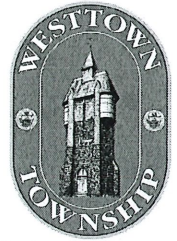


# Westtown Township

PO Box 79  
Westtown, PA 19395

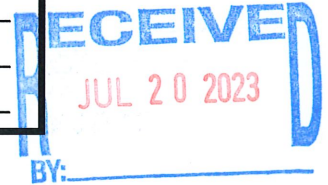


P: 610.692.1930  
F: 610.692.9651  
www.westtownpa.org

## Zoning Hearing Board Application

### Township Use Only

Date Received: \_\_\_\_\_ Project No.: \_\_\_\_\_  
Parcel ID: \_\_\_\_\_ Zoning Dist: \_\_\_\_\_  
Date Paid: \_\_\_\_\_ PC Date: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_ Property Posted: \_\_\_\_\_  
Dates Advertised: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_



### Applicant & Owner Information

Applicant Kahn Wiedis + Sinehan Bayrak Phone 610-350-8130  
Property Address 1131 S. Chester Road City West Chester Zip 19382  
E-mail kwiedis@goodwinlaw.com

Property Owner Same as Above Phone \_\_\_\_\_  
(if different from Applicant)  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
(if different from Property Address)  
E-mail \_\_\_\_\_

### Request

Please select all that apply and provide a brief description of the requested relief or approvals sought.  
*i.e. 6 ft encroachment into rear yard, or Special Exception for construction of ADU.*

- Section 2104:** Appeals from the Zoning Officer \_\_\_\_\_
- Section 2105:** Challenge to the validity of the Zoning Ordinance or Map \_\_\_\_\_
- Section 2106:** Challenge to the Flexible Development Procedure \_\_\_\_\_
- Section 2107:** Variances \_\_\_\_\_
- Section 2108:** Special Exceptions 170-1605 (G)(4)

Please provide a narrative of your request in an attachment that includes all required information and any other supporting documentation.

1. *Property information*

Setbacks of existing primary or accessory structure(s)

Lot Size: 1.292 acres Front: 60 Side (R): 25 Side (L): 25 Rear: 50

Existing property use: 2<sup>nd</sup> Floor Apartment w/ Photography Studio on 1<sup>st</sup> Floor

Existing structure(s): 2 Story Building

2. Description of all proposed improvements, additions and/or change of use. The application shall include a reasonably exact, dimensional sketch showing the placement and use of the proposed buildings and details of parking, loading, lighting, utility systems, and sidewalks, including those within 250 feet of adjoining properties or structures. For physical changes to the lot or structures, indicate the size of all proposed improvements, setbacks to property lines, materials to be used and general construction to be carried out.
3. For **VARIANCES**, provide a response to each of the following hardship standards:
- A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
  - B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district.
  - C. That such unnecessary hardship has not been created by the applicant.
  - D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare.
  - E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
4. For **SPECIAL EXCEPTIONS**, provide a response to how the proposed use impacts each of the following:
- A. Relationship to the Comprehensive Plan. Consideration that the size, scope, extent, and character of the proposed use will be consistent with the purposes and objectives of the Westtown Township Comprehensive Plan, including protection and promotion of the public health, safety, and welfare.
  - B. Suitability of the tract. Consideration of the suitability of the proposed tract including, as applicable, environmental conditions, highway access, and availability of sewer and water service, and of the extent to which the proposed use is susceptible to regulatory restriction through the imposition of appropriate conditions.
  - C. Impact on existing neighborhood character. Consideration of the extent to which the proposed special exception will alter unduly the character of the existing neighborhood and adjacent tracts, and the effectiveness of proposed or potential mitigation measures; consideration of the character and type of development in the area surrounding the location of the proposed special exception, and a determination that the proposal, if approved, will constitute an appropriate use in the area.
  - D. Impact on circulation. Consideration of the effects the proposed special exception may have on traffic patterns and volumes, access, and parking.
  - E. Economic impact. Consideration of the character and type of development proposed in terms of generating revenue for the Township and imposing demands on municipal services.

Applicant shall deposit with the Township a fee deemed sufficient to pay the Hearing expenses. These costs may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, and necessary administrative overhead connected with the Hearing. Funds deposited in excess of the actual cost of the requested hearing shall be returned to the applicant upon completion of the proceedings.

**FEE SCHEDULE**

Variance, Special Exception — \$850  
Appeal from the Zoning Officer, Challenge to the Flex Development Procedure — \$850  
Challenge to the Zoning Ordinance/Map — \$2,500

**CERTIFICATION**

**Please review and certify the following information.**

In the event that the costs of the hearing exceed the funds deposited, the Applicant shall pay to the Township funds equal to such excess costs within thirty (30) days of the Township's request. Failure to deposit the additional funds shall be just reasons for terminating the proceedings.

I agree to pay additional funds (if necessary) as requested by the Township.

The Zoning Officer and Zoning Hearing Board may request additional information and documentation to prepare for said hearing.

By checking this box, I certify that the information presented in this application and all attachments is true and correct.

**Please ensure the following documents have been included in your application packet:**

- Completed and signed application form
- Check in the amount of the applicable application fee
- Narrative responding to all applicable prompts
- Proof of property ownership (Copy of Deed or Agreement of Sale)
- Six (6) copies of plans or sketch of the proposed improvements

*Plan drawings are preferred, but not required, to be prepared by a registered engineer, architect, or surveyor. Any measurements/setbacks should be accurate and clearly depicted on provided plot plans or elevations. If the applicant's plans are larger than 11" x 17", the applicant must submit one set of plans reduced to no larger than 11" x 17". Digital copies of plan sets shall be submitted if available.*

Any additional photos or supporting documentation (optional)

Applications may be submitted in person, mailed, or electronically as a PDF. The application fee must be submitted before an application can be accepted for review.

