

drb narrative

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FINN architects, llc

Name: Let's Play Music **Location:** 2601 E. Brown Road, Mesa, AZ 85213

Project overview: This request is for Design Review Board approval for the exterior facade addition to the street elevation/street presentation of the existing building with (2) new gable features and new paint colors.

Site circulation and access is served by two existing drives to remain. The existing site lighting is to remain with the exception of new wall paks at the new gabled areas.

This project will support for the growth of this local, Mesa based business since 1998.

This requires Design Review Board approval per Section 11-71-2(A)(5)(b) of the MZO.

5. Modifications to existing commercial or industrial projects having frontage on an arterial street or that are part of an existing or planned development having frontage on an arterial street that involve:

b. The predominant primary architectural features or materials of existing buildings, such as change to horizontal or vertical elements of exterior walls, building trim, roof shape or composition, detailing, building height or roof line, and parapets. Such review is limited to the specific architectural building features proposed for modification.

The specific architectural features are the (2) new gable features, (1) to serve at the main entry and secondary building access/entry point.

Alternative compliance request per 1-6-3 b. 7 – the existing East, South and West Elevations are existing to remain with existing materials, new paint only, see attached photo exhibit.

Zoning: OC – Office Commercial (no change to zoning)

APN #140-07-003D Lot Size: +/-45,546 S.F. net (+/-1.04 acres net)

Existing Building: +/-9,427 S.F. building to remain.

Building additional materials: Base stucco: 'Carrara' DET649 – Dunn Edwards | Shipap to match existing | 'Highpoint Gray' – James Hardie(Dunn Edwards match) | The new storefront is clear anodized with 1" insulated glazing – Dark Bronze anodized. The included color board depicts the finishes proposed at area of work.

Proposed use: Office/Professional services. Let's Play Music provides curriculum and music education products for private music teachers to use in their studios. Let's Play Music is locally based in Mesa, Arizona and started has been a part of the community in Mesa since 1998.

The staff provides customer service to their 350 teachers and 11,000 students nationally, ships products to customers, and plans events to train and support teachers. We also publish, source, and sell children's rhythm instruments, books, teaching tools, and sheet music. We have a customer app that delivers our albums for our curriculum, manages teacher rosters, and provides digital instruments to play. Our website, YouTube channel, Instagram, Blog, Pinterest, and Facebook pages educates parents and teachers in using music to teach children.

Site Development: Limited to hardscape and landscape within the area of new facade work only, all other improvements are existing to remain. The site is served by (35) existing parking spaces.

Landscaping: Landscaping is being added to enhance the new facade area. All other landscaping is existing to remain.

Respectfully submitted by:


Steven Nevala, Principal
FINN architects, llc

