

# **1029 Burdette**

New Orleans, LA 70118

Submittal for Design Review  
University Area Design Overlay

Prepared by HUE  
an Architecture Studio

## Narrative

This project proposes the renovation and rear addition of a single family residence at 1029 Burdette Street in zoning district HU-RD2. The proposed addition is located entirely at the rear of the home respecting the required 15' setback. The addition's roofline will be 27' 1/8" which is taller than the existing roofline but below the 30' maximum put forth by this overlay district. All new construction will use materials consistent with existing conditions. The project complies with all dimensional and use requirements of the HU-RD2 zoning district. No variances or waivers are requested.

## Site in Context



7728 Zimpel Street

**1029 Burdette Street**

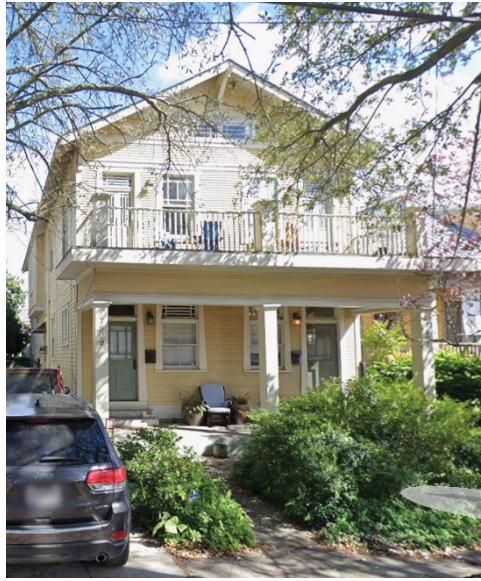
1021 Burdette Street



## Examples of Similar Conditions in the Neighborhood



1019 Burdette Street



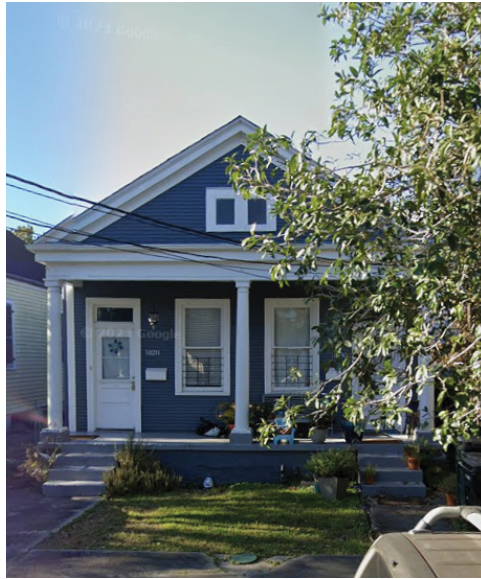
7807 Feret Street



7824 Feret Street



1020 Burdette Street



1030 Burdette Street



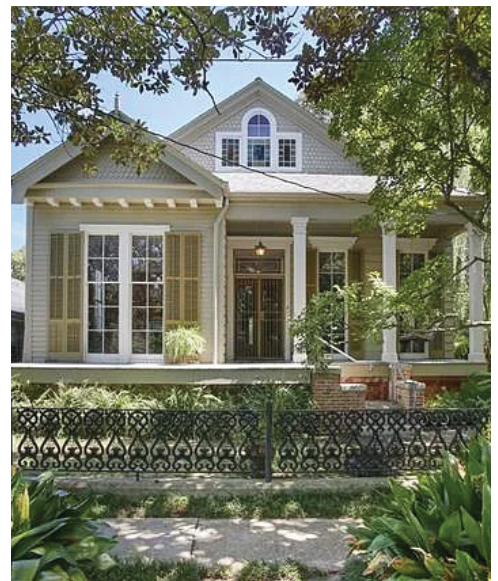
901 Burdette Street



7814 Burthe Street



7805 Zimpel Street



7721 Feret Street



## Precedents of Similar Form



1007 Sixth Street



2317 St Thomas Street

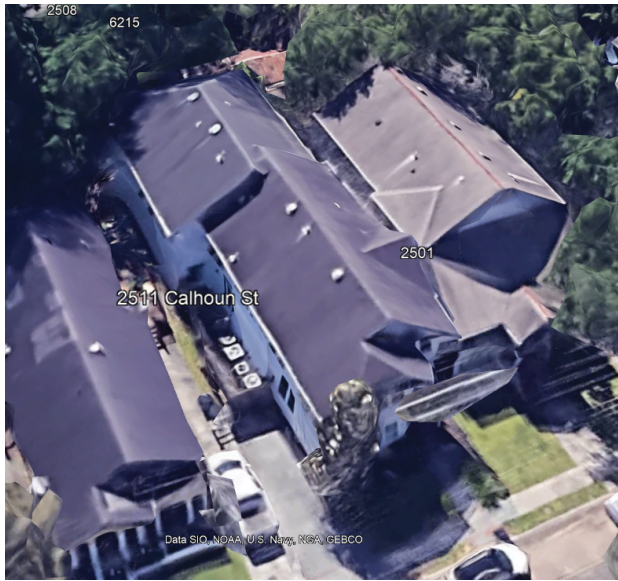


2327 Callhoun Street





## Precedents of Similar Form (cont.)



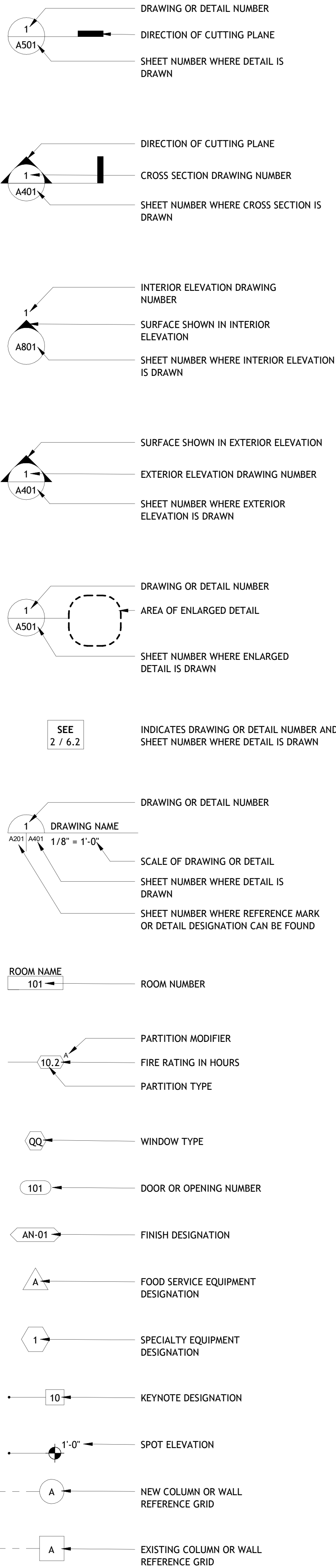
2511 Calhoun Street



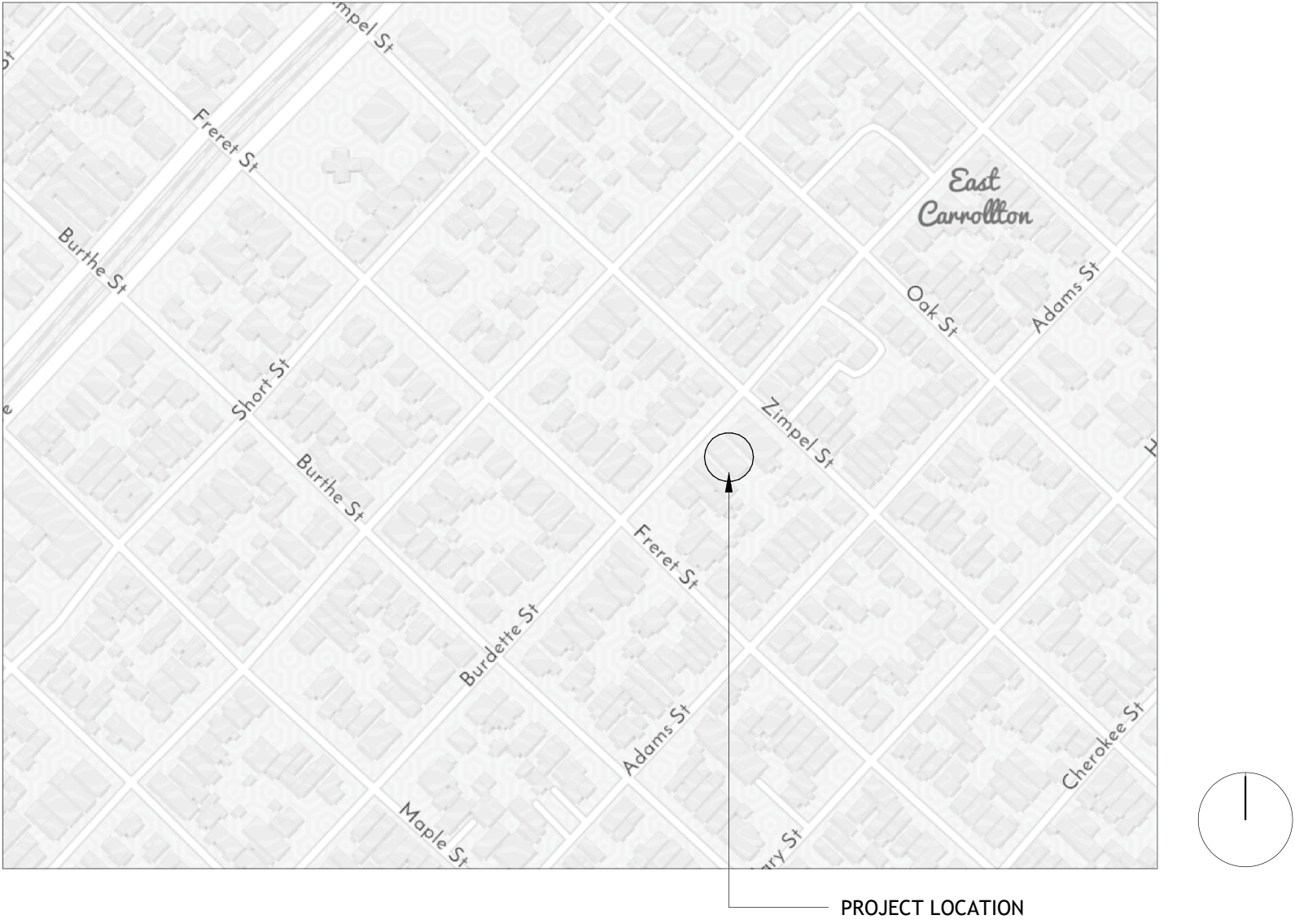
3000 Laurel Street



DRAFTING SYMBOLS



VICINITY MAP



SURVEY + ELEVATION CERTIFICATE

**SQ. NO. 123 SEVENTH DISTRICT** ORLEANS PARISH NEW ORLEANS, LA  
*A Boundary Survey of Lot 15-A*

**ADAMS ST. SIDE**

**ZIMPEL ST. SIDE**

**FRERET ST. SIDE**

**BURDETTE ST.**

**15-A**

**#1029**

**10.2**

**101**

**AN-01**

**A**

**1**

**10**

**1'-0"**

**A**

**A**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

Note: Improvements shown are not to scale for height. The dimensions shown prevail over scale.

All lot angles 90° or less per plan (1/16" = 20').

Date: March 26, 2025

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code Title 146, Chapter 29 for a Class "C" survey. Made at the request of Courtney Chase Jones.

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

176974

NOTE: THIS SURVEY AND ELEVATION CERTIFICATE WAS FURNISHED BY THE OWNER FOR USE ON THIS PROJECT AND WAS NOT PREPARED BY THE ARCHITECT WHO IS THEREFORE NOT RESPONSIBLE FOR ITS CONTENT.