Signature of APPLICANT \_\_\_\_\_

Date \_\_\_\_\_

Print Name Sinehan Bayrak

Signature of OWNER [Signature]  
(If different from applicant)

Date 7/14/23

## **BEFORE THE ZONING HEARING BOARD OF WESTTOWN TOWNSHIP**

In re: Request for Special Exception for Major Home Occupation at 1131 S. Chester Road by Kahn R. Wiedis & Dr. Sinehan Bayrak

### APPLICANTS' NARRATIVE IN SUPPORT OF SPECIAL EXCEPTION REQUEST

#### **I. INTRODUCTION**

Applicants, Kahn R. Wiedis, Esquire & Dr. Sinehan Bayrak, MD (“Applicants”), are equitable owners of 1131 South Chester Road, Westtown Township, Chester County, Pennsylvania, being UPI # 67-3-140.1 (the “Property”). The Property consists of approximately 1.2 acres in the R-1 zoning district and is located on the corner of South Chester Road and East Street Road in Westtown Township. Applicants became owners of the Property on July 14, 2023. A copy of the deed is attached hereto as Exhibit “A”. Applicants submit this application seeking a Special Exception for relief from the strict enforcement of the R-1 zoning code.

#### **II. PROPERTY BACKGROUND & HISTORY**

The Property is a corner lot located at the intersection of two arterial roadways, South Chester Road and East Street Road. The lot has one entranceway located on the southeast side of the Property on East Street Road. The Property is bordered to the north by Wynnorr Farm, a large farm consisting of approximately fifty acres that produces crops and is used as the site of a busy fall harvest festival.

Previous owners David and Michele Gifford took ownership of the Property in a deed dated September 27, 1983. Marketed as a residence, studio, and office, the Property was formerly used as a four bedroom residence. In 2006, the Giffords sought and were given approval for a Special Exception for a Major Home Occupation to use the lower level of the Property as a photography studio. A copy of the 2006 site plan is attached hereto as Exhibit “B”. Since 2006, the Property

has been used by Gifford Photography as a photography studio with an upstairs apartment residence.

### **III. SUMMARY OF RELIEF REQUESTED**

Pursuant to § 170-1605(G)(4) of the Westtown Township Zoning Ordinance, Applicants seek a Special Exception for a Major Home Occupation at the intersection of two arterial streets. The Property is currently zoned residential but was granted a Special Exception for a Major Home Occupation use as a dwelling with a downstairs photography studio in 2006. Applicants seek nothing further than continued use of the Property as a residence and business.

Applicants seek no changes to the current nature of the property in order to convert its existing use from a dwelling and photography studio to a dwelling and a sole practitioner's medical office. *See* § 170-1605(G)(3)(b). Applicants will be the residents of the second floor dwelling area and the office will be used by Bayrak Plastic Surgery (the "Practice"). The Practice is a boutique, concierge facial plastic surgery practice focusing exclusively on both surgical and non-surgical cosmetic treatments for the face and neck. In-office activities at the Property would only include patient consultations, post-procedure follow-up visits, and non-surgical cosmetic enhancements, such as Botox injections. Any surgical interventions will be performed at a variety of local outpatient surgery centers.

The Practice is solely owned and operated by Applicant, Sinehan Bayrak, MD. Dr. Bayrak is the only employee and has no current plans to expand the Practice. Dr. Bayrak plans to see approximately seven to ten patients per day, three to four days a week, during normal business hours of 9 a.m. to 5 p.m. The Practice prides itself on one-on-one attention and, therefore, patients are never double-booked, and more than one patient is rarely on-site at any given moment in the interest of maintaining the privacy of the patient and the exclusivity of the services provided.

Because there is only one patient on-site at a time, there is no need for additional parking. This also alleviates any concern that the change from the photography studio to the medical practice will cause any disruption to the current traffic pattern at the intersection. Further, there will be no medical pick up or delivery at the Property, nor will there be any ambulance or paratransit services to or from the Property. No waste or supplies will be stored outside the building. Most importantly, conversion from the photography studio to the medical practice will involve no exterior alterations, preserving the beauty of the Property and the Westtown Township Comprehensive Plan.

In conclusion, Applicants respectfully request a Special Exception from the strict enforcement of the R-1 provisions set forth in the Westtown Township Zoning Ordinance.

Respectfully submitted,

Date: 7/20/2023

By: Charles W. Proctor III

Charles W. Proctor, III, Esq.

Proctor Vakil & McGuigan PC  
1450 E. Boot Road, Building 400D  
West Chester, PA 19380  
(p) 484-473-8102  
(f) 484-473-8120  
Attorney for Applicants

# **EXHIBIT A**

Prepared By / Return To:  
Industrial Valley Abstract Company  
1450 East Boot Road, Building 400, Suite D  
West Chester, PA 19380  
Phone: (484) 473-8108 Fax: (484) 473-8120

FILE NO. 41475

Property Address: 1131 South Chester Road, West Chester, PA 19382  
Township of Westtown, Chester County

UPI No. 67-3-140.1

**Deed**

*THIS INDENTURE* made the 14<sup>th</sup> day of July in the year of our Lord, Two Thousand and Twenty-Three (2023).

