

CONSTRUCTION DOCUMENTS

CUBAN CREATIONS PARKLET
533 TOULOUSE ST
NEW ORLEANS LA 70130



1000 S Norman C Francis Parkway 2nd Floor
New Orleans, LA 70125
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NEW ORLEANS LA 70130

SHEET LIST					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
A1.0	TITLE SHEET	05/06/24			
A1.3	PARKLET	06/10/18			
A1.4	PARKLET DESIGN INTENT	06/10/18			
A3.0	FLOOR PLANS - PROPOSED	06/10/18			

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
THE CREATION OF A PARKLET FOR CUBAN CREATIONS (533 TOULOUSE ST.)

PERMIT TYPE
ACCESSORY STRUCTURE

OWNER:
ANDREW WILSON
533 TOULOUSE
NEW ORLEANS, LA 70130
AWILSON@CIGARBARNOLA.COM

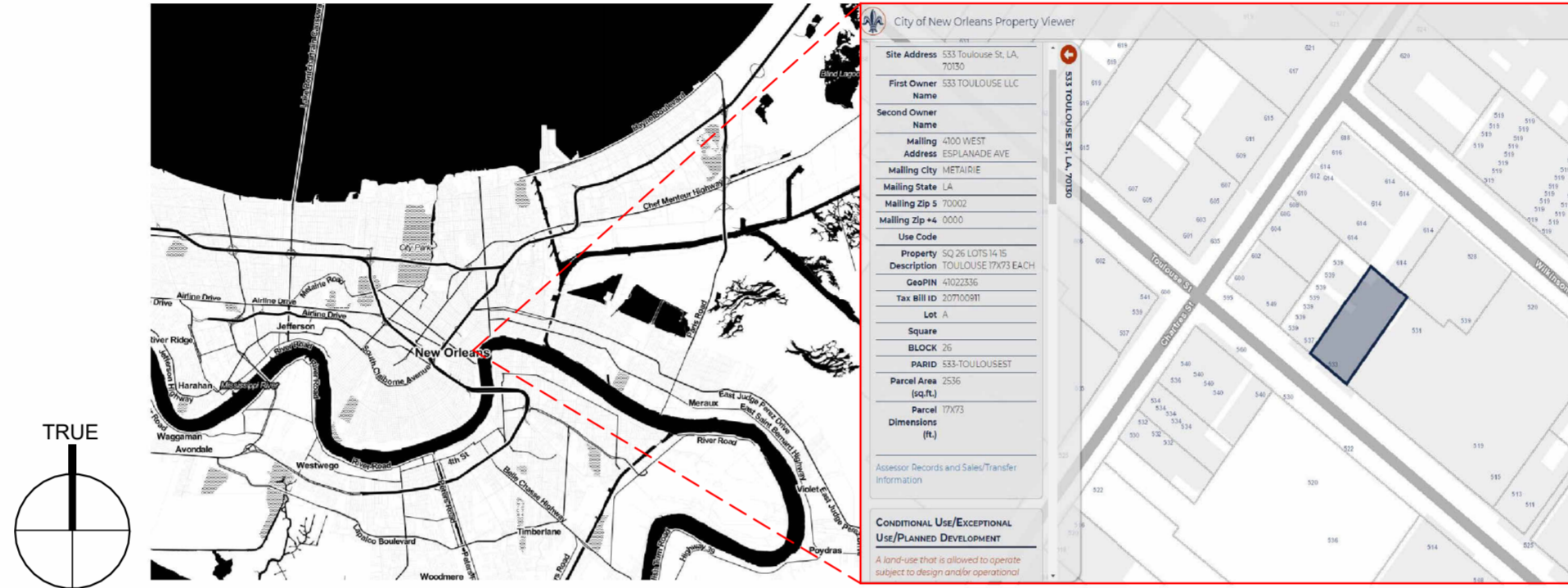
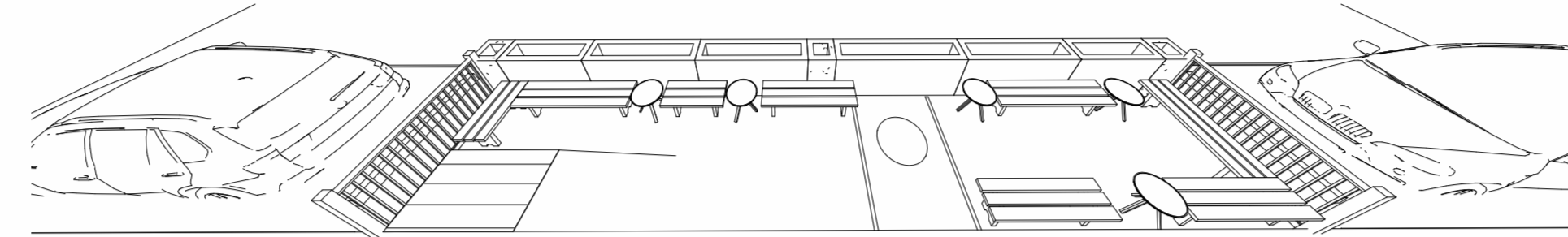
ARCHITECT
ZACH SMITH CONSULTING & DESIGN
1000 S NORMAN C FRANCIS PKWY
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504-383-3748
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ZONING/CODE INFORMATION

ZONING DISTRICT: VCC-2
OVERLAY DISTRICT:
• RESIDENTIAL STR IZD
• B&B IZD
• COMMERCIAL STR IZD
HDLC DISTRICT: VCC

PROPOSED DEVELOPMENT:
PARKLET SQUARE FOOTAGE (TOTAL): 144 SQ. FT.

