



December 3, 2019

City of Mesa  
Transportation & Development Department  
Planning Division  
55 N. Center St.  
Mesa, AZ 85201

Re: **Project Narrative**  
Rain Deck warehouse  
6751 S. Mountain Rd.  
Mesa, AZ

Rain Deck is a company that manufactures commercial, light-commercial and residential splash pad and splash park products for the aquatic recreational industry. The owners propose to develop a 2-acre site to house a pre-engineered metal building, where they will be conducting manufacturing, warehousing and supporting back-office functions.

The parcel is currently unsubdivided, and zoned "G-I". Therefore, after subdivision, the parcel and properties on all adjacent sides will also be "G-I". The Mesa General plan designates the site as an Employment Character area designed to provide a variety of employment opportunities such as manufacturing facilities, warehouses and business parks. This facility meets the intended Employment Character uses by providing employment in all (3) categories: light manufacturing, warehousing and business uses. The property is also a part of the Mesa Gateway Strategic Development Plan and meets the intended uses of light manufacturing and business operations.

The site measures approximately 165' x 529', with proposed access from Pecos Road via a new 30' wide driveway. There will be parking in the front (south) and to the rear (north) of the building, with loading areas to the east, and possibly an additional loading area on the north side, towards the west end. Refuse enclosures will be towards the northeast of the building. Above ground stormwater retention is proposed towards the north end of the property. This retention area will not overlap the existing 50' storm drainage easement that runs along the north property line.

The building will be a pre-engineering metal building with a footprint of 100'x225'. The main building entrance, leading to approximately 2,500 s.f. of administrative areas, is proposed on the south face, towards the west end of the building. Secondary administrative functions, approximately 500 s.f., will be accessed from the north side, towards the east end of the building. An interior mezzanine for storage functions will be constructed above the front office space, also measuring approx. 2,500 s.f.. The remainder of the building will be single story manufacturing, approx. 7,000 s.f., and warehouse, approx. 15,000 s.f., uses. 1st Floor 22,500 s.f. of which 3,000 s.f. administrative/office, 15,000 s.f. warehouse, 7,000 s.f. manufacturing. Mezzanine 2,500 s.f., all storage/warehouse. Total Building Area of both floors is 25,000 s.f.

Total 37 parking spaces provided as follows:  
Standard (9'x18' each): 36 spaces  
Van Accessible (11'x9' each, with 5' wide common access aisle): 2 spaces  
Compact (9'x16' each): 8 spaces  
Loading spaces: 6 or 7

**PROJECT INFORMATION**

**PROJECT DESCRIPTION**

THE PROJECT CONSISTS OF A 22,500 SF INDUSTRIAL WAREHOUSE BUILDING CONTAINING (1) 12,500 SF WAREHOUSE, 6,800 SF LIGHT MANUFACTURING AND A 3,400 SF OFFICE AREA WITH MEZZANINE AND FULL SITE IMPROVEMENTS.

SITE WORK INCLUDES ASPHALT PARKING, LANDSCAPING, STORM WATER RETENTION, SITE LIGHTING, REFUSE ENCLOSURE AND UTILITIES.

**PROJECT DATA**

ADDRESS: 6751 S. MOUNTAIN RD.  
APN: 304-34-929  
LOT AREA: 2.0 ACRES (87,121 SF)  
ZONE: GI  
PROPERTY USE: LIGHT INDUSTRIAL - WAREHOUSE  
NEW BUILDING AREA: 22,500 SF  
LOT COVERAGE: 26%  
SETBACKS: FRONT - 20', SIDE - 0', REAR - 0'

**PARKING DATA**

REQUIRED PARKING:  
WAREHOUSE: 12,500 SF X 1,900 = 14 STALLS  
MANUFACTURING: 6,800 SF X 1,600 = 11 STALLS  
OFFICE: 3,400 SF X 1,375 = 9 STALLS  
TOTAL PARKING REQUIRED: = 34 STALLS  
STANDARD PARKING PROVIDED: = 32 STALLS  
ADA PARKING PROVIDED: = 2 STALLS  
TOTAL PARKING PROVIDED: = 34 STALLS

**BUILDING DATA:**

CODES:  
2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2017 NATIONAL ELECTRICAL CODE/NFPA 70 W/ AMENDMENTS  
2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE W/ AMENDS.  
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDS.  
2018 INTERNATIONAL PLUMBING CODE W/ AMENDS.  
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDS.

