



NORD Boxing Gym Facility Rehabilitation

2332 LAFITTE AVE.
NEW ORLEANS, LA 70119



Vicinity Aerial Map



Existing warehouse building facade looking south-east along Lafitte Ave.



Existing warehouse building facade looking north-west along Lafitte Ave.



Existing warehouse building interior view looking east.



Existing warehouse building interior view looking south.

Images - Building Existing Conditions



View facing north-west of existing industrial warehouses along Lafitte Ave.



View facing south-east of existing industrial warehouses along Lafitte Ave.

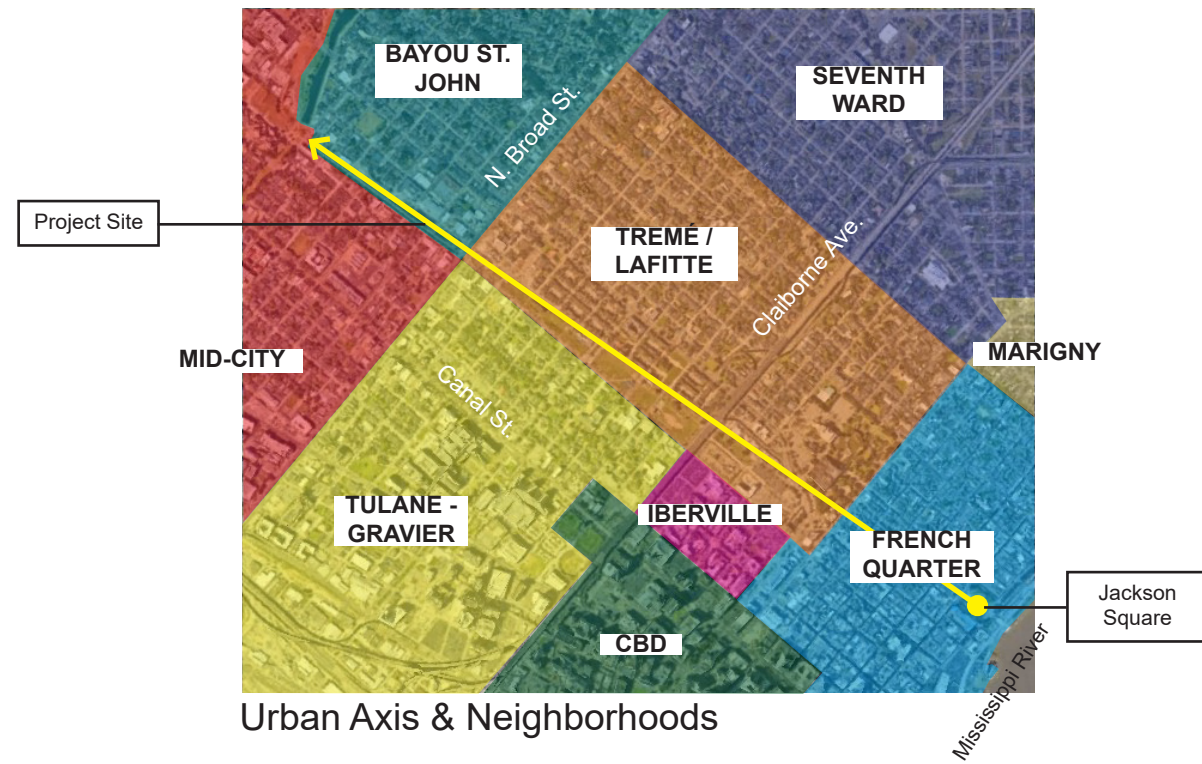


View facing south-east of existing Lafitte Greenway bike/pedestrian trail and bioswale.

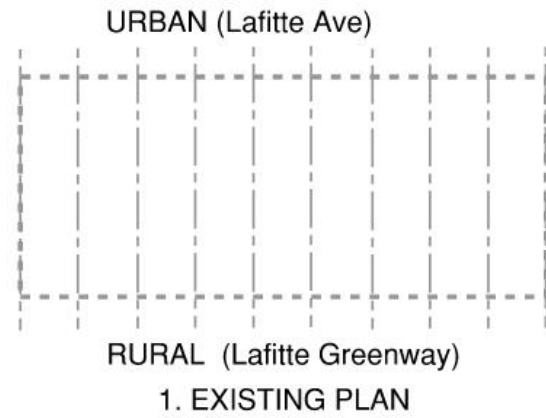


View facing north-west of existing Lafitte Greenway bike/pedestrian trail and bioswale.

