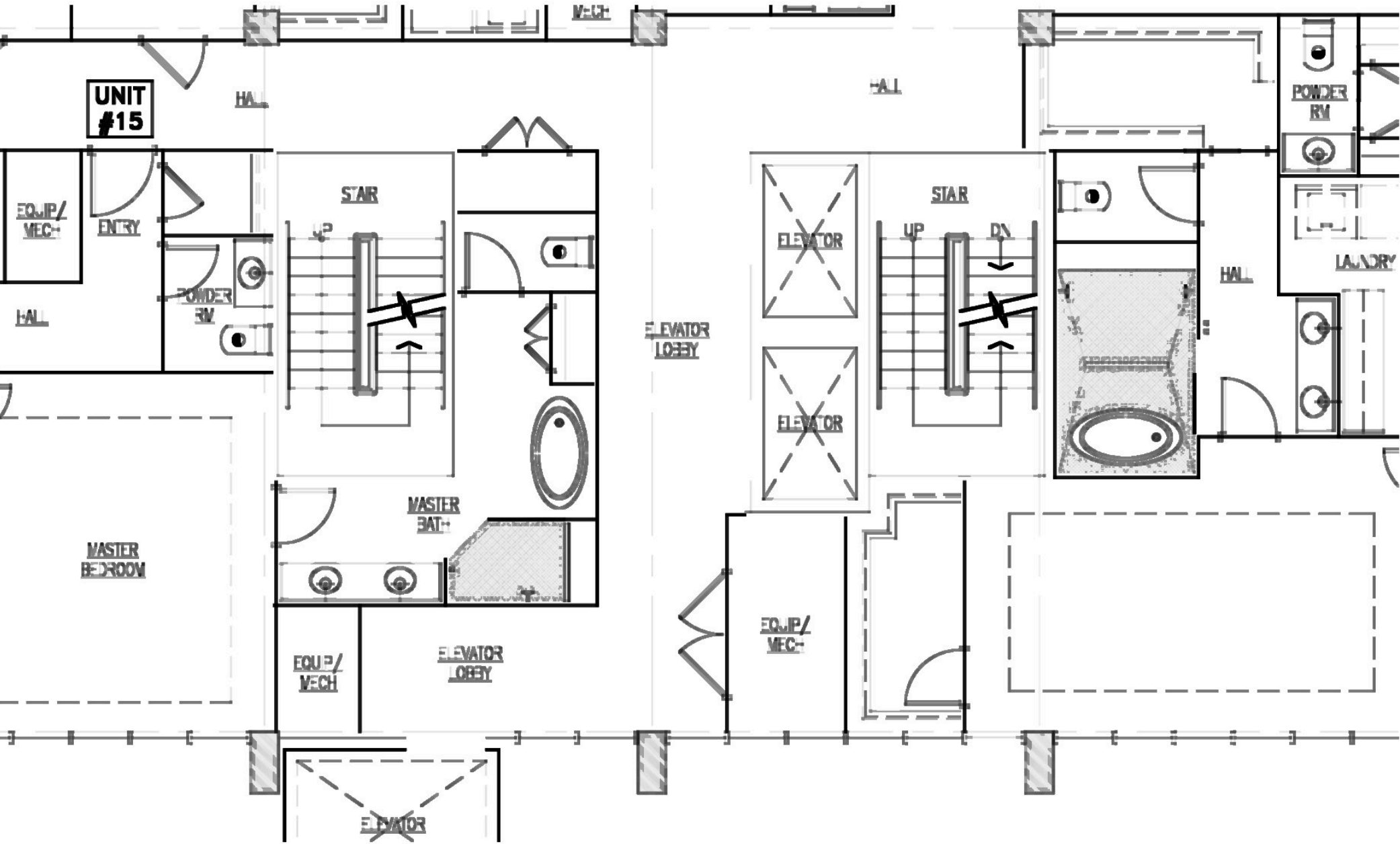


LEVEL	Level Three
PLAN	2 Bed / 2.5 bath
INTERIOR	1,894 SF
OUTDOOR	136 SF
EXPOSURE	Northwest corner
LIST PRICE	\$1,599,030
\$ / SF	\$844

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A3-O (current architect plan, line weights enhanced); boundary approximate

304 ELYRA

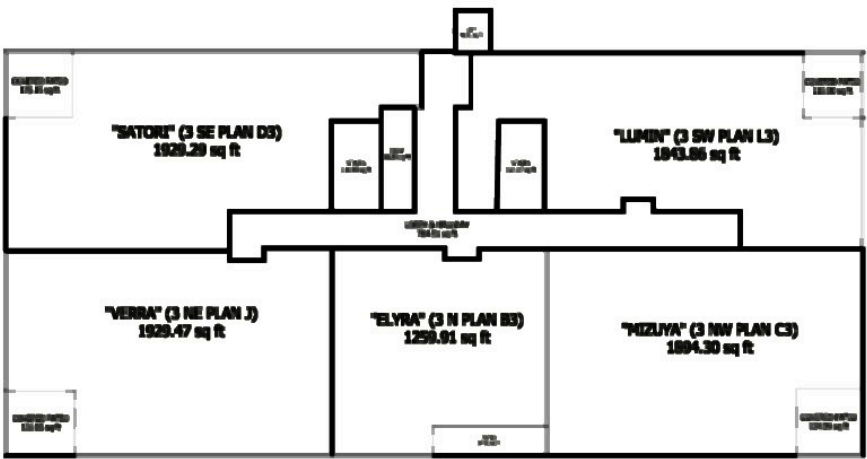
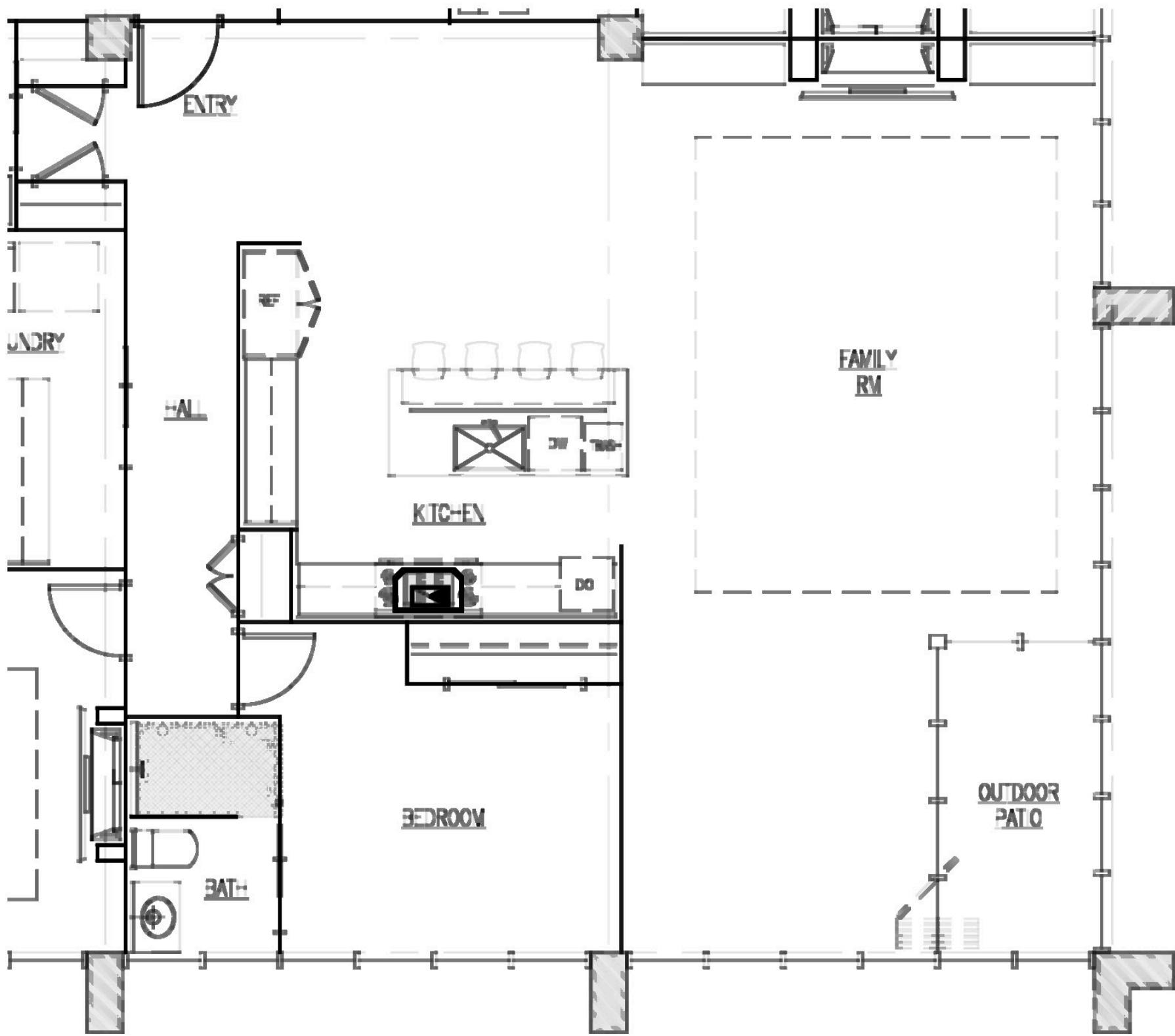


LEVEL	Level Three
PLAN	1 Bed / 1.5 bath
INTERIOR	1,259 SF
OUTDOOR	97 SF
EXPOSURE	North
LIST PRICE	\$1,065,613
\$ / SF	\$846

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A3-O (current architect plan, line weights enhanced); boundary approximate

305 VERRA

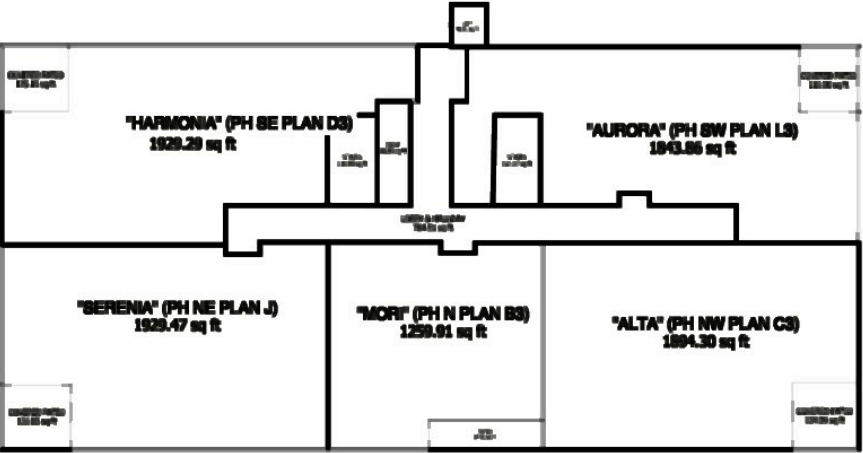
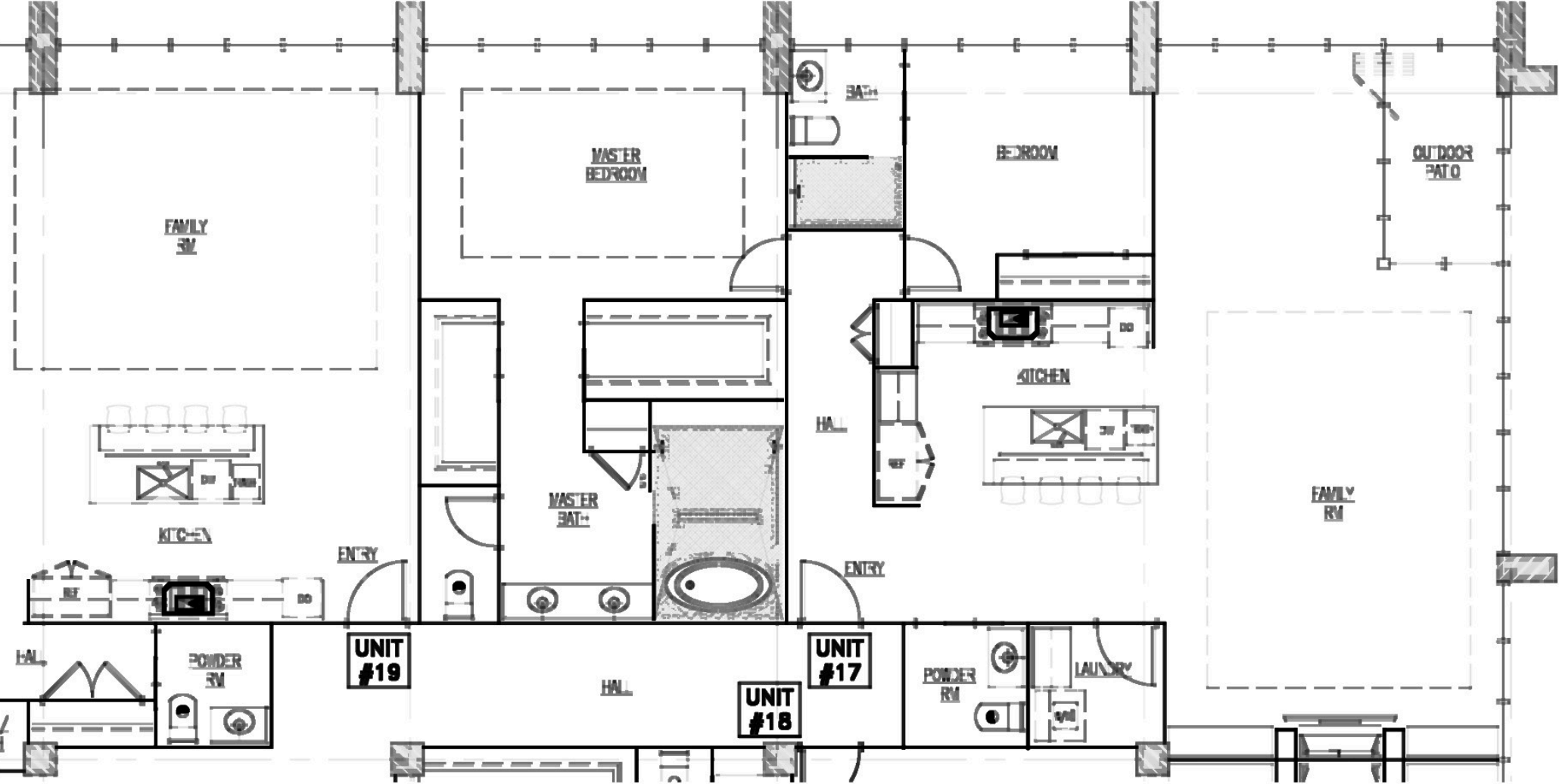


LEVEL	Level Three
PLAN	2 Bed / 2.5 bath
INTERIOR	1,929 SF
OUTDOOR	136 SF
EXPOSURE	Northeast corner
LIST PRICE	\$1,627,555
\$ / SF	\$844

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A3-O (current architect plan, line weights enhanced); boundary approximate

401 HARMONIA

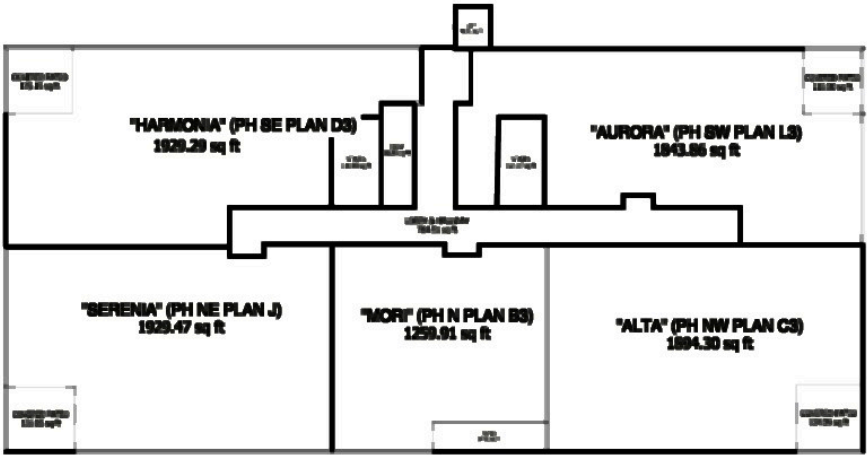
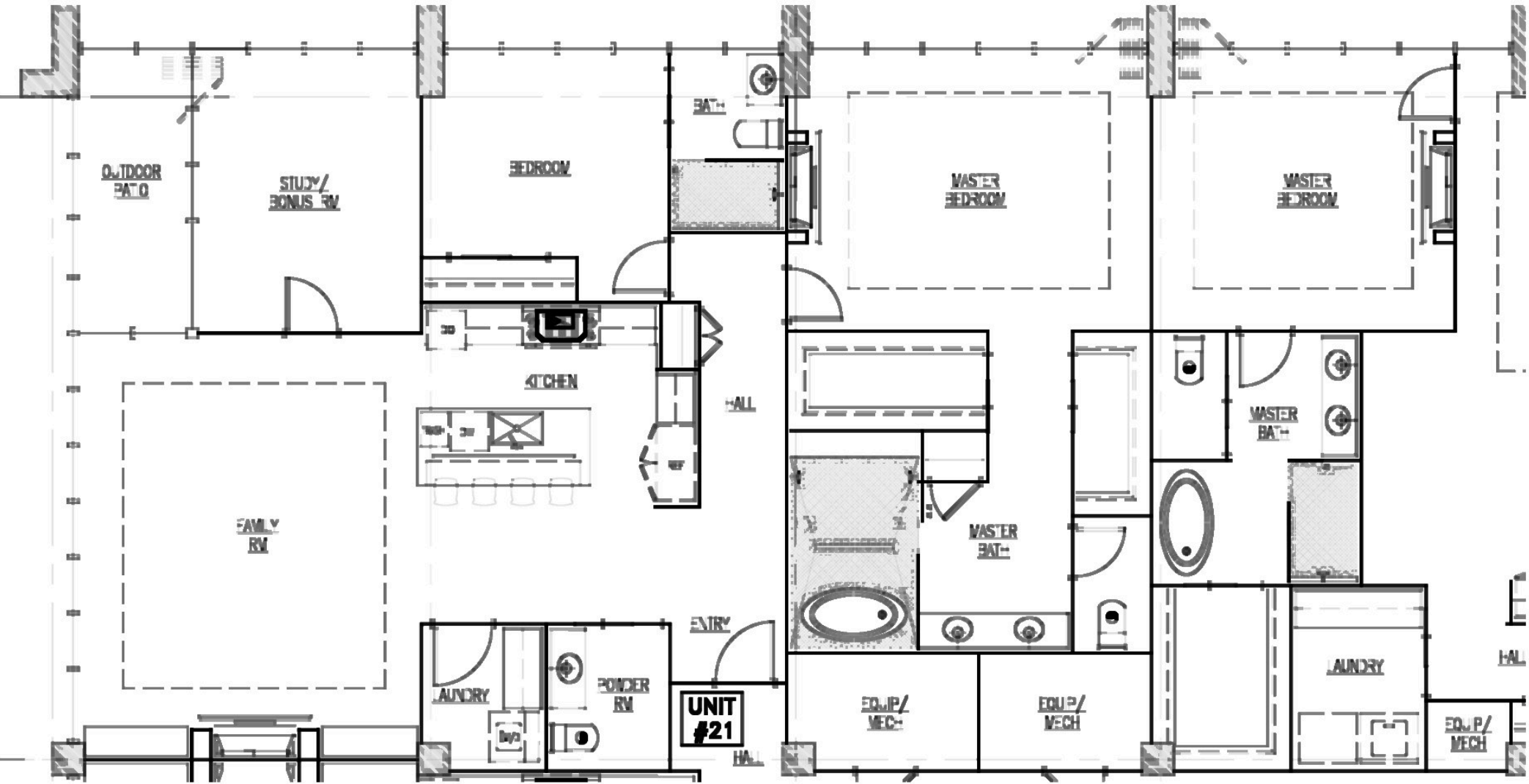


LEVEL	Penthouse
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	1,929 SF
OUTDOOR	135 SF
EXPOSURE	Southeast corner
LIST PRICE	\$1,647,113
\$ / SF	\$854

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A4-O (current architect plan, line weights enhanced), boundary approximate

402 AURORA

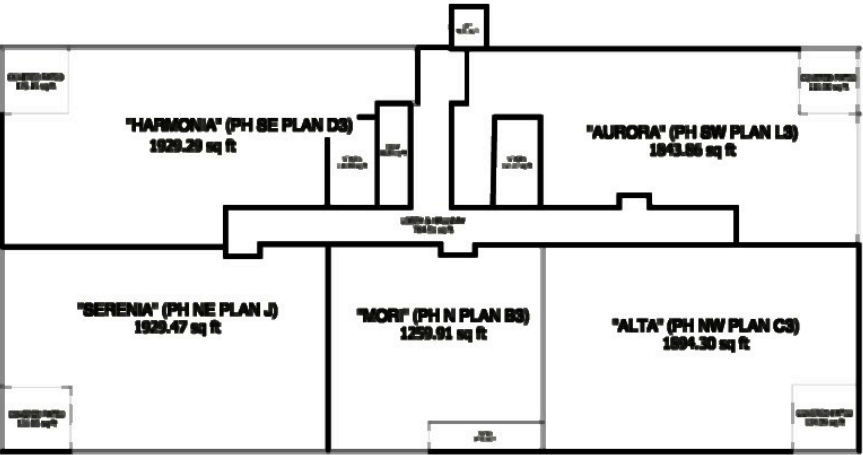
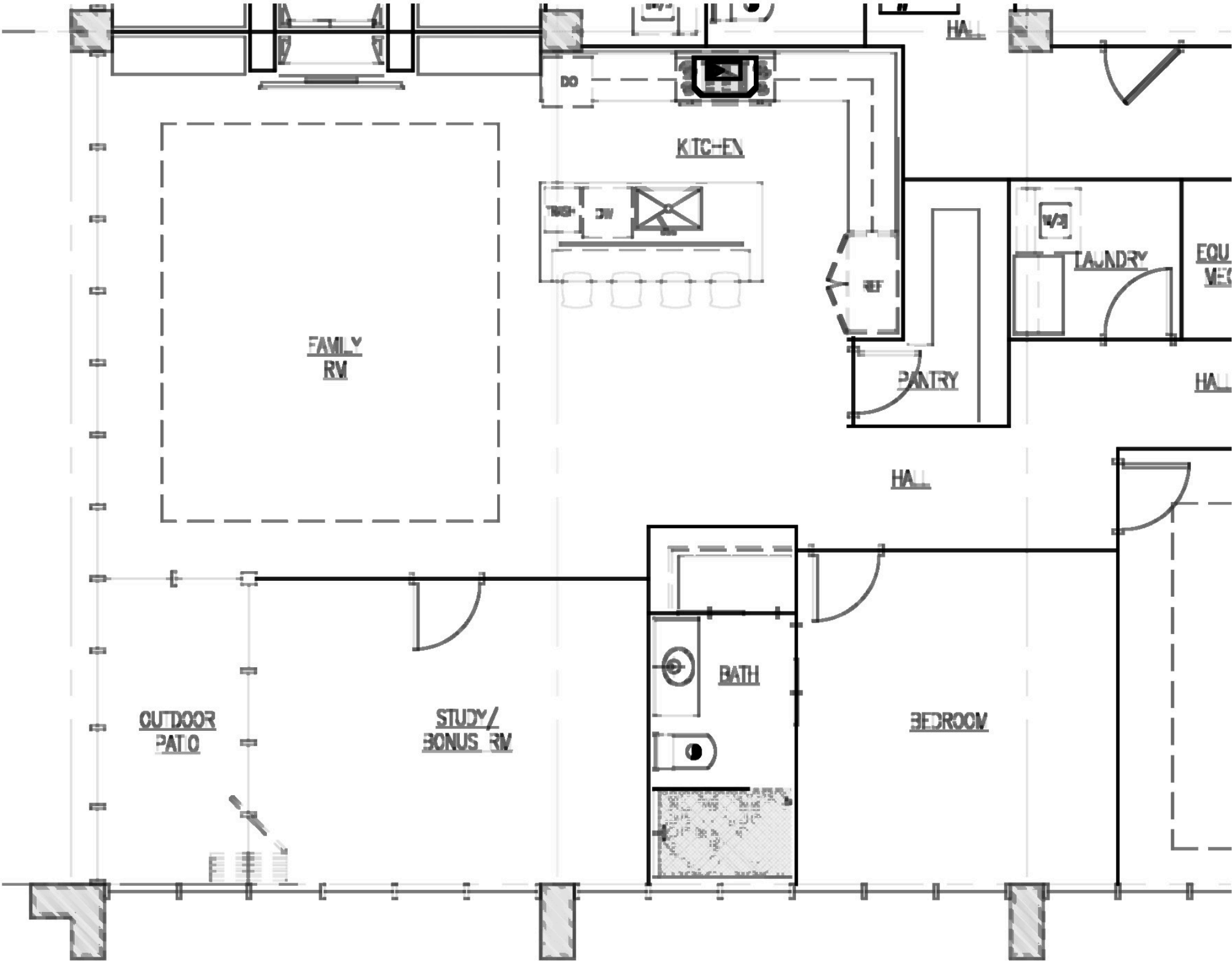


LEVEL	Penthouse
PLAN	2 Bed + Den / 2.5 bath
INTERIOR	1,843 SF
OUTDOOR	116 SF
EXPOSURE	Southwest corner
LIST PRICE	\$1,568,325
\$ / SF	\$851

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A4-O (current architect plan, line weights enhanced), boundary approximate

403 ALTA

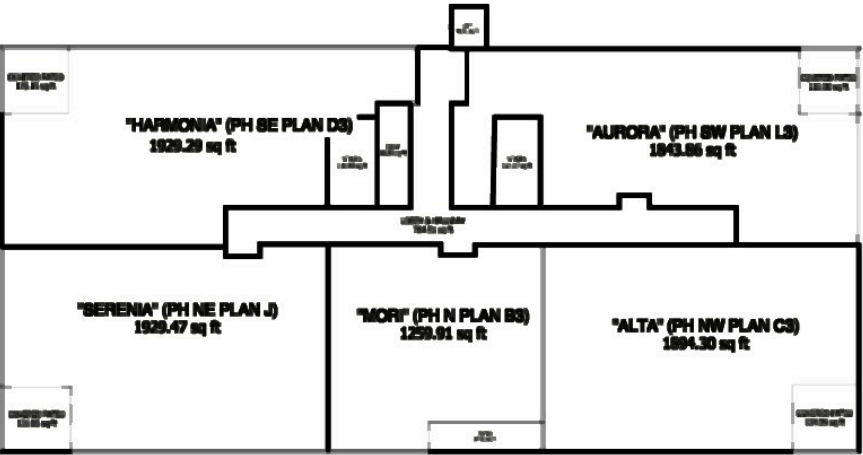
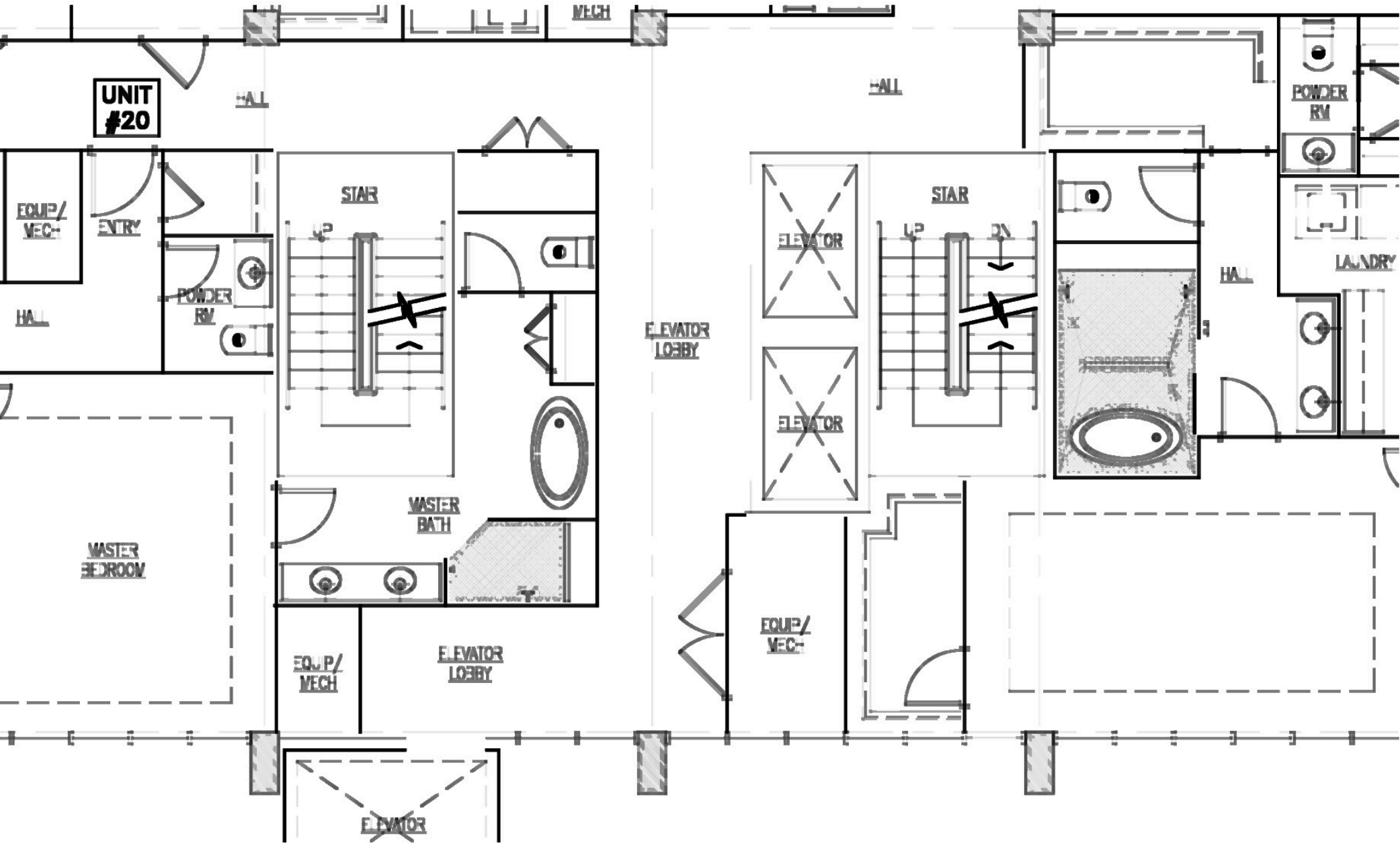


LEVEL	Penthouse
PLAN	2 Bed / 2.5 bath
INTERIOR	1,894 SF
OUTDOOR	136 SF
EXPOSURE	Northwest corner
LIST PRICE	\$1,618,650
\$ / SF	\$855

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A4-O (current architect plan, line weights enhanced), boundary approximate

404 MORI

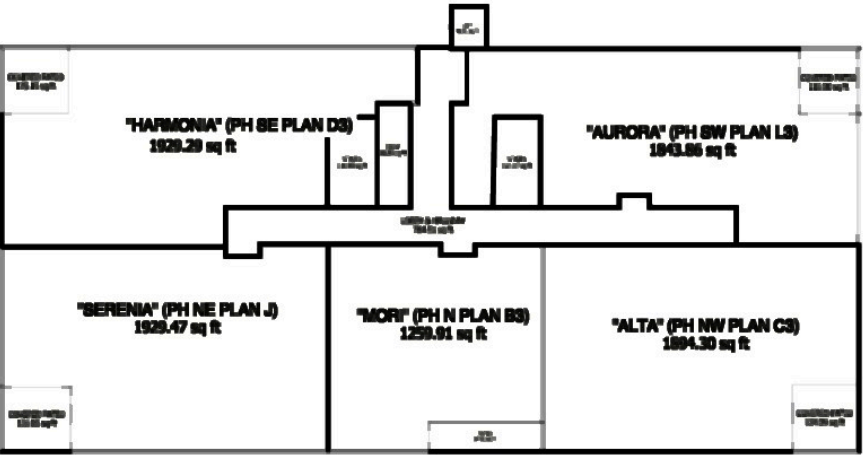
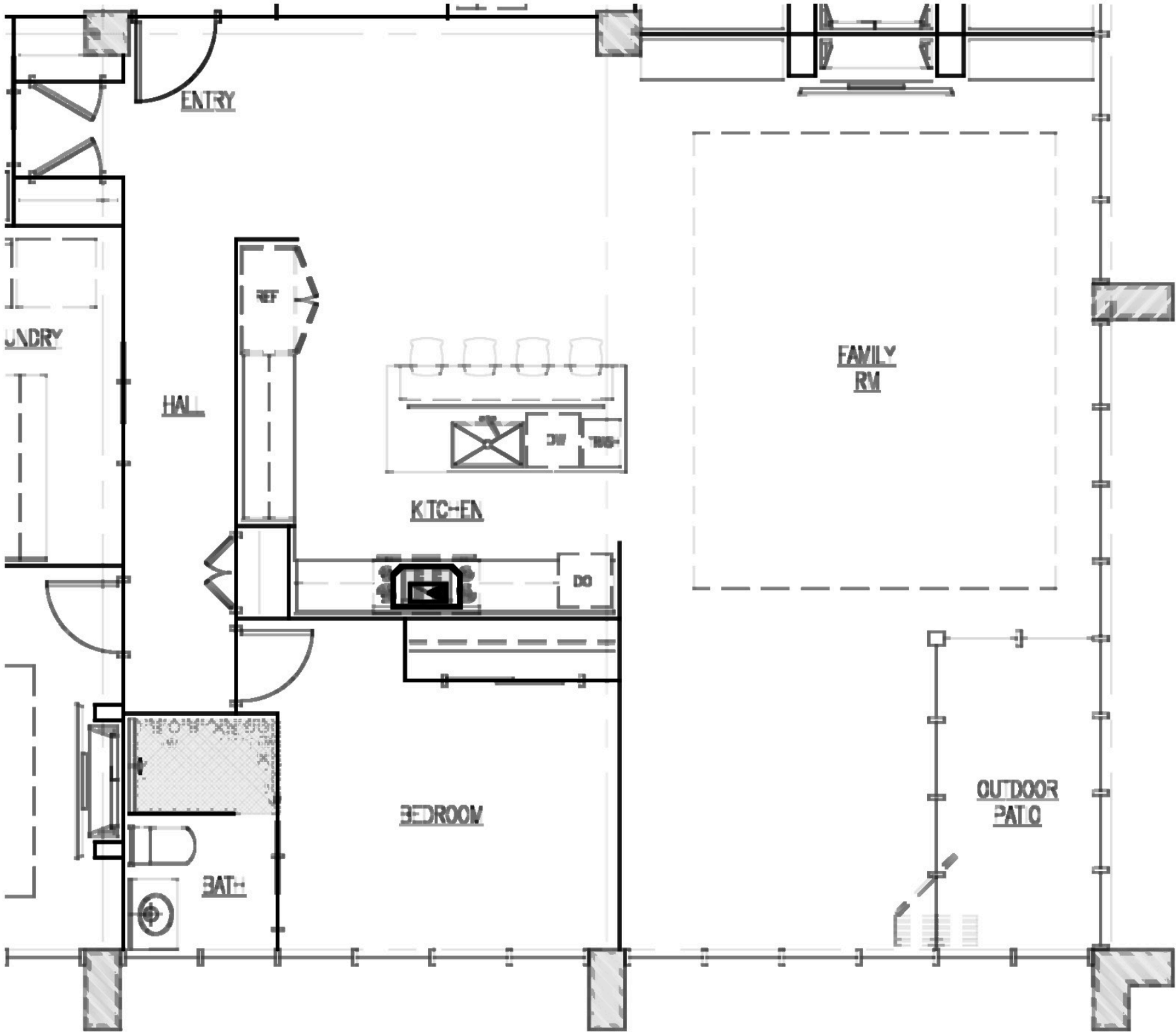


LEVEL	Penthouse
PLAN	1 Bed / 1.5 bath
INTERIOR	1,259 SF
OUTDOOR	97 SF
EXPOSURE	North
LIST PRICE	\$1,078,688
\$ / SF	\$857

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

PLAN CROP FROM TFA SD 07.1226 SHEET A4-O (current architect plan, line weights enhanced), boundary approximate

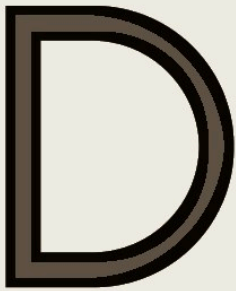
405 SERENIA



LEVEL	Penthouse
PLAN	2 Bed / 2.5 bath
INTERIOR	1,929 SF
OUTDOOR	136 SF
EXPOSURE	Northeast corner
LIST PRICE	\$1,647,525
\$ / SF	\$854

Key plan and unit data from liefmidtownphx.com. Website plans are to be updated to the TFA SD (lesse 9/2).