BUILDING INFORMATION

**PROJECT ADDRESS**  
1029 BURDETTE STREET  
NEW ORLEANS, LA 70118

**PROJECT DESCRIPTION**  
PARTIAL INTERIOR RENOVATION AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE

**LEGAL DESCRIPTION**  
SQ 123 LOTS 15-A BURDETTE  
58-VAR X 120-VAR

**BOUNDING STREETS**  
BURDETTE STREET, ZIMPEL STREET (SIDE),  
ADAMS STREET (SIDE), FRERET STREET (SIDE)

**SITE AREA**  
TOTAL SITE AREA 6,168 SF

**BUILDING HEIGHT FROM GRADE**  
EXISTING 19' - 1 5/8"  
ADDITION 21' - 4 1/8"

**BUILDING STORIES**  
1

**BUILDING AREA**  
EXISTING 1,873 SF  
RENOVATED 502 SF  
NEW 462 SF  
TOTAL 2,837 SF

**TOTAL AREA IN SCOPE:** 964 SF  
**TOTAL ARE UPON COMPLETION:** 2,335 SF

**MAJOR APPLICABLE CODES AND REGULATIONS**  
(NOT LIMITED TO THE FOLLOWING)

INTERNATIONAL RESIDENTIAL CODE 2021  
NATIONAL ELECTRICAL CODE 2020  
INTERNATIONAL ENERGY CONSERVATION CODE 2021

**ZONING CLASSIFICATION**  
ZONING DISTRICT HU-RD2, HISTORIC URBAN TWO-FAMILY RESIDENTIAL DISTRICT

**FUTURE LAND USE**  
RLD-PRE, RESIDENTIAL LOW DENSITY PRE-WAR

**HISTORIC DISTRICT**  
NOHDL CARROLLTON PARTIAL CONTROL (DEMOLITION)

**OVERLAY DISTRICTS**  
UNIVERSITY AREA OFF-STREET PARKING OVERLAY DISTRICT  
BED AND BREAKFAST INTERIM ZONING DISTRICT  
COMMERCIAL SHORT TERM RENTAL INTERIM ZONING DISTRICT  
UNIVERSITY AREA DESIGN OVERLAY  
NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION INTERIM INTERIM ZONING DISTRICT

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB Control No. 1660-0008  
Expiration Date: 06/30/2028

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

**SECTION A – PROPERTY INFORMATION**

A1. Building Owner's Name: None

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1029 BURDETTE STREET

City: NEW ORLEANS State: LA ZIP Code: 70118

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: District SEVENTH Lot 15-A Square 123

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 29.944249 Long. -90.128103 Horizontal Datum: NAD 1927 NAD 1983 WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 5

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No X N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No X N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1.a. NFIP Community Name: CITY OF NEW ORLEANS B1.b. NFIP Community Identification Number: 225203

B2. County Name: ORLEANS B3. State: LA B4. Map/Panel No.: 22071C0209 B5. Suffix: F

B6. FIRM Index Date: 9/30/2016 B7. FIRM Panel Effective/Revised Date: 9/30/2016

B8. Flood Zone(s): X B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): NONE

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: FIS X FIRM Community Determined Other:

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes X No Designation Date: CBRS OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? Yes X No

FEMA Form FF-206-FY-22-152 (formerly 086-0-33) (10/22) Page 2 of 19

**FLOOD ZONES**  
ZONE X +4.0 FT  
FIRM PANEL: 22071C0209F

**PROPOSED USE**  
RESIDENTIAL

**ZONING REQUIREMENTS**  
MAXIMUM BUILDING HEIGHT: 35'

FRONT YARD: PER SECTION 11.3.A.2  
SIDE YARD: 3'  
REAR YARD: 15'

**PERMEABILITY REQUIREMENTS:**  
MINIMUM PERMEABLE OPEN SPACE: 30% OF LOT AREA  
MAXIMUM IMPERVIOUS SURFACE IN FRONT YARD: 30% OF FRONT YARD

**INTERNATION ENERGY CONSERVATION CODE COMPLIANCE**  
ADDITIONS R502:

NEW BUILDING ENVLOPE SHALL COMPLY WITH SECTIONS R402.1, R402.2, R402.3.1 THROUGH R402.3.5, AND R402.4

HVAC DUCTS NEWLY INSTALLED AS PART OF AN ADDITION SHALL COMPLY WITH SECTION R403

NEW SERVICE HOT WATER SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R403.5

NEW LIGHTING SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R404.1

**ALTERATIONS R503:**

BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH TABLE R402.1.3

HVAC DUCTS NEWLY INSTALLED AS PART OF AN ADDITION SHALL COMPLY WITH SECTION R403

NEW SERVICE HOT WATER SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R403.5

NEW LIGHTING SYSTEMS THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTION R404.1

**IRC WIND SPEED CRITERIA TABLE 301.2(4)**  
EXPOSURE CATEGORY B  
WIND SPEED 130 MPH

INDEX OF DRAWINGS

G001	INFORMATION SHEET
A001	SITE PLAN
A121	DEMOLITION PLANS
A141	DEMOLITION EXTERIOR ELEVATIONS
A142	DEMOLITION EXTERIOR ELEVATIONS
A201	FLOOR PLANS + CROSS SECTION
A202	ROOF PLAN
A301	REFLECTED CEILING PLAN + LIGHTING + POWER PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS

PROJECT DIRECTORY

**OWNER**  
ADRIAN O'KEEFE + ALLYN SCHOEFFLER  
1029 BURDETTE ST  
NEW ORLEANS LA 70118

**CONTRACTOR**  
ENTABLATURE DESIGN + BUILD  
8428 OAK STREET, SUITE C  
NEW ORLEANS, LA 70118  
TEL: 504.322.3822  
LICENSE NUMBER: RL.883065

**ARCHITECT**  
HUE AN ARCHITECTURE STUDIO  
4333 DUPLESSIS STREET  
NEW ORLEANS, LA 70122  
TEL: 504.315.9808

**CHRIS KORNMAN**  
chris@entablature.com

**COURTNEY CHASE JONES, AIA**  
courtney@hue-architecturestudio.com

**STRUCTURAL / CIVIL**  
BATTURE ENGINEERING  
5110 FRERET STREET  
NEW ORLEANS, LA 70115  
TEL: 504.533.8644

**HERMANN ALB**  
halb@bature-eng.com

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1029 BURDETTE STREET

City: NEW ORLEANS State: LA ZIP Code: 70118

**FOR INSURANCE COMPANY USE**

Policy Number:

Company NAIC Number:

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, ARIA, ARIAE, AR/A1–A30, ARIA/H, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: ALCO Vertical Datum: NAVD '88

Indicate elevation datum used for the elevations in Items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 6.8 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): N/A ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A ☒ feet ☐ meters

d) Attached garage (top of slab): N/A ☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 7.9 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 3.6 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 4.3 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: 4.0 ☒ feet ☐ meters

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Where latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Louis C. Hartmann License Number: 4995

Title: Professional Land Surveyor

Company Name: Gilbert, Kelly & Couturie, Inc.

Address: 2121 N. Causeway Blvd., Suite 121

City: Metairie State: LA ZIP Code: 70001

Signature: Date: 3/26/2025

Telephone: (504) 836-2121 Ext.: Email: louis@gkcsurveyors.com

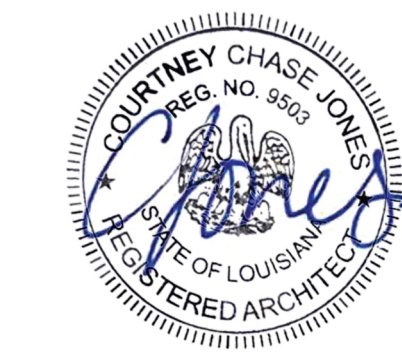
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments): SECTION C2E IS A/C COMPRESSOR, THE TOP OF THE CURB IS 2.60 NAVD.

176974

**1029 BURDETTE**  
1029 Burdette Street  
New Orleans, LA 70118

HUE PROJECT NO. | 25002  
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ISSUE DATE | 27 MAY 2025  
CONSTRUCTION DOCUMENTS