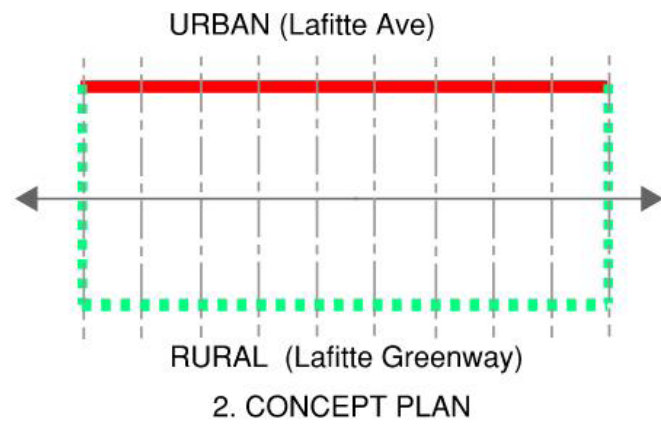
Images - Existing Site Context



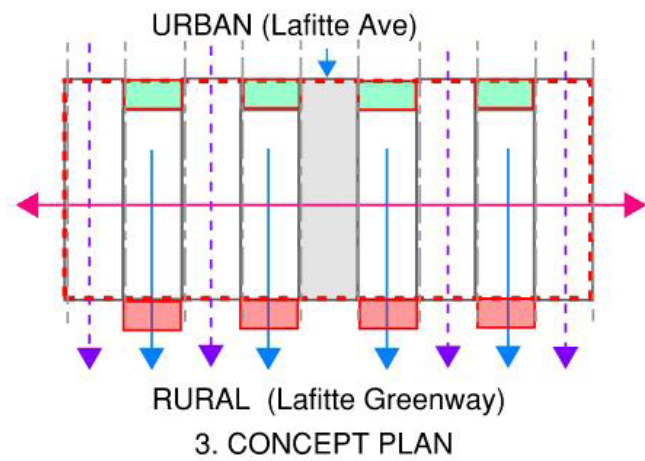
Site Study Diagrams



LEGEND:
 - - - COLUMN LINE



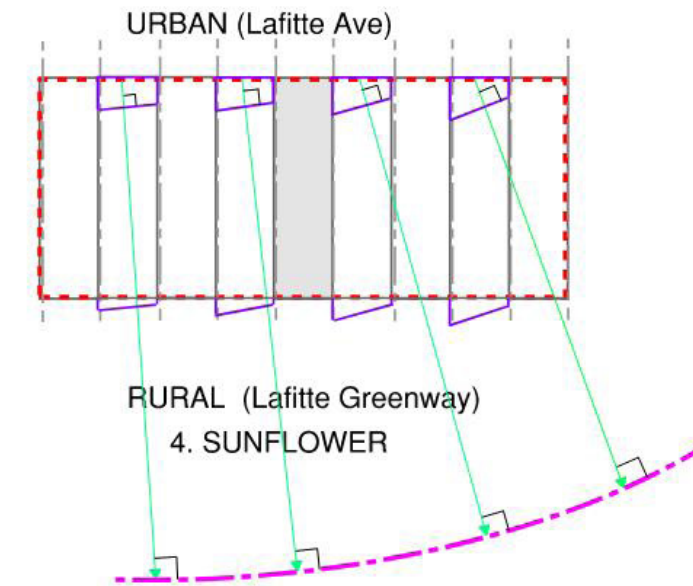
LEGEND:
 ■ BARRIER
 - - - OPEN
 → AXIS
 - - - COLUMN LINE



LEGEND:
 → PHYSICAL ACCESS
 - - - VISUAL ACCESS
 → PHYSICAL/ VISUAL ACCESS
 ■ LANDSCAPE (METAPHOR FOR GREENWAY)
 ■ CANOPY
 - - - EXISTING BLDG PERIMETER
 - - - COLUMN LINE



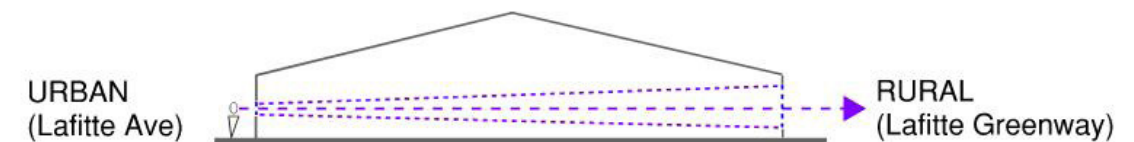
CONCEPT IDEA/ IMAGE



LEGEND:
 → ALIGNMENT W/ SUN PATH
 □ WALL/ CANOPY ROTATION
 - - - EXISTING BLDG PERIMETER
 - - - COLUMN LINE
 - - - SUN PATH