OCCUPANCY GROUP: S1 - CARDBOARD & BOXES  
F1 - METALS  
B - OFFICE  
CONSTRUCTION TYPE: V-B  
SEPARATION: NO SEPARATION PER TABLE 508.4  
BUILDING HEIGHT: 23' 0"  
BUILDING AREA: 22,500 SF  
SPRINKLERED: YES  
FIRE ALARM: YES  
EMERGENCY LIGHTING: YES

**PROJECT CONTACTS:**

OWNER: RAIN DECK BRETT FERLUSON 7378 S. ATWOOD MESA, AZ 480-330-1577 Brett@raindeck.com  
ARCHITECT: MERCHANT DESIGN GROUP ANDREW MERCHANT 588 N. JACKSON ST. GILBERT, AZ 85233 480-459-6385 Andrew@merchantdesigngroup.com

ENGINEER: CRAIG BAKER P.O. BOX 28515 SCOTTSDALE, AZ 480-367-8442  
LANDSCAPE ARCHITECT: KILLIP LAND PLANNING TOM KILLIP 15098 N. HANA MAUI DR. PHOENIX, AZ 85022 602-955-3961 tomkillip@cox.net

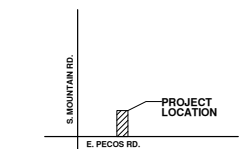


**Rain Deck**  
Warehouse & Site  
6751 S. MOUNTAIN RD.  
MESA, AZ

10/14/19	OWNER REVIEW
11/01/19	SITE IDR REVIEW
12/02/19	IDR REVIEW COMMENTS

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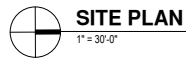
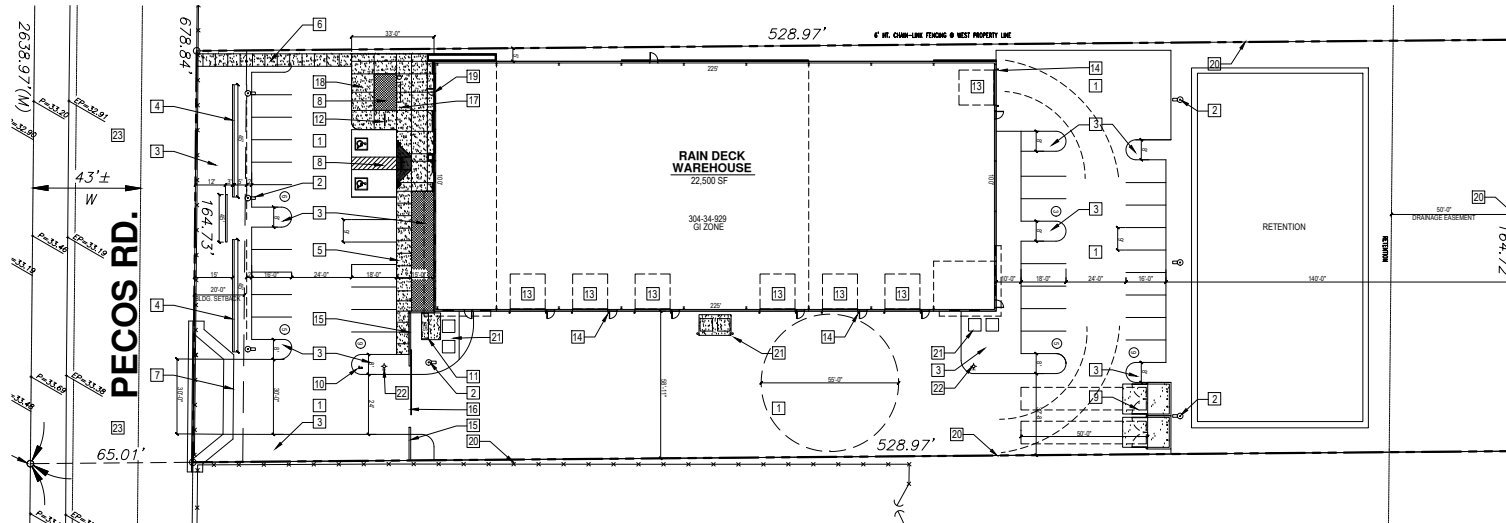
**LOCATION MAP**



