New Orleans
Keller Community Center
Corner of Magnolia & St. Andrew

Owner:
City of New Orleans
New Orleans Recreational Department

Architect:
Holly and Smith Architects, APAC
2302 Magazine Street
New Orleans, Louisiana 70130
www.hollyandsmith.com

Total Site Area: **24,087 sf**
Building Area: **1,770 sf**
Parking: Existing parking will be restriped to accomodate approx. 35 vehicles

Project Summary:

The project consists of a new building constructed as a multipurpose community center for the neighborhood. The building replaces an existing community center closed and in disrepair. The simple program is made up of a multipurpose room with attached concession kitchen, capable of serving the main room as well as visitors approaching from the corridor. There is also a directors office as well as mens and womens restrooms. The remainder of the rooms are for janitorial and mechanical.

North & West facades of the existing building

South & East facades of the existing building

Existing Context:

-2 story building
-abandoned for some time
-The City of New Orleans is pursuing demolition outside of the scope of this project

North & East facades of the existing building

West facade of the existing building

Residences south of site, across S. Robertson Street

Residences West of site, across St. Andrew Street

Neighborhood Context:

-Single family and multi family residential
-one and two story construction
-hipped and gabled asphalt shingle roof forms
-lapped siding cladding
-minimal overhangs

Residences west of site, across St. Andrew Street

Residences one block north of site, across St. Andrew Street

Adjacent property east of site

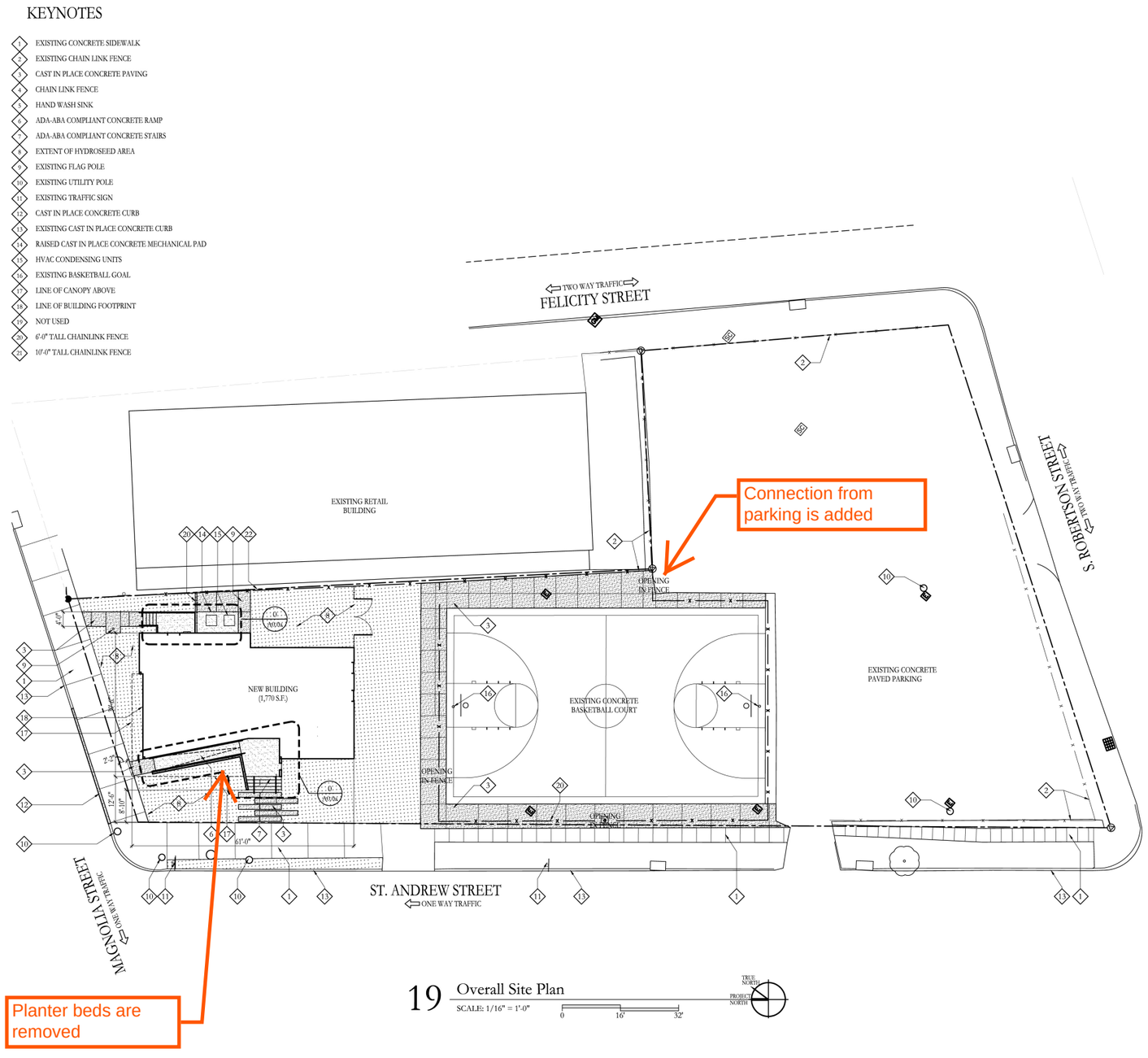
Church, South of site across St. Andrew Street,
shares parking lot with facility

