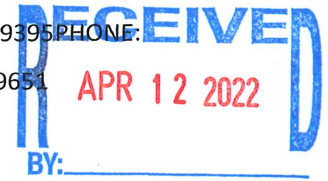




WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
(610) 692-1930

P.O. Box 79
Westtown, PA 19395
PHONE: _____
FAX: (610) 692-9651



CONDITIONAL USE APPLICATION

Date received: April 12, 2022 Date of acceptance: _____ Date of rejection: _____

Location of proposed use

Address: 1646 West Chester Pike, Suite 21 City: West Chester State: PA Zip: 19382
Owner: David Qualls Tax parcel number(s): 67-3-132 and 67-3-132.3 Zoning district: R-3
Acreage: 9.15 not restricted

Proposed use of property: A veterinary clinic for the treatment of domesticated animals by a doctor of veterinary medicine, where boarding of animals will be for medical reasons and limited to short-term care incidental to the medical facility use. No overnight boarding of healthy animals will occur. See attached supporting documentation.

Applicant information

Applicant: Best Friend, LLC d/b/a Best Friend Vet
Address: 24 Smedley Dr. City: Newtown Square State: PA Zip: 19073
Phone number: 610-955-4609 E-mail address: drparkman@gmail.com

I (We) hereby make application for CONDITIONAL USE of the above-described property as provided for in Section 170-801 B (12) of the Westtown Township Zoning Ordinance, and do hereby acknowledge that I (we) have read this application and confirm that the above information is correct, and do further confirm that I (we) agree to comply with all provisions of the Westtown Township Zoning Ordinance applicable to this project.

Amy Parkman VMD 4/5/22
Dr. Amy Parkman, V.M.D, Owner and CEO
on behalf of Best Friend, LLC d/b/a Best Friend Vet
Signature of applicant **Date**

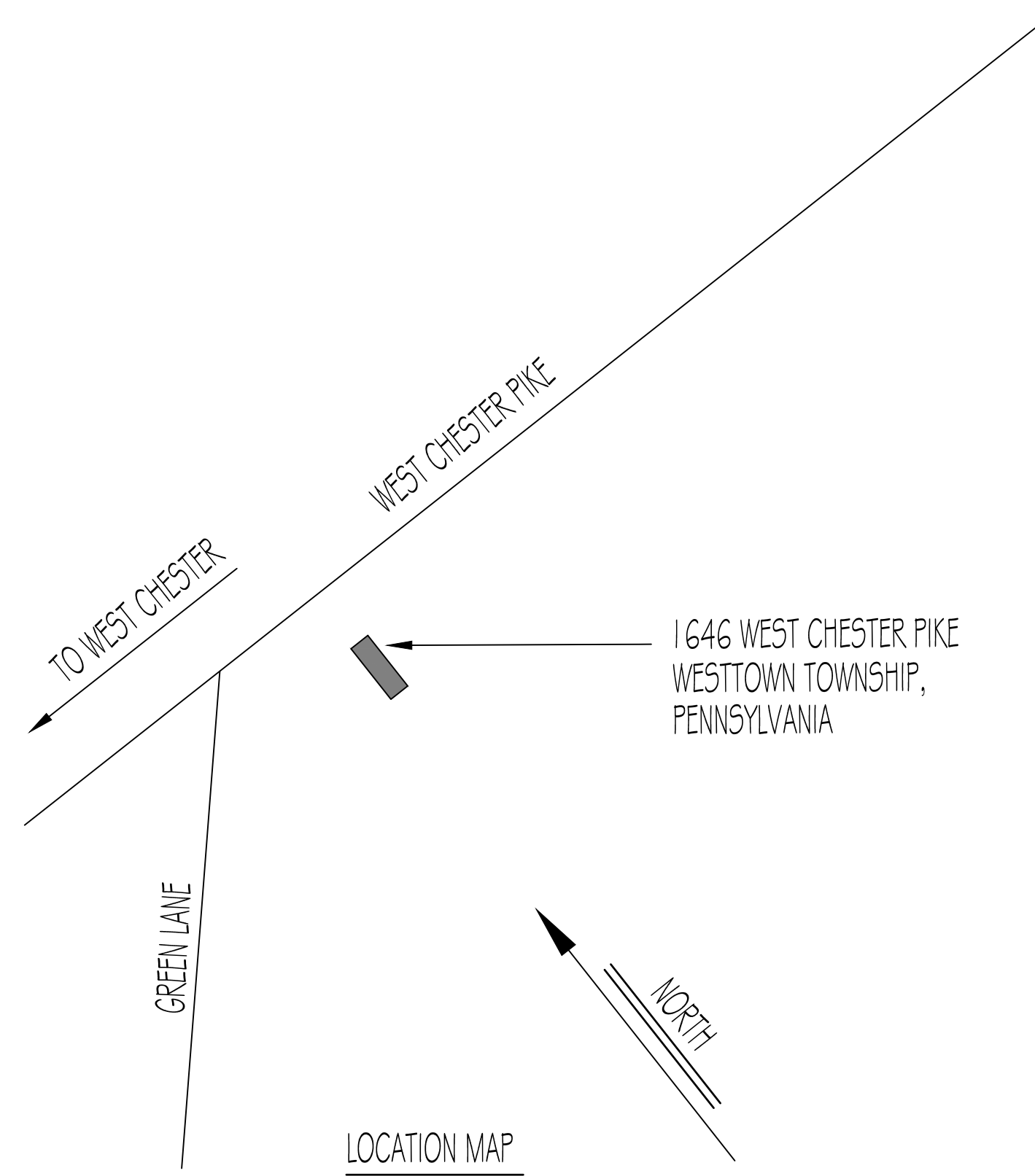
Margot Os 4/12/2022
Signature of Zoning Officer **Date**

