

PRESTON ROYAL BRANCH LIBRARY

Site & Location Plans

The building has a residential scale, and has vaulted roofs and a grove of trees. The signage is small and in shadow.



View of the entrance



View along the street

FAST FACTS

ADDRESS:

5626 Royal Lane, 75229

PHONE/FAX:

214-670-7158, fx 670-7135

COUNCIL DISTRICT:

Thirteen

CURRENT FACILITY:

Opened in 1964; 12,400 GSF

ARCHITECTS:

W.E. Benson & R.H. Norris

'98/'99 MATERIALS:

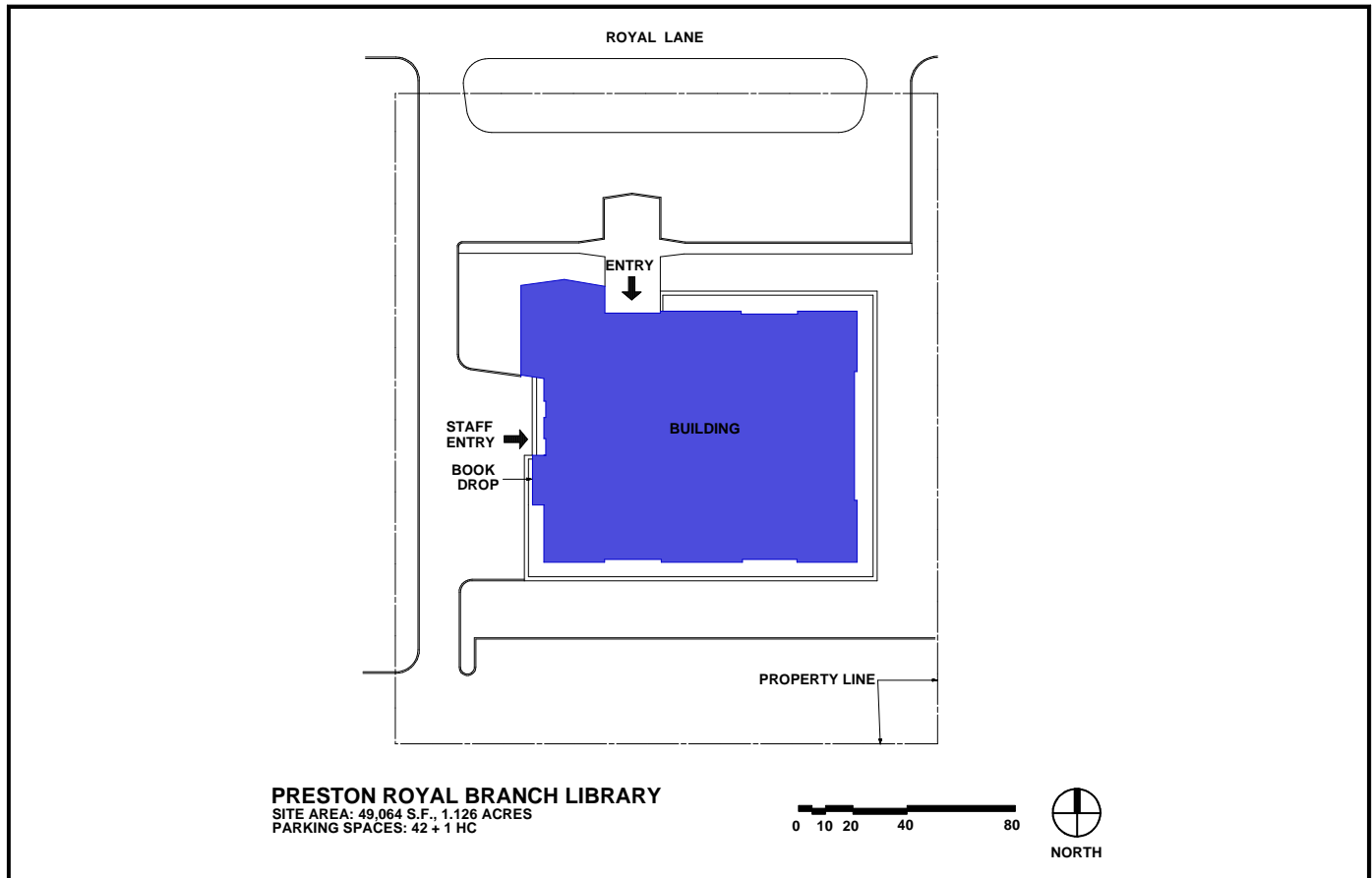
326,664 materials used

COLLECTION SIZE:

72,248



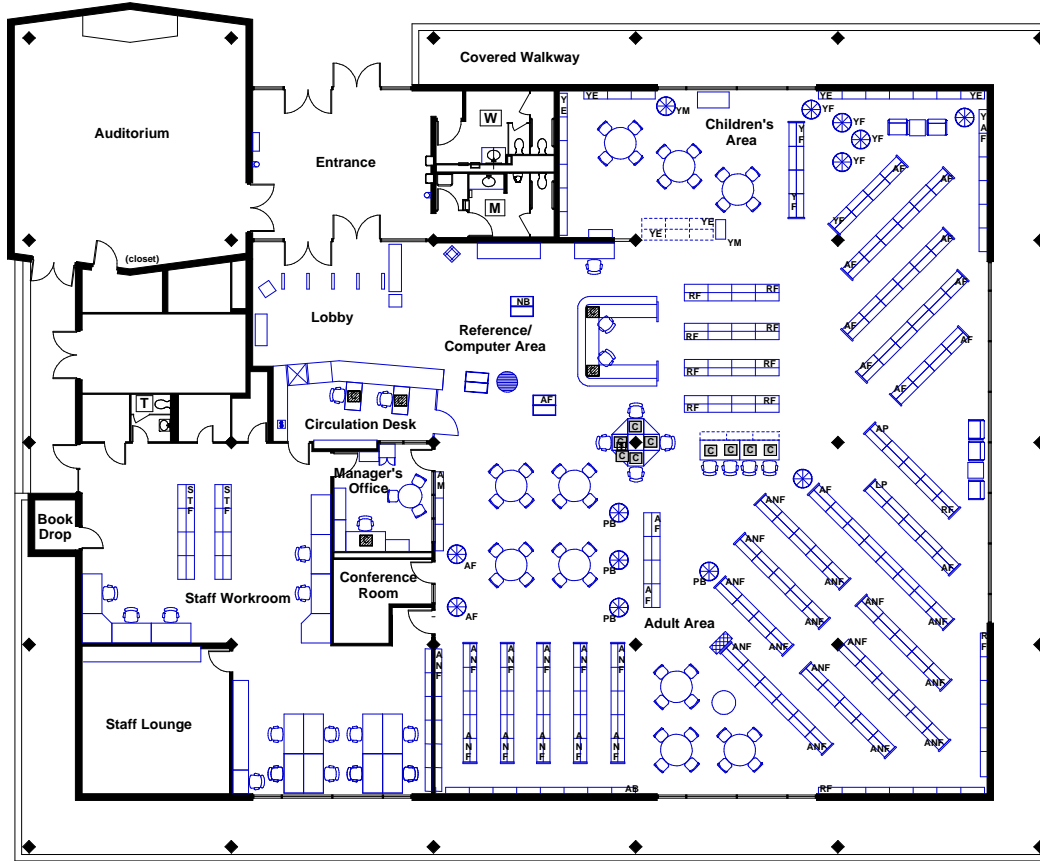
Preston Royal Service Area



PRESTON ROYAL

PRESTON ROYAL
BRANCH LIBRARY

Existing Floor Plan



LEGEND

- HIGH SHELIVING (5 TO 7 SHELVES)
- LOW SHELIVING (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 SHELIVING
- 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 SHELIVING
- 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 SHELIVING
- RF Reference Collection
 - STF Staff Shelving
 - OS Over-sized shelving

PRESTON ROYAL BRANCH LIBRARY

0 12 4 8 16



PRESTON ROYAL BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

SITE/LANDSCAPE

Concrete sidewalks and driveways and asphalt parking lot are in poor condition. Two additional accessible parking spaces are needed. More ground cover and shrubs would be welcome. Signage is too small.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The modified bitumen roof appears to be in fair condition.

EXTERIOR WALLS

Exterior brick is in good condition. Concrete columns and fascia/soffit need cleaning and painting. Concrete roof fascia chipped east side of main entry. A column east of the main entrance has heavy staining, probably due to a clogged roof drain. Steel lintel at base of wall is rusting. Metal coping is showing signs of rusting.

EXTERIOR DOORS & WINDOWS

The aluminum storefront system is in fair condition.

INTERIOR FINISHES

Carpet is in fair condition. Painted wall finishes in both public and staff areas are fair to good condition.

ACCESSIBILITY

Staff area door hardware, millwork, book-drop, and restrooms are non-compliant with accessibility requirements. Conference room door opening does not comply with ADA criteria.

DUCTWORK

The Ductwork is in fair condition except that the interior is quite dirty.

CONTROLS

The controls are in good condition but do not allow the system to be controlled by the end user.

BUILDING AIR HANDLER

The Chilled Water Air Handling unit serving the main building is in good condition but the air distribution to the book area and children's area is inadequate.

ROOF DRAINS

The roof drains are in good condition but plug up during the fall when the leaves fall and cause leaks in the building.

VENTILATION SYSTEM

The ventilation system is in fair 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. Water fountains inadequate.

ELECTRICAL MAIN AND PANELBOARDS

Main service is Square-D. The rating is 1200 Amps and the voltage rating is 120/208 VAC 60Hz. It appears to be in good condition. The panelboards are Square-D and Cutler-Hammer. Many circuits are overloaded and blow fuses.

TELEPHONE WIRING

Southwestern Bell.

CONTROLS

Various. Controls are old.

EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs. The emergency panel is tapped ahead of the main panel. Both indoor and outdoor lights are incandescent.

