

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, December 16, 2025 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the application of:

1. **Safayett Hossain**, 930 Wedgewood Drive, Lansdale PA 19446 (hereinafter “Applicant”). The Applicant is the equitable owner of real property located at 930 Wedgewood Drive, Tax Parcel No. 11-00-18760-00-3, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential C Zoning District, and the Applicant is requesting zoning relief from Section 405-2101, to allow for the previously constructed addition to remain without the required Building Permit.

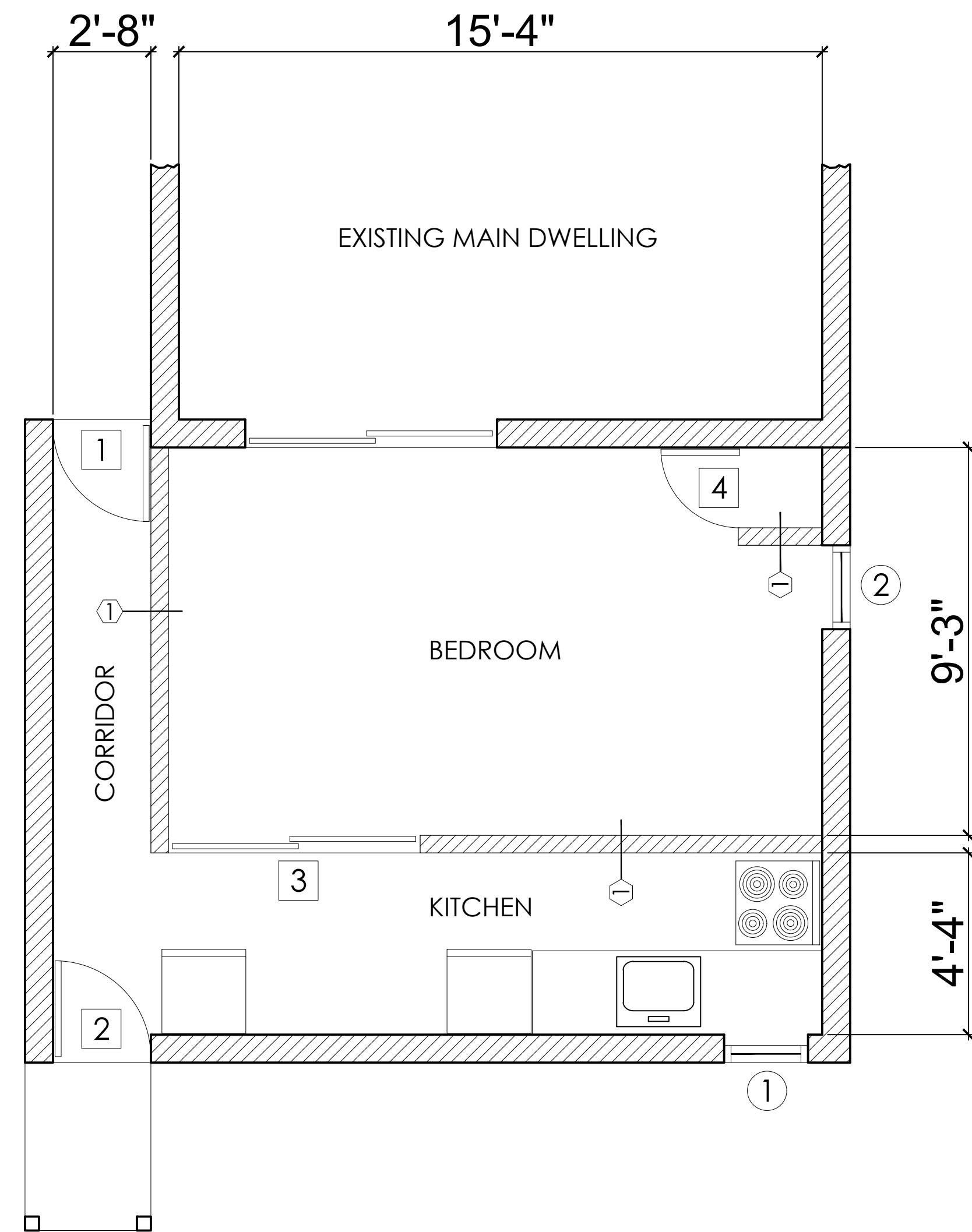
2. **Grace Mennonite Church**, 630 York Avenue, Lansdale, PA 19446 (hereinafter “Applicant”). The Applicant is the owner of real property located at 630 York Avenue, Tax Parcel No. 11-00-10528-00-9, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential Class A Zoning District, and the Applicant is requesting zoning relief from Section 405-1904.A and 405-1904.A.(1), to allow the Applicant to demolish the existing 233 square foot garage and replace it with a new 960 square foot garage.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose. Copies of the application, exhibits, site plans or other materials received by the Borough in connection with the above matter are on file with the Zoning Officer at the Borough Building or by scanning the QR Code at the bottom of this posting. Paper copies may be requested in writing from the Borough at a cost as permitted by law.



ZONING HEARING BOARD
BOROUGH OF LANSDALE

A-101

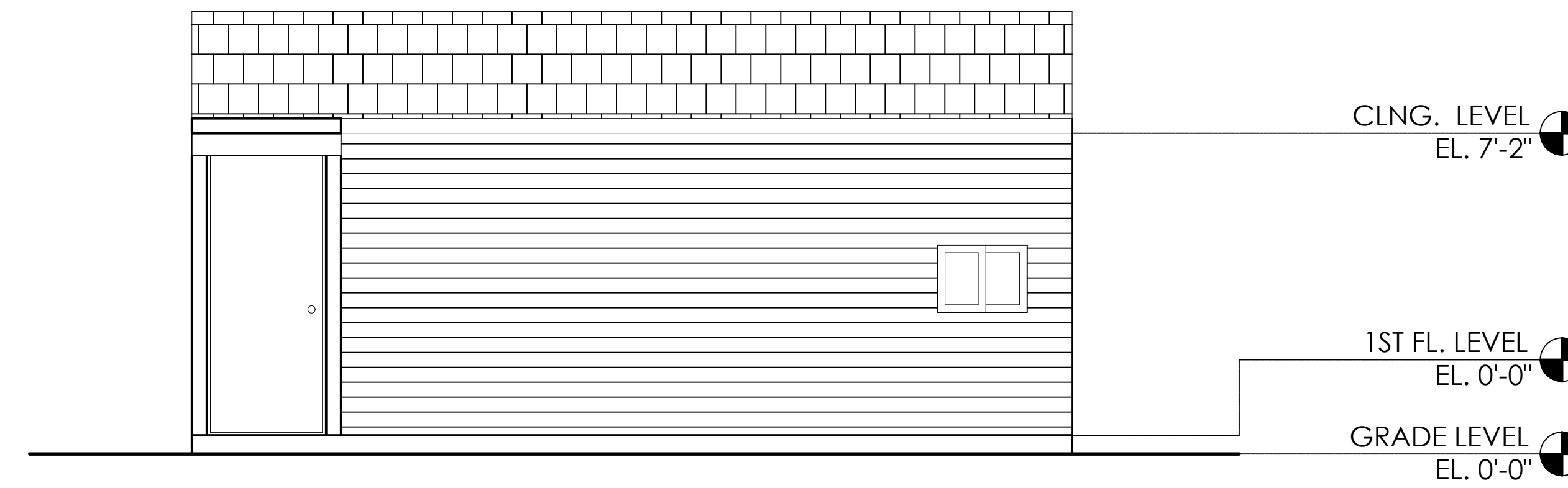


existing architectural floor plan

scale: 3/8" = 1'-0"

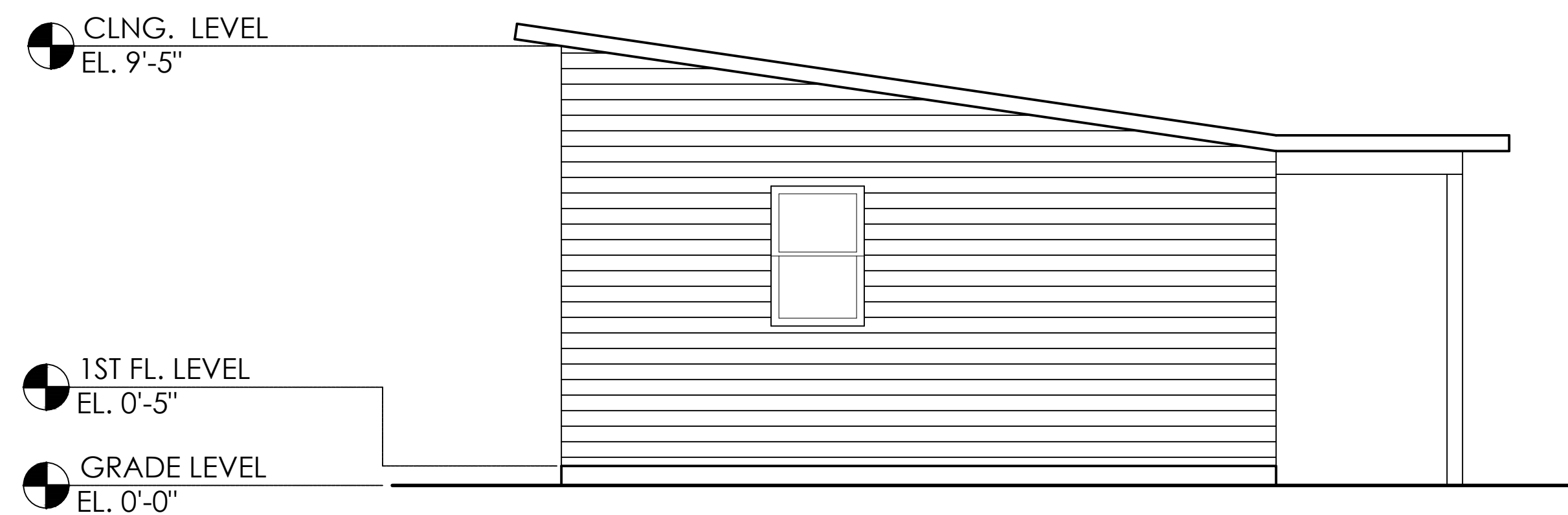
LEGEND:

EXISTING EXTERIOR / INTERIOR WALLS



rear (main) existing elevation

scale: 3/8" = 1'-0"



side (main) existing elevation

scale: 3/8" = 1'-0"

GENERAL NOTES:

1. ALL MEASUREMENTS ARE APPROXIMATE.
2. PROPERTY LINE LOCATION IS APPROXIMATE, AND IT MUST BE VERIFIED BY A LICENSED SURVEYOR.
3. DRAWINGS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS, BUT AN APPROXIMATE SCHEMATIC REPRESENTATION OF THE EXISTING CONDITIONS.

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
**930 Wedgewood Dr.
Landsdale, PA 19446**

CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

NOTE:
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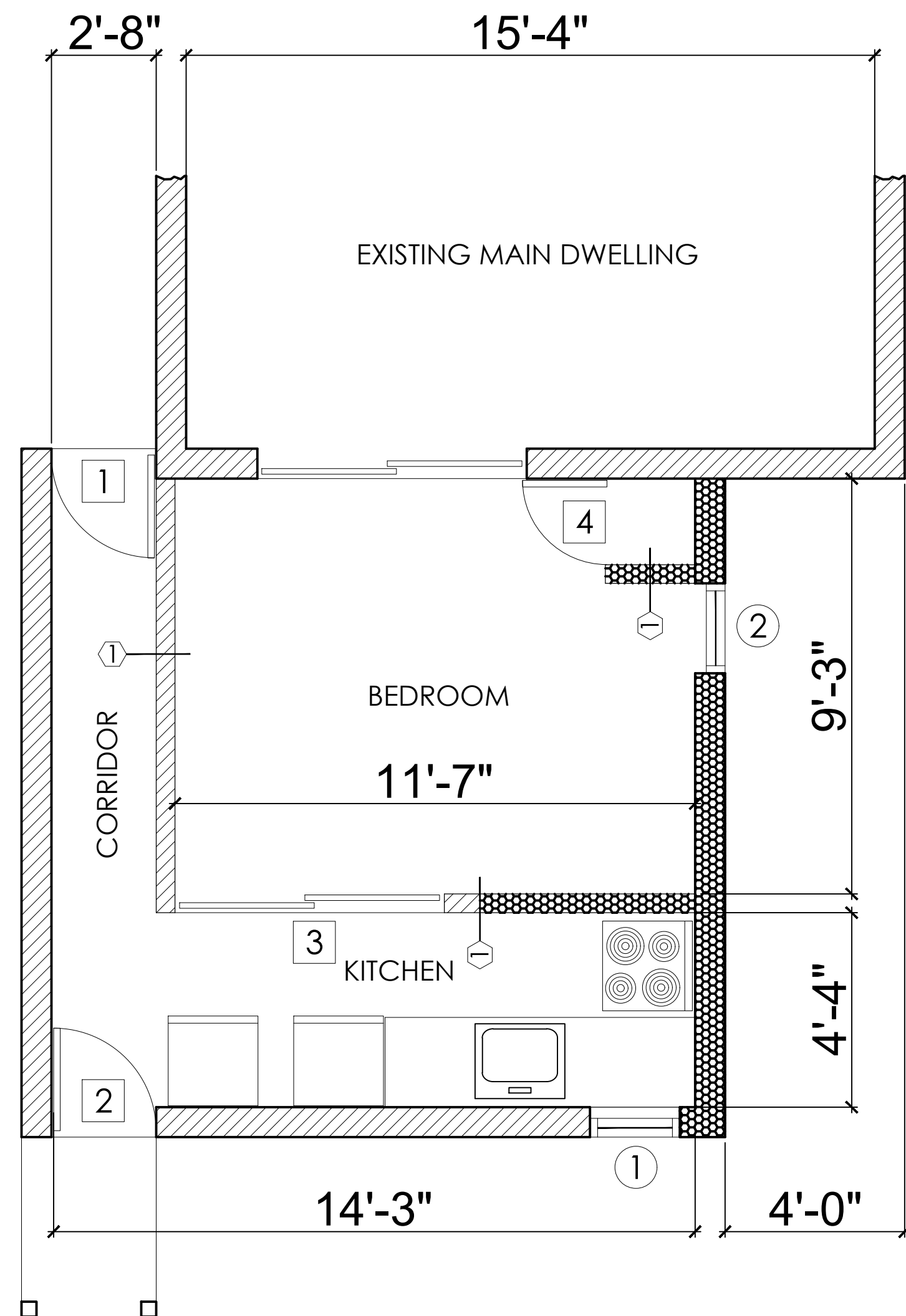
SHEET DESCRIPTION:
existing architectural layout & elevations

SCALE: 3/8"=1'-0" DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-0117	SHEET NO. 2/7
CHECKED BY:	
DATE: 10-24-2023	