PROJECT NO: mdg 19029  
DRAWN BY: EBM  
DESIGNED BY: ATM  
REVIEWED BY: ATM

**SITE PLAN**

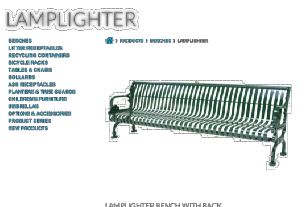
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**KEY NOTES**

- ASPHALT PAVING & STRIPED PARKING TO CITY STANDARD.
- SITE LIGHT POLE AND BASE
- LANDSCAPE PLANTER - SEE LANDSCAPE DWGS.
- 36" HIGH CMU SCREEN WALL.
- 6" CONCRETE CURB AND SIDEWALK
- CONCRETE ACCESSIBLE PEDESTRIAN SIDEWALK TO PUBLIC WAY
- NEW DRIVEWAY APPROACH, CURB AND APRON - SEE CIVIL DWGS.
- ACCESSIBLE PARKING STALLS W/ CONCRETE CURB RAMP & SIGNAGE.
- REFUSE ENCLOSURES PER CITY STANDARD.
- REMOTE FIRE DEPT. CONNECTION.
- ELECTRICAL SERVICE SECTION - LOCATION BY UTILITY CO.
- BIKE RACK PER CITY STANDARD DETAILS.
- PAINTED OH SECTIONAL DOOR AND TRACK
- (2) 6" CONCRETE FILLED PIPE BOLLARD PER O.H. DOOR - PAINT.
- 6" HIGH CMU SCREEN WALL
- 6" HIGH POWERED SLIDING METAL SECURITY GATE - FINISH TO MATCH BUILDING.
- BENCH & TRASH RECEPTACLE: KEYSTONE RIDGE LAMPLIGHTER L26 BENCH AND MIDTOWN MTS-38 RECEPTACLE.
- DECORATIVE CONCRETE PLAZA
- MAIN BUILDING ENTRANCE
- 6" SLATTED FENCE SCREENING
- GROUND MOUNTED HVAC UNITS
- FIRE HYDRANT, SEE CIVIL DWGS.
- FUTURE STREET IMPROVEMENTS BY CITY OF MESA.

Product lists for **KEYSTONE RIDGE** and **MERCHANT DESIGN GROUP** including categories like PRODUCTS, GALLERY, RESOURCES, and CUSTOMER SERVICE.



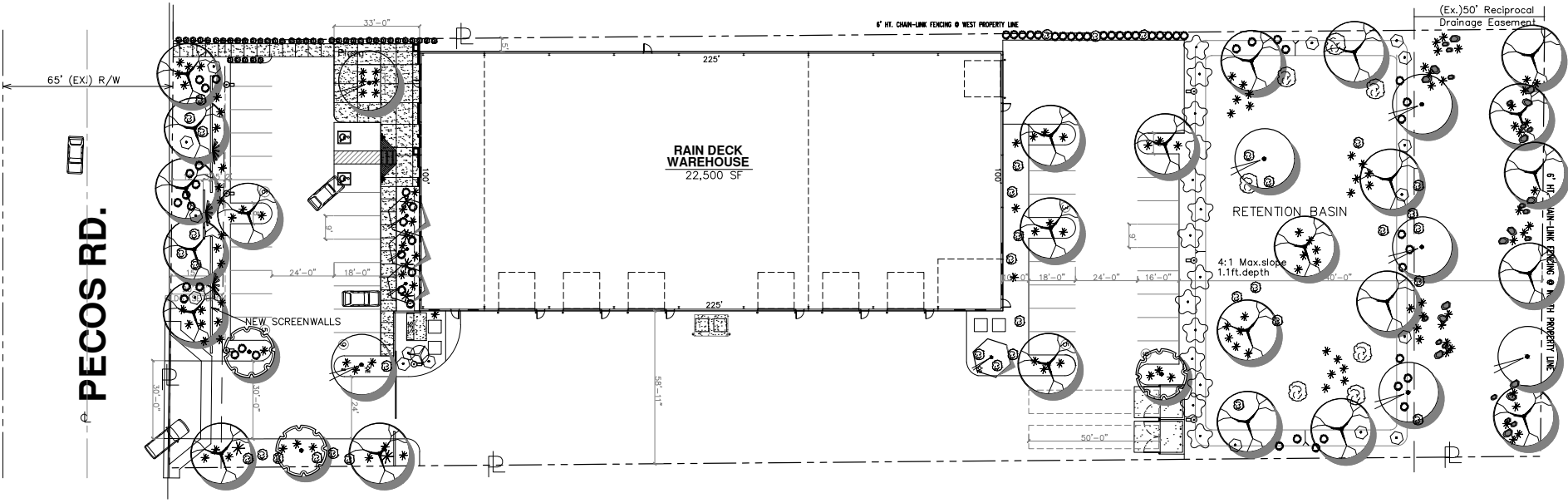
**1 BENCH**  
LAMPLIGHTER BENCH WITH BACK