REVISIONS

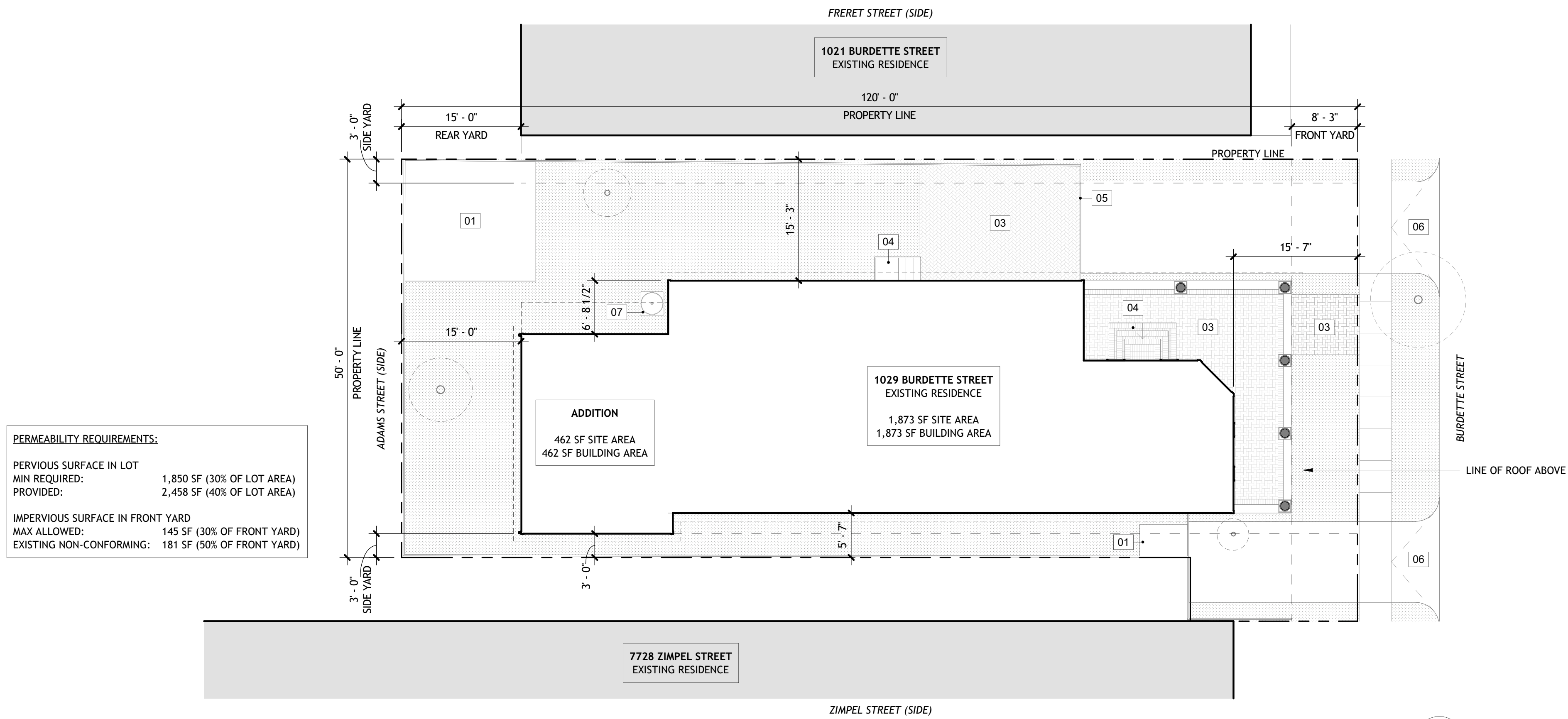
**G001**

INFORMATION SHEET

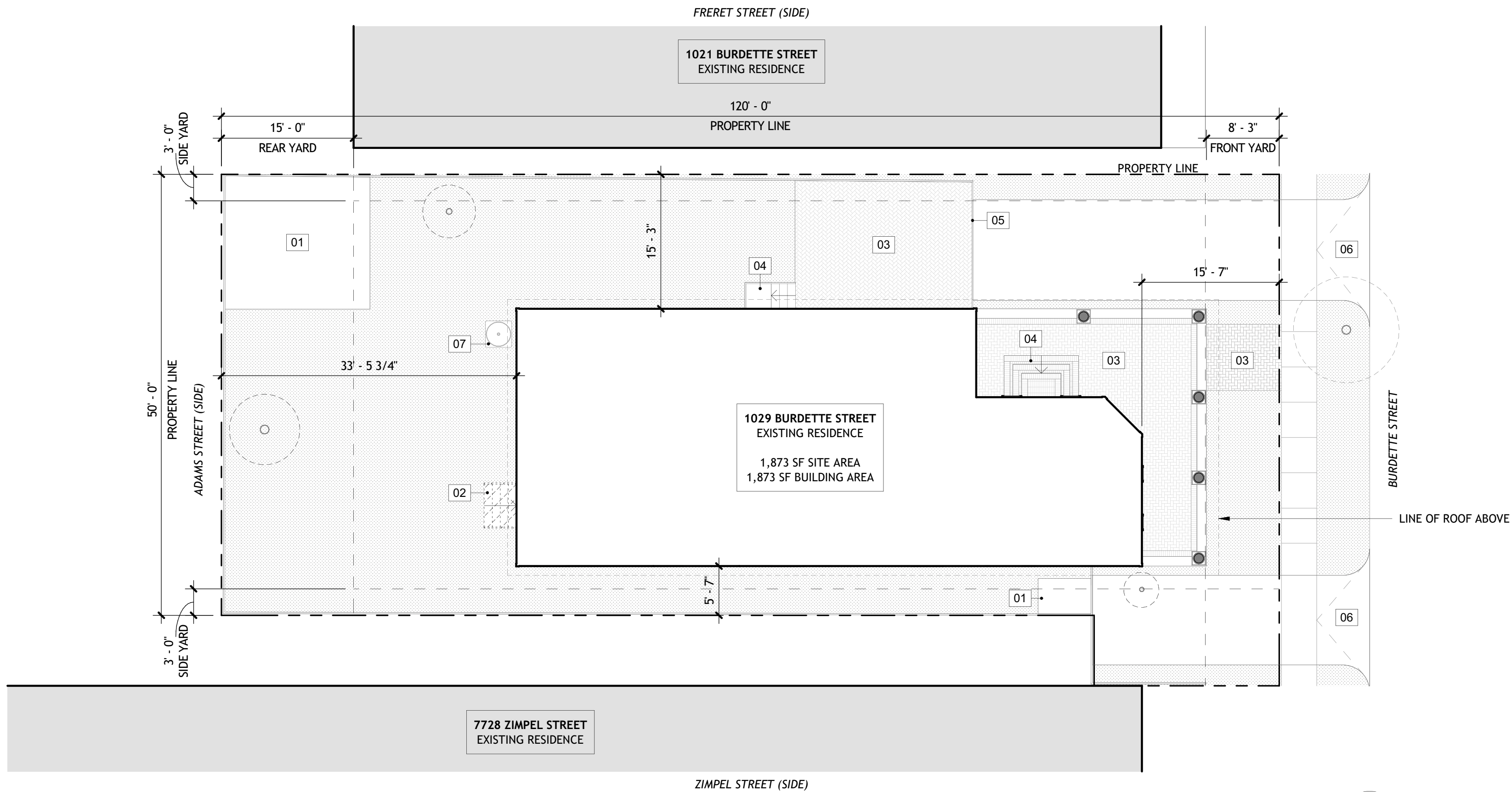
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4333 Duplessis Street  
New Orleans, Louisiana 70122





2 SITE PLAN  
A001 1" = 10'-0"



1 DEMOLITION SITE PLAN  
A001 1" = 10'-0"

#### LEGEND

- |  |                          |  |  |
|--|--------------------------|--|--|
|  | NEW WALLS                |  | EXISTING WALLS TO BE DEMOLISHED              |
|  | EXISTING WALLS TO REMAIN |  | PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED |
|  | NOT IN SCOPE             |  |  |

#### KEYNOTES

- 01 EXISTING CONCRETE PAVING TO REMAIN
- 02 REMOVE EXISTING WOOD FRAMED STAIR AND ANY ASSOCIATED SUPPORTS AND RAILINGS
- 03 EXISTING BRICK PAVERS TO REMAIN
- 04 EXISTING MASONRY STAIR TO REMAIN
- 05 EXISTING IRON GATE TO REMAIN
- 06 EXISTING CONCRETE DRIVEWAY TO REMAIN
- 07 EXISTING HVAC CONDENSER AND EQUIPMENT STAND TO REMAIN

## 1029 BURDETTE

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New Orleans, LA 70118

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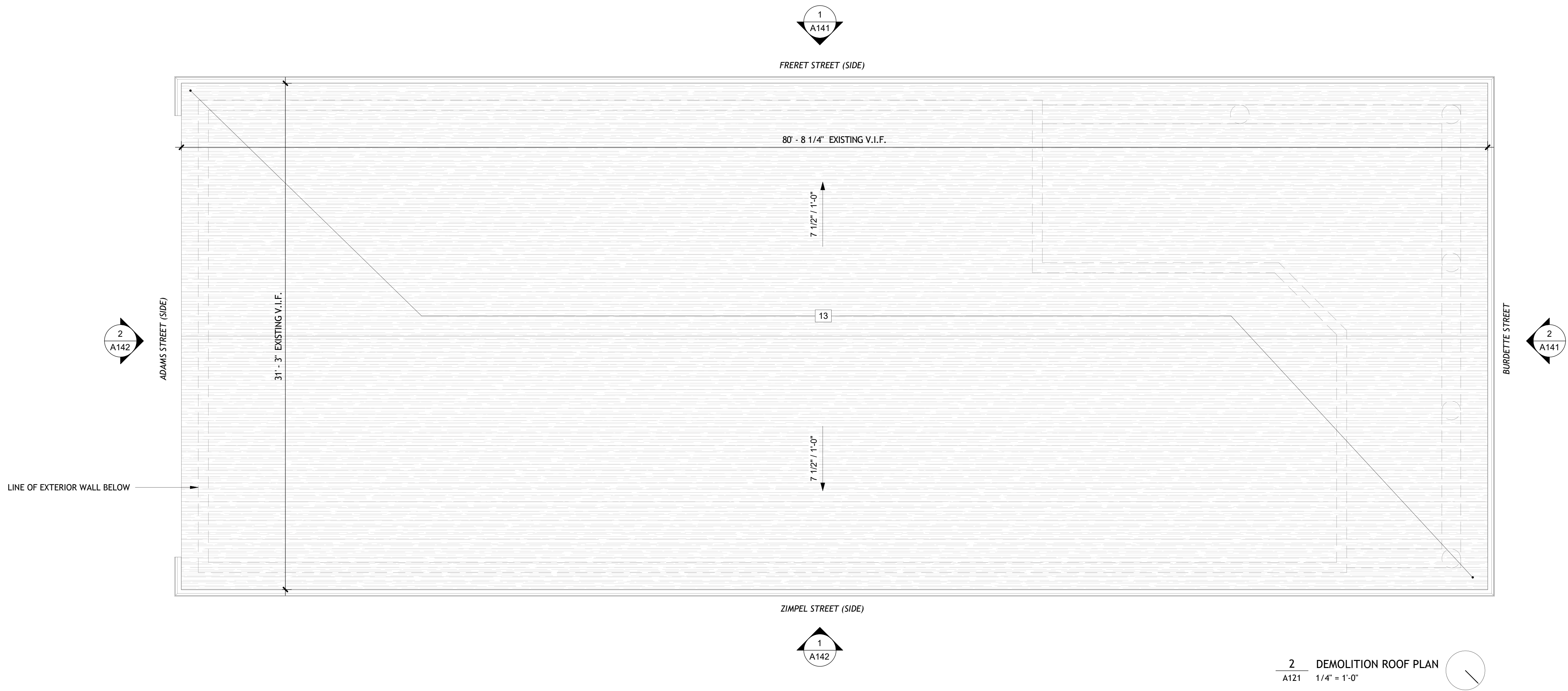
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A001  
SITE PLAN

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an architecture studio

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New Orleans, Louisiana 70122





- LEGEND**
- NEW WALLS
  - EXISTING WALLS TO BE DEMOLISHED
  - EXISTING WALLS TO REMAIN
  - PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED
  - NOT IN SCOPE
- GENERAL NOTES**
- REPLACE DAMAGED SHEATHING TO MATCH EXISTING WHERE REQUIRED.
  - REMOVE ANY ABANDONED EXTERIOR PIPING OR CONDUIT.
  - REMOVE, REFINISH, AND REUSE EXISTING DOORS AND WINDOWS WHERE POSSIBLE.
- KEYNOTES**
- REMOVE EXISTING WOOD FRAMED STAIR AND ANY ASSOCIATED SUPPORTS AND RAILINGS
  - TERMITE DAMAGE IDENTIFIED; PATCH AND REPAIR EXISTING SIDING, SHEATHING, FRAMING, AND GYPSUM BOARD IN KIND AS REQUIRED
  - REMOVE EXISTING CLOSETS FOR CONNECTION TO ADDITION; SEE NEW PLANS
  - REMOVE EXISTING DOOR PANEL AND CASING; PREPARE EXISTING OPENING TO RECEIVE POCKET DOOR AS PART OF NEW WORK; REUSE EXISTING DOOR PANEL AND CASING IF POSSIBLE
  - REMOVE EXISTING DOOR PANEL AND CASING; RETAIN FOR REINSTALLATION AS PART OF NEW WORK
  - REMOVE EXISTING PLUMBING FIXTURES, CASEWORK, AND FINISHES; PREPARE SUBSTRATES TO RECEIVE NEW PLUMBING FIXTURES, CASEWORK, AND FINISHES AS PART OF NEW WORK
  - EXISTING ASPHALT SHINGLE ROOF TO REMAIN; ADD-ALT: ROOFER TO PROVIDE A COST FOR REPLACEMENT WITH FORTIFIED ROOF