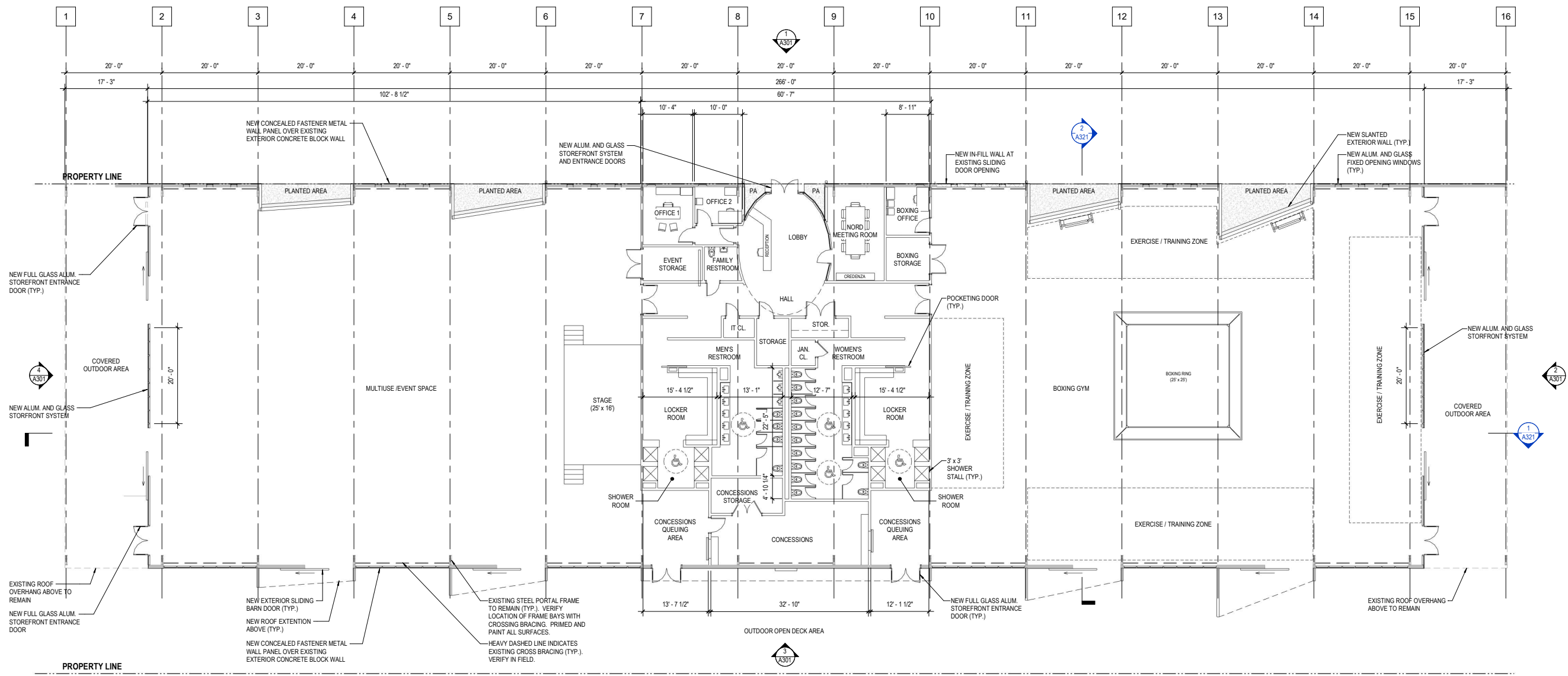


5. CONCEPT SECTION THRU PHYSICAL ACCESS



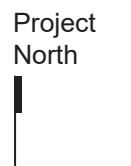
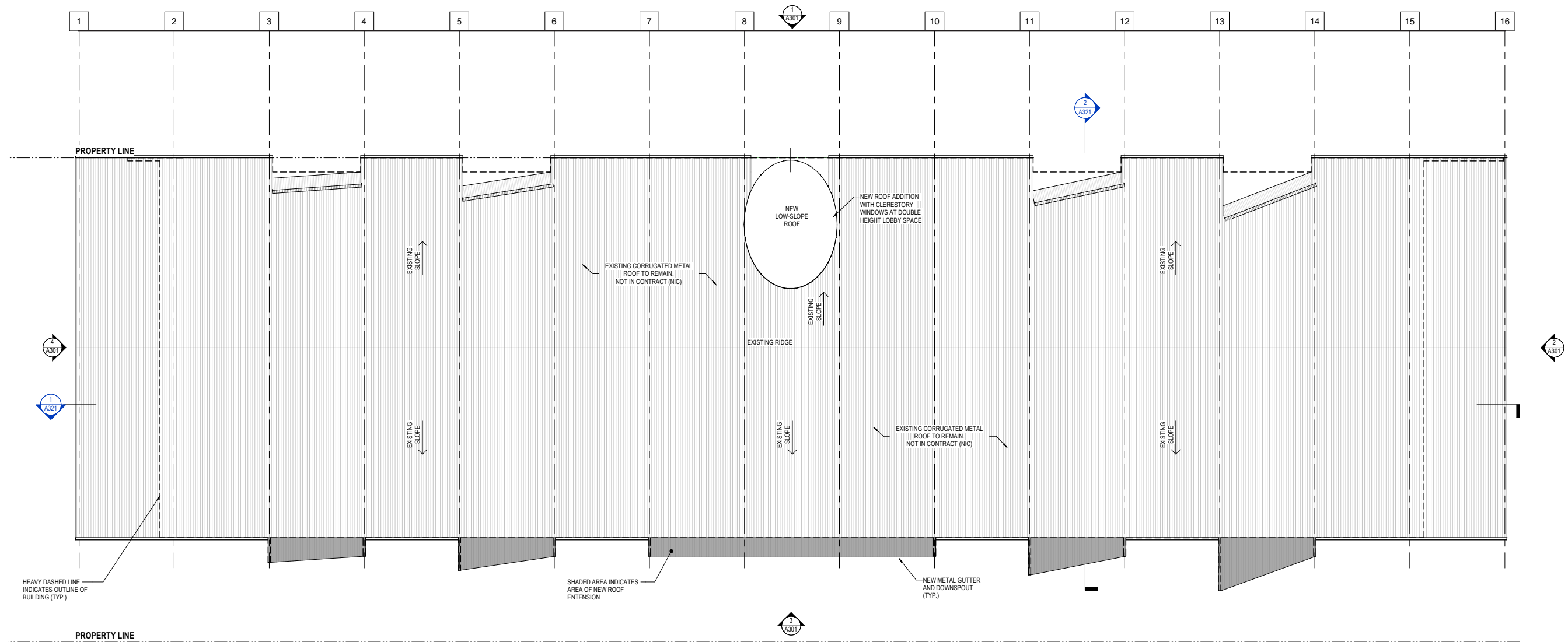
6. CONCEPT SECTION THRU VISUAL ACCESS

