

PLEASANT GROVE BRANCH LIBRARY

Site & Location Plans

This library is one of the oldest and most deteriorated in the system. It is located at the transition of commercial and residential areas, with poor pedestrian connections to adjacent residential areas.



View of the entrance



View along the street

FAST FACTS

ADDRESS:
1125 South Buckner Blvd., 75217

PHONE/FAX:
214-670-0965, fx 670-0320

COUNCIL DISTRICT:
Five

CURRENT FACILITY:
Opened in 1961; 11,204 GSF

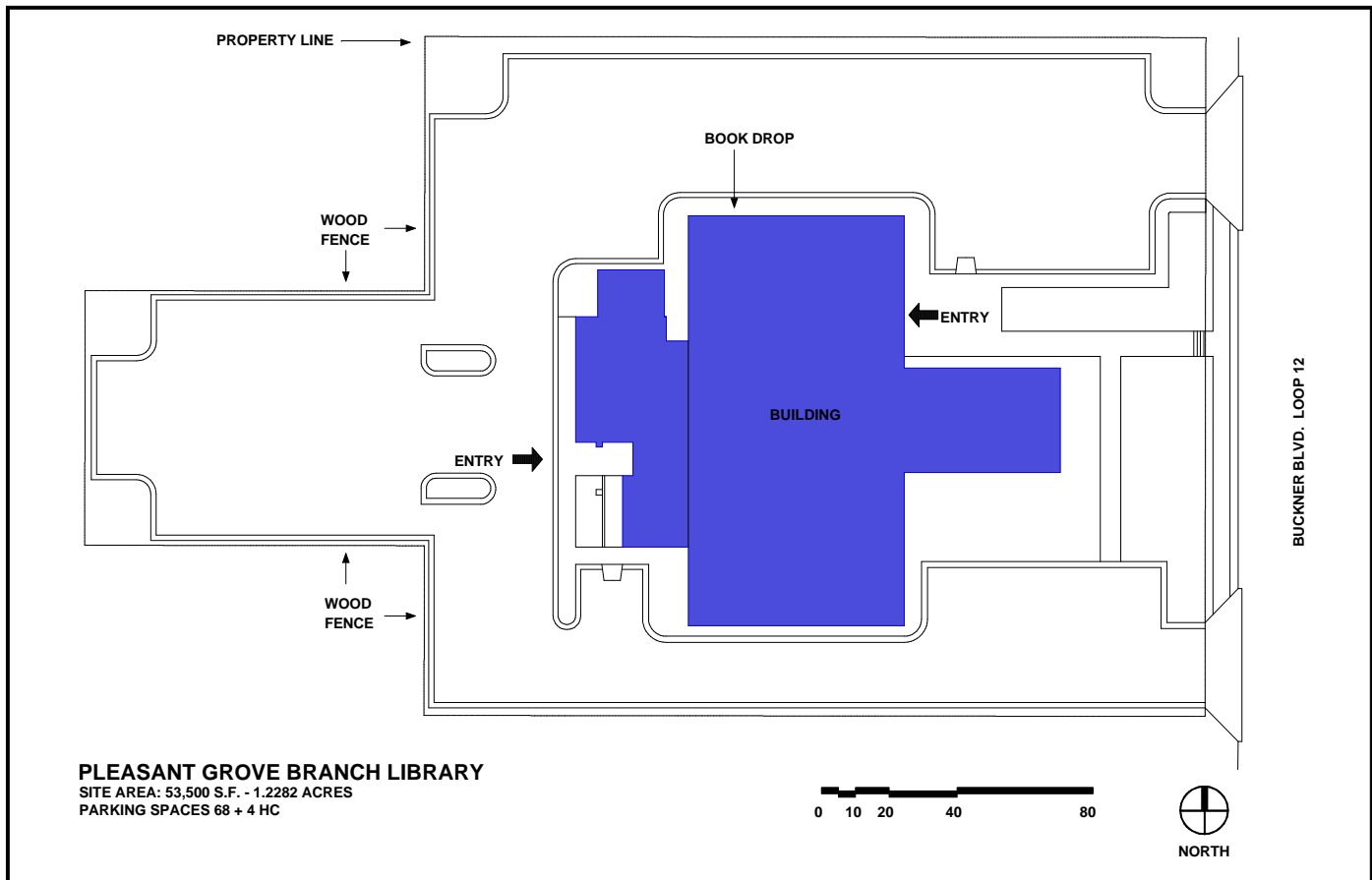
ARCHITECT:
George L. Dahl

'98/'99 MATERIALS:
175,027 materials used

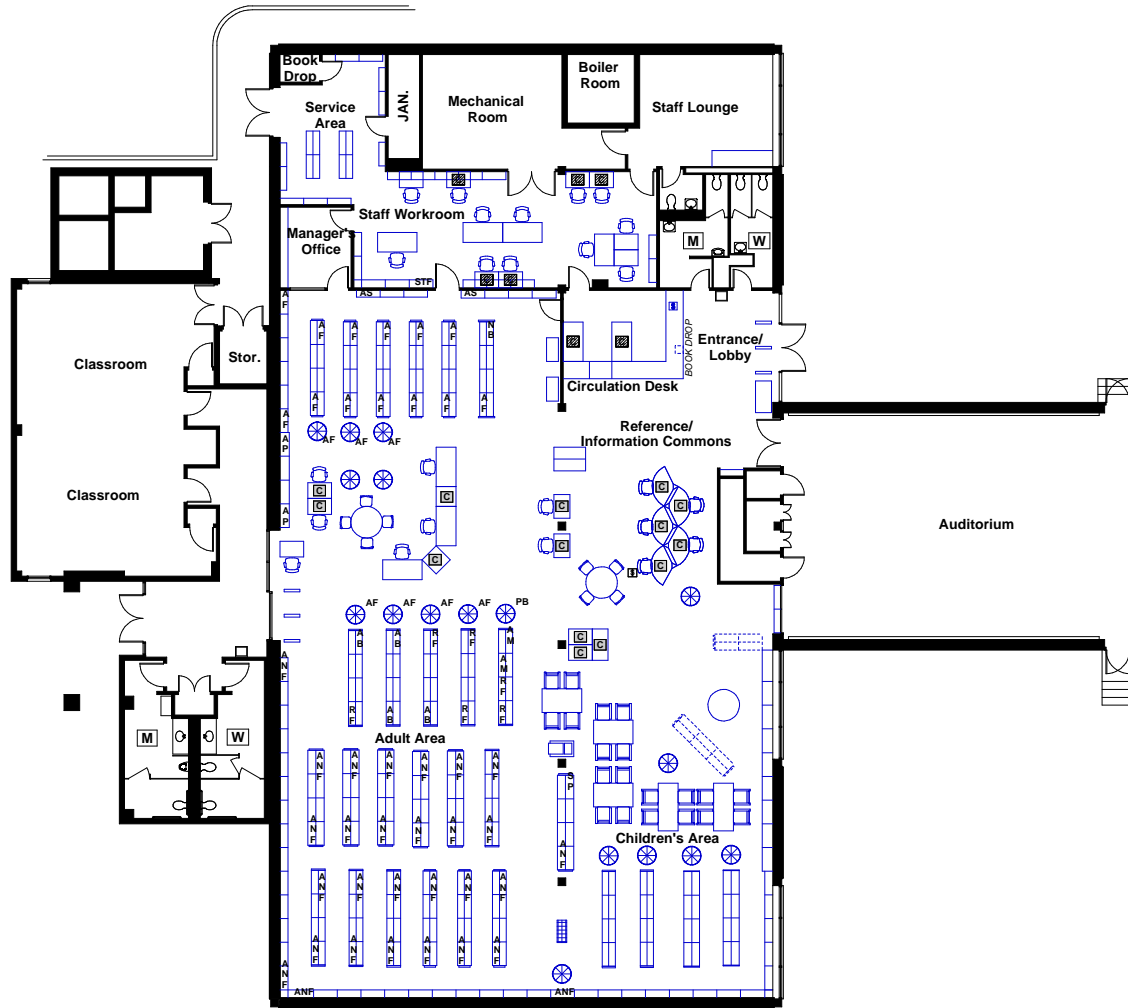
COLLECTION SIZE:
58,123



Pleasant Grove Service Area



PLEASANT GROVE



PLEASANT GROVE BRANCH LIBRARY

Existing Floor Plan

LEGEND

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

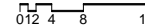
ADULT COLLECTION SHELVING

- 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

PLEASANT GROVE BRANCH LIBRARY



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Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Fences are in need of repair. Landscaping is good with nicely maturing trees.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The modified bitumen roofing system appears in fair condition but is showing it's age.

The built-up roofing system appears to be in fair condition. Water damage is evident in the wall and ceiling at the northeast corner of the meeting room under the flat built-up roof.

EXTERIOR WALLS