**2 TRASH RECEPTACLE**  
MIDTOWN LITTER RECEPTACLE



**3 BIKE RACK**



CITY OF MESA: MINIMUM LANDSCAPE REQUIREMENTS  
 -Street Frontage: (1)Tree/(6)Shrubs per 25 Linear Feet  
 -Interior Areas: (1)Tree/(8)Shrubs per (8)Parking Spaces

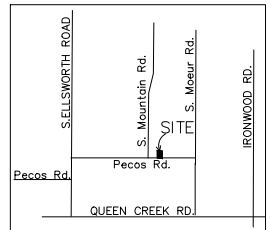
(STREETFRONT, PERIMETER, INTERIOR PKG.) (BUILDING FOUNDATION)  
 (Trees) 25% - 36" Bx. or larger. (Trees) 10% - 36" Bx. or larger.  
 (Shrubs) 50% - 24" Bx. or larger. (Shrubs) 90% - 24" Bx. or larger.  
 (Trees) 50% - 1 Gal. (DRAINAGE EASEMENT)  
 (Shrubs) 50% - 5 Gal. (Trees) 50% - 15G. or larger.  
 (Trees) 50% - 24" Bx. or larger.

**PLANT PALETTE**

TREE SIZE REQUIREMENTS: SEE PLAN

Sym.	Botanical/Common Name	Size	Remarks
	Acacia salicina/ willow acacia	24"-36" Bx.	Vertical/Skyline Tree
	Prosopis chilensis 'Phoenix' tm/ chilean mesquite Acacia smallii/ sweet acacia	15G-24" Bx.	Canopy Tree
	Chilopsis linearis/ desert willow	15G.-24" Bx.	Flowering Deciduous Tree
	Caesalpinia mexicana/ yellow bird	24" Bx.	Flowering Patio Tree
	Tecoma 'Orange Jubilee'	5g.	Large Screen shrub
	Chamaerops humilis/mediterranean fan palm	15g.	Multi-trunk
	Dasylirion longissimum/ mex. grass tree Hesperaloe funifera/ giant hesperaloe Bougainvillea 'Torch Glow'/bush bougainvillea	5g.	Medium-large Accent plant
	Ruellia peninsularis/ baja ruellia Encelia farinosa/ brittlebush Leucophyllum sp./ tex. sage Salvia sp. /	5g.	Medium-large flowering shrub
	Rosemarinus off./Rosemary Dalea sp. Callistemon 'Capt. Hook'/ dwarf bottlebrush	5g.	small-medium flowering shrub
	Muhlenbergia cap./Deer Grass Hesperaloe parviflora/ pink yucca Asclepias subulata/desert milkweed	5g.	small-medium Accent Plant
	Rosa banksia/ lady bank's rose Hardenbergia violacea/ Lilac Vine	5g.	Flowering Vine
	Gaura lindl./ 'white twirling butterflies' Acacia red.'Desert Carpet' tm/trailing acacia Dalea cap. 'Sierra Gold'/trailing yellow dalea	5 gal.	Flowering Groundcover
	Decomposed Granite(D.G.) 3/4" minus to 2" min. depth, color- 'Express Rose', or appvd. equal: Granite Express-Mesa,Az.		

24-36" DIAM. BOULDER (Placed in clusters or at random per final Civil G&D Plans (Wash drainage way velocity reducing treatment) within the Existing 50' Reciprocal Drainage Easement)



Vicinity Map

PRELIMINARY Landscape Plan

SCALE: 1"=20'-0"



**KILLIP LAND PLANNING, LLC**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 PLANNING  
 15049 N. HANA MESA DRIVE  
 PHOENIX, AZ 85022  
 (602) 955-3661

Exp: 9.30.20  
 email: kllip@killip.com  
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**Rain Deck**  
 6751 S. Mountain Road  
 Mesa, Az. 85212

PROJECT

OWNER: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF MERCHANT DESIGN GROUP AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PERMISSION OF THE ARCHITECT.

