

Scala, Mary Joy

From: Se Jin Kwak <se.jin.kwak.work@gmail.com>
Sent: Thursday, April 10, 2014 9:26 AM
To: Scala, Mary Joy
Subject: Re: Gas Tank Enclosure for Hemoshear

Yes, I'll be ordering samples soon and will drop one off at your office.
I'll let Sean know that the material has been approved and we'll proceed with the work.

Thank you,
Se Jin Kwak

On Apr 10, 2014, at 9:00 AM, Scala, Mary Joy wrote:

I am not going to require a separate COA permit for the enclosure. I think that will be fine as you describe. Do you still intend to paint it a brick color?

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Se Jin Kwak [mailto:se.jin.kwak.work@gmail.com]
Sent: Wednesday, April 02, 2014 3:53 PM
To: Scala, Mary Joy
Cc: Sean Dougherty
Subject: Re: Gas Tank Enclosure for Hemoshear

Mary Joy,

I'd like to finalize the approval of the enclosure and have the screen material selected. It's an aluminum louvered screen by Architectural Louvers. Unlike the photo, the screen will extend to the top of the concrete slab. Please let me know if this meets the city's expectations and what I need to do to finalized the approval for construction.

Thank you,
Se Jin
443 799 3100

<image001.png>

On Feb 28, 2014, at 2:20 PM, Scala, Mary Joy wrote:

Scala, Mary Joy

From: Se Jin Kwak <se.jin.kwak.work@gmail.com>
Sent: Wednesday, April 02, 2014 3:53 PM
To: Scala, Mary Joy
Cc: Sean Dougherty
Subject: Re: Gas Tank Enclosure for Hemoshear
Attachments: Pages from Tank Enclosure Bid Set 14.03.06.pdf

Mary Joy,

I'd like to finalize the approval of the enclosure and have the screen material selected. It's an aluminum louvered screen by Architectural Louvers. Unlike the photo, the screen will extend to the top of the concrete slab. Please let me know if this meets the city's expectations and what I need to do to finalized the approval for construction.

Thank you,
Se Jin
443 799 3100



On Feb 28, 2014, at 2:20 PM, Scala, Mary Joy wrote:

Yes I would like to know the final choice for material.

Mary Joy Scala, AICP

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City of Charlottesville
Department of Neighborhood Development Services
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From: Se Jin Kwak [mailto:se.jin.kwak.work@gmail.com]
Sent: Friday, February 28, 2014 11:57 AM
To: Scala, Mary Joy
Cc: Sean Dougherty
Subject: Re: Gas Tank Enclosure for Hemoshear

Mary Joy,

Here are the revised drawings for the tank enclosure with the metal screen/siding extending to the top of the slab. The final screen product is yet to be determined but I will get you that information once it is selected. Is that something you would like to review? The screen color will be similar to brick.

Please let me know if there are any questions or comments. In the meantime, I'm going to send this drawing to the site engineer so that they can update the site plan.

Best,
Se Jin Kwak
443 799 3100

On Feb 27, 2014, at 2:17 PM, Scala, Mary Joy wrote:

Yes I think that material would be fine.

Mary Joy Scala, AICP

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City of Charlottesville
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From: Se Jin Kwak [mailto:se.jin.kwak.work@gmail.com]
Sent: Thursday, February 27, 2014 1:07 PM
To: Scala, Mary Joy

Scala, Mary Joy

From: Se Jin Kwak <se.jin.kwak.work@gmail.com>
Sent: Thursday, February 27, 2014 1:07 PM
To: Scala, Mary Joy
Cc: Sean Dougherty
Subject: Re: Gas Tank Enclosure for Hemoshear
Attachments: Pages from Tank Enclosure Bid Set 13.12.17.pdf

Mary Joy,

OK

I admit the chain link enclosure was a long shot but I had to try. The cost of this work came as a surprise to us and the enclosure was the only thing where we could find savings. What do you think about extending the original horizontal metal screen enclosure down to the floor slab, and eliminating the low masonry wall? The original is attached. This will be discussed at the meeting today and I wanted to get an okay before I get into the redesign.

Thank you for your time,
Se Jin

On Feb 27, 2014, at 10:25 AM, Scala, Mary Joy wrote:

> Chain link is not an acceptable material in a design control district. Suggest something else.

