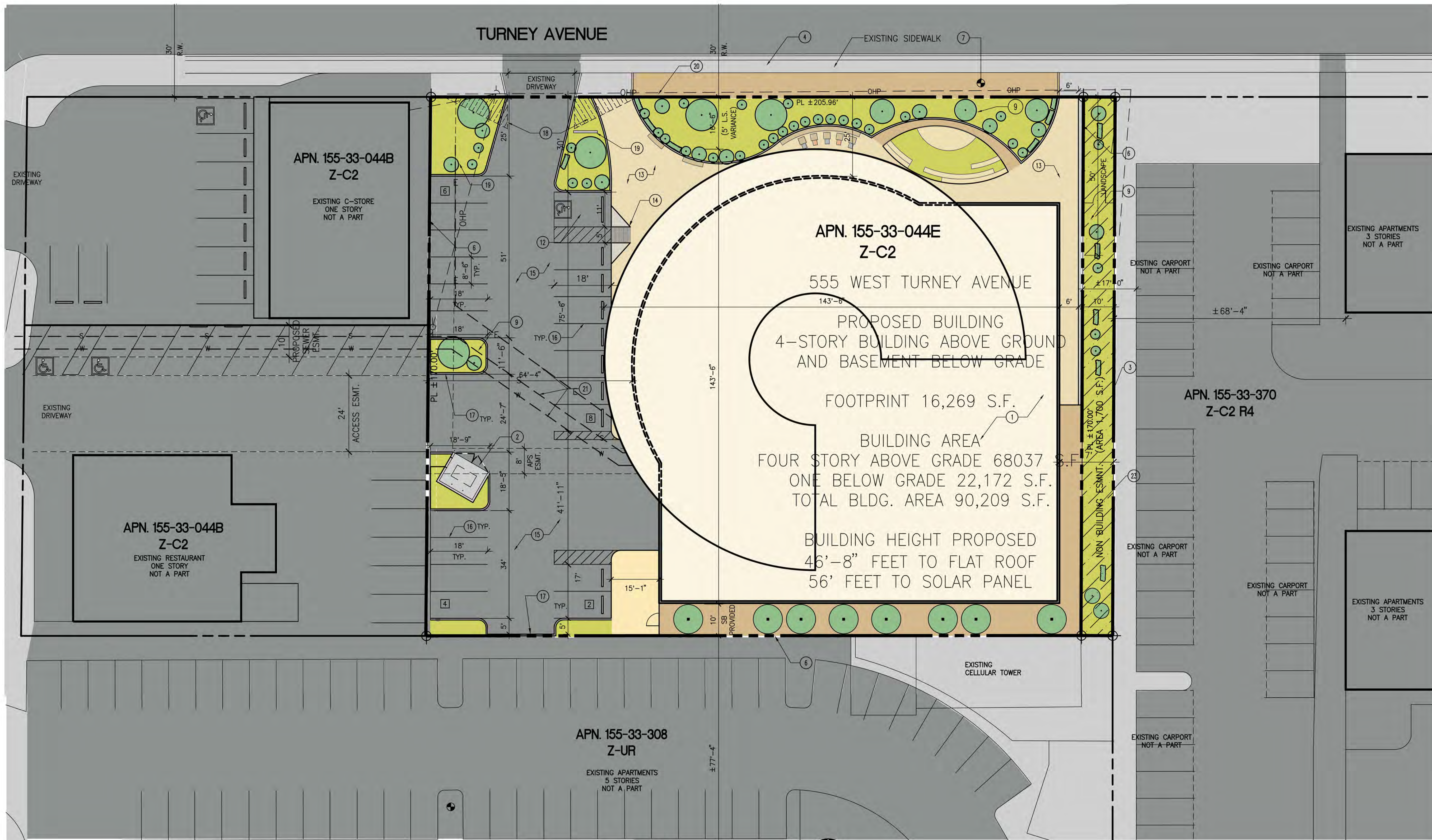




MELROSE



Andrews Design Group, Inc.  
Architects and Planners



**SITE PLAN**  
SCALE: 1/16"=1'-0"

**KEY NOTES:**

1. NEW BUILDING, SEE FLOOR PLANS
2. TRASH ENCLOSURE, PER CITY OF PHOENIX STD. DETAILS
3. EXISTING 6" CMU WALL AT PROPERTY LINE TO REMAIN
4. EXISTING SIDEWALK
5. NOT USED
6. PROPERTY LINE
7. EXISTING FIRE HYDRANT
8. NOT USED
9. LANDSCAPE AREA, SEE LANDSCAPE PLANS
10. RETENTION AREA, SEE CIVIL PLANS
11. NOT USED
12. ACCESSIBLE PARKING PER CITY OF PHOENIX DETAILS 10.1, 10.2 & 10.3 REQUIREMENTS
13. 6' WIDE SIDE WALK TO MATCH EXISTING
14. ACCESSIBLE RAMP
15. EXISTING ASPHALT, G.C. TO PATCH AND REPAIR AS NEEDED.
16. STRIPE PAINT - 4" YELLOW
17. VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS
18. VISIBILITY TRIANGLE 10'X20' AT DRIVEWAYS AND 33'X33' AT CORNER, MAXIMUM HEIGHT OF 3'
19. MONUMENT SIGN
20. EXISTING OVERHEAD POWER LINES AND POLE TO REMAIN
21. EXISTING UNDERGROUND WATER, SEWER, OR ELECTRICAL LINE TO REMAIN. G.C. TO PATCH AND REPAIR AS NEEDED.
22. NOT USED
23. NEW PARCEL ADDED TO OUR SITE.