**1029 BURDETTE**  
1029 Burdette Street  
New Orleans, LA 70118

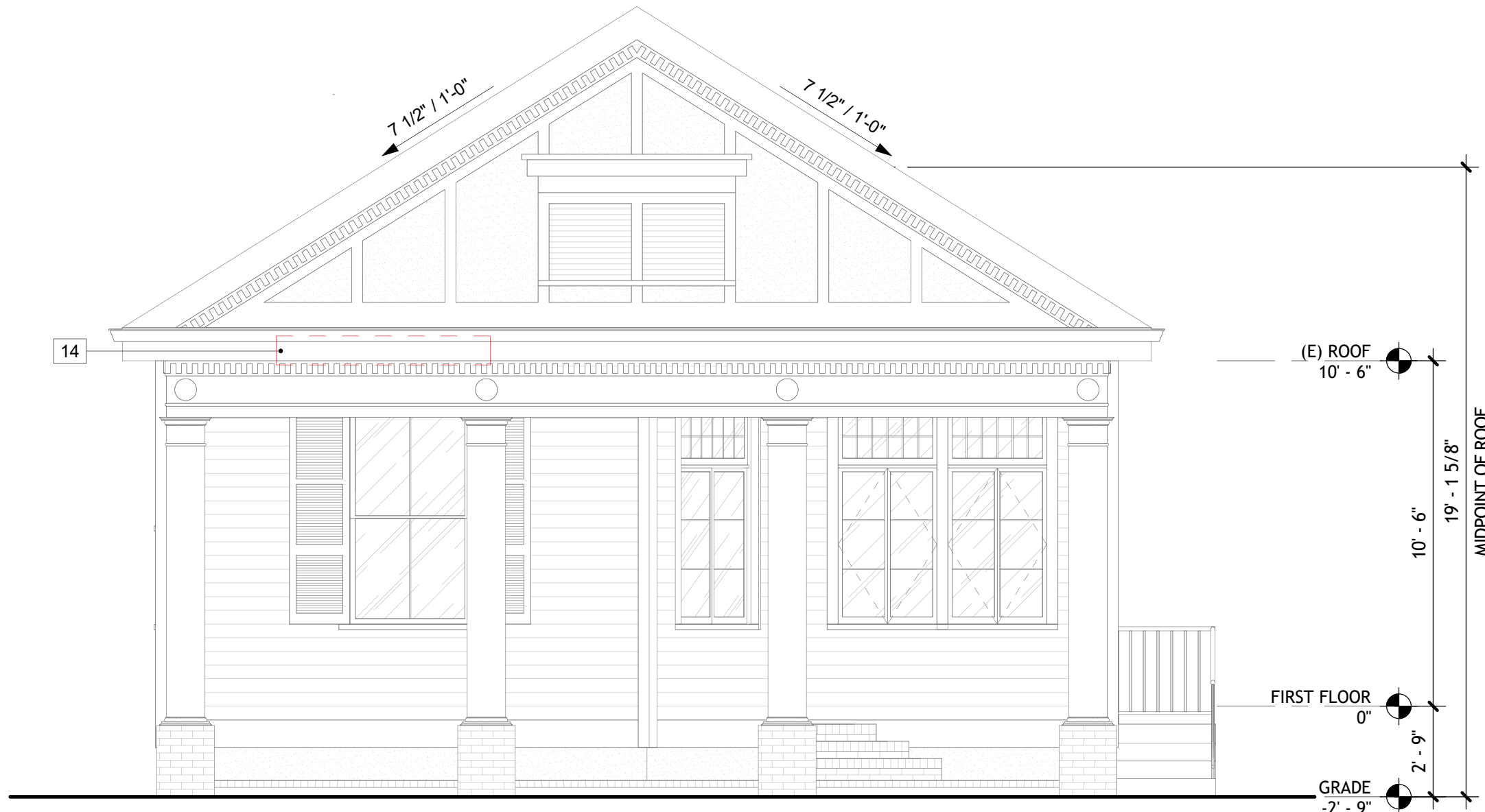
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**A121**  
DEMOLITION  
PLANS

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**2** DEMOLITION WEST EXTERIOR ELEVATION  
A141 1/4" = 1'-0"



**1** DEMOLITION SOUTH EXTERIOR ELEVATION  
A141 1/4" = 1'-0"

#### LEGEND

	NEW WALLS		EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN		PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED
	NOT IN SCOPE		

#### GENERAL NOTES

1. REPLACE DAMAGED SHEATHING TO MATCH EXISTING WHERE REQUIRED.
2. REMOVE ANY ABANDONED EXTERIOR PIPING OR CONDUIT.
3. REMOVE, REFINISH, AND REUSE EXISTING DOORS AND WINDOWS WHERE POSSIBLE.

#### KEYNOTES

- 02 REMOVE EXISTING WOOD FRAMED STAIR AND ANY ASSOCIATED SUPPORTS AND RAILINGS
- 13 EXISTING ASPHALT SHINGLE ROOF TO REMAIN; ADD-ALT: ROOFER TO PROVIDE A COST FOR REPLACEMENT WITH FORTIFIED ROOF
- 14 DAMAGED PORTION OF EXISTING MOULDING; REPAIR TO MATCH EXISTING ADJACENT AS PART OF NEW WORK

**1029 BURDETTE**

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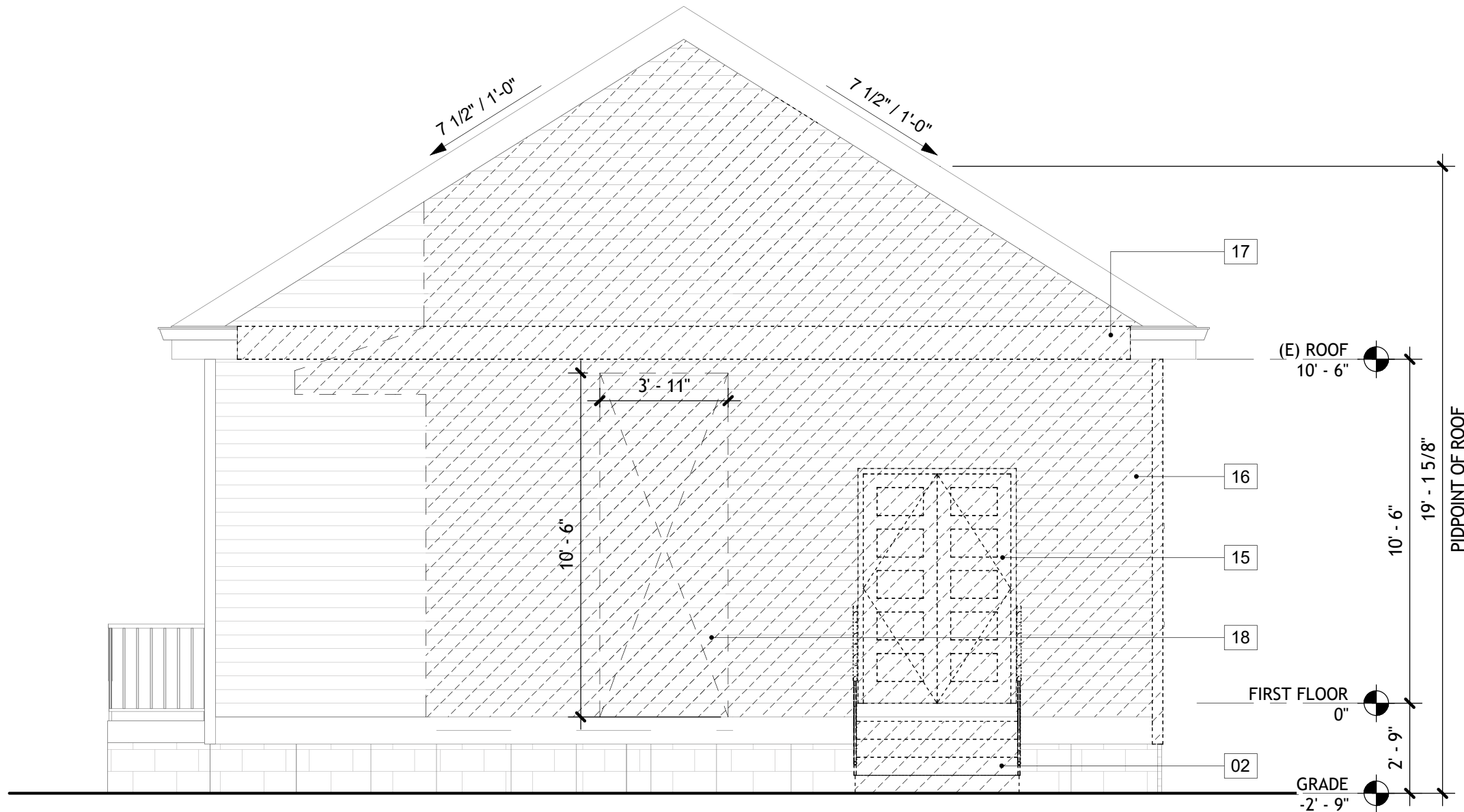


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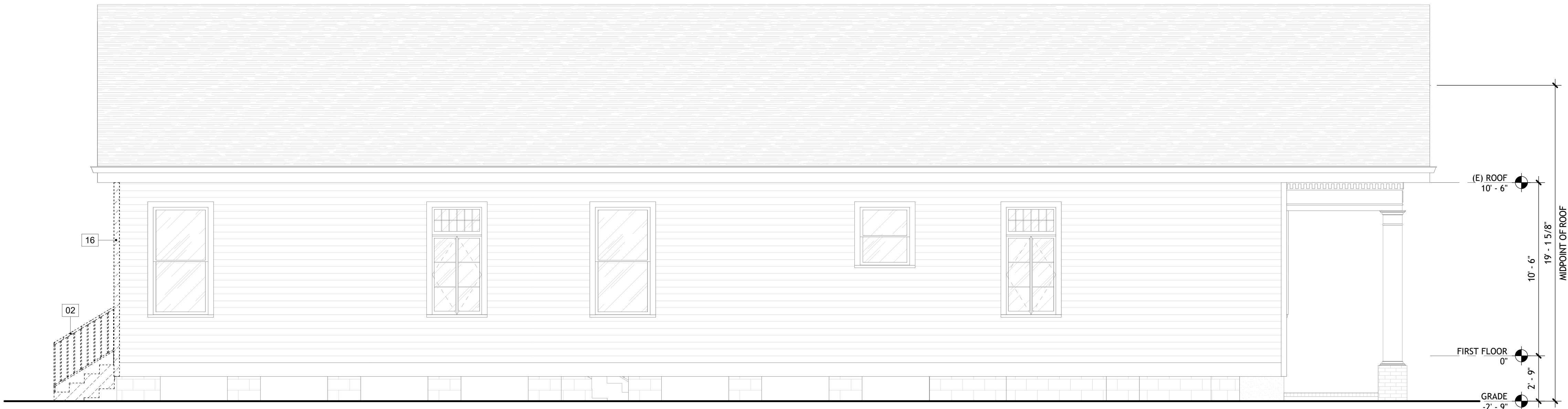
**A141**  
DEMOLITION  
EXTERIOR  
ELEVATIONS



4333 Duplessis Street  
New Orleans, Louisiana 70122



2 DEMOLITION EAST EXTERIOR ELEVATION  
A142 1/4" = 1'-0"



1 DEMOLITION NORTH EXTERIOR ELEVATION  
A142 1/4" = 1'-0"

LEGEND

	NEW WALLS		EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN		PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED
	NOT IN SCOPE		

GENERAL NOTES

1. REPLACE DAMAGED SHEATHING TO MATCH EXISTING WHERE REQUIRED.
2. REMOVE ANY ABANDONED EXTERIOR PIPING OR CONDUIT.
3. REMOVE, REFINISH, AND REUSE EXISTING DOORS AND WINDOWS WHERE POSSIBLE.