The exterior precast concrete wall panel system is in fair condition. The precast concrete panel joint system appears dry and cracked. Newer addition - the exterior insulated finish system at the west facing wall appears to have been damaged by vandals.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in poor condition, and the hollow metal doors are in fair condition.

INTERIOR FINISHES

Interior finishes are generally in fair condition.

ACCESSIBILITY

Original building public restrooms, doors, staff area doors, door hardware, millwork, and staff restrooms are non-compliant with accessibility requirements. New public restrooms are available in the newer addition.

BUILDING AIR HANDLER

The Chilled Water Air Handling unit serving the main building is in fair condition but requires excessive repairs.

CHILLER

The semi hermetic chiller is in fair condition but also requires excessive repairs.

COOLING TOWER

The cooling tower is in fair condition, but is nine years old and is showing excessive corrosion. The discharge is not flush with the top of the enclosure.

CHILLED WATER PUMP

The chilled water pump is in good condition, but the casing is not insulated.

VENTILATION SYSTEM

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

PLUMBING FIXTURES

The china plumbing fixtures are in good condition but do not meet the requirements of the State of Texas and the Texas Accessibility Standards. The water fountains are inadequate.

ELECTRICAL MAIN AND PANELBOARDS

Square D 800 Amps and the voltage rating is 120/208VAC 60 Hz.- good condition.