[Signature] 4/12/22
Signature of Property Owner **Date**

TENANT FIT - OUT

1646 WEST CHESTER PIKE - SUITE 21

WESTTOWN TOWNSHIP, PENNSYLVANIA



BRECKSTONE ARCHITECTURE

2417 LANCASTER AVENUE
WILMINGTON, DE 19805
(302) 654-3646

DRAWING INDEX

CS COVER SHEET

A-1.1 FLOOR PLAN

Seal:

SIGNATURE: _____
DATE OF SIGNATURE: _____
DATE OF REGISTRATION EXPIRATION: _____

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ARCHITECT / ENGINEER

Breckstone Architecture
Architecture Engineering Interior Design Project Management
Lancaster Design Center Phone: (302) 654-3646
2417 Lancaster Avenue Fax: (302) 654-3648
Wilmington, DE 19805 E-mail: breckstone@gmail.com

DESIGN & USE OF PROFESSIONAL SEAL

THE PROFESSIONAL SERVICES OF THE ARCHITECT AND ENGINEER ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF SJQ 1646 LLC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT AND ENGINEER FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT. THE ARCHITECT AND/OR ENGINEER WHO SEALED, SIGNED AND DATED THIS DOCUMENT HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION AS DEFINED IN 24 DEL.C. §313(C).

GENERAL NOTES

REVIEW SET
APRIL 1, 2022

No.	Revision/Issue	Date
	ISSUED FOR PERMITS	????????