Design Concept Diagrams

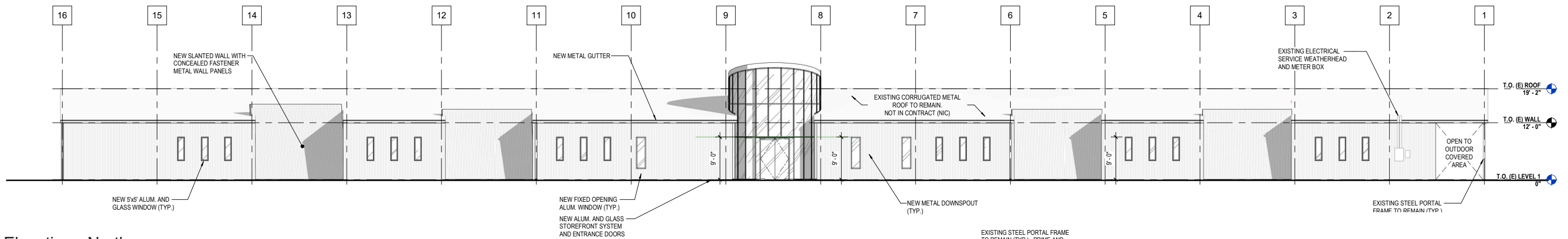


Project
North

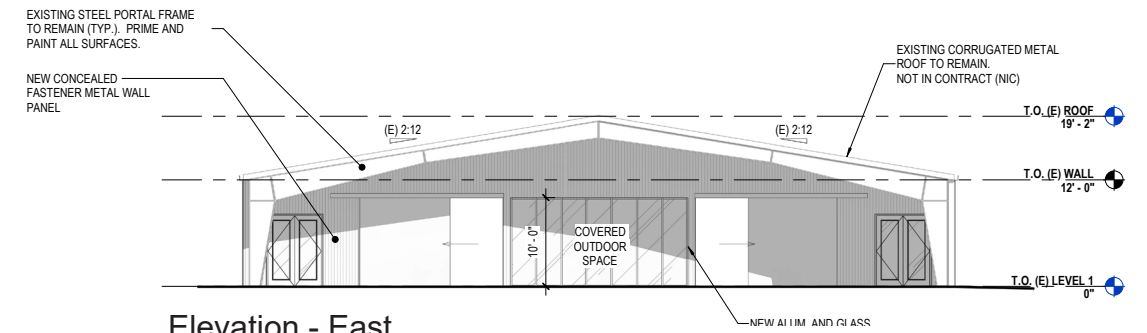
Proposed Floor Plan



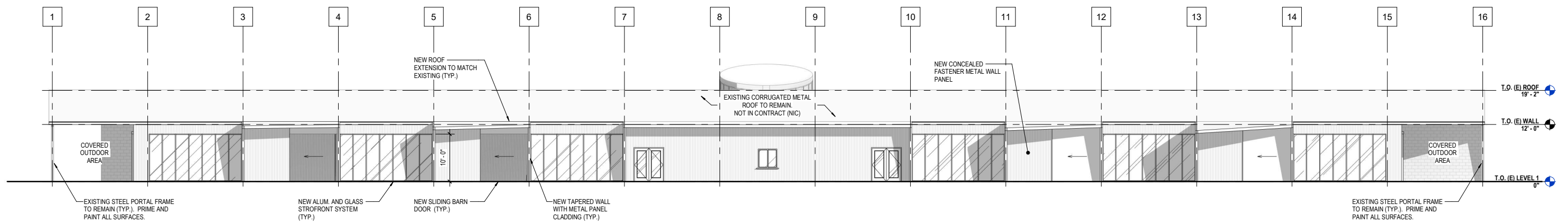
Proposed Roof Plan



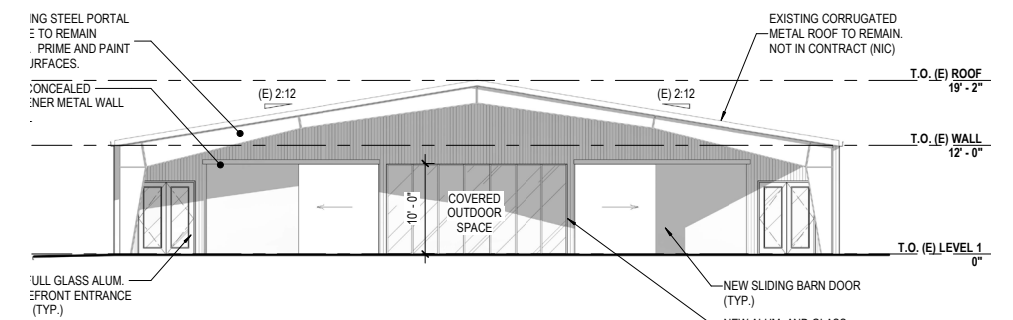
Elevation - North



Elevation - East



Elevation - South



Elevation - West

Proposed Elevations



Rendered exterior view looking from Lafitte Ave. towards N. Dupre St.