**PROJECT DATA:**

PROJECT ADDRESS: 555 WEST TURNEY AVENUE  
 PROJECT NAME: STORAGE FACILITY  
 PROJECT DESCRIPTION:  
 FOUR STORY BUILDING ABOVE GROUND AND BASEMENT BELOW GRADE FULLY A/C SELF-STORAGE FACILITY,  
 PARCEL: APN 155-33-044E  
 SITE NET AREA: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.)  
 EXISTING ZONING: C-2  
 MAXIMUM BUILDING HEIGHT: 15' MAX. ALLOW FOR ONE STORY / 30' MAX. ALLOW FOR TWO STORY FOR STORAGE USE.  
 46'-8" TO FLAT ROOF, 56' TO PARAPET PROPOSED BUILDING HEIGHT WITH WAIVER FOR FOUR STORY FOR STORAGE USE.  
 MAXIMUM LOT COVERAGE:  
 ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.) = 36,781 S.F.  
 50% (18,395 S.F.)  
 PROPOSED: 46.37% (16,269 S.F.)  
 PROPOSED BUILDING AREA:  
 FOUR STORY ABOVE GRADE 68,037 S.F.  
 ONE BELOW GRADE 22,172 S.F.  
 TOTAL BUILDING AREA 90,209 S.F.  
 PARKING CALCULATIONS: OFFICE: 1/300  
 RETAIL: 1/300  
 1 SPACE PER 35 STORAGE UNITS  
 PARKING REQUIRED: OFFICE/RETAIL: 1,000/300 = 3.33 P.S.  
 528 STORAGE UNITS /35 = 15.08 P.S.  
 19 P.S.  
 PARKING PROVIDED: 20 P.S. (INCLUDING ONE ACCESSIBLE PARKING)  
 ACCESSIBLE PARKING: REQUIRED 1 / PROVIDED 1

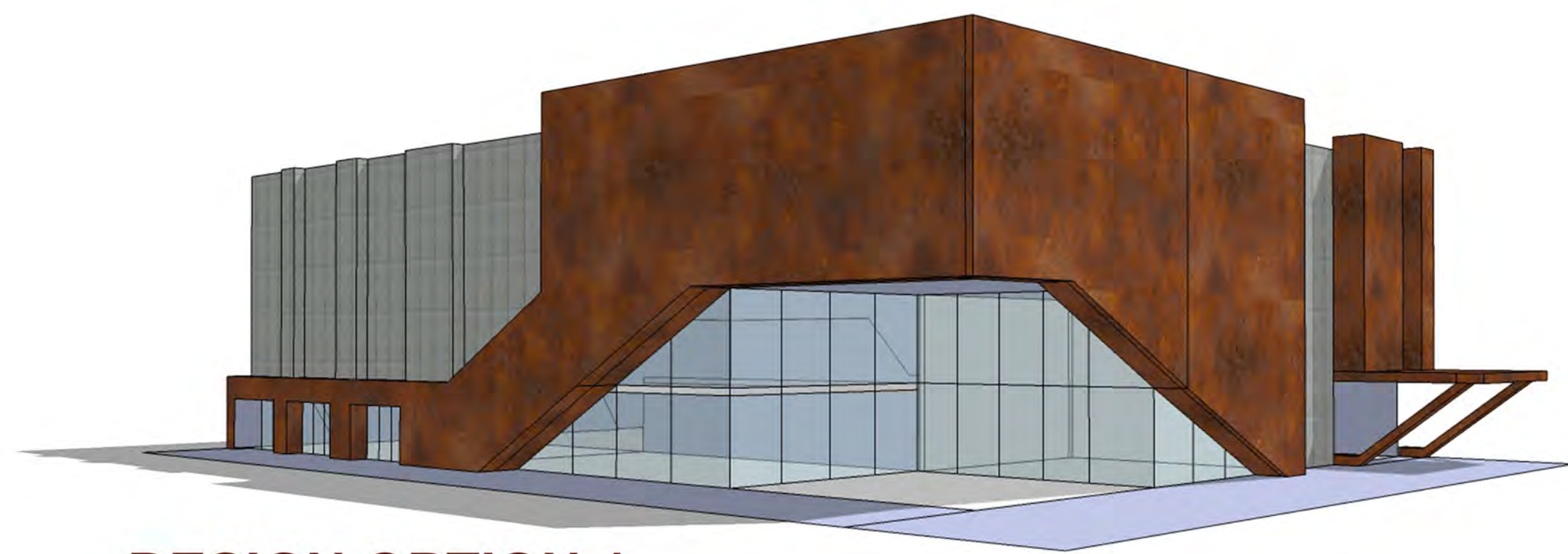
**LEGEND:**

- |  |                                 |  |                          |
|--|---------------------------------|--|--------------------------|
|  | PROPERTY CORNER                 |  | TRANSFORMER              |
|  | PROPERTY LINE                   |  | NO. OF PARKING SPACES    |
|  | LANDSCAPE AREA                  |  | VISIBILITY TRIANGLE AREA |
|  | EXIST. UNDERGROUND WATER LINE   |  | DESERT MUSEUM PALO VERDE |
|  | EXIST. UNDERGROUND SEWER LINE   |  | RED YUCCA                |
|  | EXIST. OVERHEAD ELECTRICAL LINE |  | DASYLIURION WHEELERI     |
|  | FIRE LINE NO PARKING            |  |                          |
|  | EXIST. FIRE HYDRANT             |  |                          |
|  | FIRE DEPARTMENT CONNECTION      |  |                          |
|  | NEW LIGHT POLE                  |  |                          |
|  | BIKE RACK                       |  |                          |