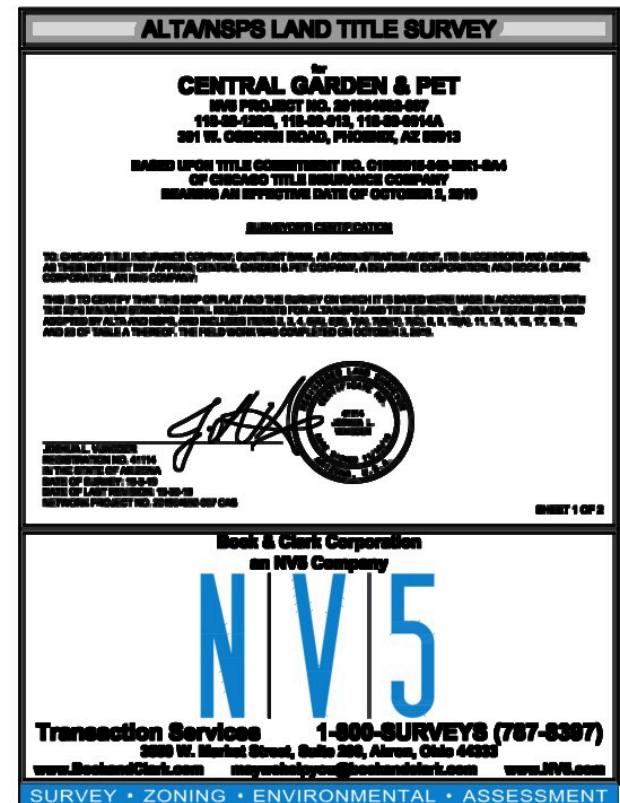
PLAN CROP FROM TFA SD 07.1226 SHEET A4-O (current architect plan, line weights enhanced), boundary approximate



The ground the design sits on: the recorded ALTA survey (both sheets) and its clean CAD redraw, the recorded Minor Site Plan and its clean CAD redraw, then the Tobin street-elevation submittal (4 sheets). One page per document; the redraws carry the legibility.

AUTHORITY: Boundary authority (recorded) / site and civil authority

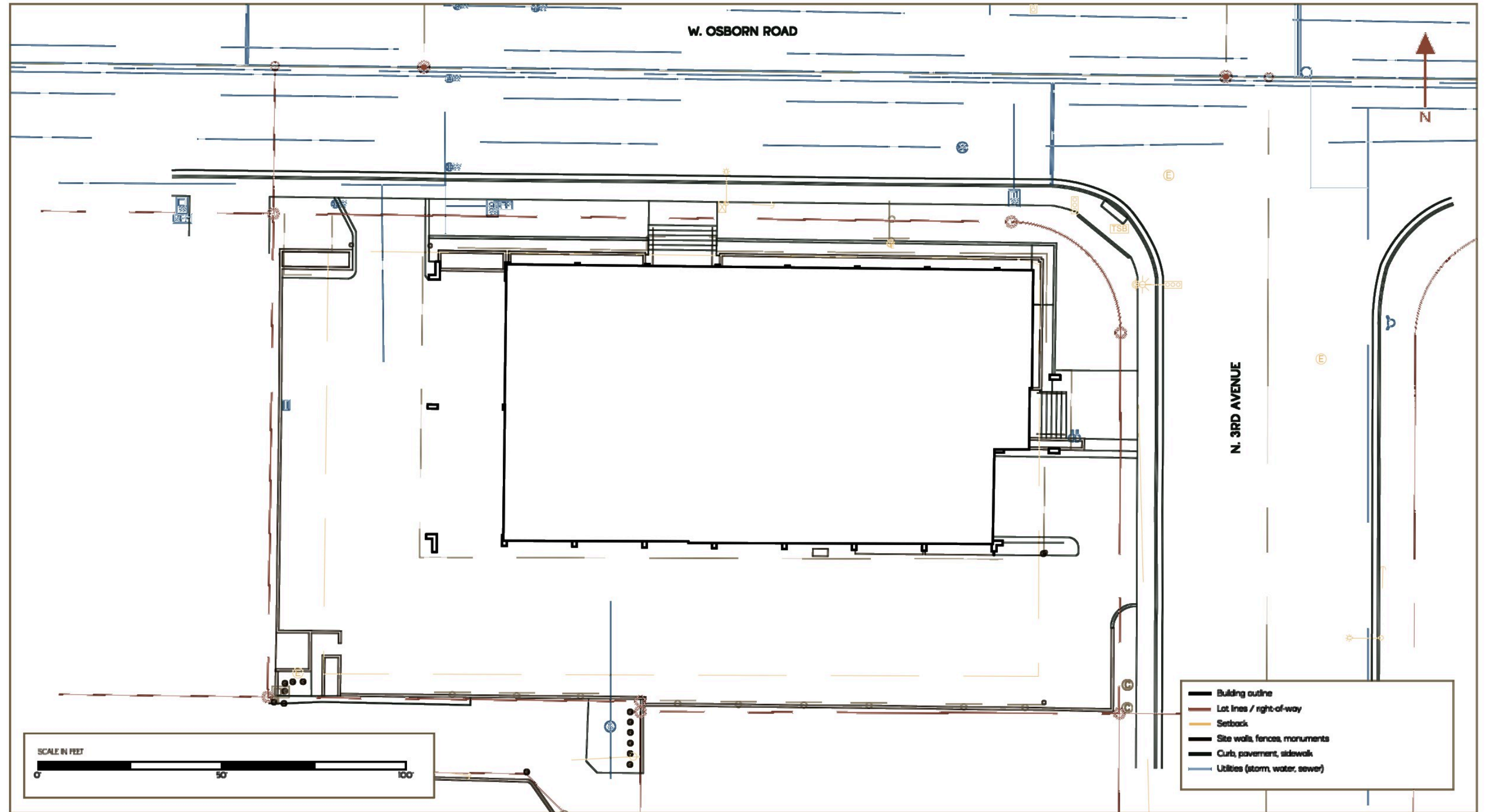
2 survey sheets + redraw, site plan + notes enlarged + redraw, 4 street elevations





ALTA / NSPS SURVEY 10.03.19 - BOUNDARY AND IMPROVEMENTS, REDRAWN FROM THE ORANGEWOOD CAD

301 W. Osborn Road, Phoenix - APN 118-38-128G - source: Orangewood Engineering survey CAD (xvf.dwg, converted 09.03.26) - north up - hatches removed for legibility



Recorded bearings, distances, easements and the legal description are on the ALTA sheets that precede this plate. This redraw is a legibility aid, not a survey.

1 of 1

PROPERTY LINE
 RIGHT OF WAY LINE
 EXISTING EASEMENT
 STREET CENTERLINE
 EXISTING LOT LINE
 EXISTING ENTRANCE

 PARKING SPACE COUNT

 ACCESSIBLE BOUTH

 SVT

 RIGHT VISIBILITY TRIANGLE

REQUIRED STANDARD:
 = 18 STALL PER DWELLING UNIT
 = 18 * (20) = 360 STALLS

PROVIDED STANDARD:
 = 46 UNDERGROUND STALLS + 39 SURFACE
 = 85 STALLS

REQUIRED ACCESSIBLE:
 = 2% OF PROVIDED STALLS
 = 180 * (20) = 36 STALLS = 3 ACCESSIBLE STALLS

PROVIDED ACCESSIBLE:
 = 3 ACCESSIBLE STALLS

PER H-R ZONING, GREATER THAN 40' HEIGHT, CITY OF PHOENIX
ZONING ORDINANCE SECTION 71A.2

FRONT: 22' (PER SECTION TOLD SA)

WELD: 10' (PER SECTION TOLDING)

WEAR: 15 (PER SECTION WELDED)

*NOTE: FRONT YARD REDUCED FROM 25' DUE TO UNDERGROUND PARKING PROVIDED PER SECTION 714.3.2.2.A.(1).

FOR SECTION 701.41B, "ALL STRUCTURES OR USES EXISTING IN THE C-1, C-2, OR C-3 DISTRICTS PRIOR TO OCTOBER 21, 1978, MAY BE RECONSTRUCTED, EXPANDED OR ALTERED NOTWITHSTANDING FRONT, SIDE OR REAR SETBACK REQUIREMENTS IMPOSED BY THIS ORDINANCE SUBJECT TO THE SECURING OF A USE PERMIT."

**PER SECTION 701.4(B)(4), NO USE PERMIT IS REQUIRED "WHERE
ALTERATION CONSISTS SOLELY OF MODIFICATIONS TO THE
BUILDING EXTERIOR".**

2024 INTERNATIONAL BUILDING CODE ADMINISTRATIVE PROVISIONS FOR THE PHOENIX BUILDING CONSTRUCTION CODE (IBC CHAPTER 1)

2024 INTERNATIONAL BUILDING CODE WITH AMENDMENTS

2024 INTERNATIONAL ENERGY CONSERVATION CODE WITH

2024 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS

2024 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS

2024 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS

2024 UNIFORM PLUMBING CODE WITH AMENDMENTS

2023 NATIONAL ELECTRICAL CODE/NFPA-70 WITH AMENDMENTS

2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS

**CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
ENR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING**

ICED UNDERGROUND AND PERMITS

IT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO E. ODOR OR VIBRATION EMITTED BY UNITS OUTSIDE OF THE SITE. OFF-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING IN ACCORDANCE WITH APPROVED PLAN.

A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:1. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE ADA STANDARDS. THE CURBS SHOWN ARE FOR REFERENCE ONLY. THE CURBS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 0 INCHES.

APR: 10-39-1963
ADDRESS: 301 W OSBORN ROAD, PHOENIX, AZ 85001

SITE AREA (NET): 30,361 SF (0.70 AC)
SITE AREA (GROSS): 31,541 SF (0.77 AC)
ZONING: C-MH-1

EXISTING USE:	COMMERCIAL
PROPOSED USE:	RESIDENTIAL
EXISTING OCCUPANCY:	B
PROPOSED OCCUPANCY:	R-2
CONSTRUCTION TYPE:	I-1
BUILDING FIRE ALARM:	YES
EMERGENCY LIGHTING:	YES
BUILDING SPRINKLER:	YES

**NOTE: A FULL NPTA IS SYSTEM IS REQUIRED
A STANDPIPE IS ALSO REQUIRED AND
WILL BE PROVIDED WITH FINAL DISMON**

USE PERMIT REQUIRED?:	NO
VARIANCES REQUIRED?:	NO

EXISTING BUILDING AREA:	
GROUND FLOOR:	8,963 SF
LEVEL 2:	11,268 SF
LEVEL 3:	11,268 SF
LEVEL 4:	11,268 SF
TOTAL FLOOR AREA:	42,807 SF
TOTAL FOOTPRINT AREA:	11,268 SF
TOTAL UNDER ROOF AREA:	14,326 SF

MAX BUILDING HEIGHT (PER SECTION 431.2.2F): 20'

MAX BUILDING HEIGHT (2024 IBC TABLES 504.3/4 -
OCCUPANCY TYPE 'K', CONSTRUCTION TYPE 'III',
FIRE PROTECTION TYPE IIR): 60' (4 FLOORS)

EXISTING BUILDING HEIGHT: 50' - 9" (4 FLOORS)

**MAX LOT COVERAGE (PER IBC TABLE 503 -
OCCUPANCY TYPE R-1 CONSTRUCTION TYPE III,
FIRE PROTECTION TYPE SBR): UNLIMITED**

MAX LOT COVERAGE (PER SECTION 43B21): 50%

LOT COVERAGE = 11,948 SF / 30,381 SF = 37.19%

MAX DENSITY (PER SECTION 61B.2A):
= 1 UNIT PER 450 SF LOT AREA
= 30,361 / 450 = 67 UNITS

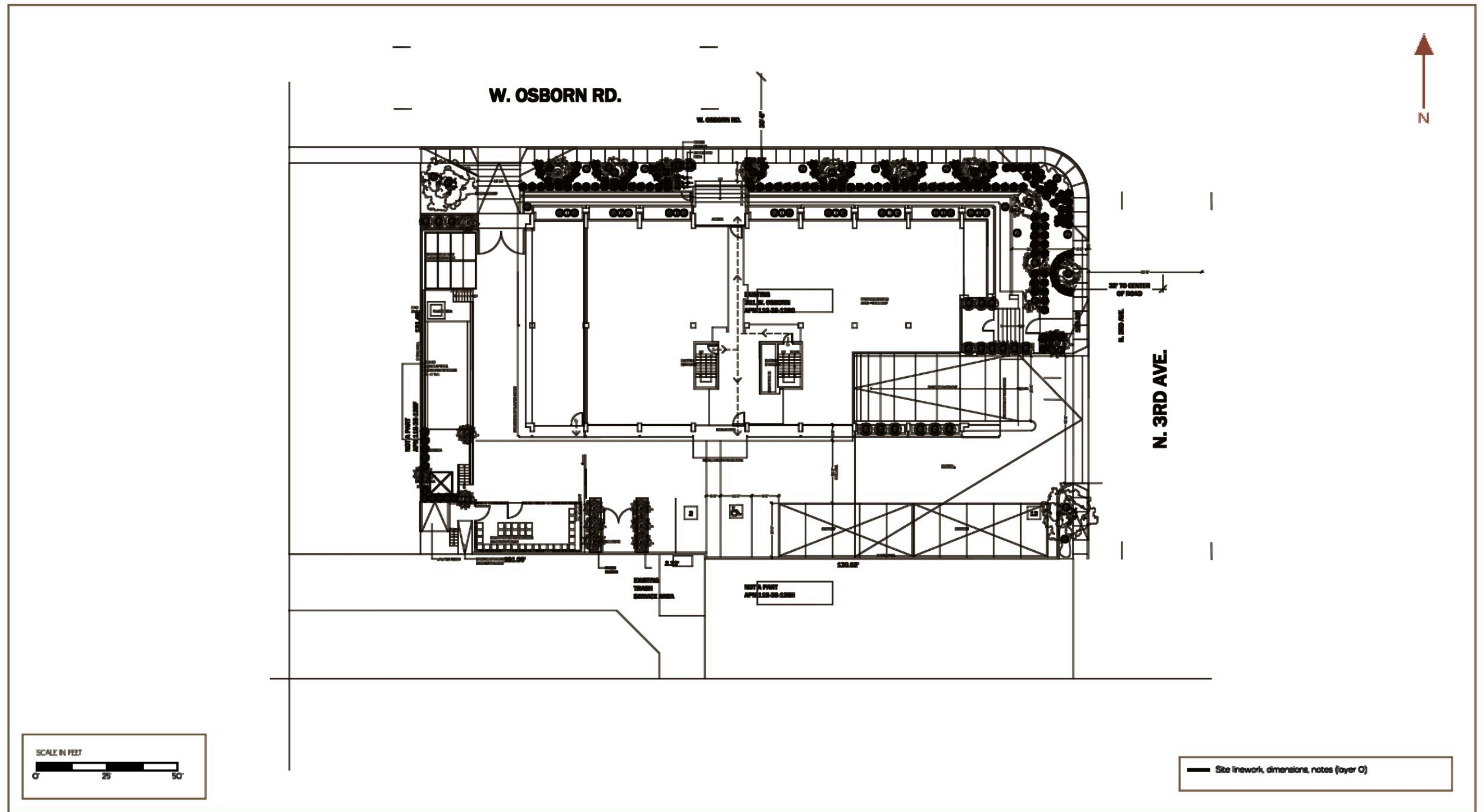
CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 82% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP 1-08529C(II), DATED OCTOBER 14, 2013.

THIS PROJECT INVOLVES THE ADAPTIVE REUSE OF AN EXISTING COMMERCIAL STRUCTURE TO ACCOMMODATE RESIDENTIAL CONDOMINIUM UNITS. THE SCOPE IS LIMITED TO INTERIOR RECONFIGURATION, MINOR COSMETIC EXTENSION IMPROVEMENTS, AND AN EXTERIOR LIFT. NO SITE WORK IS PROPOSED WITH THE SCOPE OF WORK.



KIVA#: 01-19401
 SCH#: 2005-016
 NDEV#: 000104
 PAIR#: 200208
 QSA: 15-27

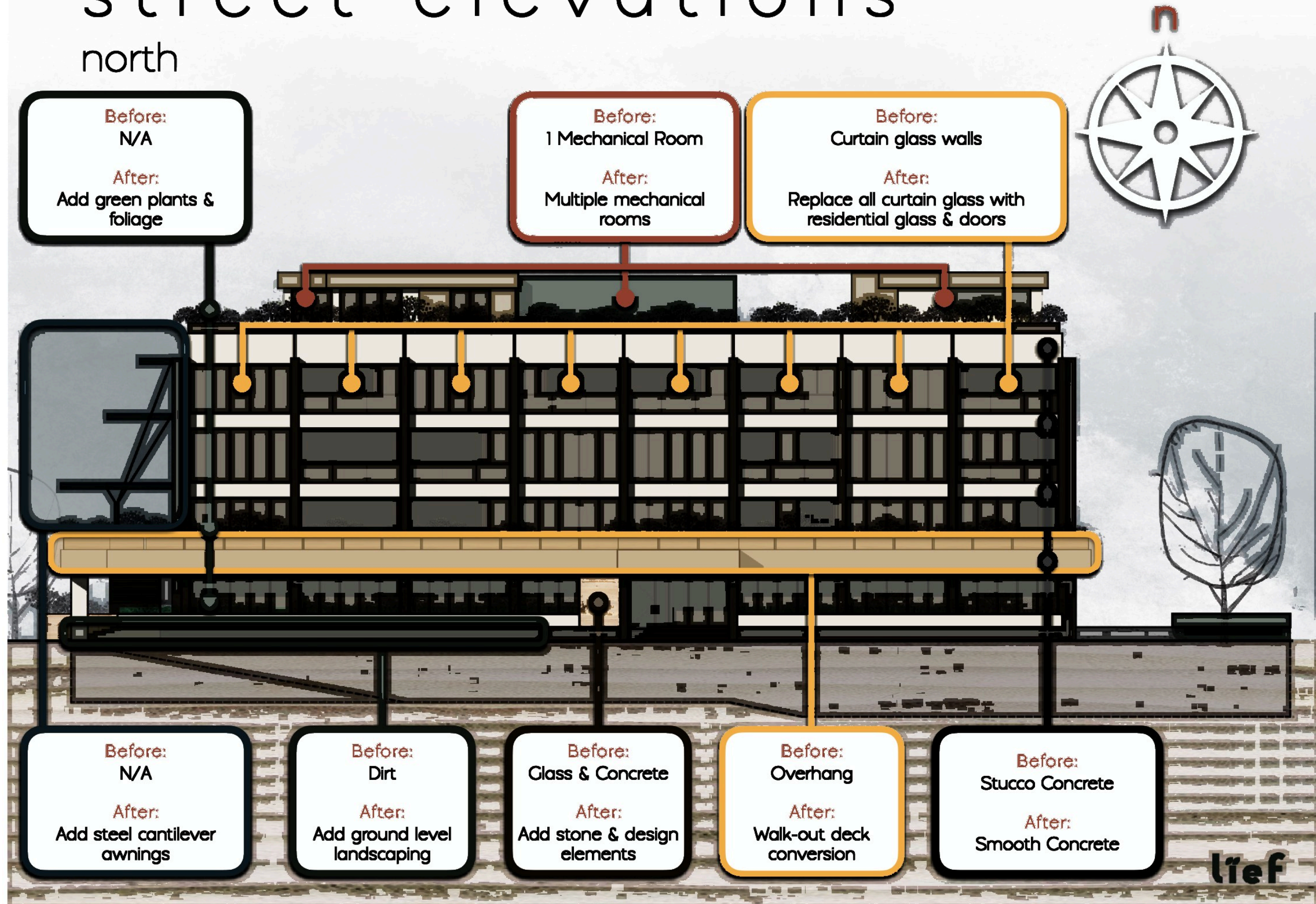
301 W. Osborn Road at N. 3rd Avenue - base CAD of the minor site plan geometry (converted 09.03.26) - hatches removed - all linework on layer O, drawn in Urbane Bronze

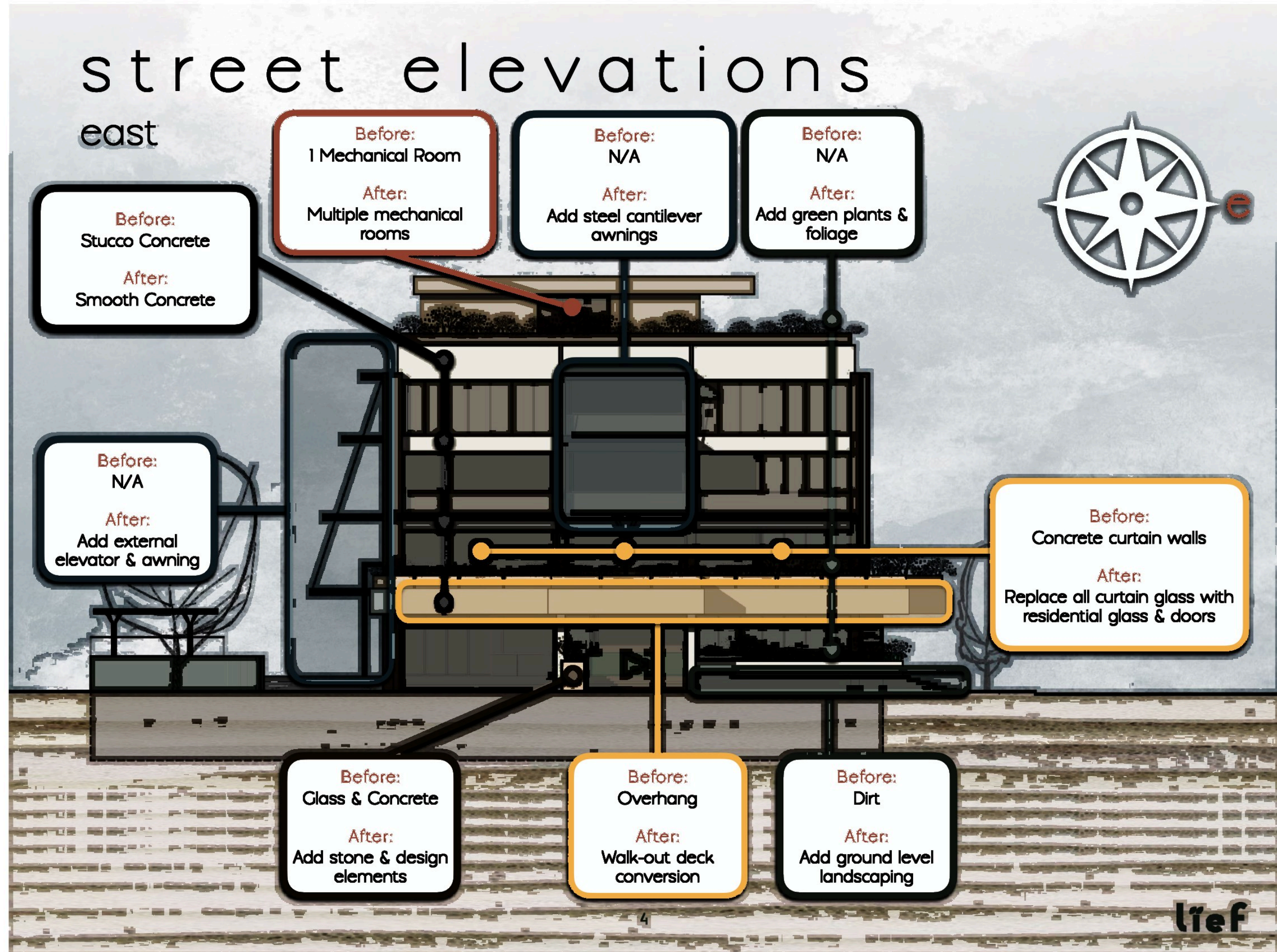


The recorded Minor Site Plan 122625 (full sheet and enlarged quarters) precedes this plate. Its dimensions and notes govern. Parking: 51 underground stalls per owner ruling 9/3

street elevations

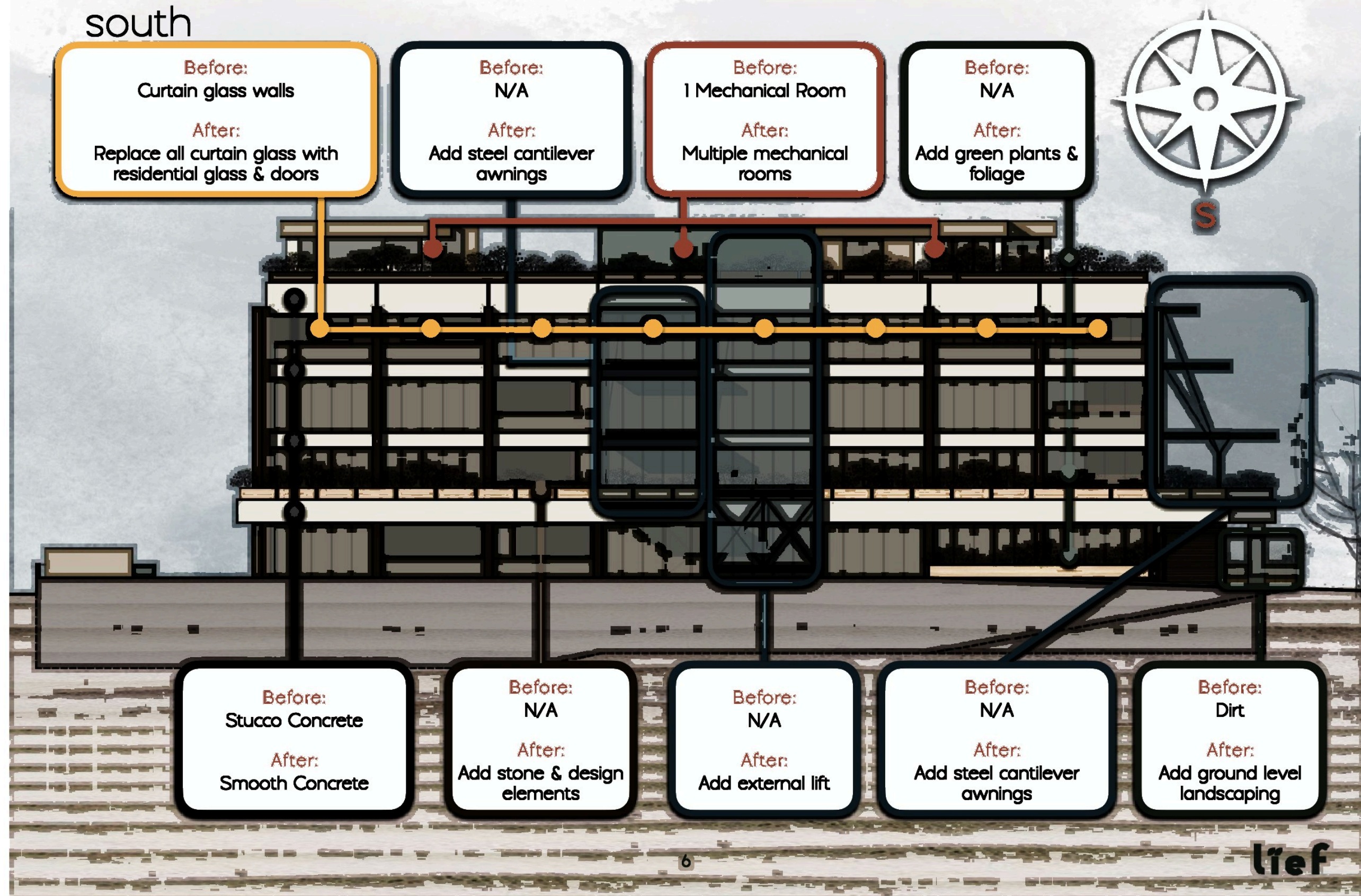
north





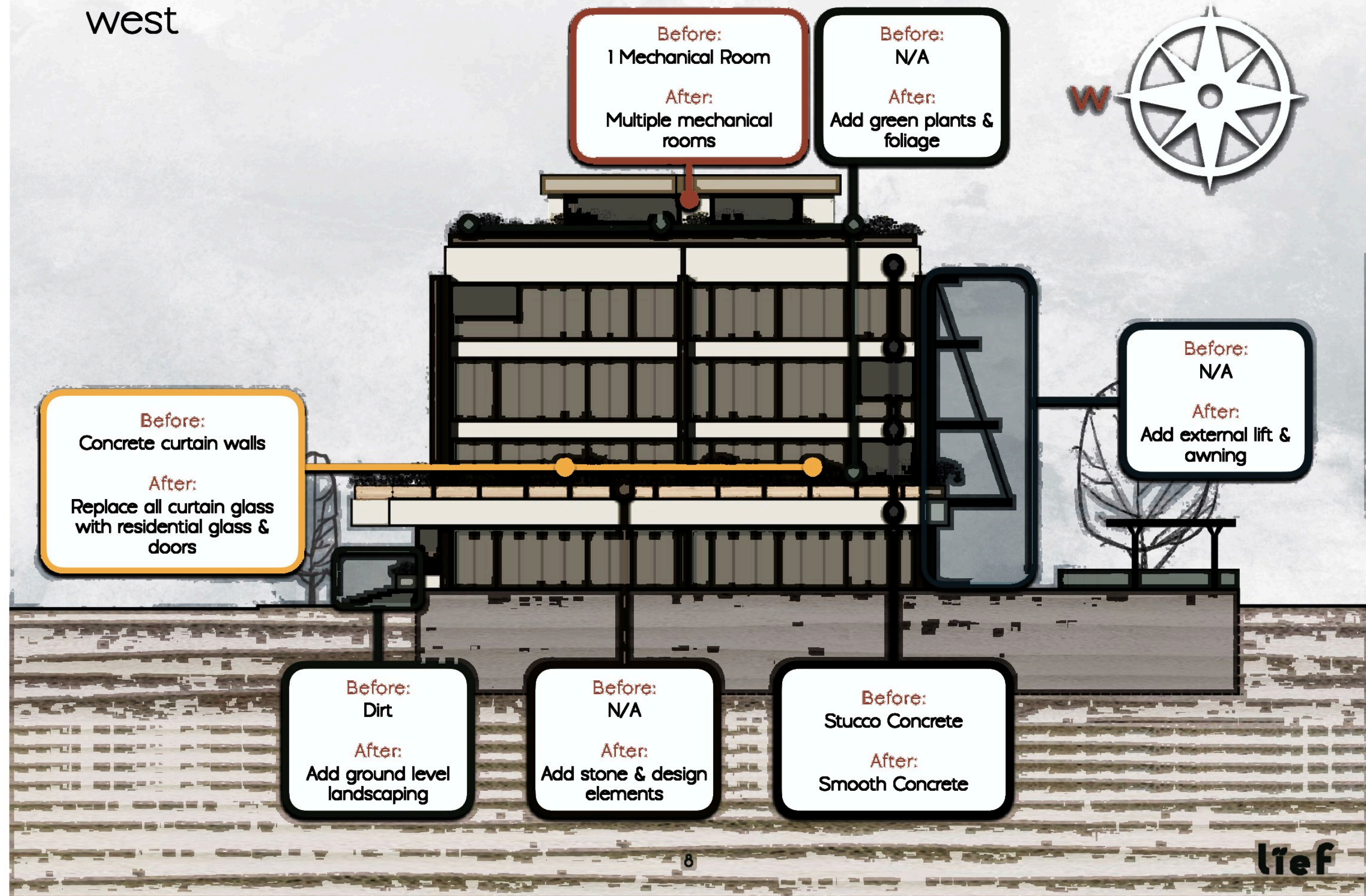
street elevations

south



street elevations

west



E

What the City can do for the project: program participation and status (owner), the Architect of Record's Tier III Adaptive Reuse brief to the City (9/3/26, as written), and his letter setting out the pursuit (9/3/26, as written).