Rendered exterior view looking from Lafitte Ave. towards N. White St.



Rendered exterior view of tapered walls and planted areas on Lafitte Ave. side

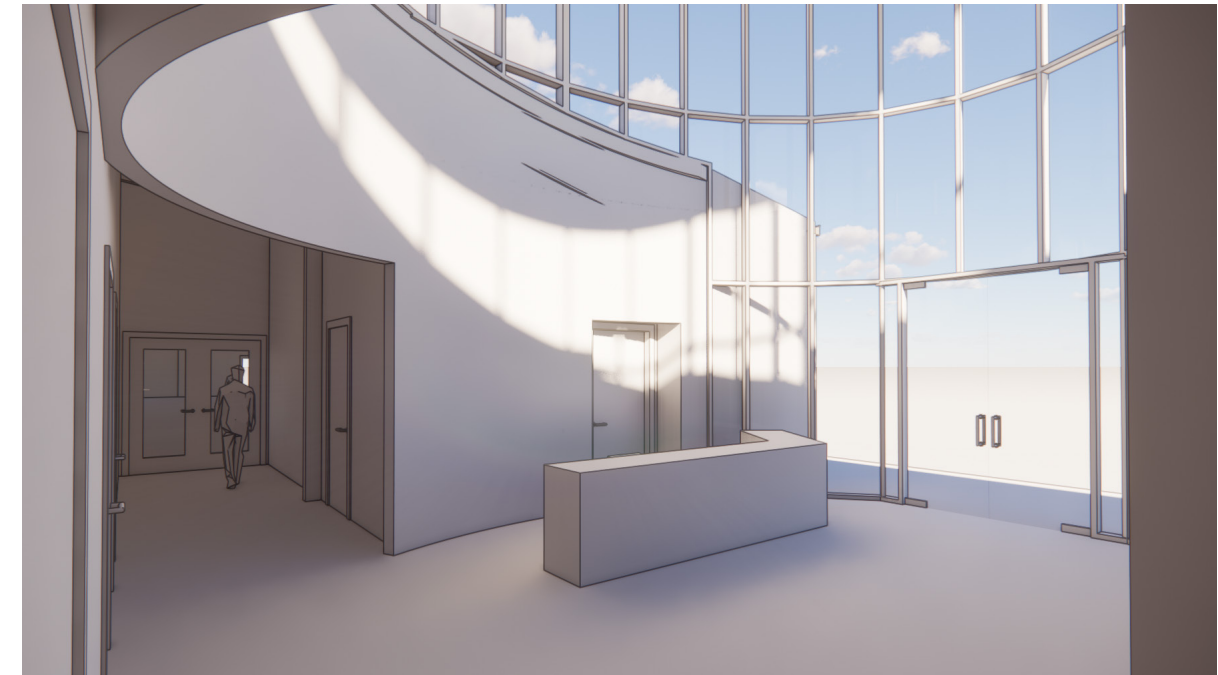


Rendered exterior view of main entry from Lafitte Ave.

Rendered Views



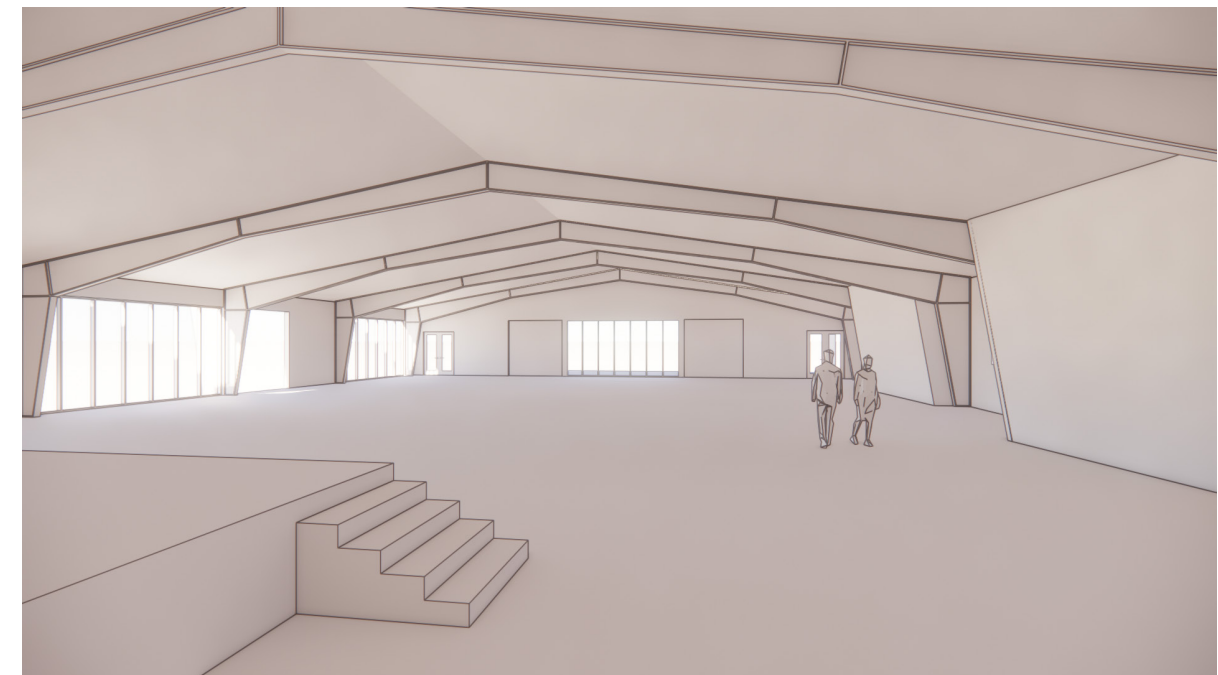
Rendered interior view of entry lobby and cooridor looking towards boxing gym



Rendered interior view of entry lobby and corridor looking towards event space.