CLIENT NAME & ADDRESS:

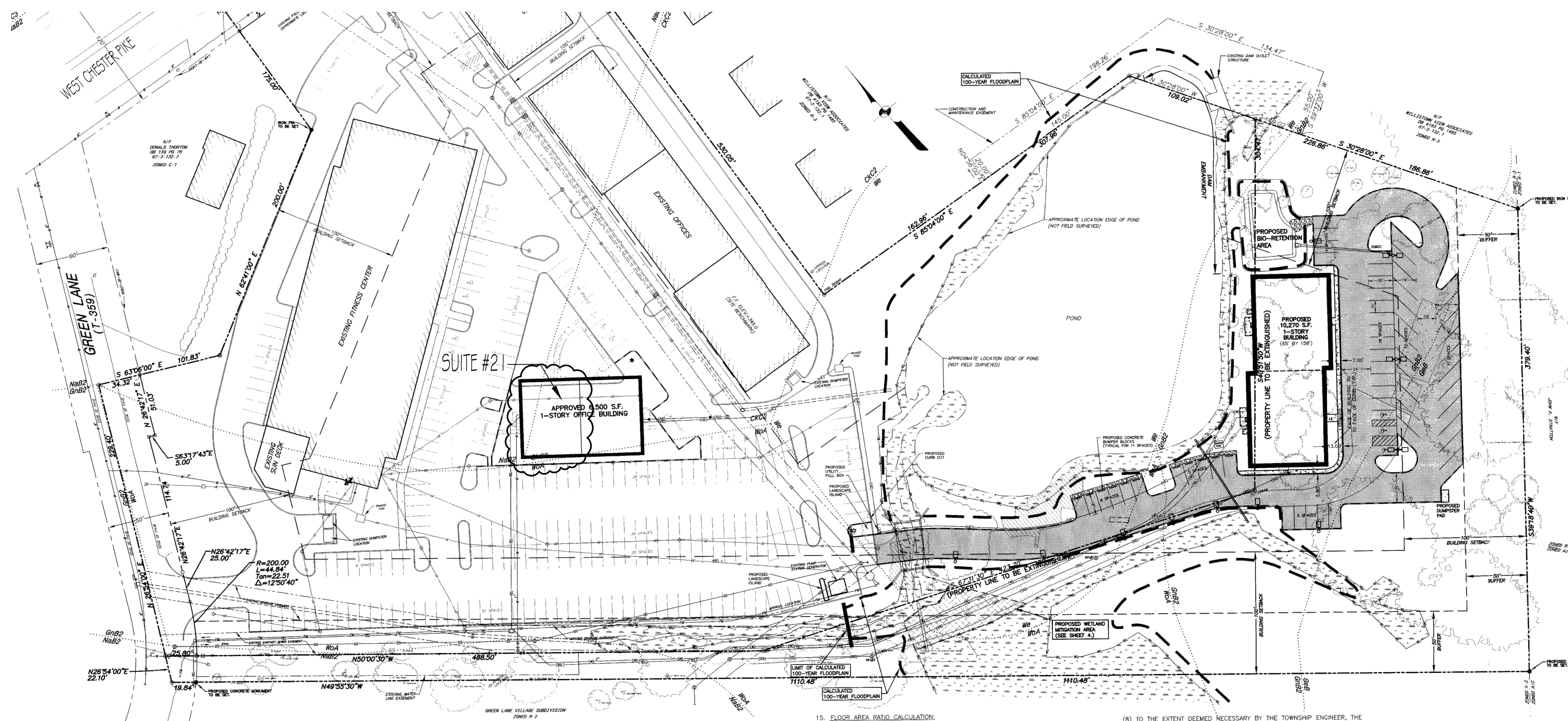
DAVID QUALLS
SJQ 1646 LLC
PO BOX 3739
WILMINGTON, DELAWARE

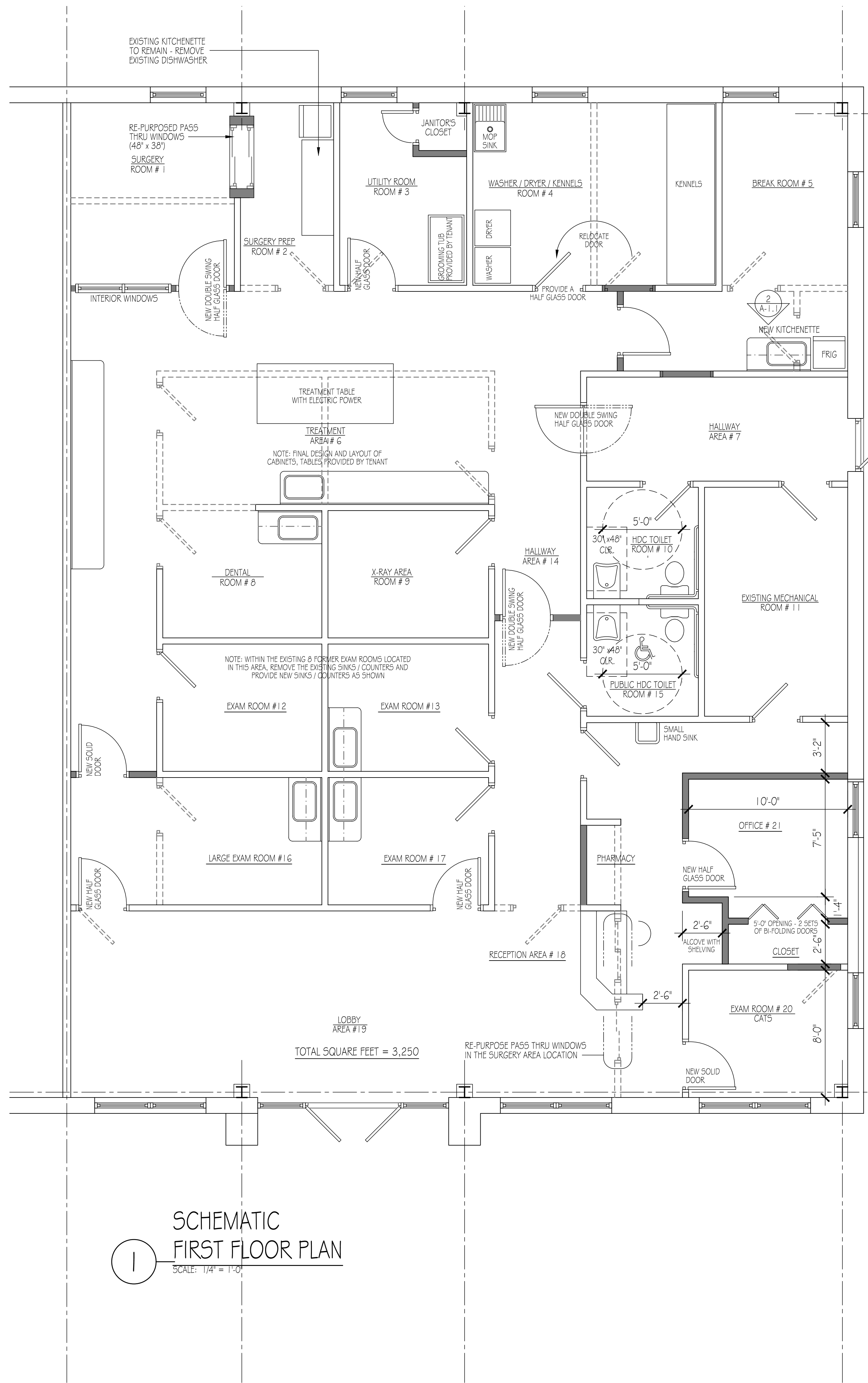
PROJECT NAME & ADDRESS:

TENANT FIT - OUT
BEST FRIENDS LLC
1646 WEST CHESTER PIKE
SUITE 21
WESTTOWN TOWNSHIP, PA

DRAWING NAME:
PROPOSED PLANS

Drawn By: GFL	Checked By: TTB
Project No: 22.03	Sheet No: CS
Date: JANUARY 2022	
Scale:	