AUTHORITY: City program (TRT/DOC/00594); AOR correspondence

incentives page + TFA brief + architect's letter

INCENTIVES & PROGRAM PARTICIPATION

City of Phoenix - Adaptive Reuse Program, codes, zoning, fees, review path, utility. Bracketed items are decisions or confirmations to be obtained.

1. Project participates in the City of Phoenix Adaptive Reuse Program (Planning & Development Dept, TRT/DOC/00594), Tier 3 (>25,000 SF to 100,000 SF), as an independent structure permitted prior to 2000 (constructed 1971) undergoing a change of occupancy (Group B to Group R-2 with S-2 parking) that incorporates the entire building (47,097 GSF above grade per the City record; ~79,257 SF including the basement). Program contact: Office of Customer Advocacy, 602-534-7344. Pre-application case PAPP 2502108 / kiva 01-19401 / SDEV 0101104. [Tier 3 designation letter - pending]
2. Applicable codes: 2024 IBC and 2024 IEBC as adopted and amended by City of Phoenix Ordinance G-7397, effective August 1, 2025. Change-of-occupancy path per IEBC Chapter 10; life-safety report sealed by an Arizona-registered design professional per Adaptive Reuse Program policy (TRT/DOC/00502). Building permit under the City's Self-Certification Program (Taylor-Fracasse Architecture, registered self-certification professional).
3. Zoning: C-1 (Neighborhood Retail) with H-R (High-Rise Incentive District) overlay; multifamily residential permitted per Zoning Ordinance §622.C2. Property lies within the Midtown TOD Policy Plan area (Encanto Village) and the City-designated Infill Development area. Adaptive-reuse development standards per Zoning Ordinance §712 (existing setbacks and height treated as nonconforming; parking per adopted adaptive-reuse policy). Density and height basis: [PDD written determination - H-R §633.B / §622.E.3; pending].
4. Development impact fees: none; parcel is within the "Balance of the City" service area (2025 Development Impact Fee Update, Map 1). Water and sewer Development Occupational Fees and Water Resources Acquisition Fees per City Code Chapters 19A, 19C, 19D and 30-16, with credit for existing metered service [Water Services calculation - pending].
5. Review path: Adaptive Reuse Program assigned City team for site-related approvals in parallel with Self-Certification of the building permit; Priority Expedited Plan Review (TRT/DOC/00401) [CEDD sponsorship - pending].
6. The project is privately financed, market-rate, for-sale housing. No public housing funds, tax abatements (GPLET), or income-restricted units are proposed; A.R.S. 9-462.10 / Zoning Ordinance §711 does not apply (parcel 33,541 SF; use permitted by right).
7. Property is not listed on the Phoenix Historic Property Register or the National Register of Historic Places [HPO eligibility opinion requested; not within a designated Opportunity Zone; Census Tract 1105.01 (GEOID 04013110501), Maricopa County. Parcel APN 118-38-128G, 33,541 SF (0.77 ac), Maricopa County Assessor.
8. Electric service: Arizona Public Service (APS) [confirm from existing bill]. Level 2 EV charging at all parking stalls and DC fast charging are owner-provided amenities; no utility or City incentive program is relied upon.

PROGRAM STATUS

PROGRAM	STATUS	VALUE	NEXT ACTION	OWNER
Adaptive Reuse Program - Tier 3	Pursuing	Schedule and site-relief value	Tier 3 designation letter	TFA
Zoning Ordinance §712 adaptive-reuse standards	Likely	Entitlement certainty	PDD determination	TFA
Priority Expedited Plan Review (PEPR)	Available	Half the review time at 3x fee	CEDD sponsorship	TFA / LIEF
H-R density / height basis	Confirm	Written basis for 22 units	PDD written determination	TFA
Development impact fees	None	In hand	-	-
Water / sewer DOF and WRAF - existing-meter credit	Likely	~\$8k sewer + water	Water Services calculation	LIEF
§48E ITC via third-party roof solar / storage owner	Possible	30% to system owner	Decision	LIEF
State Historic Property Tax reclassification for buyers, if National Register listed	Long shot	35-45% property-tax reduction to buyers	HPO read	LIEF
Housing Trust Fund	Only with a set-aside at 80% AMI or below	-	Decision	LIEF

Not listed (closed in the 9/3 research): GPLET; §45L; §30C; §179D; §25D; federal historic credit; Opportunity Zone; HUD / CDBG / HOME / LIHTC funds; APS Take Charge AZ; TOD-1 / WJ Code parking; Green Construction Code fee reductions.

CITY ADAPTIVE REUSE / ECONOMIC DEVELOPMENT BRIEF

THE LIEF - 301 W. Osborn Road - Tier III Adaptive Reuse + Midtown TOD Residential Redevelopment - prepared by TaylorFracasse Architecture, Inc, September 3, 2026 - reproduced as written

Developer / Owner: LIEF Development Arizona, LLC
Architect of Record / Self-Certified Professional: TaylorFracasse Architecture, Inc.
Project: 301 W. Osborn Road, Phoenix, Arizona 85013
City Case: PAPP 2502108 / SDEV 0101104 / Kiva 01-19401
Council District: 4
Village: Encanto
Zoning: C-1 H-R
Planning Context: Midtown TOD District / Infill Development Area / Light-Rail Adjacent

PROJECT OVERVIEW

The LIEF is the comprehensive adaptive reuse and redevelopment of an existing multi-story commercial building at 301 W. Osborn Road into a boutique, high-end residential condominium development consisting of approximately 22 individually configured residences.

The development will retain and repurpose the existing concrete building structure while introducing a new residential occupancy, substantially new building systems, comprehensive exterior architectural improvements, resident amenities, basement parking, fitness facilities, rooftop amenities and associated site improvements.

Rather than demolishing the existing building and replacing it with new construction, the development makes substantial use of the property's existing structural and infrastructure investment while introducing significant new private capital into the Midtown Phoenix corridor.

PROJECT AT A GLANCE

- Site Area: Approximately 33,541 SF / 0.77 acre
- Existing City-Recorded Building Area: 47,097 GSF
- Existing Building: Four stories plus basement
- Existing Use: Commercial office/science
- Proposed Use: 22 residential condominiums
- Basement: Resident parking and approximately 1,800 SF fitness/gym amenity
- Rooftop: Resident outdoor amenity areas
- Private Development Investment: Approximately \$23.46 million
- Location: Midtown TOD District / City-designated Infill Development Area
- Transit: Adjacent to light rail
- Permit Delivery: City of Phoenix Self-Certification through TaylorFracasse Architecture
- Target Construction Duration: Approximately 12 months
- Target Completion: October 2027

Phoenix's existing pre-application record already identifies the project as an office-building conversion to luxury condominiums and identifies the property as an Infill Development site within the Midtown TOD District and adjacent to light rail.

TIER III ADAPTIVE REUSE

The City of Phoenix Adaptive Reuse Tiered Eligibility Criteria identifies Tier III projects as existing buildings greater than 25,000 SF through 100,000 SF. The City's Adaptive Reuse policies provide development guidance, regulatory relief, streamlined processes and potential cost savings for qualifying projects.

Based upon the existing building size, age and comprehensive change of use proposed at 301 W. Osborn, the development team requests formal confirmation from the Office of Customer Advocacy that LIEF qualifies for Tier III Adaptive Reuse coordination and identification of the specific policies and incentives applicable to the project.

MIDTOWN TOD + INFILL BENEFIT

LIEF represents the reinvestment of substantial private capital into an existing developed property within one of Central Phoenix's established urban corridors. The development:

- Creates 22 new residential units within the Midtown TOD;
- places new housing adjacent to existing light-rail infrastructure;
- converts an existing commercial asset to productive residential use;
- preserves and reuses a substantial existing concrete structure;
- leverages existing parking and infrastructure;
- avoids complete demolition and replacement of the building;
- contributes approximately \$23.46 million in private redevelopment investment; and
- strengthens residential activity and long-term property value within Central Phoenix.

DIRECT CROSSOVER WITH EXISTING CITY REVIEW

Adaptive Reuse coordination has direct relevance to issues already identified through the City's review of the property.

The City's existing pre-application comments address site planning, landscape, parking/circulation, pedestrian connectivity, open space, grading/drainage and other improvements associated with converting the existing developed property to residential use.

Phoenix's Adaptive Reuse policies specifically authorize Site/Civil Improvements Proportionality Guidelines for Tier III projects, allowing the scope of required site, civil and traffic improvements to be evaluated in proportion to the actual redevelopment work rather than automatically treating the existing property as new greenfield development.

This presents a meaningful opportunity to coordinate the existing City review with the Adaptive Reuse Program before final site and civil requirements are established.

POTENTIAL DEVELOPMENT AND SCHEDULE BENEFITS

The development team requests evaluation of the following City Adaptive Reuse tools for LIEF:

Site / Civil Proportionality

Application of Phoenix's Tier III proportionality policies to site planning, civil and traffic requirements.

Stormwater / Infill & Redevelopment Relief

Evaluation under the City's Adaptive Reuse stormwater policy, which can reduce or eliminate additional retention requirements where redevelopment does not worsen the existing condition.

Concurrent Review / Assumed Risk

Evaluation of concurrent site, civil and building-plan review opportunities under the City's Adaptive Reuse Assumed Risk Policy.

Dedicated Adaptive Reuse Coordination

Assignment of an Adaptive Reuse point of contact through the Office of Customer Advocacy to coordinate applicable City departments and policies.

Community & Economic Development Coordination

Referral to Community & Economic Development to evaluate technical, financial or other economic-development assistance applicable to the redevelopment. Phoenix's published policy expressly provides CEDD support for Tier I, II and III Adaptive Reuse projects.

Fee / Permit Incentive Review

Determination by OCA of any Adaptive Reuse fee or permit incentives for which the Tier III project is eligible. The City's July 2025 TRT update increased its published Adaptive Reuse incentive from \$7,000 to \$9,000; applicability to this Tier III project should be formally determined by OCA.

Other Infill / TOD / Redevelopment Assistance

Identification of any additional City, regional, state or federal programs that can appropriately be combined with the Adaptive Reuse process.

SELF-CERTIFICATION + ADAPTIVE REUSE

TaylorFracasse Architecture, Inc. will serve as Architect of Record, Prime Design Professional, multidisciplinary design-team coordinator and City of Phoenix Self-Certified Professional for the primary building permit.

This creates an opportunity for a coordinated development strategy:

ADAPTIVE REUSE / OCA

Site + Civil + Regulatory + Economic Development Coordination

+

TFA SELF-CERTIFICATION

Building Permit + Architectural/Engineering Coordination

=

A coordinated path intended to reduce unnecessary regulatory burden, control permitting risk and accelerate the project toward construction.

REQUESTED CITY PARTNERSHIP

LIEF Development Arizona, LLC and TaylorFracasse Architecture, Inc. respectfully request that the City of Phoenix:

1. Confirm LIEF's eligibility and status as a Tier III Adaptive Reuse project;
2. assign an Office of Customer Advocacy / Adaptive Reuse point of contact;
3. identify the Adaptive Reuse policies and regulatory relief applicable to the project;
4. evaluate application of Site/Civil/Traffic proportionality to the existing property;
5. coordinate the Adaptive Reuse process with the project's existing City reviews and TFA Self-Certification strategy;
6. engage Community & Economic Development to evaluate available technical, financial or redevelopment assistance;
7. determine eligibility for applicable Adaptive Reuse fee incentives; and
8. identify any additional TOD, Infill, Infrastructure, sustainability or redevelopment programs applicable to the project.

PROJECT OBJECTIVE

The development team's objective is straightforward:

Preserve and transform an existing Central Phoenix building, leverage existing infrastructure, introduce 22 new residences adjacent to transit, invest approximately \$23.46 million in the Midtown corridor, and work collaboratively with Phoenix to move the redevelopment efficiently into construction.

ARCHITECT'S ADAPTIVE REUSE / CITY INCENTIVE LETTER

Brian Fracasse, NCARB, AIA, Taylor:Fracasse Architecture, Inc. - correspondence of September 3, 2026 - reproduced as written

Following up on the Adaptive Reuse discussion we had over breakfast, I dug further into the City's program and also cross-referenced it against the City's existing pre-application review for LIEF. There is actually quite a bit of crossover that makes this worth pursuing.

The City already identifies 301 W. Osborn as an office-building conversion to luxury residential, within an Infill Development area and the Midtown TOD District. Combined with our reuse of the existing concrete building and infrastructure, I think we have a strong basis to position LIEF as a significant Tier III Adaptive Reuse / Infill redevelopment project.

A few of the specific opportunities I want to pursue with the City are:

1. Tier III Adaptive Reuse designation/coordination. Phoenix's program specifically recognizes existing buildings between 25,000 and 100,000 SF as Tier III projects.
2. Community & Economic Development involvement. The City's Adaptive Reuse policy specifically provides for CEDD participation on Tier III projects and identifies programs that can provide technical, financial and development assistance.
3. Site/Civil regulatory relief. This is particularly relevant because the City's existing pre-app comments identify open-space, landscape-setback, parking/landscape, pedestrian and other site-development requirements. I want to determine where Adaptive Reuse proportionality or other relief can reduce unnecessary reconstruction of an already-developed site.
4. Entitlement coordination. The City's pre-app currently identifies variances/use-permit issues. Adaptive Reuse projects receive additional coordination through the City, including dedicated consideration within the zoning-adjustment process.
5. Review/schedule advantages. We can combine the City's Adaptive Reuse coordination with TFA's Self-Certification of the building permit to attack the schedule from both sides - expedited/streamlined City coordination on the site-related approvals and Self-Certification on the building permit.

6. Financial incentives/funding. The City's standard Adaptive Reuse fee incentive is relatively small and appears limited to buildings of 25,000 SF or less, so I don't think that is where the meaningful opportunity is for LIEF. The larger opportunity is having Community & Economic Development identify financing assistance, redevelopment programs and other available funding applicable to a Tier III project.

7. Additional housing/infill/TOD opportunities. Because this is an existing-building residential conversion within the Midtown TOD and an identified Infill Development area, I also want the City to identify any other programs that can be layered with the Adaptive Reuse designation.

There are some substantial City funding programs out there, although eligibility varies considerably. For example, Phoenix currently administers approximately \$130 million in HUD housing/community-development funding over its five-year consolidated-plan period, and certain rehabilitation programs have offered assistance as high as \$40,000 per unit / \$400,000 per property. Those particular programs have affordability and other eligibility requirements and may not fit LIEF as currently conceived, but they illustrate why I want Economic Development involved rather than stopping at the basic Adaptive Reuse permit incentives.

The real opportunity, in my opinion, is to get the City looking at the entire development and asking: what can Phoenix do to help make this redevelopment happen?

We have a good story to tell - significant private reinvestment, preservation and reuse of an existing concrete building rather than demolition, conversion of an underutilized commercial asset into housing, reuse of existing infrastructure, and new residential investment directly within the Midtown TOD corridor.

I'm going to work through the Adaptive Reuse / Office of Customer Advocacy side and see if I can get the appropriate Community & Economic Development people engaged. From there, I want to identify every realistic financial incentive, development concession and schedule advantage we can bring back to the project.

- Brian Fracasse, NCARB, AIA, Principal Registered Architect, Taylor:Fracasse Architecture, Inc.

DECISIONS REGISTER - WHAT THE OWNER, THE AOR AND THE CITY STILL HAVE TO SETTLE

One list, in the order the design needs the answers. Where a decision is still open the set proceeds on the most likely assumption, marked ASSUMED; every assumption is changeable as the plans evolve.

#	DECISION	WHY IT MATTERS	OWNER	STATUS 09.03.26 - ASSUMPTION IN FORCE	WHERE
D-01	EV / parking program	Sets the service size (load stack) and the EVSE count	Owner + Orangewood	ASSUMED: 51 basement stalls + 15 at-grade = 66 stalls, Level 2 EVSE at every stall; site-plan table to be reconciled	Parts D, H, M
D-02	Building equipment room location	Option A displaces 9 stalls and sits outside the tower footprint	Owner	ASSUMED: Option A (basement west end), mechanical strip and riser moved to the building's west bay at grid 1	Parts H, I
D-03	Building area basis	The City packet and the incentives page should quote one number	Owner (ruled)	RULED 9/3: 47,097 GSF above grade is the record figure; -79,257 SF includes the basement; ~45,000 SF is approximate	Parts E, G
D-04	ALTA update for the current 33,541 SF assemblage	Lenders and the City rely on the survey section	Owner + Orangewood	OPEN: order the update, 2019 survey (15,813 SF parcel) stays as record	Part D
D-05	AOR partition file, door swings, striped basement plan	Fixes unit walls, ceilings, ratings, EVSE at every stall	AOR	REQUESTED 9/3	Parts B, C, H, I
D-06	Level datums L2 +11'-5" / L3 +24'-5" / L4 +36'-5"	Every section, the ceiling stack and the RCP depend on it	AOR to confirm	RULED 9/3	Parts B, I
D-07	Ceiling design	Turns the preliminary RCP into the real one	Owner + AOR	ASSUMED: hybrid - exposed concrete field, hard-lid soffits at wet zones (fan coils) and corridors	Part I
D-08	Mechanical system	Diffusers, shafts, roof equipment and the RCP wait on it	MEP engineer	ASSUMED: VRF per the TFA mechanical due diligence 08.12.26 - fan coil per residence, 2-3 rooftop condenser groups, 2 DOAS, central exhaust shafts, individual dryer exhaust	Parts G, H, I
D-09	Soffit survey of the existing structure	Confirms the ceiling heights in the stack section	Owner	ASSUMED for now: 8 in. nominal slab, 14 in. services zone; survey to confirm	Part I
D-10	Type A unit designation (2% of 22 = 1)	Accessibility plan and the unit's layout	AOR	ASSUMED: 101 (ground floor, largest plan)	Part I
D-11	Domestic hot water	Gas venting vs all-electric affects shafts and the service size	MEP engineer	ASSUMED: all-electric, per-residence tankless / heat-pump water heaters (no gas plant); matches the load stack	Parts G, H
D-12	City program letters: Tier 3, PDD density basis, Water Services calc, CEDD sponsorship, HPO opinion	Closes the bracketed items on the incentives page	AOR / City	PENDING	Part E
D-13	Hosted plan-set page on a liefmidtownphx.com subdomain	The link the deck and the emails point to	Jimmy	Package ready on Drive	-

Register maintained with the compiled set; closed decisions move to the cross-check findings (Part M). Assumptions in force are also stamped on the affected plates.

F

CODE - TFA 2024 IBC CODE SYNOPSIS (condensed)

Project basis, occupancy, construction type, height and area, sprinklers, egress and accessibility sections (pp. 1-24 of 158, two-up). Full study = attachment.

AUTHORITY: Code basis (pillar 1)

24 source page(s)



taylor: fracasse architecture, inc.

4425 E. Agave Rd., Suite 120 Phoenix, AZ 85044

Tel: (480) 659-6745

The Lief

22 Japandi residences

Adaptive Re-Use Project

301 W. Osborn Road, Phoenix, AZ 85013

2024 IBC CODE SYNOPSIS

PROJECT BASIS

Project:

Existing Office/Science Building Conversion to 22 Residential Condominium Units, including required Type A and Type B dwelling units in accordance with applicable accessibility requirements

Address:

301 W. Osborn Road, Phoenix, Arizona 85013

Existing Occupancy:

Group B — Office / Science Building

Proposed Primary Occupancy:

Group R-2 — 22 Residential Condominium Dwelling Units

Basement Occupancy:

Group S-2 — Enclosed Parking Garage



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Construction Type:

Type I-B — Existing construction classification, subject to verification that existing structural frame, floor/roof construction, bearing walls and other applicable building elements provide the fire-resistance ratings required by 2024 IBC Table 601.

Existing Structural Construction:

Cast-in-place reinforced concrete column, beam and slab construction as documented by the existing structural condition assessment. Existing post-tensioned concrete construction shall be identified and verified from existing structural documents and field investigation where applicable.

Building Configuration:

4 stories above grade + 1 basement

Existing Building Height:

±50'-9"

Residential Unit Count:

22 condominium dwelling units

Unit Distribution:

Level 1 — 6 units

Level 2 — 6 units

Level 3 — 5 units

Level 4 / Penthouse — 5 units

Residential Livable Area:

±36,050 SF based upon current development program.

Code Building Area:

Final building area shall be established floor-by-floor from the architectural permit documents in accordance with the IBC definition of Building Area. Development/marketing area calculations shall not be used as the final Chapter 5 code-area calculation.

Basement Parking:

51 parking spaces; EV charging and individual vehicle-lift installations may be incorporated into the final design.



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Automatic Sprinklers:

New NFPA 13 automatic sprinkler system throughout.

Standpipe:

Provide as required by the applicable IBC/Phoenix Fire Code provisions and final building configuration.

Vertical Egress:

(2) existing enclosed interior exit stairs extending through the building to the basement level.

Elevators:

(2) existing elevators + (1) proposed new exterior elevator.

Existing Vertical Construction:

Existing concrete stair enclosures and concrete elevator hoistways, subject to verification of required fire-resistance ratings.

New Interior Separations:

Strata/SABS tested/listed fire-resistance-rated and acoustical wall systems as applicable to dwelling-unit, corridor and other required separations.

Ceiling Height:

Approximately 12 feet or greater throughout the existing building; localized soffits, ceilings and building systems shall maintain applicable minimum clear heights. The development documents consistently identify 12'+ ceiling conditions.

Private Outdoor Areas:

Balconies, recessed patios and exterior terraces are integral to the residential program and shall be analyzed for guards, structural loads, accessibility, exterior-wall projections and fire-separation-distance requirements.

Occupied Roof:

An occupiable rooftop garden/amenity is included in the current project program and shall be analyzed for occupant load, means of egress, accessibility, guards, structural loading and associated life-safety requirements.



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Tel: (480) 659–6745

Private Interior Stairs:

Certain dwelling units contain private internal stairs. These stairs shall be analyzed separately from the building's required interior exit stairways.

Fireplaces:

Where provided, fireplaces shall be self-contained listed appliances. Conventional chimneys or chimney penetrations through the building or roof are not proposed. Installation shall comply with the appliance listing, manufacturer's installation requirements and applicable mechanical/electrical provisions.

BASIS AND LIMITATIONS OF SYNOPSIS

This synopsis addresses the 2024 IBC/PBCC building-code analysis applicable to the proposed conversion.

Requirements principally governed by the Phoenix Fire Code, IMC, IPC, IECC, NFPA 70, ISPSC, ICC A117.1, 2010 ADA Standards, or other referenced codes and standards are identified for coordination but are not intended to constitute a complete analysis of those codes.

Because this is an existing building undergoing a substantial alteration and change of occupancy from Group B to Group R-2/S-2, the 2024 International Existing Building Code, as adopted and amended by Phoenix, shall also be applied where applicable to the alteration and change-of-occupancy scope. Phoenix specifically includes the 2024 IEBC within its adopted 2024 construction codes, and its adaptive-reuse guidance recognizes use of the IEBC for existing-building life-safety/change-of-occupancy evaluation.

Existing construction identified herein shall not be presumed compliant solely based upon material or appearance. Required fire-resistance ratings, structural capacities and existing life-safety features shall be documented by existing approved drawings, engineering evaluation, field investigation, tested/listed assemblies, calculated fire resistance, or other methods acceptable to the Building Official.

1. APPLICABLE CODES / LOCAL AMENDMENTS

Applicable Codes:



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Tel: (480) 659–6745

The project shall be designed under the **2024 Phoenix Building Construction Code**, adopted by Phoenix City Council June 18, 2025 and effective August 1, 2025.

Applicable codes and standards include, as relevant:

- 2024 International Building Code with Phoenix amendments
- 2024 International Existing Building Code with Phoenix amendments
- 2024 International Mechanical Code
- 2024 International Fuel Gas Code, where applicable
- 2024 International Energy Conservation Code
- 2024 International Plumbing Code / applicable Phoenix plumbing provisions
- 2023 National Electrical Code
- 2024 International Swimming Pool and Spa Code, if pool/spa facilities are introduced
- ICC A117.1-2017 as referenced by the amended IBC
- 2010 ADA Standards for Accessible Design
- ASME A17 series applicable to elevators
- 2024 Phoenix Fire Code and amendments

Phoenix expressly requires accessible design in accordance with the IBC, ICC A117.1 and applicable Arizona/2010 ADA provisions, using the standard providing the greatest degree of accessibility where the Phoenix amendment applies.

Project Application:

2024 PBCC / IBC + 2024 IEBC SHALL FORM THE PRIMARY BUILDING-CODE BASIS FOR THE ADAPTIVE-REUSE / CHANGE-OF-OCCUPANCY PROJECT.

STATUS: APPLICABLE



taylor: fracasse architecture, inc.

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Tel: (480) 659–6745

2. OCCUPANCY CLASSIFICATION

2024 IBC: Chapter 3; §310.3; §311.3

Proposed Residential Occupancy:

The proposed condominium use contains permanent residential dwelling units within a building containing more than two dwelling units.

Therefore:

GROUP R-2

The existing building was previously utilized as an office/science building classified principally as:

GROUP B

The basement parking garage is classified:

GROUP S-2 — LOW-HAZARD STORAGE / ENCLOSED PARKING GARAGE

Project Classification:

LEVELS 1–4: GROUP R-2

BASEMENT: GROUP S-2

Common residential accessory spaces shall be classified according to their actual function and evaluated under the applicable accessory/mixed-occupancy provisions.

The conversion from Group B to Group R-2 constitutes a **change of occupancy** requiring coordination with the 2024 IEBC.

STATUS: R-2 / S-2

3. MIXED OCCUPANCIES / ACCESSORY USES

2024 IBC: §508

Design Strategy:



The building contains:

GROUP R-2 RESIDENTIAL
GROUP S-2 BASEMENT PARKING

The final design basis shall use:

SEPARATED OCCUPANCIES PER §508.4

Required separation between occupancies shall be determined from Table 508.4 based upon the final sprinkler condition.

The building will be equipped throughout with an NFPA 13 automatic sprinkler system.

Accessory spaces associated with the residential occupancy may be treated as accessory occupancies where the conditions of §508.2 are satisfied.

Potential accessory/common uses include:

- residential lobby;
- management area;
- fitness room;
- resident lounge;
- bicycle/storage rooms;
- rooftop amenity;
- building service rooms.

Project Application:

R-2 / S-2 SEPARATED-OCCUPANCY STRATEGY

The existing concrete horizontal construction between the basement garage and Level 1 shall be documented to provide not less than the required occupancy-separation rating.

STATUS: §508.4 SEPARATED OCCUPANCIES



4. CONSTRUCTION TYPE

2024 IBC: Chapter 6; §602; Table 601

Construction Classification:

TYPE I-B

This classification is supported as the existing project construction designation and is consistent with the documented cast-in-place concrete column, beam and slab structural system; however, construction material alone does not establish construction type.

Type I-B compliance requires the applicable building elements to provide the fire-resistance ratings required by **Table 601**.

Primary elements to be verified include:

- primary structural frame;
- bearing walls;
- floor construction and associated secondary members;
- roof construction and associated secondary members;
- exterior walls as additionally regulated by Table 705.5/fire separation distance.

Existing concrete stairs and elevator hoistways shall be evaluated separately under the applicable shaft/interior-exit-stair provisions.

Project Application:

TYPE I-B — EXISTING CONSTRUCTION CLASSIFICATION

VERIFY EXISTING FIRE-RESISTANCE RATINGS AGAINST TABLE 601

Existing concrete construction shall not be presumed to have a particular hourly rating without appropriate documentation or analysis.

STATUS: TYPE I-B — VERIFY EXISTING ASSEMBLY RATINGS



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5. ALLOWABLE BUILDING HEIGHT

2024 IBC: §504.3; Table 504.3

Allowable building height is determined by:

- occupancy;
- construction type;
- sprinkler condition.

Project Condition:

Occupancy: R-2 / S-2
Construction: Type I-B
Sprinklers: NFPA 13 throughout
Existing Height: ±50'-9"

The final Chapter 5 code summary shall compare the actual building height measured in accordance with the IBC definition of **Building Height** against the allowable height established by Table 504.3.

Because the building is existing, the actual grade-plane calculation and highest roof elevation shall be documented on the architectural code/site plan.

Project Application:

ACTUAL BUILDING HEIGHT: ±50'-9" — VERIFY FINAL GRADE-PLANE CALCULATION

ALLOWABLE HEIGHT: ESTABLISH FROM TABLE 504.3 FOR R-2 / TYPE I-B / NFPA 13

No high-rise condition is anticipated based upon the known building configuration.

STATUS: VERIFY FINAL TABLE 504.3 CALCULATION

6. ALLOWABLE NUMBER OF STORIES

2024 IBC: §504.4; Table 504.4

Project Condition:



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4 STORIES ABOVE GRADE PLANE + 1 BASEMENT

Allowable stories shall be established using:

GROUP R-2 / TYPE I-B / NFPA 13

The basement is not automatically counted as a story above grade plane; final classification shall be based upon the IBC definitions of **Basement**, **Story Above Grade Plane**, and **Grade Plane**.

Project Application:

ACTUAL: 4 STORIES ABOVE GRADE PLANE

BASEMENT: S-2 ENCLOSED PARKING

Final architectural code plans shall document grade plane sufficiently to confirm the basement/story determination.

STATUS: VERIFY AGAINST TABLE 504.4 — FOUR ABOVE-GRADE STORIES DESIGN BASIS

7. ALLOWABLE BUILDING AREA

2024 IBC: §§506.1–506.3; Table 506.2

Allowable building area shall be determined based upon:

- occupancy;
- Type I-B construction;
- sprinkler protection;
- number of stories;
- frontage increase, if utilized;
- separated-occupancy methodology.

Project Condition:



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Current civil/design documentation contains slightly different overall area figures. The development program identifies approximately **42,282 SF**, while the code analysis must use the actual IBC-defined building area calculated floor-by-floor from the final architectural plans.

Therefore:

DO NOT USE THE DEVELOPMENT/MARKETING AREA AS THE FINAL IBC BUILDING-AREA CALCULATION.

The architectural code sheet shall tabulate:

- Level 1 actual building area;
- Level 2 actual building area;
- Level 3 actual building area;
- Level 4 actual building area;
- basement area separately;
- allowable area per story;
- total allowable aggregate area where applicable.

STATUS: FINAL FLOOR-BY-FLOOR CALCULATION REQUIRED

8. FRONTAGE / AREA INCREASES

2024 IBC: §506.3

An allowable-area increase may be available where the building has qualifying frontage on:

- public ways; or
- open space meeting the requirements of §506.3.

Project Application:

Because Type I-B construction provides substantial allowable-area capacity, a frontage increase should **not be assumed necessary** until the basic allowable-area calculation is completed.



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If the building complies without a frontage increase:

DO NOT RELY ON §506.3 FOR COMPLIANCE.

If needed, frontage shall be calculated from actual qualifying perimeter/open-space conditions shown on the final site plan.

STATUS: AVAILABLE IF REQUIRED — DO NOT CLAIM UNTIL CALCULATED

9. AUTOMATIC SPRINKLER REQUIREMENTS

2024 IBC: §903.2.8; §903.3.1.1

Applicable Requirement:

An automatic sprinkler system is required throughout buildings containing Group R occupancies in accordance with §903.2.8.

Project Design:

NEW NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE ENTIRE BUILDING

This shall include:

- residential levels;
- basement parking;
- common areas;
- service/support spaces;
- occupiable rooftop conditions where sprinkler protection is required;
- concealed or exterior areas where required by NFPA 13/IBC.

The existing sprinkler system is to be removed/replaced rather than relied upon as the final residential system.

Project Application:



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FULL NFPA 13 — NOT NFPA 13R

The sprinkler classification shall be coordinated consistently across architectural, civil, fire-protection and code documents.

STATUS: REQUIRED — NFPA 13 THROUGHOUT

10. FIRE ALARM / DETECTION REQUIREMENTS

2024 IBC: §907.2.9

Group R-2 occupancies shall be provided with fire-alarm and detection systems as required by §907.

The final system shall be coordinated with:

- dwelling-unit smoke alarms;
- common-area detection;
- sprinkler supervisory devices;
- occupant notification;
- elevator recall;
- fire department notification;
- carbon-monoxide detection where required.

Project Application:

The existing commercial fire-alarm system shall not simply be assumed suitable for the new R-2 occupancy.

PROVIDE / MODIFY FIRE-ALARM SYSTEM FOR GROUP R-2 OCCUPANCY AND FINAL BUILDING CONFIGURATION.

STATUS: REQUIRED



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11. EMERGENCY RESPONDER RADIO COVERAGE

2024 IBC: §916 where applicable

Phoenix Fire Code: Applicable provisions

Emergency responder communication coverage shall be evaluated under the adopted Phoenix requirements.

Project Application:

Existing reinforced-concrete construction, basement parking and multiple levels may affect radio-frequency propagation.

VERIFY EMERGENCY RESPONDER RADIO COVERAGE; PROVIDE ERRCS/DAS ONLY WHERE REQUIRED FOLLOWING APPLICABLE TESTING AND FIRE-DEPARTMENT REQUIREMENTS.

STATUS: VERIFY UNDER PHOENIX FIRE CODE

12. FIRE DEPARTMENT ACCESS

2024 IBC: Coordination requirement

Controlling Code: 2024 Phoenix Fire Code / IFC Chapter 5

Fire-apparatus access shall be maintained to the building and shall be coordinated with:

- existing site access;
- new exterior elevator;
- landscaping;
- accessible routes;
- roof/amenity modifications;
- fire department connections.

Phoenix currently identifies the 2024 International Fire Code with Phoenix amendments as its adopted fire code, effective February 17, 2026.



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STATUS: REQUIRED — PHOENIX FIRE CODE

13. FIRE HYDRANT / FIRE FLOW REQUIREMENTS

Controlling Code: Phoenix Fire Code

Required fire flow, hydrant quantity, hydrant spacing and FDC relationship shall be established under the adopted Phoenix Fire Code and water-system criteria.

Project Application:

Existing hydrants and available fire flow shall be documented and coordinated with the new NFPA 13 system.

VERIFY EXISTING FIRE-FLOW CAPACITY AND HYDRANT LOCATIONS.

STATUS: SEPARATE FIRE-CODE / CIVIL COORDINATION

14. STANDPIPE REQUIREMENTS

2024 IBC: 9905

Standpipe requirements are based upon:

- building height;
- floor level relative to fire department access;
- stair configuration;
- occupancy/use;
- sprinkler protection.

The current civil/project documentation anticipates a standpipe system.