BETWEEN

**DAVID E. GIFFORD and MICHELE M. GIFFORD, husband and wife**  
hereinafter called the Grantors, party of the one part,

AND

**KAHN WIEDIS, unmarried man, and  
SINEHAN BAYRAK, unmarried woman**  
hereinafter called the Grantees, party of the other part,

WITNESSETH that the said Grantors for and in consideration of the sum of Five Hundred Eighty-Five Thousand Dollars (\$585,000.00), lawful money of the United States of America unto them well and truly paid by the said Grantees, their heirs and assigns, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, in fee, as tenants in common, each with an undivided 50% interest in the property.

ALL THAT CERTAIN parcel situated at the Northeast corner of Street Road (Rte 926) and Chester Road (Rte 352), Westtown Township, Chester County, PA.

BEGINNING at the point of intersection of the center line of the right of way of Street Road (Rte 926) with the title line in the bed of the right of way of Chester Road (Rte 352) thence from the said point of beginning and along the title line in the bed of the right of way of Chester Road, North 39 degrees 27 minutes 20 seconds West, 193.40 feet to a point; thence leaving the aforementioned title line North 59 degrees 41 minutes 20 seconds East, 406.65 feet to a point; thence South 39 degrees 27 minutes 20 seconds East, 91.23 feet to a point in the center line of the right of way of Street Road aforementioned; thence along the same, the three following



courses and distances: (1) South 46 degrees 45 minutes 40 seconds West, 80.26 feet to a point; (2) South 46 degrees 07 minutes 40 seconds West, 108.44 feet to a point; and (3) South 44 degrees 09 minutes 10 seconds West, 214.61 feet to the first mentioned point and place of BEGINNING.

CONTAINING 1.292 acres, more or less.

BEING UPI No. 67-3-140.1.

BEING THE SAME PREMISES WHICH Amarilla Jane Kennedy by Deed dated September 27, 1983 and subsequently recorded September 30, 1983 in and for the Office of the Recorder of Deeds of Chester County in Record Book F62, Page 290, granted and conveyed unto David E. Gifford and Michele M. Gifford, husband and wife, in fee, as tenants by entirety.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, them, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever, in fee, as tenants in common, each with an undivided 50% interest in the property.

AND the said Grantors, their heirs and assigns do covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these premises, that they, the said Grantors, their heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, their heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will WARRANT and forever DEFEND.

GRANTORS: David E. Gifford and Michele M. Gifford, husband and wife  
GRANTEES: Kahn Wiedis, unmarried man, and Sinehan Bayrak, unmarried woman  
PROPERTY: 1131 South Chester Road, West Chester, PA 19382  
Township of Westtown, Chester County  
UPI NO. 67-3-140.1


RECORD AND RETURN TO:

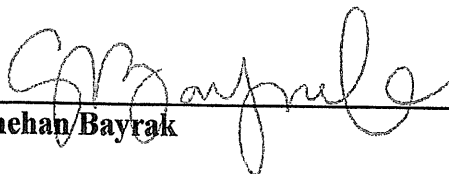
Industrial Valley Abstract Company  
1450 East Boot Road, Building 400, Suite D  
West Chester, PA 19380  
Phone: (484) 473-8108 Fax: (484) 473-8120

**CERTIFICATE OF RESIDENCE**

We do hereby certify that the correct address of the within-named Grantees is: 1131 South Chester Road, West Chester, PA 19382.

Witness our hand this 14<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Kahn Wiedis

  
\_\_\_\_\_  
Sinehan Bayrak

IN WITNESS WHEREOF the undersigned Grantors have executed this Deed the Day and year first above written.

*M.M.* Michael McGuigan  
WITNESS

David E. Gifford  
David E. Gifford

Michael McGuigan  
WITNESS

Michele M. Gifford  
Michele M. Gifford

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Chester

: SS

On this, the 14<sup>th</sup> day of July, 2023, before me, a Notary Public, the undersigned officer personally appeared DAVID E. GIFFORD and MICHELE M. GIFFORD, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