1 SCHEMATIC FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE									
ROOM	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	CEILING HEIGHT	REMARKS
SURGERY ROOM # 1	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
SURGERY PREP ROOM # 2	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
UTILITY ROOM ROOM # 3	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
W / D KENNELS ROOM # 4	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
BREAK ROOM # 5	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
TREATMENT AREA # 6	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
HALLWAY AREA # 7	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
DENTAL ROOM # 8	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
X-RAY AREA ROOM # 9	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	MAY NEED ADDITIONAL RADIATION PROTECTION
HDC TOILET ROOM # 10			EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN			
MECHANICAL ROOM # 11			EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN			
EXAM ROOM # 12	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
EXAM ROOM # 13	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
HALLWAY AREA # 14	VINYL PLANK FLOORING	FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	NEW PAINTED / PRIMED GYPSUM WALL BOARD - FRP (SEE NOTE BELOW)	ACOUSTICAL CEILING TILE	8'-0"	
HDC TOILET ROOM # 15			EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN	EXISTING FINISHES TO REMAIN			
LARGE EXAM ROOM # 16	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
EXAM ROOM # 17	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
RECEPTION AREA # 18	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
LOBBY AREA # 19	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
EXAM ROOM # 20 CATS	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	
OFFICE # 21	VINYL PLANK FLOORING	VINYL BASE	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	NEW PAINTED / PRIMED GYPSUM WALL BOARD	ACOUSTICAL CEILING TILE	8'-0"	

