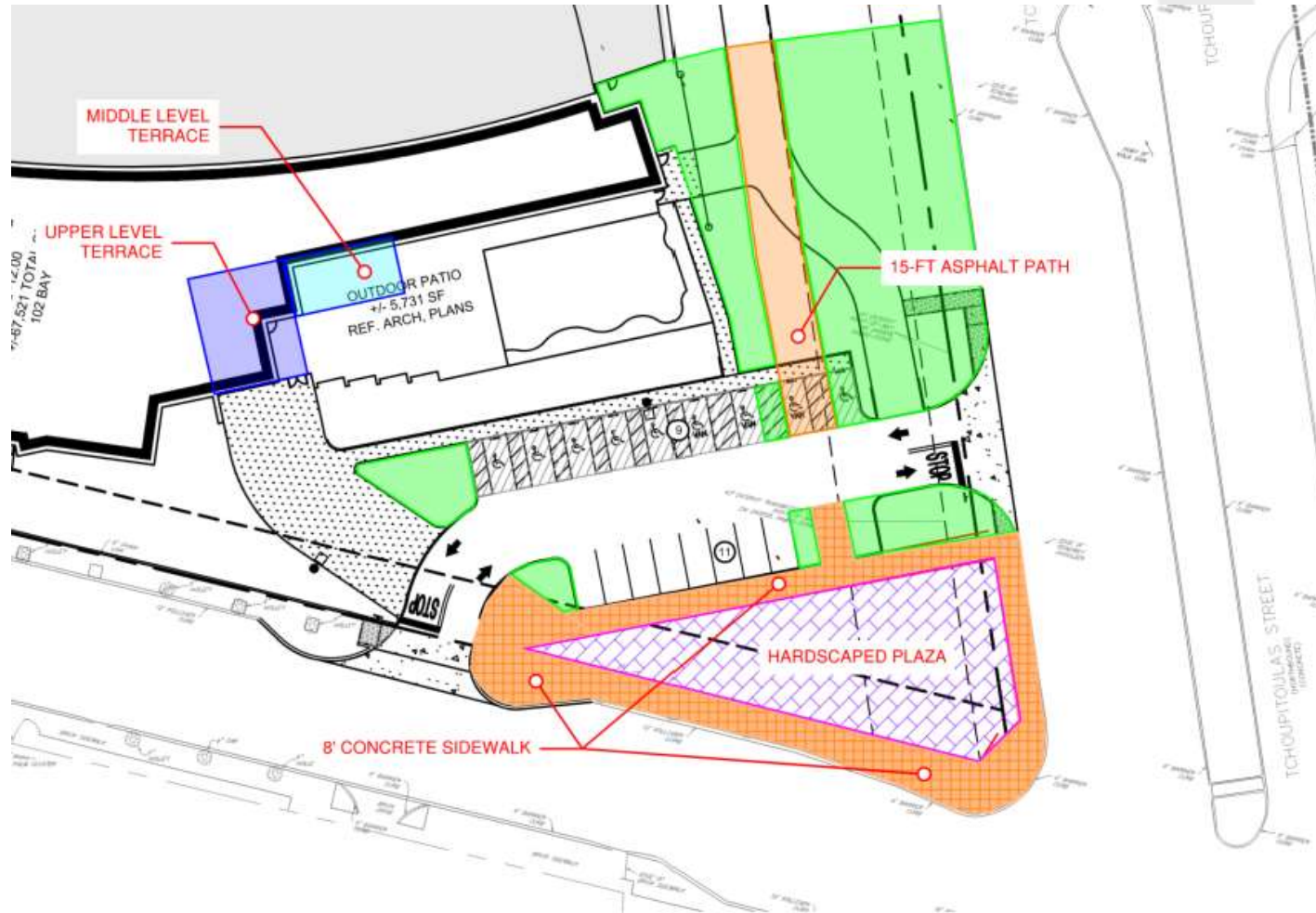




TOPGOLF NEW ORLEANS



# ACTIVATION OF TCH STREET FRONTAGE



- SMALL PLAZA AT CORNER OF TCH AND EUTERPE
- OUTDOOR PATIO AND TERRACES FACING TCH



# ACTIVATION OF TCH STREET FRONTAGE



Topgolf Photography

New Orleans, LA | Exterior Design | July 13th, 2023

aria  
GROUP



# ACTIVATION OF TCH STREET FRONTAGE



- OUTDOOR SEATING AREAS – UPPER-LEVEL TERRACE





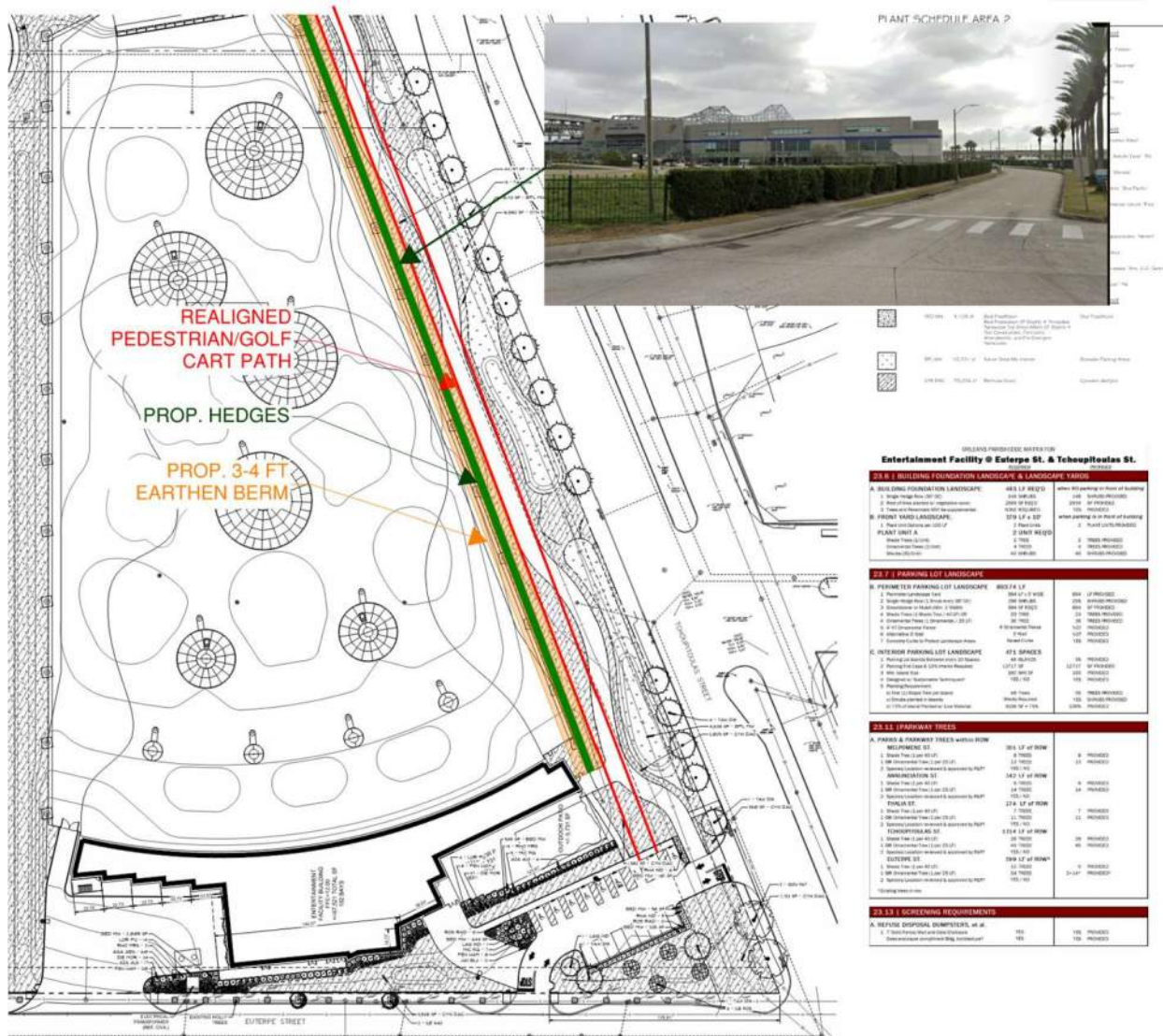
# REDUCED LIGHT IMPACTS TO ADJACENT RESIDENTIAL DEVELOPMENTS



- REMOVE TOPGOLF SHIELD LED LIGHTING
- REMOVE BLUE LED ACCENT LIGHTS
- KEEP BUILDING WASH LIGHTING (DOWN FACING WHITE LIGHTS)