PROJECT INFORMATION



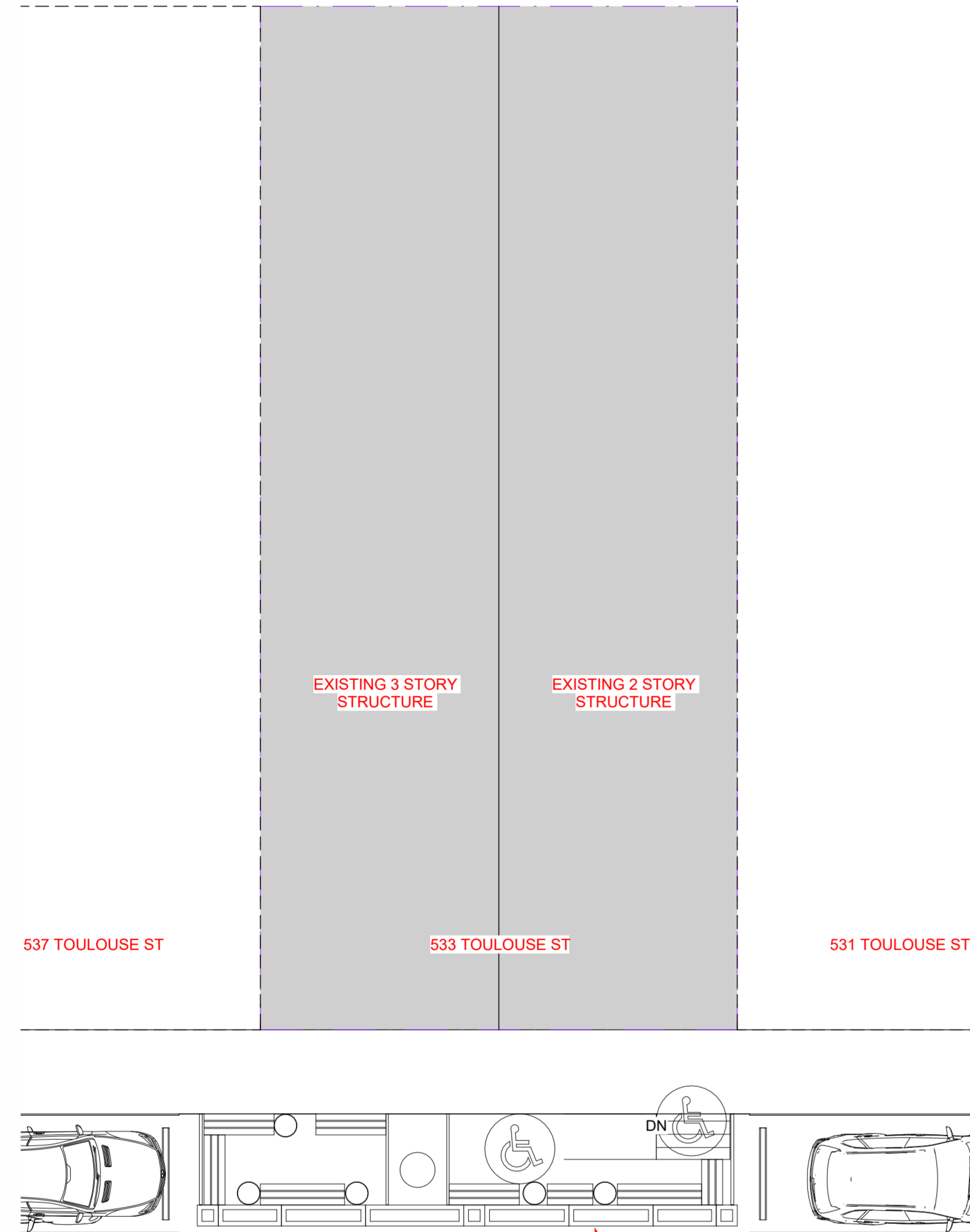
1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
5. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
6. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
8. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
10. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

CHARTRES ST. (SIDE)

WILKINSON ST. (SIDE)

DECATUR ST (SIDE)



