

# OAK LAWN BRANCH LIBRARY

## Site & Location Plans

*This relatively new mid-sized branch is well organized and displays a good civic image.*



View of the entrance



View along the street

OAK LAWN

### FAST FACTS

**ADDRESS:**  
4100 Cedar Springs Road, 75219

**PHONE/FAX:**  
214-670-1359, fx 670-5703

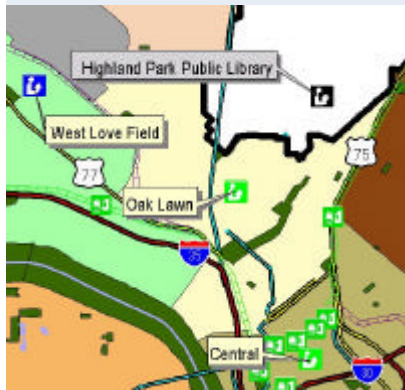
**COUNCIL DISTRICT:**  
Fourteen

**CURRENT FACILITY:**  
Opened in 1996; 12,900 GSF

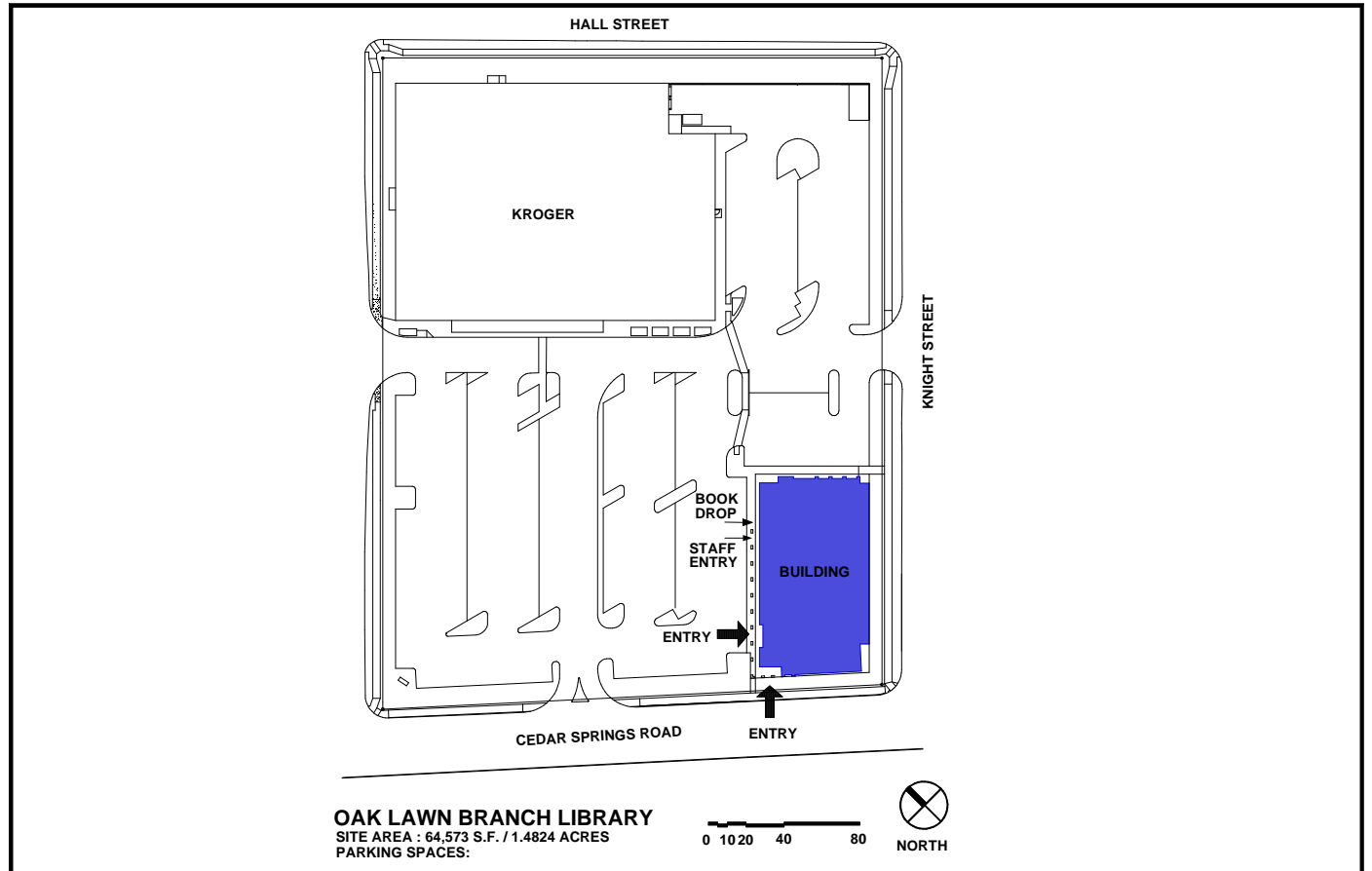
**ARCHITECT:**  
Good, Fulton, & Farrell