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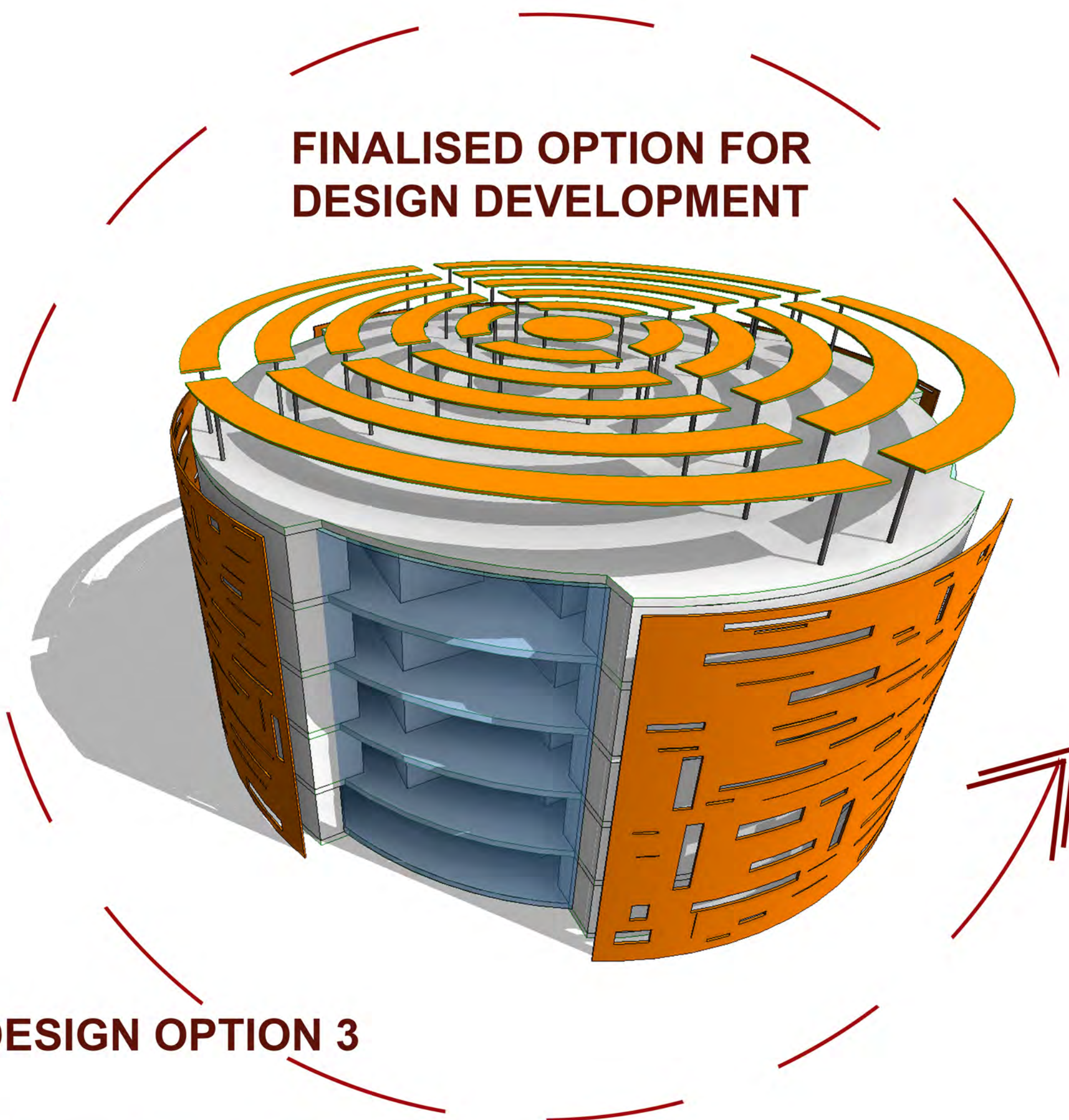
**SITE PLAN & FEATURES**