Neighborhood Context:

-neighborhood convenience store/restaurant
-neighborhood Church
-existing building slab used for parking
-existing parking lot used by Church and facility

North of site, across Magnolia Street

Existing building slab being used as parking,
shared between facility and church



Site Summary:

The site is on the corner of St. Andrew Street and Magnolia Street. There is currently an abandoned 2 story structure located on the corner that is slated to be demolished by the City of New Orleans. Also on the south end of the property is a concrete paved basketball court that is in disrepair. The surrounding properties consist of an existing retail establishment to the east and a lot where a building once stood which is being used as a parking lot.

Parking:
-On street parking is available in the surrounding area.
-Previous use of the building utilized the parking lot south of the property which is also shared with the church to the West. This lot will be restriped.
-No additional parking is being provided as part of the scope of this project.

Vehicular Circulation:
-St. Andrew Street and Magnolia Street both provide one way traffic.
-Felicity Street and S. Robertson Street both provide two way traffic.
-An existing curb cut and drive is located south of Magnolia Street and will be retained.
-No additional on site vehicular traffic will be created.

Pedestrian Circulation:
-The existing side walks will be refurbished.
-Entry to the facility is located near the midpoint of the building off of St. Andrew Street.
-The entry to the basketball courts is being maintained off the the existing drive as well as the center court from the St. Andrew Street sidewalk

Landscape:
-The minimal landscaping is shown as a representation for furture reference
-FEMA funding of this project does not allow for landscaping

Lighting:
-Existing pole lights are present in the parking area
-Recessed light fixtures will be installed in the canopy at the entry.
-Wall pack lighting will be utilized on the perimeter of the building.

Building is shifted North, canopy overhang is aligned with edge of existing paving, approx. 2'-2" from property line. (Orange outline represents previous siting of building footprint)

EXISTING RETAIL BUILDING

NEW BUILDING (1,770 S.F.)

OPENING IN FENCE

EXISTING CONCRETE BASKETBALL COURT

OPENING IN FENCE

OPENING IN FENCE

4'-0"

2'-2"

12'-6"

8'-10"

30'-6"