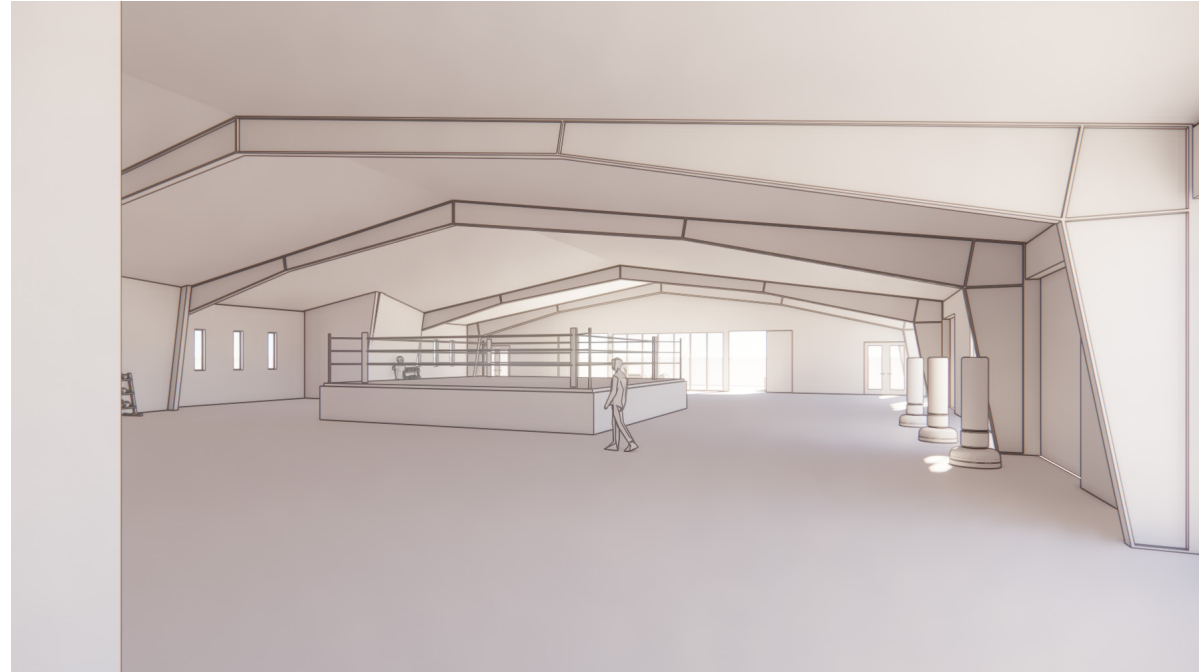


Rendered interior view of event space looking towards N. White St.

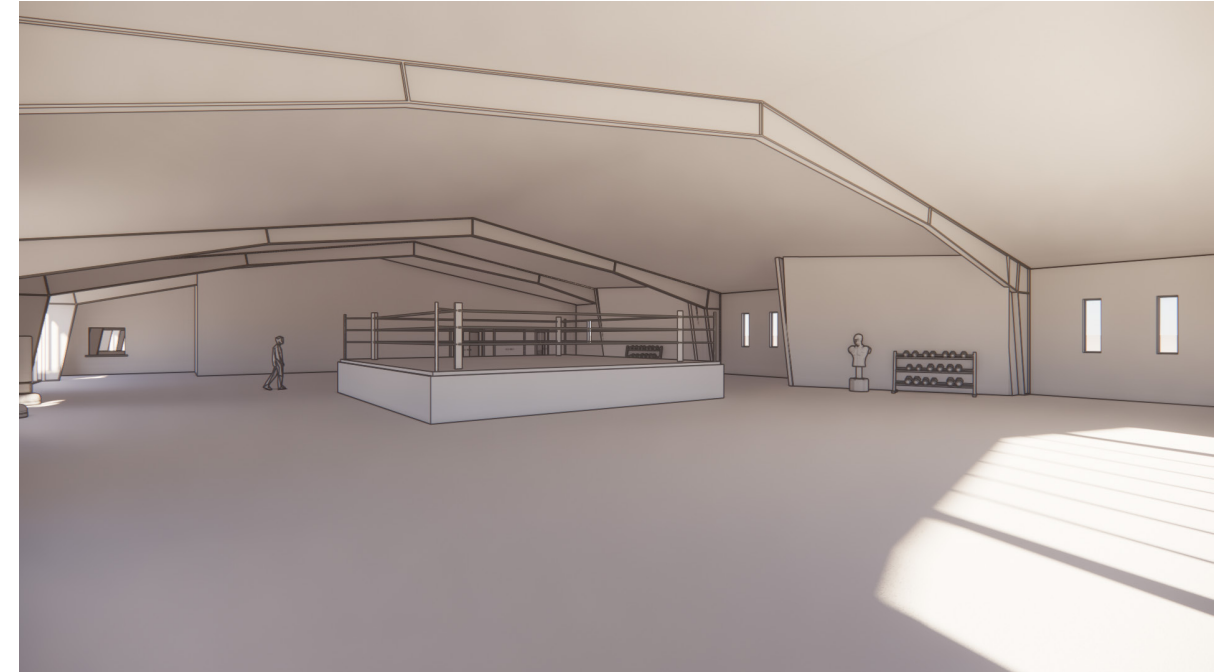


Rendered interior view of event space looking towards N. DupreSt.