**'98/'99 MATERIALS:**  
163,605 materials used

**COLLECTION SIZE:**  
45,798

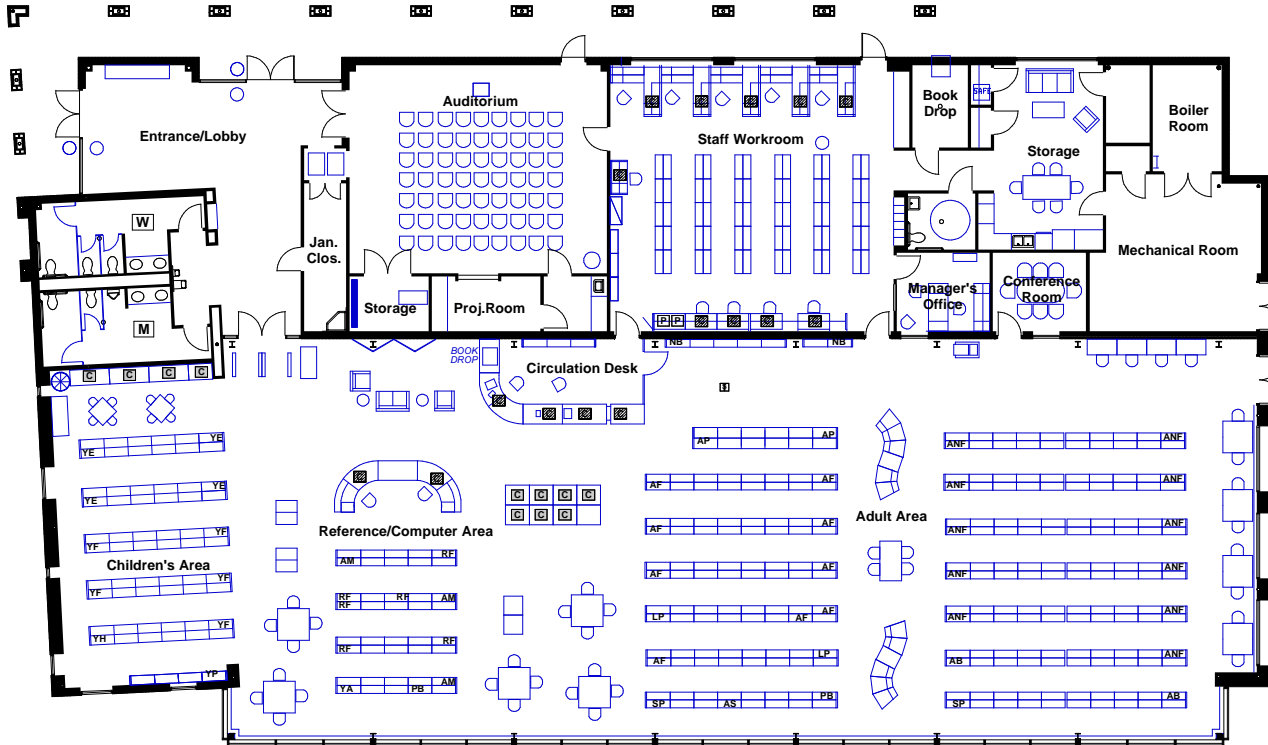


Oak Lawn Service Area



# OAKLAWN BRANCH LIBRARY

## Existing Floor Plan



### LEGEND

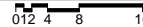
- HIGH SHELVING (5 TO 7 SHELVES)
- LOW SHELVING (3 OR 4 SHELVES)
- DISPLAY SPINNERS (5 TO 7 SHELVES)
- BOOK BIN
- COMPUTER WORKSTATION - PUBLIC
- COMPUTER WORKSTATION - STAFF
- MICROFORM WORKSTATION
- PHOTOCOPIER
- DISPLAY TABLE
- ATLAS TABLE
- CASH REGISTER
- PRINTER
- WOMEN'S ROOM
- MEN'S ROOM

- CHILDREN'S COLLECTION SHELVING**
- YE Youth Easy Books & Picture Books
  - YF Youth Fiction
  - YNF Youth Non-fiction
  - YB Youth Biography
  - YAF Young-Adult Fiction (Sci-Fi, Mystery)
  - YPB Youth Paperbacks
  - YP Youth Periodicals
  - YM Youth Media
  - YNB Youth New Books
  - YH Youth Holiday Books

- ADULT COLLECTION SHELVING**
- AF Adult Fiction (Sci-Fi, Mystery)
  - ANF Adult Non-Fiction
  - AB Adult Biography
  - AP Adult Periodicals
  - AS Adult Special Collection
  - AM Adult Media
  - LP Large Print
  - SP Spanish Language
  - PB Paperbacks
  - NB New Books

- OTHER SHELVING**
- RF Reference Collection
  - STF Staff Shelving
  - OS Over-sized shelving

OAKLAWN BRANCH LIBRARY



# OAK LAWN BRANCH LIBRARY

## Building Infrastructure: Assessments & Recommendations

### ASSESSMENTS

#### SITE/LANDSCAPE

Parking is shared with the Kroger supermarket - no shortage noted.

#### STRUCTURE

No structural deficiencies were observed.

