

November 8, 2019

Paul E. Michaud, Senior Planner
Town of Paradise Valley
Community Development Department
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Re: Minor Amendment to Special Use Permit
7125 East Lincoln Drive
Parcel # 174-64-003B
Pre-App Review (PA-19-25)

Dear Mr. Michaud,

Attached you will find our Minor Amendment to Special Use Permit submittal documents for site modifications which include the following: overall parking configuration and parking count, accessible parking space updates, accessible sidewalk updates and an enclosure to screen an oxygen tank and vaporizer. The modifications are proposed on an existing commercial property located at 7125 E. Lincoln Drive in Paradise Valley, Arizona. The site is currently zoned SUP-O and no change to zoning is proposed. Included in this submittal are our application and all applicable submittal documents as we discussed by phone on Friday, October 25, 2019.

The first intent of the SUP Amendment is to update overall parking configuration and parking count. We acknowledge that the approved 1976 SUP includes 169 total parking spaces on site. Per your Memo to me dated October 21, 2019, you state "For the last two to three decades, this site has had 151 to 159 striped parking spaces as a result of various circumstances such as modifying some parking to angled parking in the early 1980s, adding accessible parking and removal of parking lot striping in front of the private accessway to SmokeTree Resort". The current owner acquired this property in January of 2018. As such, we have no greater explanation for the circumstances surrounding the incongruities between the approved 1976 SUP and the current parking configuration and count. We propose a total of 154 parking spaces in the configuration shown in the included Site Plan. A parking count of 154 is 25% greater than the Town's minimum requirement of 1 space / 200 sf for medical office. ($24,524 \text{ sf} / 200 = 122.62$ or 123 spaces) Please also refer to the submitted Parking Study for additional supporting information.

The second intent of the SUP Amendment is to update accessible parking spaces to the Town's current standards. With the provided 154 total spaces, 6 of those are required to be accessible. The proposed site plan includes reconfiguration and relocation of the 6 existing accessible parking spaces along with the addition of 1 accessible parking space under the covered parking structure; for a total of 7 accessible parking spaces on site. These proposed changes move accessible parking spaces nearer building entrances, provide spaces and access aisles which meet required dimensions and provide a covered accessible parking space which is required by current codes.

The third intent of the SUP Amendment is to update site accessibility from parking areas to the building entrance doors. Curb ramps and sidewalks will be replaced throughout the site. The proposed changes will comply with the 2009 ICC ANSI Accessibility Standards for accessible routes.

The fourth intent of the SUP Amendment is to add an oxygen tank enclosure, with associated 5500L tank, vaporizer and underground oxygen piping, at the east side of the site. The proposed enclosure is approximately 313 sf in area and will screen a 5500L bulk liquid oxygen storage tank and associated vaporizer. The tank and vaporizer will support a proposed tenant improvement in the entire first floor of the south building area at 7125 E. Lincoln Drive. The proposed tenant improvement will be a medical

office which will offer client services that include use of hyperbaric chambers. Underground 1" copper oxygen supply lines will run from the tank enclosure to the southeast wall of the existing building.

The oxygen tank enclosure and underground oxygen lines have been located and designed to comply with 2015 NFPA 1 Fire Code, 2015 NFPA 55 Compressed Gas and Cryogenic Fluids Code, 2015 NFPA 99 Health Care Facilities Code as well as the applicable 2015 ICC Codes which have been adopted by the Town. The enclosure is greater than 50' from any combustible structure, the enclosure is 5' off the nearest property boundary and there is no parking allowed within 10' of the enclosure. At the enclosure gates, a 10' long concrete 'drip' pad will be provided and panic hardware will be installed on each gate for emergency egress. Within the enclosure, emergency egress lighting will be provided. Note that the light fixtures will be wall mounted at 8'-0" (which is 2'-0" below top of enclosure wall) and will be a full cut-off type. Multiple 4' high bollards painted OSHA yellow will guard all sides of the tank. The tank and piping will be protected by a pressure relief device, identified with product name and directional flow arrows and will be rated for the intended application. An external, lockable, stainless steel fill box and identification placard will be installed at the west wall of the enclosure, which will provide the oxygen vendor with 24 hr access to refill the tank on an as-needed basis. The design team has consulted with the bulk oxygen vendor, the underground piping installer, the hyperbaric chamber manufacturer and a consulting piping systems engineer in regard to oxygen systems design, installation requirements and general operational protocols. Cut sheets for the proposed tank and vaporizer are included within this submittal.

The proposed enclosure will be of non-combustible materials, including CMU block walls with a stucco finish at exterior sides and gates composed of steel tubes, angles and corrugated metal deck. The walls will be painted Dunn Edwards DEC 795 'Gray Pearl' and the gates will be painted Dunn Edwards DE 6376 'Looking Glass', both of which match the building paint colors.

Vehicle access to the site is via two existing drives at the north boundary along East Lincoln Drive and no changes are proposed. Existing vehicle circulation is provided around the full perimeter of the existing buildings and no changes are proposed. Delivery truck access to the oxygen tank enclosure will occur on the existing circulation path.

Storm water retention and drainage will not be affected by the proposed parking changes or by the proposed tank enclosure; no changes are proposed.