KEYNOTES

- 02 REMOVE EXISTING WOOD FRAMED STAIR AND ANY ASSOCIATED SUPPORTS AND RAILINGS
- 15 REMOVE EXISTING EXTERIOR DOOR, PROVIDE WOOD STUD INFILL, GYPSUM BOARD AND RUNNING TRIM TO MATCH EXISTING OR AS INDICATED BY DRAWINGS.
- 16 REMOVE EXISTING SIDING AND TRIM TO EXPOSE EXISTING WALL FRAMING TO EXTENTS OF ADDITION; EXISTING FRAMING TO REMAIN, PREPARE EXISTING FRAMING TO RECEIVE GYPSUM BOARD AS PART OF NEW WORK.
- 17 REMOVE EXISTING DECORATIVE SOFFIT AND FASCIA BOARD AND ANY ASSOCIATED FRAMING
- 18 REFRAHE PORTION OF EXISTING WALL FOR HALLWAY CONNECTION TO ADDITION AS PART OF NEW WORK

1029 BURDETTE

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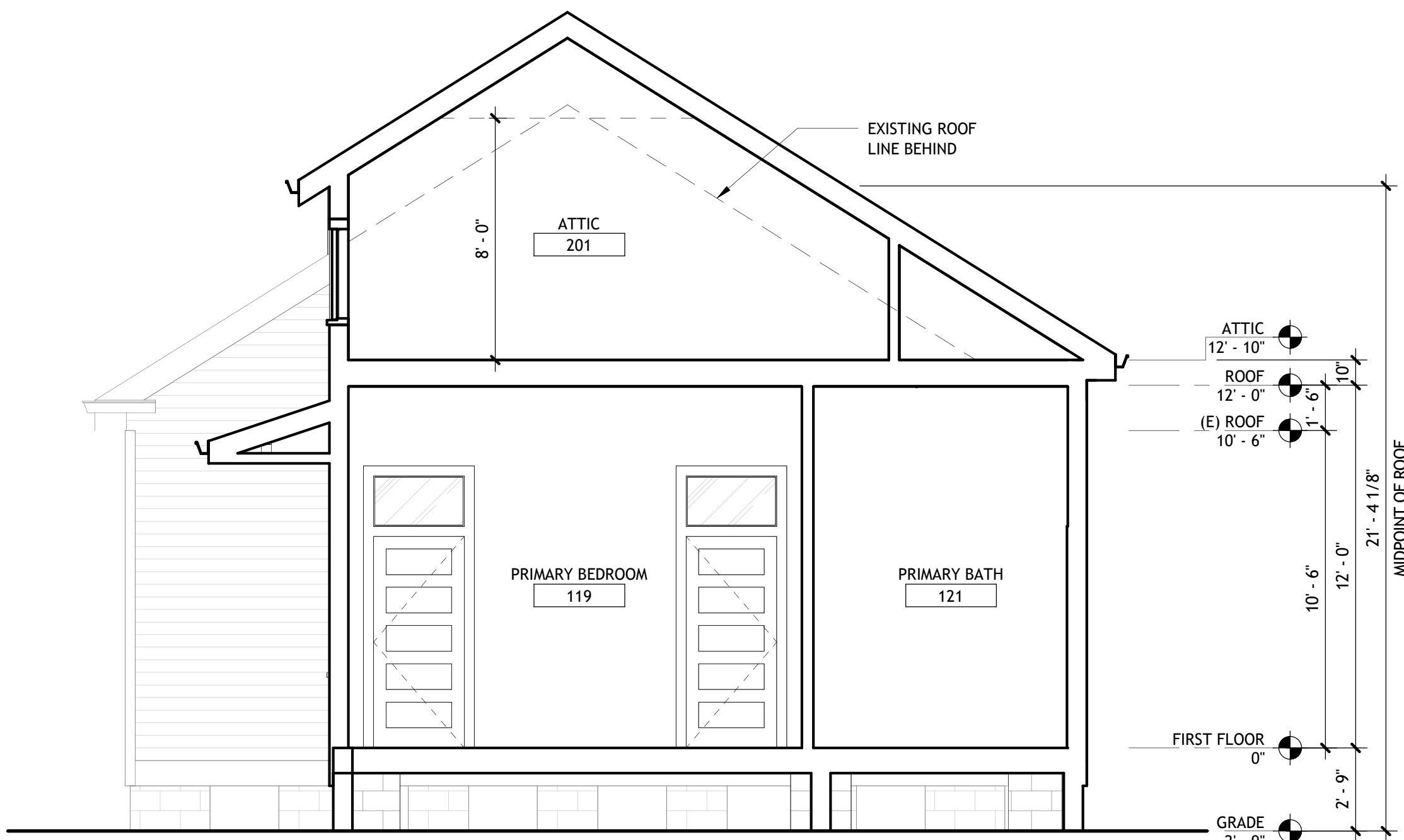
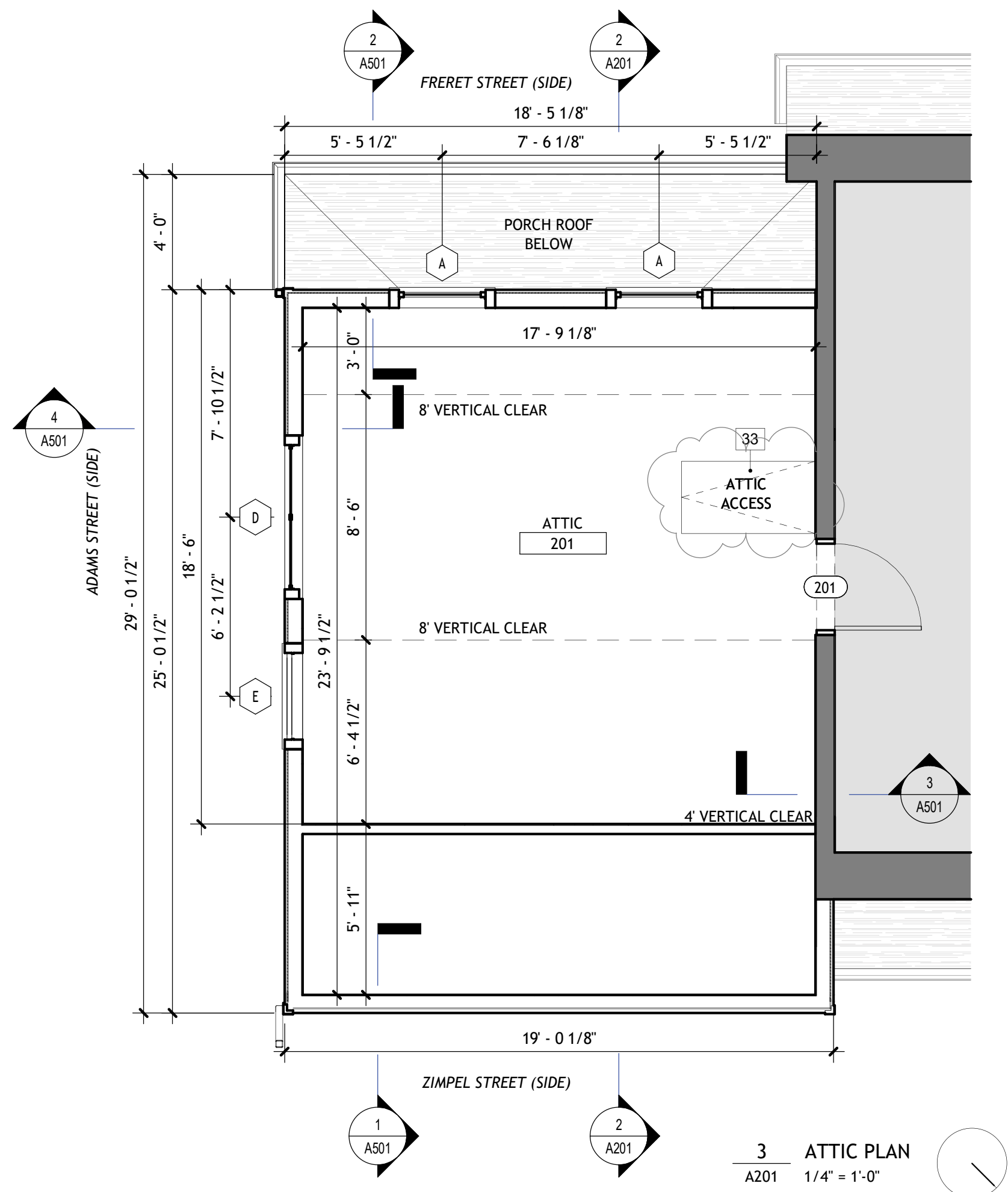
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A142  
DEMOLITION  
EXTERIOR  
ELEVATIONS



4333 Duplessis Street  
New Orleans, Louisiana 70122



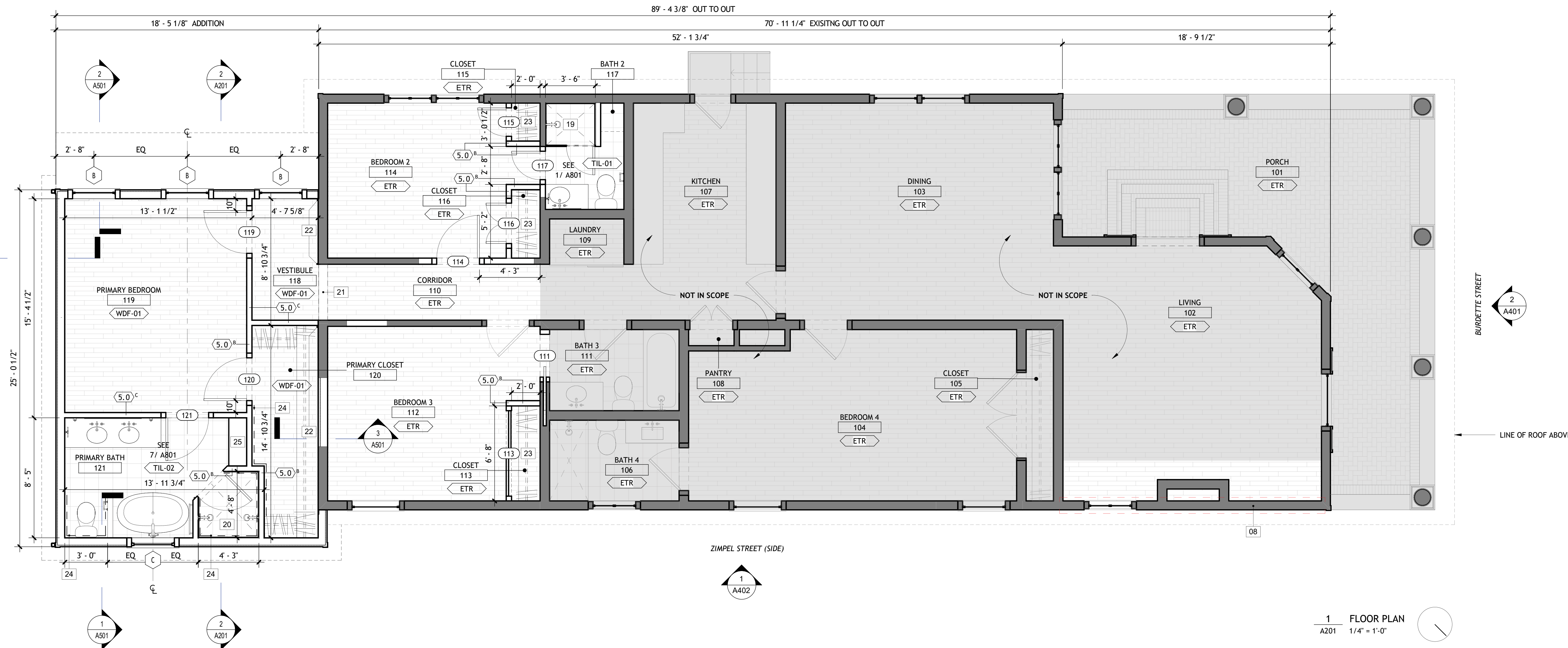


2 CROSS SECTION  
A201 1/4" = 1'-0"

- LEGEND
- |  |                          |  |  |
|--|--------------------------|--|--|
|  | NEW WALLS                |  | EXISTING WALLS TO BE DEMOLISHED              |
|  | EXISTING WALLS TO REMAIN |  | PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED |
|  | NOT IN SCOPE             |  |  |

- GENERAL NOTES
- UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE OF GYPSUM.
  - ALL STUDS SHALL BE WOOD, UNLESS NOTED OTHERWISE.
  - ALL STUDS SHALL BE SPACED 16"O.C.
  - ALL GYPSUM BOARD SHALL BE 1/2" THICK. PROVIDE GLASS MAT-FACED GYPSUM BOARD AT ALL WET AREAS BEHIND PLUMBING FIXTURES AND AT SHOWERS. PROVIDE MOLD-RESISTANT GYPSUM BOARD BEHIND TILE LOCATIONS NOT IN WET AREAS AND IN ALL LOCATIONS WHERE GYPSUM BOARD IS INSTALLED PRIOR TO ESTABLISHING AIR CONDITIONED SPACE.
  - FOR SCHEDULES AND DETAILS, REFER TO SHEET A600.
  - SEE SPECIFICATIONS FOR ALL PAINT SHEENS.