#### ROOF & INSULATION

The built-up roofing system appears to be in good condition. There are signs of efflorescence along the interior brick wall, possibly due to water penetration from flashing or roofing. At the mid-level roof rock ballast material near small splash blocks is being washed away leaving membrane unprotected.

#### EXTERIOR WALLS

The exterior brick is fair condition. There are numerous instances of efflorescence at the exterior brick wall. Concrete masonry blocks appear excessively discolored for the age of the building.

#### EXTERIOR DOORS & WINDOWS

The existing storefront system is in good condition. Leaks have been reported at the south aluminum curtain wall. The south curtain wall was noted as being uncomfortably warm due to high solar heat gain. A motorized window treatment is understood to be planned.

#### INTERIOR FINISHES

Interior finishes are generally in fair condition. There is a break in the drywall taped joint over the window in the manager's office indicating movement. This is the back side of the interior brick wall.

#### ACCESSIBILITY

Kitchen cabinet at sink is not ADA compliant.

#### HEATING WATER PIPING

The heating water pipe is in good condition except that the vapor barrier covering the insulation is damaged.

#### EXHAUST FANS

The roof mounted exhaust fans are in fair condition but are at the end of their economic life span.

#### VENTILATION SYSTEM

The ventilation system is in fair condition, but may not meet the latest Indoor Air Quality Standards.