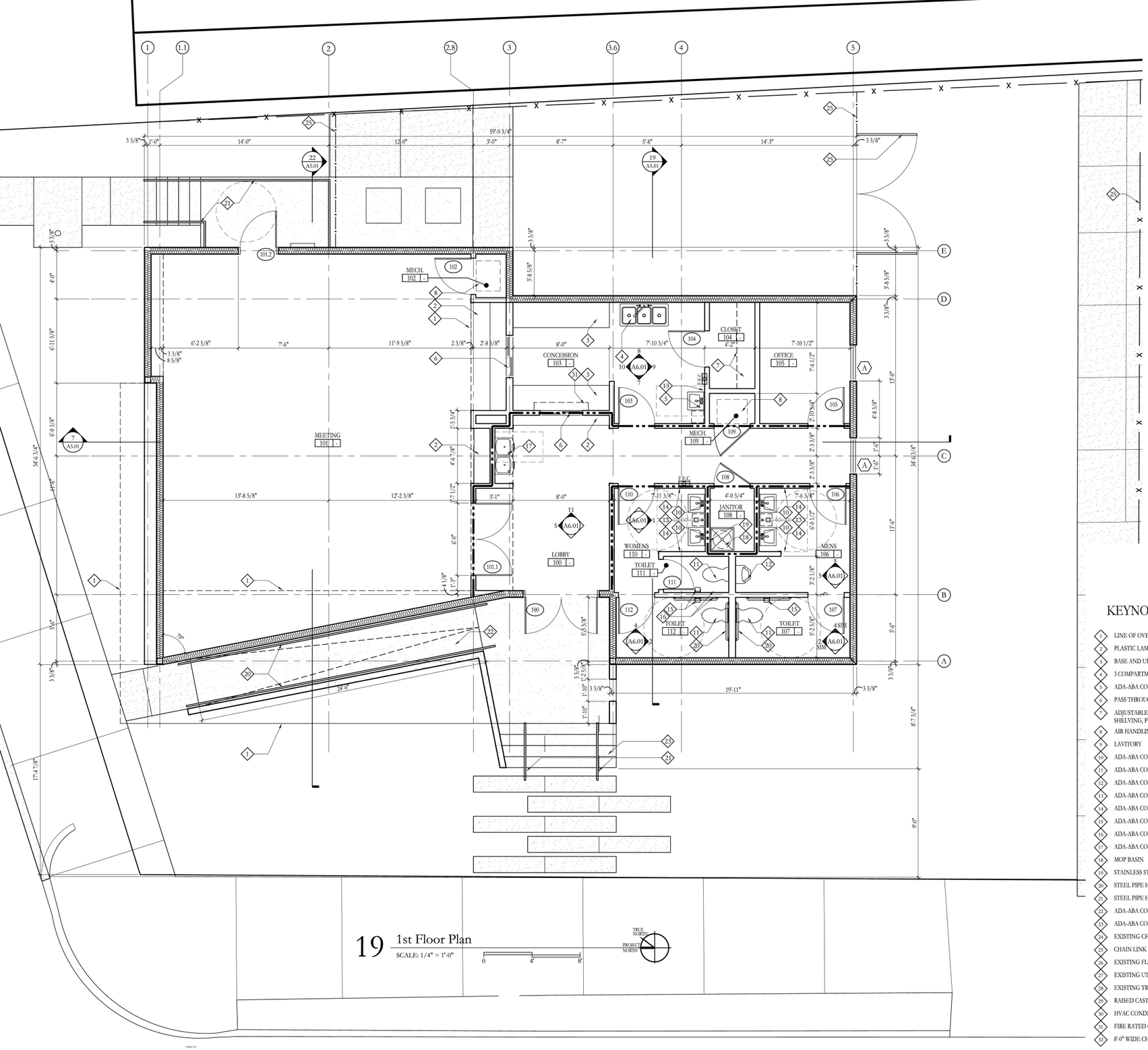
61'-0"

MAGNOLIA STREET
ONE WAY TRAFFIC

ST. ANDREW STREET
ONE WAY TRAFFIC

Keller Community Center
New Orleans, Louisiana

H/S HOLLY & SMITH ARCHITECTS



19 1st Floor Plan

SCALE: 1/4" = 1'-0"

0 4' 8'