A-102

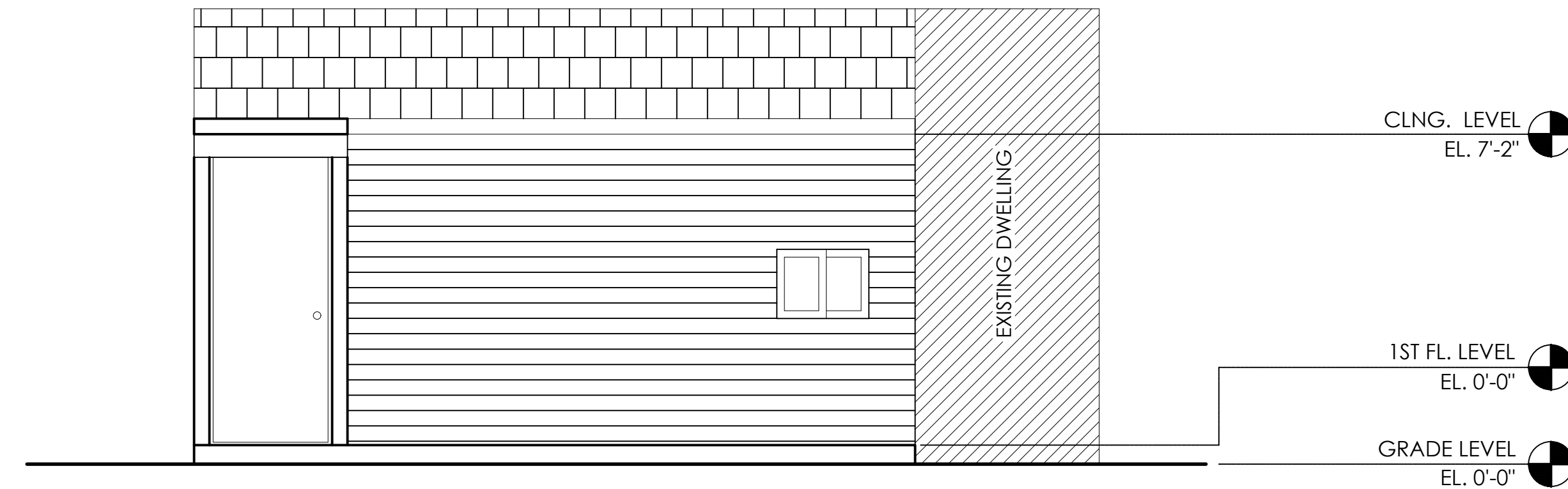


proposed addition architectural floor plan

scale: 3/8" = 1'-0"

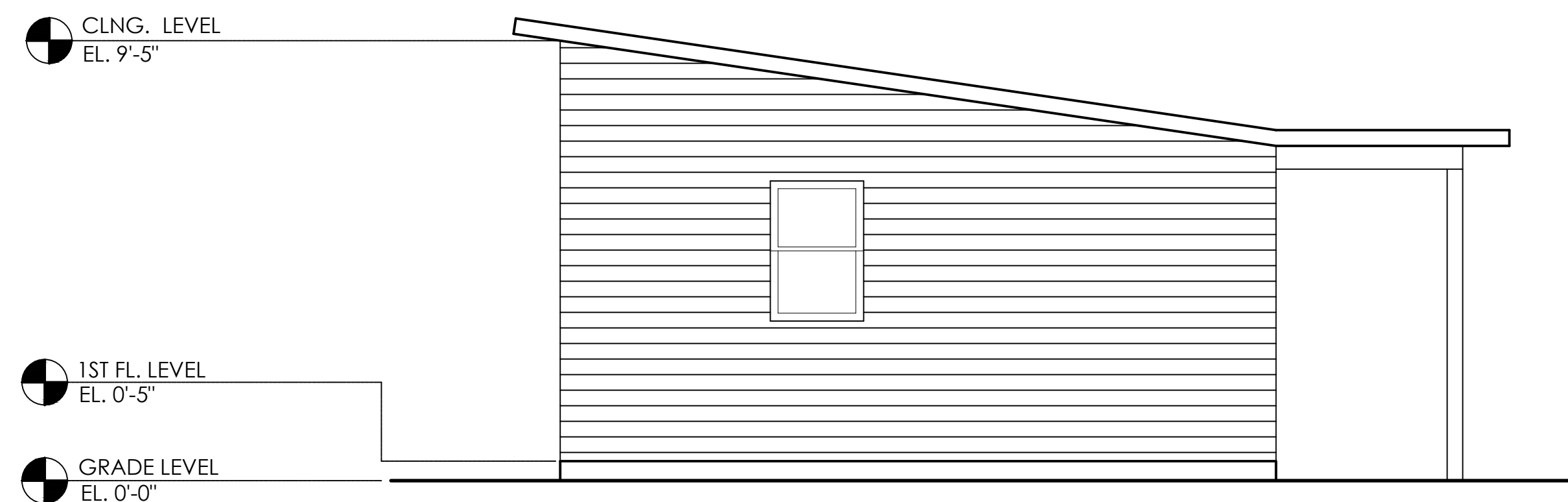
LEGEND:

- EXISTING EXTERIOR / INTERIOR WALLS
- NEW WALL



rear (main) proposed elevation

scale: 3/8" = 1'-0"



side (main) proposed elevation

scale: 3/8" = 1'-0"

NEW DOORS SCHEDULE					
MKD.	WIDTH	HEIGHT	QUANTITY	MATERIAL	OBSERVATIONS
1	2'-6"	6'-8"	1	ALUMINUM / GLASS	SINGLE SWING DOOR, FRENCH-TYPE
2	2'-0"	6'-8"	7	ALUMINUM	SINGLE SWING DOOR
3	6'-0"	6'-8"	1	ALUMINUM / GLASS	SLIDING DOOR
4	1'-6"	6'-8"	1	WOOD	SINGLE SWING DOOR, HOLLOW CORE

NEW WINDOWS SCHEDULE					
MKD.	WIDTH	HEIGHT	QUANTITY	MATERIAL	OBSERVATIONS
①	2'-0"	1'-6"	1	ALUMINUM	SLIDING WINDOW
②	2'-0"	3'-0"	1	ALUMINUM	SINGLE HUNG

GENERAL NOTES:

- ALL MEASUREMENTS ARE APPROXIMATE.
- PROPERTY LINE LOCATION IS APPROXIMATE, AND IT MUST BE VERIFIED BY A LICENSED SURVEYOR.
- DRAWINGS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS, BUT AN APPROXIMATE SCHEMATIC REPRESENTATION OF THE EXISTING CONDITIONS.

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE
1	REVISION TO FLR PLN DIMENSIONS	1-11-24

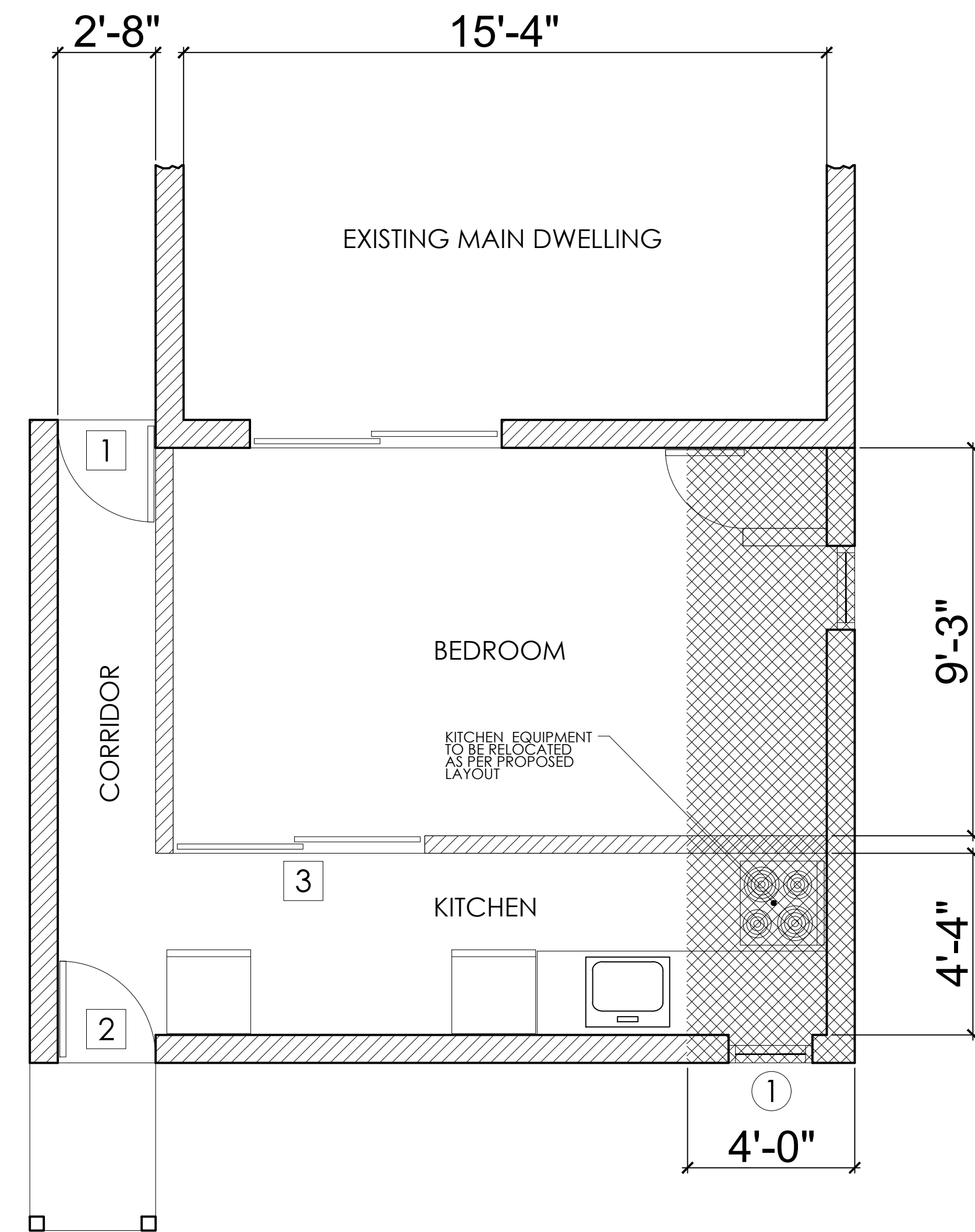
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SHEET DESCRIPTION:
proposed architectural layout & elevations
SCALE: 3/8"=1'-0" DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-0117	SHEET NO. 3/7
CHECKED BY:	
DATE: 10-24-2023	

D-101

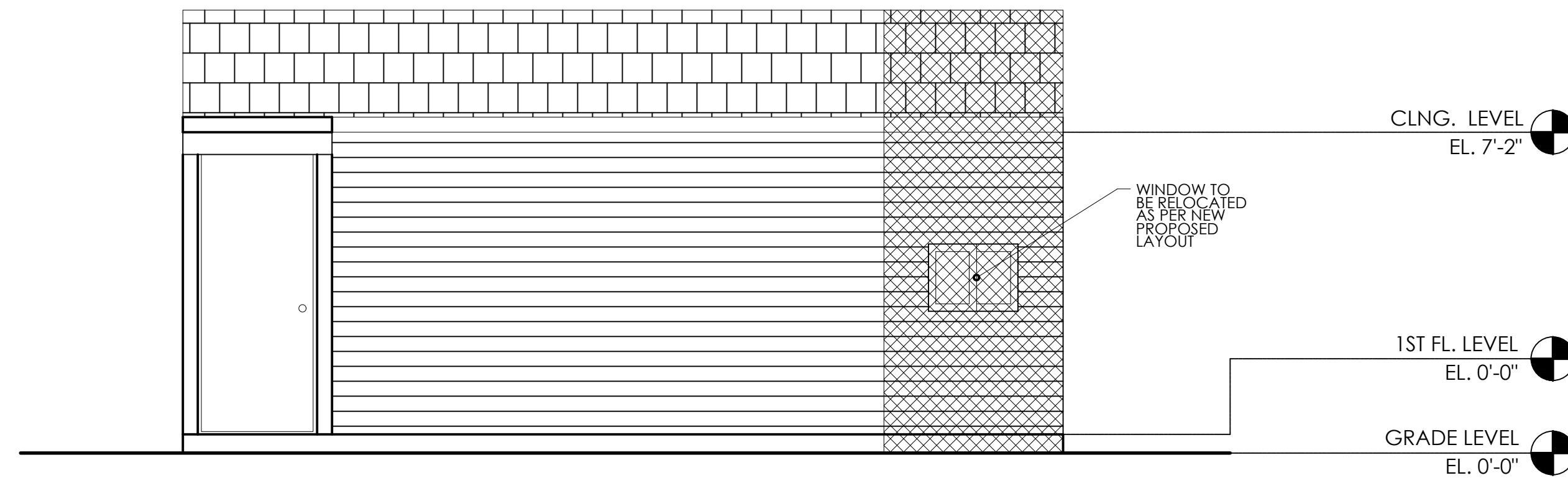


proposed demolition plan

scale: 3/8" = 1'-0"

LEGEND:

- AREA TO BE DEMOLISHED / REMOVED
- EXISTING WALL



rear (main) elevation demolition

scale: 3/8" = 1'-0"

DEMOLITION NOTES

- EXTERIOR:**
1. REMOVE ALL WINDOWS AND DOORS SHOWN DASHED.
 2. REPAIR EXISTING METAL CLAD BAY WINDOW, ASSOCIATED SHEATHING AND TRIM AS NECESSARY.
 3. EXISTING FIRE ESCAPE AND FIRE BALCONY TO REMAIN.
- INTERIOR:**
1. REMOVE ALL EXISTING WALLS, DOORS, AND PARTITIONS SHOWN DASHED, INCLUDING ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS THERE IN. EXISTING MAIN STAIR TO REMAIN.
 2. REMOVE ALL FLOOR AND CEILING FINISHES BACK TO SUBSTRATE.
 3. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF APPLIANCES AND PLUMBING FIXTURES, ACCESSORIES AND ASSOCIATED HARDWARE.
 4. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL CEILINGS, FURRING STRIPS AND FASTENERS DOWN TO EXPOSED STRUCTURE WHERE INDICATED.
 5. G.C. IS RESPONSIBLE FOR PATCHING AND FINISHING ANY REMAINING WALLS AFFECTED BY THE DEMOLITION TO MATCH EXISTING EXACTLY.

7. G.C. SHALL BE FULLY RESPONSIBLE FOR PROTECTING ALL EXISTING SURFACES AND ITEMS TO REMAIN, TYPICAL THROUGHOUT.
8. G.C. IS RESPONSIBLE FOR LOCATING/COORDINATING ALL EXISTING UTILITIES PRIOR TO EXCAVATION AND ANY OBSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMPLETING WORK.
9. COORDINATE ALL DEMOLITION WITH STRUCTURAL DRAWINGS. PROVIDE TEMPORARY SHORING AS REQUIRED.
10. G.C. IS RESPONSIBLE FOR PROVIDING DEMOLITION ENGINEERING.
11. EXISTING INTERIOR PARTITIONS ARE ASSUMED 2x4 WOOD STUDS WITH PLASTER OR GWB FINISH.
12. REMOVE AND PROPERLY DISPOSE OF ALL BASE TRIM, WAINSCOTING, CASING, AND CROWN MOULDING UNLESS OTHERWISE NOTED.