PROPOSED PARKLET SEE A1.3

6 PARKLET SITE PLAN
1/8" = 1'-0"

No.	Description	Date

NOT FOR CONSTRUCTION

TITLE SHEET

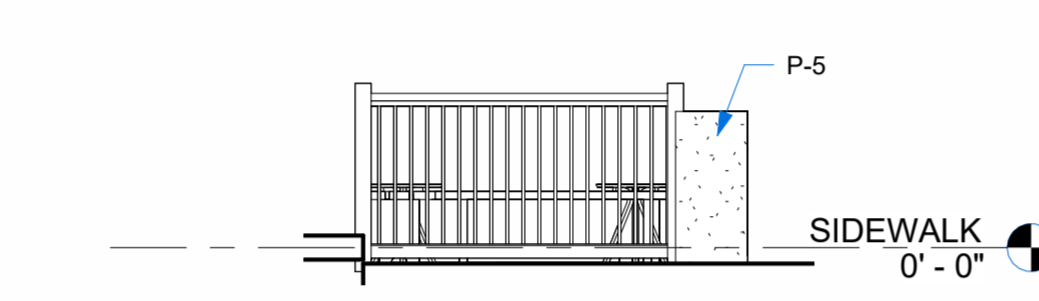
PROJECT STATUS	
Date	05/06/24

A1.0

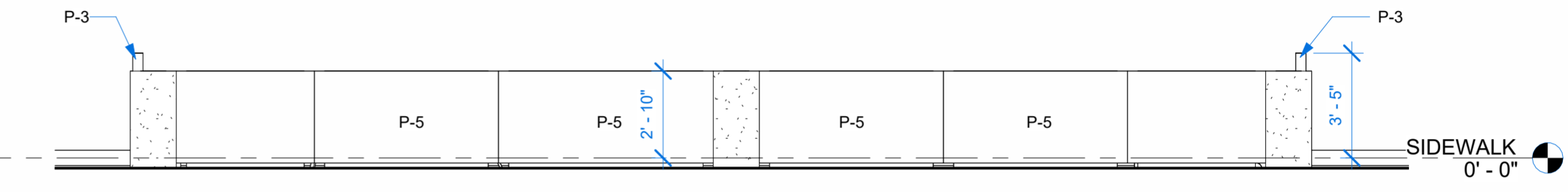


NOTES:
 • NO PORTION OR ELEMENT OF THE PARKLET OR ITS FIXTURES (TABLES, CHAIRS, BENCHES, ETC.) MAY BE BOLTED OR FASTENED TO A PUBLIC SIDEWALK, STREET, CURB, POST, SIGN, TREE OR SIMILAR FEATURE.

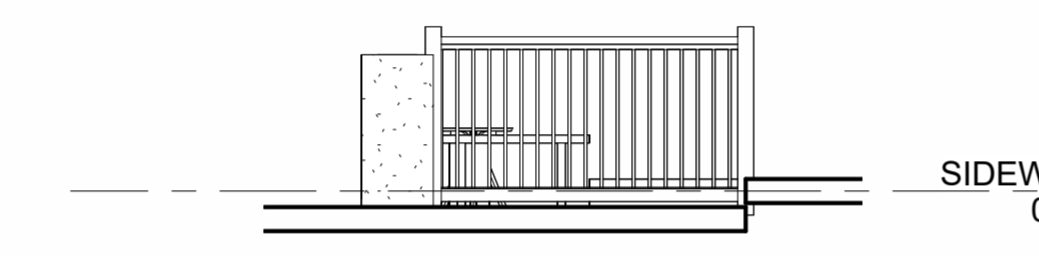
KEYNOTES - SHEET	
Key Value	Keynote Text
P-1	PROVIDE WHEEL STOP AT THIS LOCATION
P-2	INCLUDE A RETROREFLECTIVE ELEMENT ON THE LEADING EDGE ADJACENT TO APPROACHING TRAFFIC.
P-3	PROVIDE HANDRAIL BETWEEN 32"-42" IN HEIGHT
P-4	MOVEABLE FURNITURE TO BE SELECTED BY OWNER
P-5	PROVIDE PLANTER (BUFFERZONE) MUST BE 18" IN WIDTH AND BETWEEN 32"-42" IN HEIGHT; MATERIAL SHOULD BE WOOD OR CONCRETE, TO BE SELECTED BY OWNER
P-6	PROVIDE ROLL OVER TRANSITION BETWEEN SIDEWALK AND PARKLET FOR ACCESSIBILITY (ADA)
P-7	PRESSURE TREATED WOOD DECKING TO BE LEVEL WITH THE SIDEWALK
P-8	PROVIDE ADA RAMP. MAX SLOPE 1:12
P-9	AREA TO BE MARKED OFF AND REMAIN CLEAR OF ANY FURNISHINGS
P-10	V.I.F DIFFERENCE IN LEVEL BETWEEN SIDEWALK AND STREET IS NO GREATER THAN 6", IF GREATER THAN 6" ADA COMPLIANT GUARDRAIL TO BE REQUIRED AT RAMP