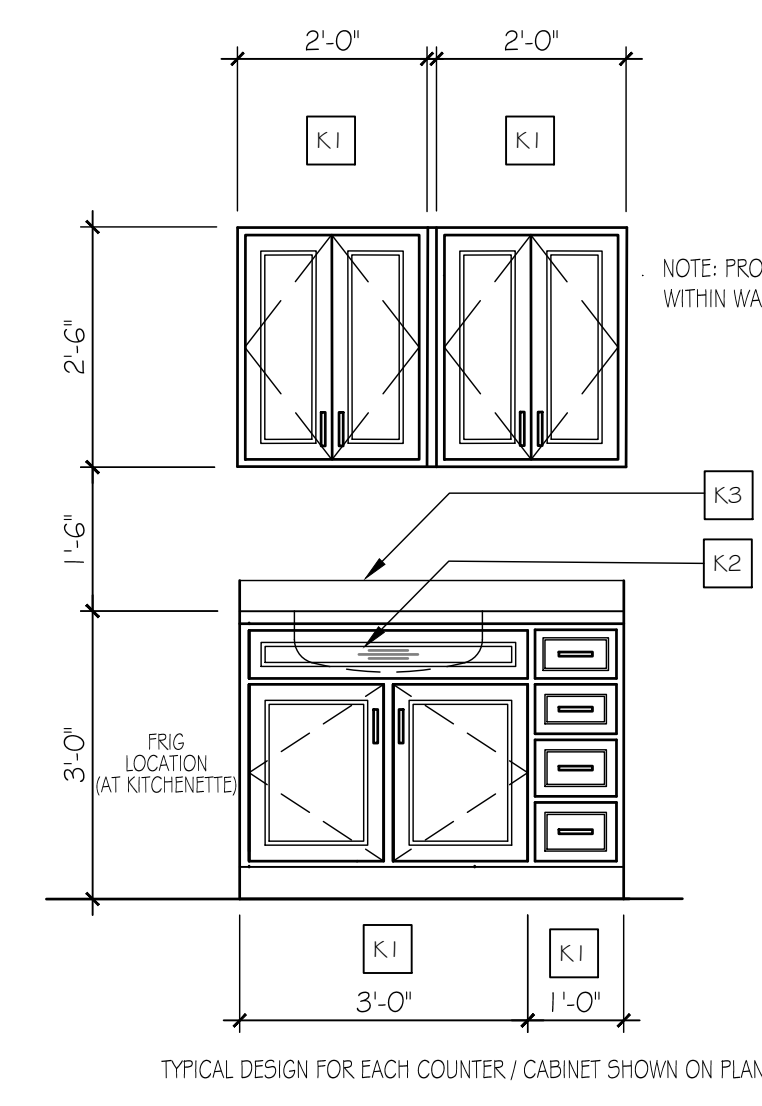
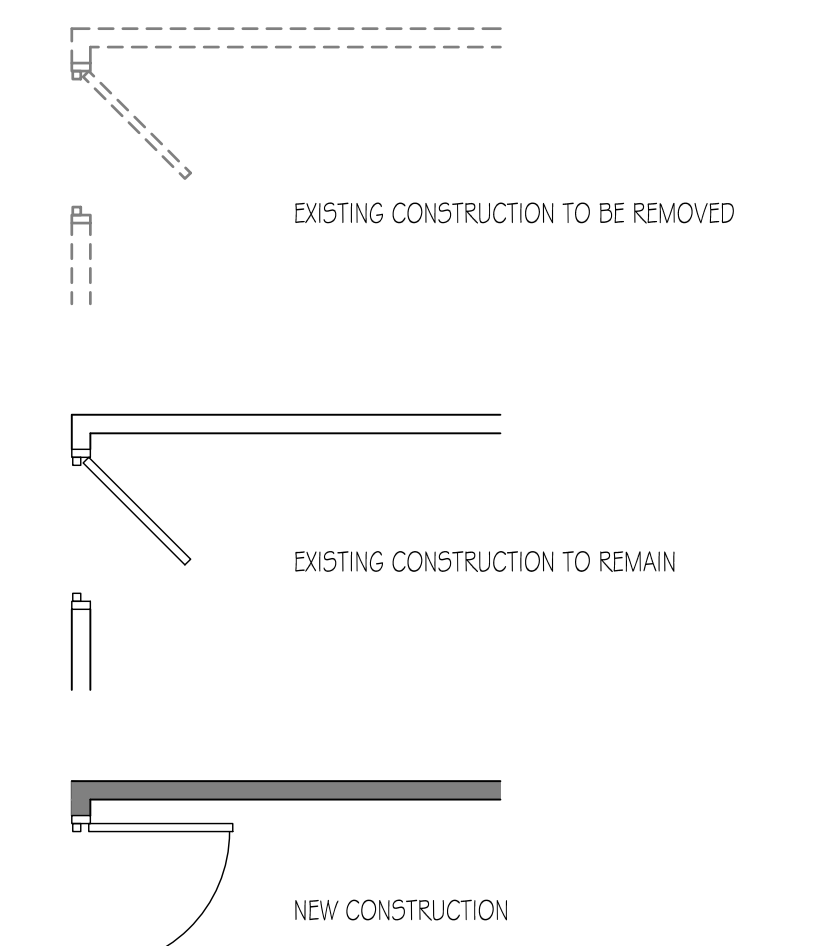
NOTE: PRIME AND PAINT ALL GYPSUM WALL BOARD TO A LEVEL 4 FINISH WITH MOISTURE RESISTANT PAINT

NOTE: PROVIDE FRP (FIBREGLASS REINFORCED PLASTICS) PANELS FROM FLOOR LINE TO 4'-0" ABOVE FLOOR LINE IN THE FOLLOWING ROOMS:

- 1) SURGERY ROOM # 1
- 2) SURGERY PREP ROOM # 2
- 3) UTILITY ROOM # 3
- 4) WASHER / DRYER / KENNELS ROOM # 4
- 5) DENTAL ROOM # 8