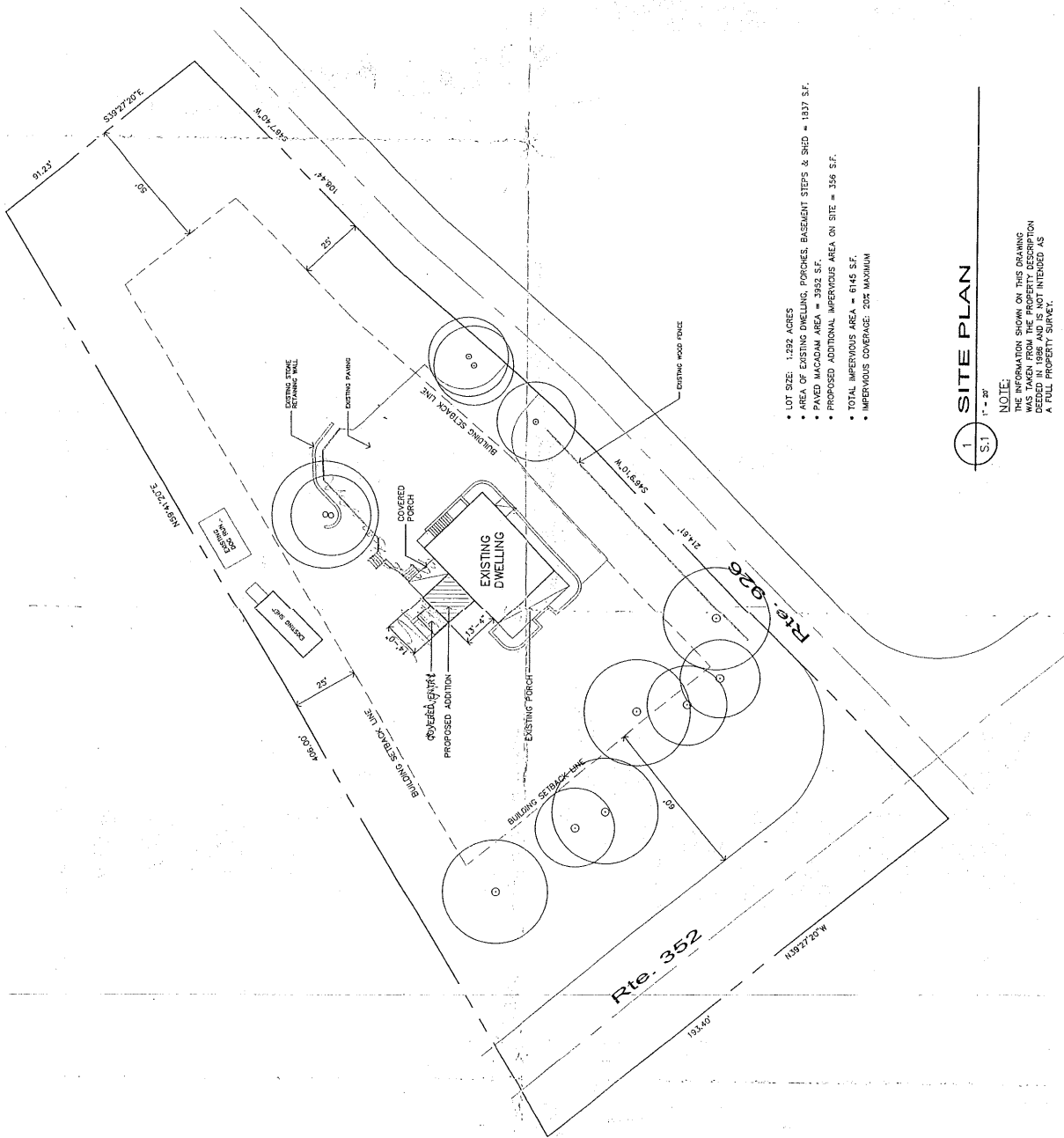
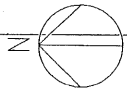
IN WITNESS THEREOF, I have hereunto set my hand and official seal.

Cindy M. Cochran  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Cindy M. Cochran, Notary Public  
Chester County  
My commission expires November 27, 2024  
Commission number 1272871  
Member, Pennsylvania Association of Notaries

My Commission Expires: 11.27.24

# **EXHIBIT B**



- LOT SIZE: 1.292 ACRES
- AREA OF EXISTING DWELLING, PORCHES, BASEMENT STEPS & SHED = 1937 S.F.
- PAVED MACADAM AREA = 3942 S.F.
- PROPOSED ADDITIONAL IMPERVIOUS AREA ON SITE = 856 S.F.
- TOTAL IMPERVIOUS AREA = 6145 S.F.
- IMPERVIOUS COVERAGE: 30% MAXIMUM