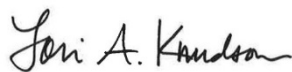
This request for Minor Amendment to a Special Use Permit complies with Section 1102.7 of the Zoning Ordinance as it does not change or add uses, increase the floor area of the project, have effect on the adjoining property that cannot be sufficiently mitigated or change the architectural style of the existing Special Use Permit.

An updated landscape plan was administratively approved by Town staff in September 2019. We acknowledge that a potential stipulation to a Minor SUP Amendment may include submittal of a revised as-built landscape plan.

Exterior site lighting will not be altered; no changes are proposed.

Please do not hesitate to contact me if you have any questions or need any additional information.

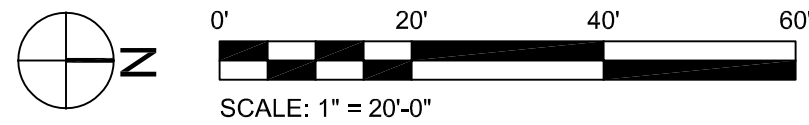
Sincerely,



Lori A. Knudson
Project Architect



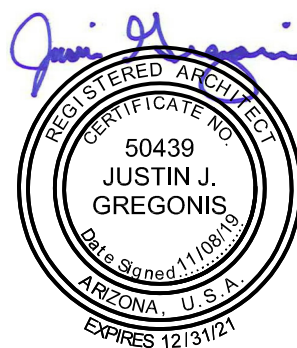
AERIAL OF SITE
SCALE: 1" = 20'-0"



LINCOLN MEDICAL MINOR SUP AMENDMENT

7125 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253

11/08/19
PROJECT NO. 18149



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

Drawings are the Property of Praxair
and cannot be used without written
consent from Praxair.



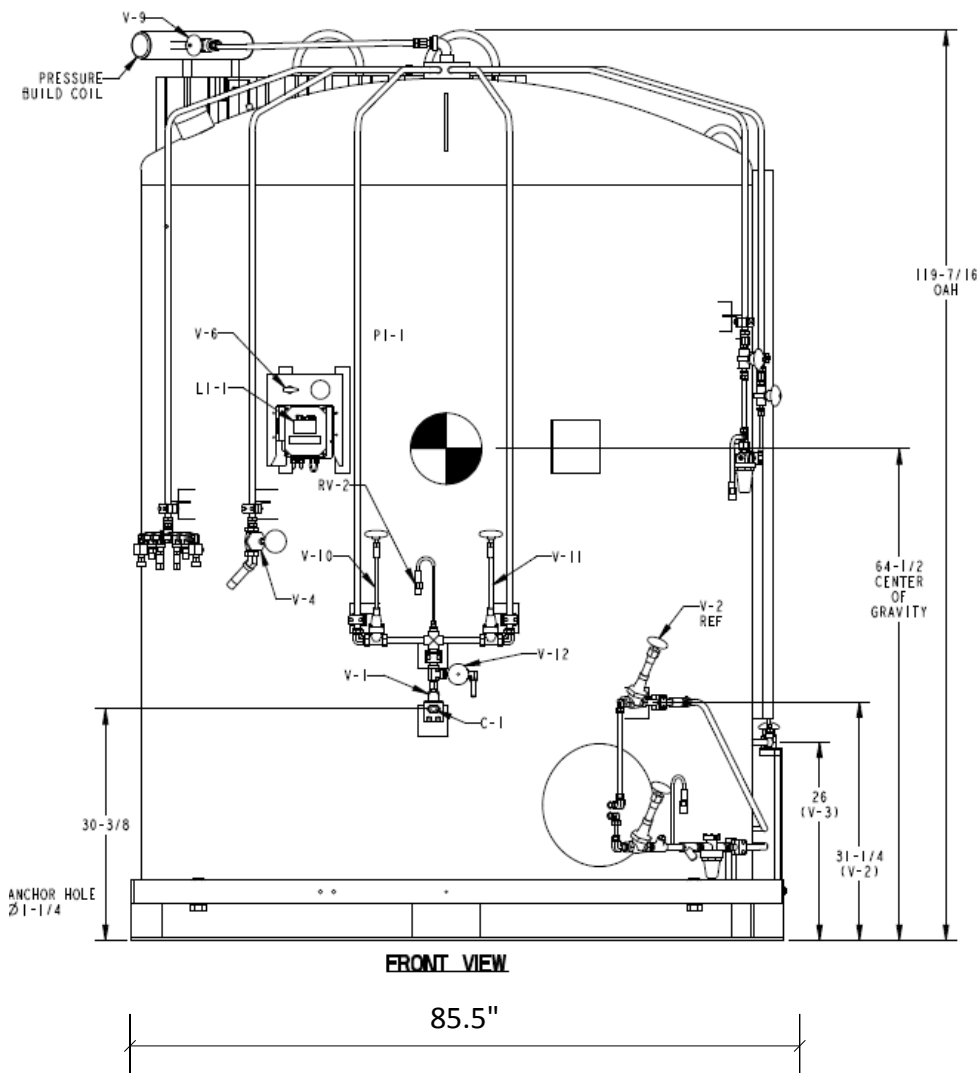
Customer Approval:

Review and agree to pages; 1-4

Date: _____

By: _____

Praxair Distribution Inc. 1011 W Collins Ave Orange CA 92867	Premeir Regenerative 10045 E Dynamite Blvd Building F Suite 260 Scottsdale, AZ, 85262			
	Nitrogen 5500L HP			
Drawn by: Dennis Glasby	SIZE	Project Number WSP 174 17	Description Cover Page	REV
Date: 10/5/17	SCALE	1/2" = 1'-0"	SHEET	1 OF 4



Specifications

5500 Litter - 1340 Gallons

Nitrogen = 125,000 SCF

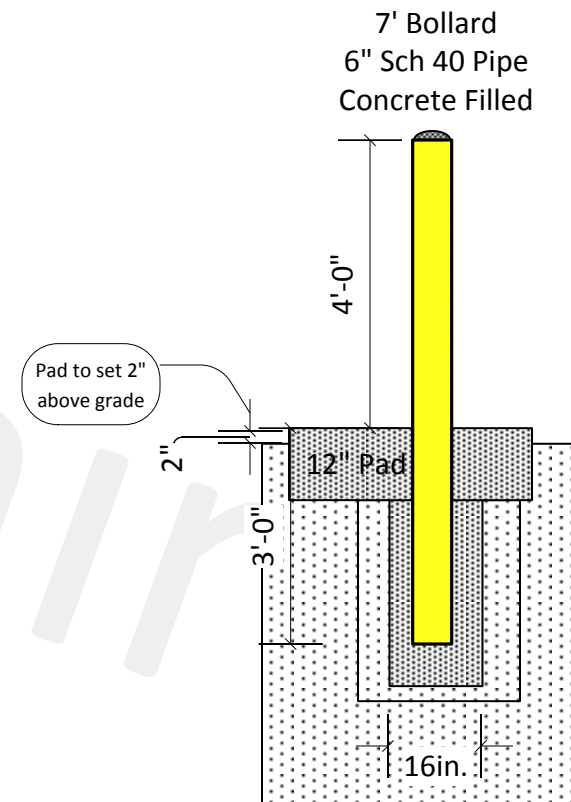
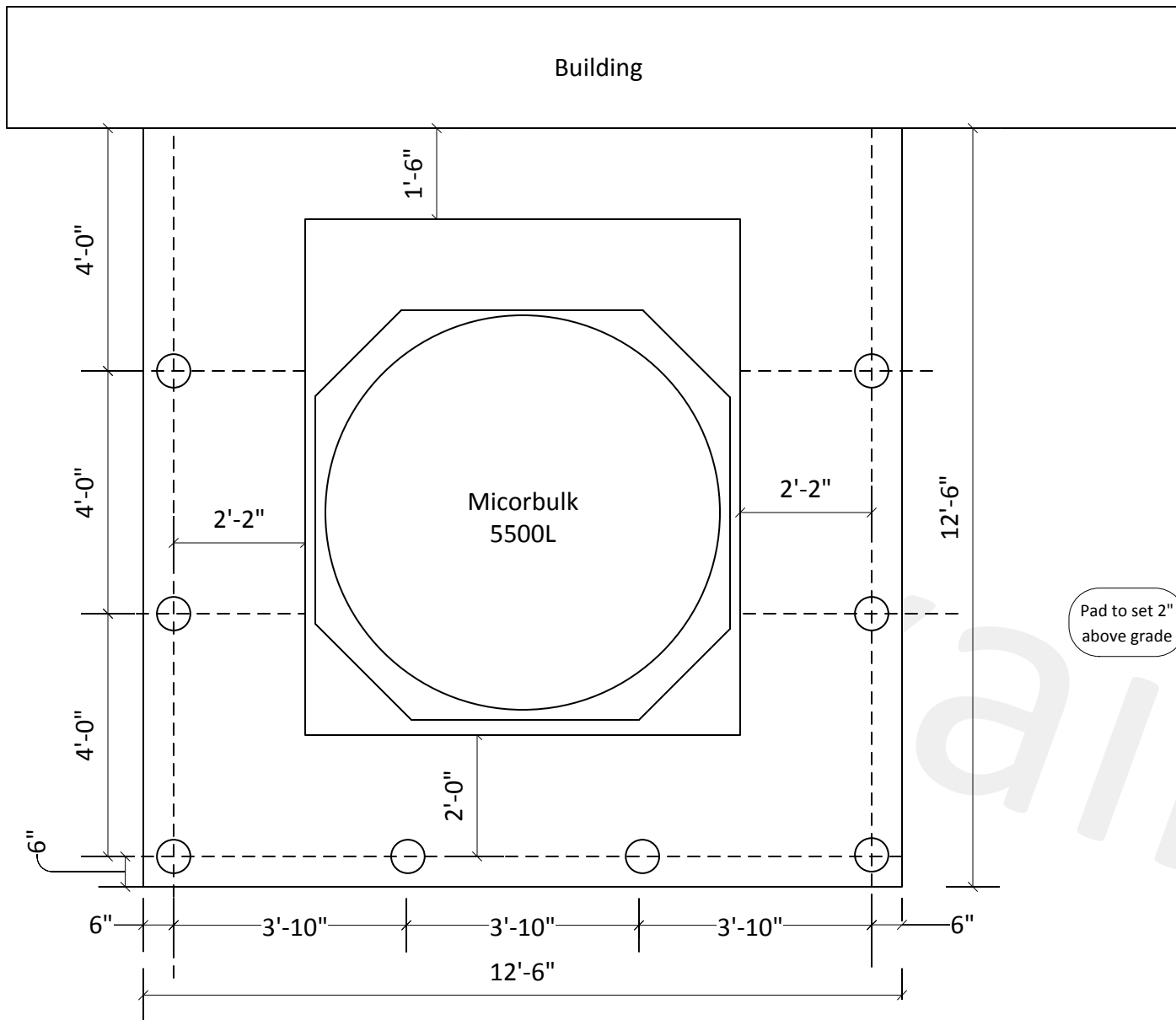
Tare Weight 9,100 lb