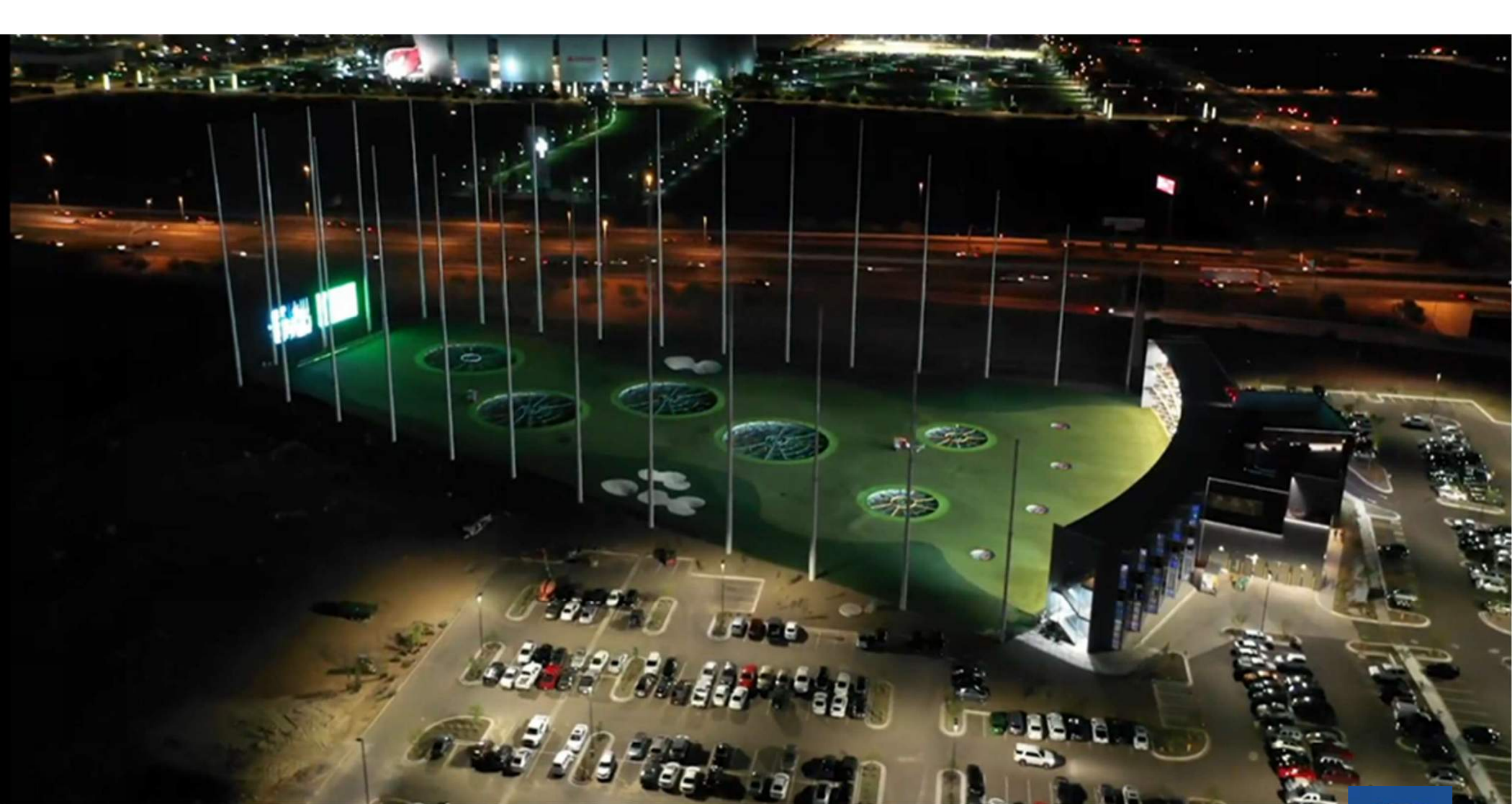


# REDUCE LIGHT IMPACTS AT PEDESTRAIN LEVEL ALONG TCH



- PROPOSED BERM ALONG NET POLE LINE
- HEDGES OR SCREENING LANDSCAPING



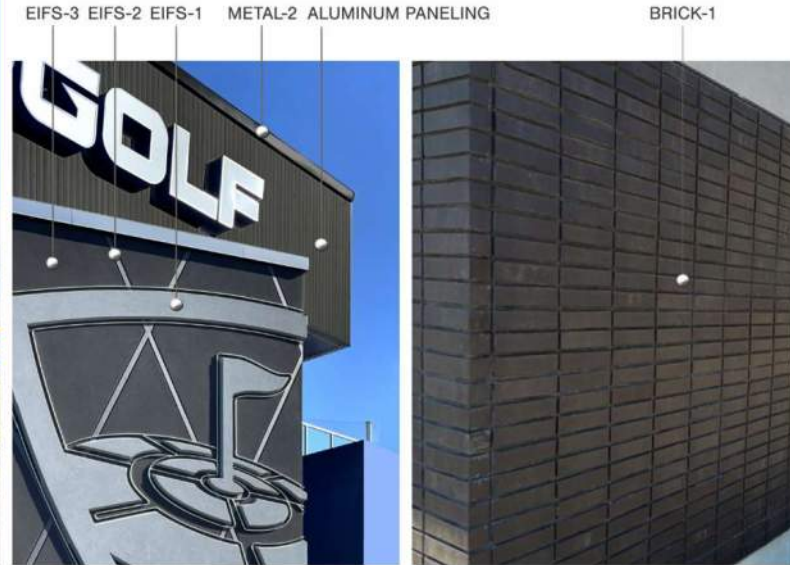


# EXTERIOR LIGHTING





# INCLUSION OF BRICK ELEMENTS IN FAÇADE



ALUMINUM PANELING STOREFRONT

ALUMINUM PANELING METAL-3 METAL-1

EIFS-5 EIFS-4 METAL-1 EIFS-2 EIFS-3 EIFS-1



Installation Material Board

New Orleans, LA | Exterior Design | July 13th, 2023





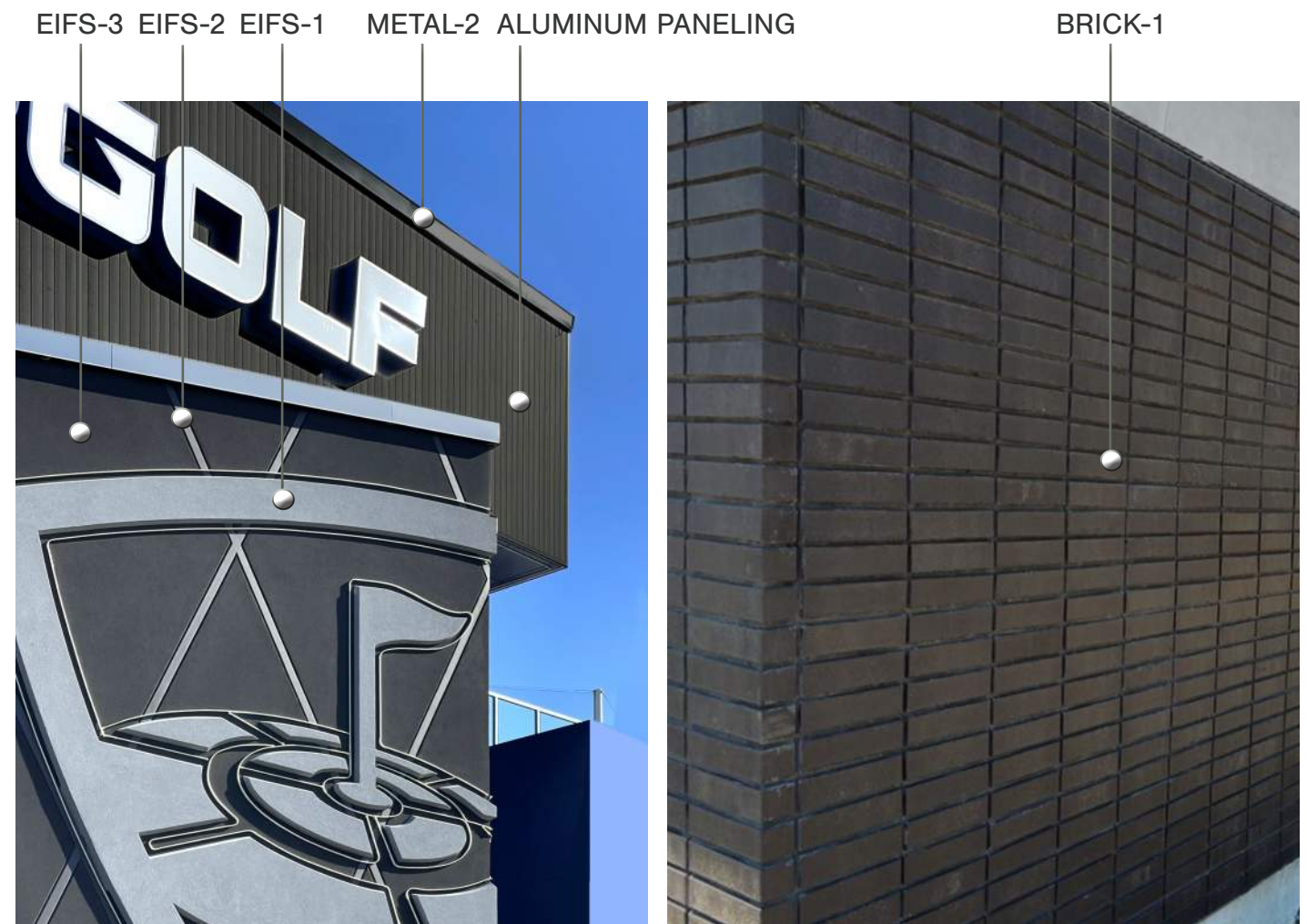


Developer Design Guide Reference Imagery

New Orleans, LA | Exterior Design | July 13th, 2023







ALUMINUM PANELING STOREFRONT

ALUMINUM PANELING METAL-3 METAL-1

EIFS-5 EIFS-4 METAL-1 EIFS-2 EIFS-3 EIFS-1



Installation Material Board

New Orleans, LA | Exterior Design | July 13th, 2023





# INCLUSION OF BRICK ELEMENTS IN FAÇADE





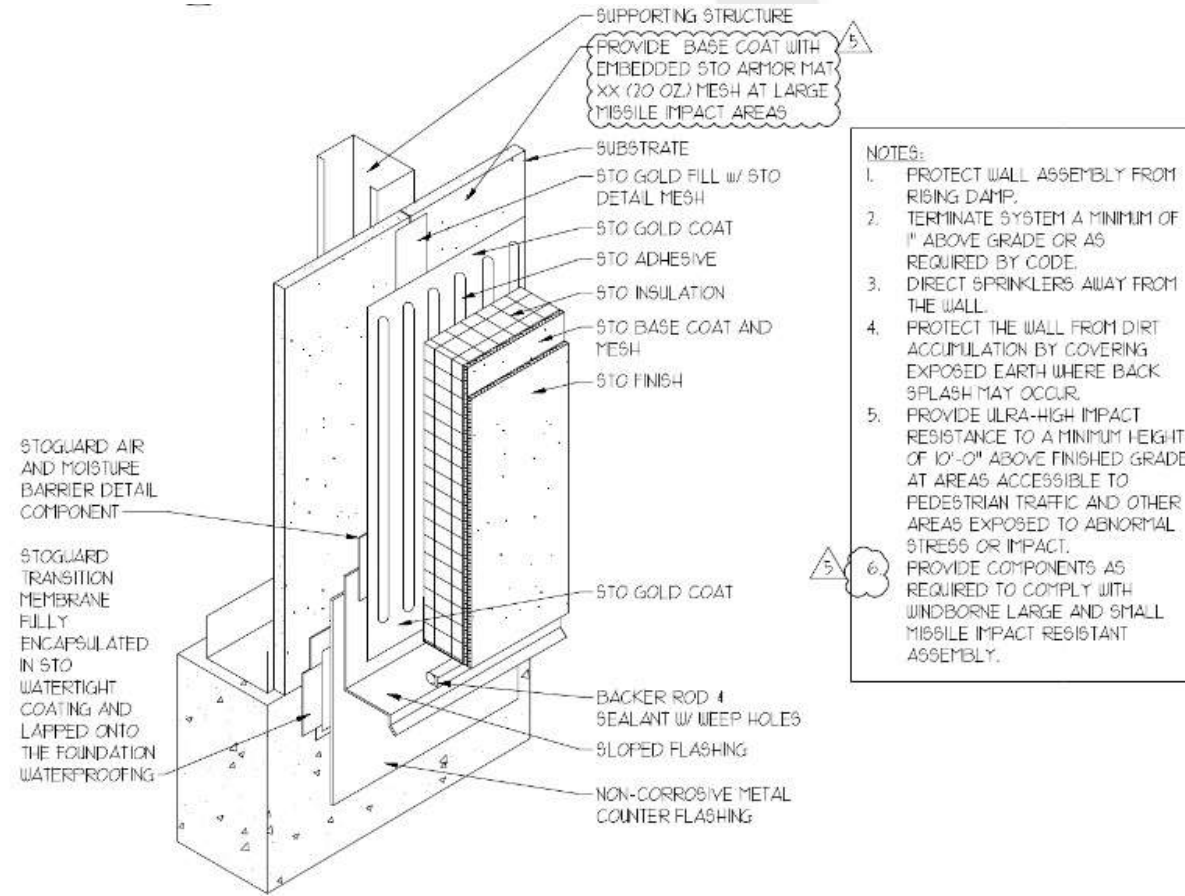
## Exterior Perspective

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# BUILDING MATERIALS – EIFS



33 TYP. EIFS COMPONENTS  
NTS

# BUILDING MATERIALS – EIFS





# BUILDING MATERIALS – EXISTING VENUES IN WARM/ HURRICANE CLIMATES

- Tampa FL- Opened 2014 **9yrs**
- Jacksonville FL- Opened 2016 **7yrs**
- Orlando FL- Opened 2017 **6yrs**
- Birmingham AL- Opened 2017 **6yrs**
- Miami Gardens FL – Opened 2017 **6yrs**
- Huntsville AL- Opened 2017 **6yrs**
- Miami Doral FL- Opened 2018 **5yrs**
- Pharr TX- Opened 2018 **5yrs**
- Baton Rouge LA- opened 2019 **4yrs**
- Myrtle Beach SC- Opened 2019 **4yrs**
- Augusta GA- Opened 2020 **3yrs**
- Lake Mary FL- Opened 2021 **2yrs**
- Fort Myers FL- Opened 2021 **2yrs**
- Charleston SC- Opened 2023
- St Petersburg FL- Opened 2023
- Pompano Beach FL- Under Construction (Opening 2024)