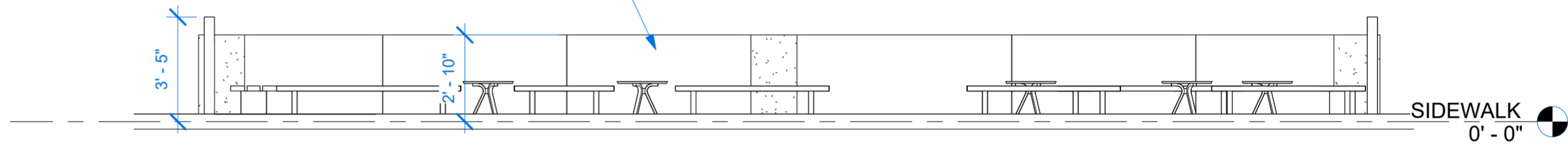
7 | PARKLET ELEVATION WEST
 1/4" = 1'-0"



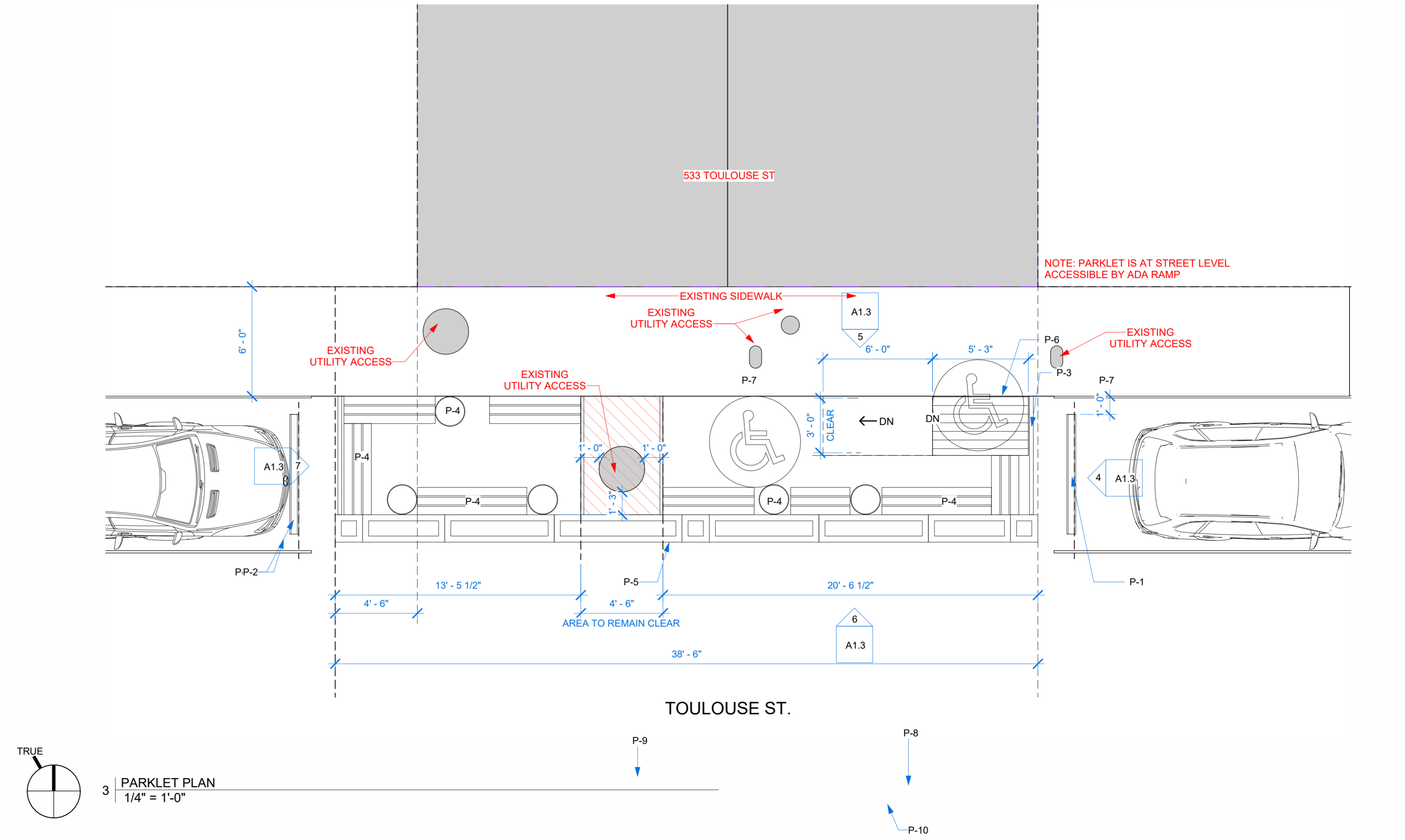
6 | PARKLET ELEVATION SOUTH
 1/4" = 1'-0"



4 | PARKLET ELEVATION EAST
 1/4" = 1'-0"