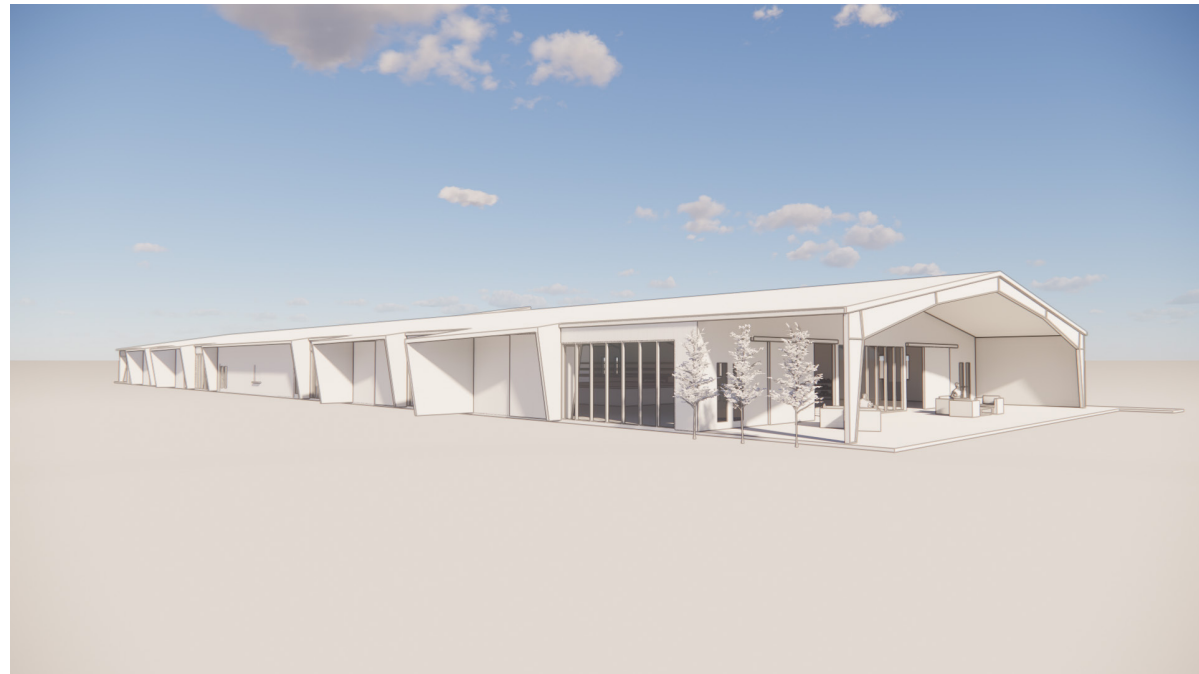
Rendered Views



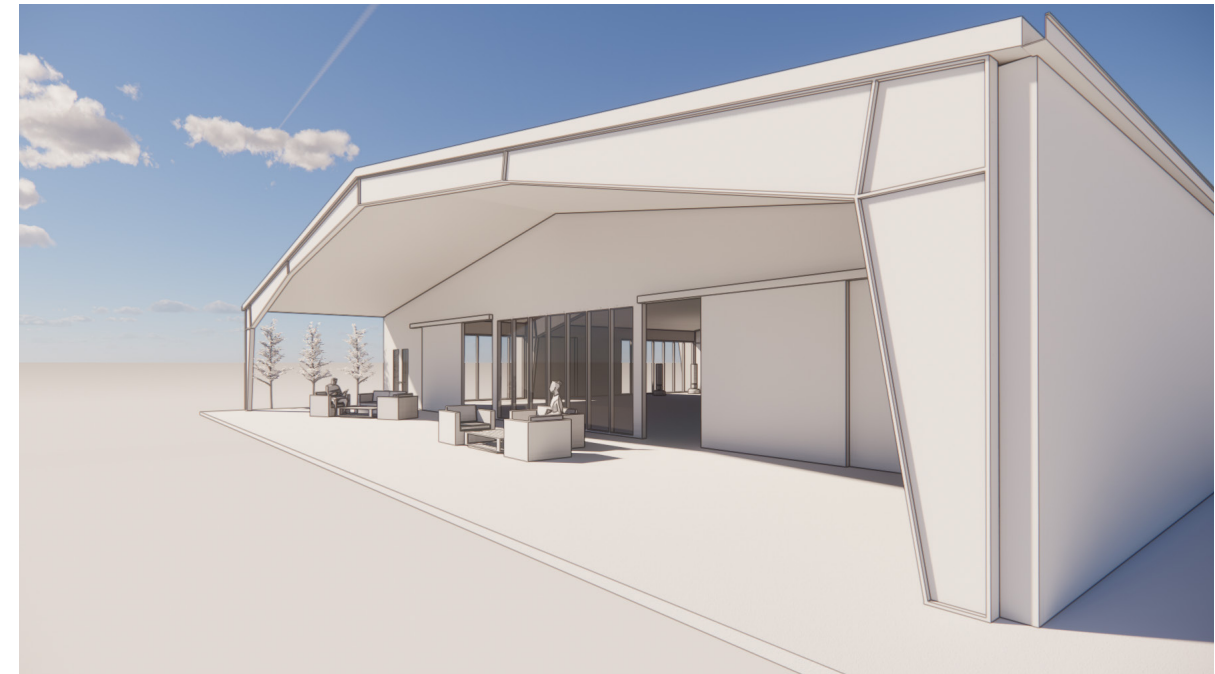
Rendered interior view of boxing gym looking towards N. White St.