- MEP NOTES:**
1. G.C. IS RESPONSIBLE FOR THE REMOVAL OF ALL PLUMBING FIXTURES.
 2. G.C. IS RESPONSIBLE FOR KEEPING AND CAPPING OFF ANY PIPING WITHIN WALLS NOT BEING DEMOLISHED.
 3. G.C. TO COORDINATE CAREFUL REMOVAL OF EXISTING LIGHTING WITH NEW LIGHTING PLANS. G.C. TO MAKE OBSOLETE ALL EXISTING KNDB AND TUBE WIRING. REMOVE WHERE DEMOLITION ALLOWS.
 5. G.C. SHALL REMOVE ALL EXISTING WIRING, FIXTURES, AND PIPE LINES ON REAR ELEVATION OF BUILDING.

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT:
Mr. Safayet Hossain

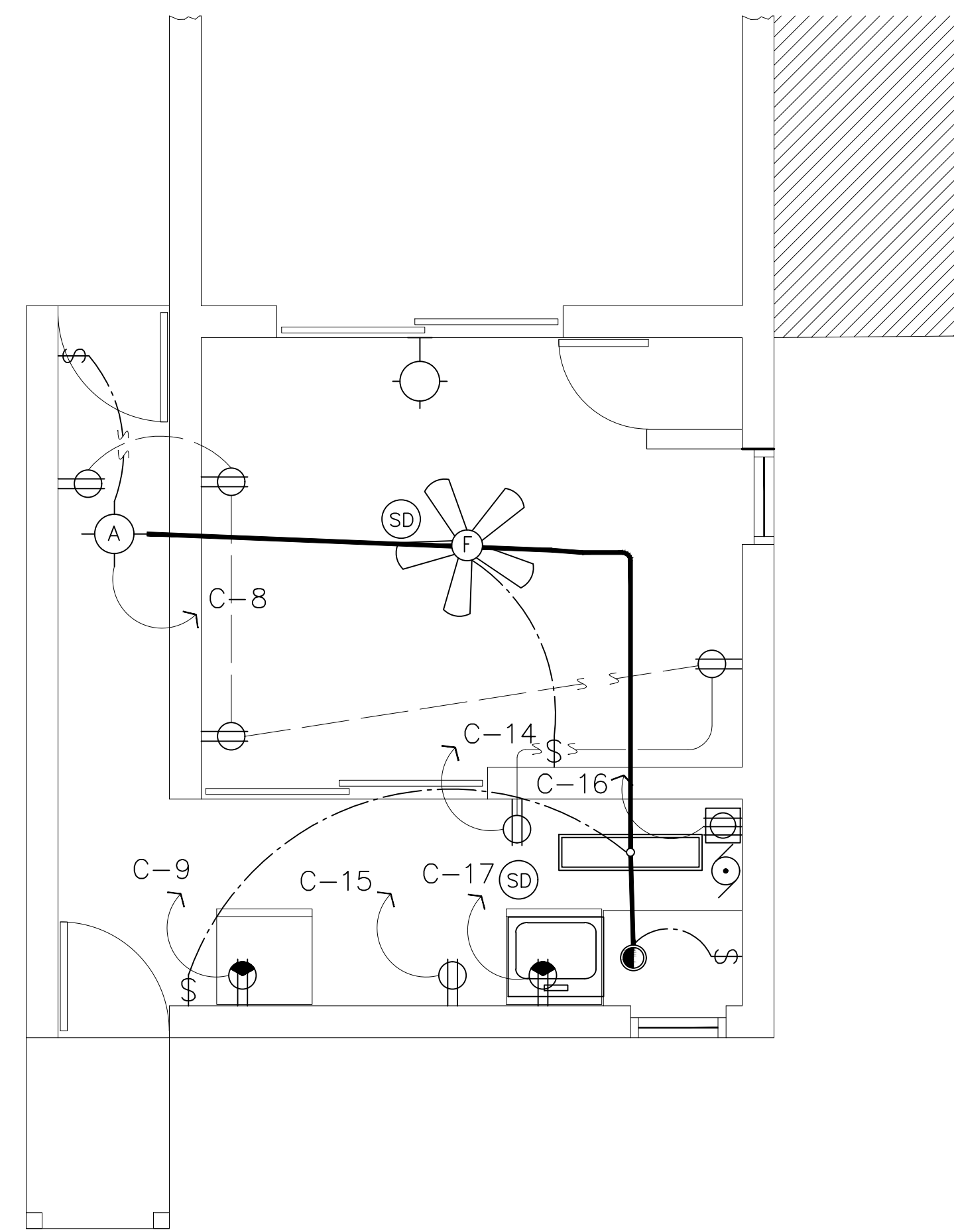
NO.	REVISION / ISSUE	DATE

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SHEET DESCRIPTION:
proposed demolition plan
SCALE: 3/8"=1'-0" DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-0117	SHEET NO. 4/7
CHECKED BY:	
DATE: 10-24-2023	

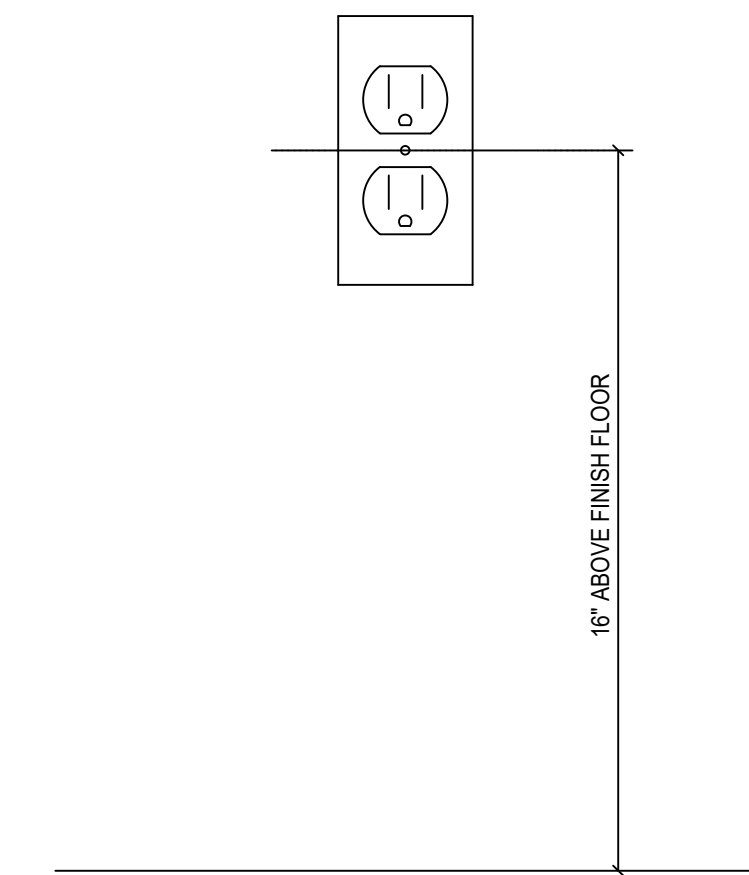


proposed addition electrical layout

scale: 3/8" = 1'-0"

LEGEND:

- CEILING MOUNTED LIGHTING FIXTURE
- WALL MOUNTED LIGHTING FIXTURE @ 6"-8" HIGH
- RECESSED DIRECTIONAL DOWNLIGHT
- Ⓢ SINGLE POLE SWITCH 4"-6" HIGH 5A, 105V, SPEC. GRADE.
- ⓈⓈ THREE WAY SWITCH 4"-6" HIGH 15A, 125V, SPEC. GRADE.
- ⓈⓈⓈ DUPLEX CONVENIENCE RECEPTACLE 1"-6" HIGH OR AS INDICATED 20A, 125V, GROUNDED.
- ⓈⓈⓈ SAME AS ABOVE BUT 3"-6" HIGH OR ABOVE COUNTER.
- ⓈⓈⓈ POWER RECEPTACLE 50A, 3W, 250V, GROUNDED.
- ⓈⓈⓈ POWER RECEPTACLE 1"-6" HIGH, 30A, 250V, GROUNDED.
- ⓈⓈⓈ SMOKE & CO2 DETECTOR
- ⓈⓈⓈ PANELBOARD 5"-6" HIGH (SEE SCHEDULE)
- ⓈⓈⓈ EXHAUST FAN
- ⓈⓈⓈ 1/4" SUSPENDED
- ⓈⓈⓈ CEILING FAN OUTLET SMALL LETTER INDICATES SWITCHING.



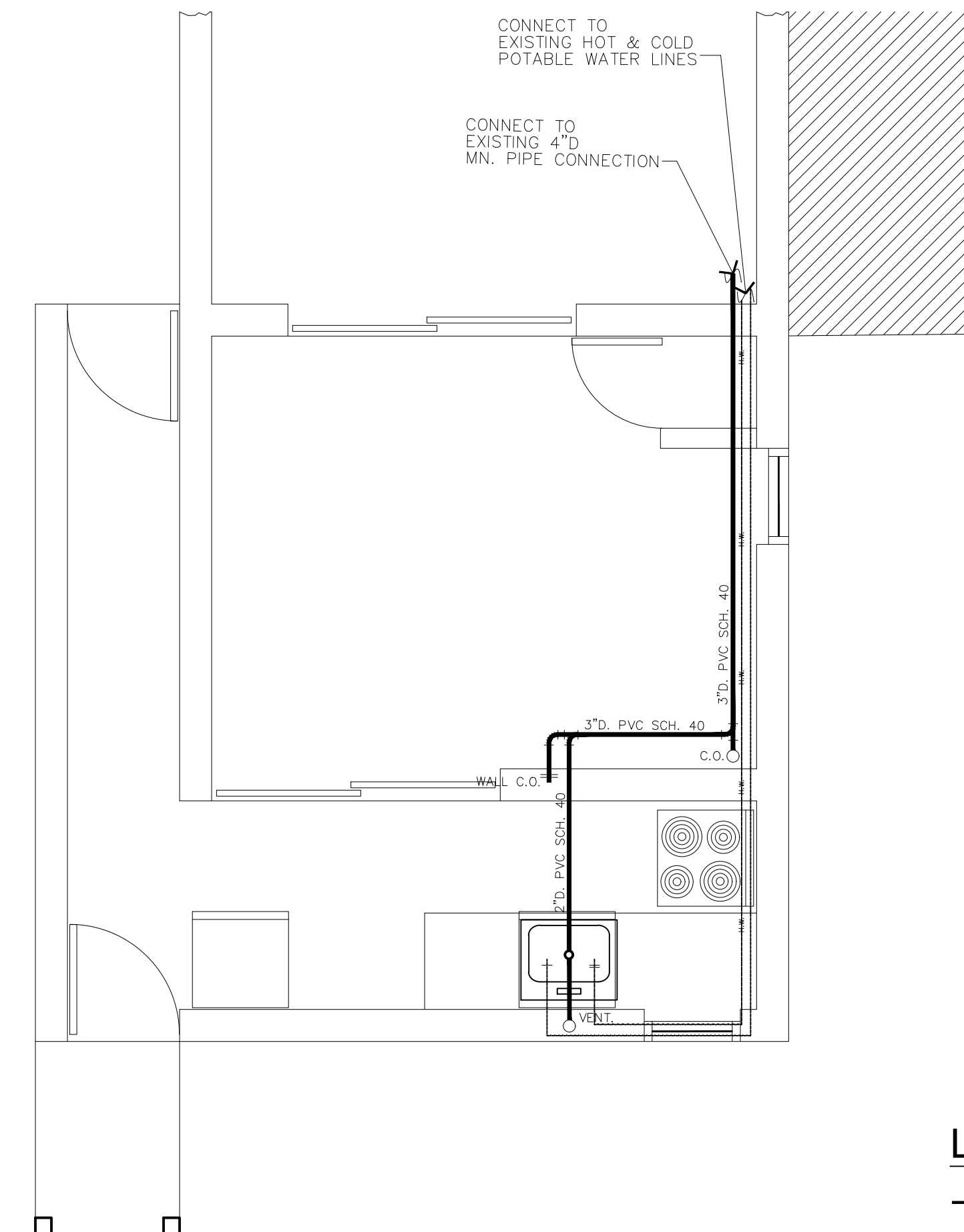
RECEPTACLE POSITION DETAIL
N.T.S.

DISTRIBUTION PANEL						
BREAKERS				CONDUIT Ø	WIRE	USE
PANEL NUMBER	CIR. NUM.	CAPACITY	POLES			
1	8	20 AMPS	1	120	1/2"	2 #12 THHN
1	9-17	20 AMPS	1	120	1/2"	2 #12 THHN
1	14-15	20 AMPS	1	120	1/2"	2 #12 THHN
2	16	40 AMPS	2	240	3/4"	3 #12 THHN



existing electrical panel image

not to scale



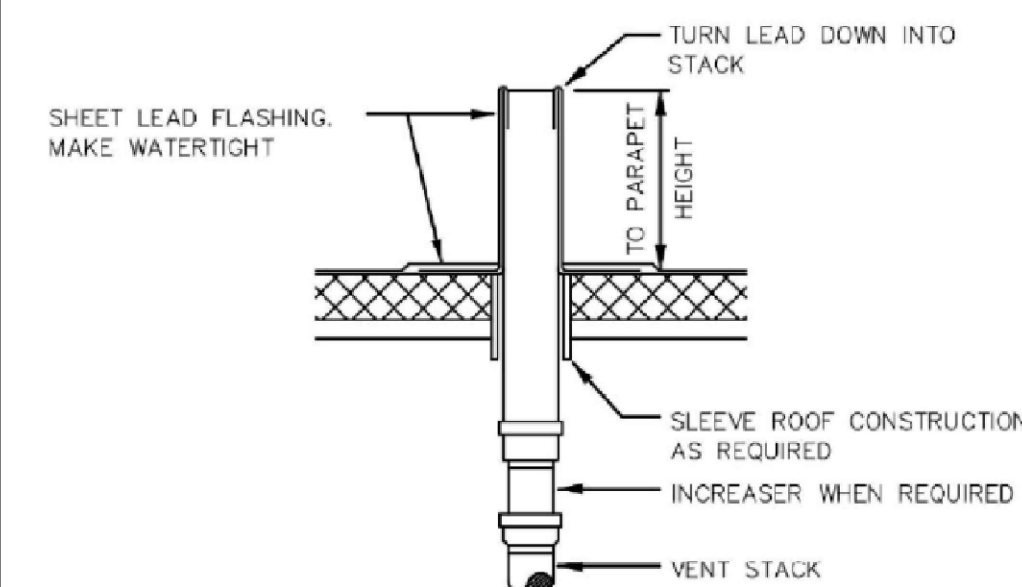
proposed plumbing plan

scale: 3/8" = 1'-0"