5 | PARKLET ELEVATION NORTH
 1/4" = 1'-0"



3 | PARKLET PLAN
 1/4" = 1'-0"

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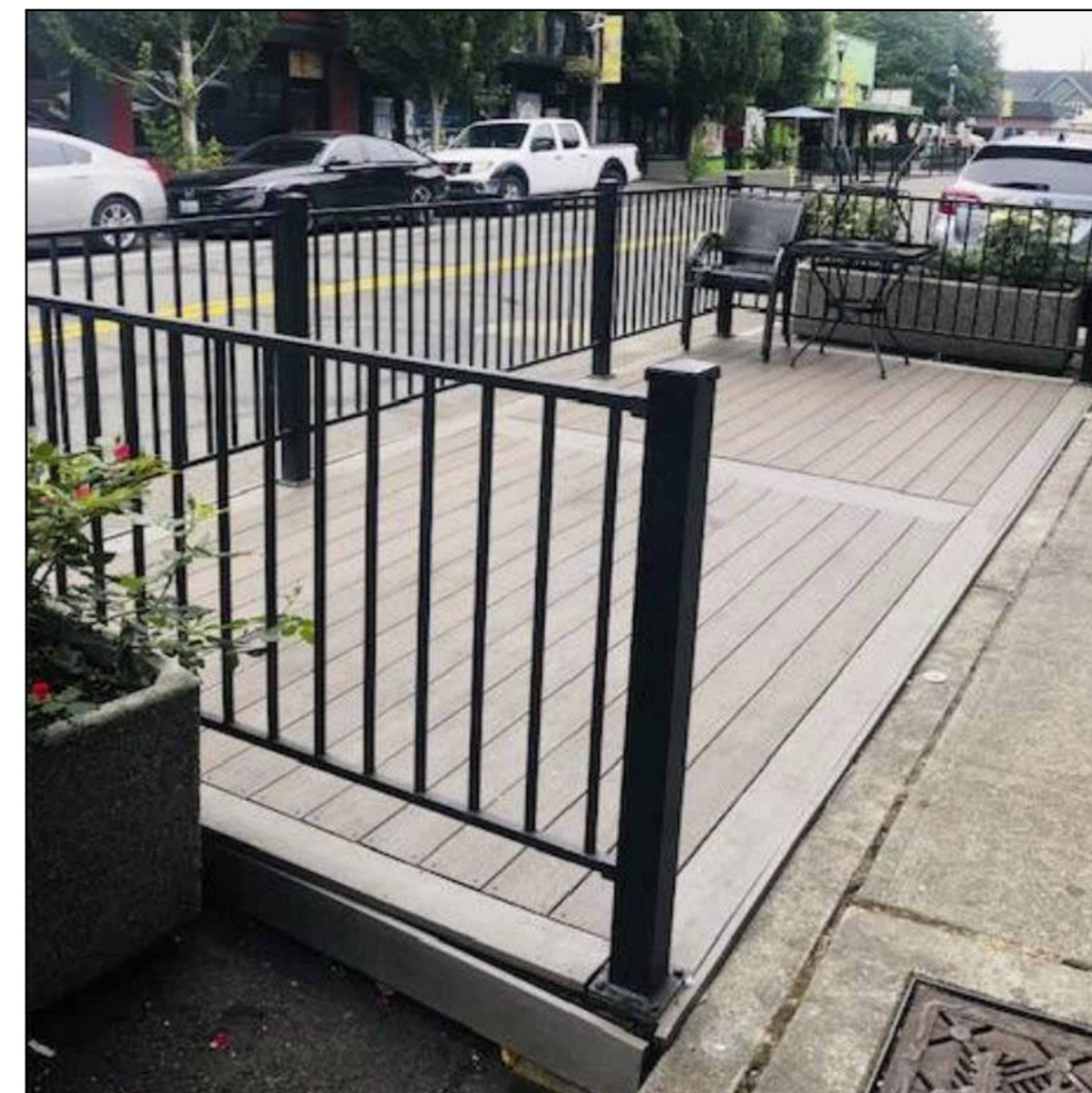
NOT FOR CONSTRUCTION