Project Application:

PROVIDE STANDPIPE SYSTEM AS REQUIRED BY 9905 AND PHOENIX FIRE CODE.



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Required hose-valve locations shall be coordinated with the two interior exit stairs and other required locations.

STATUS: REQUIRED / FINAL CLASS AND LOCATIONS TO BE CONFIRMED

15. FIRE COMMAND CENTER, IF REQUIRED

2024 IBC: 9911

A fire command center is required only where specifically triggered by the IBC, including applicable high-rise and other special-building provisions.

Project Condition:

The building is approximately 50'-9" high and four stories above grade.

The highest occupied floor is not anticipated to exceed the high-rise threshold of 75 feet above the lowest level of fire-department vehicle access.

Therefore:

FIRE COMMAND CENTER NOT ANTICIPATED TO BE REQUIRED.

Final determination shall be confirmed after establishing actual floor elevations and fire-department access elevation.

STATUS: NOT ANTICIPATED REQUIRED

16. OCCUPANT LOAD

2024 IBC: 91004; Table 1004.5

Occupant load shall be calculated according to the actual function of each space.

Residential areas shall use the applicable residential occupant-load factor.

Common amenity areas shall be calculated independently based upon actual use, including as applicable:



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- resident lounge;
- fitness;
- rooftop amenity;
- gathering areas;
- pool deck, if introduced;
- management/common areas.

Project Application:

DO NOT APPLY ONE GENERIC RESIDENTIAL OCCUPANT-LOAD FACTOR TO ALL COMMON AMENITY AREAS.

The occupiable rooftop shall receive a specific occupant-load calculation based upon its final programmed use and area.

Occupant loads shall be used to establish:

- number of exits;
- egress capacity;
- door swing;
- plumbing fixture requirements;
- other occupant-load-dependent provisions.

STATUS: FINAL FLOOR-BY-FLOOR / SPACE-BY-SPACE CALCULATION REQUIRED

17. NUMBER OF EXITS REQUIRED

2024 IBC: §1006

The required number of exits or access to exits is determined by:

- occupant load;



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- common path of egress travel;
- story;
- occupancy;
- sprinkler protection.

Project Design:

(2) EXISTING INTERIOR EXIT STAIRS

The current design shall maintain two independent exit paths from the residential stories unless a specific code provision permits otherwise.

The occupiable rooftop shall be evaluated independently based upon its final occupant load and configuration.

Project Application:

DESIGN BASIS: TWO REQUIRED INTERIOR EXIT STAIRS

Private stairs located within individual dwelling units are **not** counted as required building exits unless specifically permitted by the means-of-egress provisions.

STATUS: TWO-EXIT DESIGN BASIS

18. EXIT ACCESS TRAVEL DISTANCE

2024 IBC: §1017; Table 1017.2

Maximum exit-access travel distance shall be determined based upon:

- occupancy;
- sprinkler protection;
- path configuration.

Project Application:



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Group R-2 floors will be protected throughout by NFPA 13.

Travel distance shall be measured along the actual natural and unobstructed path of travel from the most remote occupiable point to the entrance of an exit.

Evaluate:

- each dwelling unit;
- residential corridors;
- common amenity areas;
- basement parking;
- rooftop amenity.

FINAL TRAVEL DISTANCES SHALL BE GRAPHICALLY DIMENSIONED ON THE LIFE-SAFETY PLANS.

STATUS: VERIFY FINAL PLANS

19. COMMON PATH OF EGRESS TRAVEL

2024 IBC: §1006.2.1; Tables 1006.2.1 and applicable residential provisions

Common path of egress travel shall be evaluated from the most remote point where occupants have only one available direction of travel before reaching a point where two independent paths become available.

Project Application:

Evaluate separately for:

- dwelling units;
- corridors;
- amenity spaces;
- basement garage;
- occupiable rooftop.



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The existence of two building stairs does not by itself demonstrate common-path compliance.

SHOW COMMON-PATH DISTANCES ON LIFE-SAFETY PLANS WHERE CONTROLLING.

STATUS: VERIFY FINAL LAYOUT

20. DEAD-END CORRIDOR LENGTH

2024 IBC: §1020.5

Dead-end corridors shall not exceed the applicable maximum length established for the occupancy and sprinkler condition.

Project Application:

Residential corridor geometry shall be arranged to minimize dead-end conditions and maintain access to both exit stairs where required.

DIMENSION ALL DEAD-END CORRIDORS ON LIFE-SAFETY PLAN.

Private dwelling-unit circulation is not automatically treated as a common corridor and shall be evaluated under the applicable dwelling-unit egress provisions.

STATUS: VERIFY FINAL CORRIDOR PLAN

21. EXIT SEPARATION / REMOTENESS

2024 IBC: §1007.1.1

Applicable Requirement:

Where two exits or exit-access doorways are required, they shall be located remotely from one another.

Because the building will be equipped throughout with an **NFPA 13 automatic sprinkler system**, the minimum separation between two required exits is:

NOT LESS THAN ONE-THIRD OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED



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The separation is measured in a straight line between the nearest points of the exit doors or exit-access doorways, subject to the applicable configuration provisions of §1007.

Project Application:

The project provides:

(2) EXISTING INTERIOR EXIT STAIRS

The two stairs shall be evaluated on each residential level and at the occupiable rooftop to confirm required remoteness.

Where the stairs are interconnected by a qualifying rated corridor, the applicable measurement provisions of §1007 shall be applied.

VERIFY MINIMUM 1/3-DIAGONAL SEPARATION ON EACH LIFE-SAFETY PLAN.

STATUS: REQUIRED — VERIFY EXISTING STAIR LOCATIONS

22. EXIT STAIR QUANTITY AND LOCATIONS

2024 IBC: §§1006.3, 1023

Applicable Requirement:

The number of required exits from each story is based upon occupant load, occupancy, travel conditions and other Chapter 10 criteria.

Project Design:

(2) EXISTING INTERIOR EXIT STAIRS

serve the four residential stories and continue to the basement level.

The two stairs shall remain independent exits and shall be located/configured so that required occupants have access to the required number of exits.

The **occupied rooftop amenity** shall also be provided with the number of exits required by its final occupant load and Chapter 10 analysis.



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Private internal stairs within individual condominium units:

ARE NOT BUILDING EXIT STAIRS

and shall not be counted toward the two required building exits except where specifically permitted by the applicable dwelling-unit egress provisions.

STATUS: TWO EXISTING INTERIOR EXIT STAIRS — RETAIN AND VERIFY

23. EXIT STAIR WIDTH

2024 IBC: §§1005.3.1, 1011.2

Applicable Requirement:

Required stair capacity is calculated from the occupant load served.

The base stairway capacity factor is:

0.30 INCH PER OCCUPANT

For occupancies other than Groups H and I-2, the factor may be reduced to:

0.20 INCH PER OCCUPANT

where the building is sprinklered throughout as prescribed by §1005.3.1 **and** provided with the required emergency voice/alarm communication system.

Regardless of calculated capacity, stairways generally require:

44 INCHES MINIMUM WIDTH

Stairways serving an occupant load of fewer than 50 are permitted to be:

36 INCHES MINIMUM

where the §1011.2 exception applies.

Project Application:

The two existing building exit stairs shall be field verified for:



- clear width;
- handrail projections;
- occupant-load capacity;
- accessible-means-of-egress requirements;
- existing-building allowances under the IEBC, where applicable.

For the principal building exit stairs, use:

44 INCHES MINIMUM AS THE NEW-WORK DESIGN BASIS, SUBJECT TO ACTUAL OCCUPANT-LOAD CAPACITY.

Because these are **existing stairs**, Phoenix's amended IEBC contains provisions allowing certain existing stair/corridor widths to remain where approved by the code official and sufficient for passage/capacity. This should be treated as an existing-building allowance only if necessary, rather than the primary design assumption.

STATUS: VERIFY EXISTING WIDTH + CALCULATED CAPACITY

24. STAIR RISER / TREAD GEOMETRY

2024 IBC: §§1011.4, 1011.5

Applicable Requirement — Building Exit Stairs:

Typical required stair geometry:

7 INCHES MAXIMUM RISER

11 INCHES MINIMUM TREAD

subject to the specific provisions and exceptions of §1011.

Private Dwelling-Unit Stairs:

The IBC provides an exception for stairs **within R-2 dwelling units not required to be Accessible or Type A units**, permitting:



7¾ INCHES MAXIMUM RISER

10 INCHES MINIMUM TREAD

with applicable winder/nosing provisions.

Project Application:

There are two different stair conditions:

Building exit stairs:

Evaluate against the general §1011 requirements and applicable IEBC existing-stair provisions.

Private internal condominium stairs:

May utilize the R-2 dwelling-unit exception where the particular unit and stair qualify.

DO NOT APPLY THE PRIVATE DWELLING-UNIT STAIR EXCEPTION TO THE TWO BUILDING EXIT STAIRS.

STATUS: REQUIRED — VERIFY EXISTING EXIT STAIRS / DESIGN PRIVATE STAIRS ACCORDINGLY

25. STAIR LANDINGS

2024 IBC: §1011.6

Applicable Requirement:

A floor or landing shall be provided at the top and bottom of each stairway.

Landing width shall not be less than the required stairway width.

Landing dimensions in the direction of travel shall comply with §1011.6, subject to applicable exceptions.

Doors opening onto landings shall not reduce the landing below the permitted dimensions during operation.

Project Application:

Verify all existing exit stair landings at:



SCOPE - TFA MEP SCOPE OVERVIEWS 08.12.26 + PHASE II SCOPE OF SERVICES

Electrical and Mechanical/Plumbing scope overviews from the AOR's email, and the scope-of-services pages of the Phase II work authorization 08.26.26 (pages 1-4; fee and terms pages withheld).

AUTHORITY: Scope reference

17 source page(s)



Date: August 11, 2026

Project Name: The Lief Midtown

WSD Project: 26-119

The following outlines the electrical scope required to convert the existing four-story building at 301 W Osborn Road, Phoenix, Arizona, into approximately 22 condominium units. The design incorporates Japandi aesthetics and anticipates high-end buyer expectations for amenities.

Electrical Services and Distribution

Two distinct electrical services will be installed to serve the individual units and common areas, including new elevators, lobby, corridors, maintenance spaces, and amenities such as a gym, garden, and electric vehicle (EV) charging stations.

- 1. **Residential & General Service:** A **208Y/120V, 3-phase, 4-wire** service, sized approximately **2,500 to 3,000 amps**, will be provided. Based on a calculated load density of 10–15 watts per square foot, this service will feed the 22 individual condo units via a meter stack to comply with APS (Arizona Public Service) requirements for individual billing. This service will also supply power to the 51 underground parking spaces, including Level 2 EV chargers, and may feed general common areas (lobby, corridors, gym, garden) if determined to be the most cost-effective configuration.
- 2. **Commercial & Heavy Load Service:** A **480Y/277V, 3-phase, 4-wire** service, sized approximately **3,000 amps**, will be installed to support high-demand loads. This service will primarily power large motors, such as the new elevators, and a bank of 6–12 DC Fast Charging (Level 3) stations located on the ground level. Other high-voltage mechanical equipment will be connected to this service as required.

Individual Units

Each of the 22 condominium units will receive a complete electrical system designed to operate independently from the other units. Each unit will be provided with a dedicated **200-amp electrical panel** serving the unit's branch circuits and equipment. Each unit will be **individually metered by APS**, with the electrical distribution and metering arrangement coordinated with APS, the local authority having jurisdiction, and the project's electrical service requirements.

The unit electrical systems will include, as applicable:

- Dedicated 200-amp electrical panel
- General-purpose receptacles throughout living spaces, bedrooms, halls, closets, and other required areas.
- Dedicated circuits for kitchen appliances and other major residential equipment.
- Electrical connections for refrigerators, ranges/ovens, dishwashers, microwaves, disposals, and other specified appliances.
- Laundry equipment circuits for washers and dryers.
- Bathroom receptacles and electrical provisions as required by code.
- Dedicated circuits for HVAC equipment and associated controls.
- Exterior/balcony electrical provisions where applicable.
- Smoke and carbon-monoxide detection systems as required.
- GFCI/AFCI protection where required by applicable codes.
- Dedicated circuits for owner-selected appliances and specialty equipment where identified during design.
- Electrical provisions for low-voltage, communications, security, and technology systems.
- Spare capacity and appropriately sized distribution equipment to accommodate the anticipated electrical demands of a high-end residence.

Final circuiting and equipment requirements will be established through the electrical load calculations, architectural plans, mechanical equipment schedules, appliance selections, and applicable electrical codes.

Lighting will be an important component of the overall luxury interior design. The electrical scope will include power and control infrastructure for a coordinated architectural lighting system throughout each residence. Lighting provisions will accommodate the project's **Japandi design direction**, emphasizing clean lines, warm illumination, minimal visual clutter, and carefully integrated lighting elements. The electrical contractor shall provide wiring, switching, dimming controls, junction boxes, recessed fixture locations, decorative fixture connections, and other electrical infrastructure required by the final lighting design. Lighting controls will be coordinated with the interior designer and architect to provide appropriate functionality while maintaining a refined residential aesthetic.

Where specified, provisions may include:

- Recessed architectural lighting.
- Decorative pendant and chandelier connections.

- Under-cabinet and accent lighting.
- Cove and indirect lighting.
- Vanity and mirror lighting.
- Closet lighting.
- Exterior and balcony lighting (where applicable).
- Dimmable lighting controls.
- Three-way and multi-location switching.
- Smart-home lighting controls where specified.

Final fixture selections and control systems will be coordinated with the architectural and interior design packages.

Because each condominium is intended to function as a complete high-end residence, the electrical system will be designed to accommodate a full complement of residential appliances. Kitchen electrical systems will include dedicated circuits and connections for all appliances identified in the final appliance schedule. This may include, but is not limited to:

- Range or cooktop.
- Wall ovens.
- Microwave.
- Refrigerator/freezer.
- Dishwasher.
- Garbage disposal.
- Wine refrigerator or beverage center.
- Built-in coffee equipment.
- Ventilation hood.
- Additional specialty appliances as selected by the owner or designer.

Appliance loads will be incorporated into the unit load calculations to ensure that the 200-amp distribution system is appropriately configured.

Electrical power will be provided for the mechanical systems serving each condominium unit. The electrical contractor shall coordinate with the mechanical contractor to provide appropriately sized feeders, branch circuits, disconnects, controls, and equipment connections. The final electrical scope will be based on the mechanical equipment schedules and approved HVAC design.

Common Areas

The electrical scope will also include the refurbishment and modernization of electrical systems serving the building's common interior areas, as applicable.

Common-area electrical work may include:

- Lobby and entrance areas.
- Corridors and stairways.
- Common lighting.
- Decorative architectural lighting.
- Emergency and egress lighting.
- Exit signage.
- Common-area receptacles.
- Gym space for tenant’s use.
- 51-space parking garage below grade.
- Housekeeping/service receptacles.
- Building equipment connections.
- Electrical provisions for security and access-control systems.
- Fire alarm electrical requirements.
- Low-voltage system pathways and power provisions.
- Exterior/common-area lighting associated with the building refurbishment.

The final common-area scope will be coordinated with the architectural, life-safety, mechanical, and low-voltage designs.

General Workmanship and Code Compliance

Given the positioning of the property as a high-end condominium development, all electrical work shall be executed with an emphasis on quality, reliability, functionality, and visual integration. Electrical devices, switches, dimmers, receptacles, lighting controls, and other visible components shall be selected and coordinated with the interior finishes. Locations shall be carefully planned to minimize visual disruption to the Japandi aesthetic. The installation shall prioritize clean workmanship, organized electrical distribution, concealed wiring where practical, accurate device alignment, and coordination with millwork, cabinetry, architectural details, and finished surfaces. The completed electrical system should provide future owners with a modern residential environment capable of supporting contemporary appliances, technology, lighting, and lifestyle requirements without compromising the minimalist character of the interiors.

All electrical work shall be designed and installed in accordance with the applicable edition of the National Electrical Code (NEC), local building and electrical codes, fire/life-safety requirements, APS utility requirements, and requirements of the applicable authority having jurisdiction.

The electrical contractor and design team shall coordinate with the architectural, structural, mechanical, plumbing, interior design, fire protection, low-voltage, and utility disciplines throughout the project. Prior to construction, final electrical load calculations, panel schedules, riser diagrams, equipment connections, cabling, and service requirements shall be developed and coordinated with the final architectural and mechanical documents.

Please do not hesitate to call with any questions.

Thank You,



Will Benbow
Project Manager
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THE LIEF

MECHANICAL AND PLUMBING DUE DILIGENCE

Existing Four-Story Building – Proposed High-End Condominium Conversion

PROJECT OVERVIEW

The existing building is a four-story structure consisting of approximately 45,000 square feet, with a below-grade parking garage/basement level. The building was previously developed primarily for office use and is currently in a shell condition. The proposed project will convert the building to high-end residential condominiums.

The following summarizes the existing mechanical and plumbing conditions observed during the site visit and presents the preliminary systems proposed for the condominium conversion. The proposed systems are conceptual and will require further development and coordination as the architectural plans, condominium layouts, structural requirements, and utility requirements are established.

MECHANICAL

Existing HVAC Conditions

The building was previously served by a water-source heat pump (WSHP) system utilizing a cooling tower located within the rooftop mechanical well. The individual water-source heat pump units have been removed from the building; however, the existing cooling tower and associated pumping equipment remain.

The existing cooling tower, pumps, and remaining components associated with the former WSHP system are proposed to be demolished. The condominium conversion will utilize an entirely new HVAC system.

Proposed Condominium HVAC System

The proposed HVAC system will consist of DX variable refrigerant flow/volume (VRF/VRV) systems serving the residential condominiums.

Each condominium will be provided with one or more dedicated indoor fan coil units and individual temperature controls. The indoor units will be connected through refrigerant piping to modular outdoor condensing units located on the roof.

Based on the preliminary building area and an initial planning allowance of approximately 300 square feet per ton, the total building cooling capacity is anticipated to be approximately 150 to 180 tons, subject to final load calculations, building envelope characteristics, glazing, orientation, ventilation loads, occupancy, and final condominium layouts.

The rooftop VRF condensing equipment is anticipated to be consolidated into approximately two to three equipment areas. Modular condensing unit systems of up to approximately 30 tons each may be grouped within these areas to provide the total required building capacity. Final equipment quantities and locations will be determined during design and coordinated with structural loading, roof access, service clearances, acoustics, screening, and architectural requirements.

Indoor Fan Coil Units

Condominium fan coil units are anticipated to be located above hard-lid ceilings and provided with adequately sized access panels for filter replacement, maintenance, condensate service, and equipment removal where required.

Final equipment locations should be coordinated to minimize sound transmission to bedrooms and other noise-sensitive spaces while maintaining practical service access.

Condensate piping from the indoor units will be routed to approved plumbing receptors or other code-compliant discharge locations.

Air Distribution

Supply and return air distribution within the condominiums will generally consist of:

- Rectangular sheet metal ductwork within concealed ceiling areas.
- Rigid round spiral ductwork where ductwork is intentionally exposed as an architectural feature.
- Square ceiling diffusers and/or linear diffusers within hard-lid ceilings.
- Round, duct-mounted, or architectural grilles where ductwork is exposed.

The final air-device selections should be coordinated with the interior design to maintain the high-end residential aesthetic of the project.

Outside Air / Ventilation

Code-required outside air is proposed to be provided through approximately two dedicated outside air systems (DOAS) located on the roof.

Outside air ductwork will be routed vertically through dedicated mechanical shafts to each floor. Horizontal outside air trunk ducts will generally be routed along the condominium corridors, with individual branch connections extending to each residential unit.

Outside air may be introduced at or near the condominium fan coil systems for distribution throughout each unit. Final ventilation quantities and distribution methods will be determined based on applicable residential ventilation requirements and the final condominium layouts.

The dedicated outside air systems should be evaluated for cooling, heating, dehumidification, filtration, and energy recovery as appropriate for the final design.

Residential Exhaust

Bathroom and other code-required general exhaust systems are proposed to utilize common vertical exhaust shafts extending through the building.

Horizontal exhaust trunk ducts will generally run parallel to the outside air distribution mains within the corridor ceiling areas. Individual branches will extend from these mains to exhaust grilles located within each condominium.

Roof-mounted exhaust fans or other centralized exhaust equipment are anticipated. Backdraft protection and controls will be incorporated as required to prevent cross-contamination or air transfer between dwelling units.

Clothes Dryer Exhaust

Each condominium will be provided with dryer exhaust routed to the building exterior.

Where practical, adjacent condominium dryer exhaust ducts may be routed together within a common chase or pathway; however, each dryer will maintain an individual exhaust duct and terminate independently at the exterior unless an engineered common dryer exhaust system is specifically designed and permitted.

Dryer exhaust duct routing will require careful coordination due to maximum allowable duct lengths, fitting losses, lint accumulation, accessibility, and exterior termination requirements.

Exterior terminations are anticipated to occur through wall-mounted louvers or other architecturally coordinated terminations at each floor where feasible.

Parking Garage / Basement Ventilation

The below-grade parking garage currently appears to contain two existing ventilation fans. At the time of the site observation, these fans were not operational.

The existing fans and overall garage ventilation system should be considered unsuitable for reuse until their condition, capacity, controls, and code compliance can be verified. Replacement of the existing fans is anticipated.

The parking garage will require a complete ventilation analysis based on the final parking configuration, garage area, ceiling height, openings to the exterior, and applicable code requirements. Additional exhaust and/or supply air systems may be required.

Where appropriate, the new garage ventilation system may utilize carbon monoxide (CO) and nitrogen dioxide (NO₂) monitoring with variable-speed fan control to reduce fan energy consumption while maintaining acceptable contaminant levels.

PLUMBING

Existing Domestic Water Service

The existing domestic cold-water service enters the building from the site water meter into the below-grade parking garage.

The existing copper domestic water main enters near the southwest corner of the garage and is routed horizontally across the garage level. Two primary vertical water risers/stub-ups were observed adjacent to structural columns and appear to extend upward to serve the upper floors.

The existing water service, mains, and risers should be evaluated for pipe size, condition, available pressure, and suitability for the proposed residential demand before being incorporated into the new system.

Final domestic water demand will be based on the number of condominium units, plumbing fixture counts, fixture types, and applicable code requirements. A domestic water booster system may be required depending on available municipal pressure and the pressure requirements at the upper floors.

Domestic Hot Water

Several domestic hot-water strategies are available for the condominium development and should be evaluated during design.

Individual Condominium Water Heaters

Each condominium may be provided with an independent domestic water heater. Potential systems include:

- Electric storage-type water heaters.
- Gas-fired storage-type water heaters.
- Gas-fired tankless water heaters.

Individual water heaters provide direct utility responsibility to each condominium owner and reduce the need for a building-wide domestic hot-water distribution and recirculation system.

Gas-fired water heaters will require combustion air and code-compliant venting to the exterior. Vent routing could become a significant architectural and coordination consideration depending on water-heater locations.

Central Domestic Hot Water System

As an alternative, a centralized gas-fired domestic hot-water plant could be provided to serve the entire condominium development.

A central system would likely consist of high-efficiency gas-fired water heaters or boilers, storage tanks where required, and a building-wide hot-water supply and recirculation system.

The individual versus central hot-water approaches should be evaluated based on first cost, energy efficiency, utility metering, maintenance responsibility, available mechanical space, venting requirements, recirculation losses, and the developer's preferred condominium operating model.

Sanitary Waste and Vent

New sanitary waste and vent piping will be required for the condominium conversion.

Plumbing fixtures will generally connect to vertical sanitary stacks located within designated plumbing chases and wet walls. These stacks will extend downward to the basement/parking level and connect to the building's main sanitary waste system.

The existing main sanitary waste line appears to exit the building toward the north side of the property.

Condominium kitchens, bathrooms, laundry rooms, and other plumbing areas should be vertically stacked wherever practical. Coordinating wet walls between floors will substantially simplify sanitary piping, venting, structural penetrations, and construction.

South-Side Sanitary Drainage

The low structural clearance within portions of the south side of the basement may limit the ability to gravity-route sanitary piping from the southern condominium units to the existing building sewer connection.

Depending on final fixture locations and verified sewer elevations, sanitary waste from these areas may need to discharge to a sewage ejector system located at the basement level. The ejector would then pump the sanitary waste to an elevation that allows connection to the gravity sanitary main.

This condition should be evaluated further once existing sanitary invert elevations and the final architectural layouts have been established.

Potential Basement Fitness / Amenity Areas

If a fitness center or other condominium amenity space is developed within the basement, associated restrooms, locker rooms, showers, drinking fountains, or other plumbing fixtures may be located below the elevation of the existing gravity sewer.

These fixtures would likely discharge through the proposed basement sewage ejector system.

The ejector system should therefore be evaluated for sufficient capacity to accommodate both the southern condominium drainage and any future basement amenity plumbing loads.

Natural Gas

Natural gas is available to the building and a new gas distribution system is anticipated.

Gas service is proposed for the ranges/cooktops and ovens within each condominium, subject to the final appliance selections.

If individual gas-fired domestic water heaters are selected, the gas distribution system will also serve the water heaters within each condominium. Alternatively, if a centralized domestic hot-water plant is selected, a larger gas service would be routed to the central mechanical equipment.

The existing gas service and meter capacity should be verified with the serving utility once preliminary connected loads have been established.

ITEMS REQUIRING FURTHER EVALUATION

As the design progresses, the following items should receive additional investigation and coordination:

- 1. Verification of existing domestic water service size and available pressure.
- 2. Verification of existing sanitary sewer sizes, routing, invert elevations, and connection point.
- 3. Determination of whether south-side condominium fixtures can gravity drain or require sewage ejector service.
- 4. Evaluation of existing garage ventilation equipment and required replacement capacity.
- 5. Final HVAC load calculations and VRF/VRV equipment zoning.
- 6. Rooftop structural capacity for new VRF condensing equipment, DOAS units, and exhaust equipment.
- 7. Identification and sizing of vertical mechanical, plumbing, exhaust, and refrigerant piping shafts.
- 8. Coordination of refrigerant piping lengths and VRF manufacturer limitations.
- 9. Evaluation of applicable refrigerant concentration and refrigerant safety requirements within occupied residential spaces.
- 10. Final dryer exhaust routing and exterior termination locations.
- 11. Evaluation of individual versus centralized domestic hot-water generation.
- 12. Verification of natural gas service and meter capacity.
- 13. Coordination of mechanical equipment noise and vibration with high-end residential requirements.
- 14. Coordination of ceiling space requirements for ductwork, piping, fan coil units, and access.
- 15. Coordination of condominium utility metering and individual owner responsibility for HVAC, domestic hot water, and natural gas usage.

PRELIMINARY RECOMMENDATION

Based on the existing shell condition and the removal of the former water-source heat pump equipment, installation of a new VRF/VRV HVAC system with dedicated outside air ventilation appears to be a practical approach for the proposed high-end condominium conversion.

The system provides individual condominium temperature control, eliminates the need to reconstruct the former condenser-water system, and allows the majority of the central HVAC equipment to be consolidated at the roof.

The primary design challenges are anticipated to be vertical shaft coordination, refrigerant piping distribution, outside air and exhaust routing, dryer exhaust routing, rooftop equipment placement, acoustic control, and sanitary drainage from the south portion of the building.

Early coordination of these systems with the architectural condominium layouts will be important. In particular, establishing vertically aligned wet walls and mechanical/plumbing shafts before the residential floor plans are finalized will significantly reduce system complexity and potential impacts to ceiling heights and usable condominium space.



taylor: fracasse architecture, inc.

4425 E. Agave Rd., Suite 120 Phoenix, AZ 85044

Tel: (480) 659–6745

work authorization form

Date: August 26, 2026

Project: The Lief – 22-unit luxury residential condominiums

Location: 301 W. Osborn Road, Phoenix, AZ 85013

Project Area: Approximately 79,257 SF (Floors 1–4, Basement/Parking Garage and Rooftop Deck)

Client: Jesse Fowler / LĪEF Development Arizona, LLC
3125 N 41st Pl, Phoenix, AZ 85018

Contact: T: 805.722.7598 E: jesse@jfowler.io

PROJECT DESCRIPTION:

Taylor:Fracasse Architecture, Inc. (“TFA”) shall provide Phase II Architectural, Engineering, Consultant Coordination and Construction Document services for the adaptive reuse and comprehensive redevelopment of the existing multi-story commercial building located at 301 W. Osborn Road, Phoenix, Arizona, into LĪef, a boutique, high-end residential condominium development consisting of approximately 22 individually configured dwelling units across four residential levels, together with basement parking, resident amenity spaces, rooftop amenities and associated site improvements.

The project will retain and adapt the existing concrete building structure while introducing a new residential program and substantially new building systems. The architectural scope includes complete development of the residential unit plans, common areas and circulation; coordination of new and existing vertical circulation; and complete development of the exterior architectural design and elevations, including façade modifications, exterior wall assemblies and finishes, glazing and openings, balconies/patios, architectural screening and related exterior improvements necessary to transform the existing commercial building into the proposed luxury residential development.

The basement level shall continue to accommodate enclosed resident parking, building support/service functions and vertical circulation while incorporating an approximately 1,800 SF resident fitness/gym amenity. The design shall coordinate parking layout and circulation, accessible routes, elevators/stairs, the fitness amenity and the mechanical, plumbing, electrical, fire/life-safety and other building infrastructure serving the development.

The rooftop level shall incorporate resident outdoor amenity areas and associated architectural improvements while maintaining and coordinating around the existing cellular lease area and required rooftop mechanical/equipment areas. Rooftop design shall address resident access and circulation, accessibility, guards and life safety, architectural screening, shade and amenity elements included in the approved design, structural requirements, lighting/power, drainage and integration of rooftop mechanical equipment.

Phase II shall also include coordinated site, Civil Engineering and Landscape Architecture improvements necessary to complete the development and remaining City approvals. Site and Civil work shall address final site planning, vehicular and pedestrian circulation, parking and access, accessible routes, fire access, grading and drainage modifications, domestic water, sanitary sewer, fire service, utilities, driveway/frontage and right-of-way improvements as applicable.

Landscape Architecture shall address required site and parking landscape, streetscape, shade, irrigation and integration of the exterior building and resident amenity areas with the overall site.

Interior residential partitions and applicable assemblies shall utilize Xtrata's proprietary Strata/SABS building system, coordinated with the existing concrete structure, dwelling-unit and corridor separation requirements, fire/life-safety assemblies, acoustic requirements and the new mechanical, plumbing and electrical systems.

TFA shall serve as Architect of Record, Prime Design Professional, design-team coordinator and City of Phoenix Self-Certified Professional, providing the architectural design, multidisciplinary coordination and Construction Documents necessary to advance the project through building permit. Civil, Landscape and other site-related approvals not eligible for Self-Certification shall proceed through their applicable City of Phoenix review processes.

Detailed Interior Design and FF&E services are specifically excluded from this Phase II Agreement and may be provided by TFA under a separate professional-services agreement.

SCOPE OF PROFESSIONAL SERVICES

Architectural Design / Construction Documents

- Continued development and finalization of the approved architectural design.
- Complete Architectural Design Development and Construction Documents.
- Final coordination of approximately 22 individually configured residential condominium units.
- Final residential unit planning, circulation and architectural configuration.
- Building code, IEBC/change-of-occupancy, occupancy, construction type, allowable area/height, fire-resistance, accessibility and life-safety analysis.
- Complete floor plans for all residential levels and basement.
- Roof and rooftop amenity plans.
- Reflected ceiling plans as required for architectural and MEP coordination.
- Exterior architectural elevations and complete façade design development.
- Exterior materials, assemblies, glazing and opening coordination.
- Building sections, wall sections and architectural details.
- Wall types, fire-rated assemblies and acoustic separation requirements.
- Door, frame, glazing and applicable architectural schedules.
- Stair, guard, handrail and vertical-circulation documentation.
- Existing elevator coordination and proposed new exterior elevator/lift coordination.
- Basement parking and circulation modifications.
- Approximately 1,800 SF basement fitness/gym amenity.
- Resident common and amenity areas.
- Rooftop resident amenity deck, excluding cellular lease and designated mechanical/equipment areas.
- Architectural coordination of kitchens, bathrooms, appliances and residential equipment necessary for construction documentation.
- Accessibility and Fair Housing coordination as applicable.
- Fire/life-safety and egress plans.
- Exterior and site interface coordination.
- Civil, Landscape, Structural, Mechanical, Plumbing, Electrical and specialty consultant coordination.
- City of Phoenix permit Construction Documents.
- Coordination of applicable deferred submittals.

Xtrata / Strata-SABS Coordination

- Integration of Xtrata's proprietary Strata/SABS interior partition system.
- Residential unit and demising partition assemblies.
- Rated corridor and dwelling-unit separation assemblies.
- Acoustic separation requirements.
- Shaft and rated enclosure interfaces.
- Openings and door conditions.

- Wet-wall and plumbing Interfaces.
- Mechanical, electrical and plumbing penetrations.
- Firestopping and continuity of rated construction.
- Exsting concrete slab/structure attachment and interface coordination.
- Coordination of Xtrata engineering, calculations and proprietary details where applicable.
- Incorporation of applicable Xtrata Information Into the coordinated permit documents.

Civil Engineering

- Review and Incorporation of exsting survey/site Information.
- Final site development coordination.
- Grading and drainage modifications as required.
- Domestic water and sanitary sewer service coordination.
- Fire service and water Infrastructure coordination.
- Water meter/tap/service modifications as determined by final engineering.
- Site utility coordination.
- Fire access coordination.
- Driveway and vehicular access modifications.
- Accessible routes and site ADA coordination.
- Sidewalk, frontage and right-of-way Improvements as required.
- Civil details and calculations.
- Final civil/site plan documentation.
- Applicable City submittals, responses and resubmittals.

Landscape Architecture

- Final Landscape Plan.
- Existing landscape/Inventory coordination as applicable.
- Required perimeter and site landscape.
- Parking-area landscape requirements.
- Streetscape Improvements.
- Shade calculations and requirements.
- Landscape Integration with resident outdoor areas.
- Irrigation design.
- Coordination with Civil and Architecture.
- City Landscape submittal.
- Responses and resubmittals through approval.