TEAM

SHEET	DATE	NO.	REVISION
	10.30.19		
	12.5.19		

P. R E L I M I N A R Y: For Review Only

PLP



**Rain Deck**  
Warehouse & Site  
6751 S. MOUNTAIN RD.  
MESA, AZ

10/14/19 OWNER REVIEW  
11/01/19 SITE/DR REVIEW  
12/02/19 DR REVIEW COMMENTS

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PROJECT NO: mdg 19020  
DRAWN BY: EMM  
DESIGNED BY: ATM  
REVIEWED BY: ATM

**ELEVATIONS**

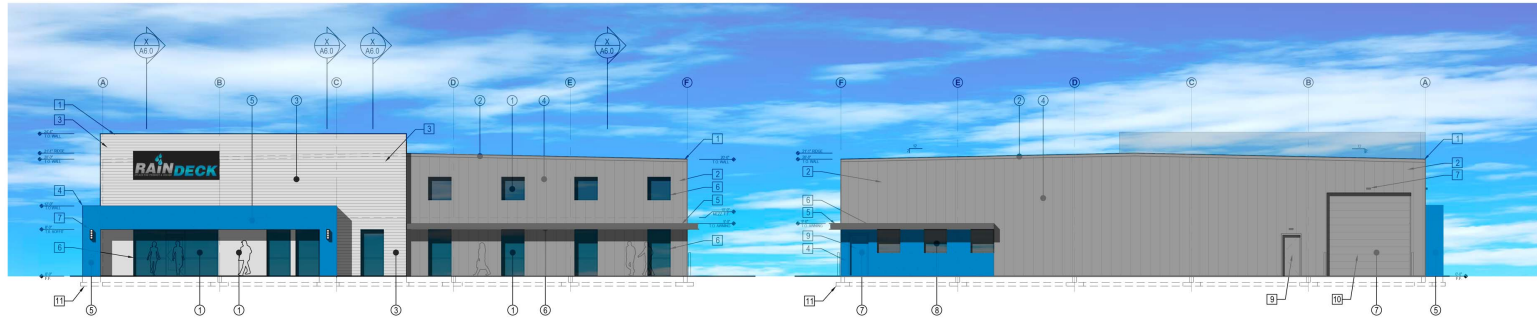
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**ELEVATION NOTES**

- 1] PREFINISHED METAL COPING.
- 2] VERTICAL MTL. PANELS OVER MTL. GIRT FRAMING.
- 3] HORIZONTAL CORRUGATED MTL. PANELS OVER WALL SHEATHING ON MTL. STUDS.
- 4] PAINTED STUCCO SYSTEM OVER WALL SHEATHING ON MTL. STUDS.
- 5] 12" PAINTED MTL. AWNING - OPEN TO ABOVE.
- 6] ALUM. STOREFRONT SYSTEM W/ 1" INSULATED GLAZING W/ CLEAR ANODIZED FINISH. SEE ELEVATIONS FOR GLAZING COLOR.
- 7] LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- 8] 6" CONC. FILLED PIPE BOLLARD - PAINT
- 9] METAL DOOR & FRAME - PAINT TO MATCH WALL PANEL.
- 10] OVERHEAD METAL DOOR & TRACK - PAINT TO MATCH WALL PANEL.
- 11] CONCRETE FOOTING - SEE STRUCTURAL DWGS.