DESIGN OPTION 1

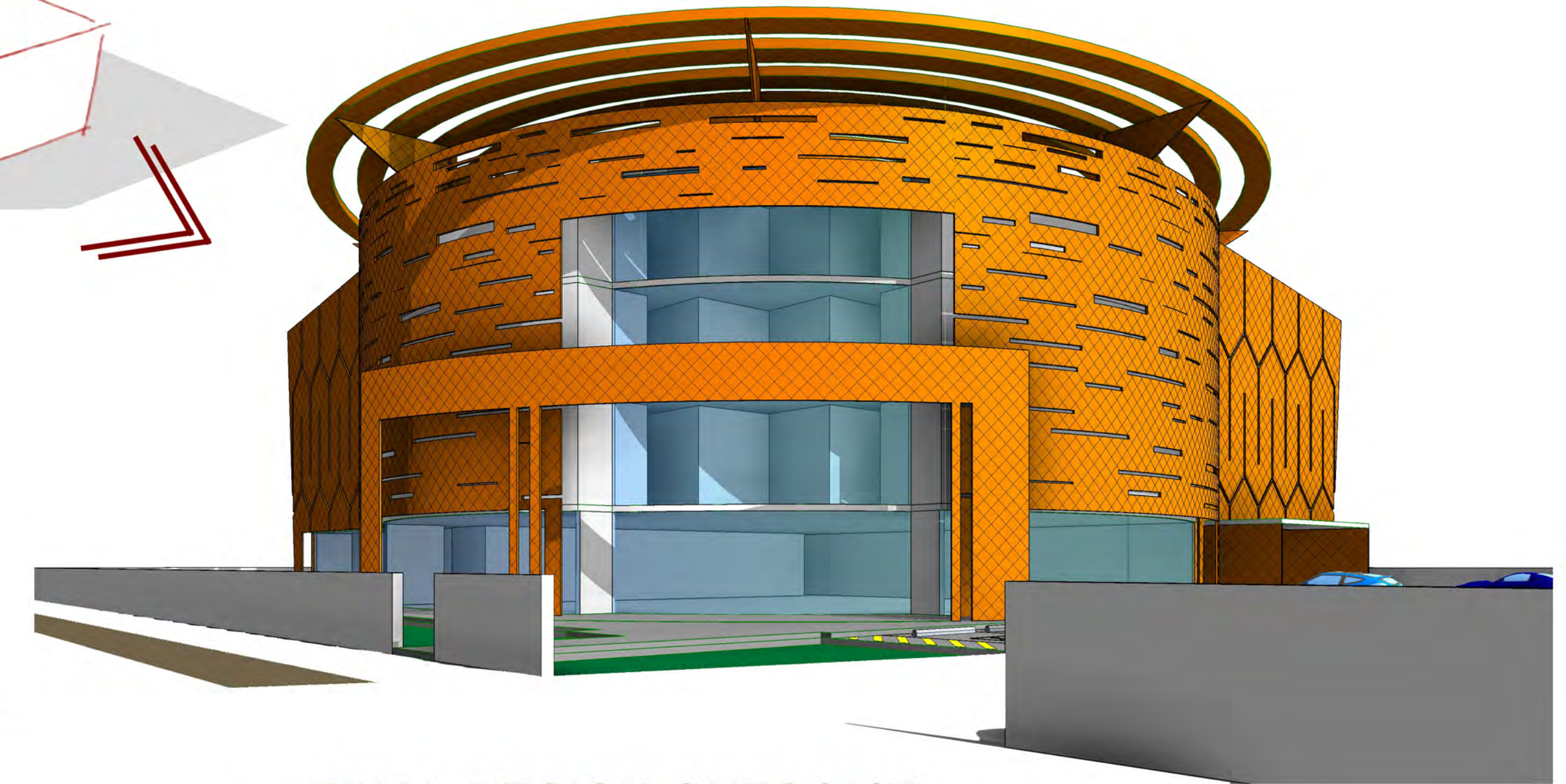
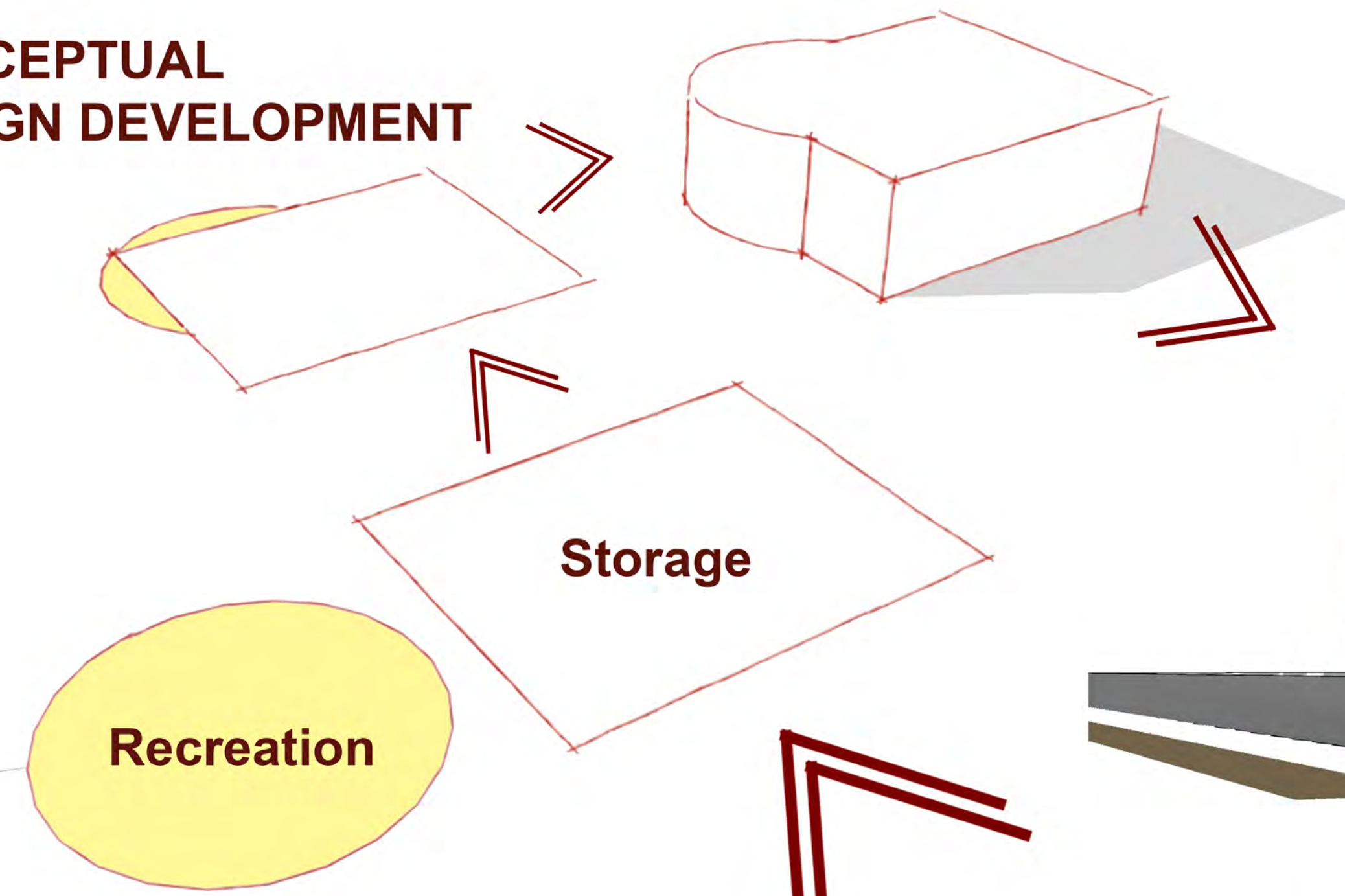