TRUE NORTH

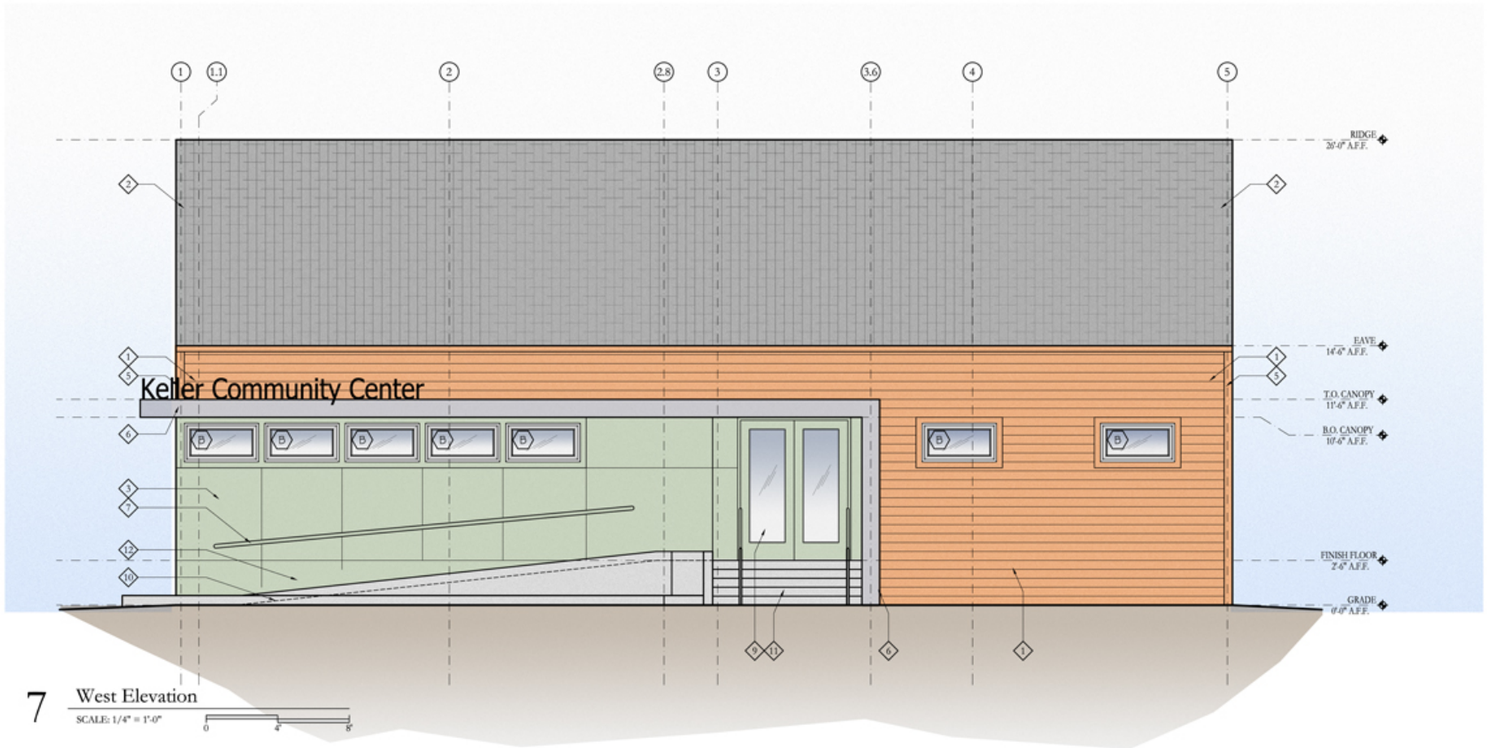
PROJECT NORTH

Plan Summary:

The project consists of a new building constructed as a multipurpose community center for the neighborhood. The building replaces an existing community center closed and in disrepair. The simple program is made up of a multipurpose room with attached concession kitchen, capable of serving the main room as well as visitors approaching from the corridor. There is also a directors office as well as mens and womens restrooms. The remainder of the rooms are for janitorial and mechanical.