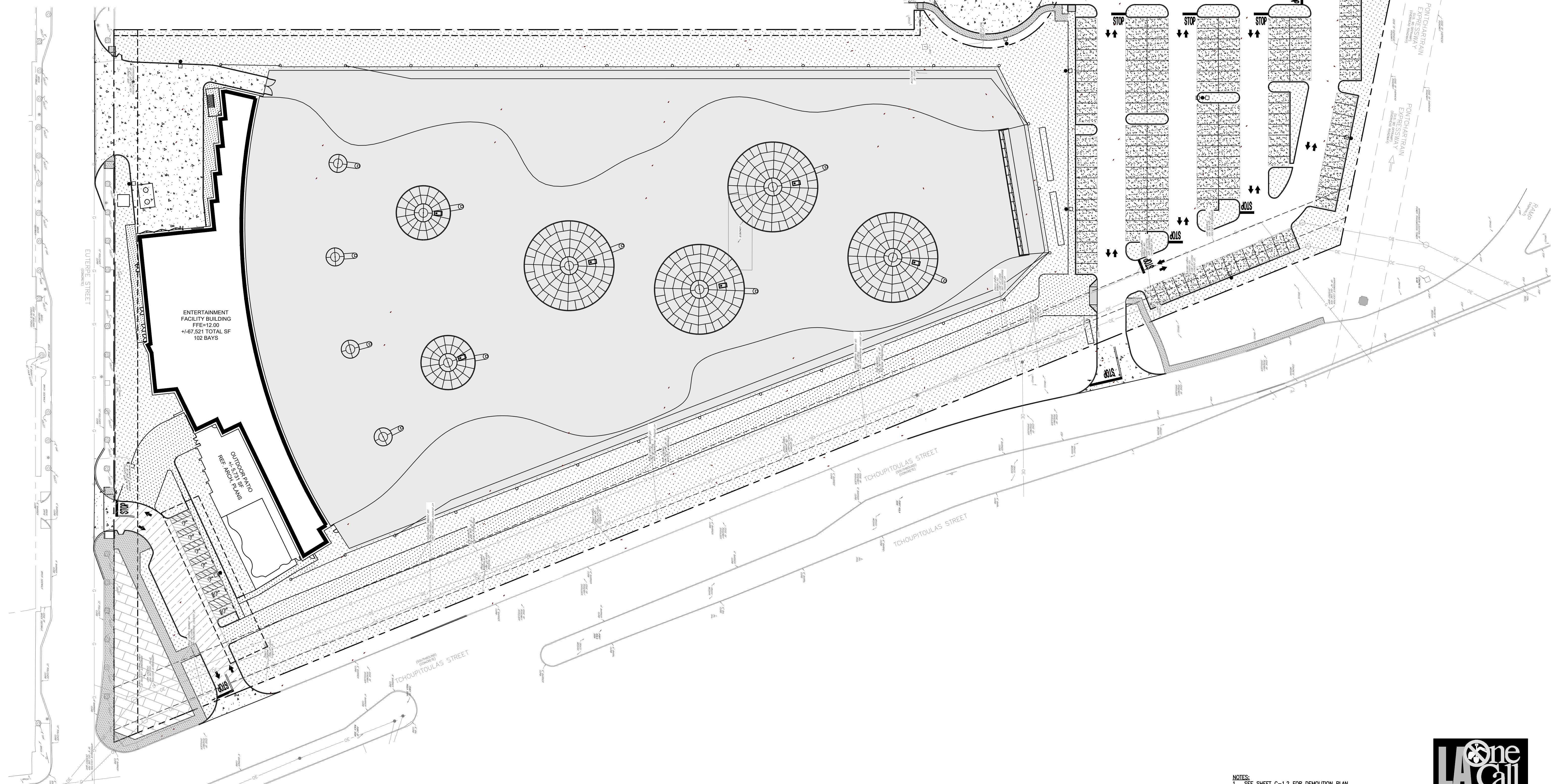


**LEGEND - EXISTING**

|  |   |
|--|---|
|  | EXISTING RIGHT OF WAY                           |
|  | SERVITUDE                                       |
|  | EDGE OF WATER BODY                              |
|  | EDGE OF SWAMP                                   |
|  | EDGE OF MARSH                                   |
|  | CATCH BASIN ON VERTICAL CURB                    |
|  | CATCH BASIN ON MOUNTABLE CURB                   |
|  | CULVERT   |
|  | DROP INLET, DRAIN LINE                          |
|  | DRAIN MANHOLE, DRAIN LINE                       |
|  | DITCH WITH CENTERLINE                           |
|  | LEVEE TOP AND TOE                               |
|  | EDGE OF WOODS (THICK COVERAGE)                  |
|  | TREE ROW  |
|  | TREE (WITH DRIP LINE), TREE STAND, BUSH         |
|  | HEDGE ROW                                       |
|  | SHRUBBERY BED OR BOX                            |
|  | BUILDING, WITH PORCH AND STAIRS                 |
|  | FENCE WITH GATE                                 |
|  | PROPERTY CORNER FOUND                           |
|  | PROPERTY CORNER SET UNLESS NOTED, 3/4" IRON ROD |
|  | TEMPORARY BENCHMARK (TBM)                       |
|  | TV PEDAESTAL, TV MANHOLE/VAULT                  |
|  | TV UTILITY MARKER, BORE HOLE                    |
|  | POWER LINE, UNDERGROUND ABOVEGROUND             |
|  | POWER POLE, DEADMAN                             |
|  | COMBINATION POLE, GUY POLE                      |
|  | POWER JUNCTION, VAULT                           |
|  | POWER DROP, TRANSFORMER                         |
|  | POWER UTILITY MARKER, BORE HOLE                 |
|  | GAS LINE, UNDERGROUND ABOVEGROUND               |
|  | GAS LINE CASING, UNDERGROUND                    |
|  | GAS RISER, REGULATOR, VENT                      |
|  | GAS SERVICE WITH METER, WITHOUT METER           |
|  | GAS VALVE, UTILITY MARKER, BORE HOLE            |
|  | RAILROAD MILE POST, SWITCH                      |
|  | RAILROAD SIGNAL, CONTROL BOX                    |
|  | SEWER MANHOLE, LINE                             |
|  | SEWER BLOWOUT, FORCE MAIN LINE                  |

**LEGEND - NEW IMPROVEMENTS**

|  |                                 |
|--|---------------------------------|
|  | PUBLIC SIDEWALK PER CITY DETAIL |
|  | SIDEWALK ONSITE                 |
|  | HEAVY DUTY CONCRETE PAVEMENT    |
|  | LIGHT DUTY CONCRETE PAVEMENT    |
|  | HEAVY DUTY ASPHALT PAVEMENT     |
|  | LIGHT DUTY ASPHALT PAVEMENT     |
|  | PERVIOUS PAVEMENT               |
|  | HARDSCAPED PLAZA                |
|  | GRASS/LANDSCAPE AREA            |
|  | BOLLARDS                        |
|  | BUILDING                        |
|  | CURB & GUTTER                   |
|  | ROLLOVER CURB                   |
|  | PROPERTY LINE                   |
|  | PARKING SPACES                  |
|  | SITE LIGHTING POLES             |
|  | ADA RAMP                        |
|  | DIRECTIONAL ARROWS              |
|  | OUTFIELD / TURF                 |
|  | NET POLE (BY OTHERS)            |



|                      |              |
|----------------------|--------------|
| <b>AREA ANALYSIS</b> |              |
| TRACT                | ±12.80 ACRES |

|                      |                  |
|----------------------|------------------|
| <b>SITE ANALYSIS</b> |                  |
| BUILDING             | 67,521 S.F.      |
| OUTDOOR PATIO        | 5,731 S.F.       |
| OUTDOOR GAME PLAY    | 195,847 S.F.     |
| TOTAL SQ. FT.        | 268,899 S.F.     |
| BUILDING FOOTPRINT   | 22,300 S.F.      |
| BUILDING WIDTH       | 399 L.F.         |
| MAX PARKING ALLOWED  | 896 SPACES       |
| PARKING PROVIDED     | 471 SPACES       |
| RATIO                | 1.75 / 1000 S.F. |
| PERMEABLE LANDSCAPE  | 177,320 S.F.     |
| PERMEABLE PAVEMENT   | 71,670 S.F.      |
| TOTAL PERMEABLE SF   | 248,990 S.F.     |
| PERMEABLE AREA %     | 44.67%           |

\*MAX PARKING: 1 SPACE PER 300 SF GFA (INCLUDING ALL OUTDOOR AREAS). NO MINIMUM PARKING REQUIREMENT.

- SITE LAYOUT NOTES:**
1. SITE AREA = +/- 12.80 ACRES.
  2. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  3. ALL RADI ARE 3' FEET UNLESS NOTED OTHERWISE.
  4. SEE SHEETS C-9.0 THROUGH C-9.9 FOR DETAILS.

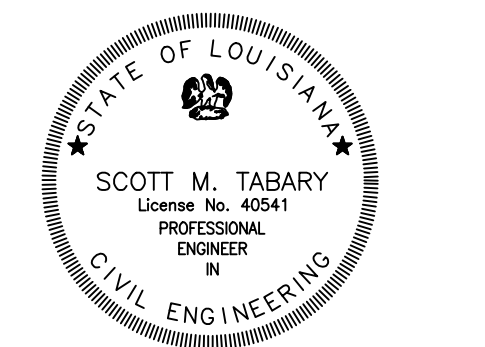
- SITE LIGHTING NOTES:**
1. SEE ELECTRICAL PLANS FOR ELECTRIC CIRCUITY LAYOUT, PHOTOMETRIC PLAN, AND POLE AND FOUNDATION DETAILS.
  2. SEE STRUCTURAL PLAN FOR LIGHT POLE BASE DETAIL.

**LEGEND - STRIPING**

|  |   |
|--|---|
|  | SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE     |
|  | SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE     |
|  | SWSL/6" - SINGLE WHITE SOLID LINE / 6" WIDE       |
|  | SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE      |
|  | DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH |
|  | SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE        |

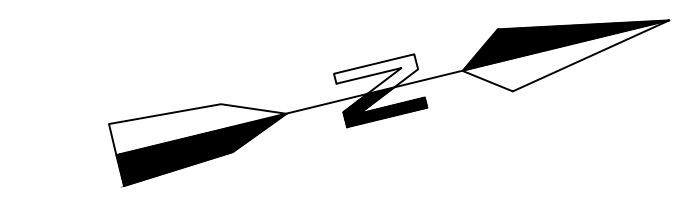


**TOPGOLF NEW ORLEANS**  
 NOLA RIVER DISTRICT  
 TCHOUPITOULAS ST., NEW ORLEANS, LA  
 FOR ARCO MURRAY DESIGN BUILD  
 DOWNERS GROVE, ILLINOIS

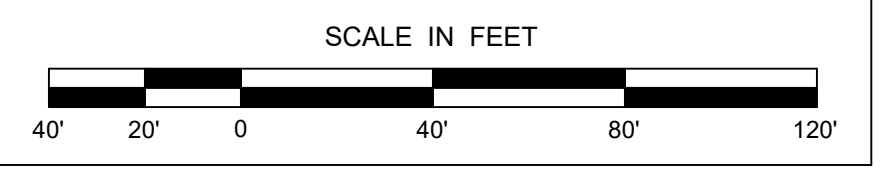


06/21/2023  
**FOR PERMITTING ONLY**

|             |            |
|-------------|------------|
| PROJECT NO. | 22-1991    |
| PERMIT SET  |            |
| DATE        | 06/21/2023 |
| CHECKED BY  | SMT        |
| DRAWN BY    | JJR        |
| SHEET       |            |



**OVERALL SITE PLAN**



- NOTES:**
1. SEE SHEET C-1.2 FOR DEMOLITION PLAN.
  2. SEE SHEET C-2.0 FOR GENERAL AND SITE PLAN NOTES.
  3. SEE SHEETS C-3.0 THROUGH C-3.1 FOR EROSION CONTROL PLANS.
  4. SEE SHEETS C-8.0 THROUGH C-8.2 FOR GRADING PLANS.
  5. SEE SHEETS C-8.0 THROUGH C-8.2 FOR UTILITY PLAN.
  6. SEE SHEETS C-9.0 THROUGH C-9.10 FOR DETAILS.





**LEGEND - EXISTING**

|   |   |  |   |
|---|---|--|---|
| EXISTING RIGHT OF WAY                   | PROPERTY CORNER FOUND                           | SEWER UTILITY MARKER, BORE HOLE                | MAILBOX, STORAGE TANK VENT                        |
| SERVITUDE                               | PROPERTY CORNER SET UNLESS NOTED, 5/8" IRON ROD | SEWER LIFT STATION, TREATMENT STATION          | FLAGPOLE, MONITORING WELL                         |
| EDGE OF WATER BODY                      | TEMPORARY BENCHMARK (TBM)                       | TRAFFIC SIGNAL, POWER, UNDERGROUND ABOVEGROUND | MECHANICAL POINT E.G. A/C, COMPRESSOR, PUMP, ETC. |
| EDGE OF SWAMP                           | TV PEDESTAL, TV MANHOLE/VAULT                   | TRAFFIC INTERCONNECT, LOOP DETECTOR            | CANOPY SUPPORT                                    |
| EDGE OF MARSH                           | TV UTILITY MARKER, BORE HOLE                    | TRAFFIC SIGNAL, SUSPENDED, CANTILEVERED        | BARRICADE POST                                    |
| CATCH BASIN ON VERTICAL CURB            | POWER LINE, UNDERGROUND ABOVEGROUND             | TRAFFIC DEADMAN, MISC. POLE                    | POWER TRANSMISSION TOWER                          |
| CATCH BASIN ON MOUNTABLE CURB           | POWER POLE, DEADMAN                             | TRAFFIC POWER VAULT, CONTROL BOX               | OVERHEAD HIGH VOLTAGE POWER LINE                  |
| CULVERT                                 | COMBINATION POLE, GUY POLE                      | TRAFFIC SIGN, FEDERAL AID MARKER               | TOP OF SILT ELEVATION                             |
| DROP INLET, DRAIN LINE                  | POWER JUNCTION, VAULT                           | PARKING METER, LIGHT STANDARD, VAULT           | CONCRETE SUPPORT FOR OVERHEAD RAMP                |
| DRAIN MANHOLE, DRAIN LINE               | POWER DROP, TRANSFORMER                         | TRAFFIC CAMERA POLE, CONTROL BOX, PULL BOX     |   |
| DITCH WITH CENTERLINE                   | POWER UTILITY MARKER, BORE HOLE                 | TELEPHONE LINE, UNDERGROUND                    |   |
| LEVEL TOP AND TOE                       | GAS LINE, UNDERGROUND ABOVEGROUND               | TELEPHONE FIBER OPTIC LINE, UNDERGROUND        |   |
| EDGE OF WOODS (THICK COVERAGE)          | GAS RISER, REGULATOR, VENT                      | TELEPHONE BOOTH, CROSS CONNECT                 |   |
| TREE ROW                                | GAS SERVICE WITH METER, WITHOUT METER           | TELEPHONE PEDESTAL, MANHOLE                    |   |
| TREE (WITH DRIP LINE), TREE STAND, BUSH | RAILROAD MILE POST, SWITCH                      | TELEPHONE UTILITY MARKER, BORE HOLE            |   |
| HEDGE ROW                               | RAILROAD SIGNAL, CONTROL BOX                    | WATER LINE, UNDERGROUND ABOVEGROUND            |   |
| SHRUBBERY BED OR BOX                    | SEWER MANHOLE, LINE                             | WATER LINE CASING, UNDERGROUND ABOVEGROUND     |   |
| BUILDING, WITH PORCH AND STAIRS         | SEWER BLOWOUT, FORCE MAIN LINE                  | FIRE HYDRANT, WATER VALVE VAULT                |   |
| FENCE WITH GATE                         | SEWER CLEANOUT, PUMP                            | WATER METER, CLEANOUT, WELL                    |   |
|   |   | WATER UTILITY MARKER, BORE HOLE                |   |
|   |   | BILLBOARD SUPPORT, SIGN POLE                   |   |
|   |   |  |   |

**LEGEND - NEW IMPROVEMENTS**

|                                 |                      |
|---------------------------------|----------------------|
| PUBLIC SIDEWALK PER CITY DETAIL | BUILDING             |
| SIDEWALK ONSITE                 | CURB & GUTTER        |
| HEAVY DUTY CONCRETE PAVEMENT    | ROLLER CURB          |
| LIGHT DUTY CONCRETE PAVEMENT    | PROPERTY LINE        |
| HEAVY DUTY ASPHALT PAVEMENT     | PARKING SPACES       |
| LIGHT DUTY ASPHALT PAVEMENT     | SITE LIGHTING POLES  |
| PERVIOUS PAVEMENT               | ADA RAMPS            |
| HARDSCAPED PLAZA                | DIRECTIONAL ARROWS   |
| GRASS/LANDSCAPE AREA            | OUTFIELD / TURF      |
| BOLLARDS                        | NET POLE (BY OTHERS) |