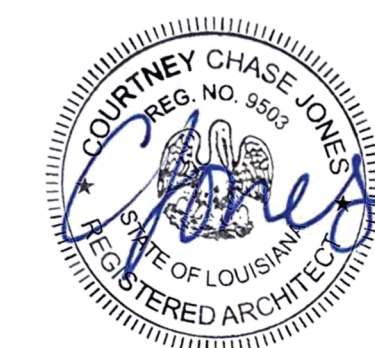
- KEYNOTES
- TERMITE DAMAGE IDENTIFIED; PATCH AND REPAIR EXISTING SIDING, SHEATHING, FRAMING, AND GYPSUM BOARD IN KIND AS REQUIRED
  - PROVIDE FRAMED GLASS SHOWER
  - PROVIDE CURBLESS SHOWER WITH FRAMELESS GLASS ENCLOSURE
  - PROVIDE WOOD THRESHOLD BETWEEN EXISTING AND NEW WOOD FLOORING
  - PROVIDE GYPSUM BOARD OVER EXISTING WOOD FRAMING
  - PROVIDE 18" DEEP WOOD SHELF AND HANGROD AS SHOWN IN PLANS
  - PROVIDE PLYWOOD BACKER BOARD AS INDICATED BY THE DASHED LINES ON PLAN
  - PROVIDE BUILT-IN MILLWORK
  - PULL DOWN ATTIC ACCESS. MODEL NUMBER 869333.



1 FLOOR PLAN  
A201 1/4" = 1'-0"

1029 BURDETTE  
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A201  
FLOOR PLANS +  
CROSS SECTION

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LEGEND

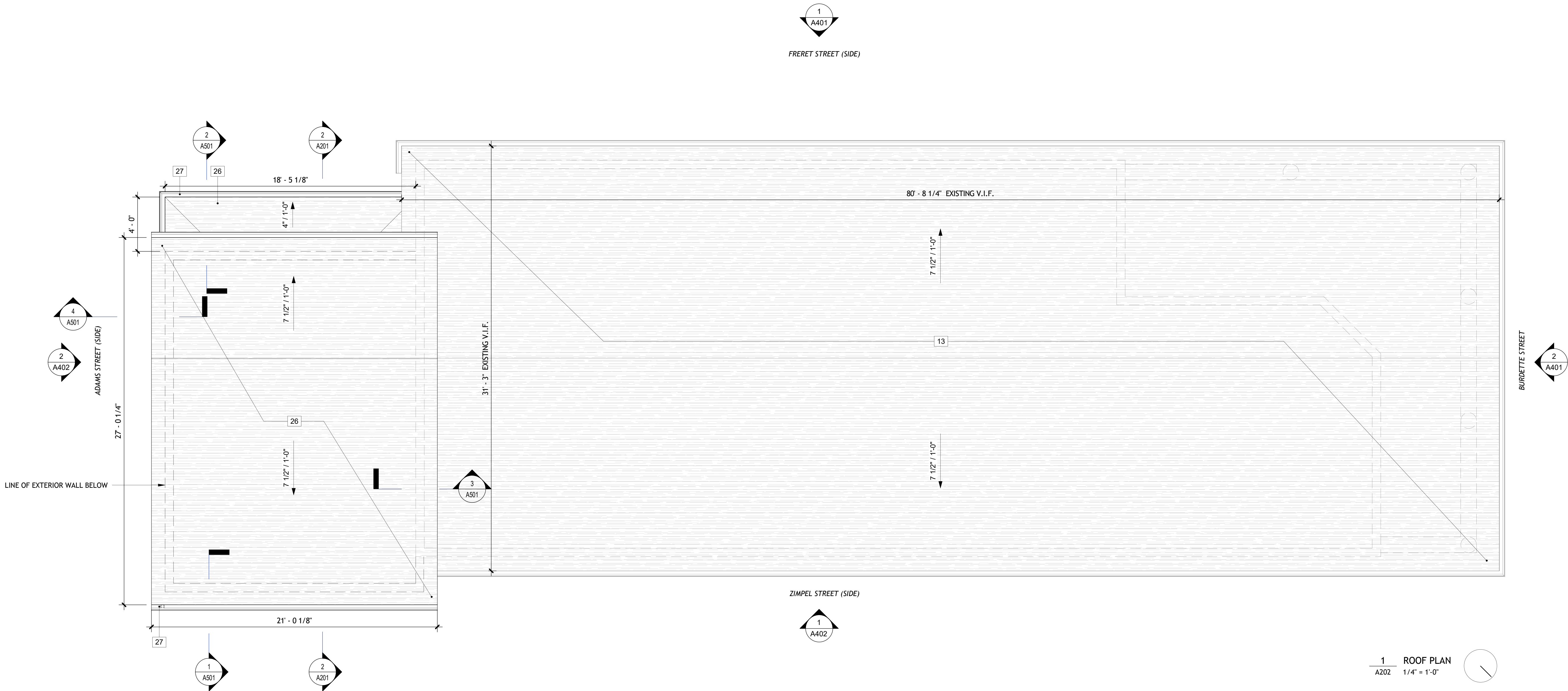
- NEW WALLS
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED
- NOT IN SCOPE

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE OF GYPSUM.
2. ALL STUDS SHALL BE WOOD, UNLESS NOTED OTHERWISE.
3. ALL STUDS SHALL BE SPACED 16"O.C.
4. ALL GYPSUM BOARD SHALL BE 1/2" THICK. PROVIDE GLASS MAT-FACED GYPSUM BOARD AT ALL WET AREAS BEHIND PLUMBING FIXTURES AND AT SHOWERS. PROVIDE MOLD-RESISTANT GYPSUM BOARD BEHIND TILE LOCATIONS NOT IN WET AREAS AND IN ALL LOCATIONS WHERE GYPSUM BOARD IS INSTALLED PRIOR TO ESTABLISHING AIR CONDITIONED SPACE.
5. FOR SCHEDULES AND DETAILS, REFER TO SHEET A600.
6. SEE SPECIFICATIONS FOR ALL PAINT SHEENS.

KEYNOTES

- 13 EXISTING ASPHALT SHINGLE ROOF TO REMAIN; ADD-ALT: ROOFER TO PROVIDE A COST FOR REPLACEMENT WITH FORTIFIED ROOF
- 26 ARCHITECTURAL ASPHALT SHINGLES
- 27 PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS



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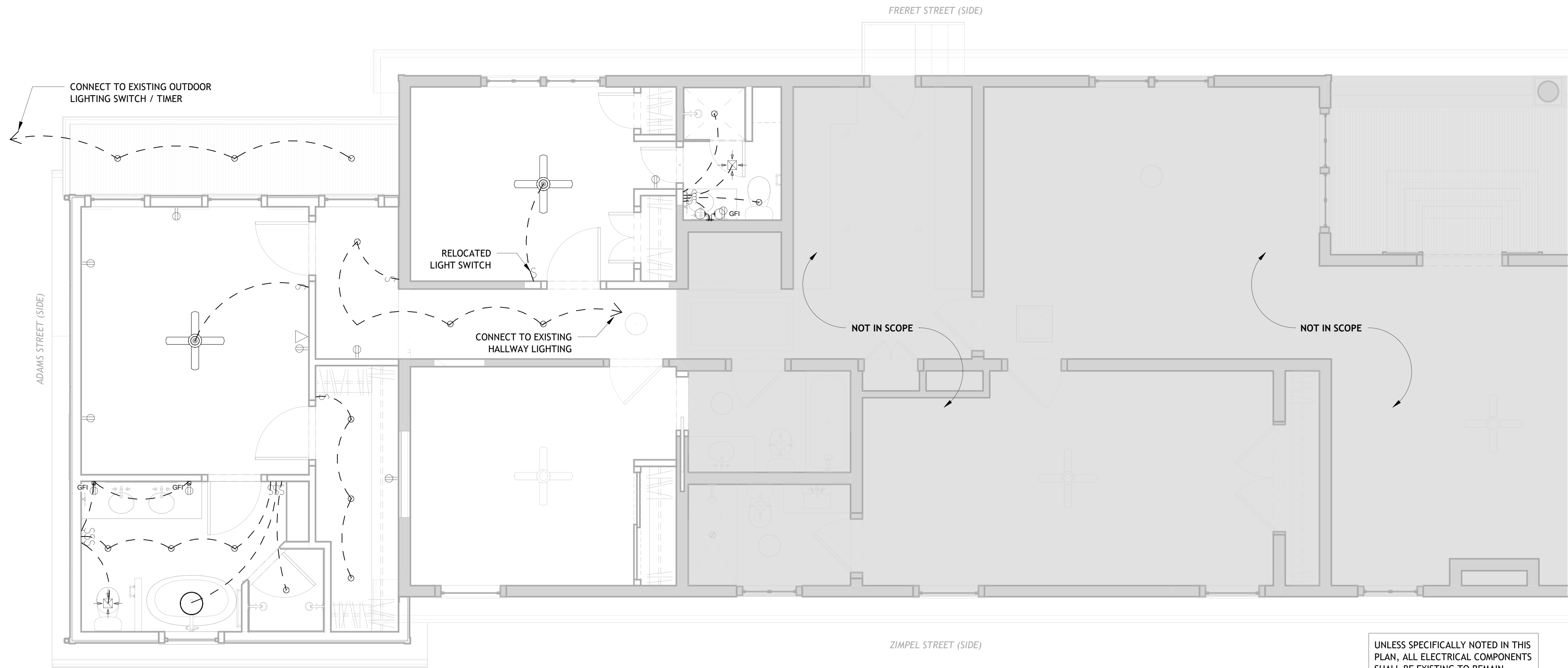
A202

ROOF PLAN

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LIGHTING FIXTURE SCHEDULE									
REFERENCE MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	MOUNTING	LAMP TYPE	DIMMING	COLOR TEMPERATURE	COMMENTS
L1	DECORATIVE FLUSH MOUNT	TBD	TBD	TBD	CEILING	LED	0-10V	3000K	
L2	VANITY WALL SCONCE	TBD	TBD	TBD	WALL	LED	0-10V	3000K	
L3	CEILING FAN	TBD	TBD	TBD	SUSPENDED	LED	0-10V	3000K	PROVIDE LIGHT KIT AND 18" DOWNROD
L4	RECESSED DOWNLIGHT, 4"	TBD	TBD	WHITE	RECESSED	LED	0-10V	3000K	
L5	RECESSED DOWNLIGHT, 4"	TBD	TBD	WHITE	RECESSED	LED	0-10V	3000K	<varies>
L6	VANITY WALL SCONCE	TBD	TBD	TBD	WALL	LED	0-10V	3000K	

2 LIGHTING AND POWER PLAN  
A301 1/4" = 1'-0"

LEGEND

NEW WALLS

EXISTING WALLS TO BE DEMOLISHED

EXISTING WALLS TO REMAIN

PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED

NOT IN SCOPE

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES/ DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES. NOTIFY ARCHITECT OF DISCREPANCIES/ CONFLICTS.

2. THE LOCATION OF ALL DEVICES TO BE INSTALLED IN FLOORS, ON WALLS AND CEILINGS, ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY, AND OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.