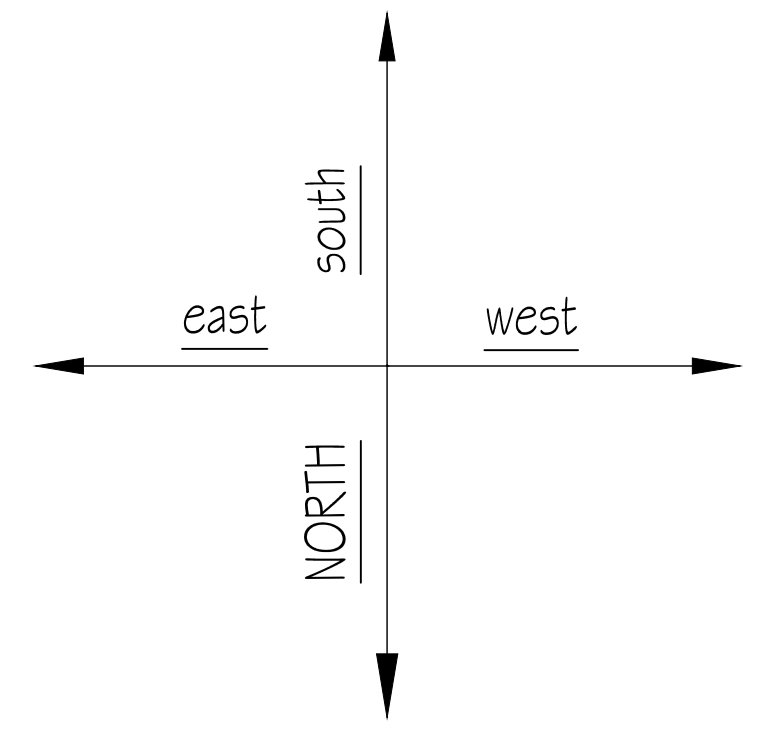
PROVIDE FRP (FIBREGLASS REINFORCED PLASTICS) PANELS FROM FLOOR LINE TO 4'-0" ABOVE FLOOR LINE IN HALLWAY AREA # 14

LEGEND



SINK, COUNTER, CABINET NOTES	
K1	RAISED PANEL, STAINED BIRCH (OR EQUAL) FOR BASE AND WALL CABINET DOORS, DRAWER FRONTS. PROVIDE BIRCH-FACED FRAME. PROVIDE ADJUSTABLE 3/4" BIRCH VENEER PLYWOOD SHELVES AT UPPER CABINETS. ALL EXPOSED FACETS TO BE STAINED BIRCH (OR EQUAL).
K2	INSTALL 22" x 27", 20 GAUGE STAINLESS STEEL SINGLE BOWL SINK COMPLETE WITH NEW FAUCET, TAILPIECES, TRAPS, SHUT OFFS AND STRAINERS. ALLOW FOR MEDIUM PRICE FAUCET.
K3	COUNTERTOP WITH BACK SPLASH, STANDARD SELECTION BY OWNER / TENANT

2 DETAIL
SCALE: 1/2" = 1'-0"



Seal:

SIGNATURE: _____

DATE OF SIGNATURE: _____

DATE OF REGISTRATION EXPIRATION: _____

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ARCHITECT / ENGINEER

Breckstone Architecture
Architecture Engineering Interior Design Project Management

Lancaster Design Center Phone: (302) 654-3646
2417 Lancaster Avenue Fax: (302) 654-3648
Wilmington, DE 19805 E-mail: breckstone@gmail.com

DESIGN # USE OF PROFESSIONAL SEAL

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GENERAL NOTES		
REVIEW SET APRIL 1, 2022		
ISSUED FOR PERMITS	????????	
No.	Revision/Issue	Date

CLIENT NAME & ADDRESS:
DAVID QUALLS
5JQ 1646 LLC
PO BOX 3739
WILMINGTON, DELAWARE

PROJECT NAME & ADDRESS:
TENANT FIT - OUT
BEST FRIENDS LLC
1646 WEST CHESTER PIKE
SUITE 21
WESTTOWN TOWNSHIP, PA

DRAWING NAME:
PROPOSED PLANS

Drawn By: GFL	Checked By: TTB
Project No: 22.03	Sheet No: A-1.1
Date: JANUARY 2022	
Scale: AS NOTED	