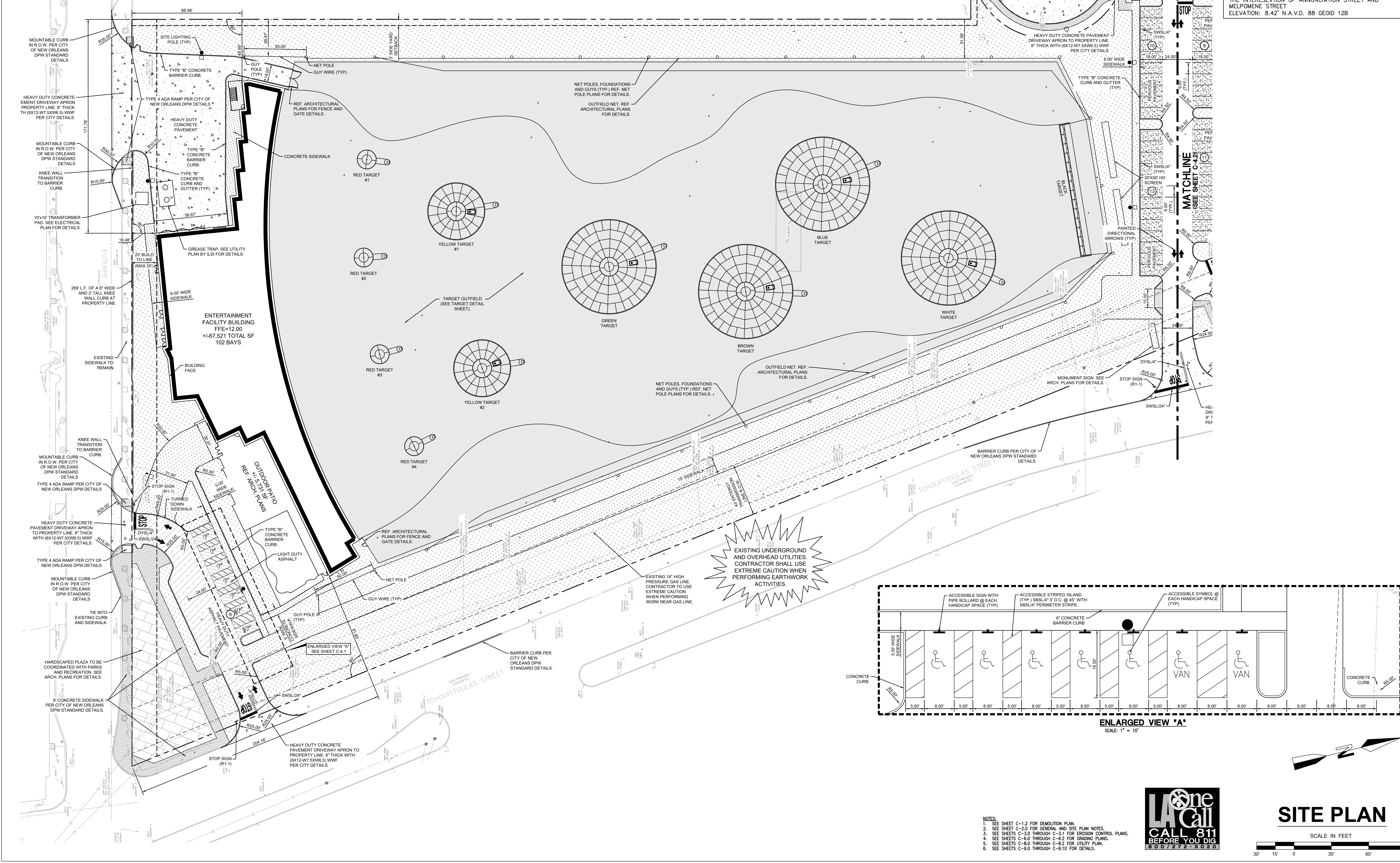
**MATCHLINE (SEE SHEET C-4.2)**

- SITE LAYOUT NOTES:**
1. SITE AREA = +/- 12.80 ACRES.
  2. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  3. ALL DIM. ARE 3' FEET UNLESS NOTED OTHERWISE.
  4. SEE SHEETS C-8.0 THROUGH C-9.9 FOR DETAILS.
- SITE LIGHTING NOTES:**
1. SEE ELECTRICAL PLANS FOR ELECTRIC CIRCUITRY LAYOUT, PHOTOMETRIC PLAN, AND POLE AND FOUNDATION DETAILS.
  2. SEE STRUCTURAL PLAN FOR LIGHT POLE BASE DETAIL.
- LEGEND - STRIPING**
- SSWSL/24" = SINGLE WHITE SOLID LINE / 24" WIDE  
 SSWSL/12" = SINGLE WHITE SOLID LINE / 12" WIDE  
 SSWSL/6" = SINGLE WHITE SOLID LINE / 6" WIDE  
 SSYSL/4" = SINGLE YELLOW SOLID LINE / 4" WIDE  
 DYSL/4" = DOUBLE YELLOW SOLID LINE / 4" WIDE EACH  
 SBSL/4" = SINGLE BLUE SOLID LINE / 4" WIDE

**TEMPORARY BENCHMARK (TBM)**

TBM #4 IS A 60D NAIL IN WOODEN POWER POLE AT THE INTERSECTION OF TCHOUPITOULAS STREET AND HENRIERSON STREET  
 ELEVATION: 12.31' N.A.V.D 88 GEOD 12B

TBM #6 IS A BENCH TIE SET IN THE SOUTHWEST FACE OF WOODEN POWER POLE LOCATED ON THE EAST SIDE OF NORTHBOUND LANE OF ANNUNCIATION STREET AT THE INTERSECTION OF ANNUNCIATION STREET AND MELPOMENE STREET  
 ELEVATION: 8.42' N.A.V.D. 88 GEOD 12B



**TOPGOLF NEW ORLEANS**  
 NOLA RIVER DISTRICT  
 TCHOUPITOULAS ST., NEW ORLEANS, LA  
 FOR ARCO MURRAY DESIGN BUILD  
 DOWNERS GROVE, ILLINOIS

**DDG**  
 4141 BIENVILLE ST., SUITE 101  
 NEW ORLEANS, LA  
 504.434.6565

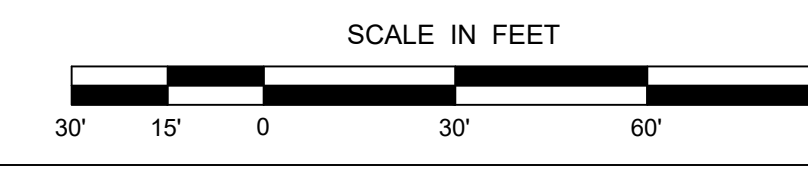
STATE OF LOUISIANA  
 SCOTT M. TABARY  
 LICENSE NO. 42941  
 CIVIL ENGINEERING

06/21/2023  
**FOR PERMITTING ONLY**

PROJECT NO. 22-1991  
 PERMIT SET  
 06/21/2023  
 CHECKED BY: SMJ  
 DRAWN BY: JLR  
 SHEET

**C-4.1**

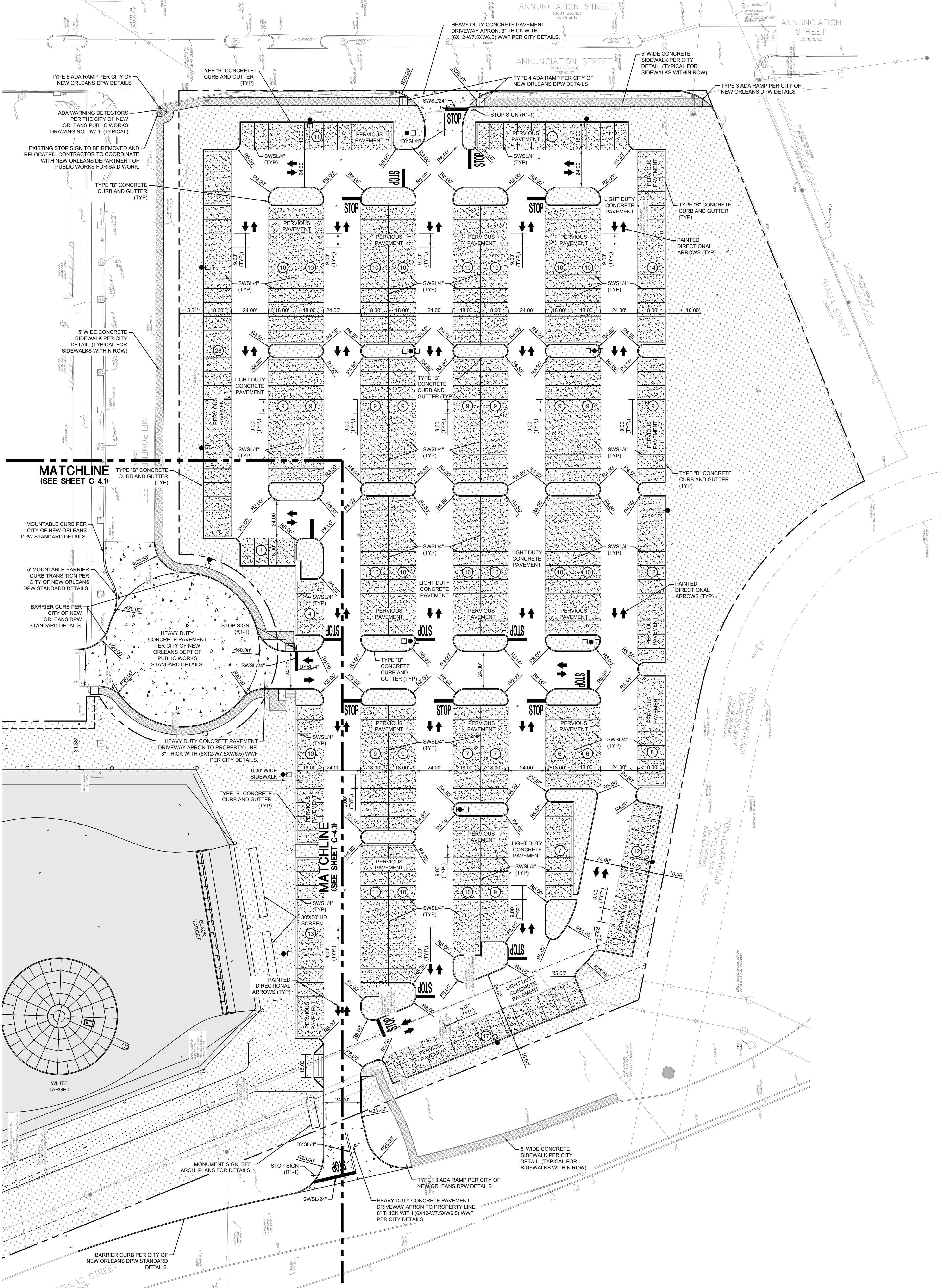
**SITE PLAN**



- NOTES:**
1. SEE SHEET C-1.2 FOR DEMOLITION PLAN.
  2. SEE SHEET C-2.0 FOR GENERAL AND SITE PLAN NOTES.
  3. SEE SHEETS C-3.0 THROUGH C-3.1 FOR EROSION CONTROL PLANS.
  4. SEE SHEETS C-8.0 THROUGH C-8.2 FOR GRADING PLANS.
  5. SEE SHEETS C-8.0 THROUGH C-8.2 FOR UTILITY PLANS.
  6. SEE SHEETS C-9.0 THROUGH C-9.10 FOR DETAILS.

Z:\2022\22-1991\CIVIL\CAD\22-1991 C-4.1 SITE PLAN.DWG





**SITE LAYOUT NOTES:**

1. SITE AREA = +/- 12.80 ACRES.
2. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL RAMP ARE 3" FEET UNLESS NOTED OTHERWISE.
4. SEE SHEETS C-9.0 THROUGH C-9.9 FOR DETAILS.

**SITE LIGHTING NOTES:**

1. SEE ELECTRICAL PLANS FOR ELECTRIC CIRCUITRY LAYOUT, PHOTOMETRIC PLAN, AND POLE AND FOUNDATION DETAILS.
2. SEE STRUCTURAL PLAN FOR LIGHT POLE BASE DETAIL.