1 SITE PLAN

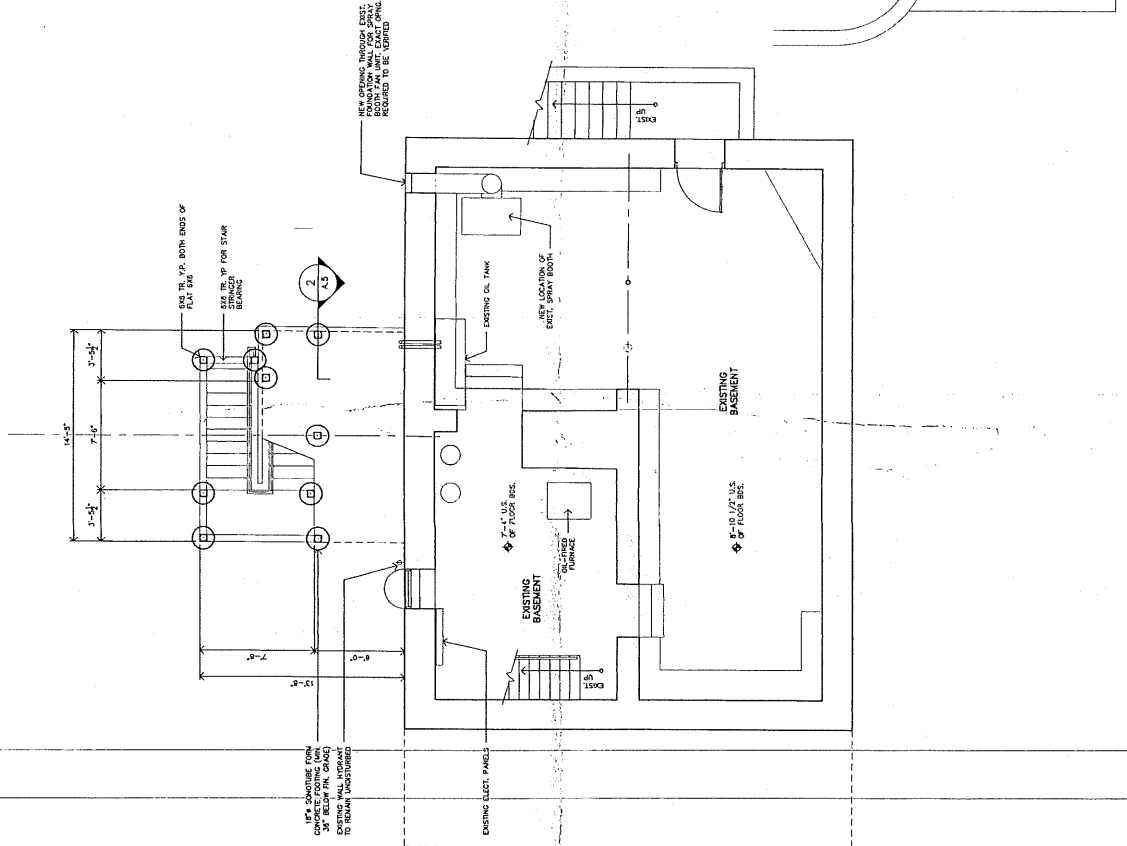
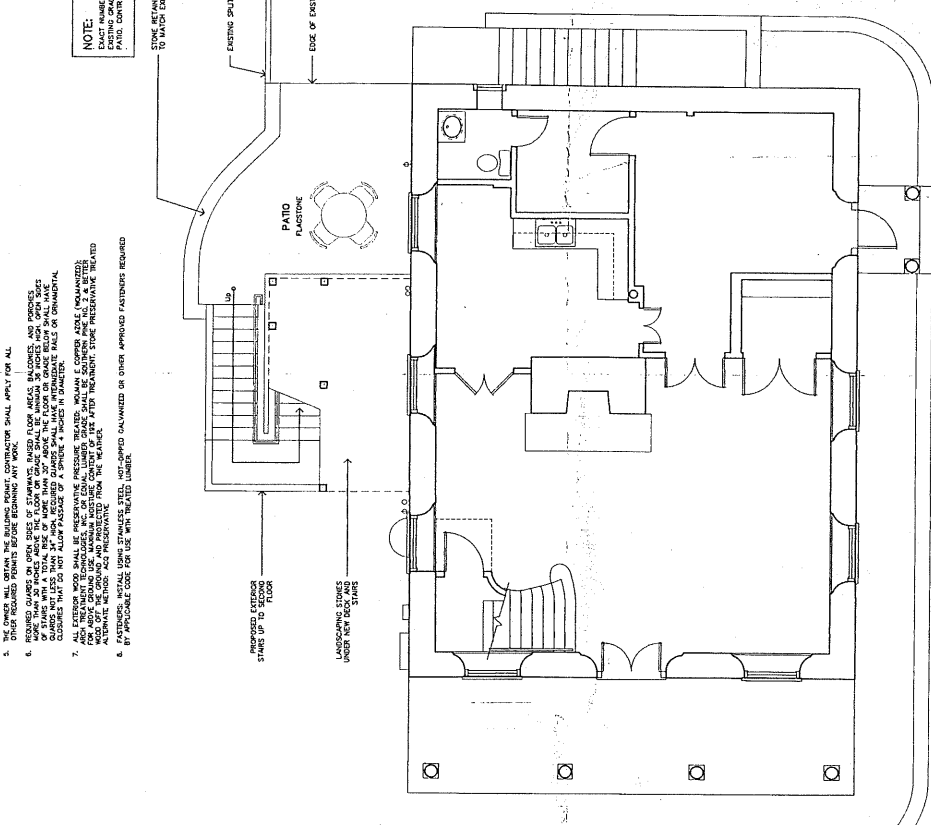
NOTE:  
NO INFORMATION SHOWN ON THIS DRAWING  
WAS TAKEN FROM THE PROPERTY DESCRIPTION  
DEEDED IN 1988 AND IS NOT INTENDED AS  
A FULL PROPERTY SURVEY.

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE", 2003 EDITION.
2. ALL WALL FINISHING AND ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND SHALL BE INSPECTED BY THE LOCAL INSPECTOR.
3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INSPECTOR'S CERTIFICATES FOR ALL ELECTRICAL WORK.
5. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INSPECTOR'S CERTIFICATES FOR ALL ELECTRICAL WORK.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INSPECTOR'S CERTIFICATES FOR ALL ELECTRICAL WORK.
7. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INSPECTOR'S CERTIFICATES FOR ALL ELECTRICAL WORK.
8. THE GENERAL CONTRACTOR SHALL OBTAIN ALL INSPECTOR'S CERTIFICATES FOR ALL ELECTRICAL WORK.



**NOTE:**  
EXACT NUMBER OF RISERS TO BE DETERMINED BY  
CONTRACTOR TO MEET REQUIREMENTS OF NEW  
PAID CONTRACTOR TO MEET A FLOOR.



**SYMBOL LEGEND**

[Symbol]	SECTION NUMBER SHEET SECTION IS LOCATED.
[Symbol]	DETAIL NUMBER SHEET DETAIL IS LOCATED.
[Symbol]	DOOR NUMBER
[Symbol]	WINDOW NUMBER
[Symbol]	CONST. NUMBER (NOT INTERCONNECTED)
[Symbol]	SMOKE DETECTOR (NOT INTERCONNECTED)
[Symbol]	RECESSED ROTATE EMERGENCY LIGHT
[Symbol]	DUAL HEAD EMERGENCY LIGHT
[Symbol]	ILLUMINATED EXIT DOOR SIGN
[Symbol]	FIRE EXTINGUISHER 10 LB. 2A RATING (TYP)
[Symbol]	EXISTING WALL TO BE REMOVED
[Symbol]	EXISTING WALL (NOT INTERCONNECTED)
[Symbol]	NEW WALL CONSTRUCTION

**2 FIRST FLOOR PLAN**  
A.1 1/4" = 1'-0"

**1 BASEMENT PLAN**  
A.1 1/4" = 1'-0"



REVISIONS  
NOVEMBER 15, 2008

NO.	DESCRIPTION



RENOVATIONS  
FOR  
GIFFORD STUDIO INC.  
PHOTOGRAPHY  
1131 SOUTH CHESTER ROAD  
WEST CHESTER, PA 19382  
WESTLAWN TOWNSHIP, CHESTER COUNTY