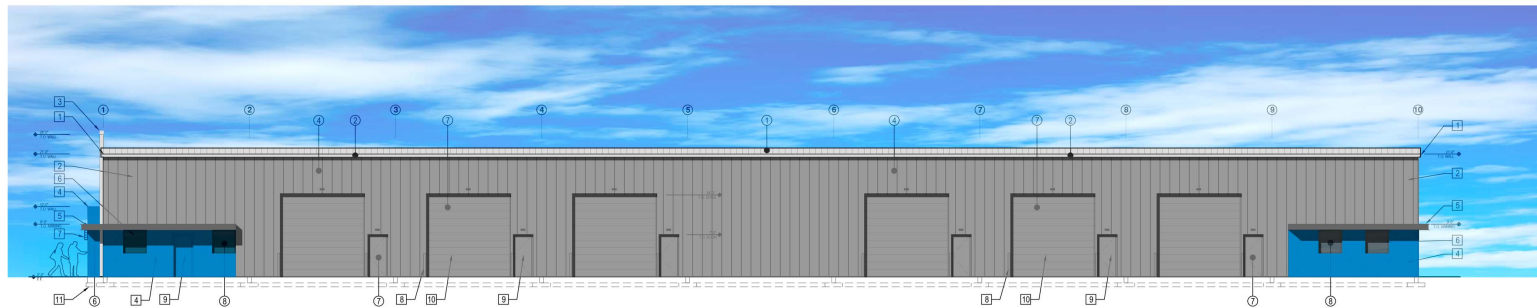
**MATERIALS**

- 1] PREFINISHED METAL ROOFING - MBCI 'PBR' PANEL, 'SOLAR WHITE'
- 2] PREFINISHED METAL GUTTER - MBCI 'AVP' PANEL, 'ASH GREY'
- 3] PREFINISHED METAL SIDING - MBCI 'PBR' PANEL, 'SOLAR WHITE'
- 4] PREFINISHED METAL SIDING - MBCI 'AVP' PANEL, 'ASH GREY'
- 5] PAINTED STUCCO - SHERWIN WILLIAMS #600 'DANUBE'
- 6] PAINTED METAL AWNING - SHERWIN WILLIAMS #704 'PEPPERCORN'
- 7] PAINTED METAL DOOR - SHERWIN WILLIAMS #706 'ARCOS'
- 8] TINTED GLAZING IN 'DARK BRONZE' ANODIZED ALUMINUM FRAME.

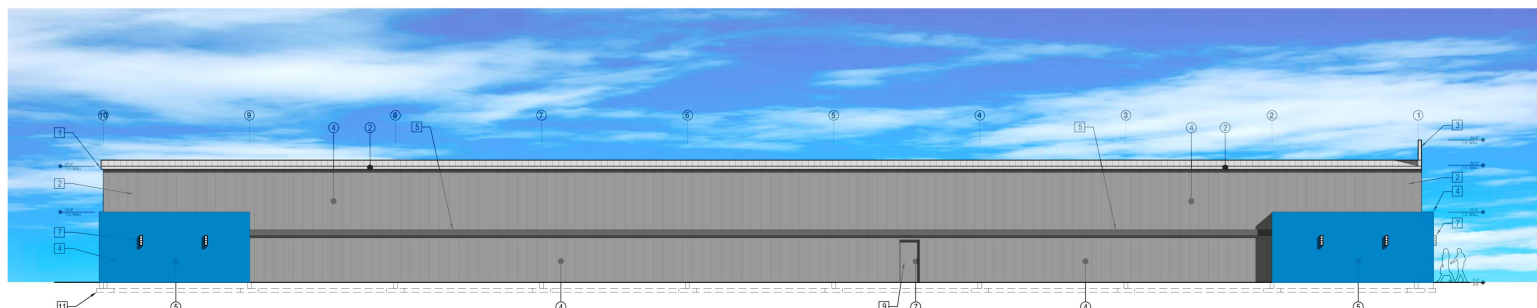


**1 SOUTH ELEVATION**  
3/32" = 1'-0"

**2 NORTH ELEVATION**  
3/32" = 1'-0"



**3 EAST ELEVATION**  
3/32" = 1'-0"



**4 WEST ELEVATION**  
3/32" = 1'-0"

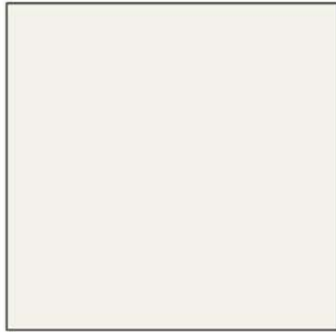












1 MBCI METAL PANEL  
PBR 'SOLAR WHITE'



2 MBCI METAL PANEL  
AVP 'ASH GREY'



3 MBCI METAL PANEL  
PBD 'SOLAR WHITE'



4 MBCI METAL PANEL  
AVP 'ASH GREY'



5 SHERWIN WILLIAMS #6803  
'DANUBE'



6 SHERWIN WILLIAMS #7674  
'PEPPERCORN'



7 SHERWIN WILLIAMS #7065  
'ARGOS'