**LEGEND - STRIPING**

- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
- SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE
- SWSL/6" - SINGLE WHITE SOLID LINE / 6" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE

**LEGEND - EXISTING**

|   |  |
|---|--|
| EXISTING RIGHT OF WAY                   | RAILROAD MILE POST, SWITCH                 |
| SERVITUDE                               | RAILROAD SIGNAL, CONTROL BOX               |
| EDGE OF WATER BODY                      | SEWER MANHOLE, LINE                        |
| EDGE OF SWAMP                           | SEWER BLOWOUT, FORCE MAIN LINE             |
| EDGE OF MARSH                           | SEWER CLEANOUT, PUMP                       |
| CATCH BASIN ON VERTICAL CURB            | SEWER UTILITY MARKER, BORE HOLE            |
| CATCH BASIN ON MOUNTABLE CURB           | SEWER LIFT STATION, TREATMENT STATION      |
| DROP INLET, DRAIN LINE                  | TRAFFIC SIGNAL, POWER, UNDERGROUND         |
| DRAIN MANHOLE, DRAIN LINE               | TRAFFIC SIGNAL, SUSPENDED, CANTILEVERED    |
| DITCH WITH CENTERLINE                   | TRAFFIC DEADMAN, MISC. POLE                |
| LEVEE TOP AND TOE                       | TRAFFIC POWER VAULT, CONTROL BOX           |
| EDGE OF WOODS (THICK COVERAGE)          | TRAFFIC SIGN, FEDERAL AID MARKER           |
| TREE ROW                                | PARKING METER, LIGHT STANDARD, VAULT       |
| TREE (WITH DRIP LINE), TREE STAND, BUSH | TRAFFIC CAMERA POLE, CONTROL BOX, PULL BOX |
| HEDGE ROW                               | TELEPHONE LINE, UNDERGROUND                |
| SHRUBBERY BED OR BOX                    | TELEPHONE FIBER OPTIC LINE, UNDERGROUND    |
| BUILDING, WITH PORCH AND STAIRS         | TELEPHONE BOOTH, CROSS CONNECT             |
| FENCE WITH GATE                         | TELEPHONE PEDESTAL, MANHOLE                |
| PROPERTY CORNER FOUND                   | TELEPHONE UTILITY MARKER, BORE HOLE        |
| PROPERTY CORNER SET                     | WATER LINE, UNDERGROUND                    |
| UNLESS NOTED, 5/8" IRON ROD             | WATER LINE, CASING, UNDERGROUND            |
| TEMPORARY BENCHMARK (TBM)               | WATER LINE, UNDERGROUND                    |
| TV PEDESTAL, TV MANHOLE/VAULT           | FIRE HYDRANT, WATER VALVE VAULT            |
| TV UTILITY MARKER, BORE HOLE            | WATER METER, CLEANOUT, WELL                |
| POWER LINE, UNDERGROUND                 | WATER UTILITY MARKER, BORE HOLE            |
| POWER LINE, DEADMAN                     | BILLBOARD SUPPORT, SIGN POLE               |
| COMBINATION POLE, GUY POLE              | MAILBOX, STORAGE TANK VENT                 |
| POWER JUNCTION, VAULT                   | FLAGPOLE, MONITORING WELL                  |
| POWER DROP, TRANSFORMER                 | MECHANICAL POINT                           |
| POWER UTILITY MARKER, BORE HOLE         | E.G. R/C COMPRESSOR, PUMP, ETC.            |
| GAS LINE, UNDERGROUND                   | CANOPY SUPPORT                             |
| GAS LINE, CASING, UNDERGROUND           | BARRICADE POST                             |
| GAS RISER, REGULATOR, VENT              | POWER TRANSMISSION TOWER                   |
| GAS SERVICE WITH METER, WITHOUT METER   | OVERHEAD HIGH VOLTAGE POWER LINE           |
| GAS VALVE, UTILITY MARKER, BORE HOLE    | TOP OF SILT ELEVATION                      |
|   | CONCRETE SUPPORT FOR OVERHEAD RAMP         |

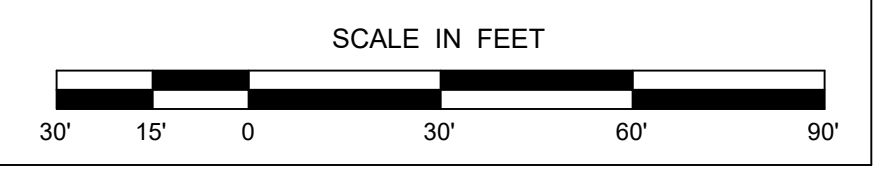
**LEGEND - NEW IMPROVEMENTS**

|                                 |                      |
|---------------------------------|----------------------|
| PUBLIC SIDEWALK PER CITY DETAIL | BUILDING             |
| SIDEWALK ONSITE                 | CURB & GUTTER        |
| HEAVY DUTY CONCRETE PAVEMENT    | ROLLOVER CURB        |
| LIGHT DUTY CONCRETE PAVEMENT    | PROPERTY LINE        |
| HEAVY DUTY ASPHALT PAVEMENT     | PARKING SPACES       |
| LIGHT DUTY ASPHALT PAVEMENT     | SITE LIGHTING POLES  |
| PERVIOUS PAVEMENT               | ADA RAMP             |
| HAROSCAPED PLAZA                | DIRECTIONAL ARROWS   |
| GRASS/LANDSCAPE AREA            | OUTFIELD / TURF      |
| BOLLARDS                        | NET POLE (BY OTHERS) |

- NOTES:**
1. SEE SHEET C-1.2 FOR DEMOLITION PLAN.
  2. SEE SHEET C-2.0 FOR GENERAL AND SITE PLAN NOTES.
  3. SEE SHEETS C-3.0 THROUGH C-3.1 FOR EROSION CONTROL PLANS.
  4. SEE SHEETS C-8.0 THROUGH C-8.2 FOR GRADING PLANS.
  5. SEE SHEETS C-8.0 THROUGH C-8.2 FOR UTILITY PLAN.
  6. SEE SHEETS C-9.0 THROUGH C-9.10 FOR DETAILS.



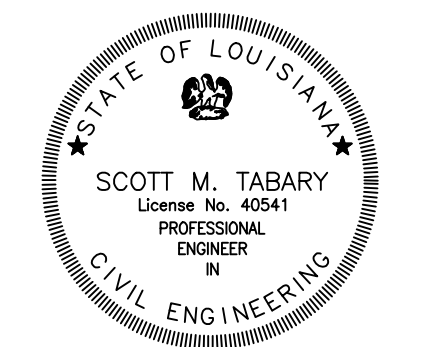
**SITE PLAN**



**TOPGOLF NEW ORLEANS**  
 NOLA RIVER DISTRICT  
 TCHOUPITOULAS ST., NEW ORLEANS, LA  
 FOR ARCO MURRAY DESIGN BUILD  
 DOWNERS GROVE, ILLINOIS



4141 BENVILLE ST. | SUITE 101  
 NEW ORLEANS, LA  
 504.434.6565



06/21/2023  
**FOR PERMITTING ONLY**

PROJECT NO. 22-1991  
 PERMIT SET  
 06/21/2023

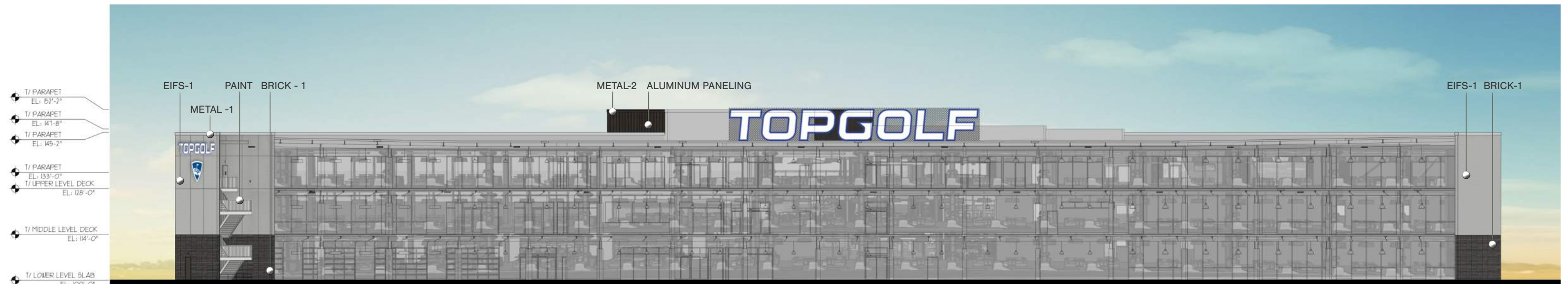
CHECKED BY SMT  
 DRAWN BY NJR  
 SHEET

**C-4.2**





Front Elevation

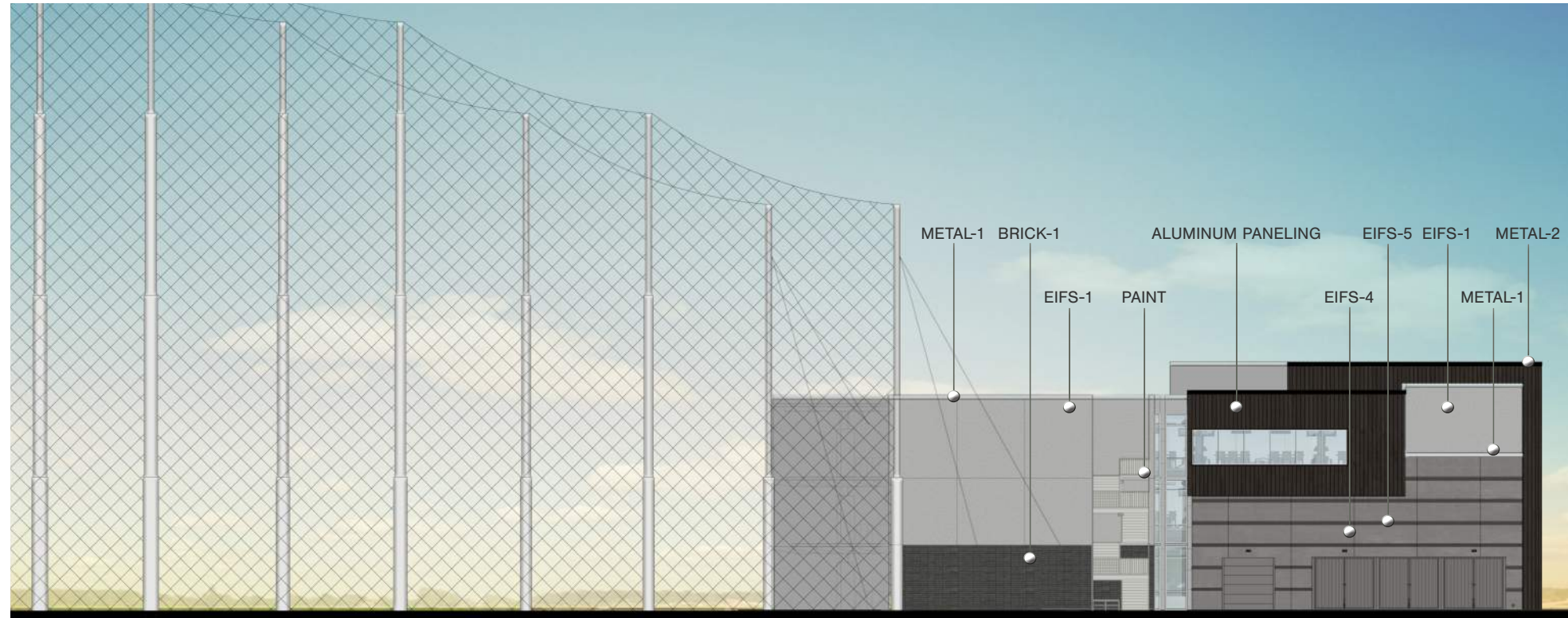


Rear Elevation

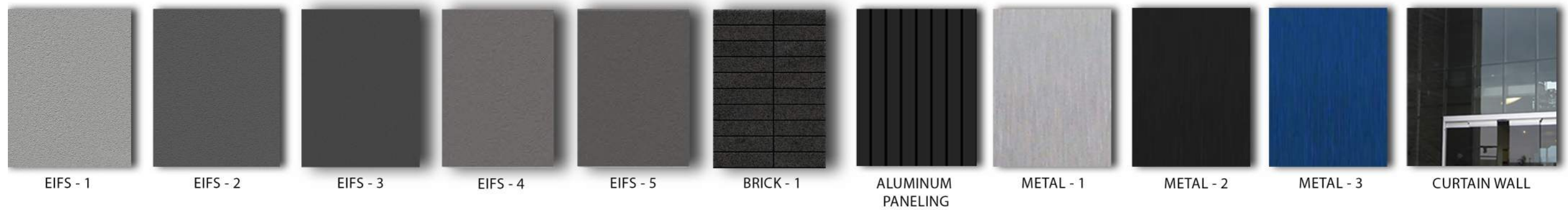
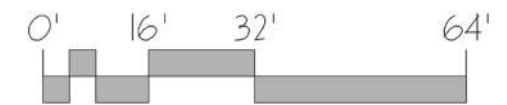


Exterior Elevations





Left Elevation



## Exterior Elevations

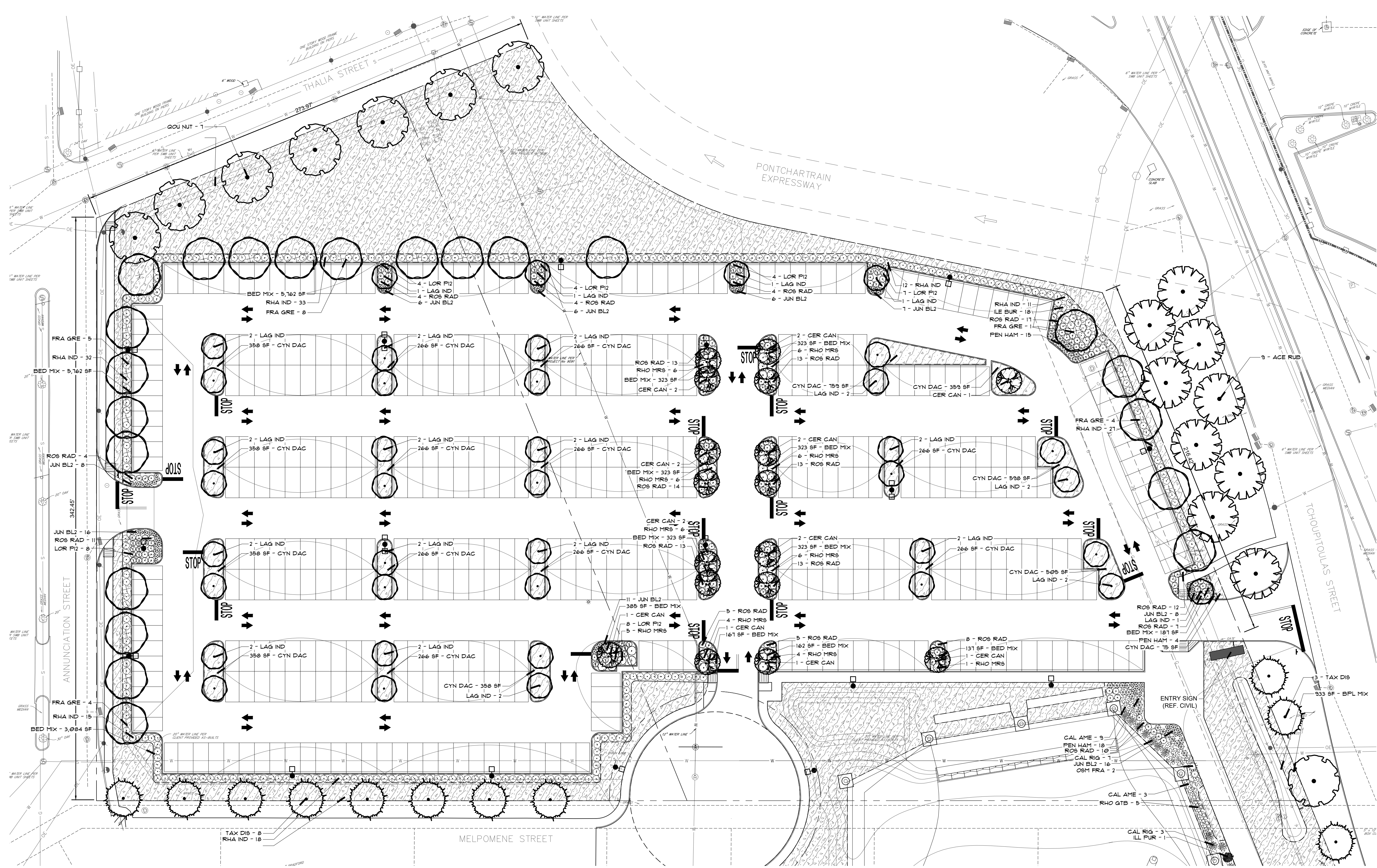
New Orleans, LA | Exterior Design | July 13th, 2023