LEGEND:

- SANITARY LINE (2"-3"-4" DIA.)
- COLD WATER
- HW— HOT WATER

PLUMBING SCHEDULE						
EQUIPMENT	SYMBOL	UNITS	COLD WATER	HOT WATER	VENTILATION	SANITARY
SINK	P-1	2	1/2"	1/2"	2"	2"

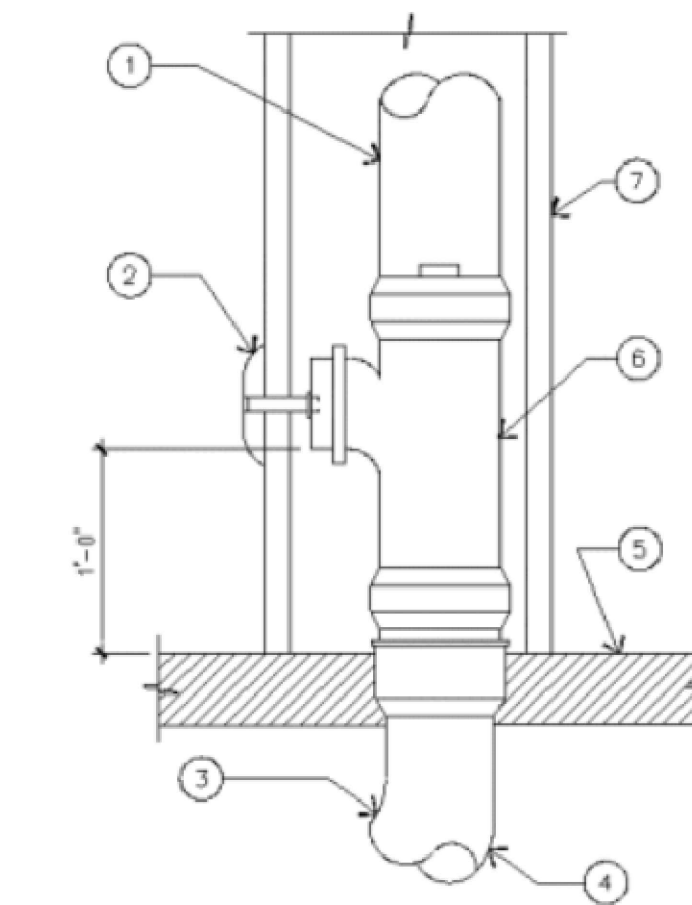


NOTES:

- 1.) SIZE OF OPENING IN ROOF DECK TO BE AS SMALL AS POSSIBLE. CO-ORD. WITH STRUCTURAL DWGS.
- 2.) FOR ROOF CONSTRUCTION TYPE REFER TO ARCH. DWGS.
- 3.) VENT STACK THRU ROOF SHALL BE LOCATED AT A MINIMUM OF 10'-0" AWAY FROM ANY OUTSIDE AIR OPENINGS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO CONSTRUCTION.

vent stack detail

not to scale



typical wall clean out detail

not to scale

EP-101

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE
1	REVISION TO EXISTING LAYOUT	1-11-24

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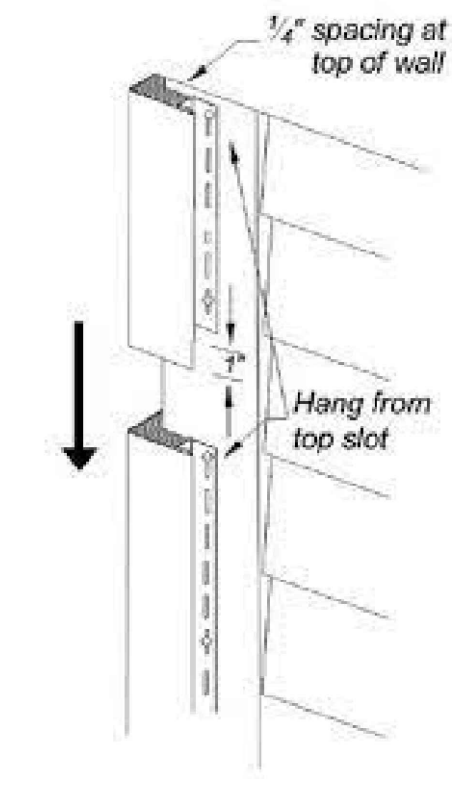
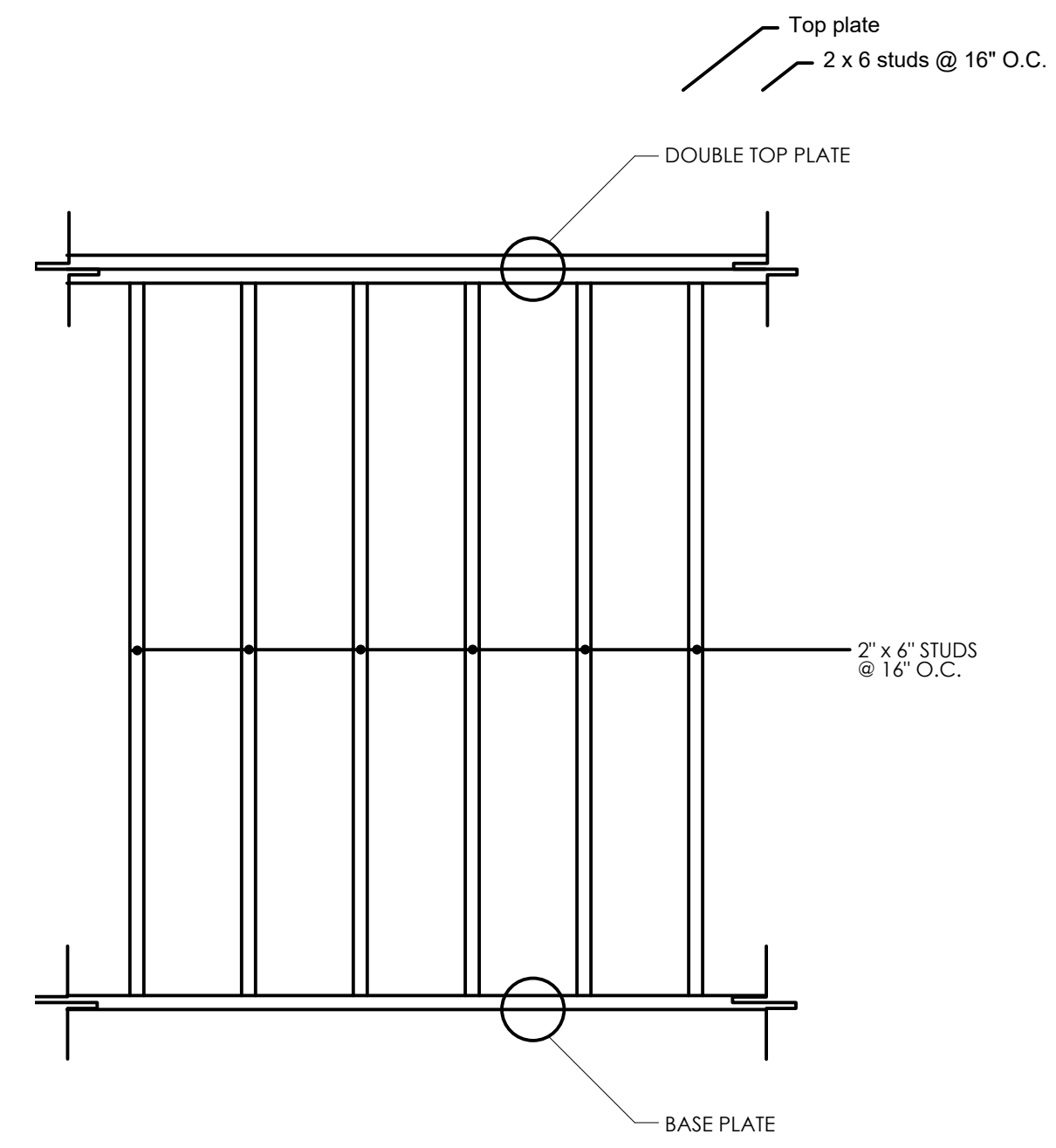
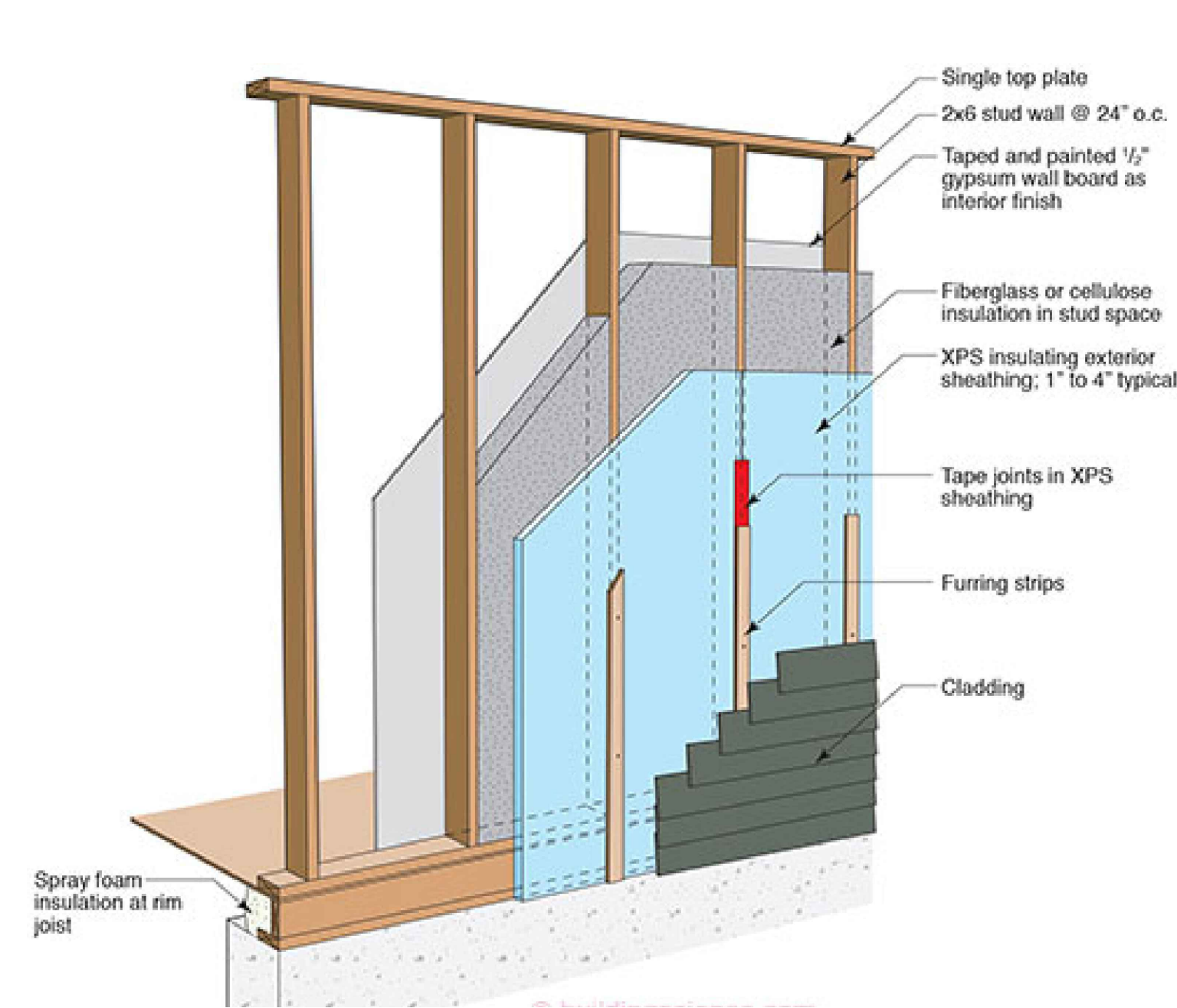
SHEET DESCRIPTION:
electrical & plumbing layouts & details

SCALE: AS SHOWN DRAWN BY: D.S.M.



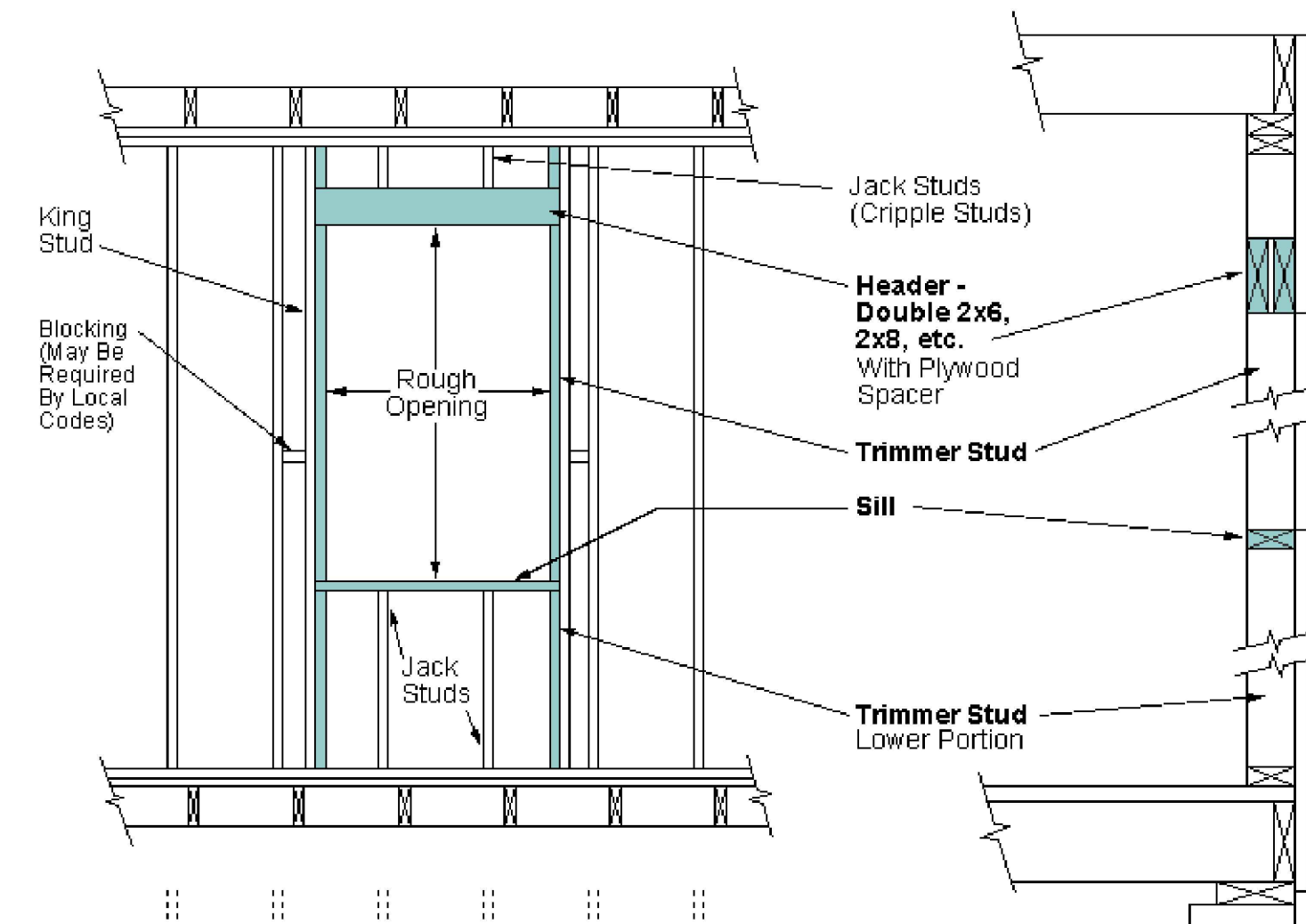
PROJECT NO. 2023-10-002-0117	SHEET NO. 7/7
CHECKED BY:	
DATE: 10-24-2023	