Structural Engineering

- Review of existing structural documentation, condition assessments and completed GPR Information.
- Evaluation of the existing concrete structure for proposed residential conversion and alterations.
- Structural analysis of new openings, penetrations and modifications.
- Coordination of Strata/SABS attachment and interface requirements.
- Rooftop mechanical equipment support.
- Rooftop resident amenity structural requirements.
- Exterior elevator/lift structural requirements and connections.
- Stair, canopy, guard, screen and miscellaneous structural elements.
- Parking structure repairs/modifications specifically Identified as part of the proposed Project Improvements.
- Structural details and calculations.
- Special Inspection requirements.
- Structural permit documents.
- Self-Certification coordination.

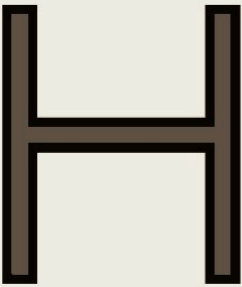
Mechanical / Plumbing Engineering

- Complete Mechanical and Plumbing Construction Documents.
- New VRF/VRV HVAC systems serving approximately 22 condominium units.
- Individual condominium fan-coil units and temperature controls.
- Rooftop VRF/VRV condensing equipment and equipment-area coordination.

- Dedicated Outside Air Systems (DOAS) and residential ventilation.
- Mechanical shaft, refrigerant piping and vertical distribution coordination.
- Residential supply and return air distribution.
- Centralized residential bathroom/general exhaust systems.
- Individual condominium dryer exhaust systems and exterior termination coordination.
- Basement/parking garage ventilation analysis and replacement systems as required.
- CO/NO₂ monitoring and garage ventilation controls as applicable.
- Fitness/gym HVAC and ventilation systems.
- Rooftop amenity mechanical coordination.
- Existing domestic water service, capacity and available-pressure evaluation.
- New domestic cold-water distribution.
- Domestic water booster system evaluation and design If required.
- Individual versus centralized domestic hot-water system evaluation and final system design.
- New sanitary waste and vent systems.
- Vertical sanitary stacks, plumbing chases and wet-wall coordination.
- Existing building sewer routing, capacity and invert-elevation coordination.
- Basement sewage ejector evaluation and design as required for south-side residential and basement amenity plumbing.
- Fitness/gym restroom, shower, drinking fountain and associated plumbing systems as applicable.
- Natural gas service and distribution for residential appliances and domestic hot-water equipment as applicable.
- Residential plumbing fixture and equipment connections.
- Mechanical equipment noise, vibration and acoustic coordination appropriate for high-end residential use.
- Rooftop equipment loading and Structural Engineering coordination.
- Mechanical and Plumbing equipment schedules, calculations, controls and code compliance.
- Strata/SABS wet-wall, shaft, penetration and system coordination.

Electrical Engineering

- Complete electrical Construction Documents.
- Two-service electrical distribution strategy for residential/common-area and commercial/heavy-load building systems.
- APS service, distribution and utility coordination.
- Individual APS metering for approximately 22 condominium units.
- Dedicated 200-amp residential unit panels and distribution.
- Residential receptacle, appliance, HVAC and equipment power.
- Architectural lighting, switching, dimming and lighting-control Infrastructure.
- Specialty appliance and high-end residential electrical provisions.
- Common-area electrical systems, Including lobby, corridors and stairs.
- Fitness/gym electrical systems.
- Rooftop amenity power and lighting.
- Below-grade parking garage electrical systems.
- Level 2 EV charging Infrastructure and coordination of proposed DC fast-charging stations.
- New and existing elevator/lift power and equipment connections.
- Emergency and egress lighting and exit signage.
- Exterior/site lighting coordination.
- Smoke and carbon-monoxide detection requirements.
- Fire alarm power and Infrastructure coordination.
- Low-voltage, communications, security and access-control pathways and power Infrastructure.
- Mechanical equipment power and MEP coordination.
- Electrical load calculations, panel schedules, riser/one-line diagrams and service calculations.
- NEC, City of Phoenix, fire/life-safety and applicable energy-code compliance.
- Strata/SABS system and penetration coordination.
- Architectural, Structural, MEP, Fire Protection and specialty-system coordination.
- Self-Certification documentation and coordination.



The service strategy that carries the all-electric residences and the EV program: basement power plan, APS load stack and one-line concept, and the building equipment room (Option A). Budgetary; the Electrical Engineer seals the calculation.

AUTHORITY: Owner DD provision; EE to seal

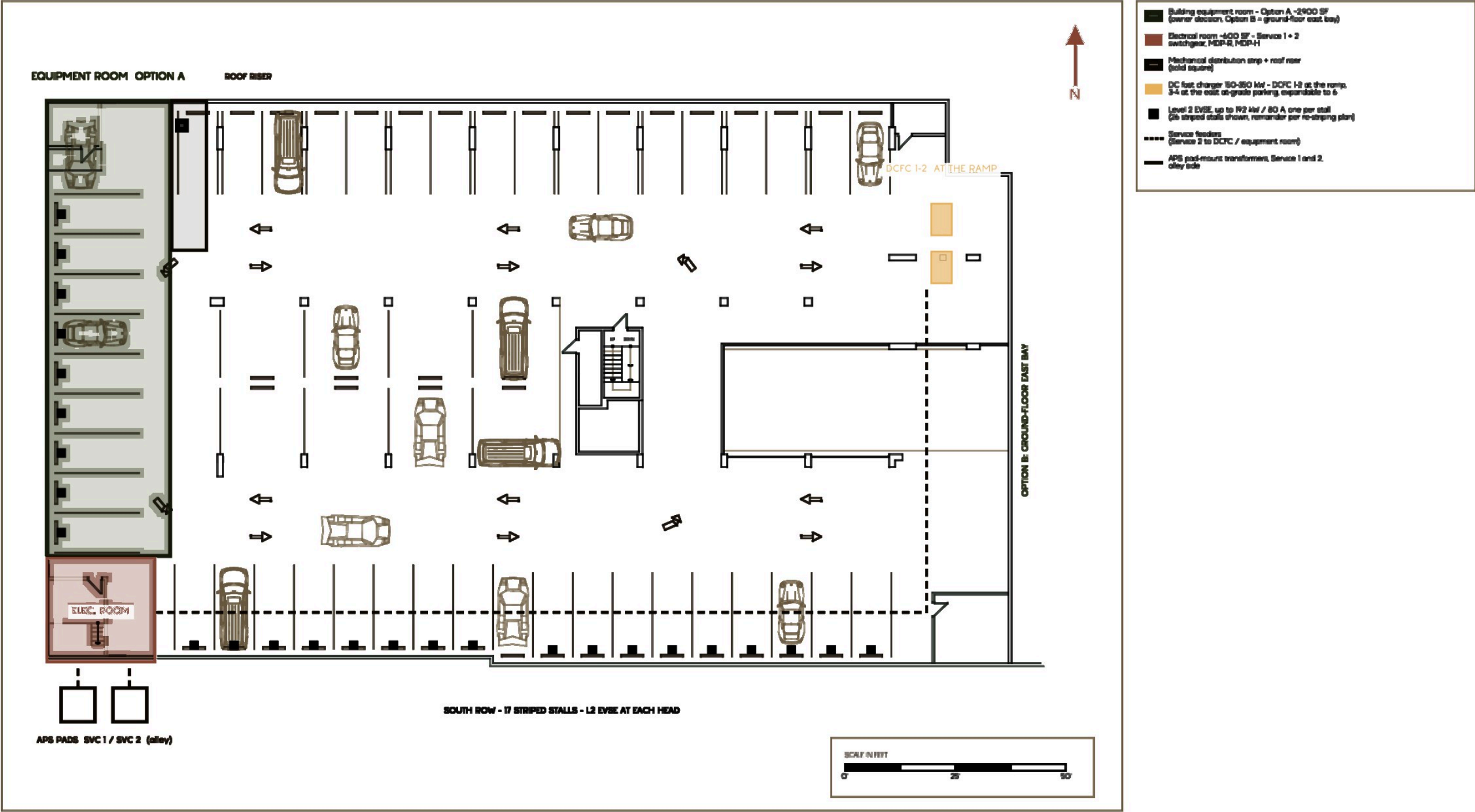
power plan + load stack + equipment room

ELECTRICAL SERVICE + EV CHARGING - BASEMENT POWER PLAN / SERVICE STRATEGY

Design-development provision. Base: TFA basement X-ref 082826 (stall geometry as drawn), TFA SD 071226; utility side per Orangewood Minor Site Plan 122625 (existing electrical service at the SW / alley corner). Not to scale at 1/8" = 1'-0" on Revit sheet E-101.

BASEMENT POWER PLAN - ELECTRICAL SERVICE + EV CHARGING (DESIGN DEVELOPMENT PROVISION)

Base TFA basement X-ref 082826 as drawn (walls, stripes, ramp) - utility side per Orangewood Minor Site Plan 122625 (existing electrical service at the SW / alley corner) - north up - not to scale at 1/8" (1/8" = 1'-0" on Revit sheet E-101)



EV program all parking stalls (66 per the recorded Minor Site Plan, 51 on the ACR's basement plan - count to be reconciled finding F-06) West-column stalls inside the Option A footprint are displaced Budgetary, the Electrical Engineer seals the NEC 220 / 625 calculation

Diagram drawn over the AOR's basement X-ref (walls, striping, ramp, stair as drawn) Symbols and rooms per the legend; the Revit sheet E-101 carries the same content at 1/8" = 1'-0".

APS SERVICE LOAD STACK - DD BUDGETARY (to be sealed by the Electrical Engineer)

LINE	PHASE I (kVA)	ULTIMATE (kVA)	BASIS
Residential, 22 all-electric units + house	450 - 550	450 - 550	tankless DHW, steam showers, induction; NEC Art. 220
EV charging: Level 2 up to 19.2 kW at all 66 stalls	1,000 - 1,270	1,270	NEC 625 at 125% continuous; no load management assumed
DC fast charging: 4 stations (expandable to 6)	600 - 1,400	1,400 - 2,100	150 - 350 kW each
Amenities / common / fitness / roof deck	300 - 400	300 - 400	gym, roof kitchen, elevators, lighting
Building equipment room (Service 2 heavy-load provision)	400 - 600	budgetary	electrical / mechanical / telecom; roof mechanical equipment
TOTAL SERVICE REQUEST	-2,750 - 4,200	budgetary	target 3.5 MW Phase I ask; EE to seal; APS rate E-34 applies at 3,000 kW and above

NOTES: (1) Service sized to the EV charging program and the all-electric residential and amenity loads; the Electrical Engineer seals the NEC Art. 220 / 625 calculation. (2) Roof mechanical equipment: air-cooled, no water draw; located clear of the T-Mobile lease area; screened; designed voluntarily to 55 dB(A) day / 45 dB(A) night at the nearest residential property line. (3) Capacity above Phase I is BUDGETARY / FUTURE; CIAC per APS Service Schedule 3; loads at or above 3,000 kW fall under APS rate E-34. (4) APS will serve inquiry for APN 118-38-128G, whole-building framing; CIAC per APS Service Schedule 3.

ONE-LINE CONCEPT (DD)

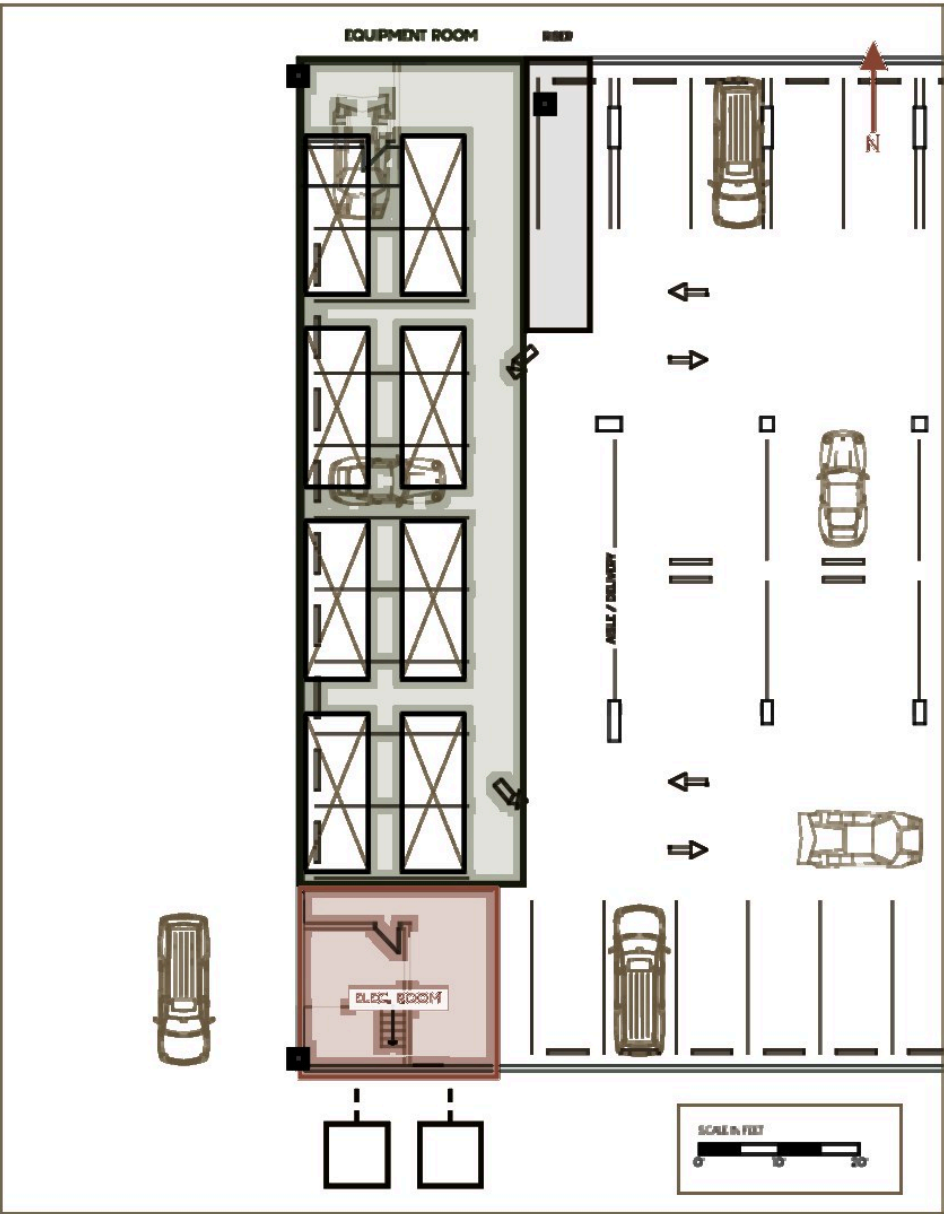
APS DISTRIBUTION (Osborn / alley)
SERVICE 1 - pad-mount transformer - 208Y/120V or 480Y/277V - MDP-R
22 unit meters (APS individual metering) - 200 A unit panels
house panel: common, elevators, fitness, roof deck
EV Level 2 distribution - 66 stalls - EVEMS (no credit taken in the service calculation)
SERVICE 2 - pad-mount transformer - 480Y/277V 3Ø - MDP-H (heavy load)
DCFC 1-4 - 150-350 kW each (2 at the ramp, 2 at the east at-grade parking) - expandable to 6
BUILDING EQUIPMENT ROOM - heavy-load provision - spare capacity on MDP-H (BUDGETARY / FUTURE)
roof mechanical equipment power

BUILDING EQUIPMENT ROOM - ELECTRICAL / MECHANICAL / TELECOM - ENLARGED PLAN (OPTION A)

Basement west end, -2,900 SF plus -600 SF electrical room at the existing utility side; generic 8 x 20 ft equipment zones, 4 ft aisles, 250 psf zones; roof riser to an air-cooled roof mechanical zone. 3/16" = 1'-0" on Revit sheet A-108; not to scale here.

BUILDING EQUIPMENT ROOM - OPTION A - ENLARGED PLAN

Generic 8 x 20 ft equipment zones (8 shown), 4 ft aisles, 250 psf zones - roof riser - two telecom entries (solid squares, Osborn ROW north / alley ROW south) - not to scale here (3/16" = 1'-0" on Revit sheet A-108)



Building equipment room -2900 SF

Electrical room -600 SF at the existing utility side

Mechanical distribution strip - roof riser

Equipment zone 8 x 20 ft. (final layout by EE / ME)

Telecom entries / roof riser

APS pads and service feeders (alley side)

Clear height the basement slopes -9'-6" to 13'-6", equipment sits at the deep end 12'-0" preferred Delivery via the basement ramp (east end) and the south side Separation to the S-2 garage rating and suppression to be confirmed with the code consultant

EQUIPMENT ROOM PROGRAM (DD - building systems provision)

ITEM	PROVISION
Use	Building equipment room: electrical service, mechanical distribution, telecom demarcation; accessory to the residential building
Power	Service 2: 480Y/277V 3Ø heavy-load service; MDP-H with spare capacity for building equipment; Phase I provision 400 - 600 kVA, additional capacity BUDGETARY / FUTURE
Mechanical	Mechanical distribution strip with roof riser; roof mechanical equipment zone (air-cooled, no water draw) sited clear of the T-Mobile lease area, screened, designed to 55 dB(A) day / 45 dB(A) night at the nearest residential property line
Space	-2,900 SF net plus -600 SF electrical room and the mechanical strip; clear height 12 ft preferred (basement slopes -9.5 - 13.5 ft, use the deep end); 4 ft minimum aisles; equipment delivery via the ramp
Structure	Existing slab on grade; design floor load 250 psf in equipment zones plus point loads; anchorage per structural (TFA / consultant)
Fire / life safety	Separation from the S-2 garage and suppression per IBC / NFPA for electrical and equipment rooms; confirm with the code consultant
Connectivity	Two diverse telecom entries (Osborn ROW and 3rd Ave / alley ROW); carrier-neutral demarc
Access	Restricted; no public access; monitored
Open Items	EE load calculation and APS will-serve; roof structural check for mechanical equipment; T-Mobile lease roof coordination; owner decision on Option A (west end) vs Option B (ground-floor east bay)

OPTION B (alternate): the same program at the ground-floor east bay. Option A is modeled; the location is an owner decision and is logged as pending. Equipment sizes and loads are generic building-systems provisions pending equipment cut sheets.



DESIGN DEVELOPMENT PROGRESS PLANS (WORK IN PROGRESS)

The plans a DD set needs, started now from the code study, the X-refs, the field data and the scans: ceiling-height stack, a preliminary reflected ceiling plan, the mechanical concept on the VRF basis with its riser, plumbing stacks, structure and scan-before-core zones, fire ratings and life safety on every floor, standpipe and sprinkler riser, accessibility, roof. Every plate is marked work in progress: placements are approximate, for counts and coordination, and will change as the AOR's partition file and the engineers' systems arrive.

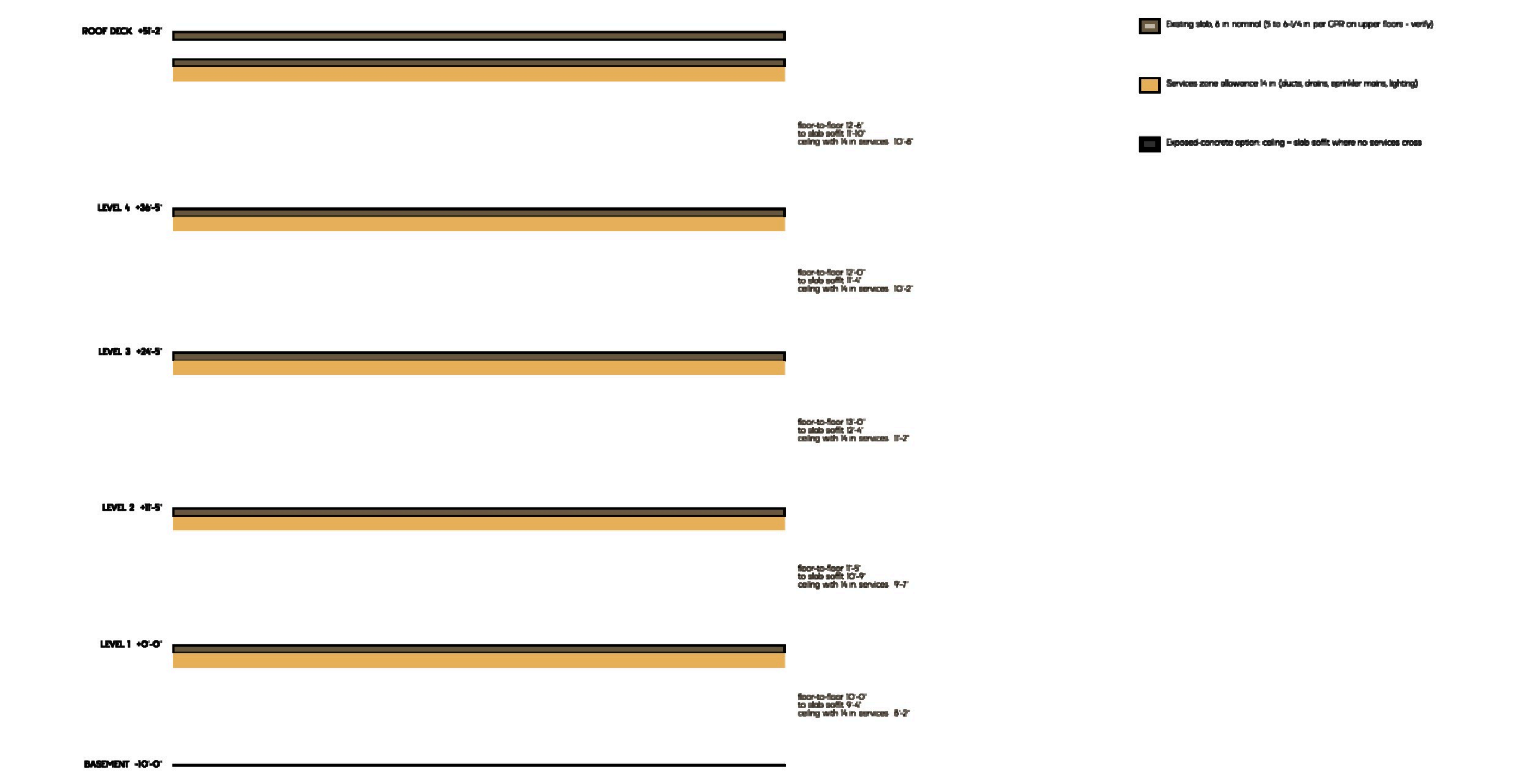
AUTHORITY: Owner DD progress; AOR and engineers to seal

15 work-in-progress plates

CEILING HEIGHT STACK - WHAT EACH FLOOR CAN GIVE (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Floor-to-floor per the 9/3 datum ruling (L2 +11'-5", L3 +24'-5", L4 +36'-5"), less the existing slab and a 1/4 in. services zone. This is the basis for the reflected ceiling plans, exposed concrete between services, dropped soffits at wet zones and corridors.

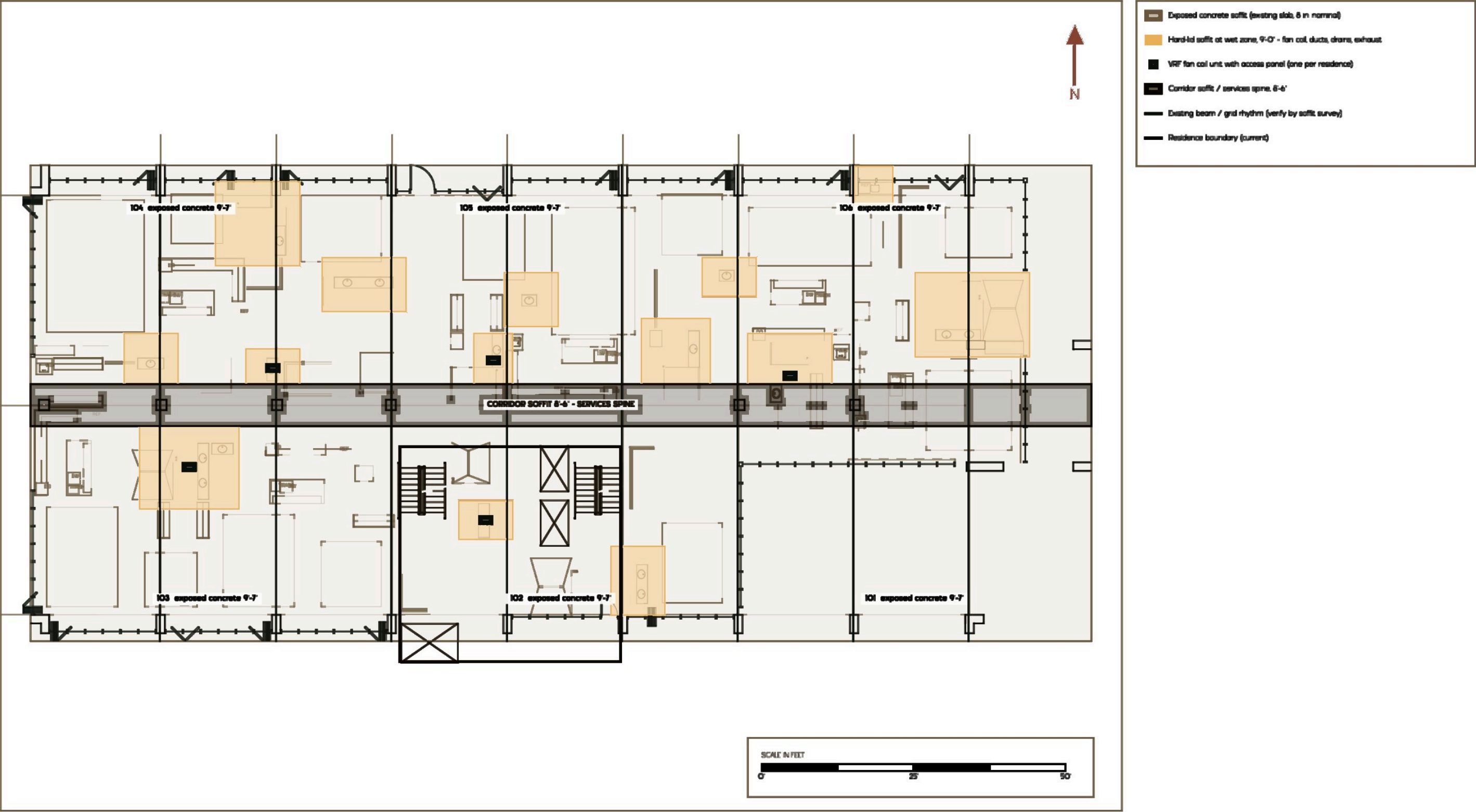


Soffit survey pending (beam depths, existing penetrations). GPR reads thinner slabs on the upper floors than the nominal 8 in, which would add up to 3 in of height. Minimum ceiling 7'-6" in habitable rooms (IBC 1207.2) is met on every floor.

PRELIMINARY REFLECTED CEILING PLAN - LEVEL I (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Ceiling strategy on the VRF basis: exposed concrete soffit in the living spaces (LI to slab soffit 10'-9"; 9'-7" where services cross), hard-lid soffits over the wet zones that also house each residence's VRF fan coil and its access panel, and a continuous corridor soffit carrying the outside-air, exhaust and refrigerant mains. ASSUMPTION 09.03.26 (owner: proceed on the most likely basis, changeable): hybrid ceiling (exposed field, hard-lid at wet zones and corridor).

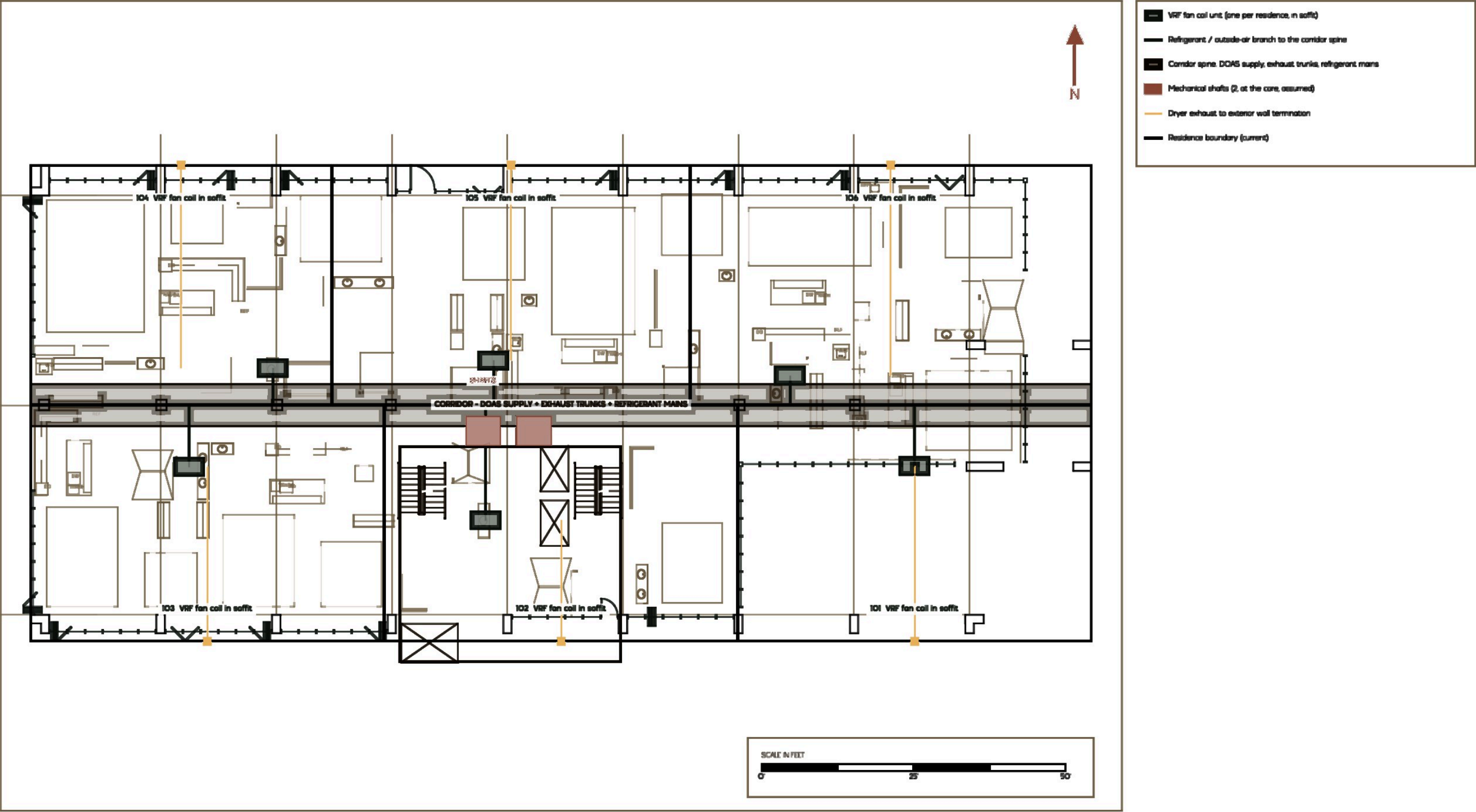


Heights are targets from the datum ruling and a 14 in services zone, the soffit survey and the AOR's partition file set the final RCP. Upper floors follow the same strategy with 11'-2" (L2), 10'-2" (L3) and 10'-8" (L4) exposed-ceiling targets. Lighting and diffuser layouts follow the interior lighting design.

MECHANICAL CONCEPT - LEVEL I, VRF SYSTEM (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

System per the TFA mechanical due diligence 08.12.26: DX variable refrigerant flow, one dedicated fan coil per residence above a hard-lid soffit, refrigerant piping to modular rooftop condensers; two rooftop dedicated outside-air units feeding each floor through shafts and corridor trunks; central bath exhaust shafts; each dryer exhausted individually to the exterior. ASSUMPTION 09.03.26 (owner: proceed on the most likely basis, changeable): fan coils sit in the wet-zone soffit nearest the corridor; two shafts at the core, dryers terminate at the unit's outside wall

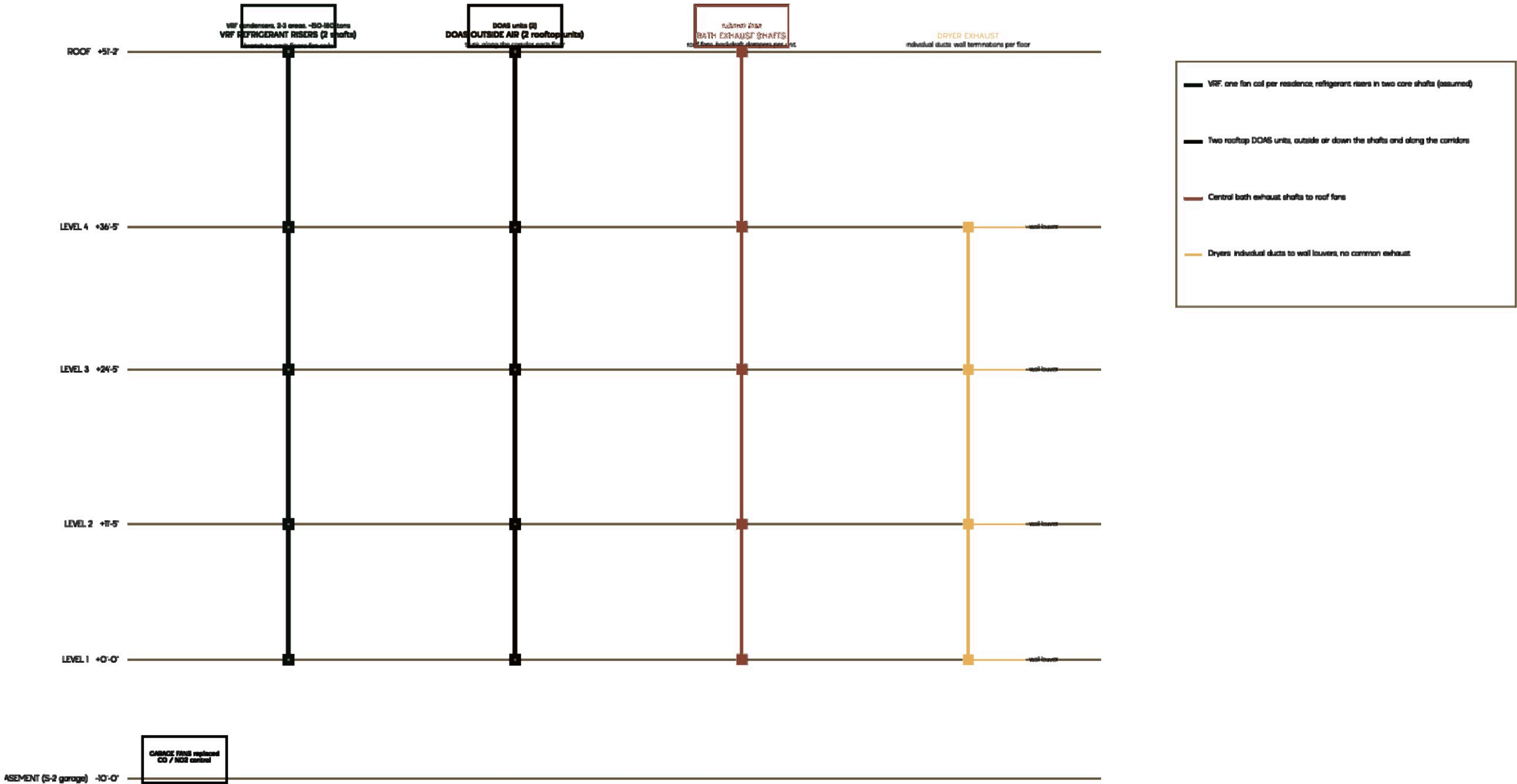


Capacity per the report. ~300 SF/ton, 150-180 tons total, modular condensers up to ~30 tons in 2-3 roof areas. Existing water-source heat pump plant and cooling tower demolished. Upper floors repeat this layout. The PE's load calculation, shaft sizing and equipment schedule follow the partition file.