>

> Sent from my iPhone

>

> On Feb 26, 2014, at 9:18, "Se Jin Kwak" <se.jin.kwak.work@gmail.com> wrote:

>

>> Hi Mary Joy,

>>

>> We met a few months back about a tank enclosure at the old Martha Jefferson Hospital. The design of the enclosure has changed and I wanted to review them with you before it is added to the site plan. Mainly due to construction costs, the tanks will be housed in a chain link fence enclosure. There will be privacy slats that are weaved into fence along with some vegetation to act as a screen.

>>

>> Feel free to contact me by phone if there are any questions or comments. We're on a tight schedule and would like to proceed with the changes as soon as possible.

>>

>> Thank you,

>> Se Jin Kwak

>> 443 799 3100

>>

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>> On Nov 26, 2013, at 11:43 AM, Scala, Mary Joy wrote:

>>

>> I will sign off on the site plan amendment that includes the screen whenever you are ready.

>> I do not need a separate application.

>>

>> Mary Joy Scala, AICP

>> Preservation and Design Planner

>> City of Charlottesville

>> Department of Neighborhood Development Services

>> City Hall - 610 East Market Street

>> P.O. Box 911

>> Charlottesville, VA 22902

>> Ph 434.970.3130 FAX 434.970.3359

>> scala@charlottesville.org<<mailto:scala@charlottesville.org>>

>> From: Sean Dougherty [<mailto:seand@octagonpartners.com>]

>> Sent: Tuesday, November 26, 2013 11:27 AM

>> To: Smith, Michael; 'Se Jin Kwak'; Scala, Mary Joy

>> Cc: 'Nikki Hastings'

>> Subject: RE: Gas Tank Enclosure for Hemoshear

>>

>> Mike / Mary Joy / Se Jin,

>>

>> With respect to site plan, we need to get approval of the plan amendment under review ASAP. Given the timing of the gas tank design, we may opt to wait until the current site plan is approved and resubmit with an amendment reflecting the gas tanks. Mary Joy, I saw your e-mail indicating the proposal Se Jin put together looks good. Is there anything else you need to see or are we good to go with this design?

>>

>>

>> Sean Dougherty

>> Octagon Partners

>> 126 Garrett Street

>> Charlottesville, VA 22902

>> (434) 760-1549

>> seand@octagonpartners.com<mailto:seand@octagonpartners.com>

>>

>>

>>

>> From: Smith, Michael [<mailto:smithm@charlottesville.org>]

>> Sent: Monday, November 25, 2013 11:39 AM

>> To: 'Se Jin Kwak'; Scala, Mary Joy

>> Cc: Sean Dougherty; Nikki Hastings

>> Subject: RE: Gas Tank Enclosure for Hemoshear

>>

>> Se Jin,

>>

>> This looks good. This proposal will need to be identified on a site plan amendment, ideally the one currently under review.

>>

>> Mike

>>

>>

>> From: Se Jin Kwak [<mailto:se.jin.kwak.work@gmail.com>]

>> Sent: Friday, November 22, 2013 4:56 PM

>> To: Scala, Mary Joy; Smith, Michael

>> Cc: Sean Dougherty; Nikki Hastings

>> Subject: Re: Gas Tank Enclosure for Hemoshear

>>

>> Hello Mary Joy and Michael,

>>

>> I wanted to update you on the gas tank enclosure for Hemoshear's new office. I've been in contact with Gary Whiting, and he's fine with us proceeding as long as the city has approved the plan. The Fire Marshall provided some information for meeting the Virginia Fire Code. Those requirements have been included in the design along with what I have in mind for the screen fencing. The enclosure will have a 42" high brick veneer wall to match the existing brick on the garage. The metal screen fence will start from the top of the wall and extend 12" above the taller tank (which is 10 feet tall). An image of a similar screen fence is attached as well. I'm waiting for something in writing from Gary but in the meantime, an email from him is attached. Let me know if the email is enough to proceed.

>>

>> Take a look at the elevations of the enclosure and let me know what you think. Once we have your approval, I'll be starting the construction documents.

>>

>> Thank you!