PLANT SCHEDULE AREA 1

| TREES         | CODE    | QTY | COMMON NAME    | BOTANICAL NAME         | CONT        | CAL            | HEIGHT      |
|---------------|---------|-----|----------------|------------------------|-------------|----------------|-------------|
| (Tree Symbol) | ACE RUB | 9   | Red Maple      | Acer rubrum            | 45 Gal Min. | 2.5' Cal. min. | 10' HT Min. |
| (Tree Symbol) | CER CAN | 17  | Eastern Redbud | Cercis canadensis      | 30 Gal Min. | 2.5' Cal. min. | 10' HT Min. |
| (Tree Symbol) | FRA GRE | 22  | Green Ash      | Fraxinus pennsylvanica | 45 Gal Min. | 2.5' Cal. min. | 12' HT Min. |
| (Tree Symbol) | LAG IND | 39  | Crape Myrtle   | Lagerstroemia indica   | 45 Gal Min. | 2.5' Cal. min. | 10' HT Min. |
| (Tree Symbol) | QOU NUT | 7   | Natural Oak    | Quercus stellata       | 45 Gal Min. | 2.5' Cal. min. | 12' HT Min. |
| (Tree Symbol) | TAX DIS | 11  | Bald Cypress   | Taxodium distichum     | 45 Gal Min. | 2.5' Cal. min. | 12' HT Min. |

| SHRUBS         | CODE    | QTY | COMMON NAME                | BOTANICAL NAME                          | CONT       | HEIGHT      | SPREAD |
|----------------|---------|-----|----------------------------|---|------------|-------------|--------|
| (Shrub Symbol) | ILE BUR | 16  | Dwarf Burford Holly        | Ilex cornuta 'Burfordiana Nana'         | 3 Gal Min. | 36" HT Min. |        |
| (Shrub Symbol) | JUN BL2 | 65  | Blue Pacific Juniper       | Juniperus conferta 'Blue Pacific'       | 3 Gal Min. | 18" HT Min. |        |
| (Shrub Symbol) | LOR P12 | 35  | Pine Loropetalum           | Loropetalum chinense rubrum 'Pine'      | 3 Gal Min. | 24" HT Min. |        |
| (Shrub Symbol) | PEN HAM | 19  | Hamel Dwarf Fountain Grass | Pennisetum alopecuroides 'Hamel'        | 3 Gal Min. | 18" HT Min. |        |
| (Shrub Symbol) | RHA IND | 301 | Indian Hawthorn            | Rhephotlepis indica                     | 3 Gal Min. | 18" HT Min. |        |
| (Shrub Symbol) | RHO MRS | 50  | Large White Azalea         | Rhododendron azalea 'Mrs. G.G. Gerling' | 3 Gal Min. | 18" HT Min. |        |
| (Shrub Symbol) | RDS RAD | 166 | Red Rose                   | Rosa 'Knockout' TM                      | 3 Gal Min. | 24" HT Min. |        |

| GROUND COVERS         | CODE    | QTY       | COMMON NAME              | BOTANICAL NAME  | MAT          | RATE | SPACE |
|-----------------------|---------|-----------|--------------------------|---|--------------|------|-------|
| (Ground Cover Symbol) | BED MIX | 1,022 sf  | Bed Prep/Mulch           | Bed Preparation (3" Depth) + Shredded Hardwood Top Dress Mulch (3" Depth) + Soil Conditioners, Fertilizers, Amendments, and Pre-Emergent Herbicides | NOT REQUIRED |      |       |
| (Ground Cover Symbol) | DPL MIX | 1,977 sf  | Native Seed Mix Interior | Boxwood Planting Areas  | Seed         |      |       |
| (Ground Cover Symbol) | CYN DAC | 41,029 sf | Bermuda Grass            | Cynodon dactylon  | Seed/Soil    |      |       |

ORLEANS PARISH CODE MATRIX FOR Entertainment Facility @ Euterpe St. & Tchoupitoulas St.

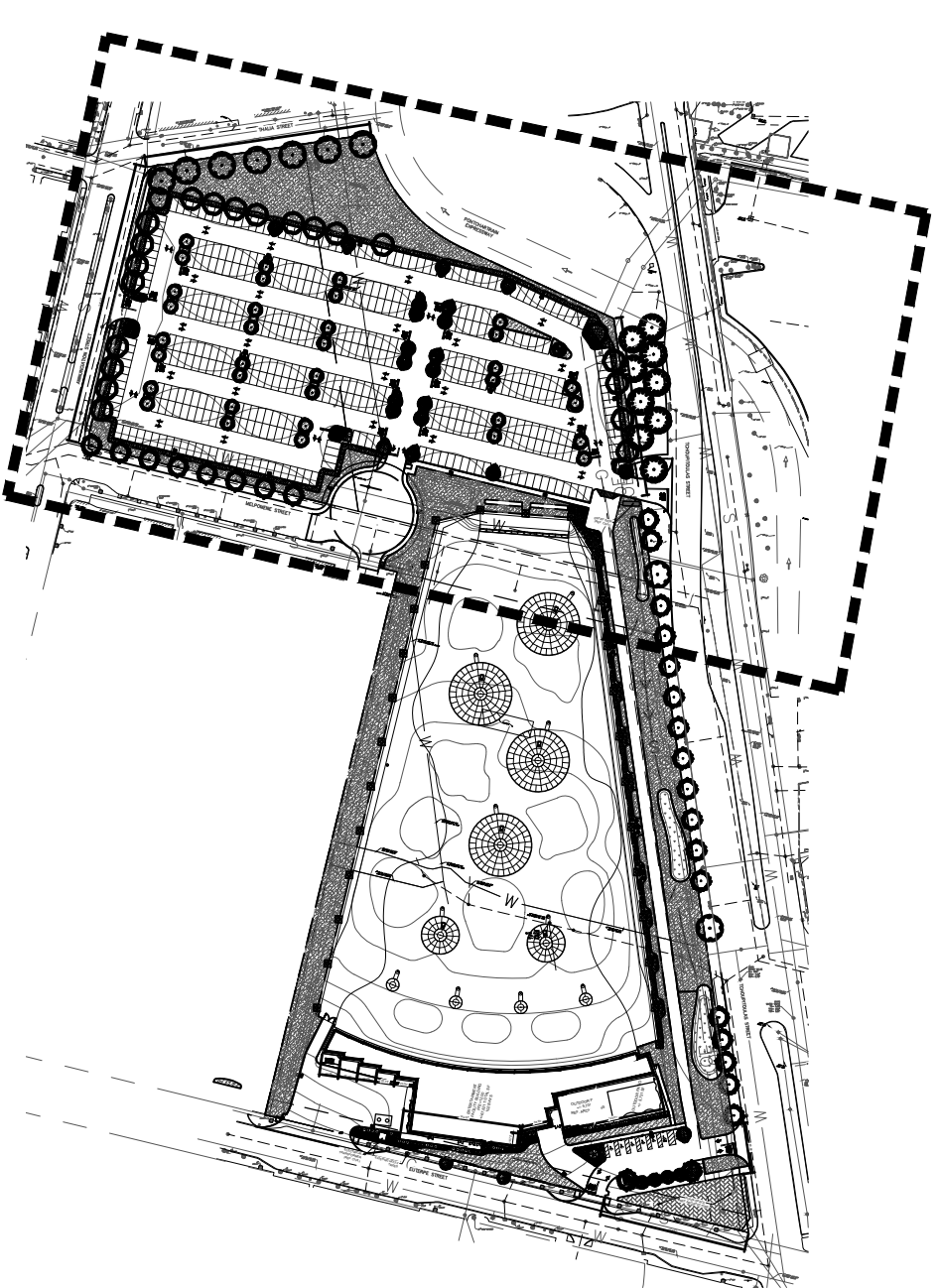
| 23.6   BUILDING FOUNDATION LANDSCAPE & LANDSCAPE YARDS | REQUIRED            | PROVIDED                                    |
|--|---------------------|---|
| <b>A. BUILDING FOUNDATION LANDSCAPE:</b>               | <b>443 LF REQ'D</b> | <b>when NO parking in front of building</b> |
| 1. Single Hedge Row (36" OC)                           | 148 SHRUBS          | 148 SHRUBS PROVIDED                         |
| 2. Rest of Area planted w/ vegetative cover:           | 2659 SF REQ'D       | 2659 SF PROVIDED                            |
| 3. Groundcover or Mulch (Min. 2" Depth)                | NONE REQUIRED       | NOT PROVIDED                                |
| <b>B. FRONT YARD LANDSCAPE:</b>                        | <b>179 LF x 10'</b> | <b>when parking is in front of building</b> |
| 1. Plant Unit Options per 100 LF                       | 2 Plant Units       | 2 PLANT UNITS PROVIDED                      |
| <b>PLANT UNIT A</b>                                    | <b>2 UNIT REQ'D</b> |   |
| Shade Trees (1/Unit)                                   | 2 TREE              | 2 TREES PROVIDED                            |
| Ornamental Trees (2/Unit)                              | 4 TREES             | 4 TREES PROVIDED                            |
| Shrubs (20/Unit)                                       | 40 SHRUBS           | 40 SHRUBS PROVIDED                          |

| 23.7   PARKING LOT LANDSCAPE                   | REQUIRED            | PROVIDED            |
|--|---------------------|---------------------|
| <b>B. PERIMETER PARKING LOT LANDSCAPE</b>      | <b>893.74 LF</b>    |                     |
| 1. Perimeter Landscape Yard                    | 894 LF x 5' WIDE    | 894 LF PROVIDED     |
| 2. Single Hedge Row (1 Shrub every 36" OC)     | 298 SHRUBS          | 298 SHRUBS PROVIDED |
| 3. Groundcover or Mulch (Min. 2" Depth)        | 894 SF REQ'D        | 894 SF PROVIDED     |
| 4. Shade Trees (1 Shade Tree / 40 LF) OR       | 23 TREE             | 23 TREES PROVIDED   |
| 5. Ornamental Trees (1 Ornamental / 25 LF)     | 36 TREE             | 0 TREES PROVIDED    |
| 6. 4' HT Ornamental Fence                      | 4' Ornamental Fence | NOT PROVIDED        |
| 7. Alternative 3' Wall                         | 3' Wall             | YES PROVIDED        |
| 8. Concrete Curbs to Protect Landscape Areas   | Raised Curbs        | YES PROVIDED        |
| <b>C. INTERIOR PARKING LOT LANDSCAPE</b>       | <b>471 SPACES</b>   |                     |
| 1. Parking Lot Islands Between every 10 Spaces | 48 ISLANDS          | 48 PROVIDED         |
| 2. Parking End Caps & 10% Interior Required    | 12717 SF            | 12717 SF PROVIDED   |
| 3. Min. Island Size                            | 160 MIN SF          | 160 PROVIDED        |
| 4. Designed w/ Sustainable Techniques?         | YES/NO              | YES PROVIDED        |
| 5. Planting Requirement                        |                     |                     |
| b) One (1) Shade Tree per Island               | 48 Trees            | 48 TREES PROVIDED   |
| c) Shrubs planted in Islands                   | Shrubs Required     | YES SHRUBS PROVIDED |
| d) 75% of Island Planted w/ Live Material      | 9538 SF = 75%       | 100% PROVIDED       |