M.A.W.P.500

System Pressure Settings Based on Customers Reported Pressure Requierments

Customers Max Use Pressure:	100 PSIG
Vessel Pressure Builder Set Point:	TBD PSIG
Liner PRV Pressure:	150 PSIG

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Praxair.

DESCRIPTION	PAGE
5500 Liter Pad with Bollards	3 OF 4

Final pad layout and concrete specifications: Per Engineer of record

Vessel anchoring to be provided by engineer of record. Anchoring must fit pallet design

Bollards Specifications: Bollards 6" sch 40 steel pipe x 7' concrete filled. Bollard to be painted OSHA yellow.

Praxair General Piping Specification:

All piping to be rated for intended application. All joints on liquid lines will be silver brazed under a nitrogen purge or connections made with ferrule compression style connectors. Gases line joints under 200 psig working pressure may be silver brazed or installed with Viega or ferrule style compression fitting. Piping to be protected by a pressure relief device. Piping to be identified with product and flow directional arrows.

Customer provided piping must be designed for pressure and service it will be used for.

Chain Link Fence Specifications If tank is accessible by the general public. :

Gate Link Fence minimum 6' high 9 gauge, open links.

Above Specifications meet Praxair Minimum Standards.

All specification should be confirmed by a Licensed Professional Engineer to meet local state and city requirements.

All permits are the responsibility of the customer.

Customer to provide engineered drawing for Praxair's approval prior to permit submittal.

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Customer Approval:

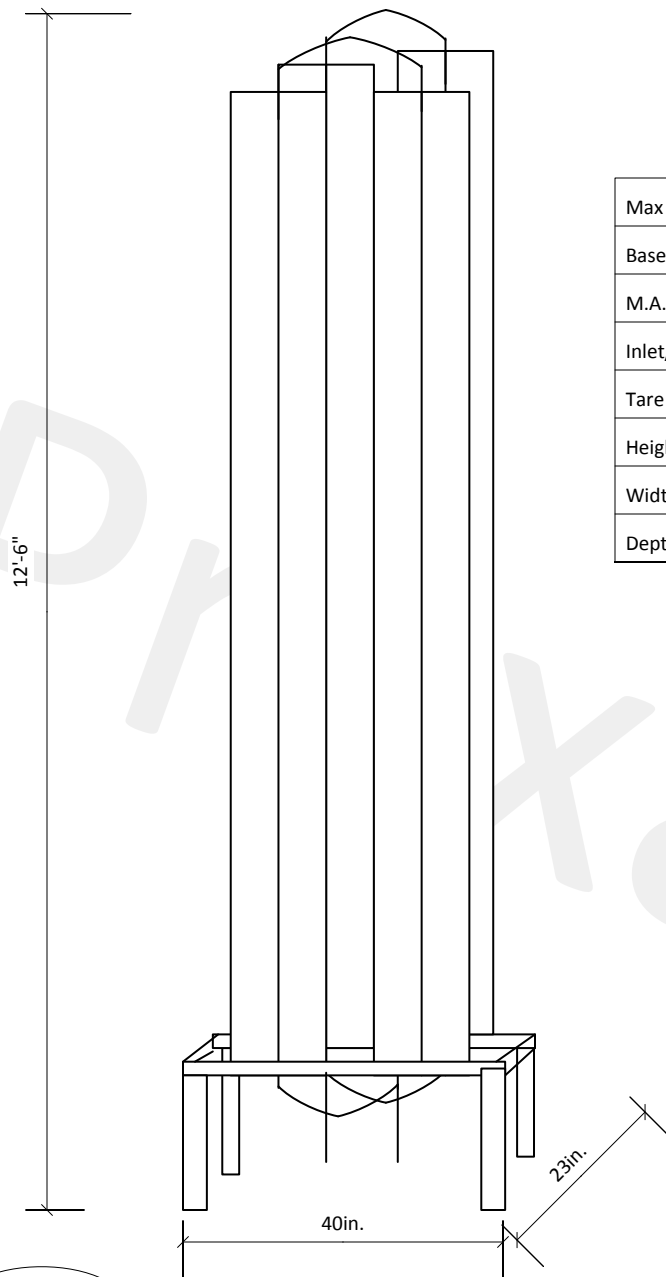
Review and agree to pages; 1-5

Date: _____

By: _____

Praxair Distribution Inc. 1011 W Collins Ave Orange CA 92867	Carrier Bordinko Scottsdale AZ			
	5200 SCFH Vaporizer			
Drawn by: Dennis Glasby	SIZE	Project Number WSP 281 19	Description Cover Page	REV
Date: 10/29/19	SCALE	1/2" = 1'-0"	SHEET	1 OF 5