PARKLET

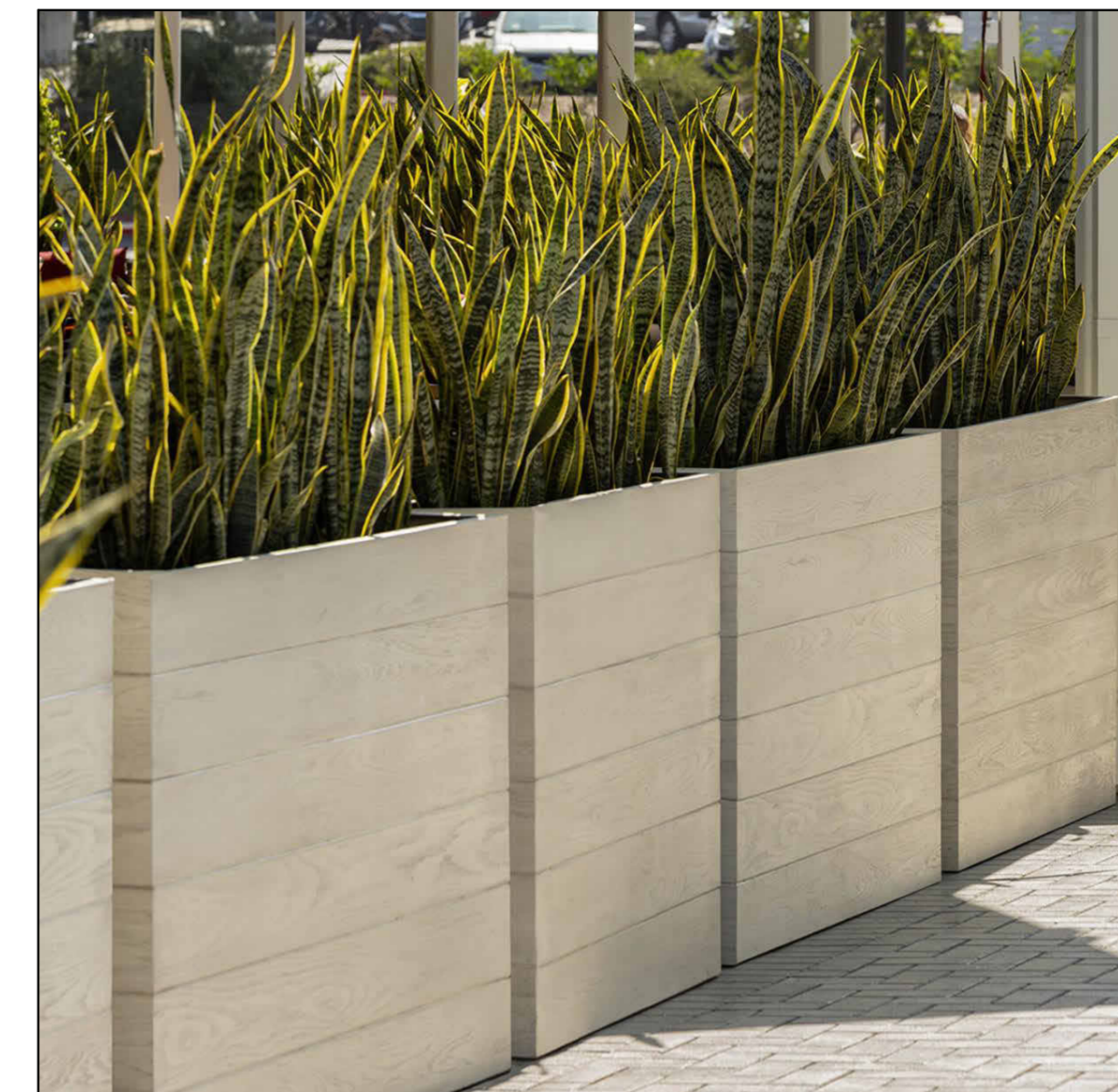
PROJECT STATUS
 Date 06/10/18

A1.3

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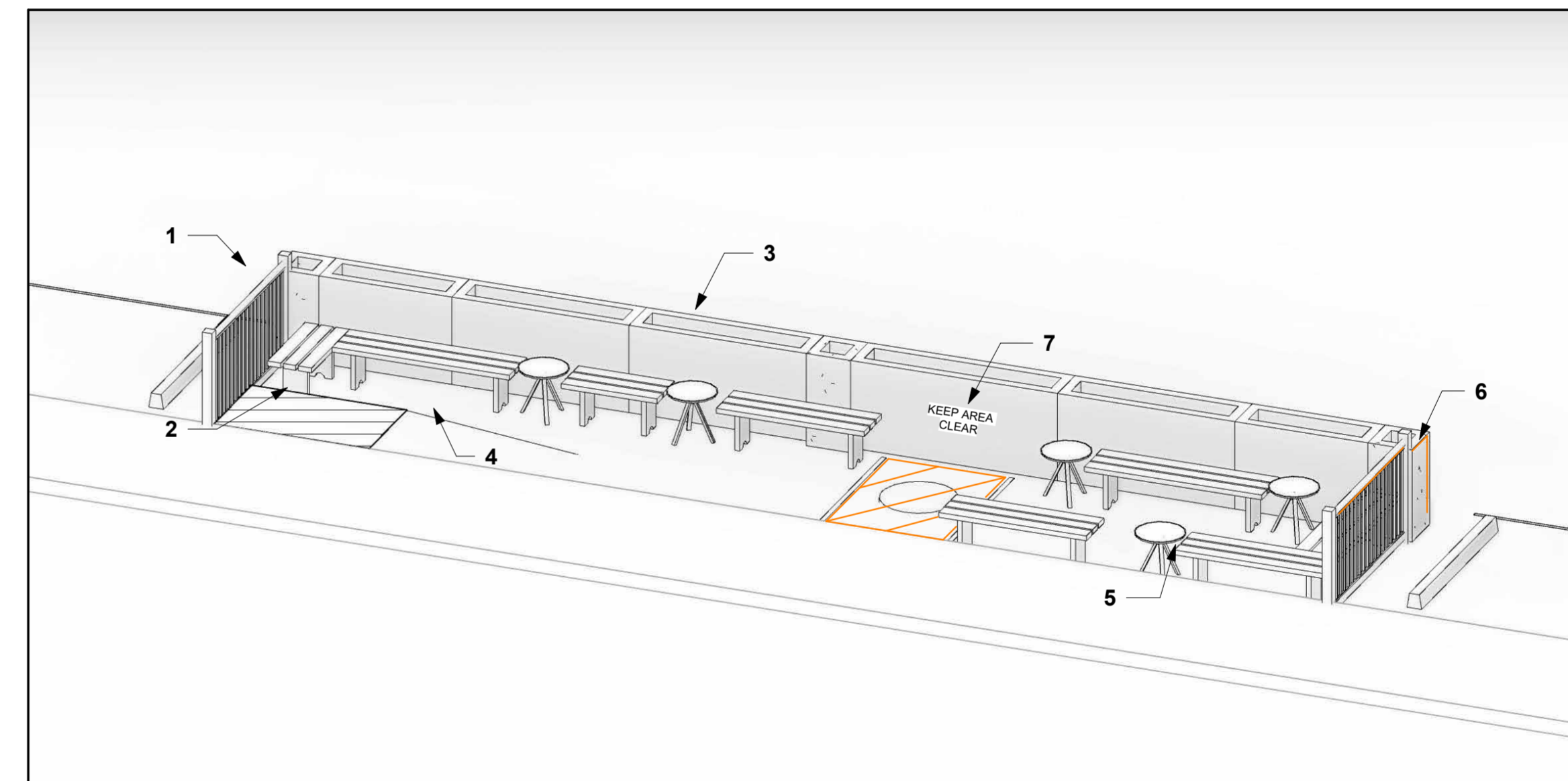


1) ALUMINUM RAILING
• MUST NOT TO BE BOLTED TO GROUND



3) WOOD PLANTERS
• MUST BE 18" WIDTH AND MINIMUM 32" HIEGHT

2) WOOD ADA PLATFORM
• MUST HAVE 60" CLEAR TURN RADIUS (SEE A1.3)
• MUST BE LEVEL WITH SIDEWALK



4) FOAM ADA RAMP
• MAX 1/12 SLOPE FROM ADA PLATFORM TO STREET GRADE
MIN. 3' WIDTH



5) FURNITURE
• PORTABLE SEATING & SMALL TABLES

6) RETROREFLECTIVE MATERIAL/TAPE
• ALONG TOP OF RAILING AND CORNER OF PLANTER FACING ONCOMING TRAFFIC

7) SIGNAGE AND PAINT
• DENOTING AREA AROUND UTILITY ACCESS IS TO REMAIN CLEAR

DESIGN INTENT: CUBAN CREATIONS CIGAR BAR PARKLET

The design of the parklet aims to create an inviting and stylish outdoor space that complements the upscale ambiance of the cigar bar while enhancing the overall customer experience. This parklet will serve as an extension of the indoor seating, providing a comfortable and well-ventilated environment where patrons can enjoy cigars in a relaxed, open-air setting.

Key Design Elements:

Aesthetic Appeal: The parklet will feature materials such as hardwood decking, a variety of plants, and outdoor furniture that echoes the interior design of the cigar bar. The use of deep, earthy tones and classic design elements will create a cohesive visual connection between the indoor and outdoor spaces.

Comfort and Functionality: Comfortable, weather-resistant seating will be arranged to encourage social interaction while maintaining personal space. The layout will include a mix of chairs and small tables, allowing for both individual relaxation and group gatherings. Ashtrays and small side tables will be strategically placed for convenience.

Privacy and Noise Reduction: To create a sense of intimacy and reduce noise from the surrounding environment, the parklet will include elements such as planters with tall, lush greenery, decorative screens, and possibly a low wall or railing. These features will not only enhance privacy and direct sound back toward the business but also contribute to the parklet's overall design.

Accessibility and Safety: The parklet will be designed to be accessible to all patrons, including those with mobility challenges. Safety features, such as non-slip surfaces, sturdy handrails, and will be incorporated to ensure a safe and enjoyable experience for all users.