DESIGN OPTION 2



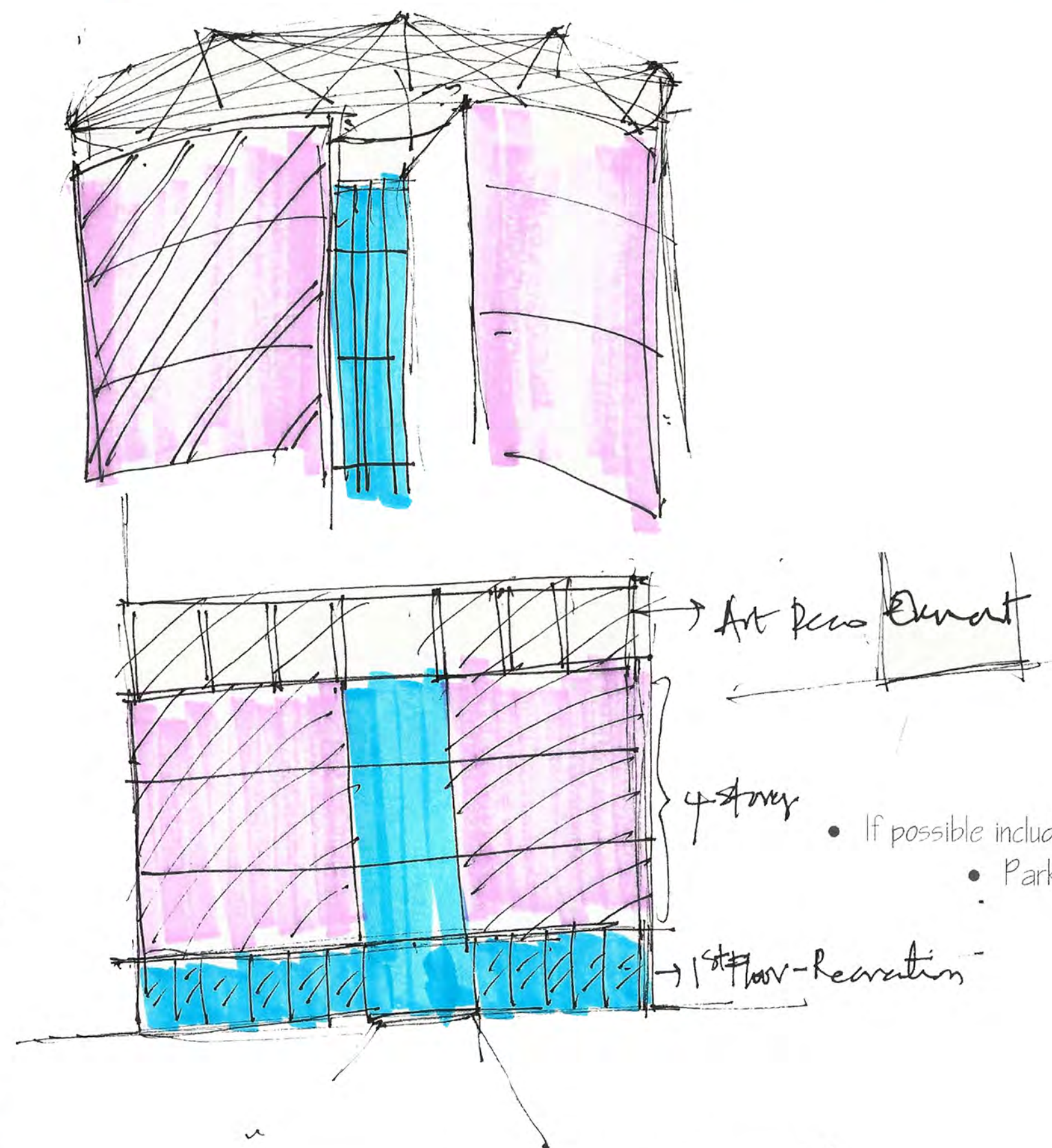
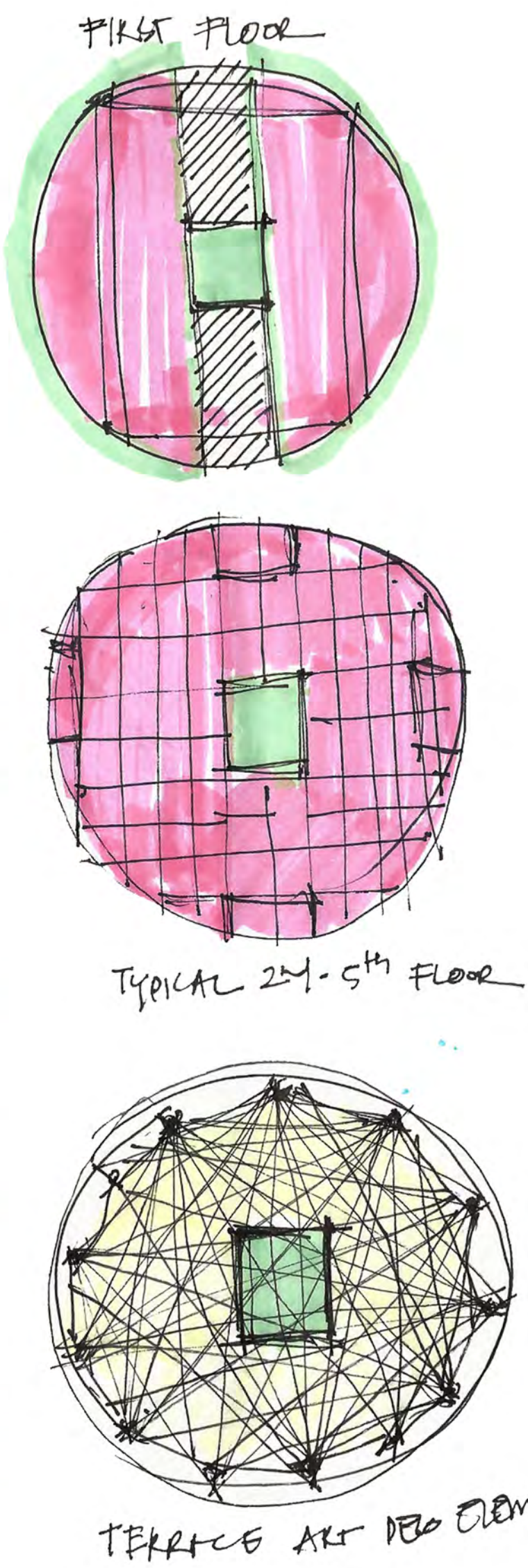
DESIGN OPTION 3

CONCEPTUAL DESIGN DEVELOPMENT



FINAL DESIGN OUTCOME

TURNKEY DESIGN COMPETITION



COMBINING TRADITIONAL STORAGE FACILITY WITH RECREATIONAL FACILITY BY UTILISING ART DECO FORMS AND DYNAMIC FORMS (OR) SHAPES.