MISCELLANEOUS

The audio/visual fire alarms seem inadequate.

SITE/LANDSCAPE

Renovate sidewalks, stairs, and parking lot. Add two more accessible parking spaces. Add new ground cover and shrubs with irrigation. Provide new, larger sign.

STRUCTURE

No action required.

ROOF & INSULATION

Replace built-up roofing, flashing, and insulation. Clean out clogged roof drain.

EXTERIOR WALLS

Clean brick, concrete, and stone exterior finishes. Remove and replace masonry joint sealant and backer-rod material. Patch chipped concrete at roof/fascia east of main entry. Paint concrete columns, and roof shell structure. Power tool clean (SSPC-SP-3) the rusted steel masonry lintel and paint with an acrylic primer finish. Clean and paint metal coping.

EXTERIOR DOORS & WINDOWS

Clean aluminum storefront and replace sealant and backer-rods around frames.

INTERIOR FINISHES

Replace carpet and acoustical ceilings. Provide new vinyl wall-covering throughout. Repair vaulted ceilings and refinish and paint.

ACCESSIBILITY

Renovate conference room door, staff work area, kitchen and restrooms, for full compliance with ADA requirements.

DUCTWORK

Clean the ductwork, check the air filter housing and ductwork for leaks, and repair as necessary.

CONTROLS

It may be necessary to add additional thermostats to the system and modify the air handler to permit better zone control.

BUILDING AIR HANDLER

Provide new air handler and rebalance the air distribution system to provide additional air to the book area and children's area.

ROOF DRAINS

The drains need to have dome strainers (or larger dome strainers) installed.

VENTILATION SYSTEM

Provide new system to increase outside air volume to meet requirements of ASHRAE 62 and Building Codes.

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. Replace water fountains.

ELECTRICAL MAIN AND PANELBOARDS

Replace main and panelboards. Unload and recircuit to resolve overloading problem.

TELEPHONE WIRING

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CONTROLS

Remove and replace.

EXIT LIGHTING & LIGHTING

Replace bulbs and check the condition of the batteries of the exit lights. Replace indoor and outdoor lighting with more energy efficient fluorescent with electronic ballast and T8 lamps. (exception: new lights at vaulted ceilings.)

MISCELLANEOUS

Consider upgrading to NFPA, TAS/ADA Requirements.

**PRESTON ROYAL
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations

ACTION PLAN

This 36 year old branch has gone through repairs and improvements over the years, but is in need of a complete renovation.

RENOVATE
the library, its site,
and its landscaping. Slightly
reduce the present size and
boundaries of
the service area.

1999 POPULATION: 39,717
2009 POPULATION: 41,031
(with old service boundaries)
2009 POPULATION: 37,014
(with new service boundaries)

**PROJECTED
CAPITAL COSTS**
Preston Royal Branch:
\$1,497,865



View of the circulation desk



View of the children's area

ASSESSMENTS

- PARKING**
 - The south parking lot requires two more accessible spaces.
- ENTRANCE**
 - The entrance is well sized.
- CIRCULATION DESK**
 - The circulation desk is small and cramped, and the transaction lines interfere with the entry.
- AUDITORIUM**
 - The auditorium is small, but it can be used independently of the library.
- DISPLAYS**
 - There is a lack of display surfaces in the tot's area - the librarian is covering a window with a display of a reading promotion program.
- ADULT AREA**
 - The adult seating and collections are in an awkward arrangement.
- CHILDREN'S AREA**
 - The children's area is fairly well defined, but is tired in appearance.
- STAFF AREA**
 - The staff workroom could be better organized.
- GROUP STUDY/CONFERENCE**
 - The conference room is limited due to its awkward shape.
- SERVICE DESKS**
 - The service desks were recently renovated.
- FURNITURE**
 - The furnishings are in generally good condition, but lack variety.
- BUILDING EXTERIOR**
 - The "Civic image" is dated and the signage is too small.

RECOMMENDATIONS

- PARKING**
 - Renovate the parking lots and sidewalks to comply with current ADA regulations.
- ENTRANCE**
 - A renovated entrance could support enhanced displays.
- CIRCULATION DESK**
 - The renovated facility could have a larger, well placed central desk with better sight lines.
- AUDITORIUM**
 - The auditorium needs general renovations and improved lighting.
- DISPLAYS**
 - The renovation should create new opportunities for wall displays.
- ADULT AREA**
 - Redesign the adult stacks and seating areas to create better reading environments that better suit the nearby collections.
- CHILDREN'S AREA**
 - The renovated library could have a dynamic "storytelling circle" area, and a separate Young Adults area.
- STAFF AREA**
 - The renovated staff area should have ample sized, ergonomic furnishings, with visibility to the public areas.
- GROUP STUDY/CONFERENCE**
 - Relocate the staff workroom door to restore the conference room to its appropriate size.
- SERVICE DESKS**
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- FURNITURE**
 - Replace all furnishings and adding a better variety of seating.
- BUILDING EXTERIOR**
 - Replace the exterior library signage with bolder, more visible graphics.