Panelboards are Square D. (older) and Siemens and Cutler-Hammer.

Newer ones appear to be in good condition.

CONTROLS

Various. Controls are old.

TELEPHONE WIRING

System is in poor condition.

EXIT LIGHTING & LIGHTING

Inadequate and in poor condition.

MISCELLANEOUS

Some pull-stations are not accessible.

RECOMMENDATIONS

SITE/LANDSCAPE

Secure a site that can accommodate both a larger facility and ample parking.

STRUCTURE

No action required.

ROOF & INSULATION

Investigate built-up roof and flashing for possible leak over meeting room.

Plan for replacement of both the older roof systems within 3 to 5 years.

EXTERIOR WALLS

Remove and replace all exterior concrete panel control joint sealant and backer-rod systems.

Clean the exterior precast concrete wall panels. Clean and paint the exposed concrete structure.

Clean and patch the damaged portion of the exterior insulated finish system wall.

EXTERIOR DOORS & WINDOWS

Remove and replace all wall penetration sealant and backer-rod joints on windows. Clean.

Clean and paint doors. Remove and replace sealant and backer-rod joint material around frame.

INTERIOR FINISHES

Complete replacement or repair of all interior finishes is needed.

ACCESSIBILITY

Renovate staff area, kitchen and staff restrooms, for full compliance with ADA requirements.

Original public restroom space might be better used staff workroom /office

space if plumbing count allows.

BUILDING AIR HANDLER

Replace the Air Handling unit with a comparable new model.

CHILLER

Replace the chiller with a comparable new model.

COOLING TOWER

Replace the cooling tower with a comparable new unit, preferably a fiberglass or stainless steel unit.

CHILLED WATER PUMP

Install an insulated cover with a vapor barrier over the casing.ed.

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..

PLUMBING FIXTURES

Replace with fixtures meeting the current requirements of Texas and the TAS in regards to

mounting height, proper flush valve installation, and water usage.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

CONTROLS

Remove and replace.

TELEPHONE WIRING

Fix telephones that do not operate properly

EXIT LIGHTING & LIGHTING

Replace both exit lighting and all exterior and interior lighting.

MISCELLANEOUS

Upgrade to NFPA, TAS/ADA Requirements.

**PLEASANT GROVE
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

The service population of the Pleasant Grove Branch has surpassed the capacity of 11,200 SF. Future growth will further strain this facility. Expansion opportunities are limited by the size of the site and building arrangement. Pedestrian and auto access is poor.

REPLACE
with a new 16,000 SF
branch on a new site. Reduce
the size of the present
service area.

1999 POPULATION: 76,117
2009 POPULATION: 82,083
(with old service boundaries)
2009 POPULATION: 31,416
(with new service boundaries)

**PROJECTED
CAPITAL COSTS**
Pleasant Grove Branch:
\$3,996,025

ASSESSMENTS

- PARKING**
 - The parking is limited and arranged on three sides of the building.
- ENTRANCE**
 - Entrances currently exist on two sides of the library.
- CIRCULATION DESK**
 - The placement of the desk causes a congestion of users.
- AUDITORIUM**
 - The auditorium can't be secured from the library proper.
- DISPLAYS**
 - There are no significant opportunities for displays.
- ADULT AREA**
 - The adult seating is insufficient.
- CHILDREN'S AREA**
 - The children's area is not well defined, and is interrupted by the only available YA/Adult seating.
- STAFF AREA**
 - The staff areas are compressed and difficult.
- GROUP STUDY/CONFERENCE**
 - The two classrooms are accessible after library hours.
- SERVICE DESKS**
 - The current desks are out-of-date and unprofessional looking.
- FURNITURE**
 - The furniture is dated and has limited or exposed P.C. accommodations.
- BUILDING EXTERIOR**
 - The "Civic image" is dated.

RECOMMENDATIONS

- PARKING**
 - The new facility should provide ample parking for users and staff, with accessible spaces near the entrance.
- ENTRANCE**
 - The new entrance should be welcoming, easily accessible, and clearly visible to staff.
- CIRCULATION DESK**
 - The new facility should have a well-placed central desk with good sight lines.
- AUDITORIUM**
 - The new auditorium should accommodate large public gatherings (min. 50 seats) and provide flexibility of use.
- DISPLAYS**
 - The new library should provide new interactive display units and bold wall graphics.
- ADULT AREA**
 - Create a new "Reference/Computer Area" with PC's, power/data ports for laptops, and a central periodicals reading area.
- CHILDREN'S AREA**
 - The new library should have a dynamic "storytelling circle" area, ample computer areas, and a separate Young Adults area.
- STAFF AREA**
 - The new staff areas should have ample sized, ergonomic furnishings, with visibility to the public areas.
- GROUP STUDY/CONFERENCE**
 - New study and conference rooms will provide needed private spaces for public and staff group use.
- SERVICE DESKS**
 - The new library should provide high quality, accessible consultation desks.
- FURNITURE**
 - The new library should provide a variety of new furniture - some made of wood and some that are wired for laptops.
- BUILDING EXTERIOR**
 - The new facility should be functionally well designed and contexturally and environmentally suitable for Dallas.