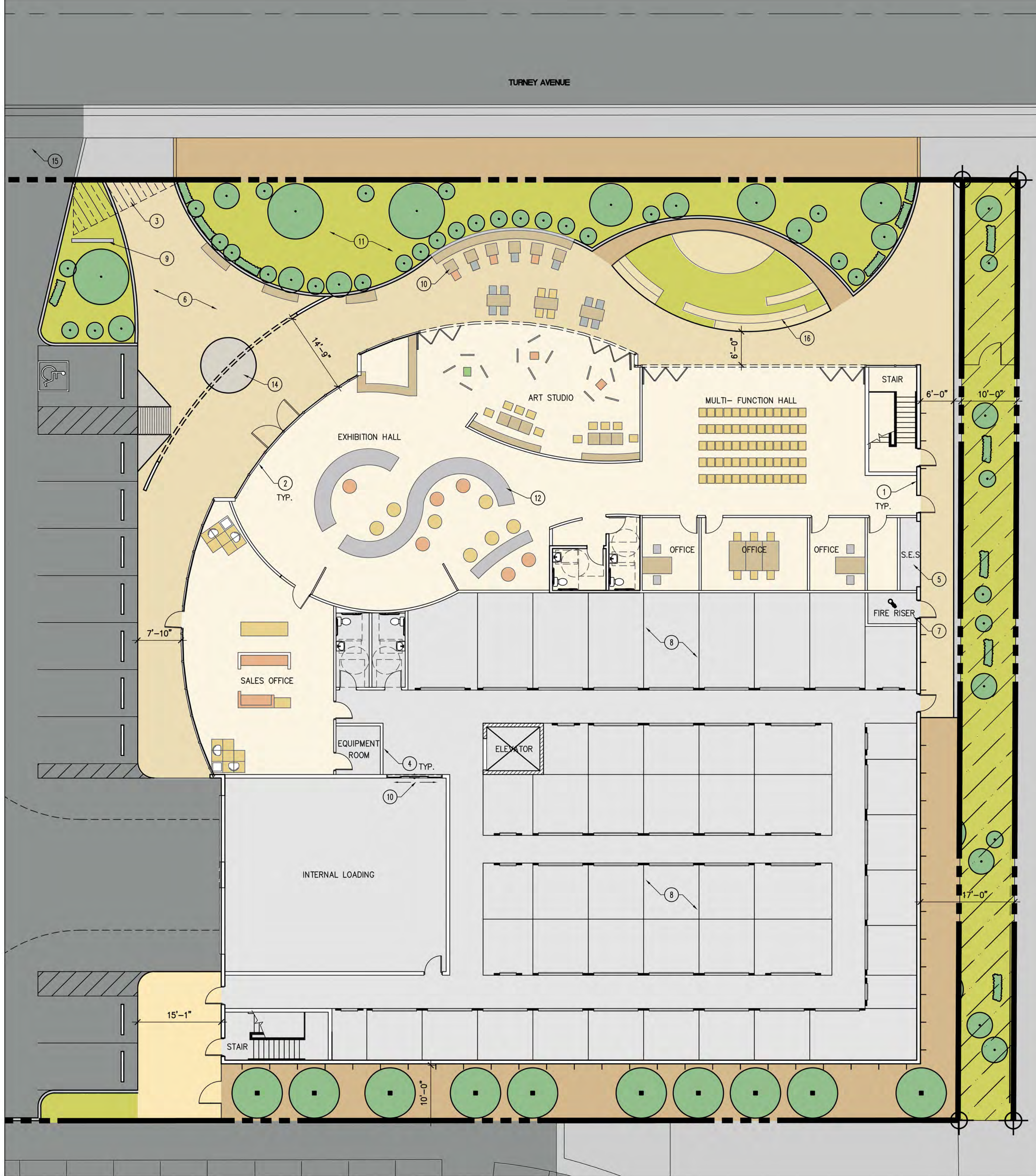
BUILDING CONCEPT

- How to make it more beautiful
- What the process is going to look like
  - This is a storage facility
- What do we do with the exterior and interior of the building
  - Was an old storage facility
  - 1950s feel on the building
  - Laundry, liquor. Feel 1950-1980s feel LA
  - Some retail on the first floor
- Something that she can support business with
- Something that keeps her involved with the building
  - Need for co-working spaces
  - Make it sexy
- Keep it weird and curved, we don't want a box.
  - Mixed use - any consideration
  - Do not use beige, brown shades
  - Use Neon as much as you can
- Signature Event - March 3rd - Melrose
  - Has zoning overlay - become familiar
- If possible include a screening Room - 40s on Sunday, Radio Channel - utilize the first floor
  - Parking they will take care to fight with the city as they require minimum parking
- Add murals in to community - historical depictions
  - Bike station
  - Forward thinking
  - No Bar
  - Address safety
- No competing with local business
  - Trees and greenery required
- Showing some kind of history or soul
  - Neon - Vintage sign
  - Pink liquor store - Look at it
  - Pattern on the arch
- Golden, earthy, Green shades, no brown or beige