MECHANICAL RISER SCHEMATIC - VRF, OUTSIDE AIR, EXHAUST (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for assume and coordination, not for permit

Vertical distribution on the VRF basis of the TFA mechanical due diligence 08.12.26. ASSUMPTION 09.03.26 (owner: proceed on the most likely basis; changeable): two core shafts carry the refrigerant risers and the outside-air drops; both exhaust rises to roof fans; dryer exhaust terminates at the exterior wall on each floor.

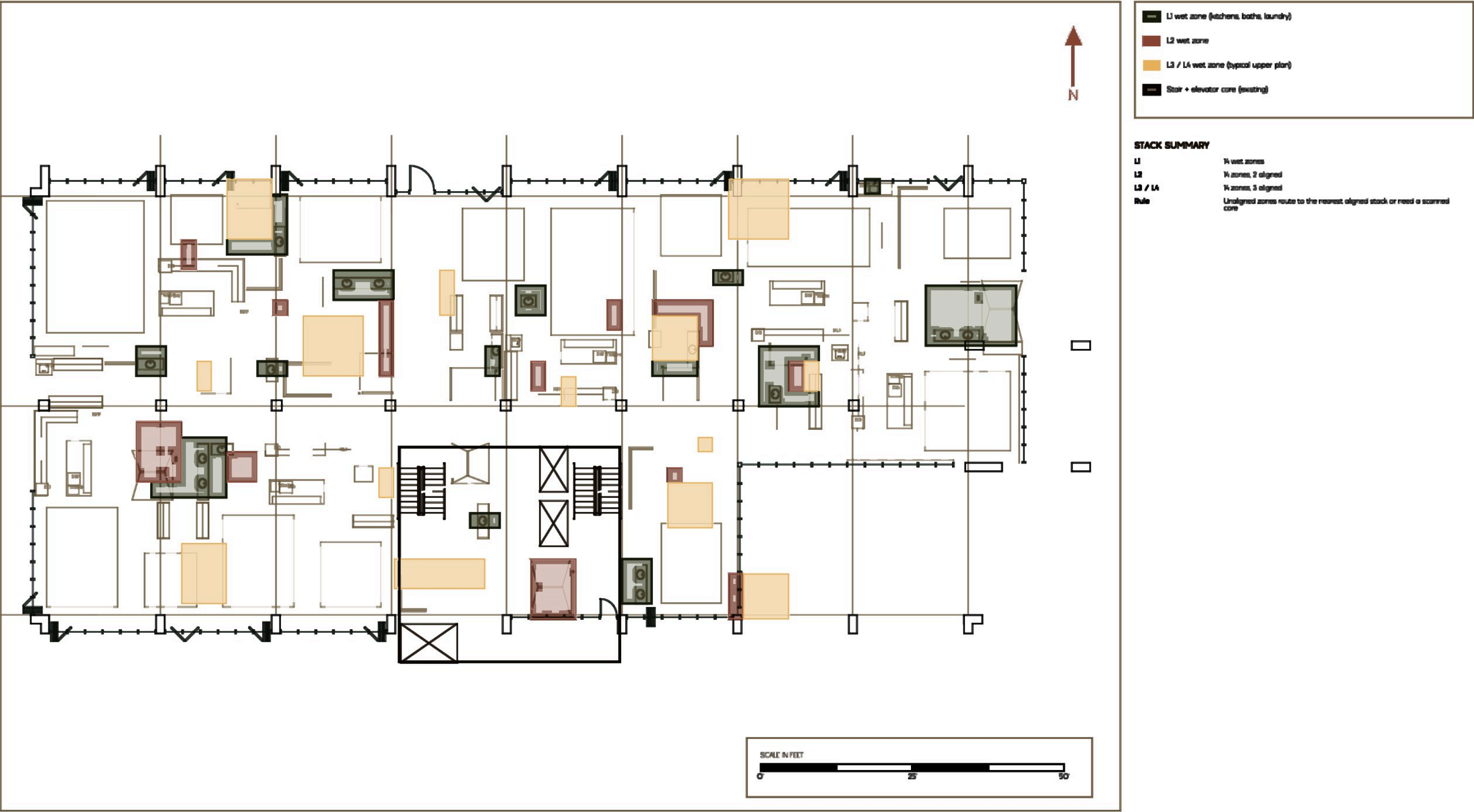


Sizes, quantities and the fan-coil schedule are the mechanical engineer's; this schematic fixes the shaft count, the roof equipment areas and the corridor spine for coordination. Levels per the 9/3 datum ruling.

PLUMBING STACKS - WET ZONES PER FLOOR OVER THE LI PLAN (STACK ALIGNMENT CHECK)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Wet zones = clusters of the AOR's plumbing fixture layers on each level X-ref (TFA 08.28.26), plotted on the LI plan. Where the L2 and L3/L4 zones fall on an LI zone the stack aligns; where they do not, a new drain path crosses the post-tensioned slab and needs a scan-before-core location (see the structure plate).

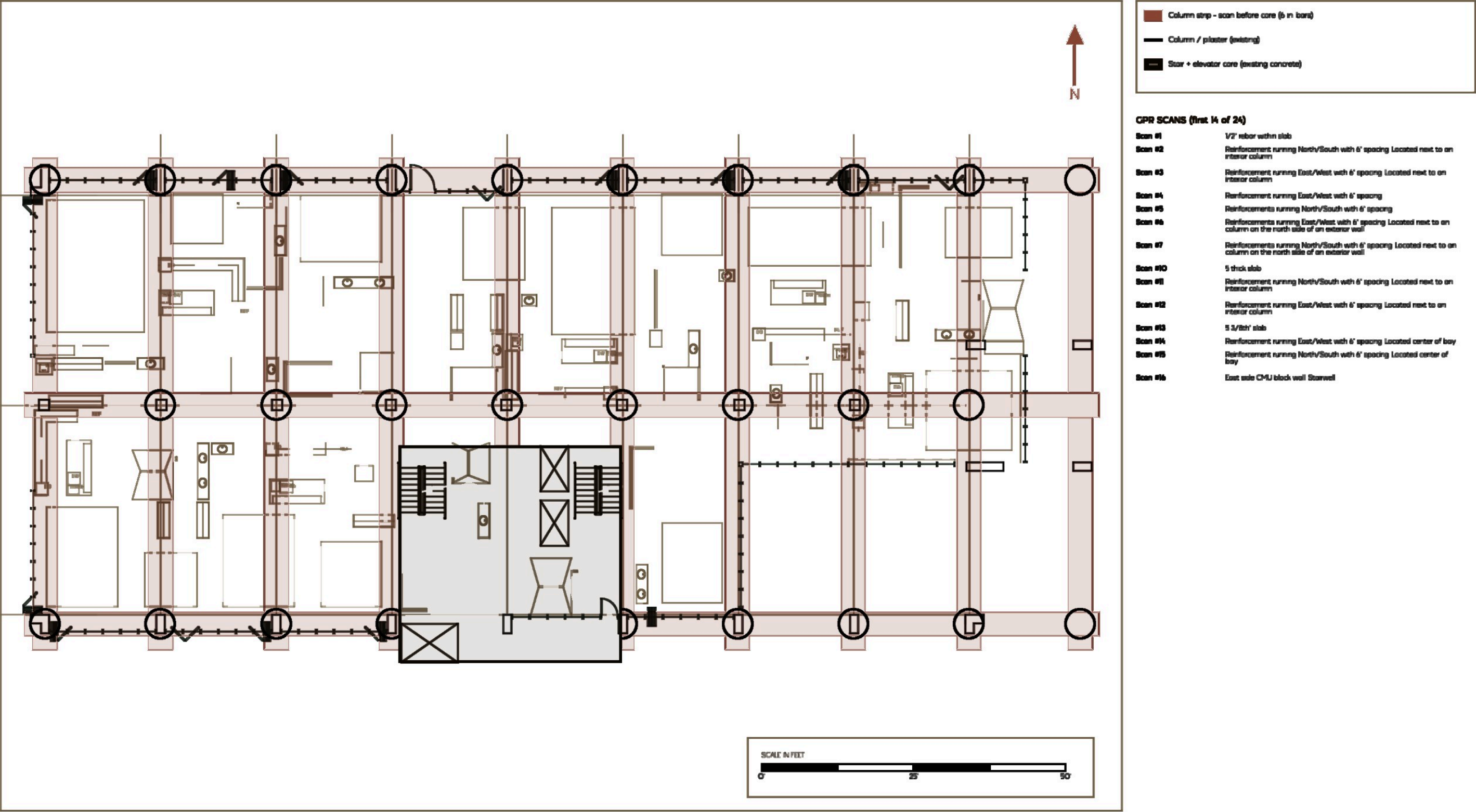


Counts (approximate, from fixture geometry) LI 14 wet zones, L2 14 (2 over on LI zone), L3/L4 14 (3 over on LI zone) Basement and roof drains not shown. Next, the AOR's partition file and a plumbing riser diagram by the PE

EXISTING STRUCTURE - SLAB SCAN FINDINGS AND SCAN-BEFORE-CORE ZONES (LI SHOWN, TYPICAL)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Existing concrete frame (CIS report 5.19.21) with column strips and column zones where the Armstrong GPR (12.7.24) found reinforcement at 6 in. on centre, bays between strips read 12 in. spacing. Every penetration for the new stacks, risers and equipment feeders is located by scan before coring. Slab thickness 5 to 6-1/4 in. on the upper floors per the scans

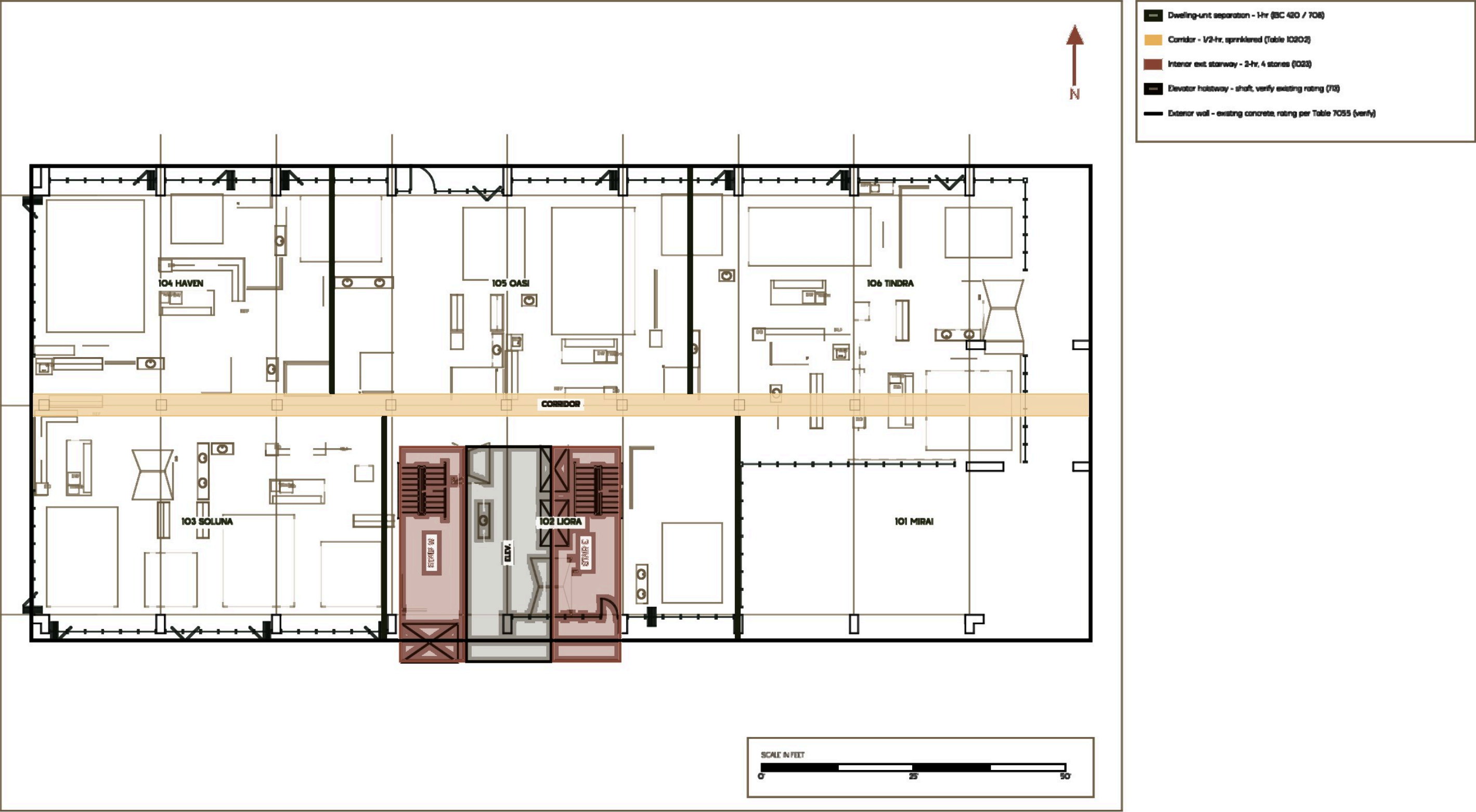


Structure is existing Type I-B concrete per the TFA IBC study, ratings to be verified against Table 601 (study §4) Basement slab on grade reads 12 in spacing (scans 8-9) Roof could not be scanned (membrane). Full GPR report (34 pp) is the attachment.

FIRE-RESISTANCE AND OCCUPANCY SEPARATIONS - LEVEL 1

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Group R-2 residences over a Group S-2 enclosed garage, Type I-B existing concrete, NFPA 13 throughout (TFA IBC study 08.23.26). Unit demising, corridor and shaft ratings are drawn diagrammatically at the current unit boundaries; the AOR's partition file will fix the wall lines.

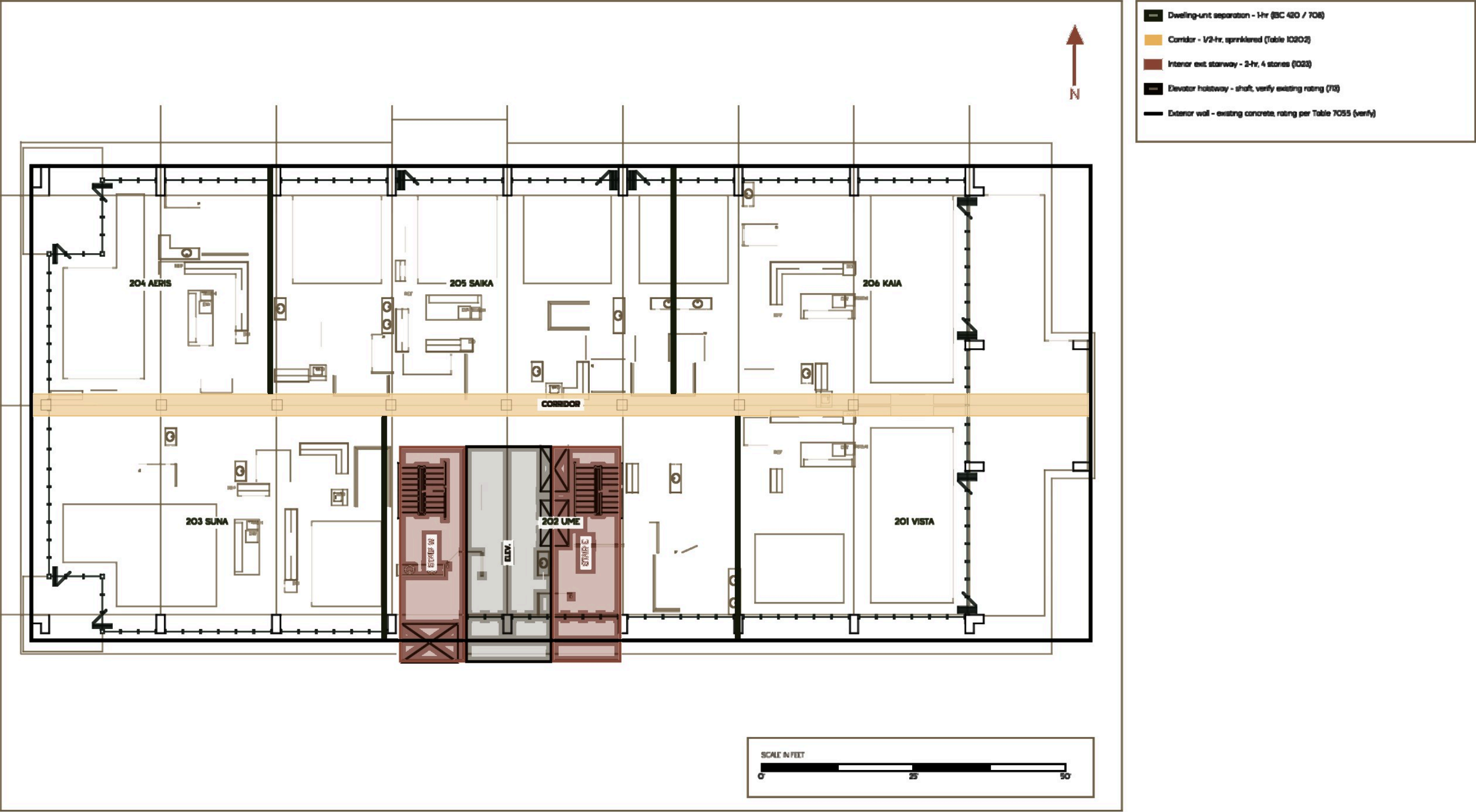


R-2 to S-2 horizontal separation at the basement slab per Table 508.4 (sprinklered), 1-hr, verify the existing slab assembly Existing concrete is not presumed rated (study §4), the AOR's life-safety report seals the final ratings Private stairs inside units are not exit stairs (study §22)

FIRE-RESISTANCE AND OCCUPANCY SEPARATIONS - LEVEL 2

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Group R-2 residences over a Group S-2 enclosed garage, Type I-B existing concrete, NFPA 13 throughout (TFA IBC study 08.23.26). Unit demising, corridor and shaft ratings are drawn diagrammatically at the current unit boundaries; the AOR's partition file will fix the wall lines.

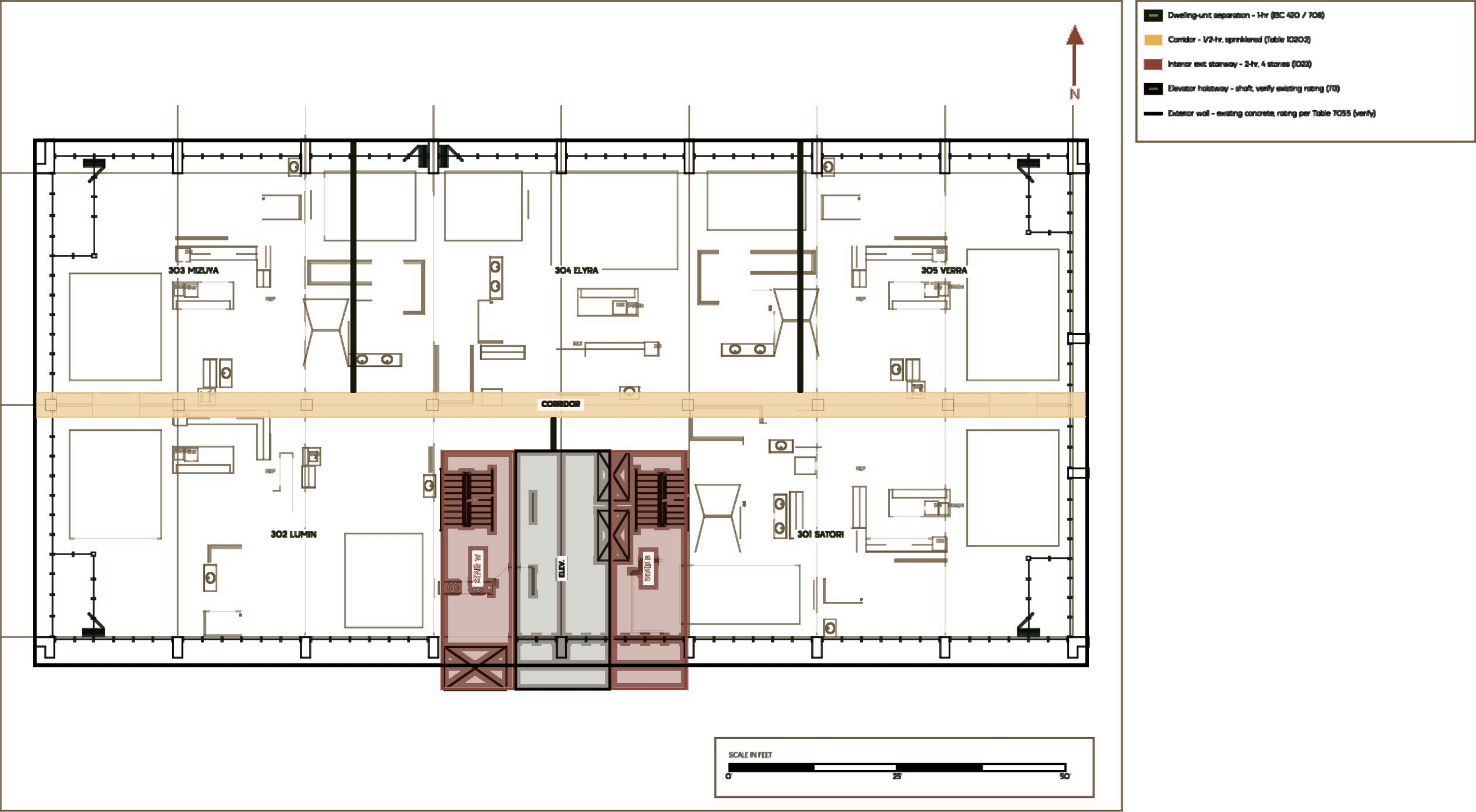


R-2 to S-2 horizontal separation at the basement slab per Table 508.4 (sprinklered), 1-hr, verify the existing slab assembly. Existing concrete is not presumed rated (study §4), the AOR's life-safety report seals the final ratings. Private stairs inside units are not exit stairs (study §22)

FIRE-RESISTANCE AND OCCUPANCY SEPARATIONS - LEVELS 3-4 (TYPICAL UPPER)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Group R-2 residences over a Group S-2 enclosed garage, Type I-B existing concrete, NFPA 13 throughout (TFA IBC study 08.23.26). Unit demising, corridor and shaft ratings are drawn diagrammatically at the current unit boundaries; the AOR's partition file will fix the wall lines.

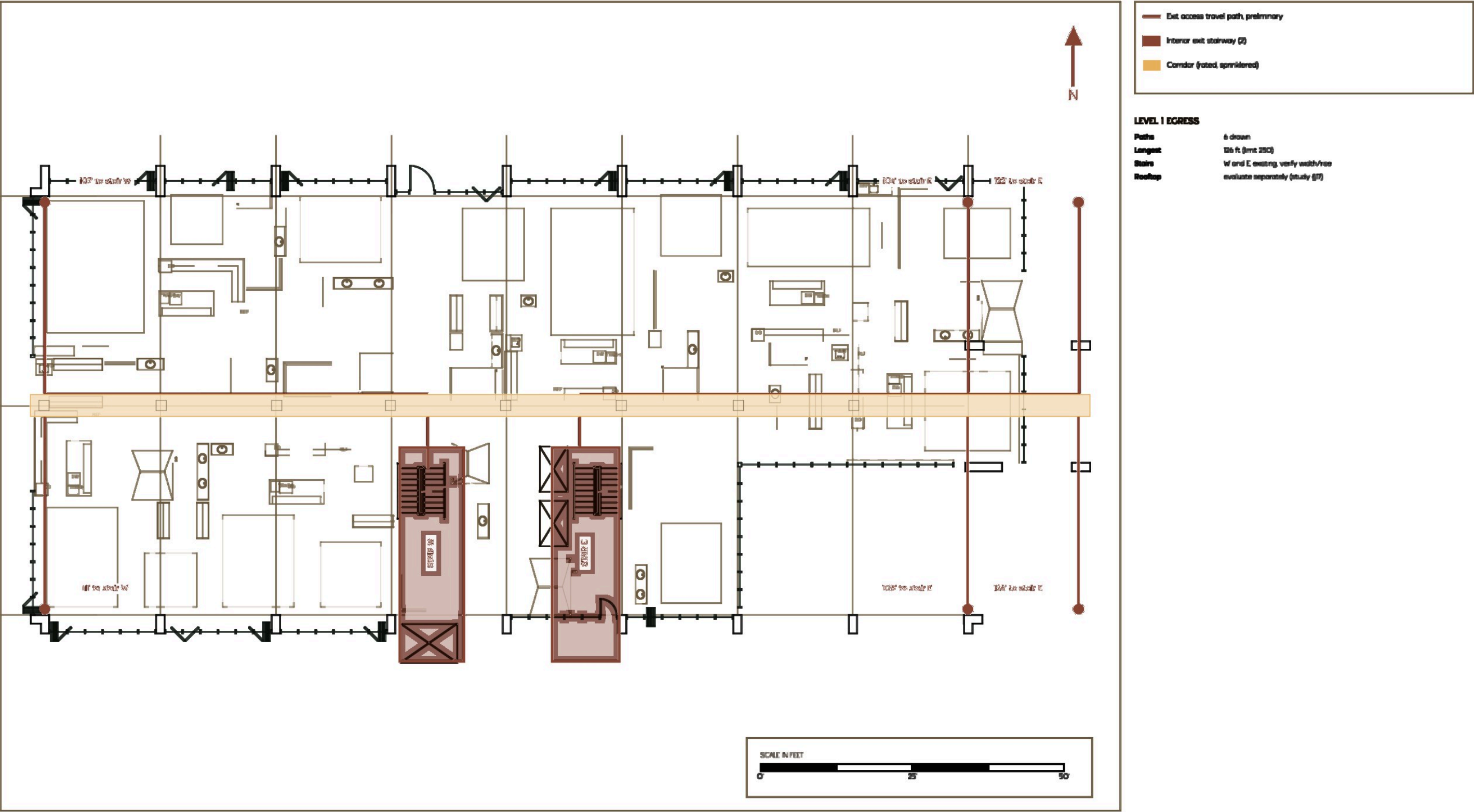


R-2 to S-2 horizontal separation at the basement slab per Table 508.4 (sprinklered), 1-hr, verify the existing slab assembly Existing concrete is not presumed rated (study §4), the AOR's life-safety report seals the final ratings Private stairs inside units are not exit stairs (study §22)

LIFE SAFETY - LEVEL I EGRESS (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Two existing interior exit stairs retained (study §22). Travel paths drawn from the most remote points to the nearest stair along the corridor; distances are preliminary and will be dimensioned on the AOR's life-safety plans (study §18). Common path and dead ends to be checked when the partition file arrives (study §19-20).

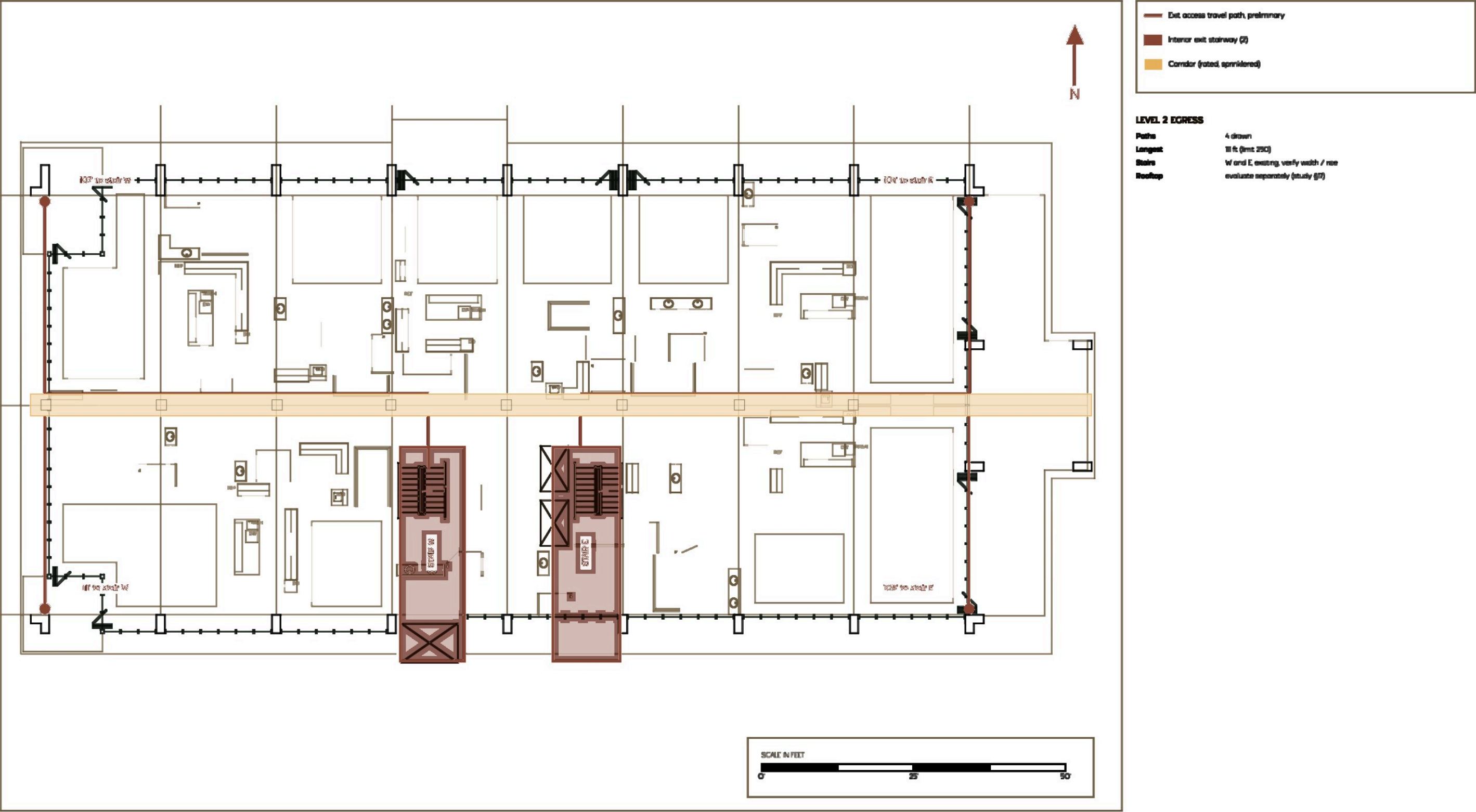


Occupant load LI ~1300 SF gross at 200 SF/occ (R-2) = 57 occupants, exits required 2, capacity 220 occupants at 44 in per stair (0.2 in/occ, sprinklered) Limits, R-2 sprinklered travel distance 250 ft (1107/2), common path 125 ft (1100/6/2), dead end 50 ft (1020/5) Exit separation 1/3 diagonal (study §21) - verify

LIFE SAFETY - LEVEL 2 EGRESS (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Two existing interior exit stairs retained (study §22). Travel paths from the most remote points to the nearest stair along the corridor, distances preliminary, to be dimensioned on the AOR's life-safety plans (study §18). Common path and dead ends checked when the partition file arrives (study §19-20).