MARK C. MYERS  
ARCHITECTS, INC.  
571 GREEN RICH ROAD  
DOMINGUESSVILLE, PENNSYLVANIA 19335  
TEL: 610-742-4480  
FAX: 610-742-2482



DRAWING TITLE  
PLANS  
DOOR SCHEDULE  
JAMB DETAILS

PROJECT NO.  
0405

DRAWN BY  
MAK / M. MYERS

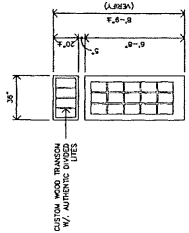
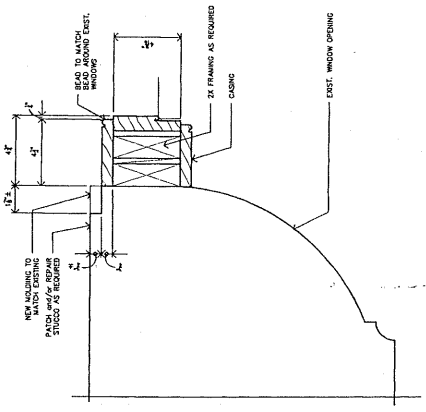
DATE  
JUNE 21, 2008

SHEET

**A.2**

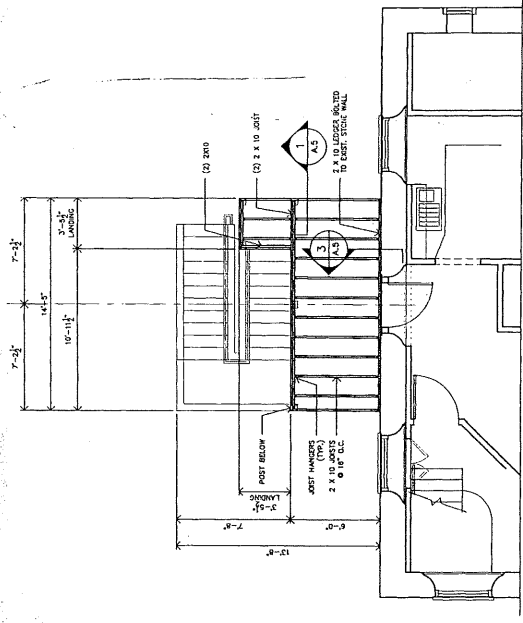
**DOOR SCHEDULE**

NO.	LOCATION	TYPE	SIZE	MATL	FINISH	JAMB	HDWE	REMARKS
301	APARTMENT ENTRANCE	A	3'-0" X 6'-8" X 1 3/4"	S.C. WOOD	PAINT	A		REPLACE SIMPSON 2x6@16" O.C.

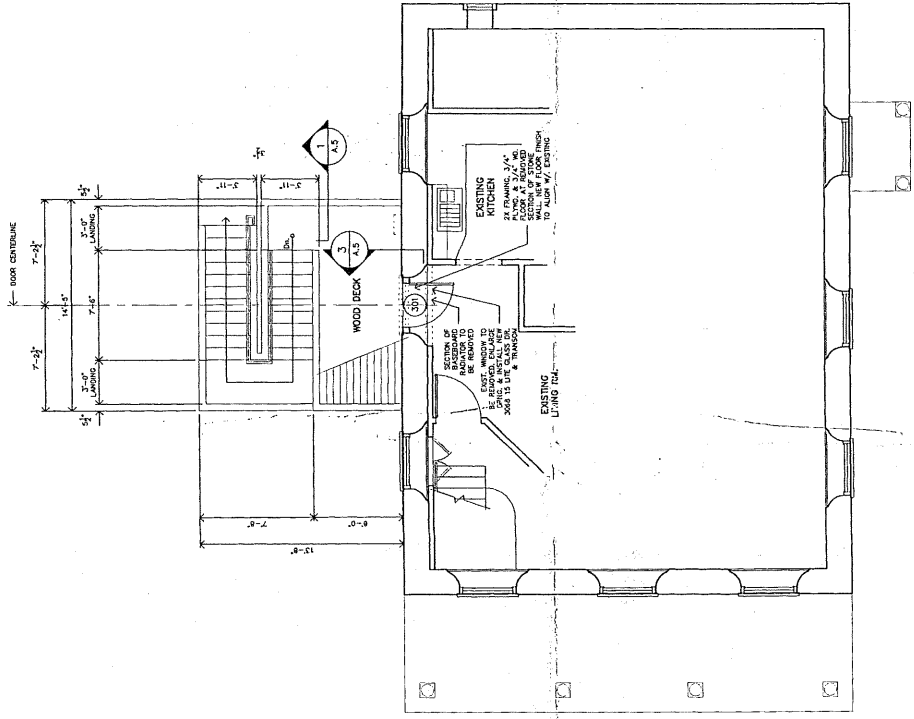
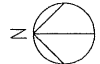


**DOOR TYPES**  
1/4" = 1'-0"

**JAMB DETAILS**  
A.2 3/4" = 1'-0"



**DECK FRAMING PLAN**  
A.2 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
A.2 1/4" = 1'-0"

REVISIONS  
NOVEMBER 15, 2006



WESTMONT TOWNSHIP, CHESTER COUNTY  
1131 SOUTH CHESTER ROAD  
PHOTOGRAPHY  
FOR  
RENOVATIONS  
GIFFORD STUDIO, INC.