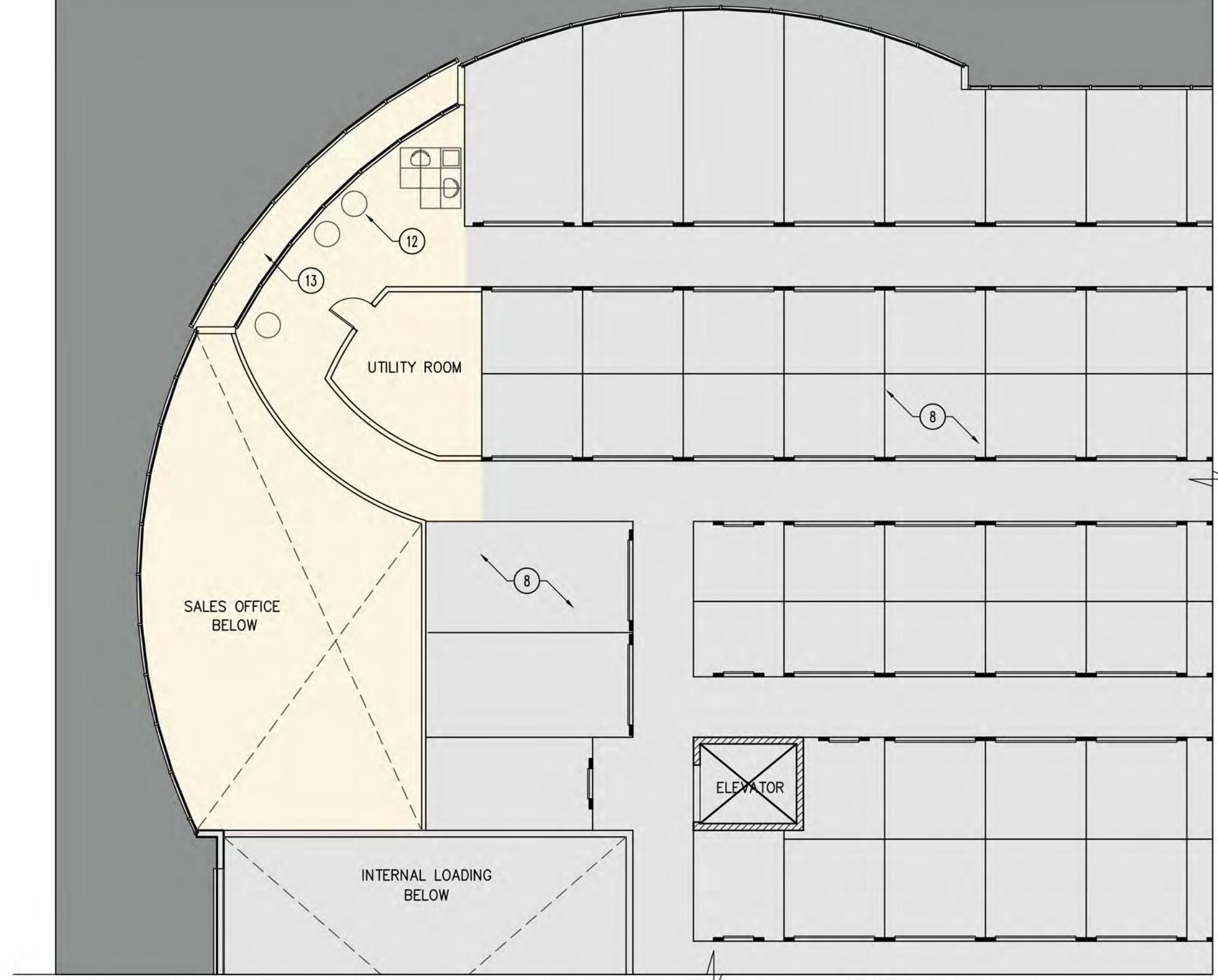


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CONCEPT AND DESIGN DEVELOPMENT



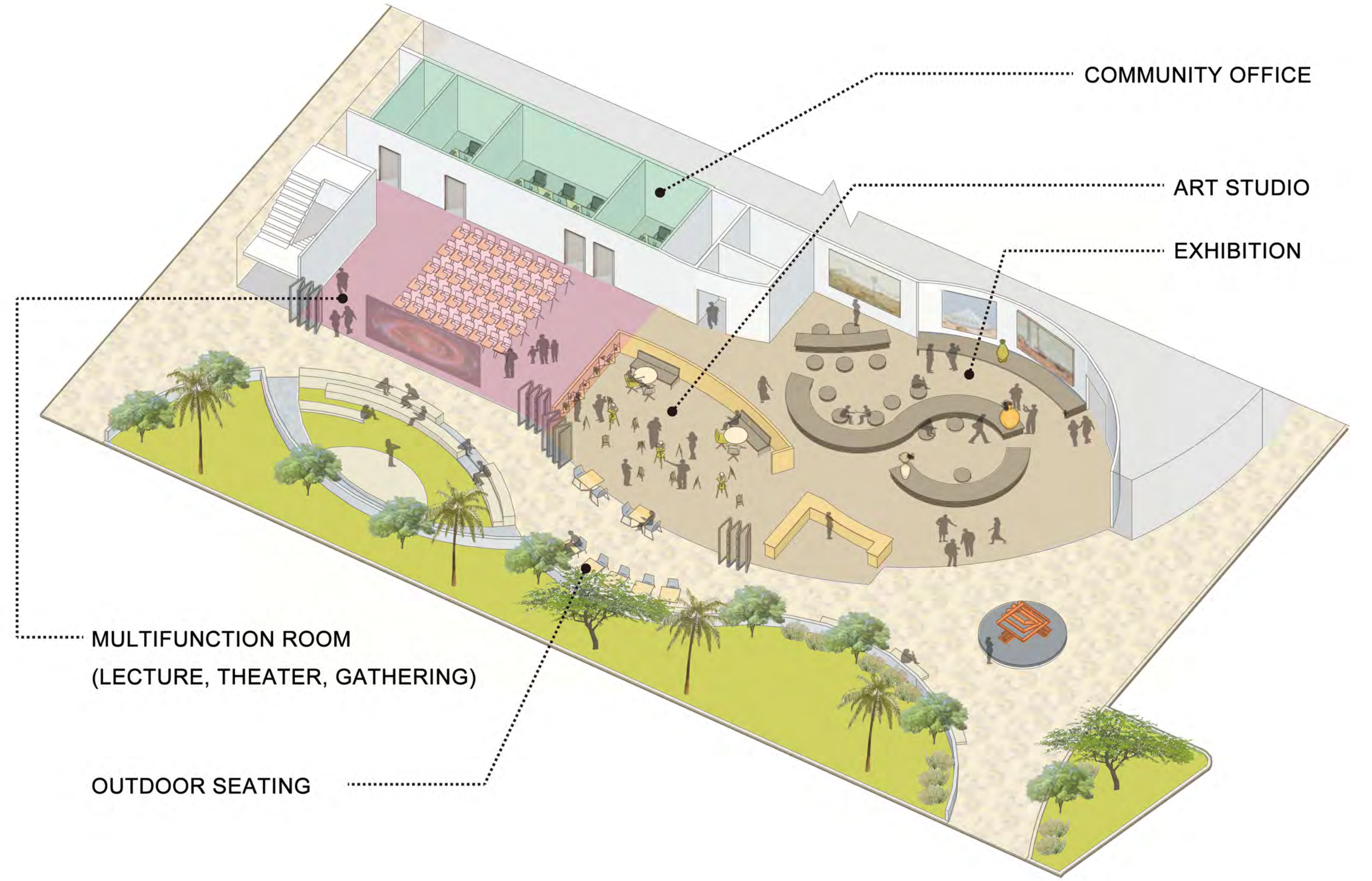
**FIRST FLOOR PLAN**  
SCALE: 3'-32"=1'-0"