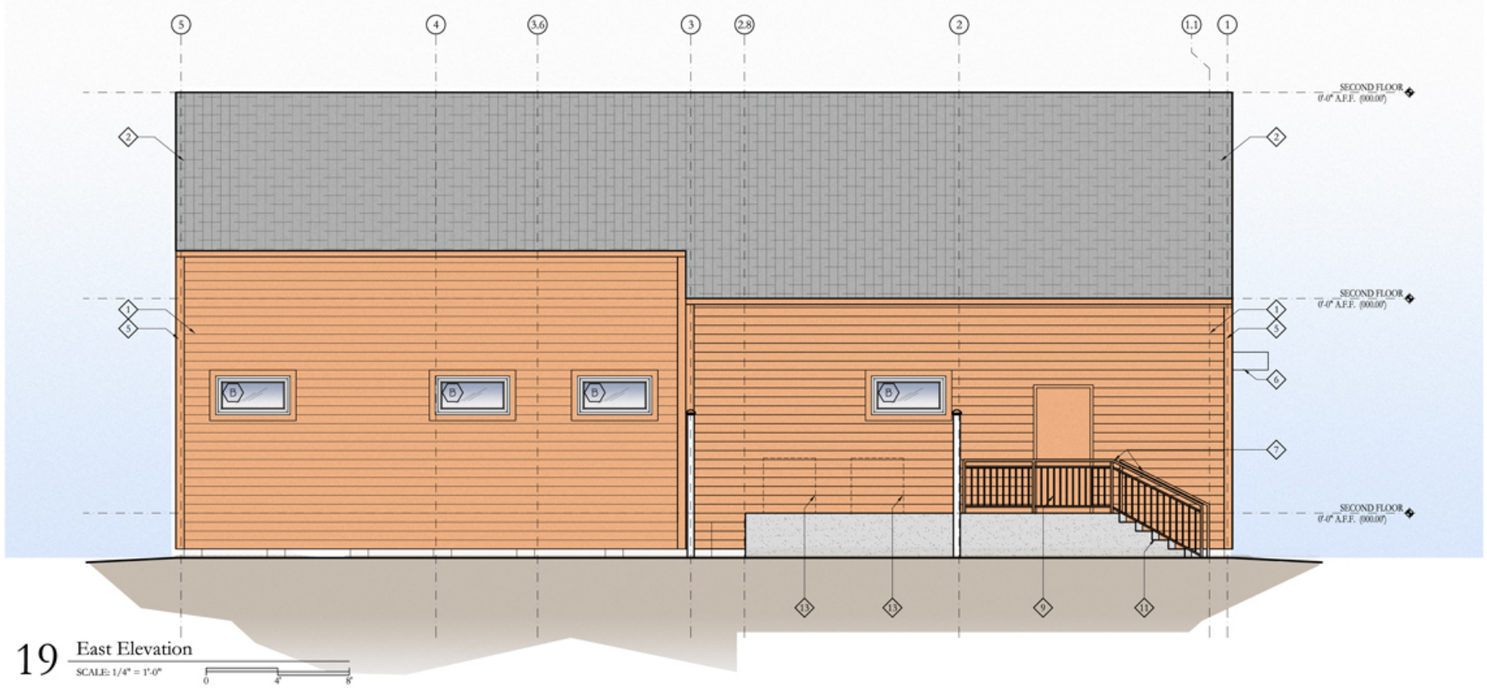
KEYNOTES

1. LINE OF OVERHANG ABOVE
2. PLASTIC LAMINATE COUNTER TOP AND GUSSETS
3. BASE AND UPPER PLASTIC LAMINATE CABINETS
4. 3 COMPARTMENT SINK
5. ADA-ABA COMPLIANT HAND WASH SINK
6. PASS THROUGH WINDOW
7. ADJUSTABLE SHELF STANDARDS W/ PLASTIC LAMINATE CLAD MDF SHELVING, PROVIDE BLOCKING AS REQUIRED, RE: 20/A6.01
8. AIR HANDLING UNIT
9. LAVITORY
10. ADA-ABA COMPLIANT POLISHED STAINLESS STEEL MIRROR
11. ADA-ABA COMPLIANT FLOOR MOUNTED WATER CLOSET
12. ADA-ABA COMPLIANT WALL MOUNTED URINAL
13. ADA-ABA COMPLIANT SOAP DISPENSER
14. ADA-ABA COMPLIANT ELECTRIC HAND DRIER
15. ADA-ABA COMPLIANT TOILET PAPER DISPENSER
16. ADA-ABA COMPLIANT SANITARY NAPKIN DISPOSAL
17. ADA-ABA COMPLIANT DOUBLE ELECTRIC WATER COOLER
18. MOP BASIN
19. STAINLESS STEEL MOP RACK
20. STEEL PIPE HANDRAIL , PTD.
21. STEEL PIPE HANDRAIL AND GUARDRAIL, PTD.
22. ADA-ABA COMPLIANT CAST-IN-PLACE RAMP
23. ADA-ABA COMPLIANT CAST-IN-PLACE STAIRS
24. EXISTING CHAIN LINK FENCE
25. CHAIN LINK FENCE
26. EXISTING FLAG POLE
27. EXISTING UTILITY POLE
28. EXISTING TRAFFIC SIGN
29. RAISED CAST IN PLACE CONCRETE MECHANICAL PAD
30. HVAC CONDENSING UNITS
31. FIRE RATED COUNTER SHUTTER
32. 8'-0" WIDE CHAIN LINK GATE