>> Se Jin Kwak

>> 443 799 3100

>> <image001.jpg>

>>

>> On Nov 19, 2013, at 4:15 PM, Whiting, Gary wrote:

>>

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>>

>> Se Jin,

>> Thanks for taking my call today, attached you will find what the Virginia Statewide Fire Prevention Code specifies for compressed gas storage. Back in July when I met with Mason Whitlock we discussed the items I have highlighted in the attachment (Section 312, 3003.5 Security - Sections 3003.5.1 through 3003.5.3, 3003.6 Valve Protection - Sections 3303.6.1 through 3003.6.2 , 3003.7 Separation from hazardous conditions - Sections 3003.7.1 through 3003.7.11.2, 3003.13 Surface of unprotected storage or use areas, 3003.15 Lighting). The majority of the items highlighted/discussed if I remember correctly will be provided by the company installing, maintaining, and servicing the tanks, however some of the things may be of interest to you in the design of the area. If you have any questions don't hesitate to contact me back.

>>

>> Garrett R. Whiting

>> Fire Marshal

>> Charlottesville Fire Department

>> 434-970-3247 (Office)

>> 434-295-9302 (Fax)

>> 434-531-3529 (Cell)

>> Virginia Statewide Fire Prevention

Code<http://www.ecodes.biz/ecodes_support/free_resources/virginia2009/09fire_prevention/09fire_prevention_main.html>

>> City of Charlottesville Code &

Ordinances<<http://library.municode.com/index.aspx?clientID=12078&stateID=46&statename=Virginia>> (See Chapter 12 Fire Prevention for local regulations)

>>

>> <image001.jpg>

>>

>> -----Original Message-----

>> From: Se Jin Kwak [<mailto:se.jin.kwak.work@gmail.com>]

>> Sent: Tuesday, November 19, 2013 2:40 PM

>> To: Whiting, Gary

>> Cc: Sean Dougherty

>> Subject: Gas Tank Enclosure for Hemoshear

>>

>> Hello Mr. Whiting,

>>

>> I'm the architect for a new tenant going into the Cardwell Building at the old Martha Jefferson Hospital. The tenant is a bio-tech company which has gas requirements for their laboratory. We will be placing two large pressure tanks adjacent to a parking garage structure and would like to get your approval. Sean Dougherty, with Octagon (the building owner) and I met with Mary Joy and Michael Smith at the city and have a tentative approval for the gas tank enclosure. Before we finalize the design for the city, I'd liked to meet with you and go through the design to address any concerns you may have.

>>

>> Do you have time this week? My schedule is relatively flexible so feel free to pick a time. Sean may be joining us as well.

>> You can contact me by email or phone.