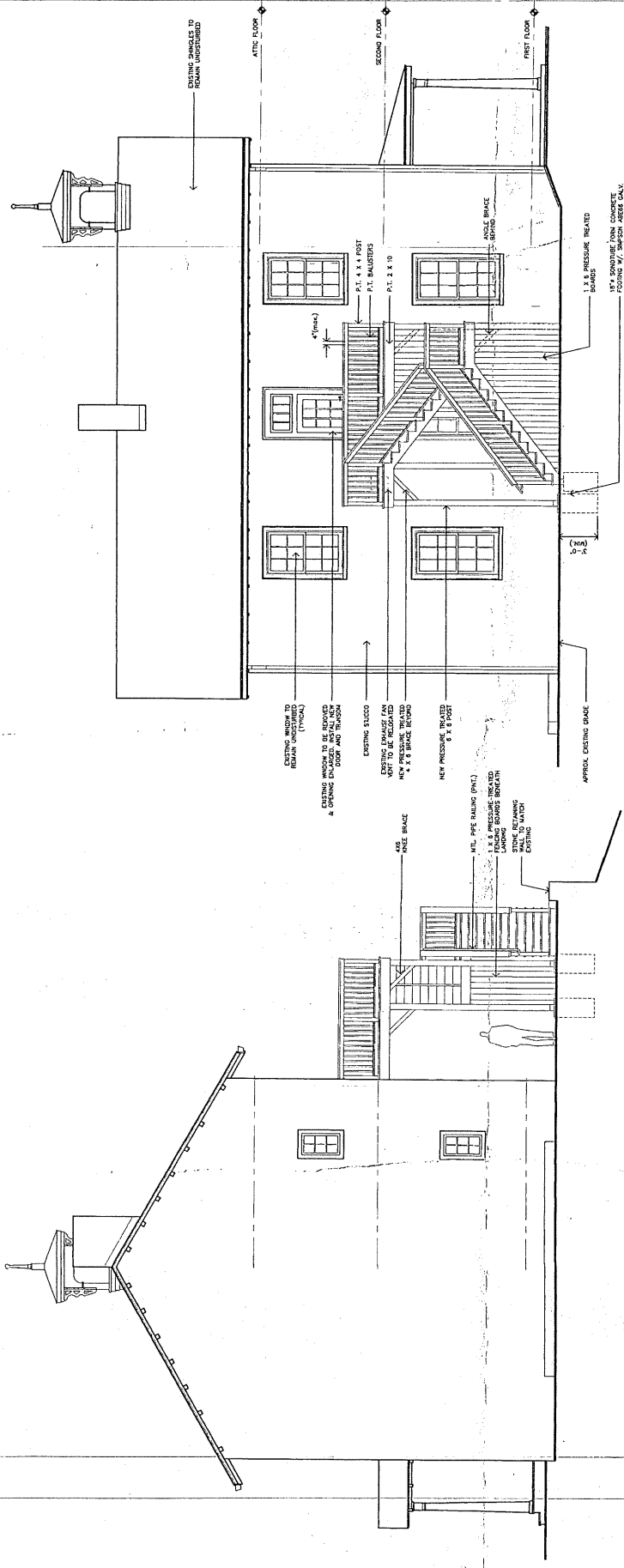
MARK C. MYERS  
ARCHITECTS, INC.  
307 KERRICK STREET  
BOWMINGTOWN, PENNSYLVANIA 19310  
PH: 610-942-2888  
FAX: 610-942-4489



DRAWING TITLE  
ELEVATIONS

PROJECT NO.  
18408  
DRAWN BY  
J.M.K.  
DATE  
JUNE 21, 2006  
SHEET

A.3



1 EAST ELEVATION  
1/8" = 1'-0"

2 NORTH ELEVATION  
1/8" = 1'-0"

DEC 1, 2006  
WESTMONT TOWNSHIP  
BUILDING CODE OFFICIAL



REVISIONS  
NOVEMBER 15, 2006



GIFFORD STUDIO INC.  
PHOTOGRAPHY  
FOR  
RENOVATIONS  
WESTLAWN TOWNSHIP, CHESTER COUNTY  
1371 SOUTH CHESTER ROAD  
WEST CHESTER, PA 19382

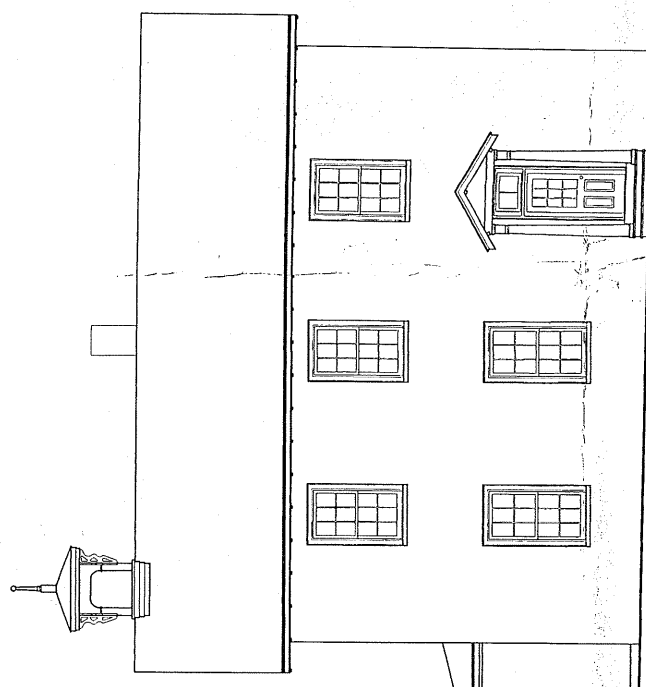
MARK C. MYERS  
ARCHITECTS, INC.  
571 CORNELL KEECH ROAD  
DOMINGUESSVILLE, PA 19327  
PH 610-942-2443  
FAX 610-942-2443