7 West Elevation

SCALE: 1/4" = 1'-0"



19 East Elevation

SCALE: 1/4" = 1'-0"

Design Summary:

Materials:
-Cementitious lap siding and trim is utilized for it's durable properties as well as being visually consistent with the neighborhood.
-Cementitious paneling is utilized for it's durable properties while allowing for a textural transition.
-non-operable vinyl impact resistant windows are incorporated, utilizing standard, non-custom sizes
-standing seam metal roofing was selected for performance.

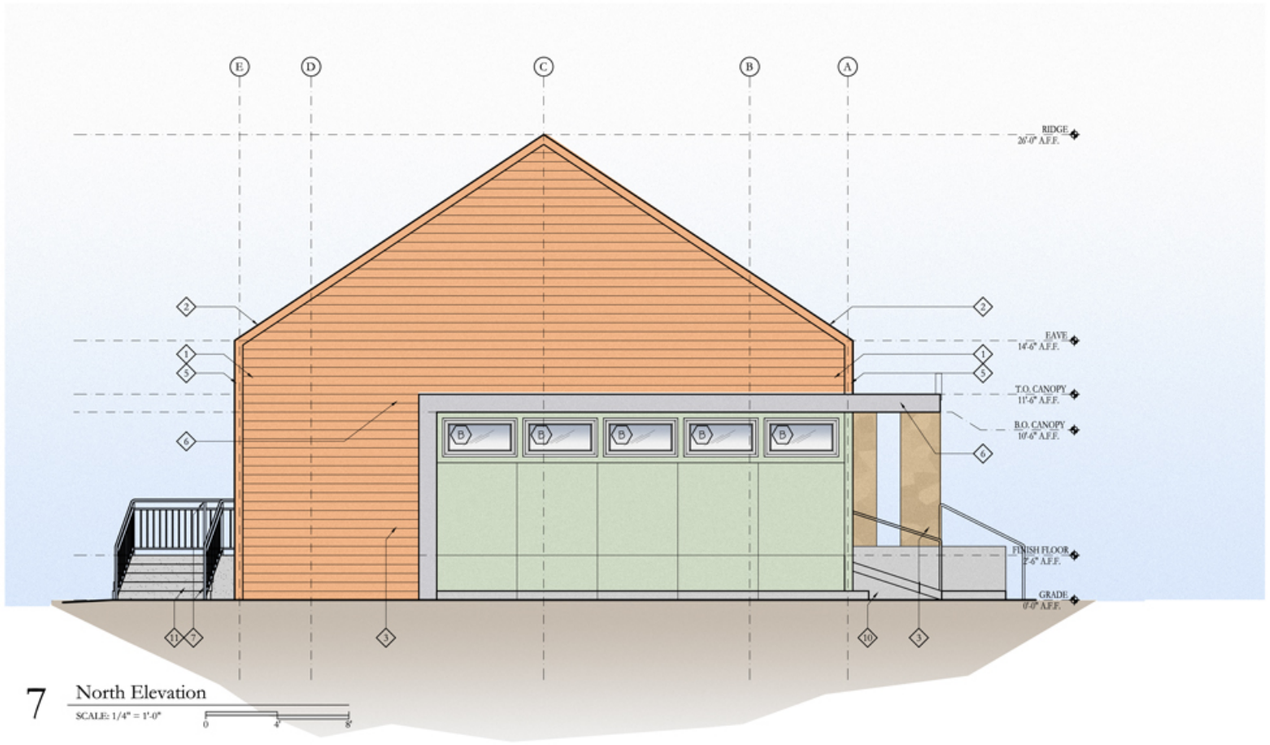
Maintenance:
-All materials were chosen for their low maintenance attributes and warranty duration.

