

RENNER-FRANKFORD BRANCH LIBRARY

Site & Location Plans

This library uses traditional imagery with pitched roofs and dormers to create its civic image. The entry is clearly marked and the upper parking terrace is well landscaped.



View of the entrance



View along the street

FAST FACTS

ADDRESS:
6400 Frankford Road, 75252

PHONE/FAX:
214-670-6100, fx 670-6090

COUNCIL DISTRICT:
Twelve

CURRENT FACILITY:
Opened in 1987; 15,193 GSF

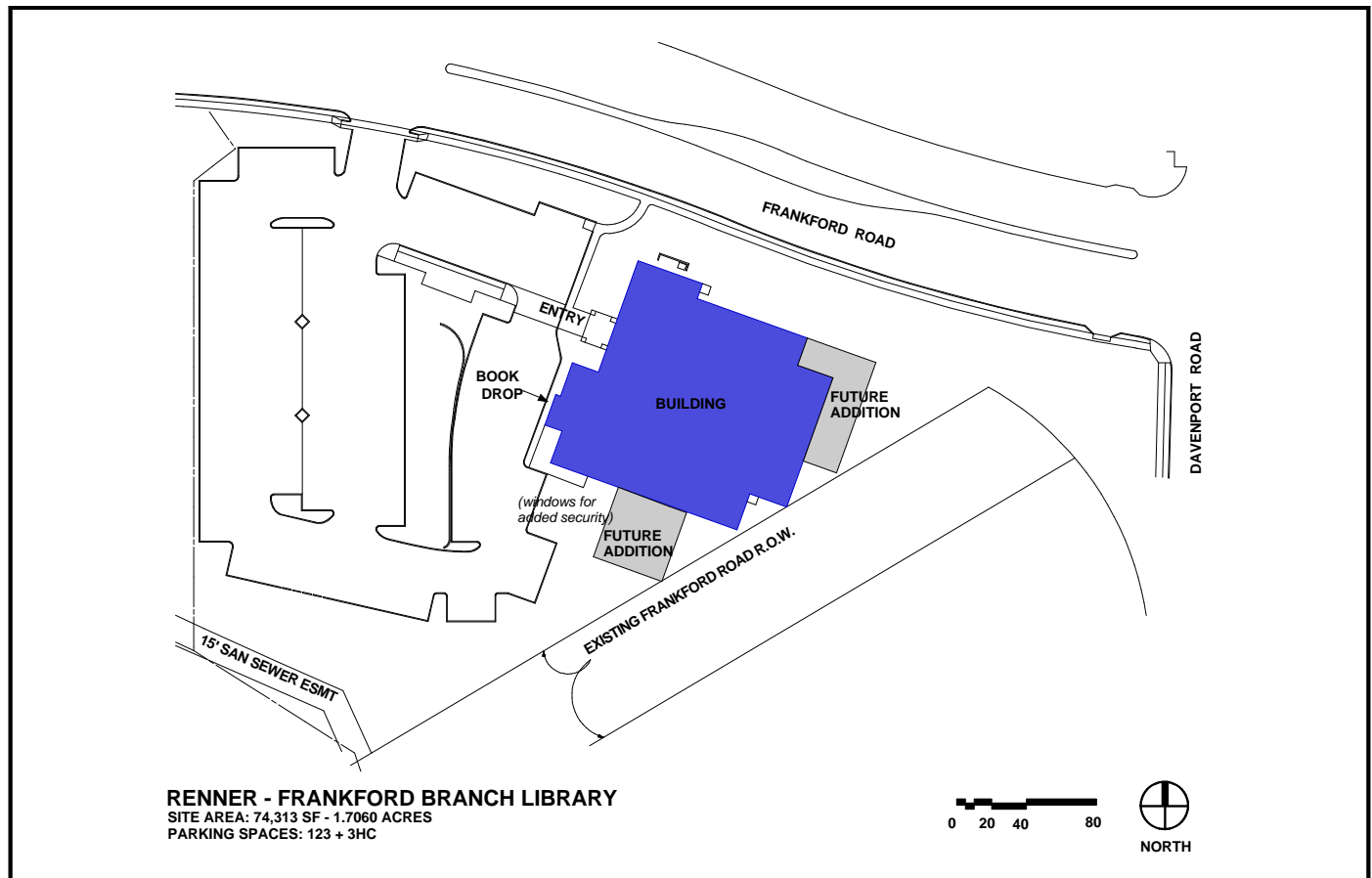
ARCHITECT:
Selzer Associates, Inc.