#### ELECTRICAL MAIN AND PANELBOARDS

Cutler-Hammer. The rating is 800 Amps and the voltage rating is 208/120 VAC 60 Hz. There is no history of failure or problems. Historical high load was 630 Amps. Main and panelboards appear to be in good condition.

#### EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs. The condition of the indoor and outdoor lighting is good.

### RECOMMENDATIONS

#### SITE/LANDSCAPE

No action required.

#### STRUCTURE

No action required.

#### ROOF & INSULATION

Investigate possible causes of efflorescence at interior brick wall. Provide larger splash blocks at high roof down spout locations and recover roofing membrane with rock ballast.

#### EXTERIOR WALLS

Investigate cause of efflorescence at exterior walls.

#### EXTERIOR DOORS & WINDOWS

Clean, investigate leak problem, check landscape irrigation conditions. Window treatment system for the south facing curtain wall was recently installed.

#### INTERIOR FINISHES

Replace stained ceiling tiles, pending confirmation that roof leaks have been repaired.

#### ACCESSIBILITY

Modify kitchen cabinet at sink to comply with ADA accessibility criteria.

#### HEATING WATER PIPING

- Repair insulation vapor barrier with PVC jackets or mastic.

#### EXHAUST FANS

Replace exhaust fans with comparable new models.

#### VENTILATION SYSTEM

Increase outside air volume if needed to meet requirements of ASHRAE 62 and Building Code. This may entail replacing cooling coils, fans, chillers and associated equipment.

#### ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

#### EXIT LIGHTING & LIGHTING

Clean and inspect.

OAK LAWN  
BRANCH LIBRARY  
Planning and Design  
Assessments  
& Recommendations



View of the reference desk



View of the reading room

**ACTION PLAN**

This new branch is in excellent physical condition. At 12,900 SF this library adequately supports users within this urban service area.

**MAINTAIN**  
the library. Improve the pedestrian crosswalks across Cedar Springs.

1999 POPULATION: 38,531  
2009 POPULATION: 40,304  
(service boundaries unchanged)

**PROJECTED**  
OPERATING EXPENSE  
Oak Lawn Branch: \$491,060

**ASSESSMENTS**

- PARKING**
  - Parking is shared with the adjacent Kroger supermarket.
- ENTRANCE**
  - The entrance is visible from the parking lot and the street elevations.
- CIRCULATION DESK**
  - The circulation desk is near the entrance, but has low visibility to the far corners of the reading area.
- AUDITORIUM**
  - The auditorium is well proportioned and can be used independently of the library.
- DISPLAYS**
  - The lobby displays could be enhanced.
- ADULT AREA**
  - The collections are well distributed, but the periodicals could use greater visibility.
- CHILDREN'S AREA**
  - The children's area is well defined but small, and could use brighter colors and better lighting.
- STAFF AREA**
  - The staff cannot monitor the service desks and public areas for support.
- GROUP STUDY/CONFERENCE**
  - The conference room is slightly undersized.
- SERVICE DESKS**
  - The current desks are flexible and accessible.
- FURNITURE**
  - The furnishings are in good condition.
- BUILDING EXTERIOR**
  - The exterior is in good condition - a repair for leaks was noted at the south curtain wall, and stress was noted at the upper joints of columns.

**RECOMMENDATIONS**

- PARKING**
  - No action required.
- ENTRANCE**
  - No action required.
- CIRCULATION DESK**
  - Consider adding security cameras if necessary.
- AUDITORIUM**
  - No action required.
- DISPLAYS**
  - Add interactive display units with integral lighting.
- ADULT AREA**
  - Add some display units to highlight the periodicals collection.
- CHILDREN'S AREA**
  - Add lighted displays to enhance the children's area.
- STAFF AREA**
  - Add interior windows in the staff area.
- GROUP STUDY/CONFERENCE**
  - No action required.
- SERVICE DESKS**
  - No action required.
- FURNITURE**
  - No action required.
- BUILDING EXTERIOR**
  - Maintain building and investigate/correct noted problems.