Rendered interior view of boxing gym looking towards N. DupreSt.



Rendered exterior view looking from Lafitte Greenway towards N. Dupre St.

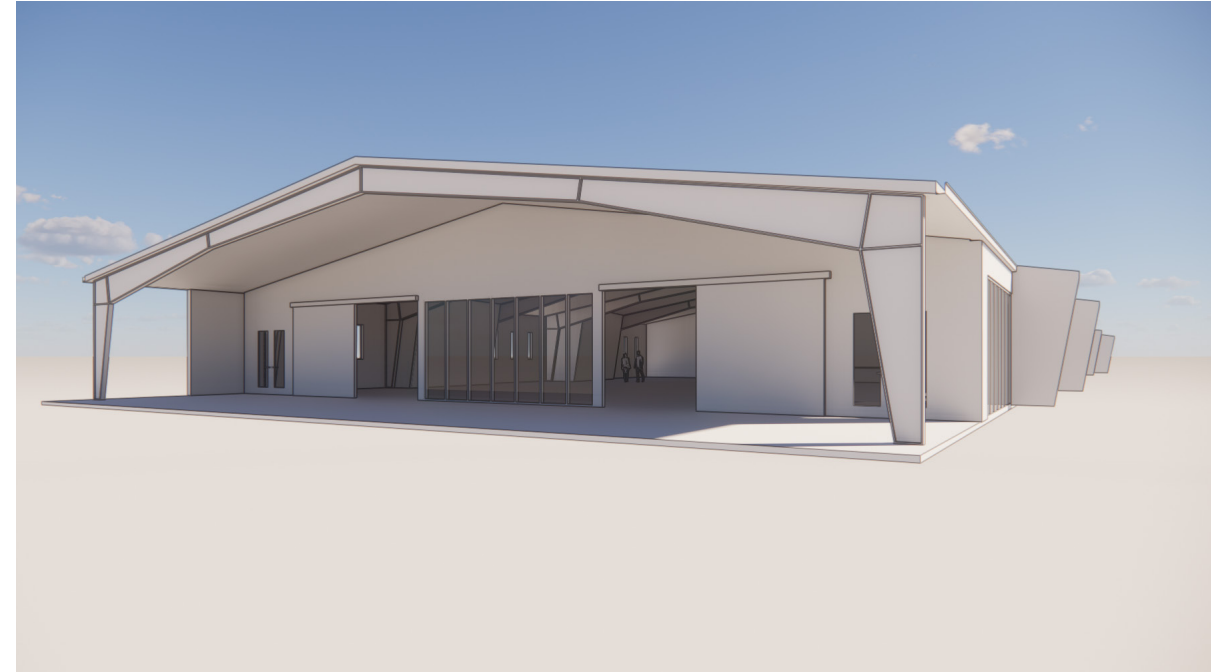


Rendered exterior patio view from Lafitte Ave. side looking towards N. Dupre St.

Rendered Views



Rendered exterior view from Lafitte Greenway looking towards N.White St.



Rendered exterior patio view from Lafitte Greenway side looking towards N. White St.

Rendered Views

Mathes Brierre
ARCHITECTS



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal

Property Location 2332 Lafitte Avenue, N.O., LA 70119

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Mathes Brierre Architects - Tony Alfortish

Applicant Address 201 St. Charles Avenue, Suite 4100

City New Orleans State LA Zip 70170

Applicant Contact Number 504-586-9030 ext 377 Email talfortish@mathesbrierre.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name City of New Orleans - Miguel Viteri

Property Owner Address 1300 Perdido St.

City New Orleans State LA Zip 70112

Property Owner Contact Number 504-658-4000 Email jmiviteri@nola.gov

PROJECT DESCRIPTION

Renovation of the existing sign and signal shop into a new boxing gym w/ multi-use/ event space.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use unoccupied Proposed Use Boxing Gym/ Multi-use-event space

Square Number 362 Lot Number /048 Permeable Open Space (sf) _____

New Development? Yes No Addition? Yes No Tenant Width _____

Existing Structure(s)? Yes No Renovations? Yes No Building Width _____

Change in Use? Yes No Existing Signs? Yes No Lot Width (sf) _____

New Sign(s)? Yes No Lot Area (sf) 81,581 SF Building Area (sf) 20,988 SF



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan. Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

FEES

Compliant Plan	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000