'98/'99 MATERIALS:
252,948 materials used

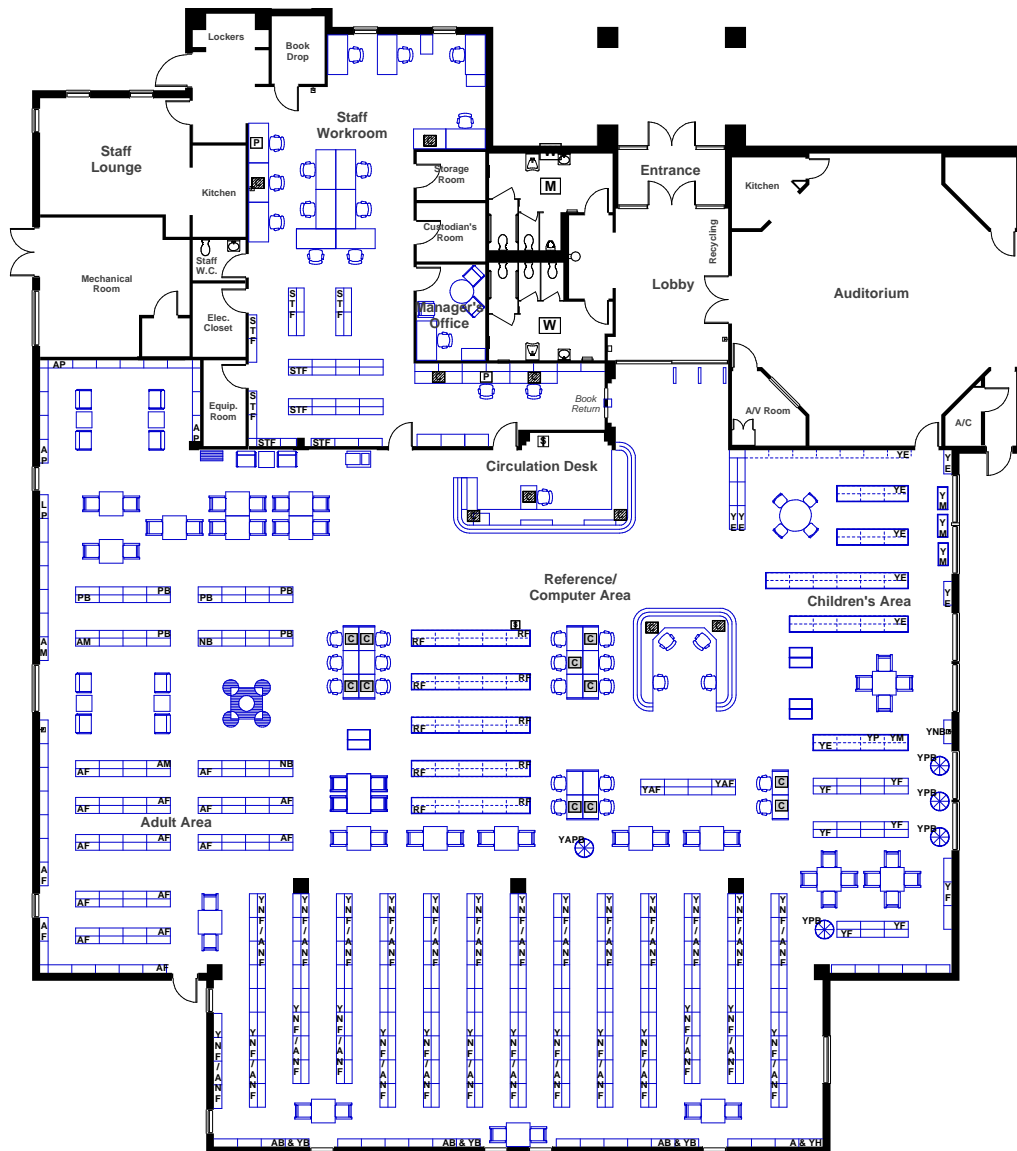
COLLECTION SIZE:
77,627



Renner-Frankford
Service Area



RENNER-FRANKFORD



RENNER-FRANKFORD 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

RENNER FRANKFORD BRANCH LIBRARY

0 12 4 8 16



RENNER - FRANKFORD BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Lower parking area has no landscaping and high mast lights.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The composition shingle roof appears to be in fair condition. A portion of the decking has sagged. The built-up roofing appears to be in fair condition.

EXTERIOR WALLS

The exterior brick is generally in fair condition. Masonry control joints above the built-up roof have been improperly repaired with gray colored sealant. A plywood section was used to cover a masonry opening and has been sealed with the gray sealant. Several brick mortar joints have been improperly repaired with a gray colored sealant.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in good condition. Gray sealant improperly applied to aluminum storefront framing joints.

INTERIOR FINISHES

Interior finishes are in good condition.

ACCESSIBILITY

With exception of mechanical door hardware and possibly staff kitchen cabinet at sink this facility appears to be in compliance with ADA. criteria.