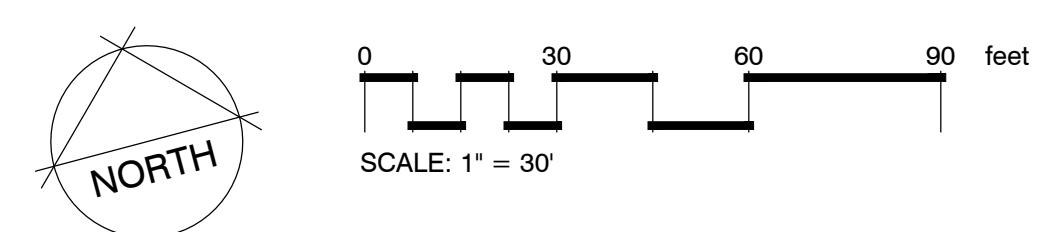
| 23.11   PARKWAY TREES                           | REQUIRED              | PROVIDED       |
|---|-----------------------|----------------|
| <b>A. PARKS &amp; PARKWAY TREES within ROW</b>  |                       |                |
| <b>MELPOMENE ST.</b>                            | <b>301 LF of ROW</b>  |                |
| 1. Shade Tree (1 per 40 LF)                     | 8 TREES               | 8 PROVIDED     |
| 1 OR Ornamental Tree (1 per 25 LF)              | 13 TREES              | 0 PROVIDED     |
| 2. Species/Location reviewed & approved by P&P? | YES/NO                |                |
| <b>ANNUNCIATION ST.</b>                         | <b>342 LF of ROW</b>  |                |
| 1. Shade Tree (1 per 40 LF)                     | 9 TREES               | 0 PROVIDED     |
| 1 OR Ornamental Tree (1 per 25 LF)              | 14 TREES              | 0 PROVIDED     |
| 2. Species/Location reviewed & approved by P&P? | YES/NO                |                |
| <b>THALIA ST.</b>                               | <b>274 LF of ROW</b>  |                |
| 1. Shade Tree (1 per 40 LF)                     | 7 TREES               | 7 PROVIDED     |
| 1 OR Ornamental Tree (1 per 25 LF)              | 11 TREES              | 0 PROVIDED     |
| 2. Species/Location reviewed & approved by P&P? | YES/NO                |                |
| <b>TCHOUPITOULAS ST.</b>                        | <b>1114 LF of ROW</b> |                |
| 1. Shade Tree (1 per 40 LF)                     | 28 TREES              | 28 PROVIDED    |
| 1 OR Ornamental Tree (1 per 25 LF)              | 45 TREES              | 0 PROVIDED     |
| 2. Species/Location reviewed & approved by P&P? | YES/NO                |                |
| <b>EUTERPE ST.</b>                              | <b>599 LF of ROW*</b> |                |
| 1. Shade Tree (1 per 40 LF)                     | 15 TREES              | 2 PROVIDED     |
| 1 OR Ornamental Tree (1 per 25 LF)              | 24 TREES              | 2+14* PROVIDED |
| 2. Species/Location reviewed & approved by P&P? | YES/NO                |                |

| 23.13   SCREENING REQUIREMENTS                | REQUIRED | PROVIDED     |
|---|----------|--------------|
| <b>A. REFUSE DISPOSAL DUMPSTERS, et al.</b>   |          |              |
| 1. 7' Solid Fence/Wall and Gate Enclosure     | YES      | YES PROVIDED |
| Does enclosure compliment Bldg. Architecture? | YES      | YES PROVIDED |

IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENTS, THE FINISHED GRADE FOR ALL LANDSCAPED AREAS SHALL BE SET 3" MINIMUM BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBING, SIDEWALKS, FOUNDATIONS ETC.). THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF TREES SHOWN AS SUCH.

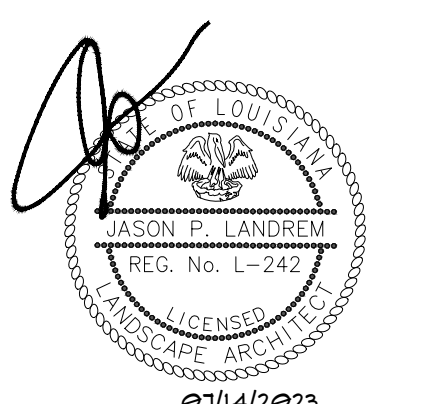


KEY MAP



LANDSCAPE PLAN

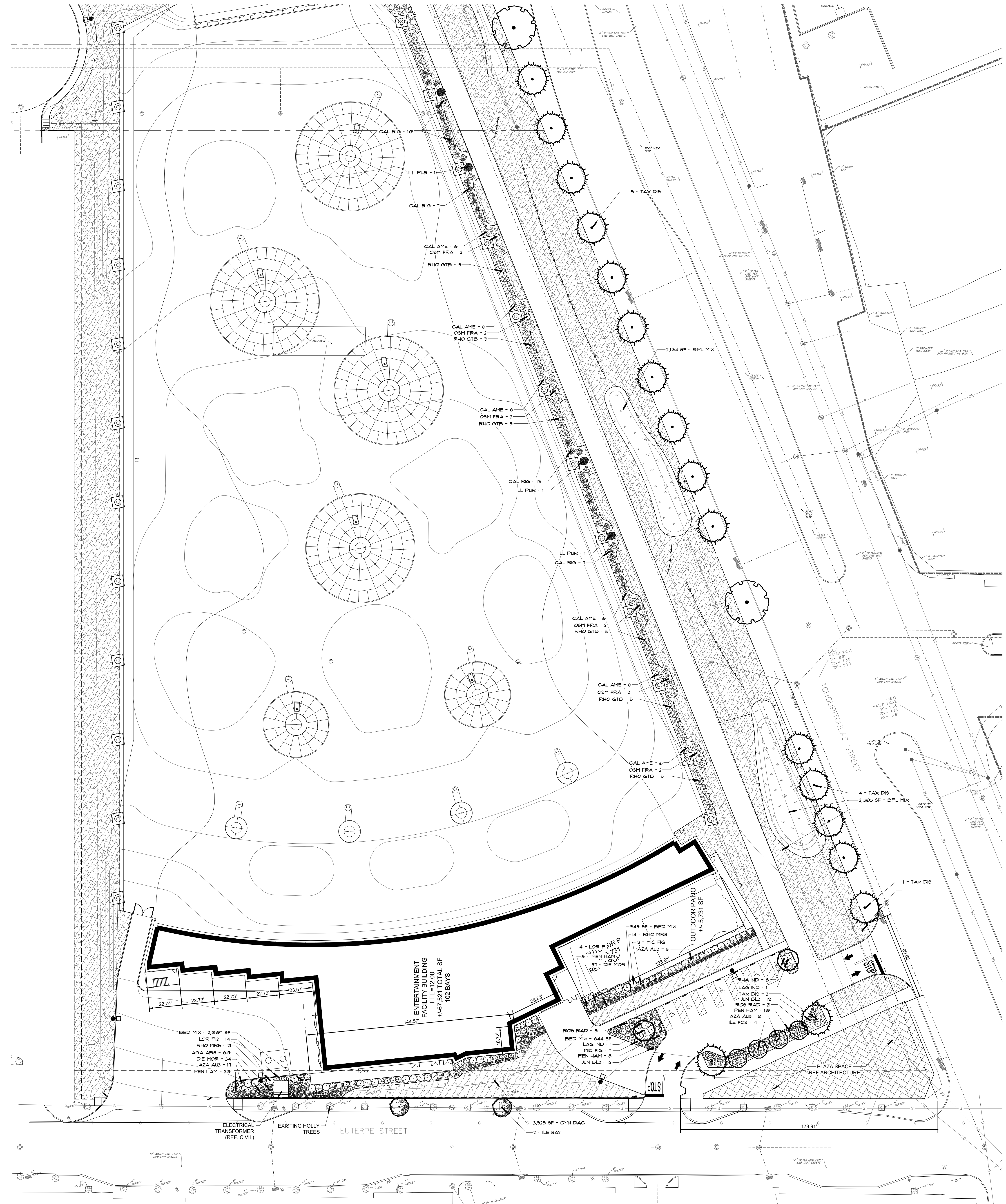
TOPGOLF NEW ORLEANS  
 NOLA RIVER DISTRICT  
 TCHOUPITOULAS ST., NEW ORLEANS, LA  
 FOR ARCO MURRAY DESIGN BUILD  
 DOWNERS GROVE, ILLINOIS



PROJECT NO. 22-1991  
 ISSUE FOR PERMITTING  
 07/14/2023  
 CHECKED BY JPL  
 DRAWN BY AMR

CALL LOUISIANA ONE CALL -- 1-800-272-3020  
 LOUISIANA STATE LAW, SECTION R.S. 40:1749.15, REQUIRES EXCAVATORS & DEMOLISHERS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.





PLANT SCHEDULE AREA 2

| TREES | CODE    | QTY | COMMON NAME                    | BOTANICAL NAME              | CONT        | CAL           | HEIGHT      |
|-------|---------|-----|--------------------------------|-----------------------------|-------------|---------------|-------------|
|       | ILE FOS | 4   | Foster's Holly                 | Ilex x attenuata 'Foster'   | 30 Gal Min. | 2.5' Cal. min | 10' HT Min. |
|       | ILE SA2 | 2   | Savannah Holly Clear Trunk: 6' | Ilex x attenuata 'Savannah' | 45 gal      | 2.5' Cal Min. | 12' HT Min. |
|       | LAG IND | 2   | Crape Myrtle                   | Lagerstroemia indica        | 45 Gal Min. | 2.5' Cal. min | 10' HT Min. |
|       | GOU NUT | 1   | Nuttall Oak                    | Quercus nuttallii           | 45 Gal Min. | 2.5' Cal. min | 12' HT Min. |
|       | TAX DIS | 16  | Bald Cypress                   | Taxodium distichum          | 45 Gal Min. | 2.5' Cal. min | 12' HT Min. |

| SHRUBS | CODE     | QTY | COMMON NAME                   | BOTANICAL NAME                          | CONT       | HEIGHT      | SPREAD   |
|--------|----------|-----|-------------------------------|---|------------|-------------|----------|
|        | AGA ABS  | 71  | White African Lily            | Agapanthus africanus 'Albus'            | 1 Gal Min. | 15' HT Min. | 12' Min. |
|        | AZA AU3  | 37  | Autumn Twist Azalea           | Azalea Encore 'Autumn Twist' TM         | 3 Gal Min. | 24" HT Min. |          |
|        | CAL AME  | 36  | American Beautyberry          | Callicarpa americana                    | 7 Gal Min. | 30" HT Min. | 18" Min. |
|        | CAL RIG  | 34  | Stiff Bottlebrush             | Callistemon rigulus                     | 7 Gal Min. | 30" HT Min. | 18" Min. |
|        | DIE MOR  | 71  | Bicolor Iris                  | Dietsia bicolor 'Moraea'                | 3 Gal Min. | 15" HT Min. |          |
|        | ILL PUR  | 3   | Florida Anise                 | Ilicium floridanum                      | 7 Gal Min. | 30" HT Min. | 18" Min. |
|        | JUN DIL2 | 31  | Blue Pacific Juniper          | Juniperus conferta 'Blue Pacific'       | 3 Gal Min. | 18" HT Min. |          |
|        | LOR P12  | 18  | Pine Loropetalum              | Loropetalum chinense rubrum 'Pae'       | 3 Gal Min. | 24" HT Min. |          |
|        | MIC FIG  | 23  | Banana Shrub                  | Michelia figo                           | 3 Gal Min. | 24" HT Min. | 24" Min. |
|        | OSM FRA  | 12  | Sweet Olive                   | Osmarthus fragrans                      | 7 Gal Min. | 30" HT Min. | 18" Min. |
|        | PEN HAM  | 43  | Hamel Dwarf Fountain Grass    | Pennisetum alopecuroides 'Hamel'        | 3 Gal Min. | 18" HT Min. |          |
|        | RHA IND  | 11  | Indian Hawthorn               | Rhapholepis indica                      | 3 Gal Min. | 18" HT Min. |          |
|        | RHO MRS  | 40  | Large White Azalea            | Rhododendron azalea 'Mrs. G.G. Gerbing' | 3 Gal Min. | 18" HT Min. |          |
|        | RHO GTB  | 30  | George L. Taber Indica Azalea | Rhododendron indicum 'George L. Taber'  | 7 Gal Min. | 30" HT Min. | 18" Min. |
|        | ROS RAD  | 29  | Red Rose                      | Rosa x 'Knockout' TM                    | 3 Gal Min. | 24" HT Min. |          |

| GROUND COVERS | CODE    | QTY       | COMMON NAME  | BOTANICAL NAME          | MAT       | RATE | SPACE |
|---------------|---------|-----------|--|-------------------------|-----------|------|-------|
|               | BED MIX | 10,167 sf | Bed Prep/Mulch Bed Preparation (9" Depth) + Shredded Hardwood Top Dress Mulch (3" Depth) + Soil Conditioners, Fertilizers, Amendments, and Pre-Emergent Herbicides | Bed Prep/Mulch          | Soil      |      |       |
|               | BPL MIX | 5,067 sf  | Native Seed Mix Interior   | Boiswale Planting Areas | Seed      |      |       |
|               | CYN DAC | 44,642 sf | Bermuda Grass  | Cynodon dactylon        | Seed/Soil |      |       |