Climate Response & Energy Conservation:
-Overhangs are provided at the entry and windows for rain and solar protection.
-Steep pitched roof will shed water quickly towards a gutter system.
-Insulation will be provided in the walls and at the roof line.

Regional Expression:
-Traditional local residential vernacular was used as inspiration in form and materials.
-Single gable form & scale relates to neighboring housing types.
-Texture and scale of materials relate to surrounding neighborhood.

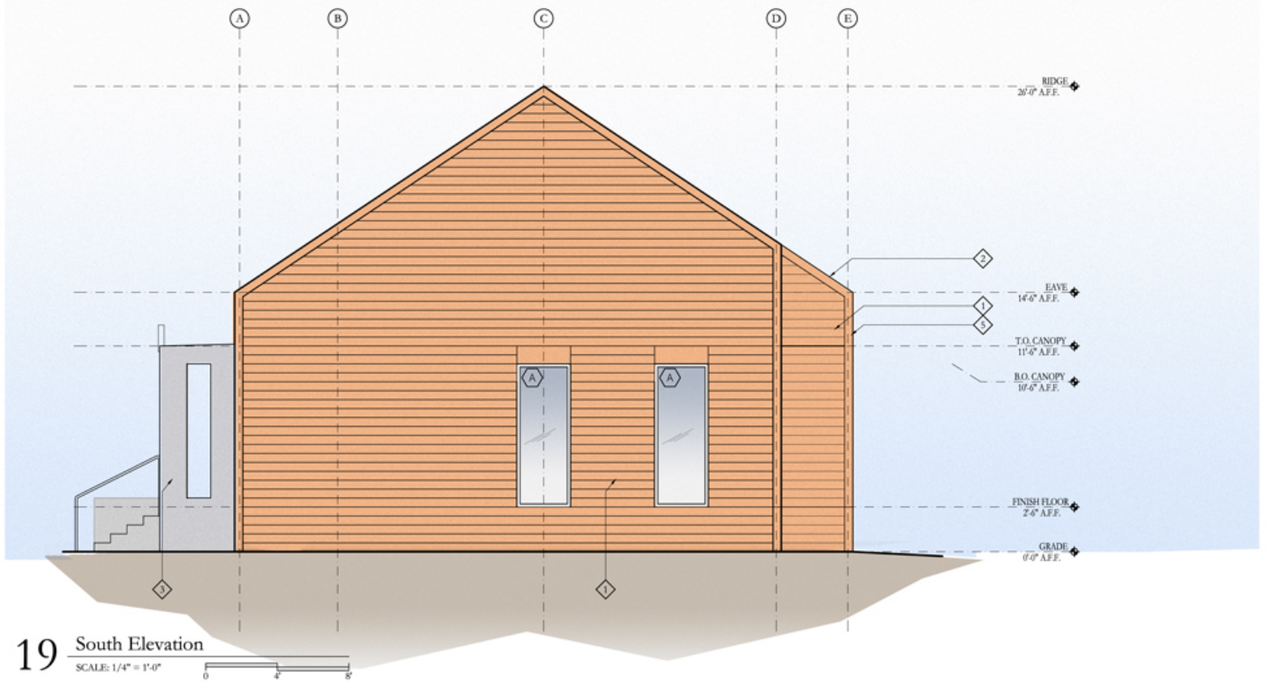
KEYNOTES

1. FIBER CEMENT LAP SIDING, PTD.
2. STANDING SEAM METAL ROOFING OVER 15# ROOFING FELT ATTACHED TO 5/8 " CDX PLYWOOD OR O.S.B.
3. FIBER CEMENT PANEL CLADDING
4. TREATED TIMBER PILE
5. FIBER CEMENT TRIM, PTD.
6. CANOPY WITH FIBER CEMENT FASCIA, PTD.
7. STEEL PIPE HANDRAIL, PTD.
8. BASE AS SCHEDULED
9. DOOR AND FRAME AS SCHEDULED
10. ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE RAMP
11. ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE STAIRS
12. CAST IN PLACE CONCRETE STAIRS AND LANDING
13. HVAC CONDENSER