>>

>>

>> Thank you,

>> Se Jin Kwak

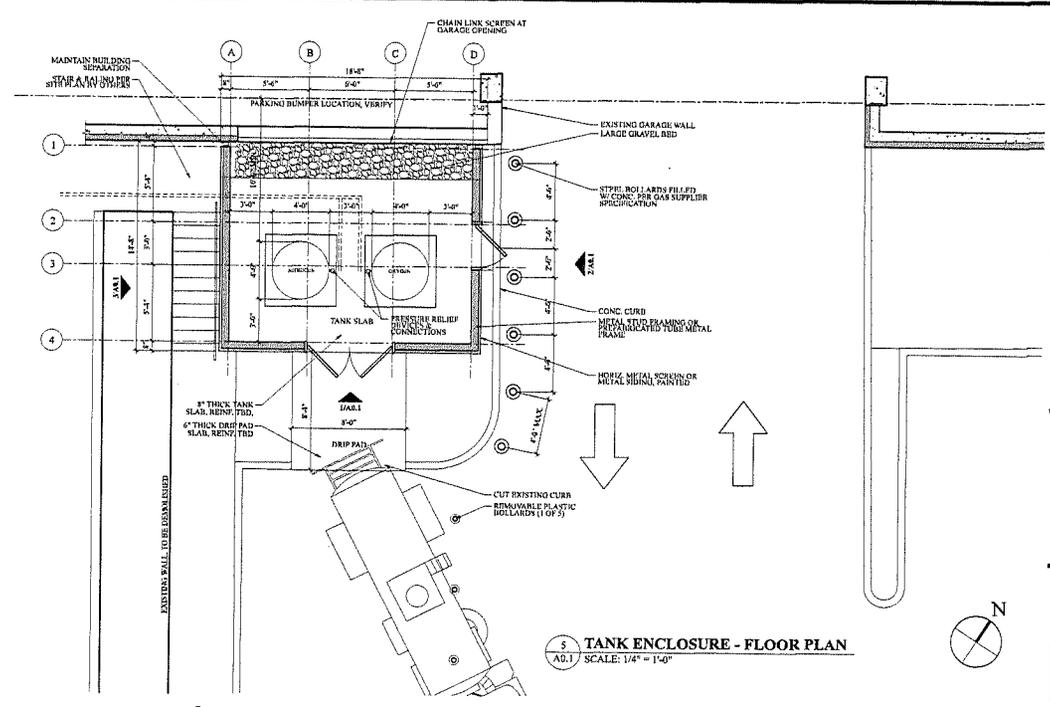
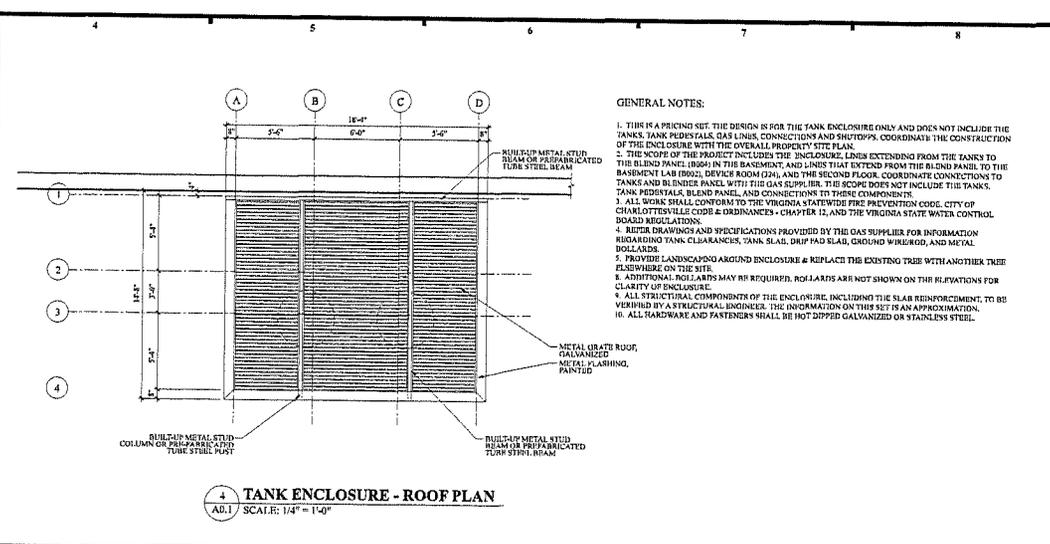
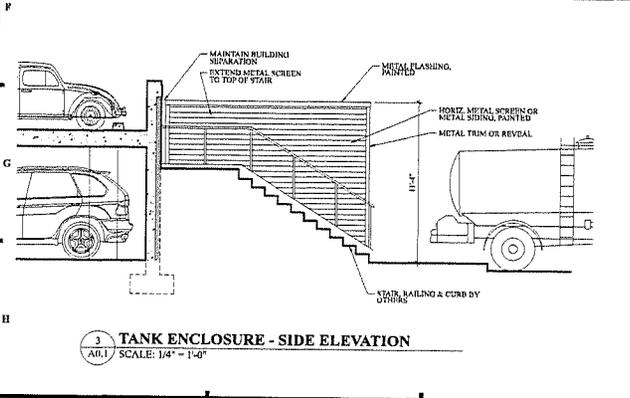
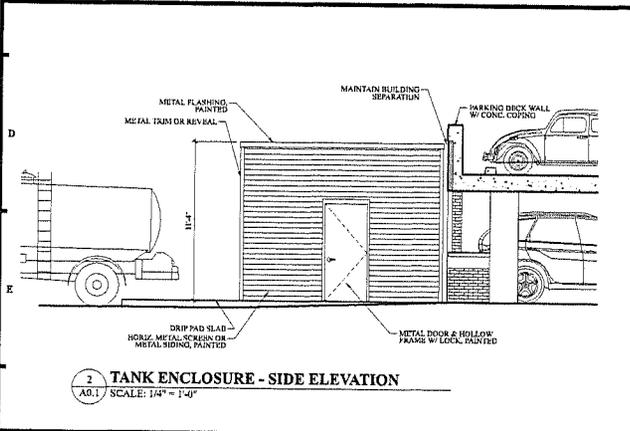
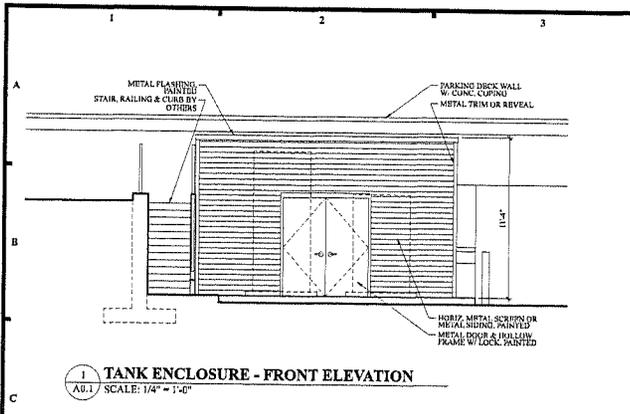
>> 443 799 3100