3. ALL EXHAUSTS SHALL BE CENTERED ON TOILETS BELOW.

4. ALL VANITY SCONCES SHALL BE CENTERED ABOUT LAVATORY BELOW AND MIRROR ON WALL.

5. SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.

6. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

7. SEE 2/A301 FOR SWITCHING LOCATIONS.

8. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

GYPSUM BOARD CEILING

BEADBOARD CEILING

CEILING FAN

PENDANT LIGHT

FLUSH MOUNT LIGHT

RECESSED DOWNLIGHT

WALL SCONCE LIGHT

EXHAUST FAN

SUPPLY DIFFUSER

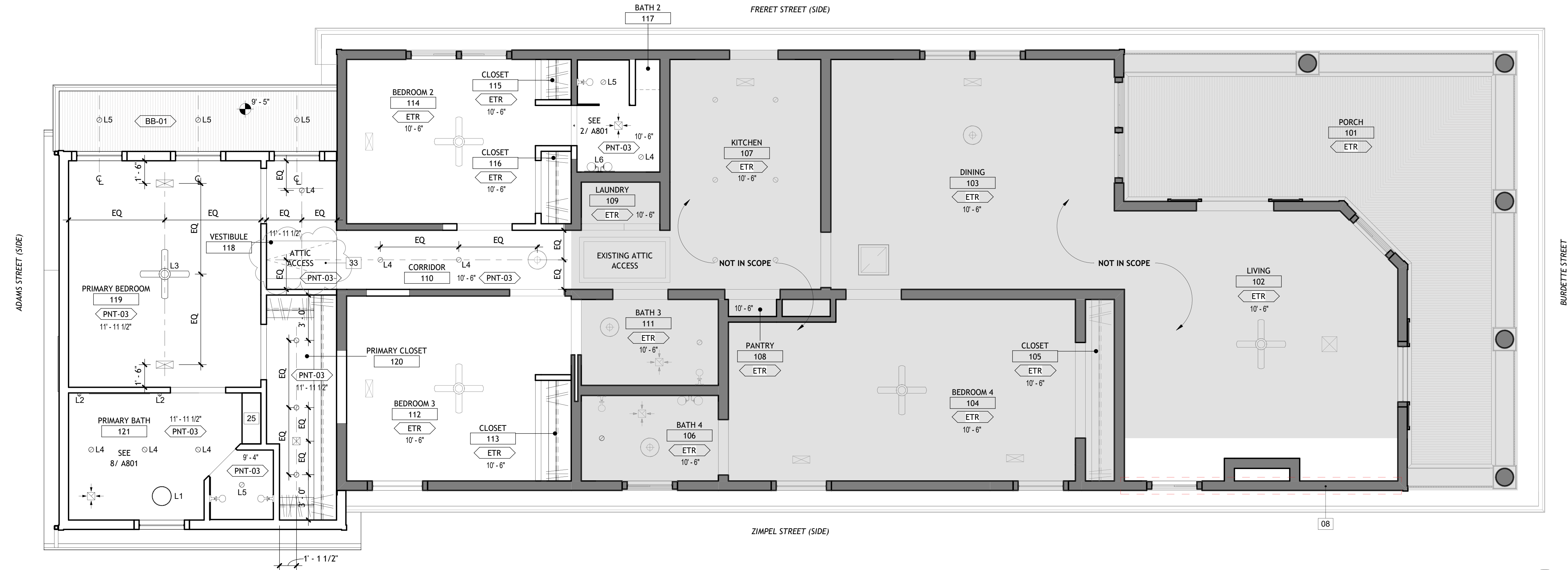
RETURN REGISTER

KEYNOTES

08 TERMITE DAMAGE IDENTIFIED; PATCH AND REPAIR EXISTING SIDING, SHEATHING, FRAMING, AND GYPSUM BOARD IN KIND AS REQUIRED

25 PROVIDE BUILT-IN MILLWORK

33 PULL DOWN ATTIC ACCESS. MODEL NUMBER 869333.



1 REFLECTED CEILING PLAN  
A301 1/4" = 1'-0"










A401 1/4" = 1'-0"



A401 1/4" = 1'-0"

 NEW WALLS
  EXISTING WALLS TO BE DEMOLISHED

 EXISTING WALLS TO REMAIN
  PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED

 NOT IN SCOPE

13 EXISTING ASPHALT SHINGLE ROOF TO REMAIN; ADD-ALT: ROOFER  
TO PROVIDE A COST FOR REPLACEMENT WITH FORTIFIED ROOF  
14 DAMAGED PORTION OF EXISTING MOULDING; REPAIR TO MATCH  
EXISTING ADJACENT AS PART OF NEW WORK  
28 CWU PIERS; SEE STRUCTURAL, TYP.  
29 HARDIE PLANK SIDING; SMOOTH, MATCH EXISTING REVEAL, TYP.  
30 HARDIE TRIM; SMOOTH, MATCH EXISTING TRIM SIZE, TYP.  
31 ARCHITECTURAL ASPHALT SHINGLES; MATCH EXISTING, TYP.  
32 PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS; MATCH  
EXISTING PROFILES, TYP.

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HUE PROJECT NO. | 25002



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## REVISIONS

A401

## EXTERIOR ELEVATIONS



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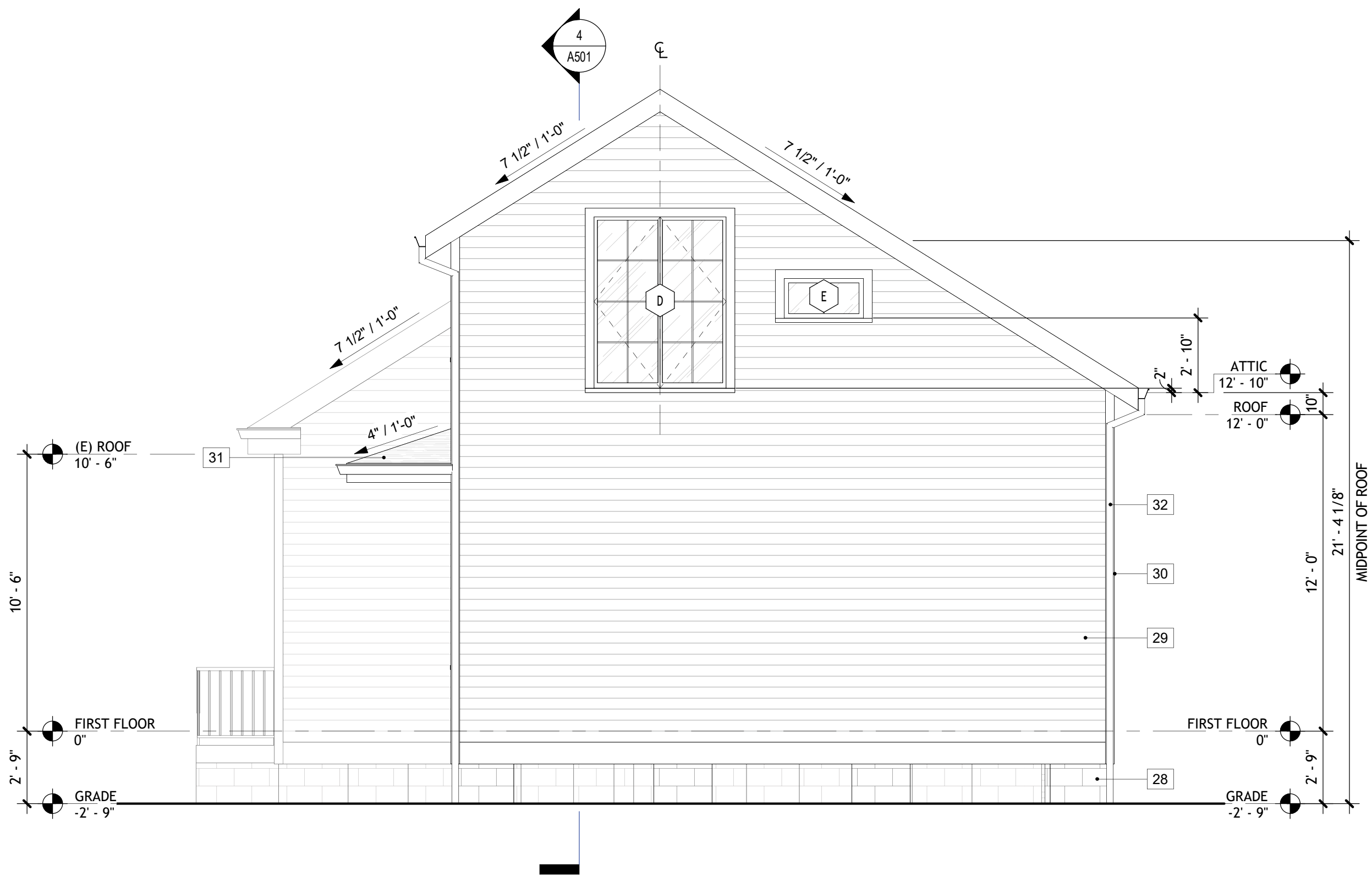


LEGEND

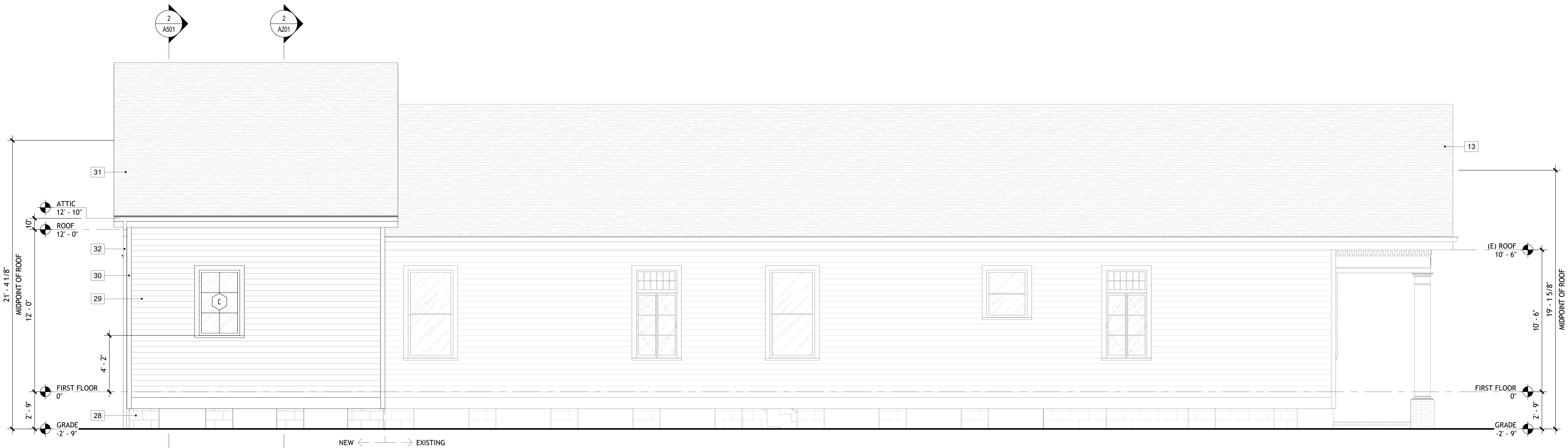
- NEW WALLS
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PORTION OF AREA OR ELEMENTS TO BE DEMOLISHED
- NOT IN SCOPE

KEYNOTES

- 13 EXISTING ASPHALT SHINGLE ROOF TO REMAIN; ADD-ALT: ROOFER TO PROVIDE A COST FOR REPLACEMENT WITH FORTIFIED ROOF
- 28 CMU PIERS; SEE STRUCTURAL, TYP.
- 29 HARDIE PLANK SIDING; SMOOTH, MATCH EXISTING REVEAL, TYP.
- 30 HARDIE TRIM; SMOOTH, MATCH EXISTING TRIM SIZE, TYP.
- 31 ARCHITECTURAL ASPHALT SHINGLES; MATCH EXISTING, TYP.
- 32 PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS; MATCH EXISTING PROFILES, TYP.



