THINK.
DESIGN.
BUILD.

DATE MAY 20, 2019
PROJECT NAME North Lake Construction Science Building, Coppell TX
PROJECT NUMBER 170723

North Lake Construction Science Building Narrative for P&Z

The proposed North Lake Construction Science Building- North Campus will be a joint educational enterprise of North Lake College and the Construction Education Foundation (CEF) which replaces the West Campus facility at 1401 E 14th St, Irving, TX. The 65,600 sq. ft. proposed floor plate will house classrooms and laboratories providing both management and skill-based education for the construction industry. The building will pursue LEED- Silver.

A wide range of courses will be offered including Construction Management, Construction Technology, Electrical Technology, and Plumbing and Pipefitting.
The two story building will include programming for offices including administration for Construction Education Foundation (CEF), Soil Courses, HVAC Programs and Courses, Welding and Pipefitting Programs and Courses, Plumbing Programs and Courses, Electrical Programs and Courses and Carpentry Programs and Courses.

Additionally, the facility is planned to have a large outdoor laboratory space shared by the trades for events, workshops and mockup projects and will be screened from TX-121.

The building use will be Business (College) with classrooms, Labs and will include an 'A3' multipurpose room for lectures and events.
The material for the building will generally match the existing North Campus color palette and include Brick B1 Cocoa Brown; B2 Whitestone; Aluminum Composite Panel ACP 1 Umbra Grey; ACP 2 Oyster White; Kawneer Curtain Wall System 1600 Anodized Aluminum.

In the 5/14 Coppell Preliminary review meeting it was discussed using the College or University: Actual parking count for One space per each day student. The campus will provide day and night classes.

The North Lake College West Campus actual count provided by the College for the existing North Campus and West replacement building are as follows:

West Campus - Staff Lot - Existing Building	51
West Campus - Student Lot - Existing Building	206
North Campus Existing Building	153

TOTAL 410 Required
Existing parking = 300 spaces
Proposed new parking 117 for a total of 417 spaces.

5. College or university: One space per each day student.

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Variances requested for PD 224R

- Gas Storage to the west of building includes bottle storage for Oxygen, Acetylene and Argon bottles. The enclosure will include 6' tall CMU masonry walls with brick veneer screening and will keep the storage of materials outside the main building and allow for easier delivery for full and empty bottles.

Currently we have a total of 112 bottles at NLC west campus and 20 work stations. 60% of bottles are in the Pipe fitting, Welding lab and Tool Room in approved storage carts safely secured. The new facility will have 29, I estimate adding an additional 15 to 20 – 300 size bottles
Tank sizes are 52-300, 15- AC4, 15- ACB, 11-ACMC, 10-20's, 6- 40'40 and 3- 80 or Q.

Oxygen compressed gas, Used for Oxy/Acet torch and brazing rigs, used in Pipe fitting, Welding, Plumbing and HVAC Labs
Acetylene Dissolved, Used for Oxy/Acet torch and brazing rigs, used in Pipe fitting, Welding, Plumbing and HVAC Labs.
Nitrogen (Medical Grade) Used in Medical Gas Lab.
Nitrogen Compressed Gas, used in Plumbing and HVAC Labs
Compressed Gas N.O.S., used in Pipe fitting, Welding.
SZ Argon, used in Welding and Med gas lab.
Liquefied Petroleum, used for fork lift.
410A Freon, used in HVAC
NU22 Freon, used in HVAC
22R Freon, used in HVAC
Usage Logs are kept on file for all Freon Gases.

All Gasses are shipped and handled by Qualified company personnel, currently Gas and Supply North Texas, LLC.
Students are trained by qualified Master instructors to safely handle and secure bottles as part of instructional training.
Bottles are contained per NFPA guidelines.

- Cocoa Brown and Whitestone brick colors in lieu of red traditional earth tones to match existing North Campus building.
- East and West elevation has less than 80% masonry/ brick and more glass which will allow better daylighting for the labs and classrooms facing east and west.
- Cornice or cap at Brick parapets will be less than 3% height of the building.