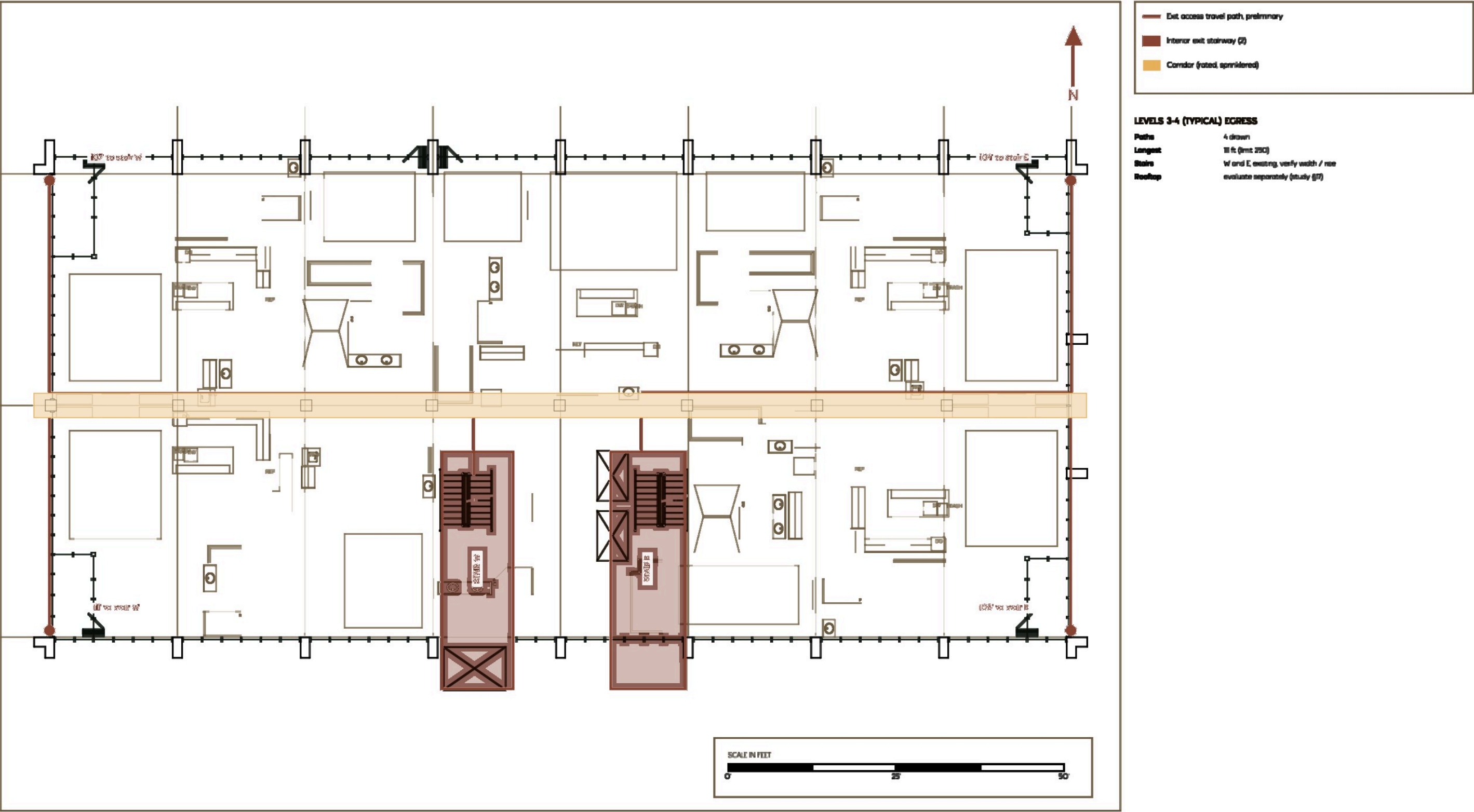


Occupant load, L2 ~11300 SF gross at 200 SF/occ (R-2) = 57 occupants. 6 residences, exits required 2. Limits: R-2 sprinklered travel distance 250 ft (11017.2), common path 125 ft (11006.21), dead end 50 ft (1020.5) Exit separation, 1/3 diagonal (study §21) - verify.

LIFE SAFETY - LEVELS 3-4 (TYPICAL) EGRESS (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Two existing interior exit stairs retained (study §22). Travel paths from the most remote points to the nearest stair along the corridor, distances preliminary, to be dimensioned on the AOR's life-safety plans (study §18). Common path and dead ends checked when the partition file arrives (study §19-20).

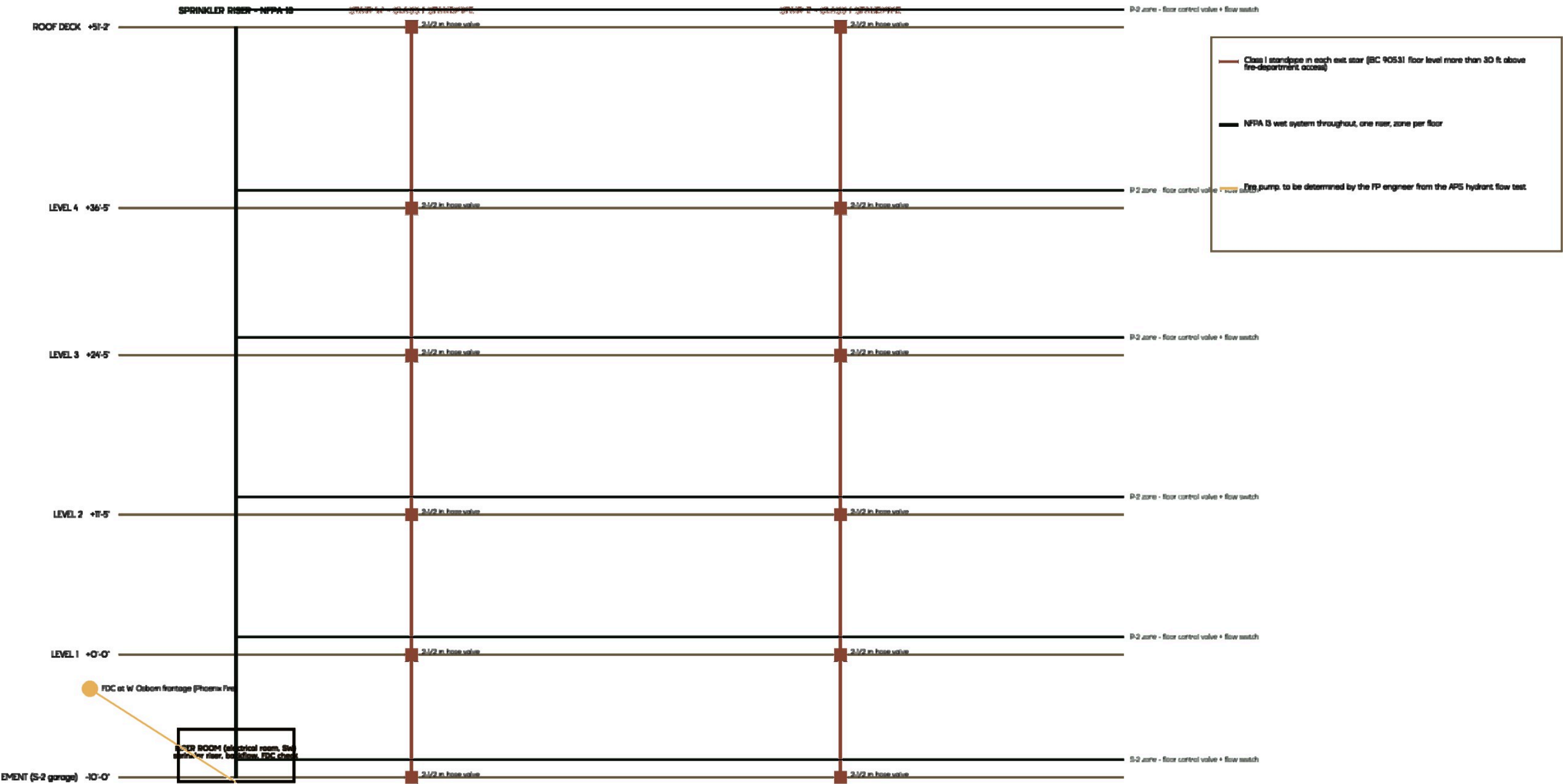


Occupant load, L3 / L4 ~10,300 SF gross at 200 SF/occ (R-2) = 52 occupants per floor, 5 residences per floor. exits required 2 Limits, R-2 sprinklered travel distance 250 ft (T10172), common path 125 ft (T100621), dead end 50 ft (T0205). Exit separation, 1/3 diagonal (study §21) - verify

FIRE PROTECTION - STANDPIPE AND SPRINKLER RISER SCHEMATIC (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for assume and coordination, not for permit

New NFPA 13 system throughout replaces the existing system (TFA IBC study §9); standpipes per §14 coordinated with the two interior exit stairs. Riser room at the electrical room on the utility side; fire alarm per §907 for R-2 (study §10).

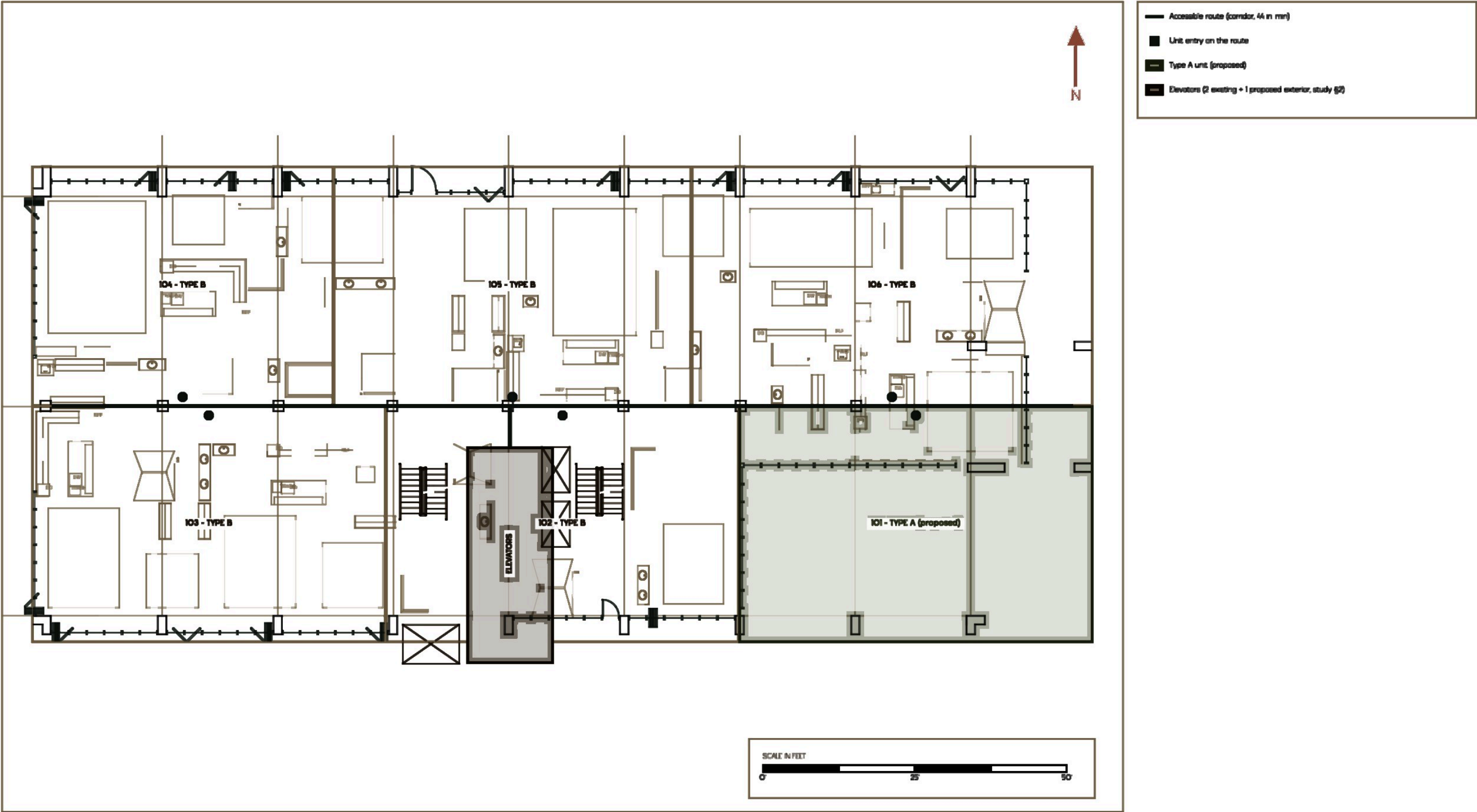


Hose-valve locations, pump need and pipe sizes are the fire-protection engineer's. this schematic fixes the riser room, the two standpipe stairs and the FDC side for coordination. Levels per the 9/3 datum ruling.

ACCESSIBILITY - LEVEL I ACCESSIBLE ROUTE AND UNIT TYPES (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for review and coordination, not for permit

Accessible route from the garage elevators along the corridor to every unit entry (elevator building: all units Type B, IBC 1107.6.2.2.2 Type A at 2% of 22 = 1 unit, 1107.6.2.2.1). Unit 101 is proposed as the Type A unit (ground floor, largest plan); to be confirmed by the AOR.

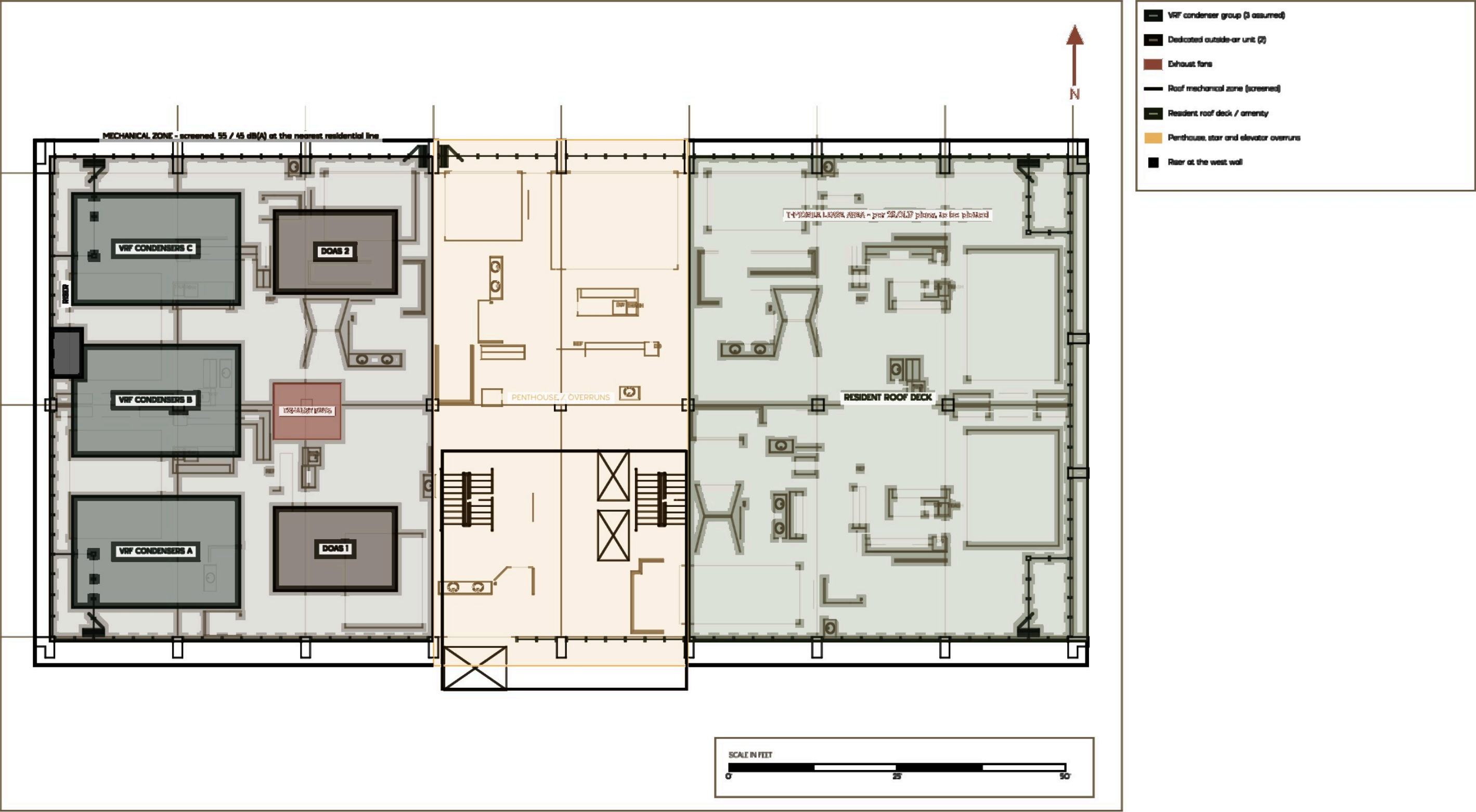


Garage 51 stalls -> 3 accessible incl. 1 van (Table 1106.1) at the elevator lobby, EV charging at accessible stalls per ICC A17.1 Upper floors, same route from the elevators Rooftop amenity, accessible route required (study §77)

ROOF PLAN - VRF CONDENSERS, OUTSIDE-AIR UNITS, EXHAUST, RESIDENT DECK (WORK IN PROGRESS)

WORK IN PROGRESS - DD PROGRESS PLAN 09.03.26 - placements approximate for counts and coordination, not for permit

Roof zoning on the VRF basis of the TFA mechanical due diligence 08.12.26: modular condensers (~150-180 tons in 2-3 groups, up to ~30 tons each), two dedicated outside-air units and the exhaust fans in a screened mechanical zone over grids 1-4; resident deck east; penthouse and overruns centre. ASSUMPTION 09.03.26 (owner: proceed on the most likely basis, changeable): three condenser groups and both DOAS units in the west zone, the old cooling tower well is demolished.



The T-Mobile lease area (250117 plans, Part K) governs clearances and is plotted next. Roof structural check for equipment weight, acoustics at the residential line and screening are open items. Sizes and counts are the mechanical engineer's

J

ROOFTOP - T-MOBILE 25.01.17 (city-approved)

T-1 project information, A-1 site plan, A-3 elevations, A-4 antenna plans (4 of 10 sheets; full set = attachment).

AUTHORITY: Rooftop authority

4 source page(s)

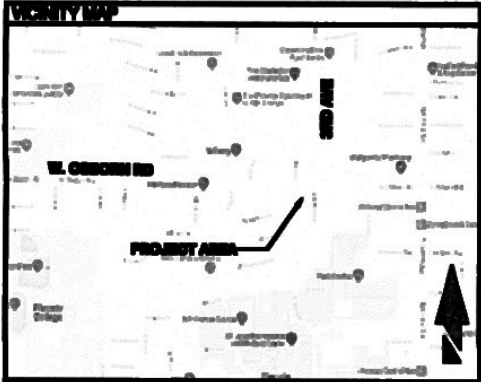
T-Mobile

BERNARD BUILDING
PH3015E

301 W. OSBORN RD
PHOENIX, AZ 8513
MARICOPA COUNTY

LPRM 1806072

SITE DIRECTIONS
DEPART 1800 W. SOUTHERN AVE. TRAFFIC AZ 85001, HEADS NORTH ON S. FIRST ST FOR 1.5 MILES UNTIL YOU REACH W. BROADWAY RD. TURN LEFT ONTO W. BROADWAY RD. THEN KEEP RIGHT TO MERGE ONTO I-10 W. ON RAMP. TAKE I-10 W. ON RAMP TOWARD PHOENIX, THEN MERGE ONTO I-10 W. CONTINUE ON I-10 W. TOWARD PHOENIX FOR 0.4 MILES UNTIL YOU REACH EXIT 144/7TH AVE. TAKE EXIT 144, THEN TURN RIGHT ON N. 7TH AVE. CONTINUE ON N. 7TH AVE FOR 1.5 MILES UNTIL YOU REACH W. OSBORN RD. TURN RIGHT ONTO W. OSBORN AVE, THEN CONTINUE FOR 0.8 MILES UNTIL YOU REACH THE SITE ON RIGHT.



PROJECT DESCRIPTION
SCOPE OF WORK
• THE REMOVAL OF (18) EXISTING RADIOS
• THE REMOVAL OF (24) EXISTING CABLES
• DECOMMISSIONING AND RETENTION OF (18) 3/8" COAX CABLES
• THE INSTALLATION OF (8) NEW RADIOS

SHEET INDEX

T-1	PROJECT INFORMATION
A-1	SITE PLAN
A-2	Detailed SITE PLAN
A-3	ELEVATIONS
A-4	ANTENNA PLAN
A-5	EQUIPMENT PLAN
A-6	DETAILS
G-1	GROUNDING PLAN AND GROUNDING NOTES

CLIENT
T-MOBILE
1800 W. SOUTHERN AVE.
SUITE A-102
PHOENIX, AZ 85001
CONTACT: CHRISTIAN NERVOSES
PHONE: (602) 880-8800

PROPERTY OWNER
CENTRAL GARDEN & PET
COMPANY
8445 N. CENTRAL AVE., SUITE 1000
PHOENIX, AZ 85018

CONSTRUCTION MANAGER
MIS CONSTRUCTION MGMT, LLC
1800 W. SOUTHERN AVE., SUITE 102
PHOENIX, AZ 85001
CONTACT: MARK CLINTON
PHONE: (602) 880-8807

SITE ACQUISITION
PINNACLE CONSULTING, INC.
1400 N. MARION STREET #101
GILBERT, AZ 85133
CONTACT: KYLE FORNIN
PHONE: (480) 884-8800 ext. 215

LAND PERM
PINNACLE CONSULTING, INC.
1400 N. MARION STREET #101
GILBERT, AZ 85133
CONTACT: KYLE FORNIN
PHONE: (480) 884-8800

ENGINEER
MIE INCORPORATED
PO BOX 8888
PHOENIX, AZ 85066
CONTACT: GLEN HUNT
PHONE: (602) 488-8814

PROJECT DATA
OWNER: C-1
PARCEL #: 118-00-1800
JOB: UNBANNED COMMUNICATIONS
LEASE AREA: ±200 SQ. FT.
JURISDICTION: CITY OF PHOENIX
GOVERNING CODES: 2015 IFC, 2015 FPC, 2015 MFC, 2017 MCO

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

APPROVED AS TO ZONING ONLY
By *[Signature]*
Approved: *[Signature]* WEP
OK per MCO

SITE LOCATION
LATITUDE: 33° 39' 14.18" N [NAD83]
LONGITUDE: 112° 04' 48.48" W [NAD83]
GROUND ELEVATION: 1110.0' [NAD83]

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EXPOSURE AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCY.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. CONTRACTOR TO REFER TO LATEST T-MOBILE RFPS FOR EQUIPMENT MANUFACTURER AND MODEL NUMBERS.

APPROVALS

T-MOBILE (RF): _____ DATE: _____
T-MOBILE (CONST.): _____ DATE: _____
T-MOBILE (RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR
T-Mobile
1800 W. SOUTHERN AVE., SUITE A-102
PHOENIX, AZ 85001

AND CONSULTING FIRM & DATE APPROVED
PINNACLE CONSULTING, INC.
Consulting - Project Management - Site Development
1400 N. MARION STREET #101
GILBERT, AZ 85133

MIE Incorporated
Engineer
P.O. BOX 8888
PHOENIX, AZ 85066

PROJECT NO: _____
SHEET NO: _____
CHECKED BY: _____

REV	DATE	DESCRIPTION	BY
A	08/08/18	ISSUED FOR PERMIT	SEA
B	08/08/18	ISSUED FOR PERMIT	SEA

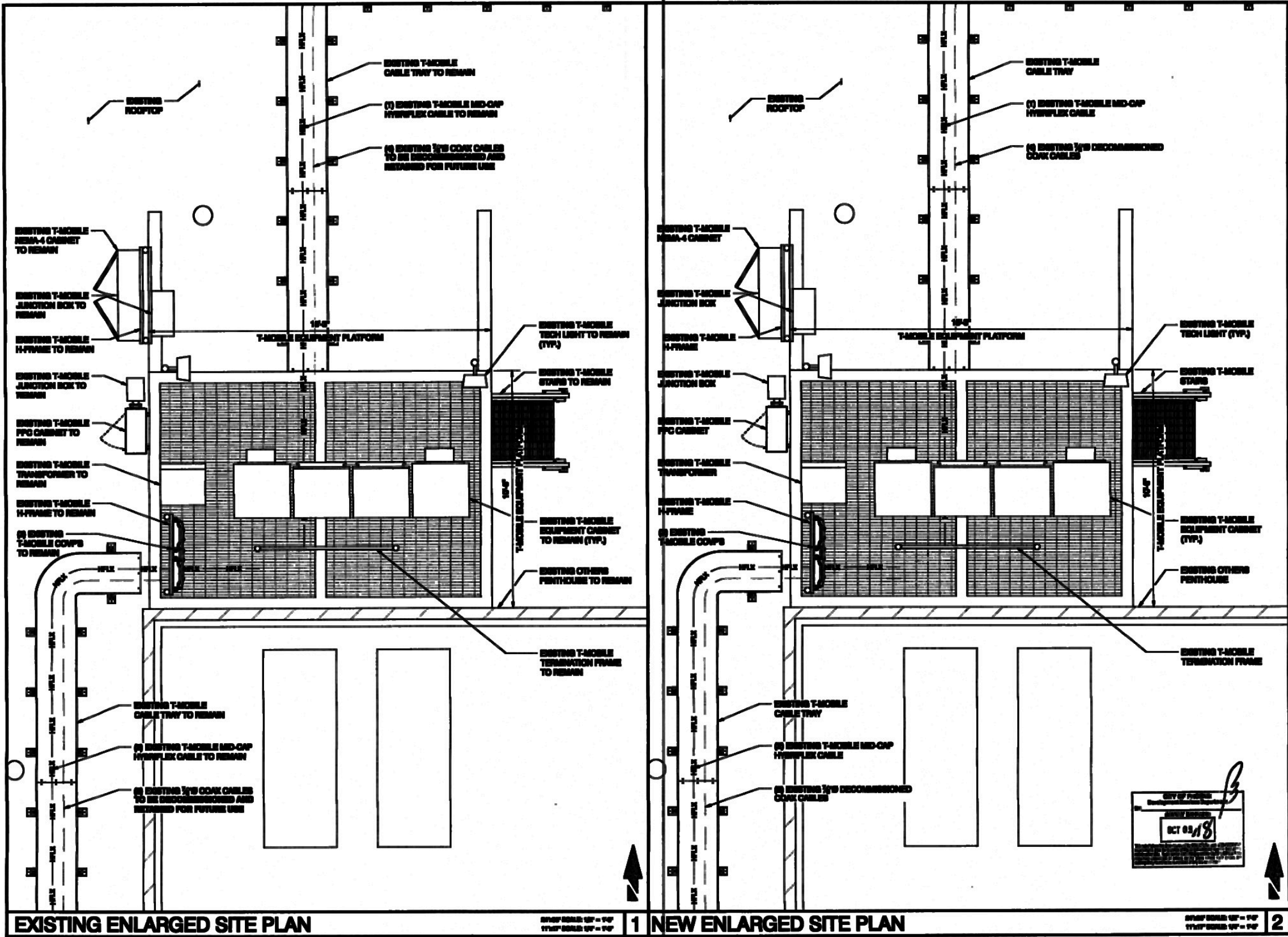
RFCS REV DATE: _____ REVISION: _____
08/08/18 01

BERNARD BUILDING
PHOENIX
301 W. OSBORN RD
PHOENIX, AZ 85133
MARICOPA COUNTY

PROJECT INFORMATION

T-1





PREPARED FOR

T-Mobile

1801 N. GILBERT AVENUE, SUITE A-100
TEMPE, AZ 85288

AND CONSULTING WITH A SITE AGREEMENT

Pinnacle Consulting, Inc.
Environmental - Project Management - Site Development

1400 N. MARSH STREET # 100
CHANDLER, AZ 85226

DESIGNED BY

ISE Incorporated
Structural Engineer

P.O. BOX 8888
PHOENIX, AZ 85068

PROJECT NO:

DATE:

DESIGNED BY:

CHECKED BY:

REV	DATE	DESCRIPTION	BY
A	08/15/17	ISSUED FOR REVIEW	SEA
B	08/15/17	ISSUED FOR PERMIT	SEA

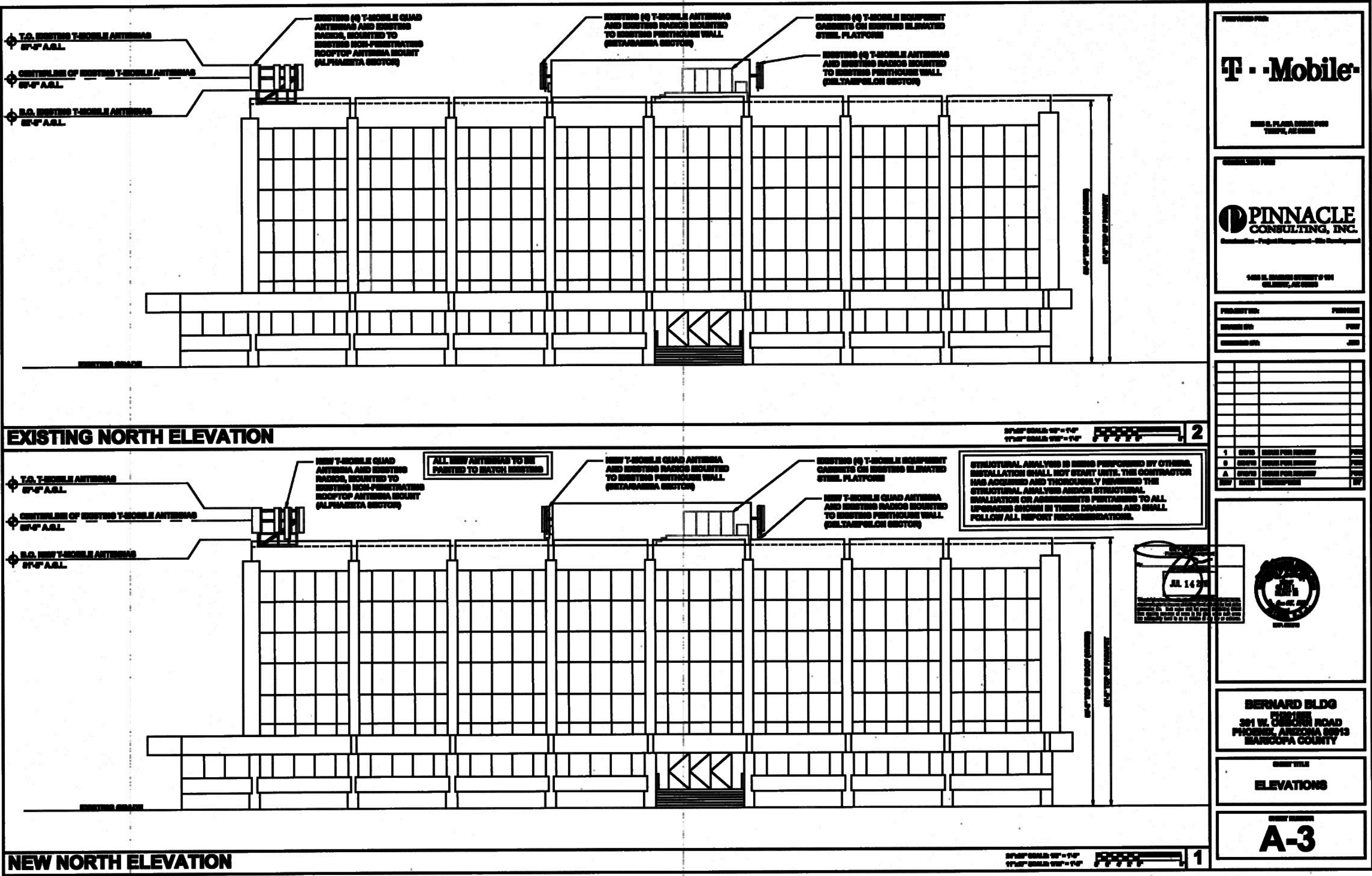
APPROVED BY/DATE	REVISION:
SEA/08/15/17	01

BERNARD BUILDING

PHOENIX
ON 16.00000000
PHOENIX, ARIZONA
MARICOPA COUNTY

ENLARGED SITE PLAN

A-2



K

EXISTING STRUCTURE - CTS REPORT 5.19.21 + GPR SUMMARY

Record section. CTS structural condition report (2 pp) and the Armstrong GPR report pages 1-6 (summary; full 34 pp = attachment).

AUTHORITY: Existing-conditions authority

8 source page(s)



CARUSO
TURLEY
SCOTT
structural
engineers

STRUCTURAL
SOLUTIONS

PARTNERS
Paul Scott, SE, PE
Sandra Neal, SE, PE, LEED AP
Chris Anderson, SE, PE, LEED AP
Thomas Martin, SE, PE, LEED AP
Richard Dolan, SE, PE
Troy Toney, SE, PE, LEED AP
Bobby Robinson, SE, PE

PROFESSIONAL
REGISTRATION

30 States
Washington D.C.
Puerto Rico
U.S. Virgin Islands

1216 W. Rio Salado Pkwy.
Suite 200
Tempe, AZ 85281
480.774.1700
www.ctsaz.com

May 17, 2021

Mr. Anthony Bibars
T: 480-797-8811
E: ABibars@msayno.com

RE: 301 West Osborn Building Review
Phoenix, AZ

Dear Mr. Bibars:

Per your request, I met with you and Nancy (property manager) at this building on Monday, May 3, 2021. I also visited the site on Thursday, May 6, 2021. The purpose of the visits was to do a visual observation of and structural report on the existing four-story office building and adjacent/below single-level parking structure. Please note the following:

A. Observations

1. We walked through the first level, the roof level, the top of the parking structure, and the bottom level of the parking structure, and saw the concrete floors and concrete ceilings. This building is a cast-in-place concrete column, beam and slab building.
2. We walked the entire roof of the four-story part of the building, and went through the mechanical penthouse on the roof. The roof appears to be in good condition and the penthouse structure appeared to be in good condition.
3. We walked around the first floor of the building and looked at the building skin. Structurally, the building skin looked to be in good condition. There was one area on the south side, between the second and third levels, that will need some repair.
4. We walked the top level and the bottom level of the existing parking structure. The parking structure has significant cracking and many areas of rusting rebar and spalled concrete. This is a significant structural item.

B. Conclusions and Recommendations

1. The existing four-story office building appears to be in good structural condition.
2. The existing parking structure needs significant repair. I will give you some names of concrete repair companies that can estimate the cost of repair. This is a significant structural item.
3. It appears to me that normal maintenance has not occurred with this garage for many years. I recommend asking for the maintenance records for the following items:
 - I. Concrete parking garage
 - II. Roofs at all roof areas
 - III. Mechanical equipment
 - IV. Elevator
 - V. Electrical systems



CARUSO
TURLEY
SCOTT
STRUCTURAL SOLUTIONS SINCE 1963

May 17, 2021
301 West Osborn Building Review
Page 2

C. Structural Fees to Investigate and Provide Drawings and Details to Repair the Cracking and Rusting at the Concrete Parking Garage:

1. Structural Fee: Hourly, estimated not to exceed Forty Thousand Dollars (\$40,000.00)

Hourly Rates:	
Partner Project Manager	\$175.00
Associate Project Manager	\$150.00
Senior Project Manager	\$140.00
Project Manager	\$130.00
Senior Structural Engineer	\$120.00
Registered Structural Engineer	\$110.00
Structural Designer Struct I	\$100.00
Structural Designer Struct I	\$90.00
Senior Special Inspector	\$80.00
Special Inspector	\$70.00
Senior Structural Drafter	\$60.00
Structural Drafter	\$55.00
Clerical	\$55.00

Please call/email me if there are any questions or comments regarding the information in this letter/report.