2 EAST EXTERIOR ELEVATION  
A402 1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION  
A402 1/4" = 1'-0"

1029 BURDETTE

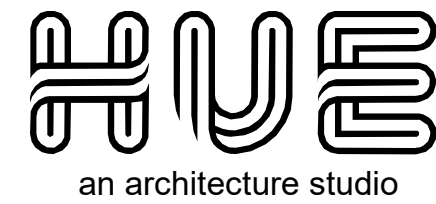
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A402  
EXTERIOR  
ELEVATIONS



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7728 Zimpel Street

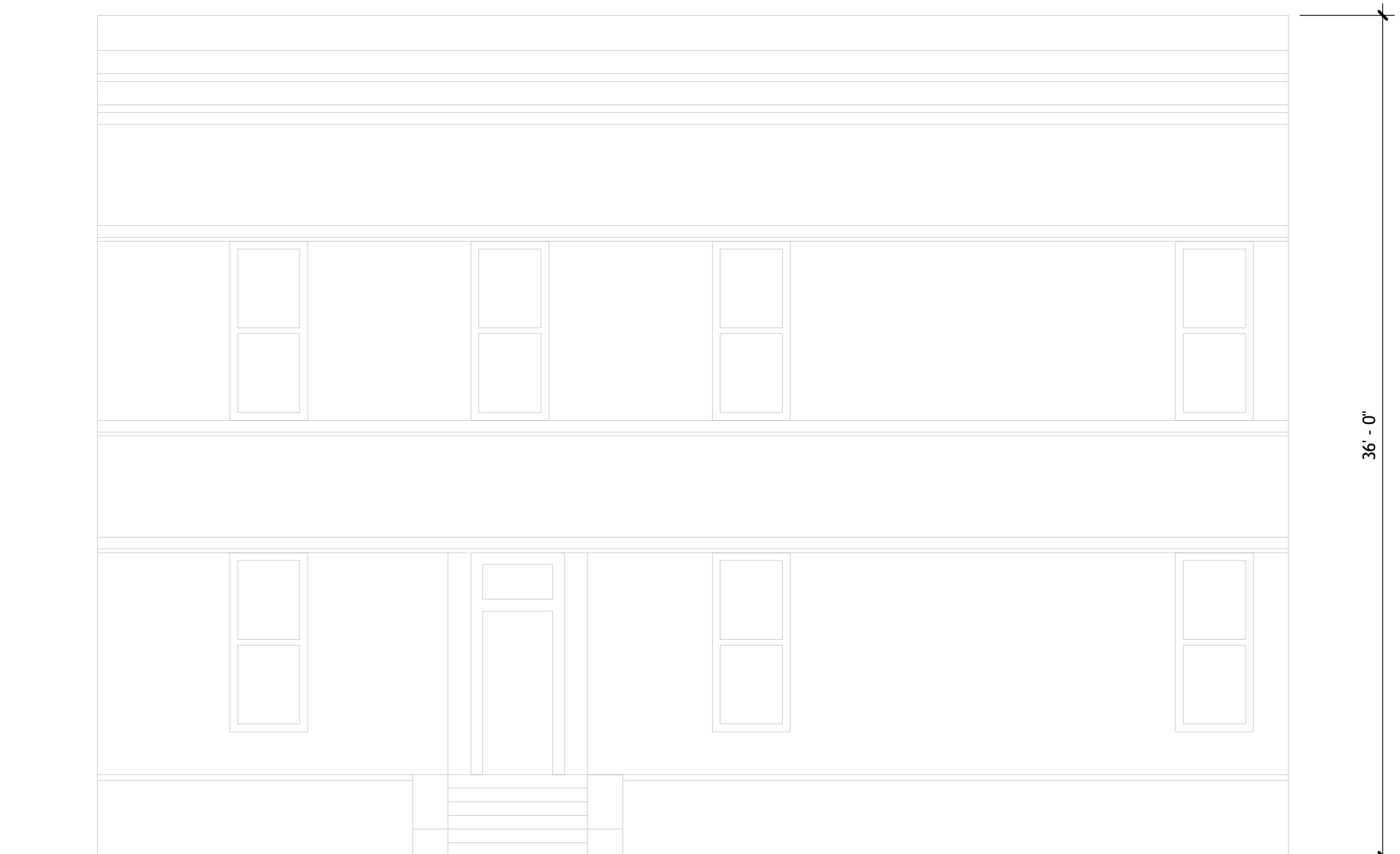


1029 Burdette Street



1021 Burdette Street

2 EXISTING CONTEXT ELEVATION  
A403 3/16" = 1'-0"



7728 Zimpel Street



1029 Burdette Street



1 PROPOSED CONTEXT ELEVATION  
A403 3/16" = 1'-0"

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**A403**  
CONTEXT  
ELEVATIONS

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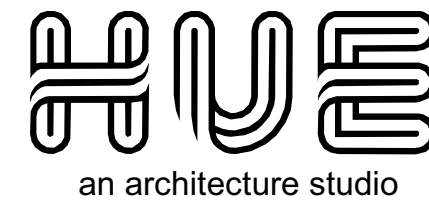
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ISSUE DATE | 27 MAY 2025  
CONSTRUCTION DOCUMENTS  
REVISIONS

A404  
CONTEXT COLOR  
ELEVATIONS



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Date _____	Received by _____
Tracking Number _____	

## DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov). Applicants without the ability to submit via email should contact (504) 658-7300 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 1029 Burdette Street, New Orleans, LA 70118

### APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Courtney Jones

Applicant Address 4333 Duplessis Street

City New Orleans State LA Zip 70122

Applicant Contact Number 504.315.9808 Email courtney@hue-architecturestudio.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Adrian O'Keefe and Allyn Schoeffler

Property Owner Address 1029 Burdette Street

City New Orleans State LA Zip 70118

Property Owner Contact Number 510.495.7653 Email okeefe.adrian@gmail.com, aschoef@gmail.com

### PROJECT DESCRIPTION

462 sf addition to an existing single-family residence in HU-RD2. Renovation includes a new primary suite; existing primary suite will be used as a guest room.

### REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

#### Design Overlay District Review

- ☐ Character Preservation Corridor  
☐ Riverfront Design Overlay  
☐ Enhancement Corridor  
☒ University Area Design Overlay  
☐ 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 Single-Family Residence

Proposed Use Single-Family Residence

Square Number 123

Lot Number 15-A

Permeable Open Space (sf) 2458

New Development? Yes ☐ No ☒

Addition? Yes ☒ No ☐

Tenant Width N/A

Existing Structure(s)? Yes ☒ No ☐

Renovations? Yes ☒ No ☐

Building Width 31' 9"

Change in Use? Yes ☐ No ☒

Existing Signs? Yes ☐ No ☒

Lot Width (sf) 50

New Sign(s)? Yes ☐ No ☒

Lot Area (sf) 6168

Building Area (sf) 2335



## 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 adjacent buildings
- ☐ Location of refuse storage locations **N/A**
- ☐ Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways **N/A**
- ☒ 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 **N/A**
- ☐ Firewall location (if applicable) **N/A**

#### 3. ARCHITECTURAL ELEVATIONS

- ☒ Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, 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 **N/A**

- ☐ 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 **N/A**

- ☐ 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

#### 10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- ☒ Additional submittal requirements for the University Area Design Overlay

### FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

<b>Base Zoning District:</b>			
<b>Bulk Regulations</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
<i>Minimum Lot Area</i>	2,250sf/du	6168 sf	N/A
<i>Minimum Lot Width</i>	30'	50'	N/A
<i>Minimum Lot Depth</i>	90'	120'	N/A
<i>*Maximum Building Height</i>	35'	21' 4 1/8"	N/A
<i>Minimum Permeable Open Space</i>	1850 sf (30% of lot area)	2458 sf (40% of lot area)	N/A
<i>Minimum Open Space</i>	N/A	N/A	N/A
<i>Maximum Impervious Surface in Front Yard</i>	194 sf (40% of front yard)	243 sf (50% of front yard) Existing non-conforming	N/A
<i>Maximum Impervious Surface in Corner Side Yard</i>	N/A	N/A	N/A
<b>Minimum Yard Requirements</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
<i>Front Yard</i>	per section 11.3.A.2	8' 3"	N/A
<i>Interior Side Yard</i>	3'	3'	N/A
<i>Corner Side Yard</i>	N/A	N/A	N/A
<i>Rear Yard</i>	15'	15'	N/A
<b>***Parking</b>	<b>Requirement</b>	<b>Provided</b>	<b>Waiver Necessary?</b>
N/A			N/A

\* Pursuant to **Article 18, Section 18.32.B.4**, in the HU-RD1, HU-RD2, and HU-RS Districts, building height of any new structure, or addition or enlargement of an existing structure, is limited to no more than 30 feet, or to three (3) feet higher than the taller of the immediately adjacent structures, whichever is less.

\*\*Waivers of height requirements may be considered by the Board of Zoning Adjustments.

\*\*\*Confirm the off-street parking requirements of both [Article 22](#) and [Article 18, Section 18.30](#) University Area Off-Street Parking Overlay District are met.

## Bria A Dixon

---

**From:** Courtney Chase Jones <courtney@hue-architecturestudio.com>  
**Sent:** Monday, June 30, 2025 6:17 PM  
**To:** Bria A Dixon  
**Cc:** okeefe.adrian@gmail.com; aschoef@gmail.com; Haley M. Delery; Sarah C King; Alex Trapanese  
**Subject:** Re: DR040-25: 1029 Burdette Street  
**Attachments:** Precedents of Similar Form.pdf

Evening Bria,

Thank you for reaching out, we are looking forward to being present at the July meeting. Please see responses below to your requested clarifications:

**1. Clarification:** Please explain the design intent of proposed roof line.

The proposed roofline and form is intended to achieve the client's goals with minimum visual impact from the public right-of-way - the drivers are outlined below:

1) Usable yard space.

By building to the allowable side and rear yards, we are able to limit the buildable edge encroachment toward the south side (driveway side) of the property. This creates the most usable backyard for the Owners and their children.

2) Desired ceiling height.

At the first meeting, the Owner's expressed they wanted to achieve close to a 12' ceiling height in the addition, which is a relatively standard ceiling height found in similar residences throughout New Orleans.

3) Usable attic storage space.

As a family with growing children, usable storage is always at the forefront of many Owner's minds. By moving the roof line up, we are maintaining the vertical relationship between the attic joists and ridge beam of the original house, and are not sacrificing usable attic storage space.

4) Cost.

We have discussed the cost of offsetting the roof and tying into the existing roof with the Contractor. It was stated that offsetting the roof would provide some cost savings for the project.

5) Nailing patterns.

Additionally, we have had recent projects where the nailing strips on the new shingles do not match the old nailing strips (even though the colors match), resulting in an undesirable look at the intersection of the two. By separating the roofs, we will be able to achieve a cleaner change in shingle pattern at the addition without having to replace the entire existing roof as well.

The overall roofline follows the slope and character of the existing roofline. The vertical projection is minimal, making it difficult to see from the public right-of-way. Additionally, by justifying the mass to the north side of the property it is moved further away from the existing driveway, making the addition even less visible from the public right-of-way.

**2. Clarification:** Please provide precedents that reference the proposed form.

Please see the attached pdf, showing precedents of similar form across uptown.

Please let us know if you need anything else or have any other questions.

Thanks!

**Courtney Chase Jones**, AIA, NCARB, CDT, ACD  
Founder + Principal Architect

c 504.315.9808 | [courtney@hue-architecturestudio.com](mailto:courtney@hue-architecturestudio.com)

On Mon, Jun 30, 2025 at 11:09 AM Bria A Dixon <[Bria.Dixon@nola.gov](mailto:Bria.Dixon@nola.gov)> wrote:

Good morning,

I would like to introduce myself as the planner assigned to your design review request, **DR040-25**. For staff to continue processing your request, please address the following regarding **DR040-25** below:

1. **Clarification:** Please explain the design intent of proposed roof line.
2. **Clarification:** Please provided precedents that reference the proposed form.

**DR040-25** is currently scheduled to be heard at the upcoming *July 16, 2025* meeting.

Should you have any questions about this process, please feel free to contact me.

Best regards,