S-101

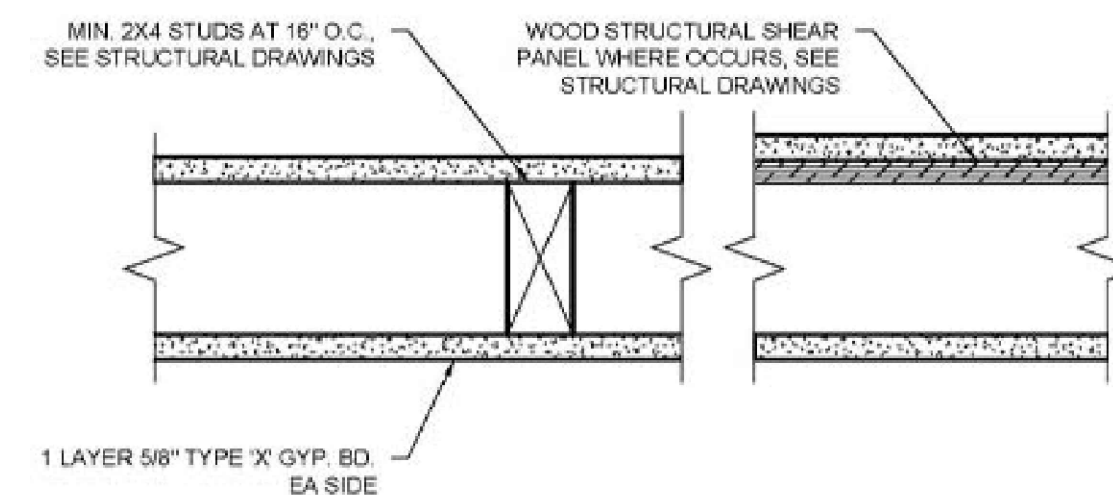


exterior wall construction detail
not to scale

NOTE: EXTERIOR WALLS INSULATION: R-13 / EXISTING FLOOR SLAB: 5" THICK



typical wall with openings framing detail
not to scale



1 HOUR RATED PER UL DESIGN No. L302
SEE ALSO IBC 2012 TABLE 721.1 (2), ITEM 14-1.3
typical interior wall fire-rating detail (1-hour)
not to scale

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

NOTE:
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SHEET DESCRIPTION:
interior & exterior wall construction details
SCALE: AS SHOWN DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-0117	SHEET NO. 5/7
CHECKED BY:	
DATE: 10-24-2023	

S-102

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT
Mr. Safayet Hossain

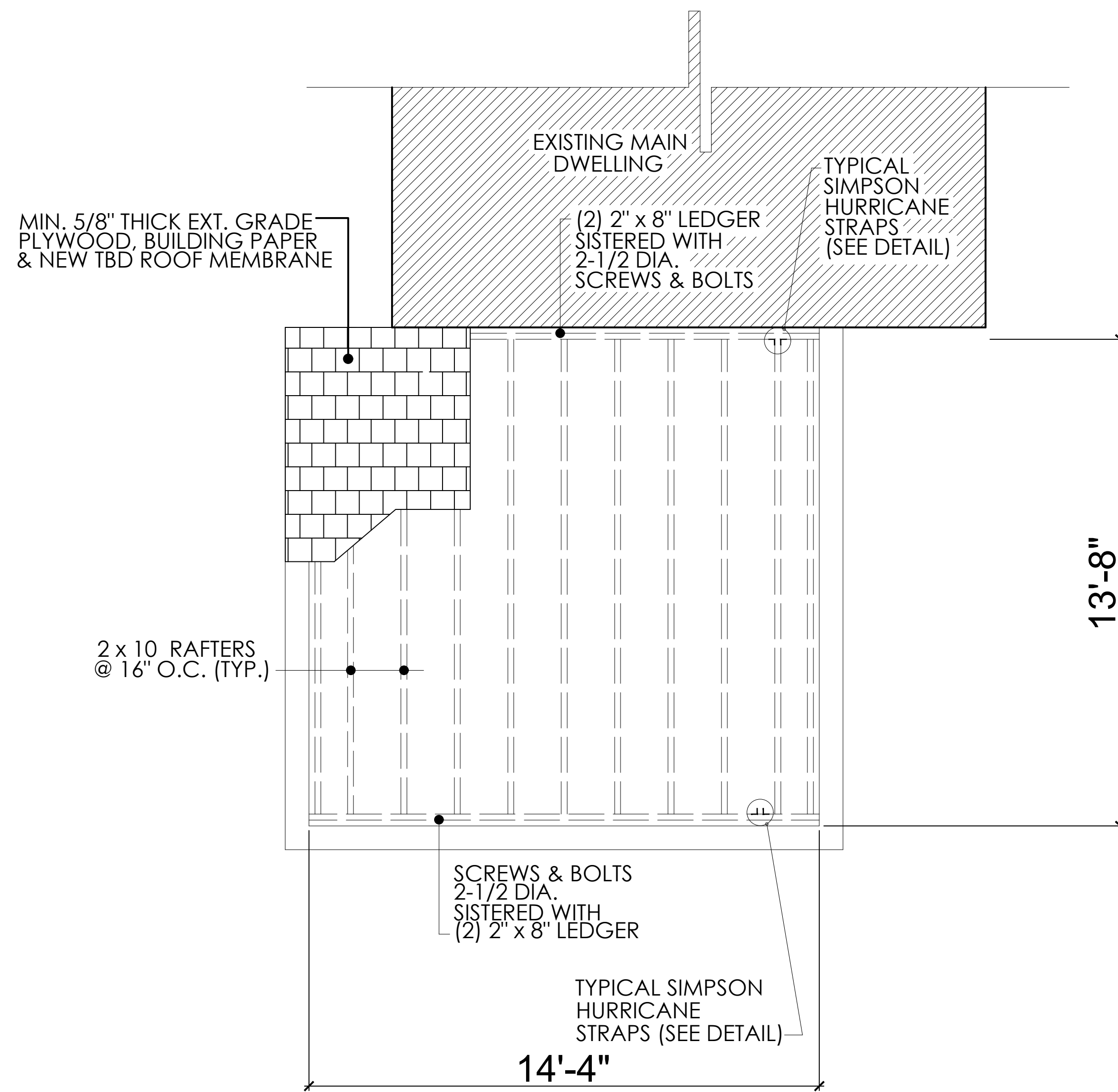
NO.	REVISION / ISSUE	DATE
1	REVISION TO ROOF DIMENSIONS	1-11-24

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SHEET DESCRIPTION:
roof framing construction details
SCALE: as shown DRAWN BY: D.S.M.

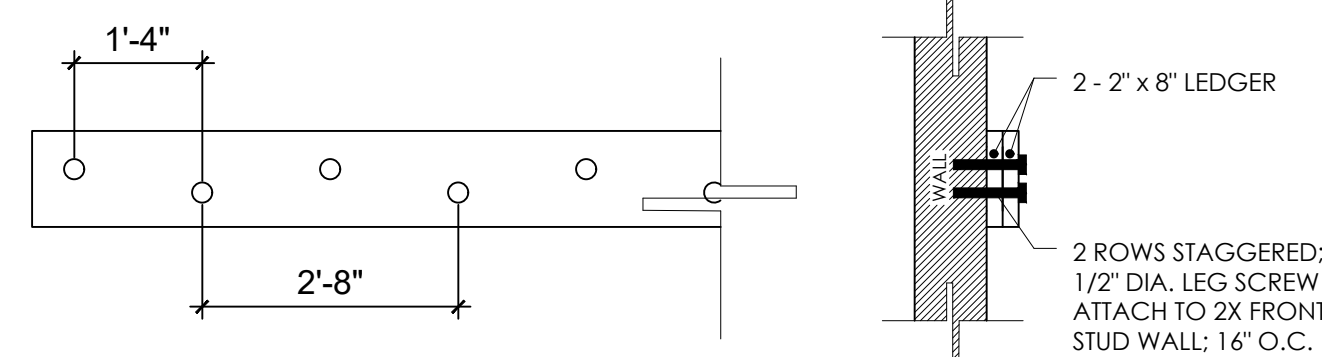


PROJECT NO. 2023-10-002-0117	SHEET NO. 6/7
CHECKED BY:	
DATE: 10-24-2023	



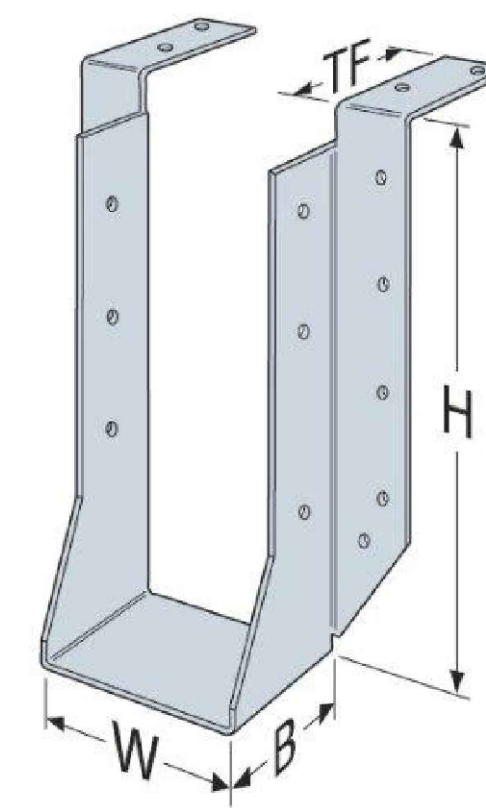
proposed roof framing plan

scale: 3/8" = 1'-0"



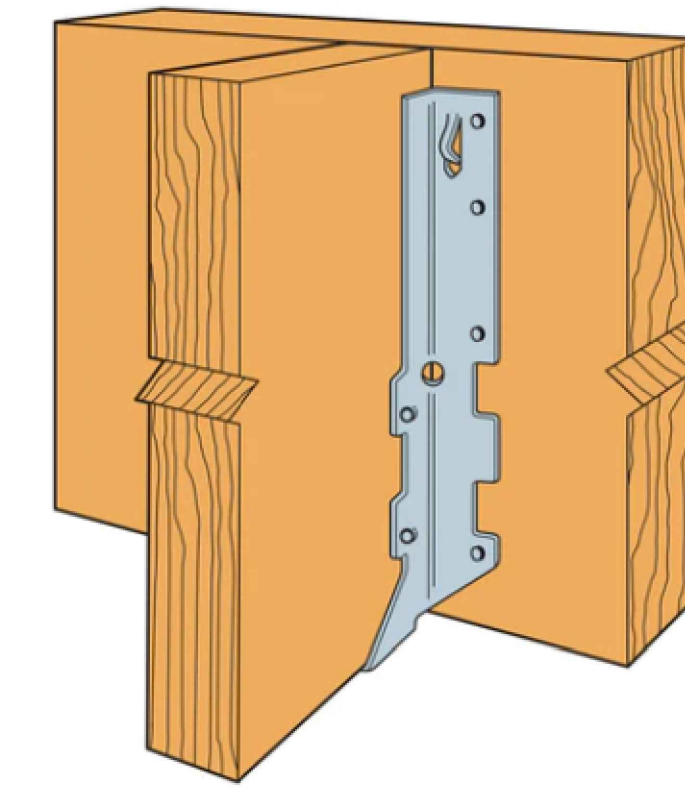
typical joist header detail

not to scale



typical detail of Simpson hurricane ties & respective guide table

not to scale



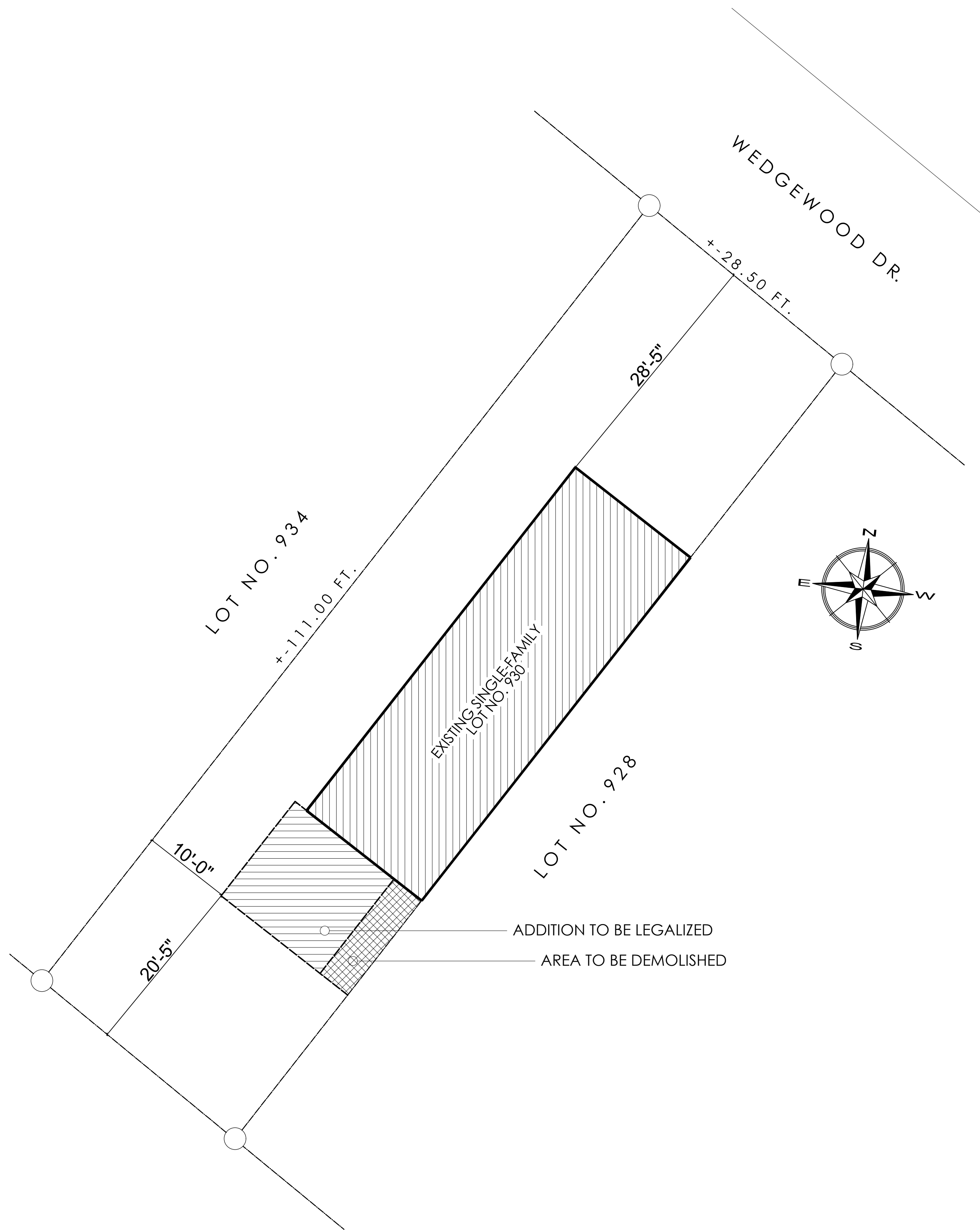
typical installation detail of Simpson 2\"/>

not to scale

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

These models are approved for installation with the Strong-Drive® SD Connector screw. See the load values below.