Note: Not for Construction



Max Flow = 5200 SCF/HR

Based on 8 hrs run time

M.A.W.P. = 600 PSIG

Inlet/Outlet = ¾" MNPT

Tare Weight = 275 lbs

Height = 12'-6"

Width = 22"

Depth = 44"

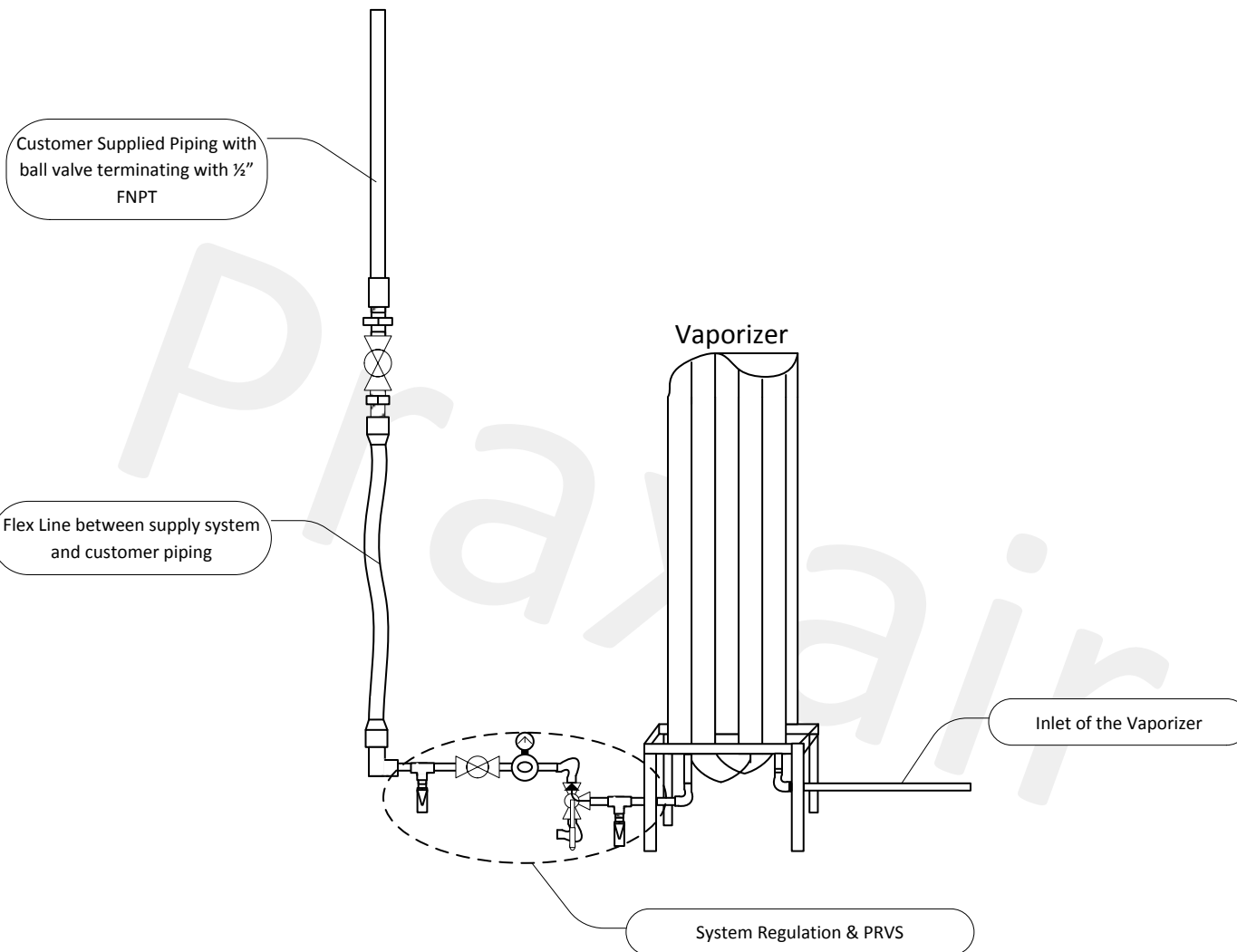
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DESCRIPTION

Vaporizer Specifications

PAGE

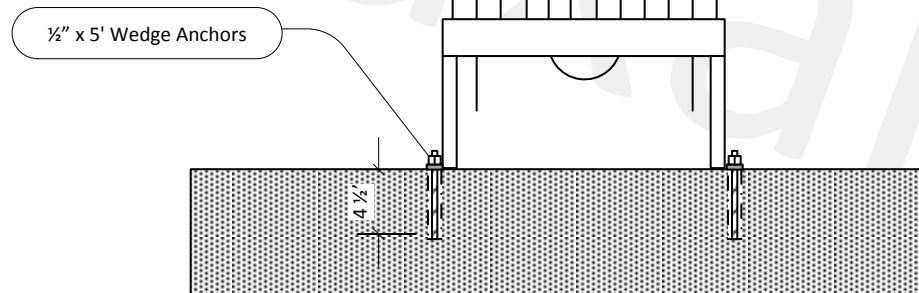
2 OF 5



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DESCRIPTION	PAGE
P&ID	3 OF 5

Praxair



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DESCRIPTION	PAGE
Anchoring & Bollard Data	4 OF 5

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Customer provided piping must be designed for pressure and service it will be used for.