7 North Elevation

SCALE: 1/4" = 1'-0"



19 South Elevation

SCALE: 1/4" = 1'-0"

Design Summary:

Materials:
-Cementitious lap siding and trim is utilized for it's durable properties as well as being visually consistent with the neighborhood.
-Cementitious paneling is utilized for it's durable properties while allowing for a textural transition.
-non-operable vinyl impact resistant windows are incorporated, utilizing standard, non-custom sizes
-standing seam metal roofing was selected for performance.

Maintenance:
-All materials were chosen for their low maintenance attributes and warranty duration.

Climate Response & Energy Conservation:
-Overhangs are provided at the entry and windows for rain and solar protection.
-Steep pitched roof will shed water quickly towards a gutter system.
-Insulation will be provided in the walls and at the roof line.

Regional Expression:
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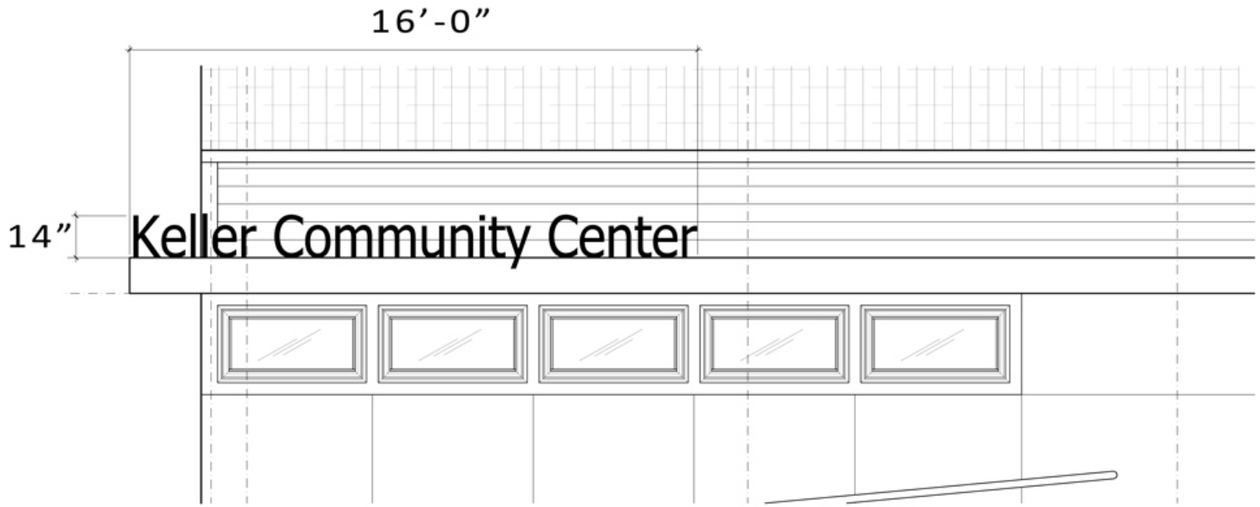
7. STEEL PIPE HANDRAIL, PTD.
8. BASE AS SCHEDULED
9. DOOR AND FRAME AS SCHEDULED
10. ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE RAMP
11. ADA-ABA COMPLIANT CAST-IN-PLACE CONCRETE STAIRS
12. CAST IN PLACE CONCRETE STAIRS AND LANDING
13. HVAC CONDENSER



Signage Summary:

Materials:
-14” Metal dimensional letters mounted atop entry canopy.
-Signage element total length is 16’-0”

View of Entry from sidewalk,
corner of St. Andrew & Magnolia

View from North,
across Magnolia Street

View from Southwest,
across St. Andrew Street

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Note: Interior materials and color samples with be presented as a physical color board at the DAC meeting.