Joist Size	Model No.	Ga.	Dimensions (in.)			Min./Max.	Fasteners		DF/SP Allowable Loads				Installed Cost Index (ICI)
			W	H	B		Header	Joist	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	
Sawn Lumber Sizes													
2X4	LU24	20	1 1/8	3 1/8	1 1/2	—	(4) 16d	(2) 10d x 1 1/2"	265	555	635	685	Lowest
	LUS24	18	1 1/8	3 1/8	1 3/4	—	(4) 10d	(2) 10d	490	670	765	825	+3%
	U24	16	1 1/8	3 1/8	1 1/2	—	(4) 16d	(2) 10d x 1 1/2"	265	575	655	705	+67%
	HU26	14	1 1/8	3 1/8	2 1/4	—	(4) 16d	(2) 10d x 1 1/2"	335	595	670	720	+295%
DBL 2X4	LUS24-2	18	3 1/8	3 1/8	2	—	(4) 16d	(2) 16d	440	800	910	985	Lowest
	U24-2	16	3 1/8	3	2	—	(4) 16d	(2) 10d	370	575	655	705	+33%
	HU24-2 / HUC24-2	14	3 1/8	3 1/8	2 1/2	—	(4) 16d	(2) 10d	380	380	595	720	+240%
2x6	LUS26	18	1 1/8	4 1/8	1 3/4	—	(4) 10d	(4) 10d	1,165	865	990	1,070	Lowest
	LU26	20	1 1/8	4 1/8	1 1/2	—	(6) 16d	(4) 10d x 1 1/2"	565	835	950	1,030	+6%
	U26	16	1 1/8	4 1/8	2	—	(6) 16d	(4) 10d x 1 1/2"	585	865	980	1,055	+43%
	LUC26Z	18	1 1/8	4 1/8	1 3/4	—	(6) 16d	(4) 10d x 1 1/2"	730	845	965	1,040	+160%
	HU26	14	1 1/8	3 1/8	2 1/4	—	(4) 16d	(2) 10d x 1 1/2"	335	595	670	720	+179%
DBL 2X6	HUS26	16	1 1/8	5 1/8	3	—	(14) 16d	(6) 16d	1,550	2,720	3,095	3,335	+276%
	LUS26-2	18	3 1/8	4 7/8	2	—	(4) 16d	(4) 16d	1,165	1,030	1,180	1,275	Lowest
	U26-2	16	3 1/8	5	2	—	(8) 16d	(4) 10d	740	1,150	1,305	1,410	+65%
	HUS26-2 / HUC26-2	14	3 1/8	5 1/8	2	—	(4) 16d	(4) 16d	1,235	1,065	1,210	1,305	+172%
TPL 2x6	HU26-2 / HUC26-2	14	3 1/8	5 1/8	2 1/2	Min.	(8) 16d	(4) 10d	760	1,190	1,345	1,445	+233%
		14	3 1/8	5 1/8	2 1/2	Max.	(12) 16d	(6) 10d	1,135	1,785	2,015	2,165	+254%
TPL 2x6	LUS26-3	18	4 1/8	4 1/8	2	—	(4) 16d	(4) 16d	1,165	1,030	1,180	1,280	*
	U26-3	16	4 1/8	4 1/8	2	—	(8) 16d	(4) 10d	740	1,150	1,305	1,410	*
	HU26-3 / HUC26-3	14	4 1/8	4 1/8	2 1/2	Min.	(8) 16d	(4) 10d	760	1,190	1,345	1,445	*
	14	4 1/8	4 1/8	2 1/2	Max.	(12) 16d	(6) 10d	1,135	1,785	2,015	2,165	*	



site plan

scale: 1/8" = 1'-0"

PROPOSED ADDITION TO AN EXISTING SINGLE-FAMILY HOME LOCATED AT 930 WEDGEWOOD DR. LANDSDALE, PA 19446

OWNER: MR. SAFAYET HOSSAIN

CONTENT:

DESCRIPTION

Site Plan & Table of Contents
 Existing Addition Architectural Layout & Main Elevations
 Proposed Addition Architectural Layout & Main Elevations
 Demolition Plan
 Exterior & Interior Wall Construction Details
 Roof Framing Construction Details
 Electrical & Plumbing Layouts & Details

SHEET NO.

T-101
 A-101
 A-102
 D-101
 S-101
 S-102
 EP-101

PROPERTY INFORMATION

Parcel ID: 110018760003
 Zoning Code: RC
 Parcel Use Code: 1101
 Approximate Building Footprint Area: 599.00 s.f.
 Approximate Lot Area: 3,197.00 s.f.
 Block number: 1D
 Lot number: 56

T-101

PROJECT DESCRIPTION
 ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
 930 Wedgewood Dr.
 Landsdale, PA 19446

CLIENT:
 Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

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SHEET DESCRIPTION:
 title sheet & table of contents
 SCALE: n/a DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-0117	SHEET NO. 1/7
CHECKED BY:	
DATE: 10-24-2023	



INSTRUCTIONS FOR
FILING APPLICATIONS
TO THE ZONING HEARING BOARD

1. Appeal must be done in the name of the owner of the property at the time of the appeal. If the owners are real people, provide names of each. If a society, club or organization, give full name of society, etc., and provide names of responsible officers.
2. Sketch or plan must accompany each copy of application (**6 hard copies and 1 digital copy required**).
3. Completed application (**neatly printed or typed**) must be submitted to Borough of Lansdale, One Vine Street, Lansdale, between the hours of 8:00 A.M. and 4:30 P.M., Monday thru Friday. codeenforcement@lansdale.org
4. Application with all attachments must be submitted not less than **45 days prior** to the Board's scheduled hearing date.

5. THE FILING FEES ARE AS FOLLOWS:
ZONING HEARING BOARD

Application Fee:

\$ 600	Residential one and two-family (maximum 3 hour public hearing)
\$1,200	Residential three or more family (maximum 3 hour public hearing)
\$1,500	Non-Residential including mixed-use with residential (maximum 3 hour public hearing)
\$ 200	Each additional hour of public hearing
\$ 300	Public hearing continuance request
\$ 500	Sign Variance (maximum 3 hour public hearing)

THE FEE MUST ACCOMPANY THIS APPLICATION.

6. If the applicant requests a Continuance of a Zoning Hearing, a letter requesting same must be sent to the Director of Code Enforcement along with a check for \$250.00 for administrative costs.

NOTE: Pursuant to a resolution adopted by the Zoning Hearing Board on July 10, 1979, under the authority of Sections 122-168, 122-170, and 122-171 of the Zoning Code of the Borough of Lansdale, the following has been adopted as a formal rule of procedure by the Zoning Hearing Board:

"ALL applications to the Zoning Hearing Board shall contain a written plan, submitted by the applicant, of the entire property in question setting out specifically the dimensions of the lot in question and any other adjacent lots owned by the same owner or same applicant, the dimensions of existing buildings on the property, the dimensions of any proposed building on the property, the height of any building on the property, the rear, the side and front yard setbacks on buildings and proposed buildings and the quantity and the location of off-street parking. The plan may also contain such additional information as the applicant considers useful to the Board's determination."

ZONING HEARING BOARD
BOROUGH OF LANSDALE

ZONING HEARING BOARD
BOROUGH OF LANSDALE INFORMATION SHEET

NOTICE: This application must be completed in full or you will not be deemed to have filed an application for action by the Zoning Hearing Board. You must determine all answers to all questions unless the question does not pertain to your property, in which case you should print "not applicable".

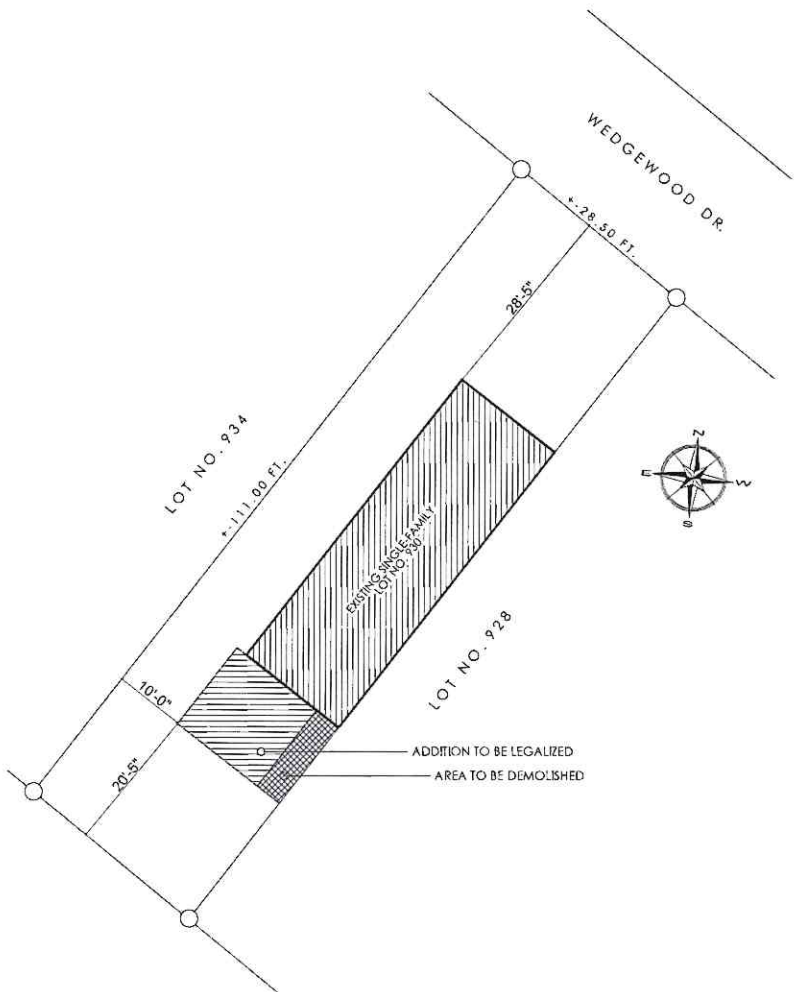
1. Applicant's name, address, email and phone number: SARAFET HOSSAIN / 930 WEDGEWOOD DR. / LANDSDALE, PA 19446 / [REDACTED]
2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)?
OWNER
3. Owner(s) name, email and address: PLEASE SEE NO. 1
4. Primary Contact(name, address and email): SEE NO. 1
5. Location of the property (street number, physical location, tax map parcel number): 930 WEDGEWOOD DR., LANDSDALE, PA / PARCEL ID: 110018TG0003
6. What zoning district is it in? RC
7. When did owner of property take title to it? 9-28-2019
8. What is the present use of the property? RESIDENTIAL
9. What use do you propose for the property? SAME AS EXISTING (RESIDENTIAL)
10. Has the property ever been used for the same use you propose in Q.8? YES If so, please state the period of time such use was active: FROM CONSTRUCTION / HAS BEEN USED AS RESIDENTIAL SINCE ITS CONSTRUCTION & SINCE ITS PURCHASE BY OWNER ON 9-28-2019.
11. Do you contend that your proposed use is a legal non-conforming use?: NO If so, state when the proposed use was first present on the property: N/A
12. Are there any buildings on your property?: YES If so, state the uses of the buildings: RESIDENTIAL, SINGLE-FAMILY HOME.
13. How much off-street parking is available on the property at the present time? 3 How much additional off-street parking do you propose? 3
14. Is the property subject to an agreement of sale conditioned upon you receiving the zoning relief you request? NO If so, please state the date of settlement: N/A
15. State the exact dimensions of your property: ± 29 FT x 111 FT = ± 3,200 S.F.

COMPLETE BOTH SIDES

16. State the exact dimensions of all buildings on your property: DWELLING: 5999.S.F. /
PROPOSED ADDITION: 17'-8" X 4'-0" = 78.34 S.F.
17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed:
WORK WAS COMPLETED WITHOUT A PERMIT & A BUILDING PERMIT IS
REQUIRED. SECTIONS 409, ARTICLE XXI SECTION 409-2101 WERE
INFRINGED. PROJECT ORIGINALLY DID NOT COMPLY WITH LATERAL-SETBACK.
18. State what relief you request from the Zoning Code provisions you are infringing: LEGALIZATION OF
REAR ADDITION AS DEPICTED IN ATTACHED DRAWINGS.
19. State what hardship you will suffer if you do not receive the requested relief: ADDITION IS AN
INTEGRAL DAY-TO-DAY PART OF THE MAIN DWELLING. PROJECT WAS
COMPLETED TO FULFILL FAMILY NEEDS BECAUSE OF THE LIMITED
SIZE (AREA) OF THE ORIGINAL HOUSE.
20. State why the requested relief is in the public interest: AT FIRST, A CLOSEBY NEIGHBOR FILED
A COMPLAINT & HENCE, THE BOROUGH OF LANSDALE REQUESTED FOR A
BUILDING PERMIT TO BE SUBMITTED TO LEGALIZE THE ADDITION. I UNDERSTAND
THE PROJECT DOES NOT ACT IN DETRIMENT TO THE SURROUNDINGS, NOT AFFECTS
THE NEIGHBOR IN ANY WAY POSSIBLE.
21. Have there been any other Zoning Hearings for this property? BUILDING PLANS WERE SUBMITTED
If so, please list dates and relief granted: IN MAY 2024.