Chain Link Fence Specifications If tank is accessible by the general public. :

Gate Link Fence minimum 6' high 9 gauge, open links.

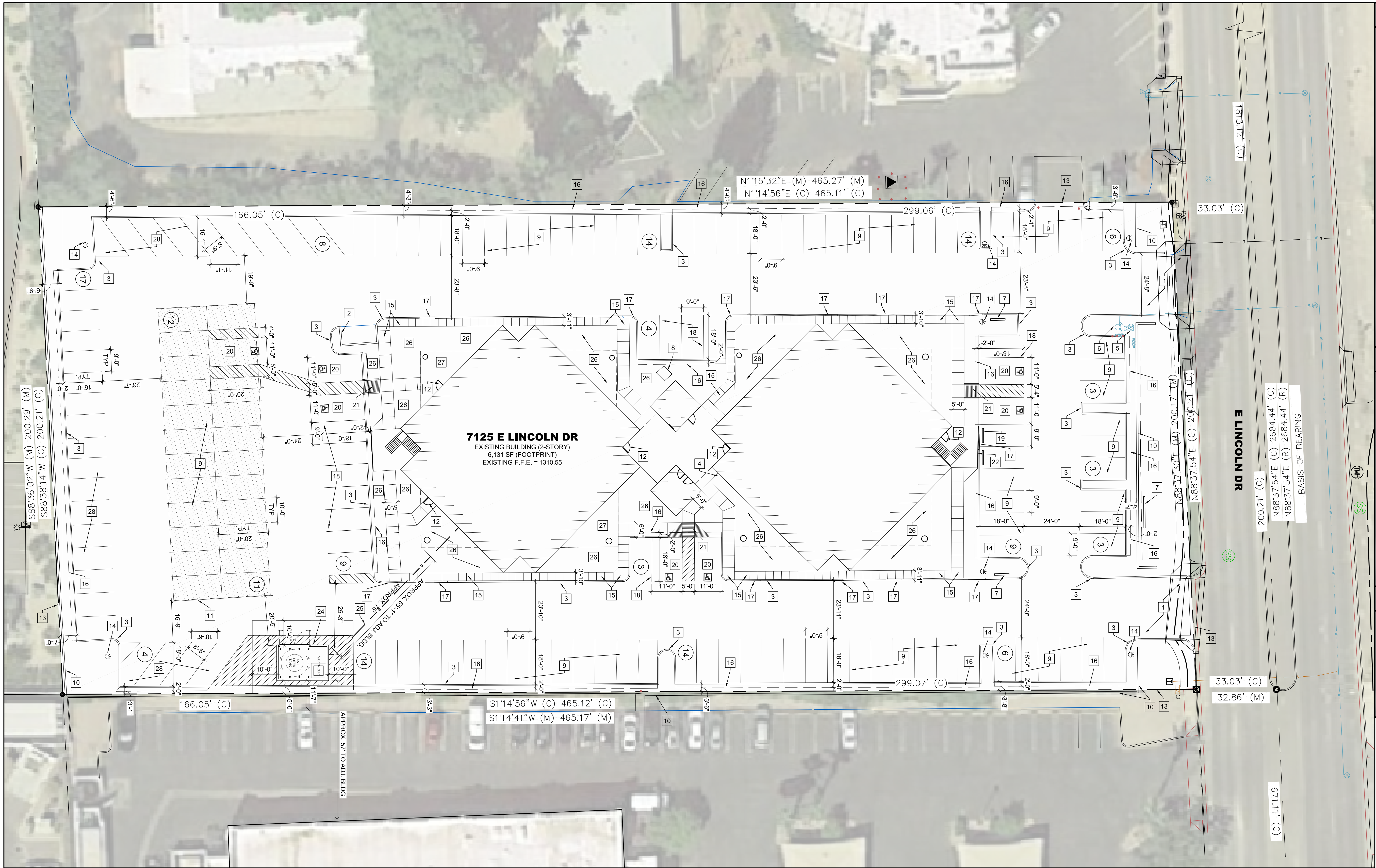
Above Specifications meet Praxair Minimum Standards.

All specification should be confirmed by a Licensed Professional Engineer to meet local state and city requirements.

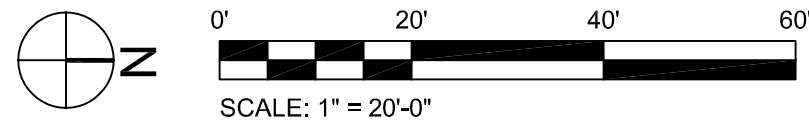
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Customer to provide engineered drawing for Praxair's approval prior to permit submittal.