>> <Compressed Gases Storage & Protection.pdf>

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>> <BID 0.1 Tank Enclosure.pdf>

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- GENERAL NOTES:**
- THIS IS A PRELIMINARY DESIGN FOR THE TANK ENCLOSURE ONLY AND DOES NOT INCLUDE THE TANKS, TANK PEDISTALS, GAS LINES, CONNECTIONS AND SHUT-OFFS, COORDINATE THE CONSTRUCTION OF THE ENCLOSURE WITH THE OVERALL PROPERTY SITE PLAN.
 - THE WORK OF THIS PROJECT INCLUDES THE ENCLOSURE LINES EXTENDING FROM THE TANKS TO THE BLEND PANEL (B604) IN THE BASEMENT, AND LINES THAT EXTEND FROM THE BLEND PANEL TO THE BASEMENT LAB (B602), DEVICE ROOM (D61), AND THE SECOND FLOOR. COORDINATE CONNECTIONS TO THE TANKS AND BLEND PANEL WITH THE GAS SUPPLIER. THE SCOPE DOES NOT INCLUDE THE TANKS, TANK PEDISTALS, BLEND PANEL, AND CONNECTIONS TO THESE COMPONENTS.
 - ALL WORK SHALL CONFORM TO THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, CITY OF CHARLOTTEVILLE CODE & ORDINANCES - CHAPTER 12, AND THE VIRGINIA STATE WATER CONTROL BOARD REGULATIONS.
 - REFER DRAWINGS AND SPECIFICATIONS PROVIDED BY THE GAS SUPPLIER FOR INFORMATION REGARDING TANK CLEARANCES, TANK SLAB, DRIIP PAD SLAB, GROUND WIRE/ROD, AND METAL BOLLARDS.
 - PROVIDE LANDSCAPING AROUND ENCLOSURE & REPLACE THE EXISTING TREE WITH ANOTHER TREE RESEMBLING THE ONE ON THE SITE.
 - ADDITIONAL ROLL BARS MAY BE REQUIRED. ROLL BARS ARE NOT SHOWN ON THE ELEVATIONS FOR CLARITY OF ENCLOSURE.
 - ALL STRUCTURAL COMPONENTS OF THE ENCLOSURE, INCLUDING THE SLAB REINFORCEMENT, TO BE VERIFIED BY A STRUCTURAL ENGINEER. THE INFORMATION ON THIS SET IS AN APPROXIMATION.
 - ALL HARDWARE AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

HEMOSHEAR
 OFFICE & LABORATORY
 494 LOCUST AVENUE
 CHARLOTTEVILLE, VA 22902

CONSTRUCTION MANAGER:
 CMS, INC.
 1025 LINDEN AVENUE
 CHARLOTTEVILLE, VA 22902
 PHONE: 554-977-1500

ARCHITECT:
 BEIRN KAVAL
 211 CREAM STREET, #103
 CHARLOTTEVILLE, VA 22903
 PHONE: 443-790-3100

NOTES:
 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
 SHOWN ON THIS SET AND NOTIFY THE ARCHITECT IMMEDIATELY
 IF ANY DISCREPANCIES ARE FOUND. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE
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PROJECT #001

ISSUE	DATE
PRELIMINARY SET	12/17/13
REVISED PRELIMINARY SET	01/27/14
REVISED PRELIMINARY SET	02/05/14

BID DOCUMENT

FOR REVIEW ONLY

FEB. 28, 2014
A0.1
 TANK ENCLOSURE