Signed: Safayr Hossain
(Applicant Signature)

Date: 10/16/2025



site plan
scale: 1/8" = 1'-0"

PROPOSED ADDITION TO AN EXISTING SINGLE-FAMILY HOME LOCATED AT 930 WEDGEWOOD DR. LANDSDALE, PA 19446

OWNER: MR. SAFAYET HOSSAIN

CONTENT:

DESCRIPTION

Site Plan & Table of Contents
 Existing Addition Architectural Layout & Main Elevations
 Proposed Addition Architectural Layout & Main Elevations
 Demolition Plan
 Exterior & Interior Wall Construction Details
 Roof Framing Construction Details
 Electrical & Plumbing Layouts & Details

SHEET NO.

T-101
 A-101
 A-102
 D-101
 S-101
 S-102
 EP-101

PROPERTY INFORMATION

Parcel ID: 110018760003
 Zoning Code: RC
 Parcel Use Code: 1101
 Approximate Building Footprint Area: 599.00 s.f.
 Approximate Lot Area: 3,197.00 s.f.
 Block number: 1D
 Lot number: 56

T-101

PROJECT DESCRIPTION	ADDITION TO SINGLE-FAMILY HOME		
PROJECT LOCATION	930 Wedgewood Dr. Landsdale, PA 19446		
CLIENT	Mr. Safayet Hossain		
NO.	REVISION / ISSUE	DATE	

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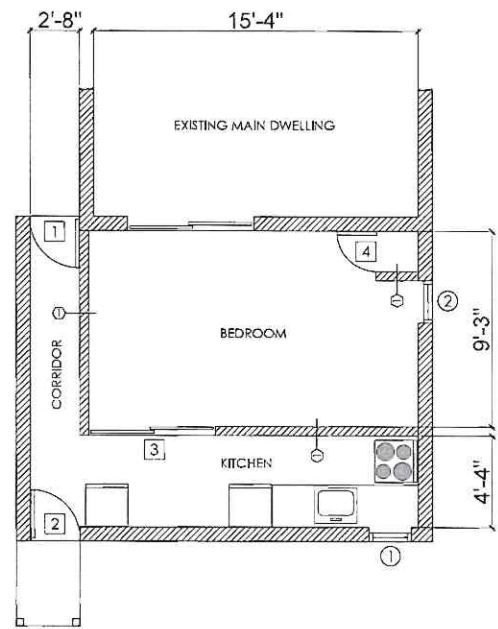
SHEET DESCRIPTION:
 title sheet & table of contents
 SCALE: N/A DRAWN BY: D.S.M.



PROJECT NO. 2023-10-002-3117	SHEET NO. 1/7
CHECKED BY:	
DATE: 10-24-2023	

RECEIVED
 OCT 20 2025
 BOROUGH OF LANDSDALE
 CODE ENFORCEMENT

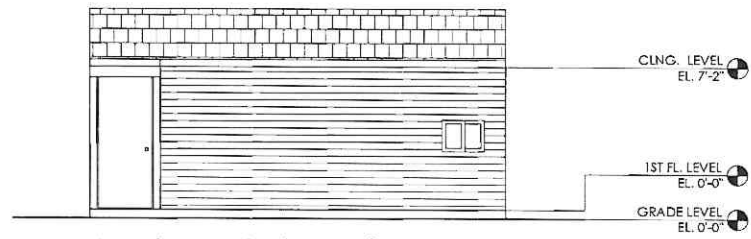
A-101



existing architectural floor plan

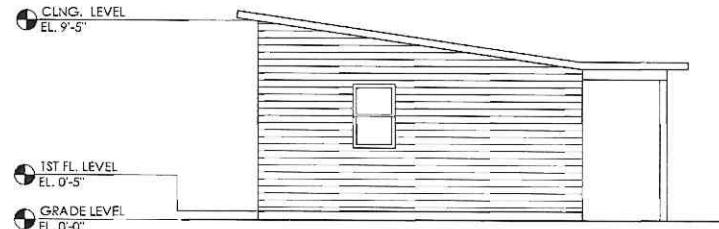
scale: 3/8" = 1'-0"

LEGEND:
 EXISTING EXTERIOR / INTERIOR WALLS



rear (main) existing elevation

scale: 3/8" = 1'-0"



side (main) existing elevation

scale: 3/8" = 1'-0"

GENERAL NOTES:

1. ALL MEASUREMENTS ARE APPROXIMATE.
2. PROPERTY LINE LOCATION IS APPROXIMATE AND IT MUST BE VERIFIED BY A LICENSED SURVEYOR.
3. DRAWINGS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS, BUT AN APPROXIMATE SCHEMATIC REPRESENTATION OF THE EXISTING CONDITIONS.

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
**930 Wedgewood Dr.
 Landsdale, PA 19446**

CLIENT
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

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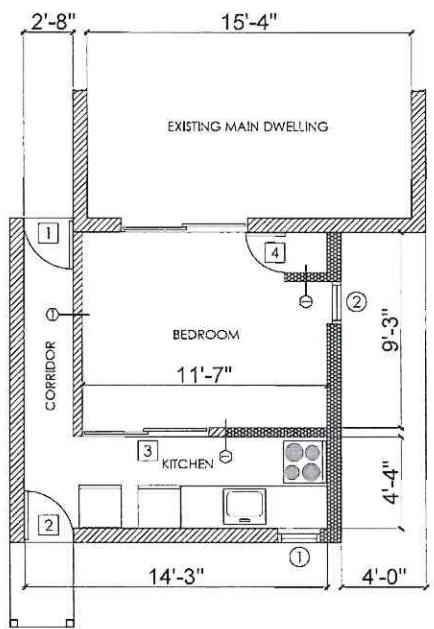
SHEET DESCRIPTION
existing architectural layout & elevations

SCALE: 3/8"=1'-0" DRAWN BY: D.S.M.



PROJECT NO. 2023-10402-0117	SHEET NO. 2/7
CHECKED BY	DATE 10-24-2023

A-102

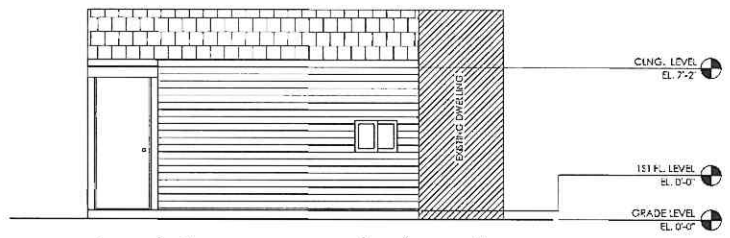


proposed addition
architectural floor plan
scale: 3/8" = 1'-0"

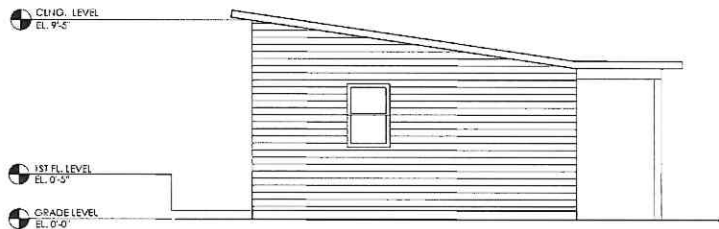
LEGEND:

EXISTING EXTERIOR / INTERIOR WALLS

NEW WALL



rear (main) proposed elevation
scale: 3/8" = 1'-0"



side (main) proposed elevation
scale: 3/8" = 1'-0"

NEW DOORS SCHEDULE						
NO.	WIDTH	HEIGHT	QUANTITY	MATERIAL	FINISHES	OBSERVATIONS
1	2'-4"	6'-4"	1	ALUMINUM/GLASS	SINGLE SWING DOOR	FRENCH-TYPE
2	2'-0"	6'-8"	2	ALUMINUM	SINGLE SWING DOOR	
3	6'-6"	6'-6"	1	ALUMINUM/GLASS	SLIDING DOOR	
4	1'-4"	6'-4"	1	WOOD	SINGLE SWING DOOR	HOLLOW CORE

NEW WINDOWS SCHEDULE						
NO.	WIDTH	HEIGHT	QUANTITY	MATERIAL	FINISHES	OBSERVATIONS
1	2'-0"	1'-8"	1	ALUMINUM	SLIDING WINDOW	
2	2'-0"	2'-0"	1	ALUMINUM	SINGLE HUNG	

- GENERAL NOTES:
- ALL MEASUREMENTS ARE APPROXIMATE.
 - PROPERTY LINE LOCATION IS APPROXIMATE, AND IT MUST BE VERIFIED BY A LICENSED SURVEYOR.
 - DRAWINGS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS, BUT AN APPROXIMATE SCHEMATIC REPRESENTATION OF THE EXISTING CONDITIONS.

PROJECT DESCRIPTION
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION
930 Wedgewood Dr.
Landsdale, PA 19446

CLIENT
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE
1	REVISION TO PER PLAN REVISIONS	11-11-24

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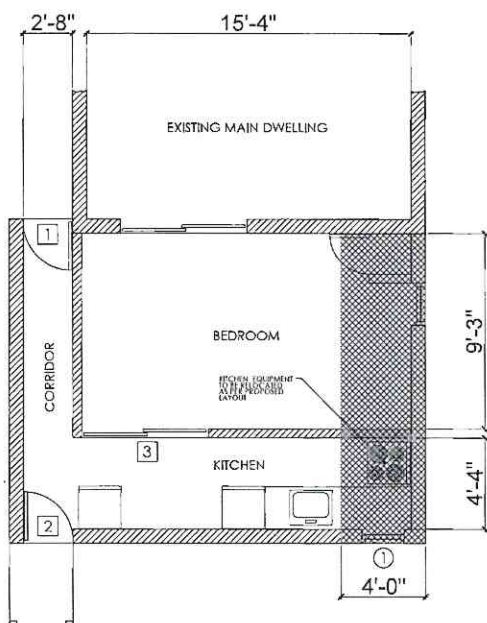
SHEET DESCRIPTION
proposed architectural layout & elevations

SCALE: 3/8"=1'-0" DRAWN BY: D.S.M.



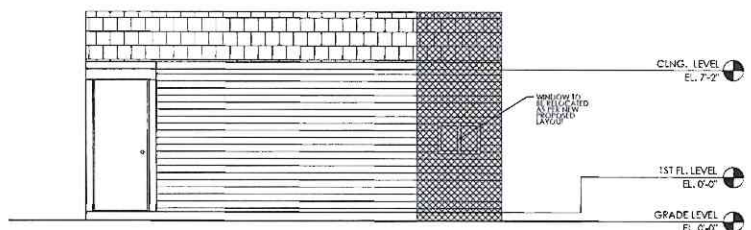
PROJECT NO. 2024-10-02-0117	SHEET NO. 3/7
CHECKED BY	
DATE 10-24-2024	

D-101



proposed demolition plan
scale: 3/8" = 1'-0"

LEGEND:
 AREA TO BE DEMOLISHED / REMOVED
 EXISTING WALL



rear (main) elevation demolition
scale: 3/8" = 1'-0"

DEMOLITION NOTES

1. DEMOLISH ALL EXISTING WALLS AND STRUCTURES SHOWN THEREON, INCLUDING ALL INTERIORS, EXCEPT FOR EXISTING FOUNDATION AND FOOTING.
2. REMOVE EXISTING WALLS AND STRUCTURES SHOWN THEREON AND DEMOLISH TO EXISTING FINISH.
3. DEMOLISH EXISTING WALLS AND STRUCTURES SHOWN THEREON AND DEMOLISH TO EXISTING FINISH.
4. REMOVE ALL EXISTING WALLS AND STRUCTURES SHOWN THEREON, INCLUDING ALL INTERIORS, EXCEPT FOR EXISTING FOUNDATION AND FOOTING.
5. REMOVE EXISTING WALLS AND STRUCTURES SHOWN THEREON AND DEMOLISH TO EXISTING FINISH.
6. DEMOLISH EXISTING WALLS AND STRUCTURES SHOWN THEREON AND DEMOLISH TO EXISTING FINISH.
7. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
8. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
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16. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
17. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
18. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
19. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.
20. ALL WORK SHALL BE ACCORDING TO THE PROTECTIVE FULL QUALITY GUARANTEED WORK TO BE PROVIDED BY THE CONTRACTOR.

PROJECT DESCRIPTION:
ADDITION TO SINGLE-FAMILY HOME
 PROJECT LOCATION:
**930 Wedgewood Dr.
 Landsdale, PA 19446**
 CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

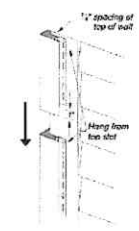
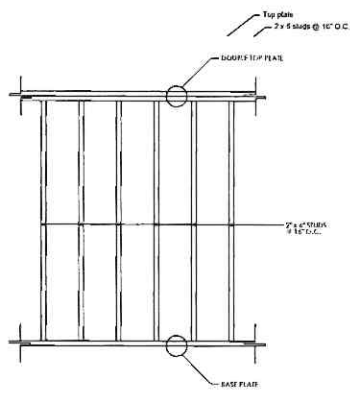
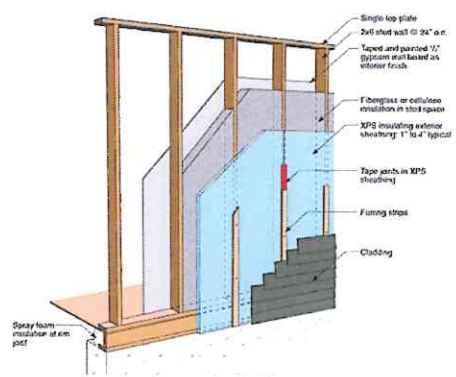
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SHEET DESCRIPTION:
proposed demolition plan
 SCALE: 3/8" = 1'-0" DRAWN BY: G.S.A.



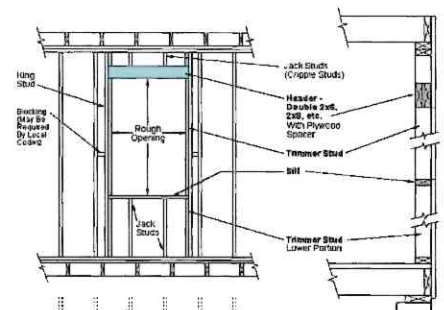
PROJECT NO. 2023-10-02-0117	SHEET NO. 4/7
CHECKED BY:	
DATE 10/24/2023	

S-101

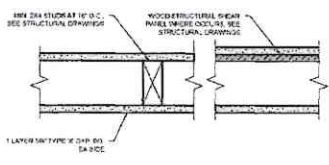


exterior wall construction detail
not to scale

NOTE: EXTERIOR WALLS INSULATION R-13 / EXISTING FLOOR SLAB 5" THICK



typical wall with openings framing detail
not to scale



typical interior wall fire-rating detail (1-hour)
not to scale

1 HOUR RATED PER UL DESIGN NO. L223 SEE ALSO IBC 703 TABLE 703.1.1.1. FROM 14-4.3

PROJECT DESCRIPTION:
ADDITION TO SINGLE-FAMILY HOME

PROJECT LOCATION:
**930 Wedgewood Dr.
Landsdale, PA 19446**

CLIENT:
Mr. Safayet Hossain

NO.	REVISION / ISSUE	DATE

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SHEET DESCRIPTION:
Interior & exterior wall construction details

SCALE: AS SHOWN DRAWN BY: D.S.M.