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PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



SITE DATA

APN:	174-64-003B
ZONING (EXISTING):	SUP-O (EXISTING)
ZONING (PROPOSED):	SUP-O (EXISTING)
USE (EXISTING):	MEDICAL OFFICE
USE (PROPOSED):	MEDICAL OFFICE
SITE AREA (NET):	93,023 SF (2.13 AC)
SITE AREA (GROSS):	99,630 SF (2.29 AC)
BUILDING DATA:	
TOTAL BUILDING AREA (FOOTPRINT @ DRIPLINE - EXISTING):	15,684 SF
BUILDING LOT COVERAGE:	16.9%
BUILDING HEIGHT:	26'-8"
TOTAL BUILDING AREA (INTERIOR FLOOR AREA - ALL FLOORS - EXISTING):	24,524 SF
CONSTRUCTION TYPE (EXISTING):	TYPE V-B
OCCUPANCY (EXISTING):	GROUP B - BUSINESS
OCCUPANCY (PROPOSED):	GROUP B - BUSINESS
SETBACKS (BUILDING):	
FRONT / STREET SIDE:	40'-0"
SIDE / REAR:	0'-0"
SETBACKS (LANDSCAPE):	
STREET (ARTERIAL) / FRONT:	50'-0"
PARKING:	
REQUIRED:	24,524 SF @ 1/200 MEDICAL OFFICE = 122.62 = 123 SPACES
EXISTING:	(STANDARD) 147 SPACES (ACCESSIBLE) 6 SPACES
TOTAL EXISTING:	153 SPACES
PROVIDED:	(STANDARD) 147 SPACES (ACCESSIBLE) 7 SPACES
TOTAL PROVIDED:	(6.28 / 1,000 SF) 154 SPACES

SITE KEY NOTES

- | | |
|---|--|
| 1. EXIST. ENTRY DRIVE | 22. PROPOSED SITE GUARDRAILS |
| 2. EXIST. TRASH ENCLOSURE | 23. NOT USED |
| 3. EXIST. 6" CONCRETE CURB | 24. PROPOSED BULK LIQUID OXYGEN STORAGE ENCLOSURE - SEE DETAIL 2 |
| 4. EXIST. PEDESTAL MAILBOXES | 25. PROPOSED UNDERGROUND 1" COPPER PIPING SYSTEM FOR OXYGEN |
| 5. EXIST. WATER METER | 26. PROPOSED LANDSCAPING |
| 6. EXIST. REMOTE FDC | 27. PROPOSED CONCRETE PATIO AREA |
| 7. EXIST. SITE SIGNAGE | 28. EXIST. PARKING SPACE - NON-CONFORMING DIMENSIONS |
| 8. EXIST. TRANSFORMER | |
| 9. EXIST. PARKING SPACE - RESTRIPTED TO INDICATED DIMENSIONS | |
| 10. EXIST. SCREEN WALL | |
| 11. EXIST. COVERED PARKING STRUCTURE | |
| 12. EXIST. BUILDING ENTRY | |
| 13. PROPERTY BOUNDARY | |
| 14. EXIST. BOLLARD LIGHT FIXTURE | |
| 15. PROPOSED SIDEWALK | |
| 16. EXIST. 2" PARKING OVERHANG | |
| 17. PROPOSED 6" CURB - SEE DETAIL 5 | |
| 18. PROPOSED PARKING STRIPING | |
| 19. PROPOSED PARKING BUMPER | |
| 20. PROPOSED ACCESSIBLE PARKING W/ ACCESS AISLE - SEE DETAILS 6 & 7 | |
| 21. PROPOSED ACCESSIBLE CURB RAMP - SEE DETAIL 3 | |

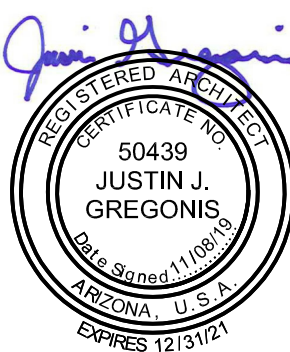
APPLICABLE CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE
2015 NFPA 1 FIRE CODE
2015 NFPA 55 COMPRESSED GAS AND CRYOGENIC FLUIDS CODE
2015 NFPA 99 HEALTH CARE FACILITIES CODE

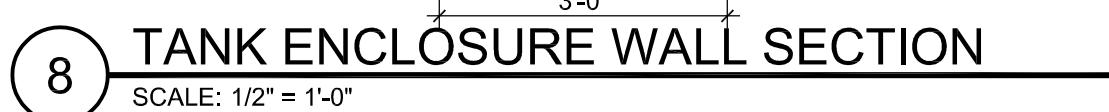
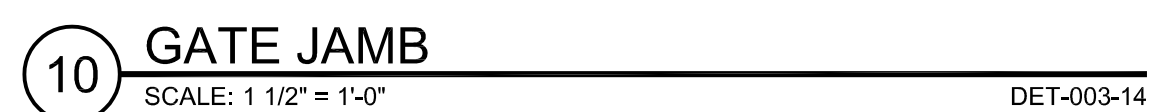
LINCOLN MEDICAL MINOR SUP AMENDMENT