BUILDING AIR HANDLER

The building air handler is a direct exchange split system. It is at the end of its economic life span.

PLUMBING FIXTURES

The plumbing fixtures are not compliant with the current requirements of the ADA and TASS.

DRINKING FOUNTAINS

The drinking fountains are not compliant with the current requirements of the ADA and TASS.

ELECTRICAL MAIN SERVICE

The main service is 208Y/120 Volts, 3-phase.

FIRE ALARM SYSTEM

The Fire alarm may not meet the latest requirements of the Americans with Disabilities ACT.

RECOMMENDATIONS

SITE/LANDSCAPE

Provide new trees and plantings in the lower parking lot.

STRUCTURE

No action required.

ROOF & INSULATION

Investigate cause of deck depression.

EXTERIOR WALLS

Remove sealant from both brick & mortar and repoint affected mortar joints. Remove and replace sealant at control joints and wall penetrations. Remove plywood and permanently seal opening with masonry .

EXTERIOR DOORS & WINDOWS

Remove improperly applied gray sealant from aluminum storefront. Clean storefront.

INTERIOR FINISHES

No action required.

ACCESSIBILITY

Verify staff kitchen cabinet at sink complies with ADA accessibility criteria.

BUILDING AIR HANDLER

Replace the Air Handler with a comparable new model. to meet ASHRAE Standards and to accommodate expansion.

PLUMBING FIXTURES

Replace the plumbing fixtures with new fixtures compatible with the latest requirements.

DRINKING FOUNTAINS

Replace the plumbing fixtures with new fountains compatible with the latest requirements.

ELECTRICAL MAIN SERVICE

Clean and inspect.

FIRE ALARM SYSTEM

Upgrade to the latest standards of ADA if necessary

**RENNER-FRANKFORD
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations

ACTION PLAN

This relatively new and large library is undersized for its service area population, which will increase greatly in the next decade. Expansion on the site is possible. Traffic congestion on Frankford Road is a concern for access in the near future. A large and heavily populated section of the service area is west of the Tollroad.

EXPAND
the library by 2,800 SF.
Reduce the service area by
constructing the new
Timberglen branch.
Signalize the access drive.

1999 POPULATION: 95,807
2009 POPULATION: 138,662
(with old service boundaries)
2009 POPULATION: 92,032
(with new service boundaries)

**PROJECTED
CAPITAL COSTS**
Renner-Frankford Branch:
\$1,562,040



View of the circulation desk



View of the reading room

ASSESSMENTS

- PARKING**
- Some parking spaces are not striped.
- ENTRANCE**
- Entrance is clearly visible.
- CIRCULATION DESK**
- The path of people leaving the library conflicts with the transaction lines at the desk.
- AUDITORIUM**
- The auditorium is reasonably sized and can operate independently of the library proper.
- DISPLAYS**
- Displays are limited in number.
- ADULT AREA**
- The combination of Adult periodicals and casual seating works well in concept, but the location is too remote for such popular materials.
- CHILDREN'S AREA**
- The area dedicated to children is large and the separation between ages (tots, developing readers, YA's) is very helpful.
- STAFF AREA**
- The staff have no visual connection to the public spaces, and therefore cannot help to monitor the area or provide quick support.
- GROUP STUDY/CONFERENCE**
-None provided.
- SERVICE DESKS**
- The reference desk is immediately visible from the entry and provides good visual control of the public area, and good proximity to the computing cluster.
- FURNITURE**
- The variety of seating types provided is good, but the adult seating is located too remotely from the center of the plan.
- BUILDING EXTERIOR**
- The "Civic image" is traditional with pitched roofs and dormers.

RECOMMENDATIONS

- PARKING**
- Renovate and restripe the asphalt parking surface.
- ENTRANCE**
- No action required.
- CIRCULATION DESK**
- Review and improve patron transaction/circulation patterns.
- AUDITORIUM**
- No action required.
- DISPLAYS**
- Add interactive display units and bold wall graphics.
- ADULT AREA**
- Create a new central "Reference/Computer Area" in the redesign.
- CHILDREN'S AREA**
- Consider adding a new storytelling area in the expansion. Better definition for YA and Children's area
- STAFF AREA**
- Add windows to staff area, and/or install monitoring security devices.
- GROUP STUDY/CONFERENCE**
-Add a Group Study room in the expansion.
- SERVICE DESKS**
- While the location of the desks is good, the circulation paths to the services provided at the desks needs to be reconsidered.
- FURNITURE**
- Provide a good mix of study carrels and laptop wired lounge chair groupings adjacent to the new "Information Commons" area.
- BUILDING EXTERIOR**
- The addition should be compatible with the original successful design.