Respectfully Submitted:
CARUSO TURLEY SCOTT


Paul G. Scott, SE, PE
Partner





Ground Penetrating Radar Assessment
<http://advancedgpr.com/>

Structural Investigation
301 W Osborn Rd
Phoenix, AZ

Armstrong
Jon

Project:
WO-12072024

Start Date: 12/7/2024
Field Service Engineer: K. Pine

12/7/2024
Work Order Number: WO-12072024KP

Armstrong
301 W Osborn Rd
Phoenix AZ



TABLE OF CONTENTS			
1.0	Scope of Work		PAGE 4
2.0	Results		PAGE 4-6
3.0	Conclusion		PAGE 7
4.0	Tables		PAGE 9
5.0	Appendix		PAGE 10-34

12/7/2024
Work Order Number: WO-12072024KP

Armstrong
301 W Osborn Rd
Phoenix AZ



To whom It may concern,

Enclosed please find the results of the investigation of the Concrete Scanning Services provided today. A brief narrative of our procedure is included for your information. Radar survey specifications: Ground Penetrating Radar (GPR) equipment with a maximum scan depth of 6.25 inches.

Radar investigation was completed in the specified area of the concrete slab.

Line scans were taken at client designated locations, inside the area bounded by black chalk/ crayon/ marker. Scanning was only performed in these areas.

Scans were performed on the concrete slab. Location specified by client and scanned from above the slab only.

Live conduit pulling alternating current was not scanned for while scanning the slab. Please use caution when coring to prevent contact with conduit located underneath embedded material or attached to reinforcement. Direct Current cannot be seen using Advanced GPR Equipment. Conduit must be live and pulling alternating current at the time of services for it to be located by GPR equipment.

Safety barriers were not marked. Please use 1.5" spacing from any marked red lines to avoid contact with any embedded materials.
Scans to be used within 14 days of service.

Thank you for contacting Advanced GPR Corporation.
Sincerely,

Kevin Pine
Vice President
Advanced GPR Corporation

Signature Initials _____

12/7/2024
Work Order Number: WO-12072024KP

Armstrong
301 W Osborn Rd
Phoenix AZ



1.0 Scope of Work

The scope of this investigation was scanning the concrete slab in 25 locations at 301 W Osborn Rd, Phoenix AZ for the purpose of locating rebar grid/wire mesh as well as live conduit pulling alternating current. Scans were performed in areas for possible conduit being off-pattern, larger embedded materials. Scanning location approved by Jon on 12/7/2024.

2.0 Results

First Floor:

Figure 1 Identifies Scan #1
1/2" rebar within slab.

Figure 2 Identifies Scan #2
Reinforcement running North/South with 6" spacing. Located next to an interior column.

Figure 3 Identifies Scan #3
Reinforcement running East/West with 6" spacing. Located next to an interior column.

Figure 4 Identifies Scan #4
Reinforcement running East/West with 6" spacing.

Figure 5 Identifies Scan #5
Reinforcements running North/South with 6" spacing.

Figure 6 Identifies Scan #6
Reinforcements running East/West with 6" spacing. Located next to a column on the north side of an exterior wall.

Figure 7 Identifies Scan #7
Reinforcements running North/South with 6" spacing. Located next to a column on the north side of an exterior wall.

Underground Parking Garage: Slab on grade(located center of bay)

Figure 8 Identifies Scan #8
Reinforcement running East/West with 12" spacing.

Figure 9 Identifies Scan #9
Reinforcements running East/West with 12" spacing, spacing decreases near cold joint.

12/7/2024
Work Order Number: WO-12072024KP

Armstrong
301 W Osborn Rd
Phoenix AZ



Second Floor:

Figure 10 Identifies Scan #10
5 thick slab

Figure 11 Identifies Scan #11
Reinforcement running North/South with 6" spacing. Located next to an interior column.

Figure 12 Identifies Scan #12
Reinforcement running East/West with 6" spacing. Located next to an interior column.

Third Floor:

Figure 13 Identifies Scan #13
5 3/8th" slab

Figure 14 Identifies Scan #14
Reinforcement running East/West with 6" spacing. Located center of bay.

Figure 15 Identifies Scan #15
Reinforcement running North/South with 6" spacing. Located center of bay.

Figure 16 Identifies Scan #16
East side CMU block wall. Stairwell

Figure 17 Identifies Scan #17
Possible topping slab on 5" structural slab to thickness to 6.25"

Figure 18 Identifies Scan #18
10' over from Figure 17, slab is 5" again.

Figure 19 Identifies Scan #19
Column reinforcement with horizontal spacing.

Figure 20 Identifies Scan #20
Column reinforcement with vertical spacing.

Figure 21 Identifies Scan #21
Next to elevator bay, reinforcements running East/West with 12" spacing.

Figure 22 Identifies Scan #22
Next to elevator bay, reinforcements running North/South with 12" spacing.

12/7/2024
Work Order Number: WO-12072024KP

Armstrong
301 W Osborn Rd
Phoenix AZ



Figure 23 Identifies Scan #23
CMU block wall located on the 3rd floor. Fully grouted with rebar every 4th cell(i.e filled with rebar, empty, empty, empty, filled with rebar)

Figure 24 Identifies Scan #24
CMU block wall located on the 3rd floor. Duramesh every two rows.

Roof:

Figure 25 Roof level. Roofing membrane present. Could not scan.

Table 1 Describes the Advanced GPR Legend for reference with on site markings. Black to indicate scan boundary and red markings for reinforcement and conduit found in this investigation.

Table 2 Includes any obstructions that interfered with part or all of the investigation.

Signature Initials_____



EXISTING CONDITIONS - FIELD-MEASURED PLANS 3.25.25 + 2025.01.15 A1.0 / A1.1

Record section. Owner field measurement (dimensional truth for existing); 2025.01.15 basement and main floor.

AUTHORITY: Existing-dimension authority

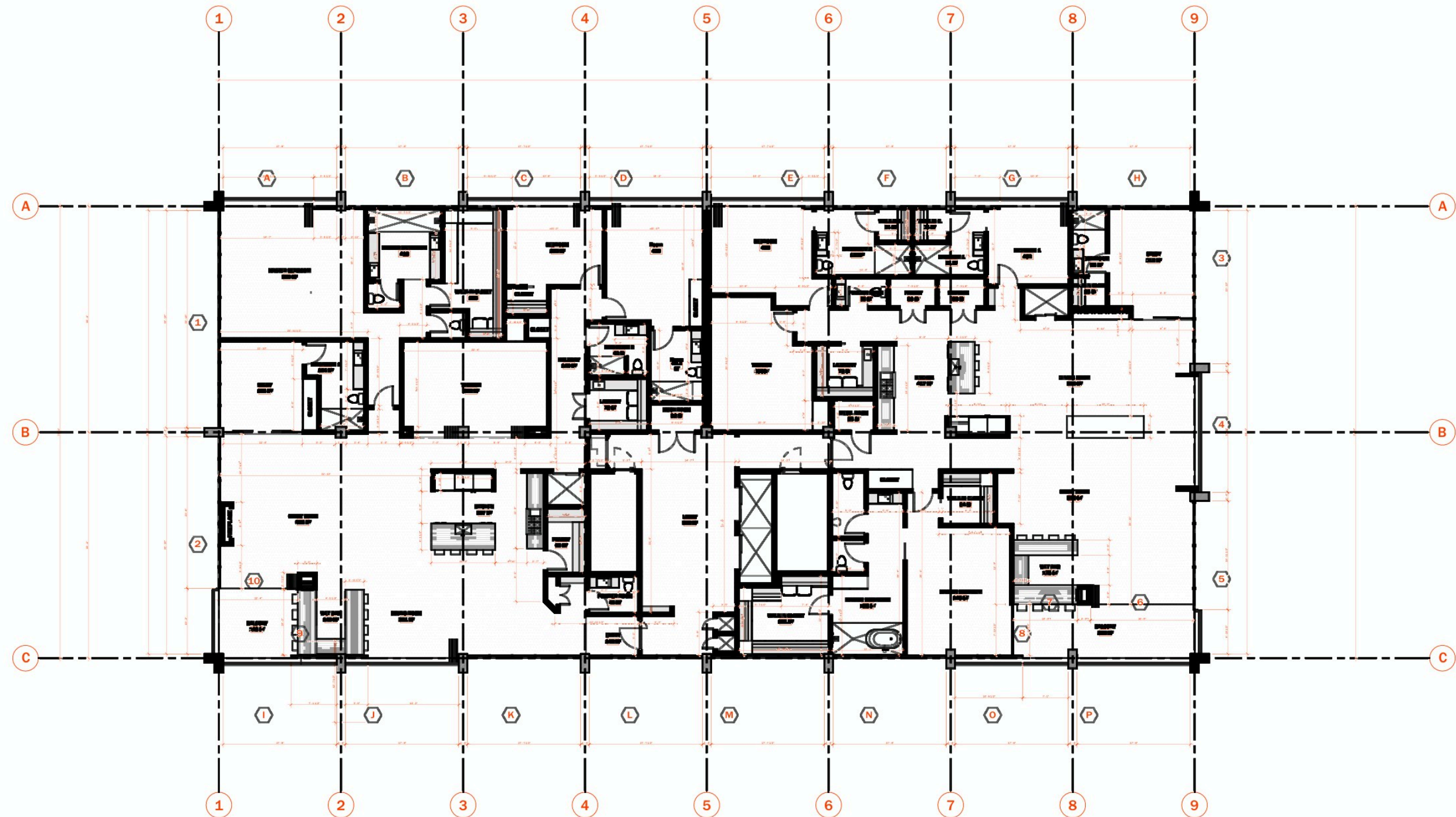
6 source page(s)

3.25.25



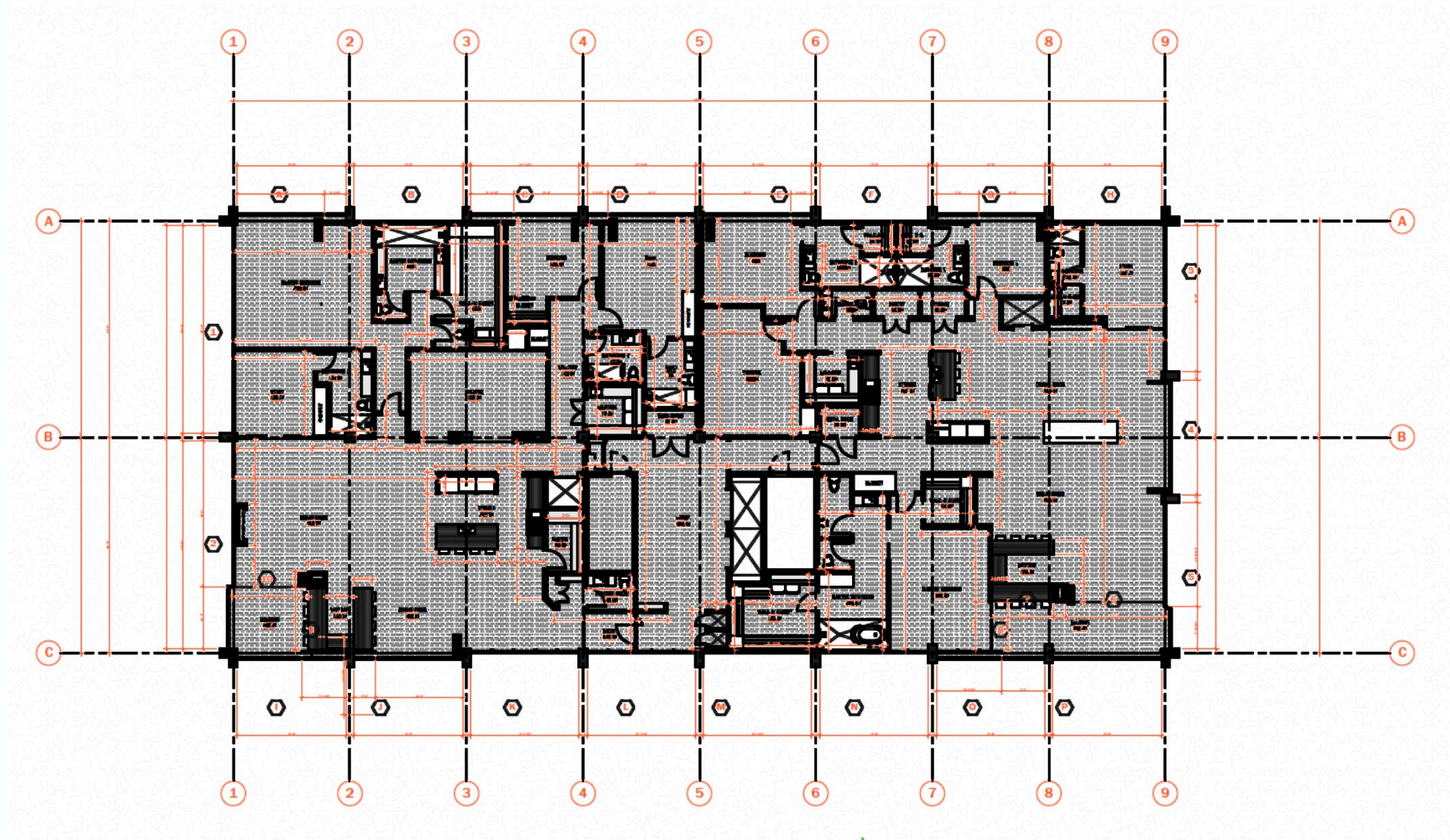
Levels 2 & 3

3.25.25



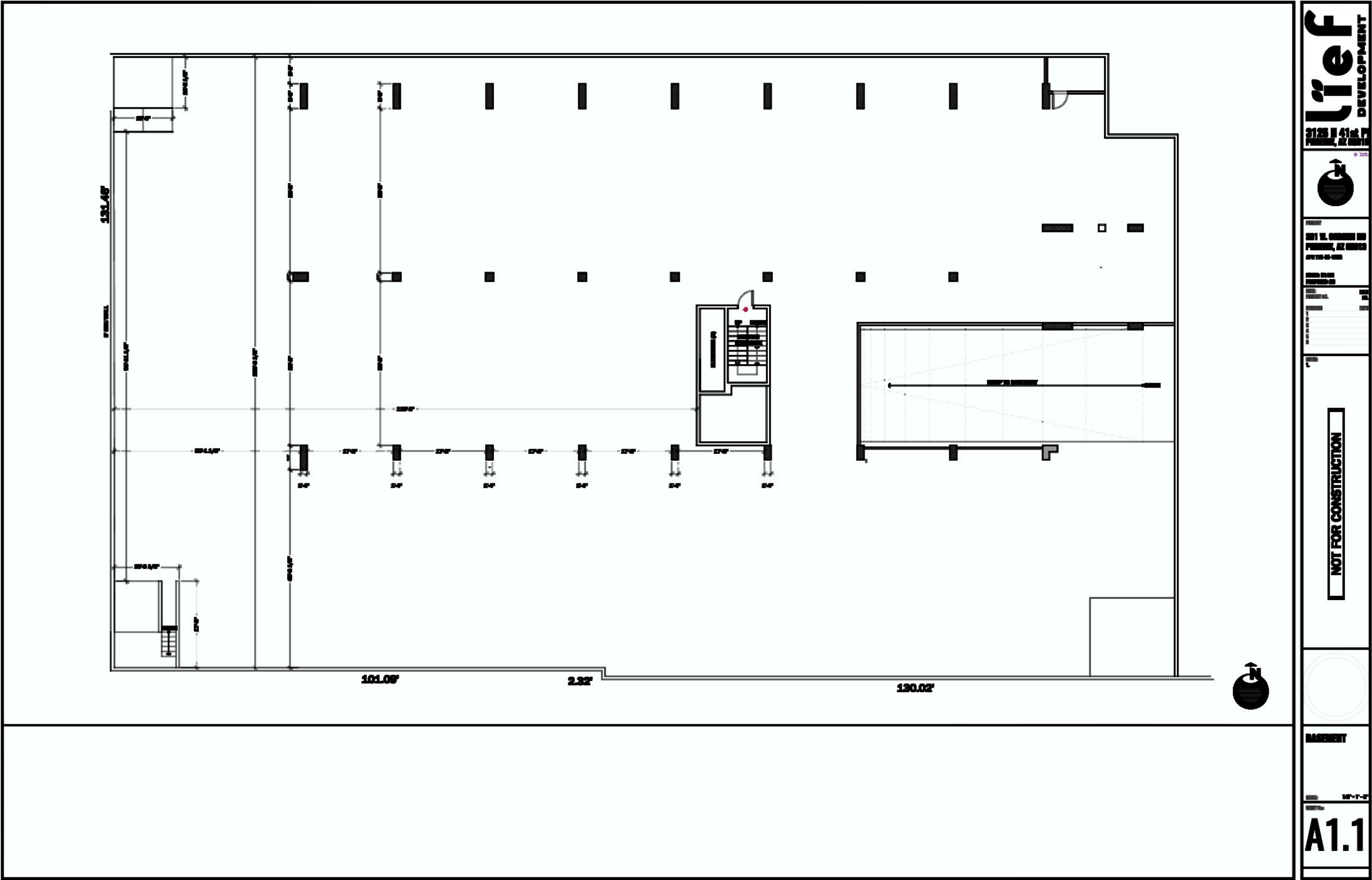
Penthouse

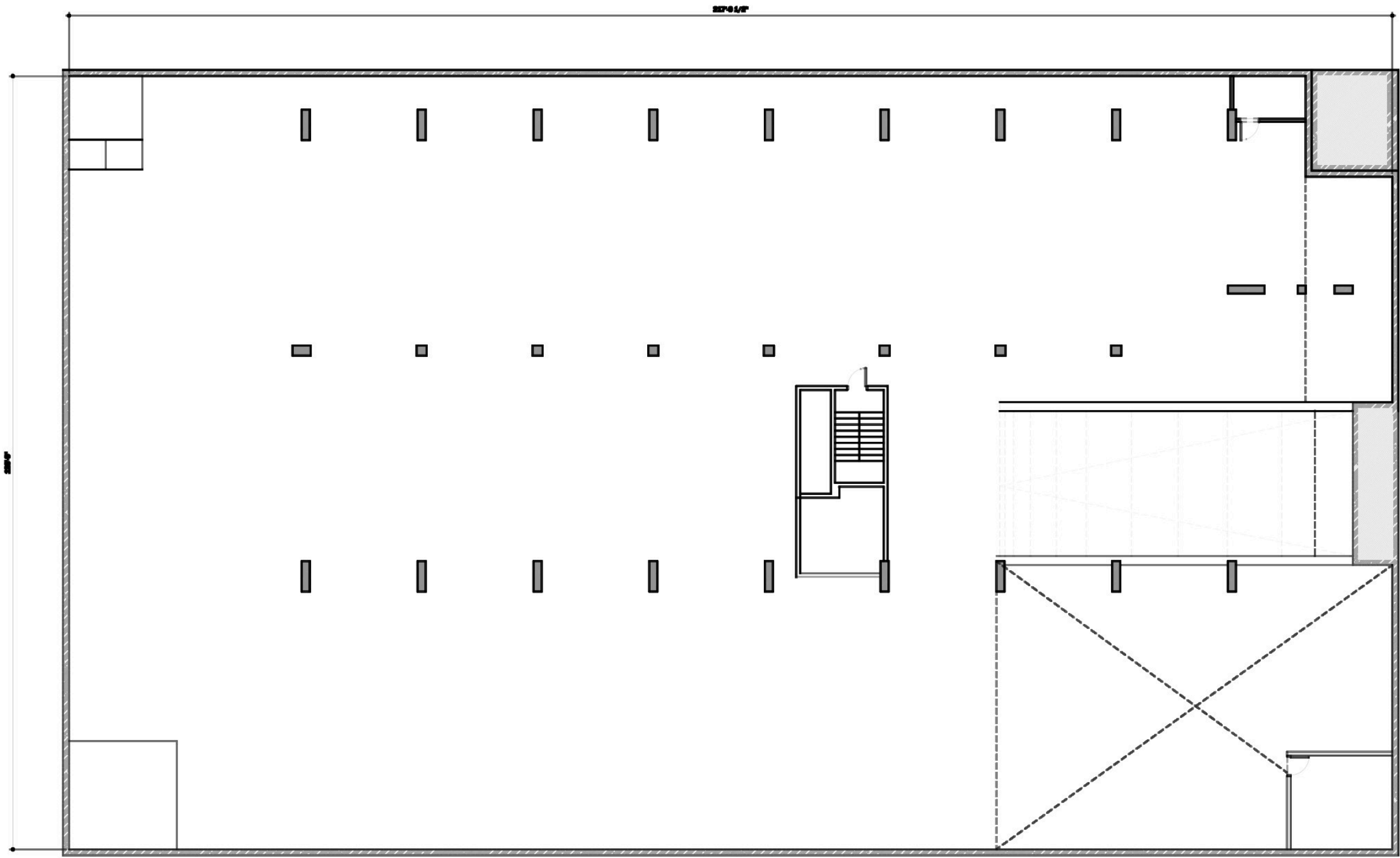
3.25.25



Basement

3.25.25





1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

L i e f
DEVELOPMENT



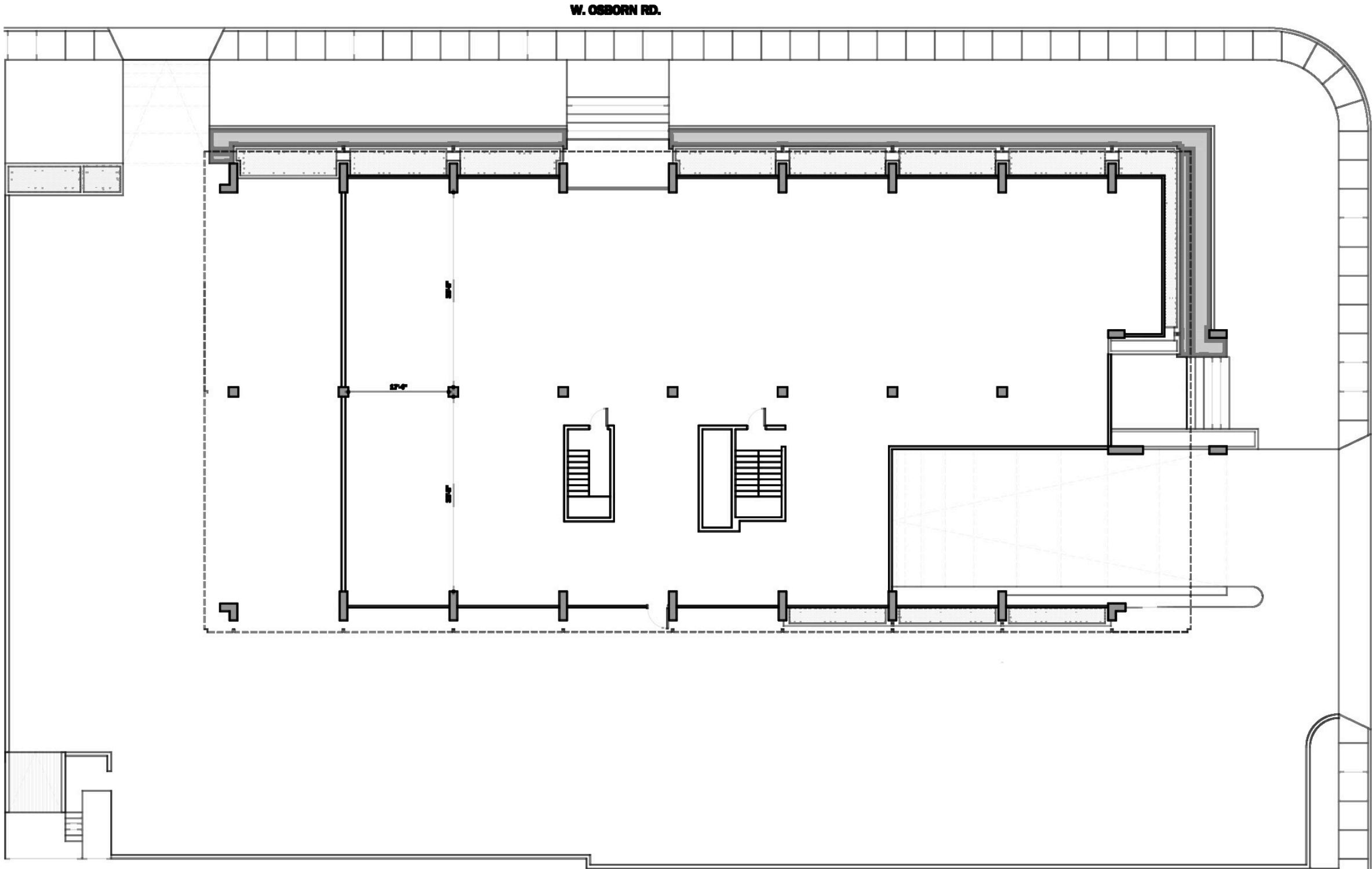
301
W. OSBORN RD.
PHOENIX, AZ



**BASEMENT
FLOOR PLAN**

10'-0"

A1.0



1 MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

Lief DEVELOPMENT

301
W. OSBORN RD.
PHOENIX, AZ

MAIN LEVEL
FLOOR PLAN

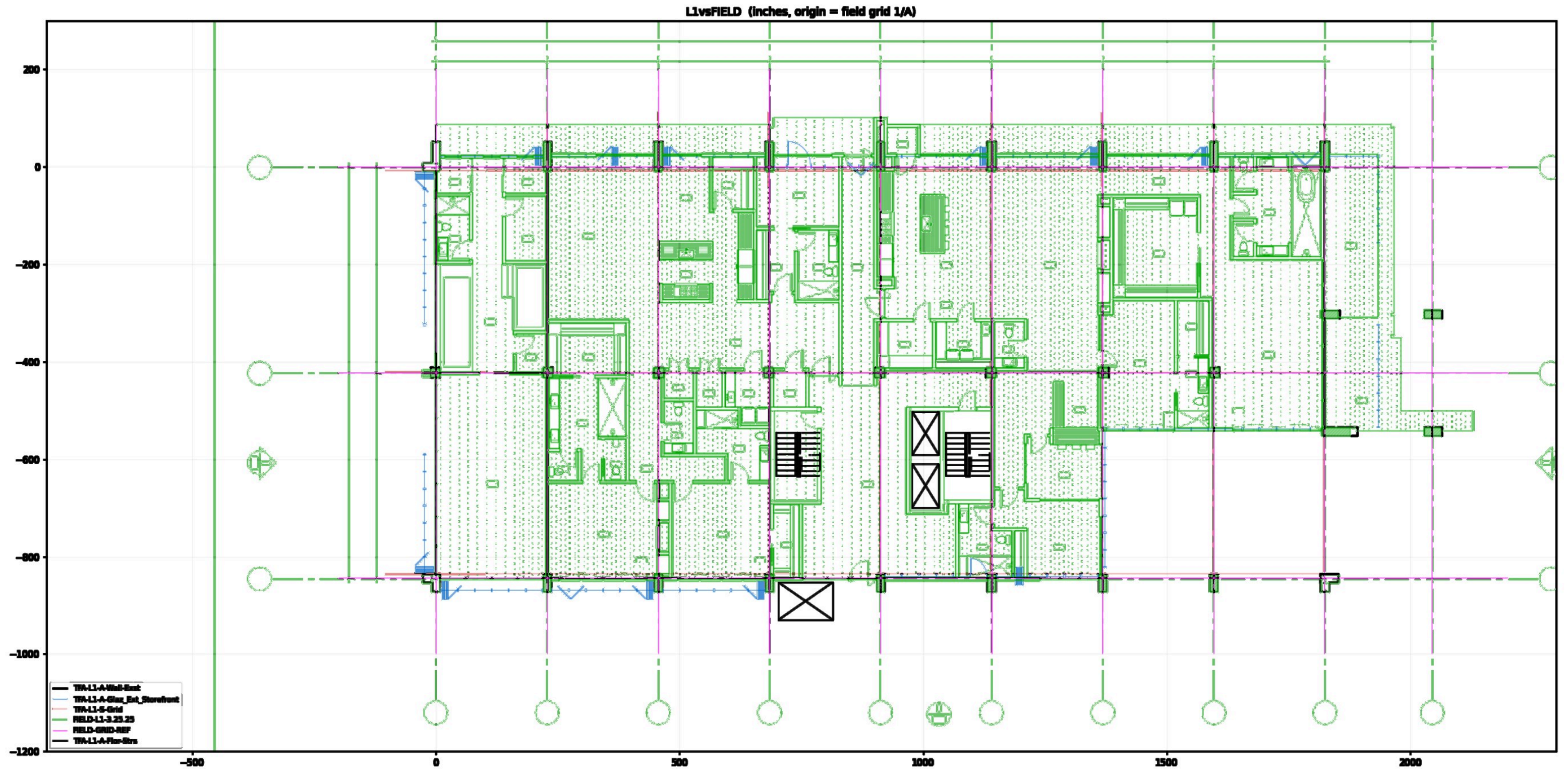
A1.1

M

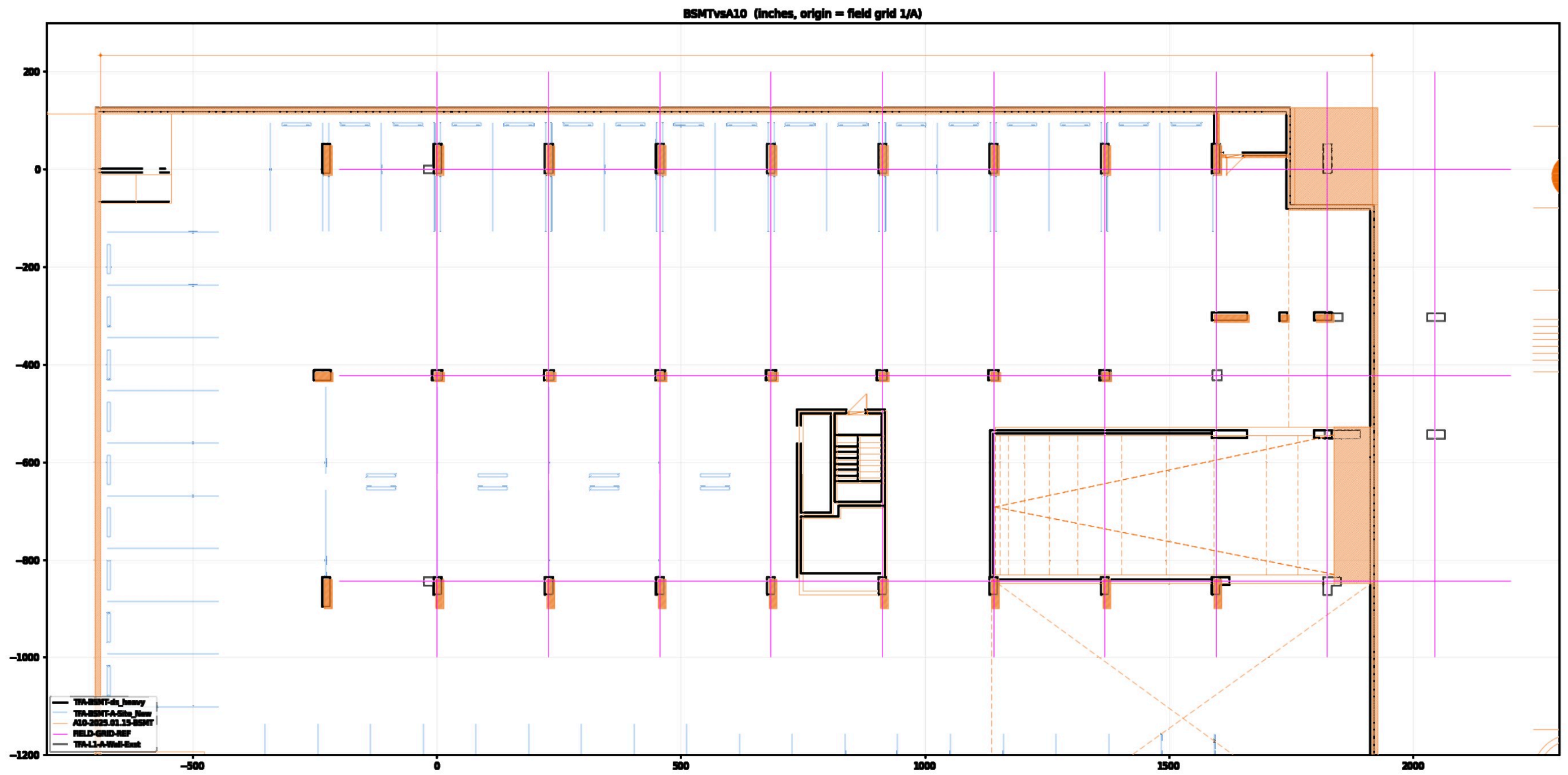
Two building overlays and the findings register.

AUTHORITY: Owner analysis

3 overlays + findings



Field-measured L1 (green) on the TFA L1 X-ref (black/blue). LIEF grids 1-10 / A-C at column centers; TFA columns fall on them within 1-2 in. East bay to grid 10 = 170'-3".



TFA basement X-ref (black) on 2025.01.15 A1.0 (orange): outline, columns and ramp coincide within a wall thickness. 51 stalls from the striping.

FINDINGS - PLAN-SET DIFFERENCES (full matrix in PLAN-SET-DIFFERENCES.md)

F-01	TFA regularizes E-W bays to 19'-0"; field bays vary +/-1/4" (1 to 9 = 151'-11")	+1 1/4"	low
F-02	Rows 34'-6" (TFA faces) = 35'-2" (field centers) = 33'-8" (All clear): same structure	0	Info
F-03	Pilasters 5'-0" deep north / 3'-0" south at ground and basement; upper floors 1'-4"	-	field-verify south row
F-04	Grid-10 pillars 170'-6 1/2" (TFA) vs 170'-3" (field)	3 1/2"	low
F-05	Field 'basement' page prints survey courses, not garage dimensions	-	Info
F-06	Underground stalls 51 (TFA, IBC study, owner) vs 66 on the recorded site plan	15	owner: leave at 51; site plan table to follow
F-08	Cores: TFA within ~2' of the field read; Arc 7-11' east	2'	field-verify west stair
F-10	No rooftop design source; T-Mobile lease areas held	-	HIGH
F-13	TFA title block reads 302 W. Osborn (corrected on the owner copy)	-	redline
F-14	Grid naming: TFA A-J / 1-3 (faces) vs LIEF 1-10 / A-C (centers)	8"	mapping on G-003
F-17	TFA unit numbers #1-#22 not mapped to LIEF 101-405	-	awaiting AOR partition file
F-18	Level datums: OWNER RULING 9/3 = L2 +11'-5" / L3 +24'-5" / L4 +36'-5" (dossier A2.1 reading); model set accordingly	-	closed by ruling; AOR to confirm