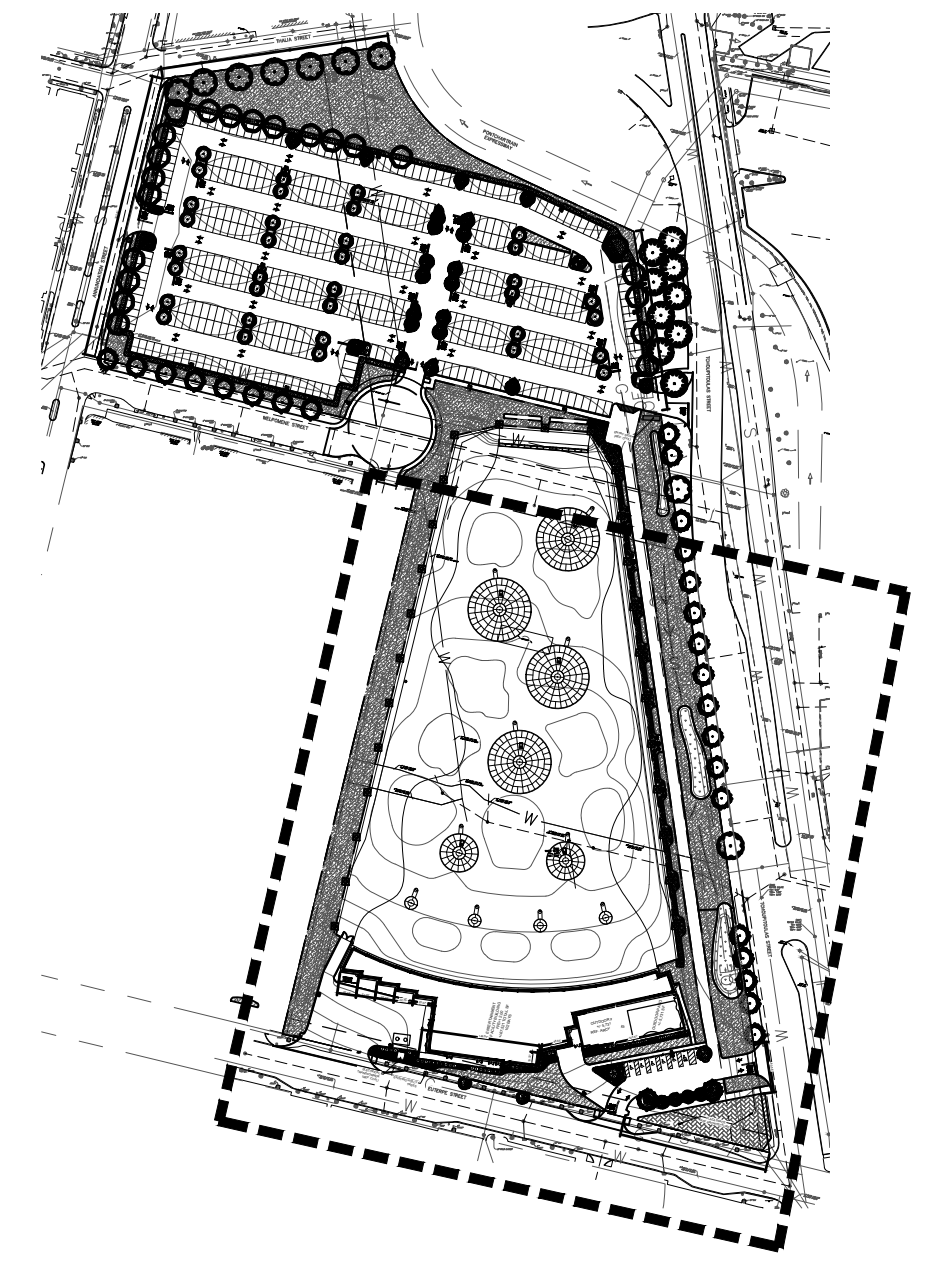
ORLEANS PARISH CODE MATRIX FOR Entertainment Facility @ Euterpe St. & Tchoupitoulas St.

| 23.6   BUILDING FOUNDATION LANDSCAPE & LANDSCAPE YARDS | REQUIRED            | PROVIDED                                    |
|--|---------------------|---|
| <b>A. BUILDING FOUNDATION LANDSCAPE:</b>               | <b>443 LF REQ'D</b> | <b>when NO parking in front of building</b> |
| 1 Single Hedge Row (36" OC)                            | 148 SHRUBS          | 148 SHRUBS PROVIDED                         |
| 2 Rest of Area planted w/ vegetative cover:            | 2659 SF REQ'D       | 2659 SF PROVIDED                            |
| 3 Trees and Perennials MAY be supplemental             | NONE REQUIRED       | NOT PROVIDED                                |
| <b>B. FRONT YARD LANDSCAPE:</b>                        | <b>179 LF x 10'</b> | <b>when parking is in front of building</b> |
| 1. Plant Unit Options per 100 LF                       | 2 PLANT UNITS       | 2 PLANT UNITS PROVIDED                      |
| <b>PLANT UNIT A</b>                                    | <b>2 UNIT REQ'D</b> |   |
| Shade Trees (1/Unit)                                   | 2 TREES             | 2 TREES PROVIDED                            |
| Ornamental Trees (2/Unit)                              | 4 TREES             | 4 TREES PROVIDED                            |
| Shrubs (20/Unit)                                       | 40 SHRUBS           | 40 SHRUBS PROVIDED                          |

| 23.7   PARKING LOT LANDSCAPE                  | REQUIRED            | PROVIDED            |
|---|---------------------|---------------------|
| <b>B. PERIMETER PARKING LOT LANDSCAPE</b>     | <b>893.74 LF</b>    |                     |
| 1 Perimeter Landscape Yard                    | 894 LF x 5' WIDE    | 894 LF PROVIDED     |
| 2 Single Hedge Row (1 Shrub every 36" OC)     | 298 SHRUBS          | 298 SHRUBS PROVIDED |
| 3 Groundcover or Mulch (Min. 1" Width)        | 894 SF REQ'D        | 894 SF PROVIDED     |
| 4 Shade Trees (1 Shade Tree / 40 LF) OR       | 23 TREE             | 23 TREES PROVIDED   |
| 5 Ornamental Trees (1 Ornamental / 25 LF)     | 36 TREE             | 0 TREES PROVIDED    |
| 6 4' HT Ornamental Fence                      | 4' Ornamental Fence | YES PROVIDED        |
| 7 Alternative 3' Wall                         | 3' Wall             | NOT PROVIDED        |
| 8 Concrete Curbs to Protect Landscape Areas   | Raised Curbs        | YES PROVIDED        |
| <b>C. INTERIOR PARKING LOT LANDSCAPE</b>      | <b>471 SPACES</b>   |                     |
| 1 Parking Lot Islands Between every 10 Spaces | 48 ISLANDS          | 48 PROVIDED         |
| 2 Parking End Caps & 10% Interior Required    | 12717 SF            | 12717 SF PROVIDED   |
| 3 Min. Island Size                            | 160 MIN SF          | 160 PROVIDED        |
| 4 Designed w/ Sustainable Techniques?         | YES / NO            | YES PROVIDED        |
| 5 Planting Requirement:                       |                     |                     |
| a) One (1) Shade Tree per island              | 48 Trees            | 48 TREES PROVIDED   |
| b) Shrubs planted in Islands                  | Shrubs Required     | YES SHRUBS PROVIDED |
| c) 75% of Island Planted w/ Live Material     | 9538 SF = 75%       | 100% PROVIDED       |

| 23.11   PARKWAY TREES                          | REQUIRED              | PROVIDED        |
|--|-----------------------|-----------------|
| <b>A. PARKS &amp; PARKWAY TREES within ROW</b> |                       |                 |
| <b>MELPOMENE ST.</b>                           | <b>301 LF of ROW</b>  |                 |
| 1 Shade Tree (1 per 40 LF)                     | 8 TREES               | 8 PROVIDED      |
| 1 OR Ornamental Tree (1 per 25 LF)             | 13 TREES              | 0 PROVIDED      |
| 2 Species/Location reviewed & approved by P&P? | YES / NO              | YES / NO        |
| <b>ANNUNCIATION ST.</b>                        | <b>342 LF of ROW</b>  |                 |
| 1 Shade Tree (1 per 40 LF)                     | 9 TREES               | 0 PROVIDED      |
| 1 OR Ornamental Tree (1 per 25 LF)             | 14 TREES              | 0 PROVIDED      |
| 2 Species/Location reviewed & approved by P&P? | YES / NO              | YES / NO        |
| <b>THALIA ST.</b>                              | <b>274 LF of ROW</b>  |                 |
| 1 Shade Tree (1 per 40 LF)                     | 7 TREES               | 7 PROVIDED      |
| 1 OR Ornamental Tree (1 per 25 LF)             | 11 TREES              | 0 PROVIDED      |
| 2 Species/Location reviewed & approved by P&P? | YES / NO              | YES / NO        |
| <b>TCHOUPILOULAS ST.</b>                       | <b>1114 LF of ROW</b> |                 |
| 1 Shade Tree (1 per 40 LF)                     | 28 TREES              | 28 PROVIDED     |
| 1 OR Ornamental Tree (1 per 25 LF)             | 45 TREES              | 0 PROVIDED      |
| 2 Species/Location reviewed & approved by P&P? | YES / NO              | YES / NO        |
| <b>EUTERPE ST.</b>                             | <b>599 LF of ROW*</b> |                 |
| 1 Shade Tree (1 per 40 LF)                     | 15 TREES              | 2 PROVIDED      |
| 1 OR Ornamental Tree (1 per 25 LF)             | 24 TREES              | 24+14* PROVIDED |
| 2 Species/Location reviewed & approved by P&P? | YES / NO              | YES / NO        |

| 23.13   SCREENING REQUIREMENTS               | REQUIRED | PROVIDED     |
|--|----------|--------------|
| <b>A. REFUSE DISPOSAL DUMPSTERS, et al.</b>  |          |              |
| 1 7' Solid Fence/Wall and Gate Enclosure     | YES      | YES PROVIDED |
| Does enclosure compliant Bldg. Architecture? | YES      | YES PROVIDED |



**KEY MAP**

IN ORDER TO ENCOURAGE INFILTRATION OF STORMWATER AND TO MINIMIZE THE MIGRATION OF SEDIMENTS, THE FINISHED GRADE FOR ALL LANDSCAPED AREAS SHALL BE SET 3" MINIMUM BELOW SURROUNDING HARDSCAPE CONTAINMENTS (CURBS, SIDEWALKS, FOUNDATIONS ETC.) THIS STANDARD MAY BE WAIVED IF NECESSARY TO PROMOTE THE PRESERVATION OF TREES SHOWN AS SUCH.

**TOPGOLF NEW ORLEANS**  
 NOLA RIVER DISTRICT  
 TCHOUPILOULAS ST., NEW ORLEANS, LA  
 FOR ARCO MURRAY DESIGN BUILD  
 DOWNERS GROVE, ILLINOIS

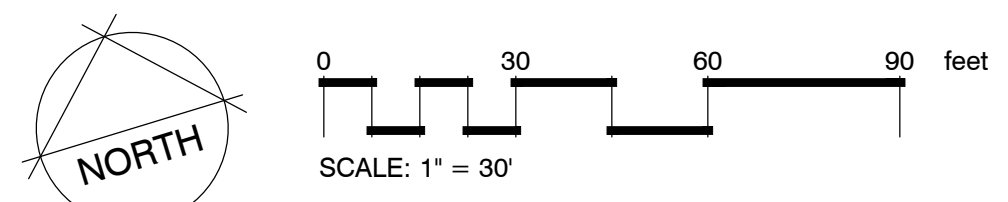
**DDG**  
 9015 BLUEBONNET BLVD.  
 BATON ROUGE, LA 70810  
 225.751.4490



PROJECT NO. 22-1991  
 ISSUE FOR PERMITTING  
 07/14/2023

CHECKED BY JPL  
 DRAWN BY AMR

**LANDSCAPE PLAN**





**From:** Pazmino, Jose <JPazmino@arcomurray.com>  
**Sent:** Friday, July 14, 2023 5:56 PM  
**To:** Sarah C King; Haley M. Delery; Stephen K. Kroll  
**Cc:** Todd James; Laura Barth; Zachary Smith; Ron Loesel; Dylan Patel; Joseph Ory; Sean Flannery; Alison Hartman; Scott Wetterling; Scott Tabary  
**Subject:** Topgolf New Orleans - DAC Resubmission Materials

**EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.**

Members of the CPC Staff,

Please find the revised submission documents for Topgolf New Orleans linked below. We appreciate your time and consideration as we navigate towards a solution to address your concerns and feedback. In addition to the documents provided, I've also included a high-level response to the comments received on 7/6:

- **Activation of Tchoupitoulas Street frontage by wrapping the building façade to also front on Tchoupitoulas Street.**
  - As outlined in our 7/5 conference call, due to site constraints, we are unable to reposition the building to face the Tchoupitoulas frontage.
  - As an alternative solution, we propose to construct a plaza at the corner of Tchoupitoulas and Euterpe to increase the density of the frontage and provide a fully functional, inviting, space for both neighbors and Topgolf patrons alike.
  - In addition, we also propose to increase the visibility to the outdoor patio (a highly utilized, rentable, open space) by reducing fencing height and fencing material as a means to increase “activation” of the Tchoupitoulas frontage.
- **Modify façade to include materials that reflect the surrounding context. As well as create a more gride-like building footprint and façade.**
  - The Topgolf venue proposed is a flagship facility with premium, high-end, materials and finishes which are complimentary in nature with the future River District contemporary/industrial architectural design.
  - Curtain walls, garage doors, highly detailed and geometric finishes, and metal elements are all material finishes currently proposed for the Topgolf venue and included in the River District Design Guidelines.
  - As an effort to further utilize materials that reflect the future surrounding context, we are now proposing the use of brick elements (see revised elevations included)
- **Reduce neon lighting to a minimum perhaps at the entrance.**
  - We propose to remove the LED lights from the Topgolf shield logo and the blue LED accents lights at facility's entrance.
- **We understand the light does not trespass beyond the site boundaries however, there's a substantial visual impact on the pedestrian level that could be improved by site improvements (screening, low walls, landscaping) along Tchoupitoulas Street. This would help or diffuse the scale of lighting and impact**



- Please refer to the updated Landscape Plans – we propose a 3-ft earthen berm along the net poles in addition to landscaping to screen the Topgolf outfield at a pedestrian level.

LINK:  [23.07.14 Submission Documents](#)

Please do not hesitate to contact me if there are any questions or further feedback in advance of the July 19<sup>th</sup> DAC meeting.

Thank you,

**Jose Pazmino**  
Project Developer

**ARCO/Murray**  
331-703-0077  
[www.arcomurray.com](http://www.arcomurray.com)