**SECOND FLOOR PLAN - PARTIAL**  
SCALE: 3'-32"=1'-0"

- KEY NOTES:**
1. EXTERIOR METAL STUD WALL.
  2. ALUMINUM STOREFRONT SYSTEM, STOREFRONT GLASS TO BE INSULATED, UNTINTED, SEE EXTERIOR ELEVATIONS
  3. VISIBILITY TRIANGLE 20'X10'
  4. INTERIOR METAL STUD WALL - TAPE, TEXTURE, AND PAINT
  5. SERVICE ENTRANCE SECTION FULLY ENCLOSED AND FIRE RATE
  6. PLAZA
  7. FIRE RISER ROOM 5'X5'
  8. STORAGE UNITS
  9. MONUMENT SIGN
  10. DOOR BI-PARTING GLASS WITH MOTION SENSORS DOOR
  11. NEW LANDSCAPE. SEE SITE PLAN.
  12. FURNITURE BY OWNER
  13. RECESS ELEVATION
  14. ART STATUE
  15. EXISTING DRIVEWAY. SEE SITE PLAN.
  16. PATIO
  17. COMMUNITY CENTER

- PROJECT DATA:**
- SITE NET AREA: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.)
  - LANDSCAPE AREA: ±5719 S.F.
  - FIRST FLOOR AREA: ±16,269 S.F.
  - COMMUNITY CENTER AREA: ±5,344 S.F.
  - PLAZA AREA: ±4080 S.F.
  - PATIO AREA: ±490 S.F.



**ISOMETRIC DIAGRAM**



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# FLOOR PLANS AND SPACE ANALYSIS



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**INTERIOR VISUALIZATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



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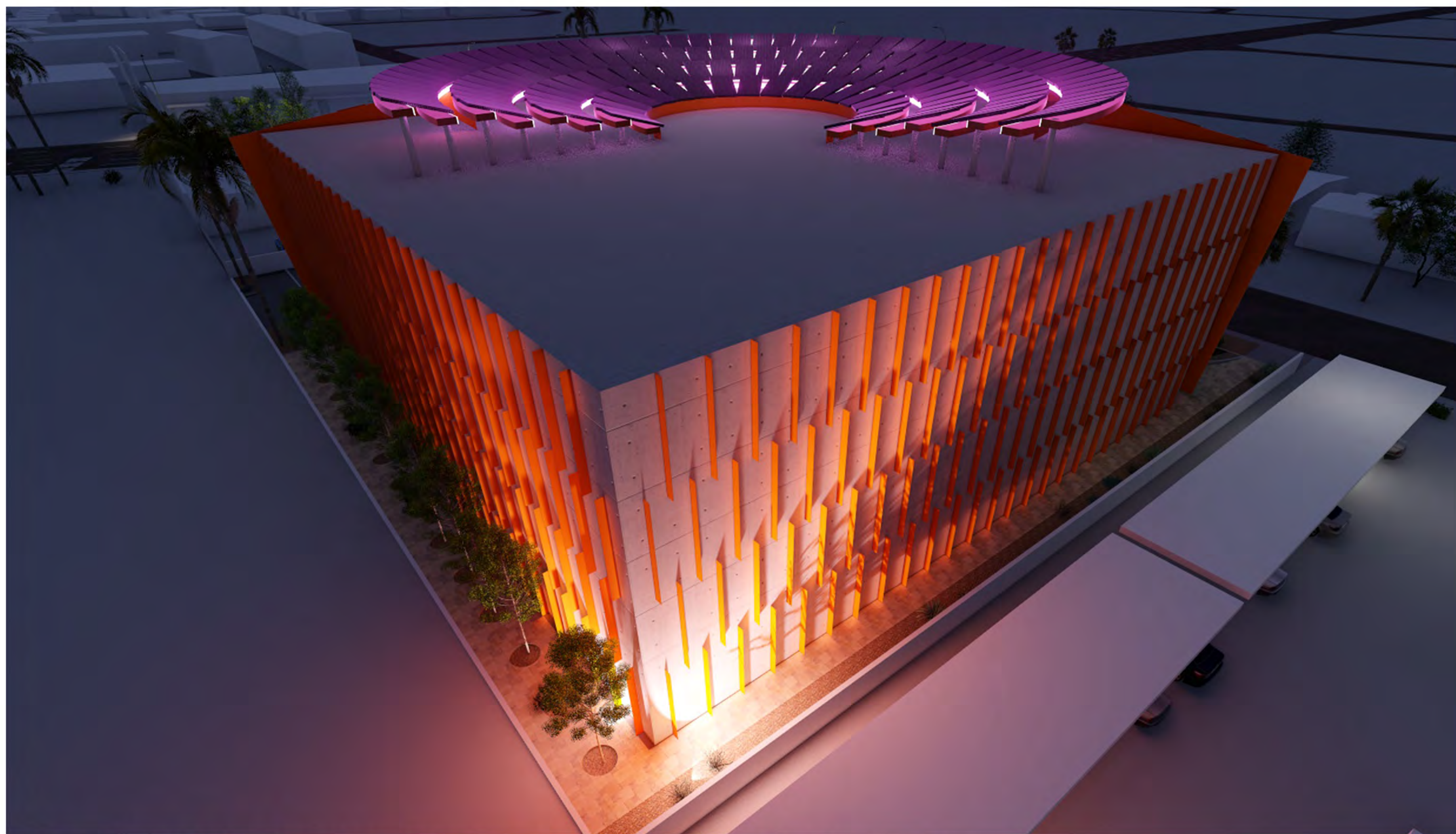
**BUILDING ELEVATIONS**



**NORTH EAST AERIAL VIEW**



**NORTH WEST MAIN ENTRANCE - NIGHT VIEW WITH NEON**



**SOUTH EAST AERIAL VIEW - NIGHT VIEW WITH NEON**



**SOUTH WEST AERIAL VIEW**



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**BUILDING VISUALIZATIONS AND FEATURES**