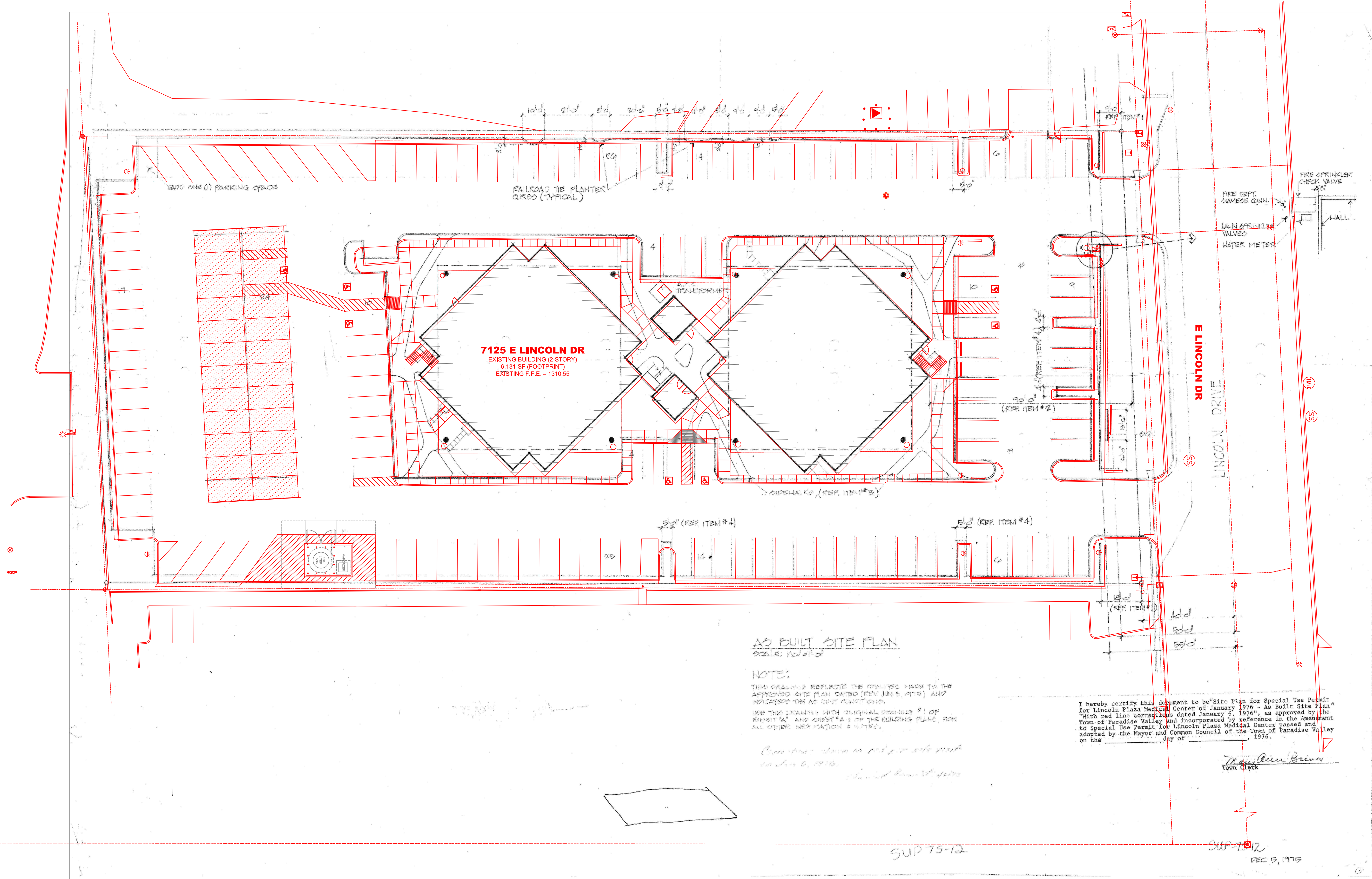
7125 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253

11/08/19
PROJECT NO. 18149



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com





AS BUILT SITE PLAN
SCALE: 1/4" = 1'-0"

NOTE:
THIS DRAWING REPLACES THE CHANGES MADE TO THE
APPROVED SITE PLAN DATED (REV JUN 5, 1975) AND
INDICATED THE AS BUILT CONDITIONS.
USE THIS DRAWING WITH ORIGINAL DRAWING #1 OF
EXHIBIT "A" AND SHEET #11 OF THE BUILDING PLANS, FOR
ALL OTHER INFORMATION & NOTES.

*Consistent shown as per site plan
on Jan 6, 1976.*

I hereby certify this document to be "Site Plan for Special Use Permit
for Lincoln Plaza Medical Center of January 5, 1976 - As Built Site Plan"
"With red line corrections dated January 5, 1976", as approved by the
Town of Paradise Valley and incorporated by reference in the Amendment
to Special Use Permit for Lincoln Plaza Medical Center passed and
adopted by the Mayor and Common Council of the Town of Paradise Valley
on the _____ day of _____, 1976.

Thomas Bruner
TOWN CLERK

SUP-75-12

SUP-75-12
DEC 5, 1975