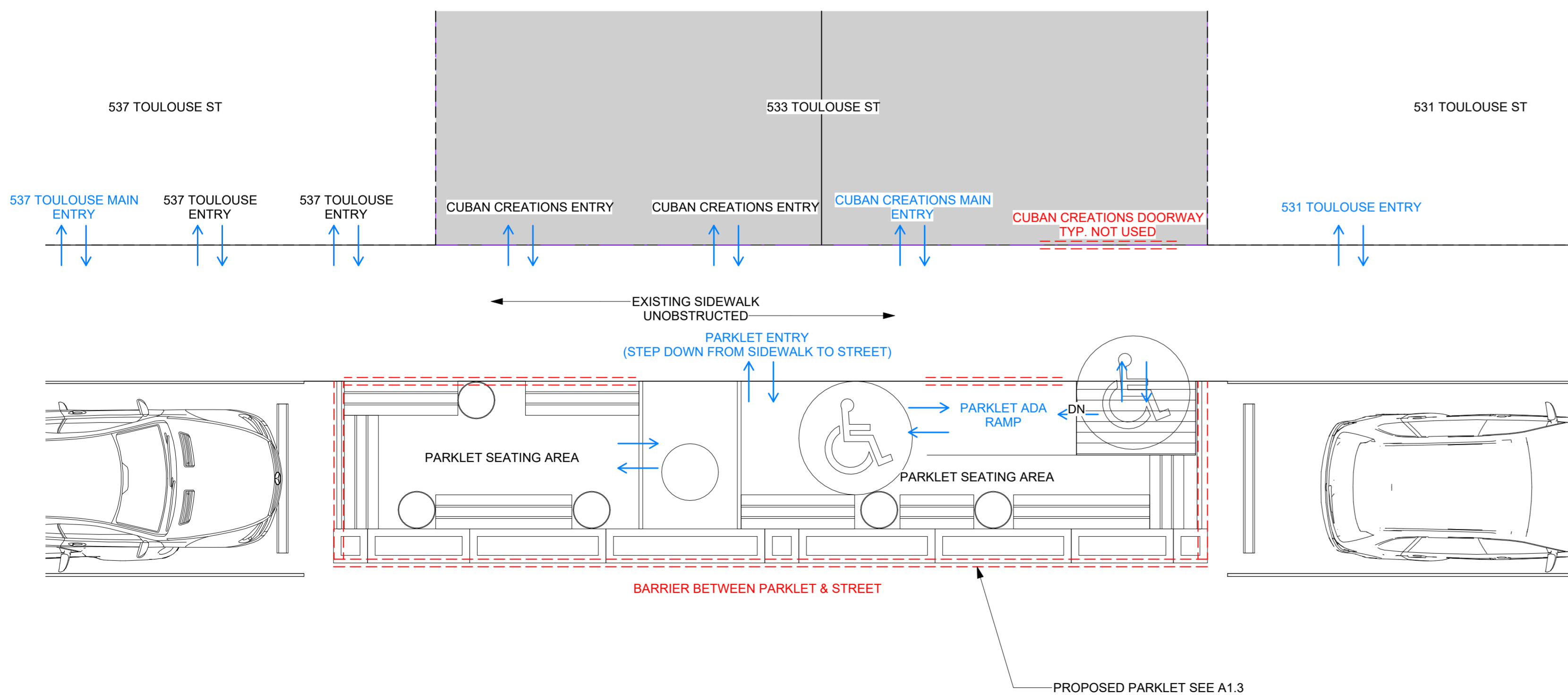
Overall, the parklet will be a refined, comfortable, and visually appealing outdoor space that enhances the cigar bar's brand while providing a unique experience for its patrons.

No.	Description	Date

NOT FOR CONSTRUCTION

PARKLET DESIGN INTENT

PROJECT STATUS	
Date	06/10/18



1 CIRCULATION DIAGRAM
1/4" = 1'-0"

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Building/Construction
Related Permit



Date _____ Received by _____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

**Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.
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 _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

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
- Parking Lots with over 10 spaces or loading zones
- Wireless Antenna/Tower
- Educational Facility

- Mural Reviews
- Campus Development Plan
- CBD FAR Bonus
- Changes to Approved Plans
- DAC Review of Public Projects
- Others as required

ADDITIONAL INFORMATION

Current Use _____ Proposed Use _____

Square Number _____ Lot Number _____ Permeable Open Space (sf) _____

Zoning District _____ Local Historic District/Landmark _____

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) _____ Building Area (sf) _____



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One paper copy and 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

Design Review	\$225
Moratorium Appeals	\$1,000



August 8, 2024

RE: DAC Narrative, Design Intent – 533 Toulouse St. Parklet

The design intent for this parklet is a designated area for customers of Cuban Creations, the cigar bar located at 533 Toulouse St. This parklet area was approved by the City Council, M-24-157. Since there is an existing man-hole cover, the parklet does have a proposed space to allow utility access. Since the utility access is required, the parklet encroaches the same amount of space, 4ft - 6 in, in front of the business next door. The business next door has given Cuban Creation authorization for the parklet encroachment. The parklet includes ADA accessibility, 7 benches, and 5 small tables. The parklet consists of aluminum railing and wooden planters. The design is compatible with the recently issued Parklet Design Guidelines created by the City.