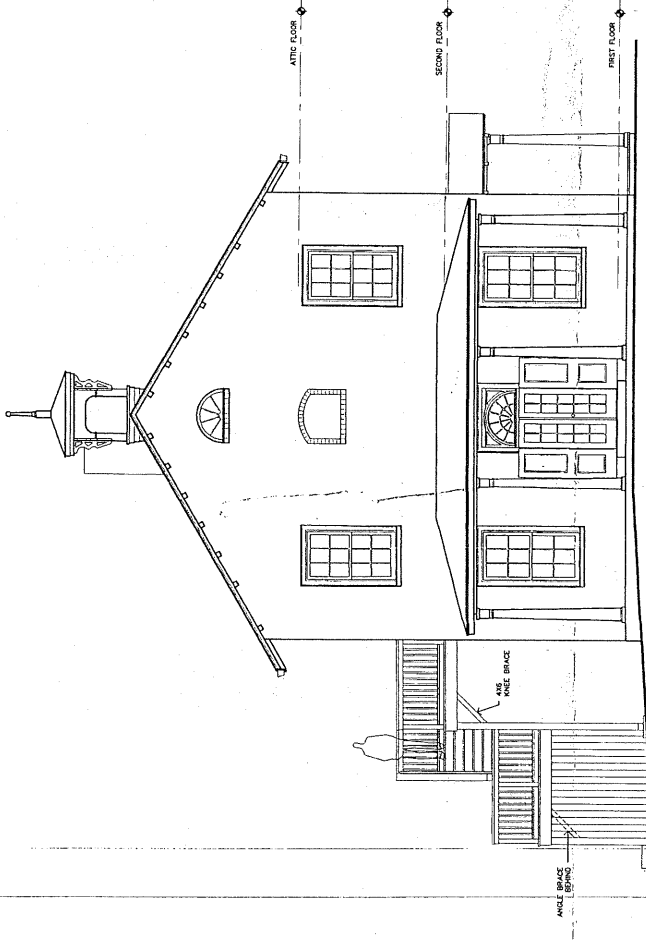
DRAWING TITLE  
ELEVATIONS  
PROJECT NO.  
0405  
DRAWN BY  
MARK  
DATE  
JUNE 21, 2006  
SHEET

A.4

REVISIONS TO BE MADE BY ARCHITECT  
DATE: 11/20/06  
BY: MCM  
BUILDING CODE OFFICIAL



2 SOUTH ELEVATION  
A.4 1/4" = 1'-0"



1 WEST ELEVATION  
A.4 1/4" = 1'-0"

REVISIONS  
NOVEMBER 15, 2006



RENOVATIONS  
FOR  
GIFFORD STUDIO INC.  
PHOTOGRAPHY  
1131 SOUTH CHESTER ROAD  
WEST CHESTER, PA 19382

MARK C. MYERS  
ARCHITECTS, INC.  
271 CENTER KITCHEN ROAD 19393  
PHILADELPHIA, PA 19115  
TEL: 215-922-4460  
FAX: 215-922-2462

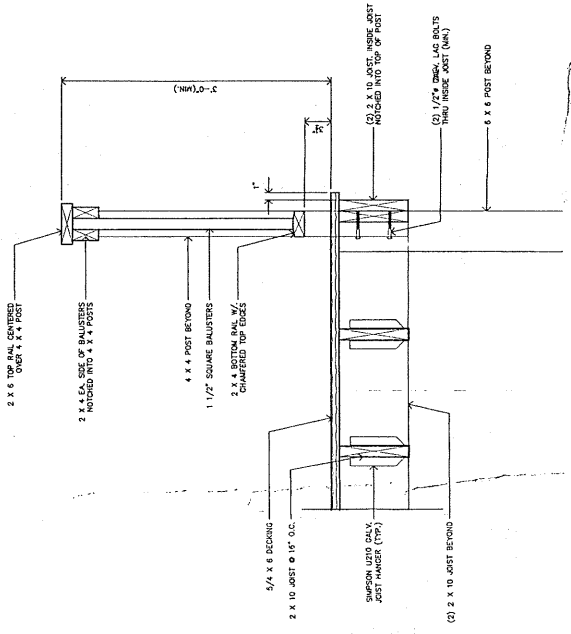


DRAWING TITLE  
SECTIONS

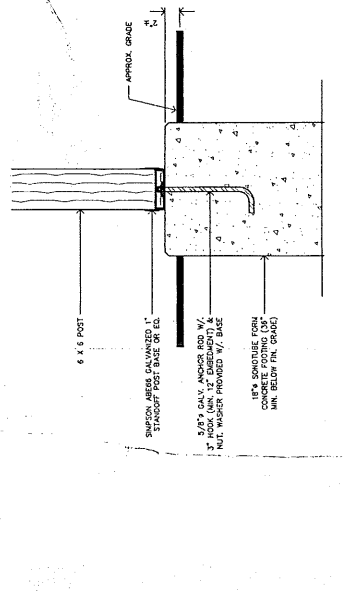
PROJECT NO.  
0405  
DRAWN BY  
MARK  
DATE  
JUNE 21, 2006  
SHEET

A.5

*All Anchors They RT Lumber  
To Be Smallest Size or Center-to-  
Center Bore To Be Used  
G.M.S. 11/22/06*



SECTION 3  
A.5 1 1/2\"/>



SECTION 4  
A.5 1\"/>