PROJECT NO:
2023-10-02-0117

CHECKED BY:

DATE:
10-24-2023

SHEET NO.
5/7

S-102

PROJECT DESCRIPTION:
ADDITION TO SINGLE-FAMILY HOME
 PROJECT LOCATION:
**930 Wedgewood Dr.
 Landsdale, PA 19446**
 CLIENT:
Mr. Safayet Hossain

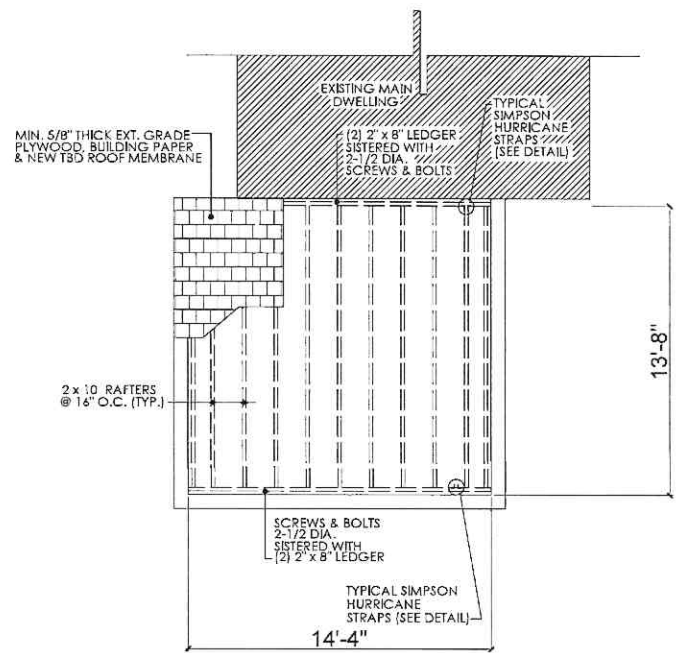
1	REVISION TO ROOF DIMENSIONS	1-11-24
NO.	REVISION / ISSUE	DATE

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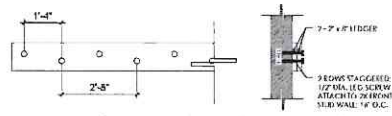
SHEET DESCRIPTION:
roof framing construction details
 SCALE: as shown DRAWN BY: D.S.M.



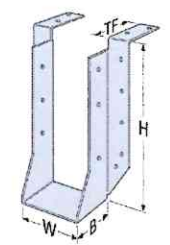
PROJECT NO:
 2024-UN-003-0117
 SHEET NO:
6/7
 CHECKED BY:
 DATE:
 1/24/2025



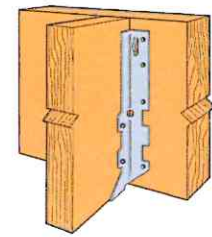
proposed roof framing plan
 scale: 3/8" = 1'-0"



typical joist header detail
 not to scale



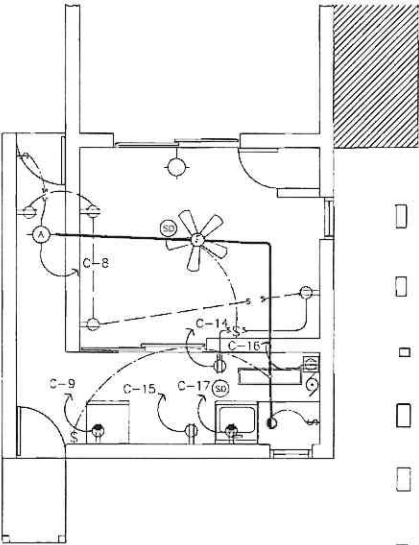
typical detail of Simpson hurricane ties & respective guide table
 not to scale



**typical installation detail of Simpson 2\"/>
 not to scale**

These products are available with [uplift-resistance protection](#). Additional products on this page may also be available with this option, [see the product Simpson Strong-Tie](#) for details.
 These models are approved for installation with the [Strong-Drive® SDU Composite screws](#). See the load values below.

Joist Size	Model No.	Dimensions (in.)				Min./Max	Fasteners		DF/SP Allowable Loads				Installed Cost Index (ICI)
		Ga.	W	H	B		Header	Joist	Uplift (160)	Floor (100)	Snow (115)	Roof (125)	
Sawn Lumber Sizes													
2X4	LU24	20	1 1/4	3 1/4	1 1/2	—	(4) 16d	(2) 10d x 1 1/2"	265	556	635	685	Lowest
	LUS24	18	1 1/4	3 1/4	1 3/4	—	(4) 10d	(2) 10d	490	670	765	825	+3%
	U24	10	1 1/4	3 1/4	1 1/2	—	(4) 16d	(2) 10d x 1 1/2"	265	575	655	705	+67%
DBL 2X4	HU26	14	1 1/4	3 1/4	2 1/4	—	(4) 16d	(2) 10d x 1 1/2"	335	595	670	720	+295%
	LUS24-2	18	3 1/4	3 1/4	2	—	(4) 16d	(2) 16d	440	800	910	965	Lowest
	U24-2	16	3 1/4	3	2	—	(4) 16d	(2) 10d	370	575	655	705	+33%
2X6	HU24-2 / HUC24-2	14	3 1/4	3 1/4	2 1/2	—	(4) 16d	(2) 10d	380	380	505	720	+240%
	LUS26	18	1 1/4	4 1/4	1 3/4	—	(4) 10d	(4) 10d	1,165	865	990	1,070	Lowest
	LU26	20	1 1/4	4 1/4	1 1/2	—	(6) 16d	(4) 10d x 1 1/2"	585	835	950	1,030	+6%
DBL 2X6	U26	16	1 1/4	4 1/4	2	—	(6) 16d	(4) 10d x 1 1/2"	585	865	980	1,055	+43%
	LUC26Z	18	1 1/4	4 1/4	1 3/4	—	(6) 16d	(4) 10d x 1 1/2"	730	845	965	1,040	+160%
	HU26	14	1 1/4	3 1/4	2 1/4	—	(4) 16d	(2) 10d x 1 1/2"	335	595	670	720	+179%
1PL 2X6	HUS26	16	1 1/4	5 1/4	3	—	(14) 16d	(6) 16d	1,550	2,720	3,095	3,335	+276%
	LUS26-2	18	3 1/4	4 1/4	2	—	(4) 16d	(4) 16d	1,165	1,030	1,180	1,275	Lowest
	U26-2	16	3 1/4	5	2	—	(6) 16d	(4) 10d	740	1,150	1,305	1,410	+65%
DBL 2X6	HUS26-2 / HUC26-2	14	3 1/4	5 1/4	2	—	(4) 16d	(4) 16d	1,235	1,065	1,210	1,305	+172%
	HU26-2 / HUC26-2	14	3 1/4	5 1/4	2 1/2	Min.	(6) 16d	(4) 10d	760	1,190	1,345	1,445	+233%
	LU26-3	18	4 1/4	4 1/4	2	—	(4) 16d	(4) 16d	1,165	1,030	1,180	1,280	*
1PL 2X6	U26-3	16	4 1/4	4 1/4	2	—	(6) 16d	(4) 10d	740	1,150	1,305	1,410	*
	HU26-3 / HUC26-3	14	4 1/4	4 1/4	2 1/2	Min.	(6) 16d	(4) 10d	760	1,190	1,345	1,445	*
		14	4 1/4	4 1/4	2 1/2	Max.	(12) 16d	(6) 10d	1,135	1,785	2,015	2,185	*

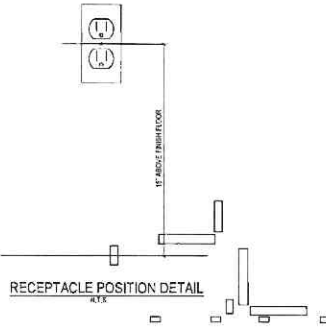


proposed addition electrical layout

scale: 3/8" = 1'-0"

BREAKERS						
PANEL NUMBER	CIR. NUM.	CAPACITY	POLES	VOLTS	CONDUIT	WIRE
8	20	20 AMPS	1	120	1/2"	2 #12 THHN
8-17	20	20 AMPS	1	120	1/2"	2 #12 THHN
14-15	20	20 AMPS	1	120	1/2"	2 #12 THHN
16	40	40 AMPS	2	240	3/4"	3 #12 THHN
						USE
						LIGHTS
						REFRIGERATOR
						RECEPTACLES / GFCI-TYPE
						SMALL-SIZED RANGE

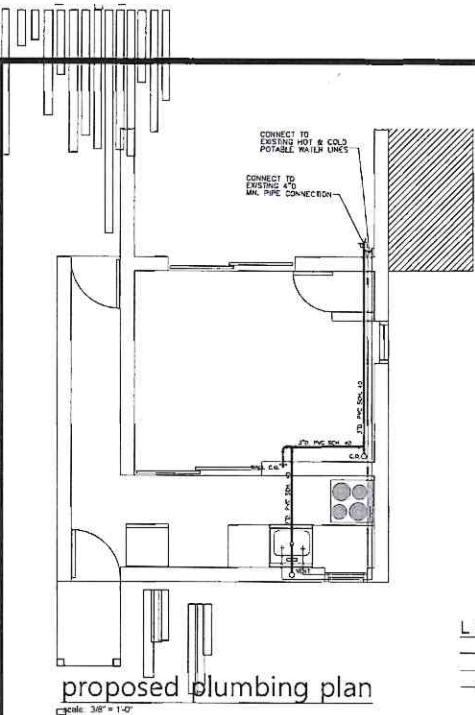
- LEGEND:**
- 120V/15A BRANCHED LIGHTING FIXTURE
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 2'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 4'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 6'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 8'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 10'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 12'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 14'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 16'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 18'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 20'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 22'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 24'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 26'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 28'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 30'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 32'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 34'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 36'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 38'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 40'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 42'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 44'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 46'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 48'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 50'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 52'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 54'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 56'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 58'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 60'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 62'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 64'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 66'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 68'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 70'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 72'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 74'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 76'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 78'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 80'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 82'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 84'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 86'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 88'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 90'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 92'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 94'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 96'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 98'-0" HIGH
 - 120V/15A BRANCHED LIGHTING FIXTURE @ 100'-0" HIGH



RECEPTACLE POSITION DETAIL



existing electrical panel image
not to scale

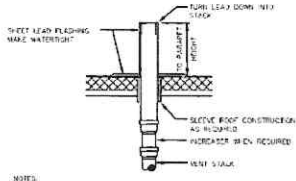


proposed plumbing plan

scale: 3/8" = 1'-0"

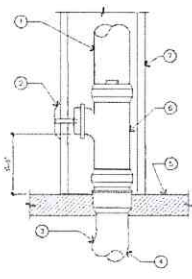
- LEGEND:**
- SANITARY LINE (2"-3"-4" DIA.)
 - COLD WATER
 - HOT WATER

PLUMBING SCHEDULE						
EQUIPMENT	SYMBOL	UNITS	COLD WATER	HOT WATER	VENTILATION	SANITARY
SINK	P-1	2	1/2"	1/2"	2"	2"



vent stack detail
not to scale

- NOTES:**
- SIZE OF OPENING IN ROOF DECK TO BE AS SMALL AS POSSIBLE, COORDINATE WITH STRUCTURAL ENGINE.
 - FOR ROOF CONSTRUCTION THIS MEANS TO ANCHOR FLASHING.
 - VENT FLASHING SHALL BE AS SHOWN AT A MINIMUM OF 18"-0" AWAY FROM ANY OUTSIDE AIR OPENINGS. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO CONSTRUCTION.



typical wall clean out detail
not to scale

- MAX. EXPOSED AT A WHITE OR LIGHT
- MAX. EXPOSED AND COVER
- 1/2" DIA. DIA. DIA.
- 1/2" DIA. DIA. DIA.
- 1/2" DIA. DIA. DIA.
- 1/2" DIA. DIA. DIA.
- 1/2" DIA. DIA. DIA.
- 1/2" DIA. DIA. DIA.

EP-101

PROJECT DESCRIPTION:
ADDITION TO SINGLE-FAMILY HOME
PROJECT LOCATION:
930 Wedgewood Dr.
Landsdale, PA 19446
CLIENT:
Mr. Safayet Hossain

NO.	REVISION/ISSUE	DATE
1	REVISION TO EXISTING LAYOUT	1-11-24

NOTE:
Reproduction of these documents are not allowed without the written consent of Green North Studio LLC

SHEET DESCRIPTION:
electrical & plumbing layouts & details
SCALE: AS SHOWN DRAWN BY: D.S.M.



PROJECT NO. 2023-10402-0117	SHEET NO. 7/7
CHECKED BY	
DATE 10/26/2023	

SERVICE

DILIGENT



MENNA
Engineers & Associates

HUMBLE

FAIR

Menna Engineers & Associates, LLC
2900 S. Sydenham Street – Unit One
Phila., PA 19145

November 30, 2024

Mr. Ross Ransom
Building Code Official
Lansdale Borough
Building Department
One Vine Street – Suite 201
Lansdale, PA 19446

RE: **930 Wedgewood Drive**
MENNA
Engineers & Associates
Legalize rear , one story addition

Phila., PA 19145

Structural Evaluation and Inspection #2

Dear Mr. Ransom:

Said property was inspected again on 10/29/24. Our observations were as follows:

- All work completed.
- All work furnished and installed in accordance with current code.
- All alterations determined to be stable and sound.

The following work remains to be completed:

- **None**

If you should have any questions, please contact me at 267-250-2335 or at chris@mennaengineering.com.

Sincerely,

Christopher J. Menna, P.E.

Principal

Cc: File, owner, Green North Design Studio

Attachment: Engineer Inspection Pics



chris@mennaengineering.com.

Engineer Inspection Pics

930 Wedgewood Drive

10/29/24

Home Improvement Contractor Registration

Sorto's Handyman & Electric LLC | Home | Contact

Successfully completed in the amount of \$51.28

Receipt ID: 07269630

5/15/2026

Sorto's Handyman & Electric LLC
102 Clearview Rd, Souderton, PA 18964

Registration Number

SIGNATURE OF REGISTRATION CERTIFICATE HOLDER

5/15/2026
VALID UNTIL

HAS REGISTERED IN PENNSYLVANIA AS A HOME IMPROVEMENT CONTRACTOR

SORTO'S HANDYMAN & ELECTRIC LLC
102 CLEARVIEW RD
SOUDERTON PA 18964

Office of Attorney General

THIS IS TO CERTIFY THAT

Commonwealth of Pennsylvania

PA192435
REGISTRATION NUMBER

M. M. A. H.
MICHELLE A. HENRY, ATTORNEY GENERAL

browser will
indicate trace

Home



